

Churchtown Conservation Area Appraisal and Management Plan



Churchtown Conservation Area Appraisal

Wyre Borough Council

Adopted 19th July 2010



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1 Introduction

1.1 Conservation Areas

Conservation Areas are defined as “*areas of special architectural or historic interest the character or appearance of which is desirable to preserve and enhance*”. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features that give a Conservation Area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK, and through this Wyre Borough Council has a duty to protect these designated areas from alterations and development that would detract from the character and appearance.

Under Planning Legislation, the Local Authority has wide powers to control development within a Conservation Area that might damage the area’s character. Designation of Conservation Areas provides additional controls over the demolition of buildings and the quality of development or redevelopment in the area and gives additional protection to trees. It is important, however, that there is a consensus on the quality and importance of a particular Conservation Area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between the Council and the many interests involved in the future of the Conservation Area.

1.2 Purpose and Objectives of a Conservation Area Appraisal

The purpose of a Conservation Area Appraisal, as stated by PPG15: paragraph 4:9, is to “*clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued*”. It is also hoped that through this “*clear assessment and definition of an area’s special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves*”.

When Conservation Areas were first designated in Wyre in the 1970s and 80s, it was generally recognised that these areas were of special character, which warranted preservation and enhancement. However, very little about the important features was actually recorded. English Heritage now recommend the carrying out of

Appraisals which will allow a full assessment of the characteristics of existing and proposed Conservation Areas. This will enable the Council to decide whether the Conservation Area still has sufficient character to warrant its designation, or whether the area needs extending in any way.

The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations, boundaries, and consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.

This Appraisal forms part of a programme of work to review all Conservation Areas within Wyre Borough Council boundary. The Appraisals will also highlight the implications for the future preservation and enhancement of a Conservation Area, contained within a Management Plan.

The policies on Conservation Areas, contained within the Wyre Borough Council Local Plan, determine planning applications for development in these areas. This Appraisal should be read in conjunction with these policies, shown below, plus any subsequent policies in the replacement Core Strategy, and will form a material consideration in the judgement of planning applications and appeals.

Wyre Borough Council's Local Plan, Chapter Three, Policy ENV9: Conservation Areas states that there are seven criteria required to be met in order for development in or adjoining a Conservation Area. Proposals will only be permitted where:

- A. Proposals respect the existing character and setting of the area together with views into or out of the area;
- B. New buildings are sited so as to retain existing building lines and open spaces;
- C. The density, scale, proportions, height and fenestration accord with their surroundings;
- D. The use and application of building materials respect local traditional materials, techniques and design characteristics;
- E. The scale, proportion and height of advertising material and the use of materials, including colour, is appropriate;

F. Where acceptable the nature and degree of any illumination should have no detrimental impact upon the visual character of the Conservation Area; and

G. Landscaping is designed as an integral part of the scheme where appropriate.

Policy ENV9 also states there are a further three criteria to ensure development proposals are not permitted where inappropriate to surroundings:

H. The demolition of listed buildings or those buildings which make a positive contribution to the character or appearance of the Conservation Area; or

I. The amalgamation of adjacent plots if this results in the development of larger buildings out of scale with their surroundings; or

J. The refurbishment of adjoining buildings to create a single larger space user where this would adversely affect the character of the Conservation Area.

The Appraisals will also provide a basis for:

- Reviewing Conservation Area boundaries;
- Guiding future Local Authority action in preparing enhancement schemes and in guiding the actions of others; and,
- Where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Local Area Forum and the Conservation Areas Forum. The Council's Statement of Community Involvement (SCI) details the Consultation procedures residents should expect.

Finally this document is to raise awareness of the special qualities of the Conservation Area so that as it continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations. A Management Plan is also included to illustrate the changes that the Council plan to undertake, in partnership with the community and others.

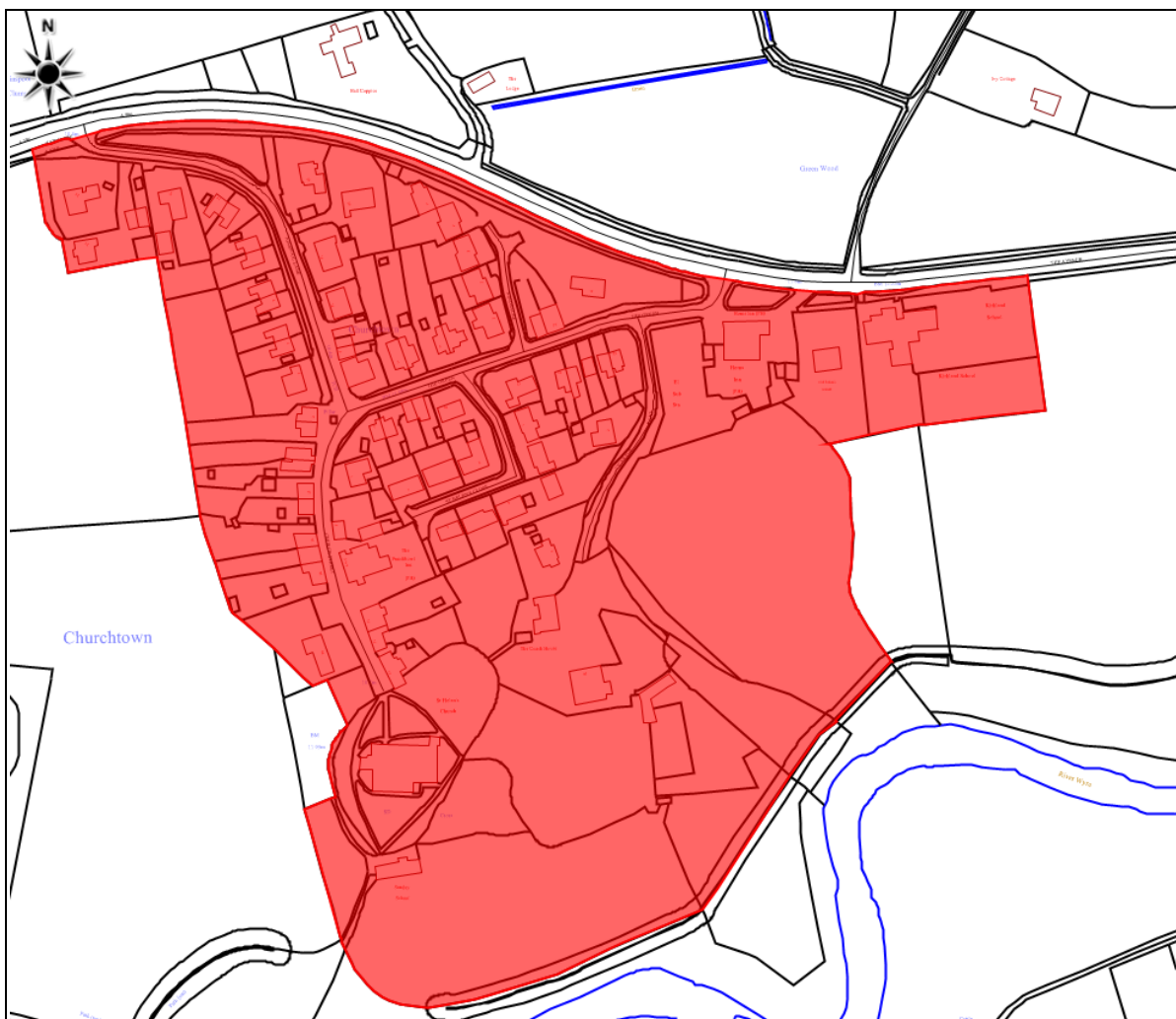
1.3 Churchtown Conservation Area

Churchtown Conservation Area was first designated on 11th May 1973. In order to be able to gauge the 'special interest' of an area, it is necessary to assess several aspects. These include the location and setting; historical development and archaeology; spatial analysis; and character analysis of the Conservation Area.

Location and Context

Churchtown is the principal town within the Parish of Kirkland. The River Wyre forms its southern and eastern boundary, the A586 to the north and Ains Pool to the west. Churchtown lies 4.2km north of Garstang, approximately 20km south of Lancaster, and 16km north-west from Preston.

The Conservation Area stretches just to the west of Ainspool Lane, reaches as far as the A586 to the north, and stops just before the River Wyre to the south. It takes in the majority of houses within the village and also includes a few large areas of open space.



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FIGURE 1. PLAN OF CHURCHTOWN ILLUSTRATING THE CONSERVATION AREA BOUNDARY

1.4 General Character and Plan Form

General Character

Churchtown is one of the oldest villages within Wyre Borough and contains the Church of St Helen. The church dates back to the Norman Conquest and has been

adapted many times, to the extent that it is rumoured to include architecture from almost every period since. Churchtown has a low building density, with several plots of open land that appear relatively unused.

Plan Form

The majority of properties within Churchtown Conservation Area are dispersed off the three main streets: The Green, running east – west; Church Street, running north – south; and Ainspool Lane, also running north – south, as shown in Figure 2.

There are two main routes into Churchtown village. These are through The Green and Ainspool Lane. Church Street leads onto Ainspool Lane to the north and is terminated by the Church to the south. The Green has three residential tributary roads: St Helens Close; Vicarage Lane; and Kingsacre: all of which are also illustrated in Figure 2.

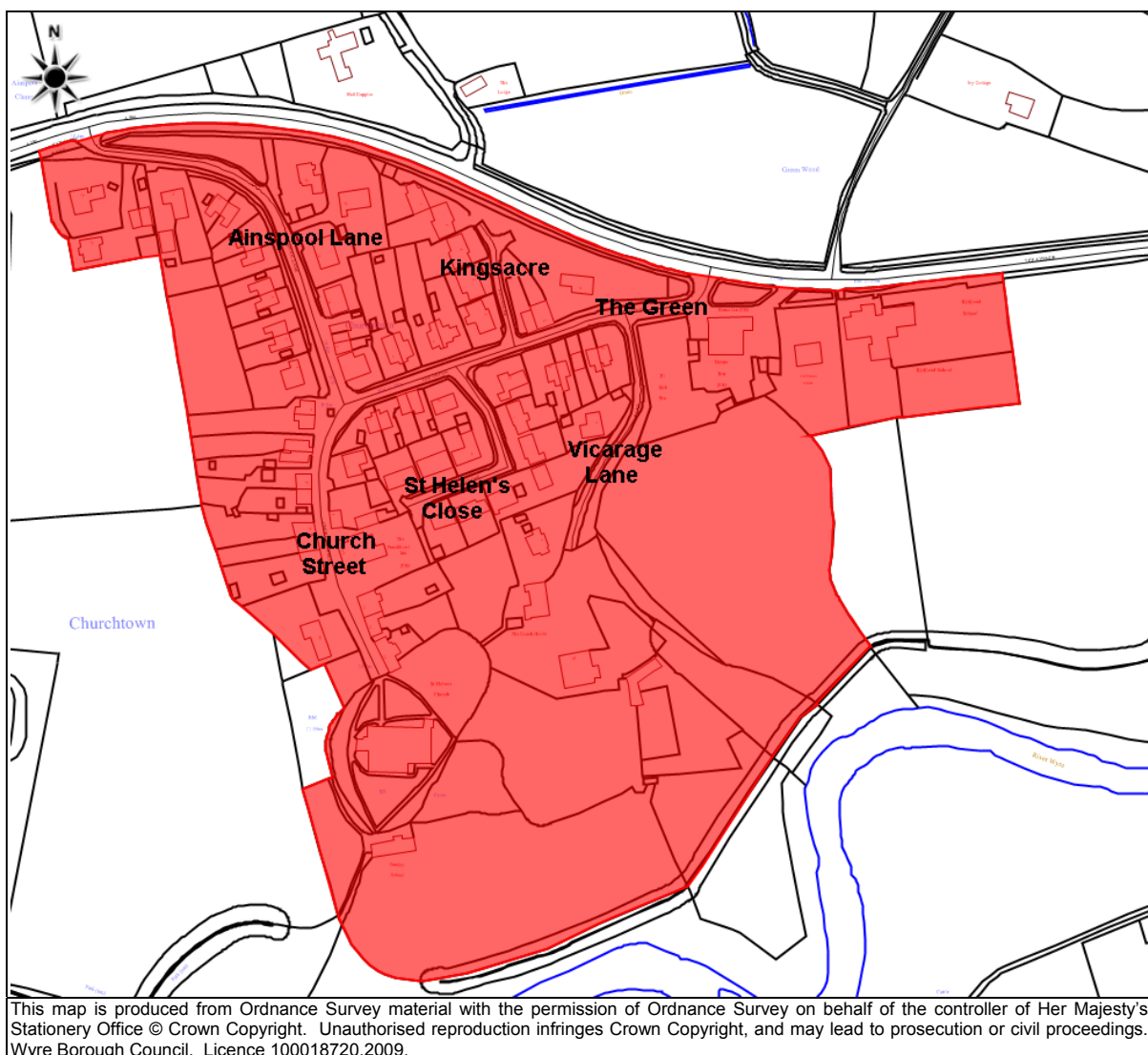


FIGURE 2. STREET PLAN OF CHURCHTOWN, ILLUSTRATING MAIN ROADS

1.5 Landscape Setting

Churchtown lies on a relatively level site, with the River Wyre located to the south of the Conservation Area boundary. Like Garstang, the land rises a little towards the north, but due to the mosslands of the Fylde to the west, this eventually falls again.

The underlying geology of the area is also similar to that of Garstang in that it generally consists of Permo-Triassic New Red Sandstones, known as the Sherwood Sandstone Group (Aitkenhead *et al*, 1992). This geological group, however, is mainly covered by thick glacial and post-glacial deposits (LCC, 2006). Recent alluvial deposits from the River Wyre dominate the soil within the Conservation Area (Aitkenhead *et al*, 1992). The reasoning behind the similarity of landscape setting between Garstang and Churchtown is probably resultant from their close proximity as settlements.

Summary – Churchtown Conservation Area

- Small agricultural town originally;
- Now mainly urban settlement set within a rural landscape;
- Formed as a nucleated settlement;
- Situated on a relatively level site;
- The Conservation Area covers all buildings within village; and
- Sandstone geology, generally covered by glacial and post-glacial deposits, with recent alluvial deposits.

2 Community Involvement

Community involvement is the key to the preparation of Conservation Area Appraisals, as it augments local knowledge and understanding, whilst encouraging ownership of the final document. Consequently, it was considered essential to engage the local community in evaluating what they consider to be of 'special' significance within the area.

Informal consultation with the community began with a walk around the Conservation Area boundary with officers from Wyre Borough Council, arranged for Tuesday 2nd December 2008 and advertised by the Parish Council. Six people attended this meeting (members of The Churchtown Society and the Parish Clerk) and a questionnaire was handed out, detailing questions on issues that the public may be concerned about within the Conservation Area, and wish to comment on, as well as giving opportunity for the community to add any issues they would wish to be dealt with.

From this informal consultation period, no responses were received. The questionnaire handed out during the informal consultation period is detailed in full in Appendix 8.1.

3 Historical Development

Churchtown was originally the location for Garstang's Parish Church, St Helen's, which lies beyond the cottages at the far end of the street. It was from the location of this church that Churchtown inherited its name - once known instead as Garstang Church Town, while the settlement around 4km to the south was known as Garstang Market Town. Until Garstang village built a church of their own, the villagers had to walk the 4km to Churchtown. Nowadays, however, the names of Churchtown and Garstang are sufficient on their own to distinguish the two places (Bilsborough, 1989).

3.1 Pre 19th Century Churchtown

Although it is known that there has been a church in Churchtown since the 12th Century, not much in-depth information can be gathered about the development pre-19th Century. The first school in Churchtown was established on 1602 for free education, but it is unclear if this building is still standing. The village cross dates from the 18th century and, at the top of the column on its south-facing aspect, is a sundial, from which the village took its time.

The first vicarage, of three within Churchtown, dates from 1698 and is still standing, under the name of Churchgate House (Bilsborough, 1989). This date for the building appears to have been from when it was rebuilt by the Reverend Henry Richmond, but there also seems to have been an earlier property on the site dating back to 1190 (Bilsborough, 1989). The second vicarage appears to date from the 18th Century and is also still standing within the village, under the name of Old Vicarage (Bilsborough, 1989).

The old Market cross is thought to originate from some point during the 18th Century and still survives to the present day.

The map illustrated in Figure 3, shows Churchtown as it was originally referred to – Garstang Church Town, and also shows the relative distance away from Garstang itself.



FIGURE 3. CHURCHTOWN AS GARSTANG CHURCH TOWN AND THE DISTANCE FROM GARSTANG

3.2 19th Century Churchtown

On the south side of the village, the Parish Church, St Helen's is situated. This is the mother church for the surrounding nine parishes and is thought to contain an example of nearly every architectural style since the Norman Conquest (Bilsborough, 1989). The exact date from which it was founded is unknown but there was certainly a church here in the 12th Century (Hewitson, 1900). In 1864, a restoration committee was set up consisting of the vicar and the churchwardens (Hewitson, 1900). Subscriptions were gradually obtained to restore the church, with the architect, Mr Paley, giving instruction (Hewitson, 1900). This restoration included the reseating of the entire church in oak, the floor was replaced, and all stonework was cleaned and painted (Hewitson, 1900). The entire process of restoring the Church took around five years to complete and cost £1,371 13s 1d (Hewitson, 1900).



FIGURE 4. THE PARISH CHURCH OF ST HELENS

The village school, in its foundation, is the oldest school in the Parish of Kirkland. It was founded for free education in 1602 (Hewitson, 1900). The present school, which currently stands on the site of a previous one built in 1812, which was the successor to the initial one, was built in 1876 (Hewitson, 1900). This was at the sole expense of a Mr Edward Moon, of Aigburth near Liverpool, who got his early education here and was a relative to the late Sir Richard Moon, chairman of the London and North-Western Railway Company (Hewitson, 1900).



FIGURE 5. 1847 MAP OF CHURCHTOWN

3.3 20th Century – Present Day Churchtown

St Helen's Church has continued in use as the village church in the 20th Century and is still in use today in its original function, though now a Grade I Listed Building.

The A585 runs to the northern boundary of Churchtown and as such levels of traffic noise are at a minimum. Consequently this has ensured that the town is left in relative peace, both by noise and development.



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FIGURE 6. AERIAL PHOTO OF CHURCHTOWN (2000)

4 Character Appraisal

Churchtown has developed from roots simply as a place of worship for the near town of Garstang, a simple root to which it is still tied to, to a certain extent. However, with the spread of development in Garstang and the subsequent construction of churches within the town, Churchtown has become a settlement in its own right.

4.1 Topography, Views and Vistas

There is no indication from the road arrangement of Churchtown that the streets were laid out to provide any views, whether distant or nearby. However the most important views within Churchtown Conservation Area are mainly from The Green, Church Street and Ainspool Lane all towards the Village Cross. Another important view however is from Church Street to the Church of St Helen, as well as the characteristic green view down Vicarage Lane. It is in this area that the majority of Listed Buildings within the Conservation Area are located and therefore their impact on the view down the street is significant.



FIGURE 7. THE GREEN TO THE VILLAGE CROSS



FIGURE 8. CHURCH STREET TO THE VILLAGE CROSS



FIGURE 9. THE VILLAGE CROSS UP AINSPOOL LANE FIGURE 10. CHURCH STREET TO ST HELENS CHURCH



FIGURE 11. CHURCH STREET TO THE CHURCH OF ST HELEN FIGURE 12. VICARAGE LANE

Summary – Topography, Views and Vistas

- Main view towards the Village Cross and the Church of St Helen;
- Views generally restricted due to relatively level topography; and
- Church Street important in terms of views, in relation to its quantity of Listed Buildings

4.2 Activity and Former Uses

The main function of Churchtown traditionally was as a place of worship for the residents of Garstang, illustrated through its original name of ‘Garstang Church Town’. However, as Garstang developed and constructed churches within closer proximity, Churchtown developed into a rural village with employment mainly in agriculture.

Summary – Activity and Former Uses

- Initial function as a place of worship for the residents of Garstang;
- Progressed to a village in its own right;
- Main source of employment became in agriculture; and
- Now mainly used as a commuter village.

4.3 Buildings

Within Churchtown, the majority of properties are in residential use, with the exception of the church. The traditional residential buildings are generally of two or three storey and rendered with a slate roof. However, there are also some more modern buildings within the Conservation Area boundary. These are often two storey semi-detached properties, normally rendered with a slate roof.

Listed Buildings

Within Churchtown Conservation Area, there are twenty-three Listed Buildings, of which one is Grade I Listed, being the Church of St Helen. The remaining Grade II Listed Buildings are as follows: Barn North West of Old Vicarage; Churchgate Cottage; Churchgate House; Coach House; Cross North East of St Helens; Cross Shaft South of St Helens; Group of 2 Headstones; Group of 6 Headstones; Group of 8 Headstones; Headstone against East Wall; Headstone east of Vestry; Headstone North East of Vestry; Headstone North East of Vestry; Headstone North of Church; Headstone North of Vestry; K6 Telephone Kiosk; Manor House and Manor Cottage; Old Vicarage; Pair of Cottages north of Muncroft House; Sunday School; Sundial South of St Helens; and Village Cross. Full Listed Building descriptions can be found in Appendix 8.2 (www.imagesofengland.co.uk).

- Church of St Helen



FIGURE 13. CHURCH OF ST HELEN



FIGURE 14. POSITION OF BUILDING (SHOWN IN ORANGE)

The Grade I Church of St Helen was listed on 17th April 1967, with the last amendment to this being on the 19th January 2007. The church building is thought to originate from the fifteenth century, with remains of previous church buildings dating from 1220 and 1300. There are also alterations that occurred in the sixteenth century, and in 1811, and the building was fully restored in 1865-8. The building comprises of a west tower, a nave and lower chancel, north and south aisles, northeast vestry, south porch and south chapel. The tower has diagonal buttresses and a stair turret, as well as an embattled parapet.

The two-storey vestry at the east of the building is thought likely to date from the late sixteenth century. Its walls to the north and east have a window on both floors, each with two round-headed lights. Its east, and gable, wall has a similar window but of three lights on the ground floor and one of two lights at the first floor. There is a gabled porch on the southwest elevation. Adjoining the west side of the vestry is a gabled hearse-house with a doorway with round arch and keystone dated 1754. The south chapel is of two bays, as are the north and south aisles.

Inside the church, the five-bay nave arcades have pointed arches, and probably date from the fifteenth century. Two pointed arches lead to the south chapel, which has a lean-to roof with moulded beams, and a wall plate with Latin inscription and date 1529. The pulpit incorporates 17th century carved woodwork and date '1646'. Two of the rows of choir stalls incorporate medieval woodwork, with carved misericordes.

- Barn North West of Old Vicarage



FIGURE 15. BARN NORTH WEST OF OLD VICARAGE

FIGURE 16. POSITION OF BUILDING (SHOWN IN ORANGE)

This brick and sandstone barn with a tile roof, Grade II Listed on 29th October 1985, is thought to date from 1755. There are two doorways on the south wall, both with stone lintels although the right-hand one is blocked. To the right, the lower part of the wall has stone quins. The east (gable) wall also has a doorway with stone lintel. Above this is a pitching door and below is an oval plaque inscribed: 'JP Vicar Anno Domini 1755'.

- Churchgate Cottage



FIGURE 17. CHURCHGATE COTTAGE

FIGURE 18. POSITION OF BUILDING (SHOWN IN ORANGE)

This Grade II listed house, dating from the mid 19th century, was listed on 17th April 1967. It is constructed of slobbered rubble with a slate roof and is of two storeys and

two 2 bays with sashed windows with glazing bars in a ‘six over six’ vertical arrangement and plain stone surrounds.

- Churchgate House



FIGURE 19. CHURCHGATE HOUSE



FIGURE 20. POSITION OF BUILDING (SHOWN IN ORANGE)

As with Churchgate Cottage, Churchgate House was also Grade II listed on 17th April 1967. The building has documental evidence from 1698, although the current boxed sash windows with glazing bars also in a ‘six over six’ vertical arrangement and rendered surrounds appear to date from the mid to late eighteenth century. It is constructed of pebbledashed brick with a slate roof and of two storeys and five bays, with a twentieth century porch with two columns over the doorway in the central bay. There are two chimneys, each being at the gable ends.

- Coach House



FIGURE 21. COACH HOUSE



FIGURE 22. POSITION OF BUILDING (SHOWN IN ORANGE)

Listed at Grade II on 14th July 1980, this Coach house is said to have been used as a hearse house and dates from the early nineteenth century. It is constructed of sandstone ashlar and has a slate roof, with small horizontal openings with sills below eaves level.

- Cross North East of St Helens

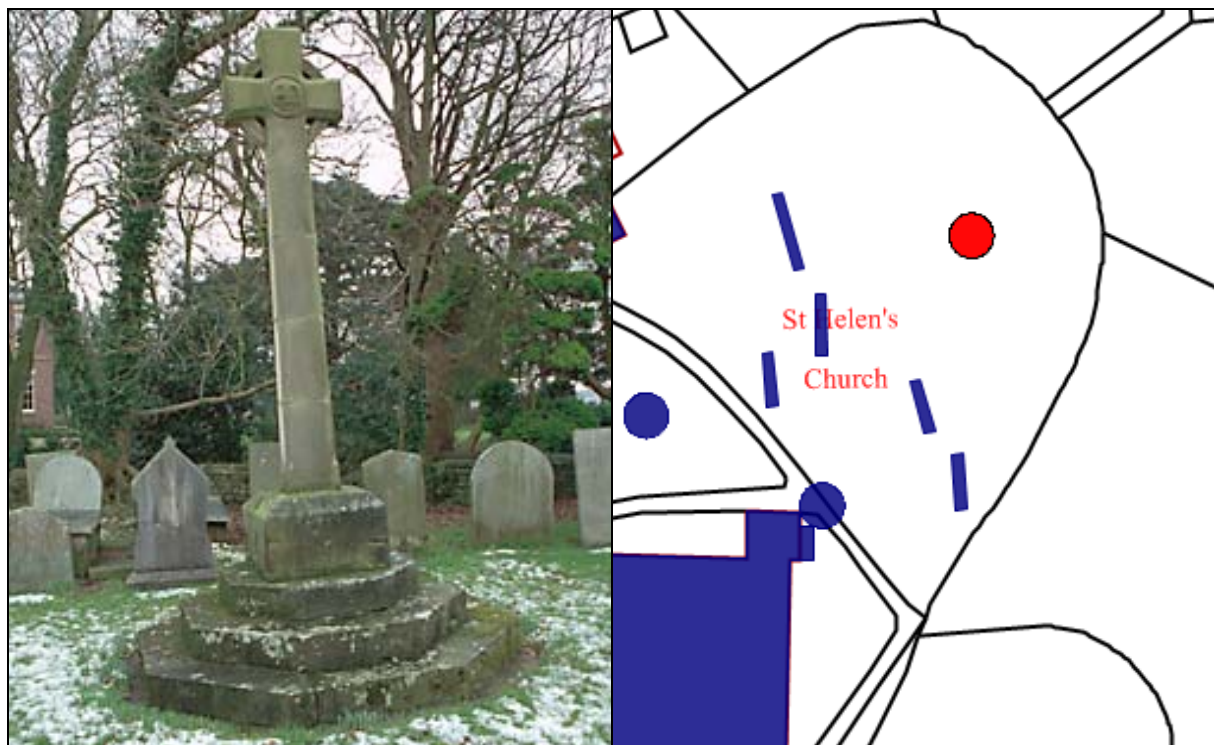


FIGURE 23. CROSS NORTH EAST OF ST HELENS

FIGURE 24. POSITION OF STRUCTURE (SHOWN IN ORANGE)

This cross was listed on 9th January 1986 at Grade II. The base stone appears to be of medieval date, with the steps and shaft dating from 1930. The three steps are of octagonal shape and support the square base stone, from which the rectangular tapering shaft with cross head on top rises. There is a Latin inscription on the upper step, which states that the cross was restored in 1930.

- Cross Shaft South of St Helens



FIGURE 25. CROSS SHAFT SOUTH OF ST HELENS

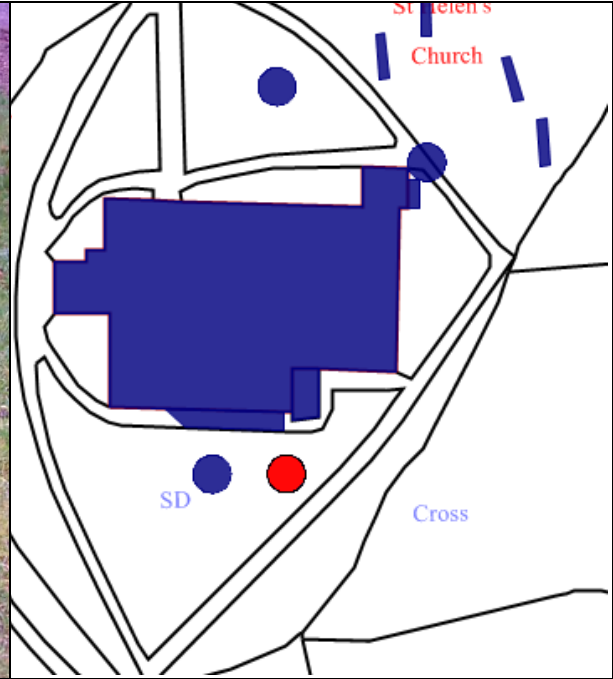


FIGURE 26. POSITION OF STRUCTURE (SHOWN IN ORANGE)

Grade II Listed on the same date as the cross above, this cross shaft is thought to be of medieval date, and is constructed of sandstone and on a rectangular plan. However, the upper part is broken off.

- Group of 2 Headstones, Group of 6 Headstones and Group of 8 Headstones



FIGURE 27. GROUP OF 2 HEADSTONES

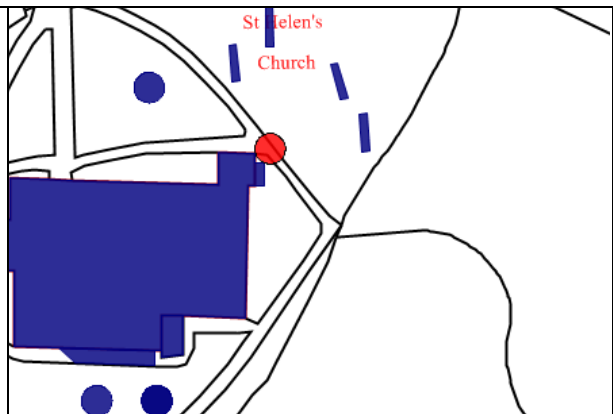


FIGURE 28. POSITION OF STRUCTURE (SHOWN IN ORANGE)



FIGURE 29. GROUP OF 6 HEADSTONES

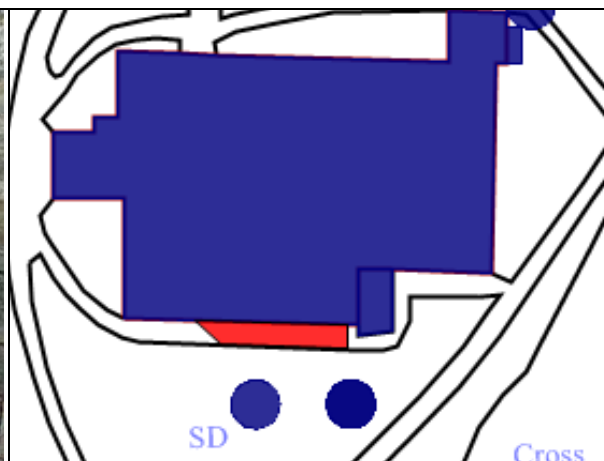


FIGURE 30. POSITION OF STRUCTURE (SHOWN IN ORANGE)



FIGURE 31. GROUP OF 8 HEADSTONES

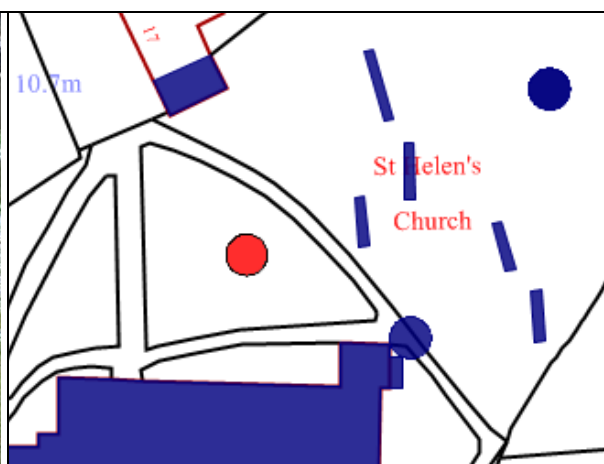


FIGURE 32. POSITION OF STRUCTURE (SHOWN IN ORANGE)

These three groups of headstones were listed on 9th January 1986, all at Grade II.

- Group of 2 Headstones

These stones are thought to date from the eighteenth century and are sandstone. One is inscribed: 'RC 1728' and the other is inscribed: 'RB' in lettering of eighteenth or nineteenth century type font.

- Group of 6 Headstones

These six headstones are thought to date from the eighteenth century and are also sandstone. They are inscribed: 'BW 1733'; 'IT 1701'; 'IAB [?] 1728'; 'IP 1701'; 'W. DEAN 1758'; and 'IH 1710'.

- Group of 8 Headstones

Also thought to date from the eighteenth century and of sandstone, these headstones are inscribed: 'MG 1726'; 'IW 1726'; 'AG 1724'; 'IG 1727'; 'MW 1727 M- 1727'; 'IB 1734'; ' - MASON 175- -MASON 1755'; and 'RC 1727'.

- Headstone against East Wall and Headstone East of Vestry



FIGURE 33. HEADSTONE AGAINST EAST WALL

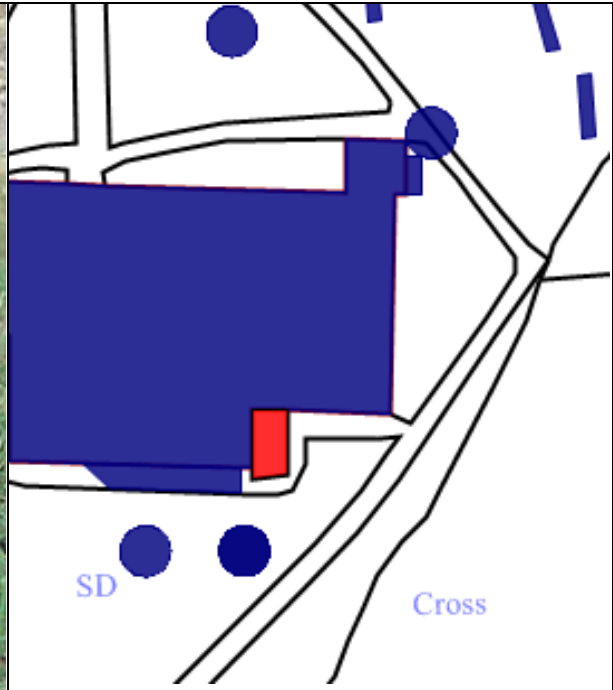


FIGURE 34. POSITION OF STRUCTURE (SHOWN IN ORANGE)



FIGURE 35. HEADSTONE EAST OF VESTRY

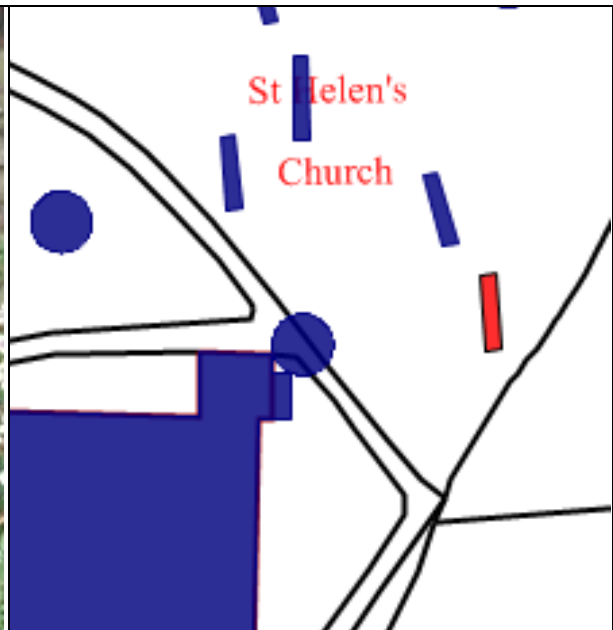


FIGURE 36. POSITION OF STRUCTURE (SHOWN IN ORANGE)

Both of these headstones were Grade II Listed on 9th January 1986 and are of sandstone. The headstone against the east wall is dated at 1716 and inscribed: 'ES 1716'. The headstone east of the Vestry dates from 1746 and is inscribed: 'JOHN SHAW 1746....'.

- Two Headstones North East of Vestry



FIGURE 37. HEADSTONE NORTH EAST OF VESTRY

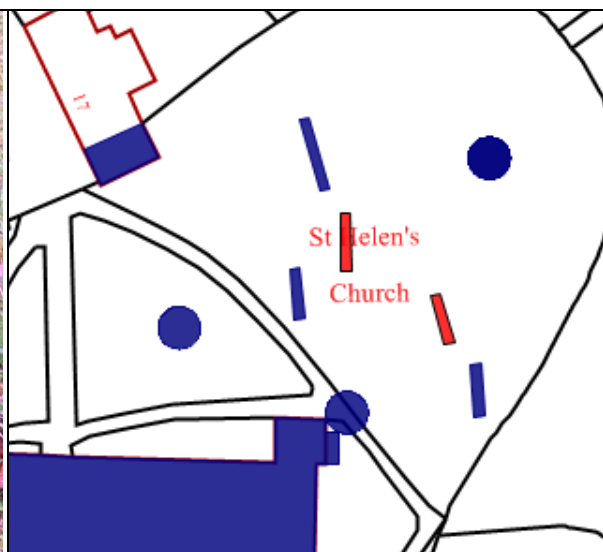


FIGURE 38. POSITION OF STRUCTURE (SHOWN IN ORANGE)



FIGURE 39. HEADSTONE NORTH EAST OF VESTRY

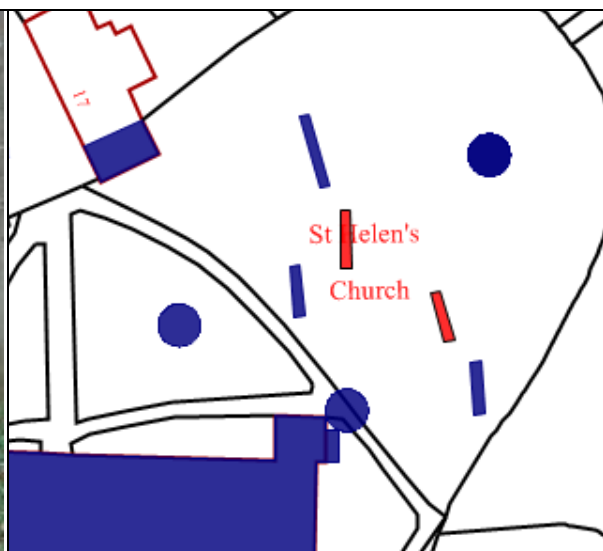


FIGURE 40. POSITION OF STRUCTURE (SHOWN IN ORANGE)

Listed at Grade II on 9th January 1986, both of these headstones are sandstone. The first headstone dates from 1728 and is inscribed: 'EK 1728'. The second headstone dates from the early eighteenth century and is inscribed: 'WM BURN DYD JUNE 19th 17-0 AGED 87'.

- Headstone North of Church and Headstone North of Vestry



FIGURE 41. HEADSTONE NORTH OF CHURCH

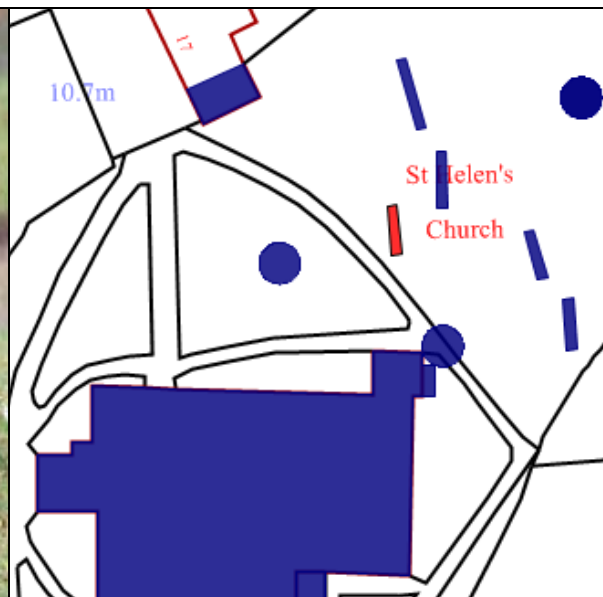


FIGURE 42. POSITION OF STRUCTURE (SHOWN IN ORANGE)



FIGURE 43. HEADSTONE NORTH OF VESTRY

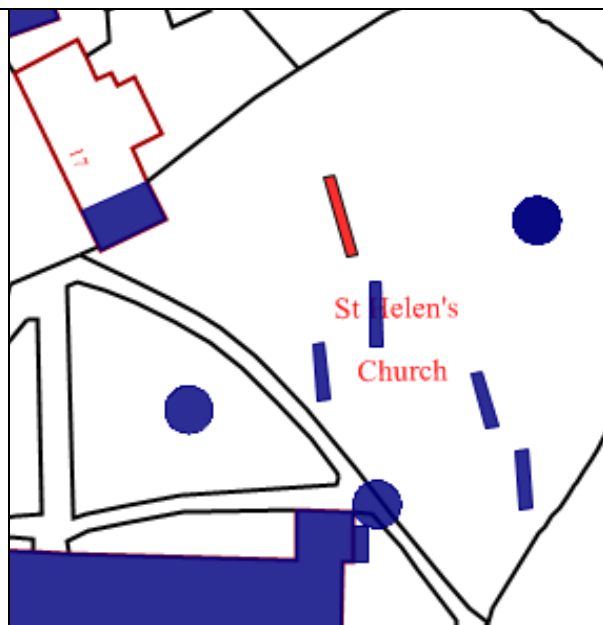


FIGURE 44. POSITION OF STRUCTURE (SHOWN IN ORANGE)

Listed at Grade II on 9th January 1986, both of these headstones are sandstone. The headstone north of the church dates from 1727/28 and is inscribed: 'BC 1728' at left, and 'AC 1727' at right. The headstone north of the Vestry dates from 1719 and is inscribed: 'EG 1719'.

- K6 Telephone Kiosk



FIGURE 45. K6 TELEPHONE KIOSK

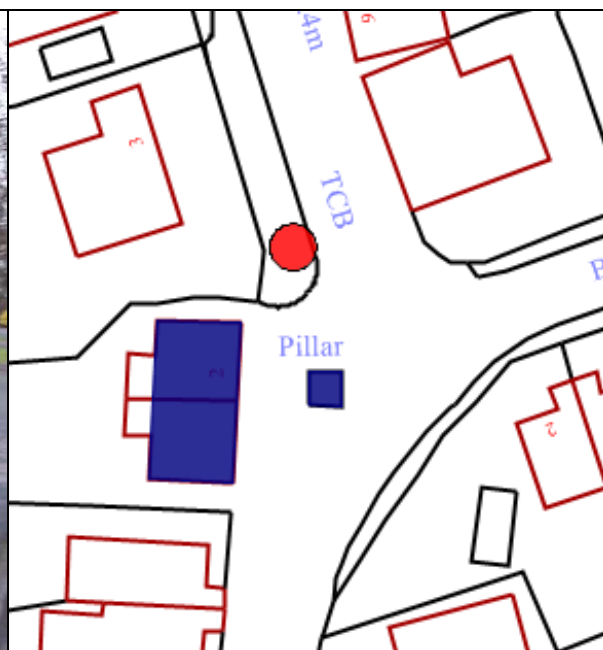


FIGURE 46. POSITION OF BUILDING (SHOWN IN ORANGE)

Listed on 20th December 1989 at Grade II, this K6 type telephone kiosk was designed in 1935 by Sir Giles Gilbert Scott, though various contractors built this type. It is constructed of cast iron and is square in form with a domed roof. There are unperforated crowns on the top panels and margin glazing on the windows and door.

- Manor House and Manor Cottage



FIGURE 47. MANOR HOUSE AND MANOR COTTAGE



FIGURE 48. POSITION OF BUILDING (SHOWN IN ORANGE)

This pair of semi-detached houses dating from the early nineteenth century was Grade II listed on 9th January 1986. They are of two storeys and constructed of brick with sandstone windowsills and a slate roof. To the right is the Manor House, which

is of two bays, has brick reveals and heads to the windows and a door, between the bays, under a timber porch. To the left is Manor Cottage, which is of one bay with similar windows to that of Manor House. The door is at the left under a modern glazed porch. There are three chimneystacks, situated on the gables and between the houses.

- Old Vicarage



FIGURE 49. THE OLD VICARAGE

FIGURE 50. POSITION OF BUILDING (SHOWN IN ORANGE)

This house, formerly in use as a vicarage dates from around 1800, and was Grade II listed on 17th April 1967. It is constructed of brick with sandstone dressings and a tile roof that is hipped. The building is of asymmetrical composition of two storeys and five bays, with a stone banding between the storeys. The windows are sash and casement in a 'six over six' vertical pane arrangement, with glazing bars and stone lintels and sills.

The doorway is located in the middle bay and has a semi-circular composite porch constructed of two freestanding columns as well as two columns attached to the building. Six steps approach the doorway on each side, with iron railings. There is a fan light above the door, which has an elliptical arch. The elevations to the side of the building are each of four bays and at the rear there is a Venetian stair window. Inside the building, there is a dogleg stair with balusters and a swept handrail.

- Pair of cottages north of Muncroft House



FIGURE 51. TWO COTTAGES NORTH OF MUNCROFT HOUSE

FIGURE 52. POSITION OF BUILDING (SHOWN IN ORANGE)

Also Grade II Listed on 17th April 1967, this pair of semi-detached cottages, situated to the north of Muncroft House, date from the early nineteenth century and one is partly used as a shop. They are constructed of brick with a slate roof and are two storeys in height. Each house is of two bays, with each door, which both have a cambered arch, located between the bays. The windows have brick reveals and horizontal sashes with glazing bars, with the exception of the right-hand ground floor one, which has a fixed window, though with glazing bars and a stone lintel. There are three chimneys, situated on each of the gable ends and in between houses.

- Sunday School

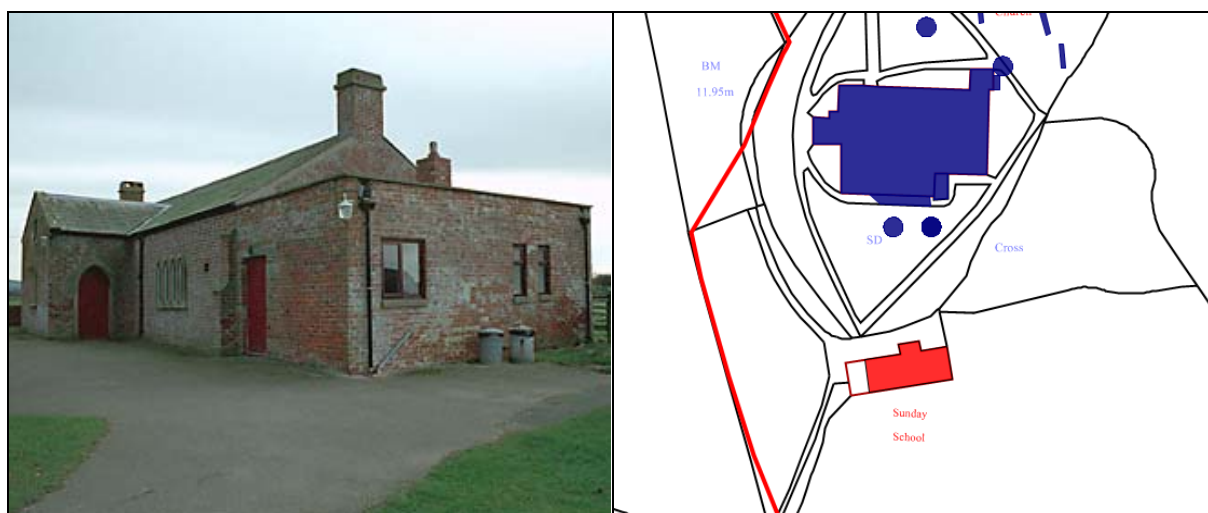


FIGURE 53. SUNDAY SCHOOL

FIGURE 54. POSITION OF BUILDING (SHOWN IN ORANGE)

This Sunday school, which dates from the early-to-mid nineteenth century, was Grade II Listed on 9th January 1986. It is constructed of brick with sandstone

dressings and slate roof. It is of one-storey, with one bay on either side of the gabled porch. The windows, which are of four pointed lights, have mullions and projecting chamfered surrounds. The porch has a similar window of two lights, but this has the addition of a blank stone shield above the opening. The door is located in the right-hand return wall of the porch and has a stone surround with pointed head. There are two chimneys, situated at each gable end.

- Sundial South of St Helens

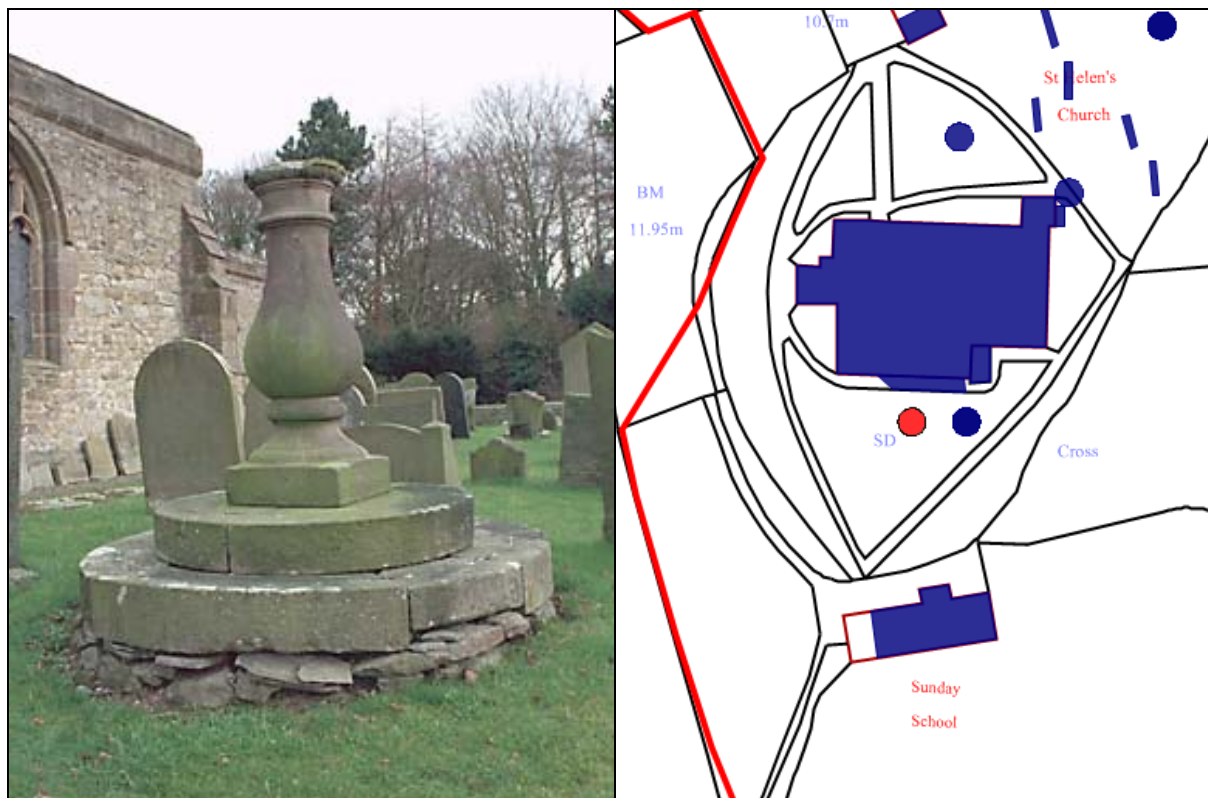


FIGURE 55. SUNDIAL SOUTH OF ST HELENS

FIGURE 56. POSITION OF BUILDING (SHOWN IN ORANGE)

Grade II Listed on 9th January 1986 this sundial is thought to date from 1757. It is constructed of sandstone, however both the plate and gnomon are missing (A sundial works by using an indicator called a gnomon to cast a shadow onto a graduated surface (University of Dundee, 2008)). The structure comprises of a column, which is situated on a base, which is constructed of two circular steps. It is recorded that the plate was inscribed: '1757'.

- Village Cross



FIGURE 57. VILLAGE CROSS

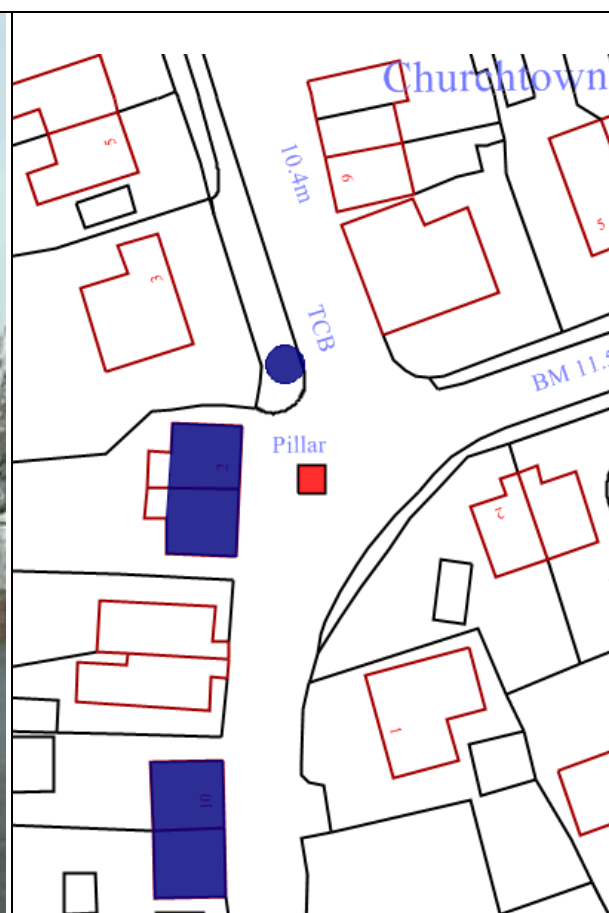


FIGURE 58. POSITION OF BUILDING (SHOWN IN ORANGE)

Dating from the late eighteenth century and constructed of sandstone, this village cross was Grade II Listed on 17th April 1967. The structure comprises of a Tuscan column with pedestal, which is surmounted by a square block, which has a sundial on its southern face, and also by a ball finial. It has two steps up to the column, which are of square plan.

Unlisted Buildings of Importance

As well as the Statutory List of Listed Buildings, compiled by English Heritage, there is also a Local List of buildings deemed to be of local importance within the Borough. This list has been put together from suggestions made by Officers, Council members, members of the public, and local societies. Churchtown has several 'key' unlisted buildings within the present Conservation Area boundary. The positive contribution that an unlisted building can make on the character and appearance of the Conservation Area is detailed in English Heritage's *Guidance on Conservation Area Appraisals* (2006), and also summarised by the following questions:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, and materials or any other characteristics that reflect those of at least a substantial number of the buildings in the Conservation Area?
- Does it relate by age, materials or any other historically significant way to adjacent listed buildings or contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it relate to established historic features e.g. road layout, town park, a landscape feature, etc?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces?
- Does it reflect the traditional functional character of, or former uses within, the Conservation Area?
- Does it have significant historic associations with local people or past events?
- Does it contribute to the character and appearance of the Conservation Area?
- Is it associated with a designed landscape?

In English Heritage's view, "any one of these characteristics could indicate that a building makes a positive contribution to the...Conservation Area provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration".

A register of buildings of local historic or architectural importance has been drawn up in order to highlight those buildings that fulfil the above criteria. There are two buildings within Churchtown Conservation Area, which are included on this Local List, and are as follows: The Horns Inn; and Former School House. Both these locally listed buildings were initially listed at Grade III, but were de-listed in the 1970s when Grade III Listed Buildings were abolished, leaving Grades I, II* and II



FIGURE 59. THE HORNS INN



FIGURE 60. FORMER SCHOOL HOUSE

Summary – Buildings

- The character of the area relies on the visual effect of the groups of buildings as a whole rather than a few buildings in particular;
- The majority of buildings are of two generally dating from the eighteenth century;
- Predominantly buildings in residential use;
- Twenty-two Listed Buildings, of which one is Grade I Listed, and the remaining twenty-one being Grade II Listed; and
- Two buildings included on the Local List.

4.4 Boundary Walls

Boundary walls, where they exist, are important features of a Conservation Area in that they illustrate the curtilage of each property, rather than as a means to prevent unwanted access. Where boundary walls are found in situ in front of a group of buildings, they create harmony and homogeneity, in a similar way to slate roofs and timber sash and casement windows, and it is these reasons that their retention is important with a view to the character and appearance of the Conservation Area.

In Churchtown, due to the residential nature of the village, boundary walls are an important factor to consider. In the more historic section of Churchtown, in close proximity of the Church of St Helens, low walls close to the front elevation of the property is common, as can be seen in Figure 61. In the more modern section of the village, the majority of properties have hedges in place of boundary walls, as shown in Figure 62. However these hedges play the same role as boundary walls and are consequently important features to be retained.



FIGURE 61. LOW WALL IN FRONT OF PROPERTY



FIGURE 62. HEDGE IN PLACE OF BOUNDARY WALL

Where boundary walls have been removed, incongruous open areas are created, that generally do not fit in with their surroundings, as illustrated in Figures 63 and 64. In more recent years, this has seemingly been done in residential areas to allow for off-road parking.



FIGURE 63. REMOVED BOUNDARY WALL CREATING INCONSISTENT OPEN AREAS



FIGURE 64. LACK OF BOUNDARY WALL DOES NOT FIT WITH SURROUNDINGS

Summary – Boundary Walls

- Important as illustrate the curtilage of properties, especially where this still follows historic boundaries;
- They create consistency and consequently removal introduces incongruous areas;

4.5 Public Realm Audit

Within a Conservation Area, all street furniture should be as near to the original, in material and design, as possible, with the condition that it still fulfils the needed function for modern requirements. Street furniture should also be in relatively similar styles. For example, if there were five different styles of lighting within an area, it would detract from the character, as it complicates the aesthetic view. This issue is the same for all other aspects of street furniture.

Street Lighting

Within Churchtown Conservation Area there are two designs of street lighting, examples of which are shown in Figures 65 – 67. Both of these styles are considered to be very modern and not entirely in keeping with the character and appearance of the historic character of Churchtown Conservation Area. Figure 68 illustrates a more traditional appropriate style of lighting that should be considered when these lighting columns are replaced in the future. It is essential to have continuity within a Conservation Area in order to ensure that attention is not negatively taken away from the aesthetics of the area, a factor that, the designation of Conservation Areas attempts to protect.



FIGURE 65. MODERN STYLE OF STREET LIGHTING



FIGURE 66. MODERN STYLE OF STREET LIGHTING



FIGURE 67. MODERN STYLE OF STREET LIGHTING



FIGURE 68. MORE TRADITIONAL APPROPRIATE STYLE OF STREET LIGHTING, NOT CURRENTLY IN CA

Street Surfaces

There are numerous different types of street surfacing within the Conservation Area; ranging from cobbles, to tarmac and concrete. Examples of these are illustrated in Figures 69 – 70. Pavement areas also range in material, being both cobbles in some areas and also concrete, as shown in Figures 71 and 72. These inconsistencies in materials detract from the character and appearance of the Conservation Area and should consist of one uniform material, for both road and pavement surfacing.



FIGURE 69. STREET SURFACING MATERIALS



FIGURE 70. ROAD SURFACING BORDERED BY ROUNDED COBBLES



FIGURE 71. GENERAL PAVEMENT MATERIAL



FIGURE 72. VARIATION IN PAVEMENT MATERIALS

Litter Bins

Litterbins are a factor that needs to be considered within a Conservation Area Appraisal. This is because, although it is expected that bins be provided within towns and villages, the quality and continuity of these receptacles can have a negative effect on the character and appearance of an area.

Within Churchtown there are three styles of litterbin, as shown in Figures 73 - 75. Due to these differing designs and materials, attention can be attracted away from the historical character of the Conservation Area. In order to ensure that this does not occur, one style should be chosen and uniformly used in all situations within Churchtown.



FIGURE 73. ONE STYLE OF BIN



FIGURE 74. DIFFERING STYLE OF BIN DESIGN



FIGURE 75. THIRD STYLE OF BIN DESIGN

Shopfront Signage

Signage is found within Churchtown Conservation Area relating to the two pubs, The Punch Bowl Inn and The Horns Inn. Examples of these advertisements are shown in Figures 76 and 77 respectively. These signs are appropriate for their location as they are constructed in fairly traditional design and materials.



FIGURE 76. THE PUNCH BOWL INN SIGNAGE



FIGURE 77. THE HORNS INN SIGNAGE

Benches

Within Churchtown Conservation Area there are two styles of benches as well as differing materials in use. This can cause discontinuity and can attract attention away from the historic character and appearance of the Conservation Area. Consequently, to avoid attention being drawn to the incongruity of these features, these benches should be replaced at some point in the future in favour of one appropriate design and in appropriate materials, and consequently will aid in bringing continuity back into the area.



FIGURE 78. ONE DESIGN OF BENCH

FIGURE 79. VARYING DESIGN OF BENCH

Public Telephone Boxes

Within the Conservation Area boundary, there is only one public telephone box, being a K6 style public telephone box, which is Grade II Listed, as previously discussed in Section 4.3. This type of telephone box is highly desirable within a Conservation Area, is therefore of significant value and enhances the area considerably.



FIGURE 80. K6 STYLE OF TELEPHONE BOX

Summary – Public Realm Audit

- Two designs of street lighting, none of which are appropriate and should consequently replace all styles with more appropriate styles in the future;
- Numerous materials used in street surfacing, with cobbles, setts, concrete and tarmac being most common;
- Three designs of litter bins within the area, which should, in the future, be replaced for one single design;
- Signage can be found at the two pubs within Churchtown, both of which having appropriate signage;
- Two designs of benches within the area, which should, in the future, be replaced for one single design; and
- One Grade II Listed public telephone box.

4.6 Open Space

Due to the rural surroundings of the town, there was not a great degree of need for open, social places. As such no formal open space, aside from the market place, developed for recreational use within the town.

Having identified this, however, the Open Space Audit 2007 has identified three areas of open space within Churchtown Conservation Area. These areas are detailed below and also further illustrated on the attached map in Figure 81.

- CHU2 –Ol' Wills;
- CHU3 – Church of St Helen; and
- Kirkland School –No public access, but still considered as Open Space.

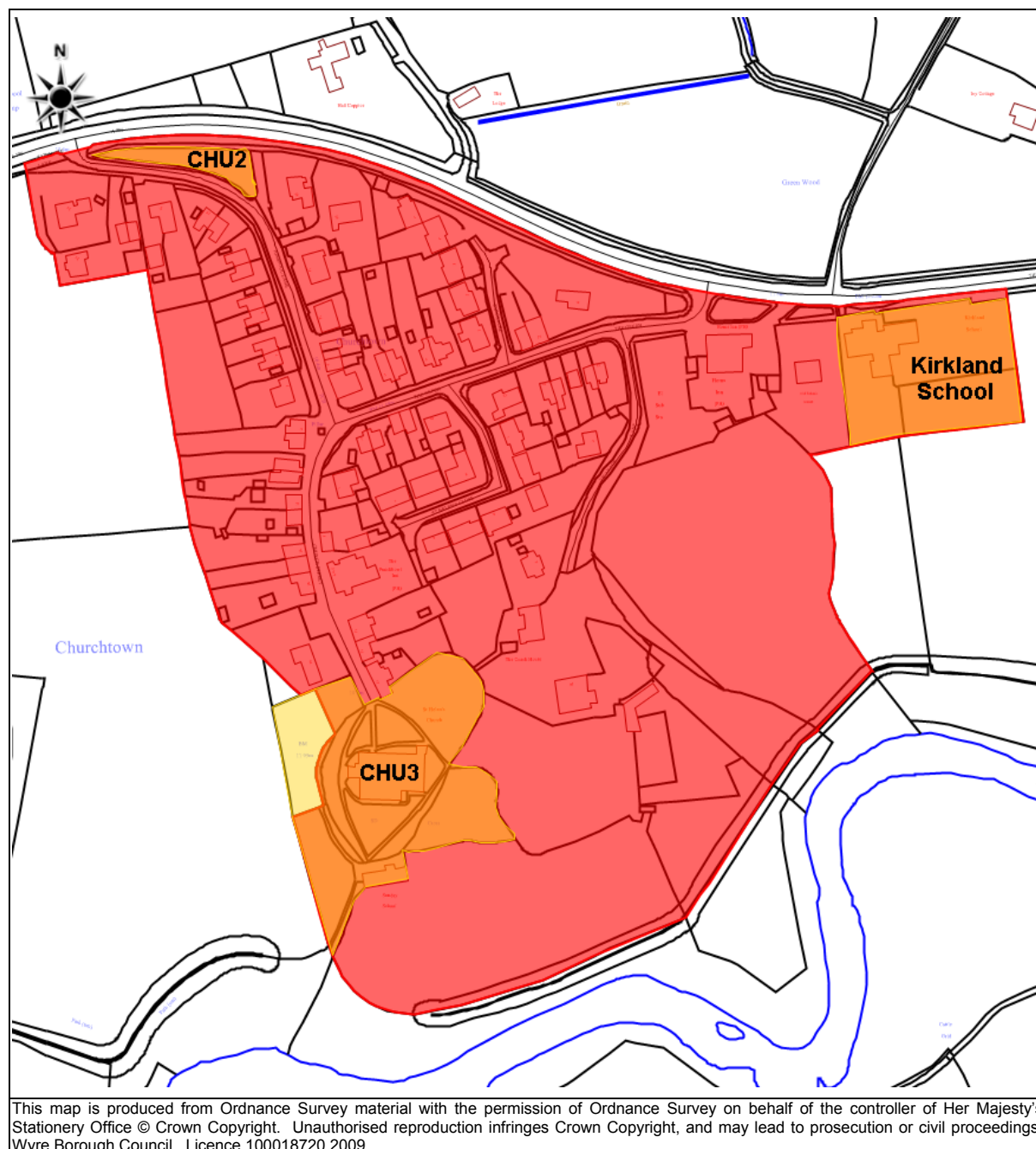


FIGURE 81. OPEN SPACE WITHIN CHURCHTOWN CONSERVATION AREA

Summary – Open Space

- No historic areas of open space due to rural location; and
- Three areas of Open Space as defined by the Wyre Borough Council Open Space Audit 2007.

4.7 Trees

Protection of trees within the Conservation Area is through:

1. Being situated within the Conservation Area boundary; and

2. Tree Preservation Orders (TPOs).

By being situated within the Conservation Area boundary, anyone intending to lop or fell a tree greater than 100mm in diameter at 1.5 metres above ground level is required to give the Council six-weeks written notice before starting work. This allows the Council to assess the tree with regard to the contribution it makes towards the character or appearance of the Conservation Area.

Through TPOs, no person is allowed to cut down, top, lop, uproot, wilfully damage or wilfully destroy; or, cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in an Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions (The Town and Country Planning (Trees) Regulations, 1999).

There are currently two areas and three individual trees covered by Tree Preservation Orders within the Conservation Area of Churchtown, as shown in Figure 82.

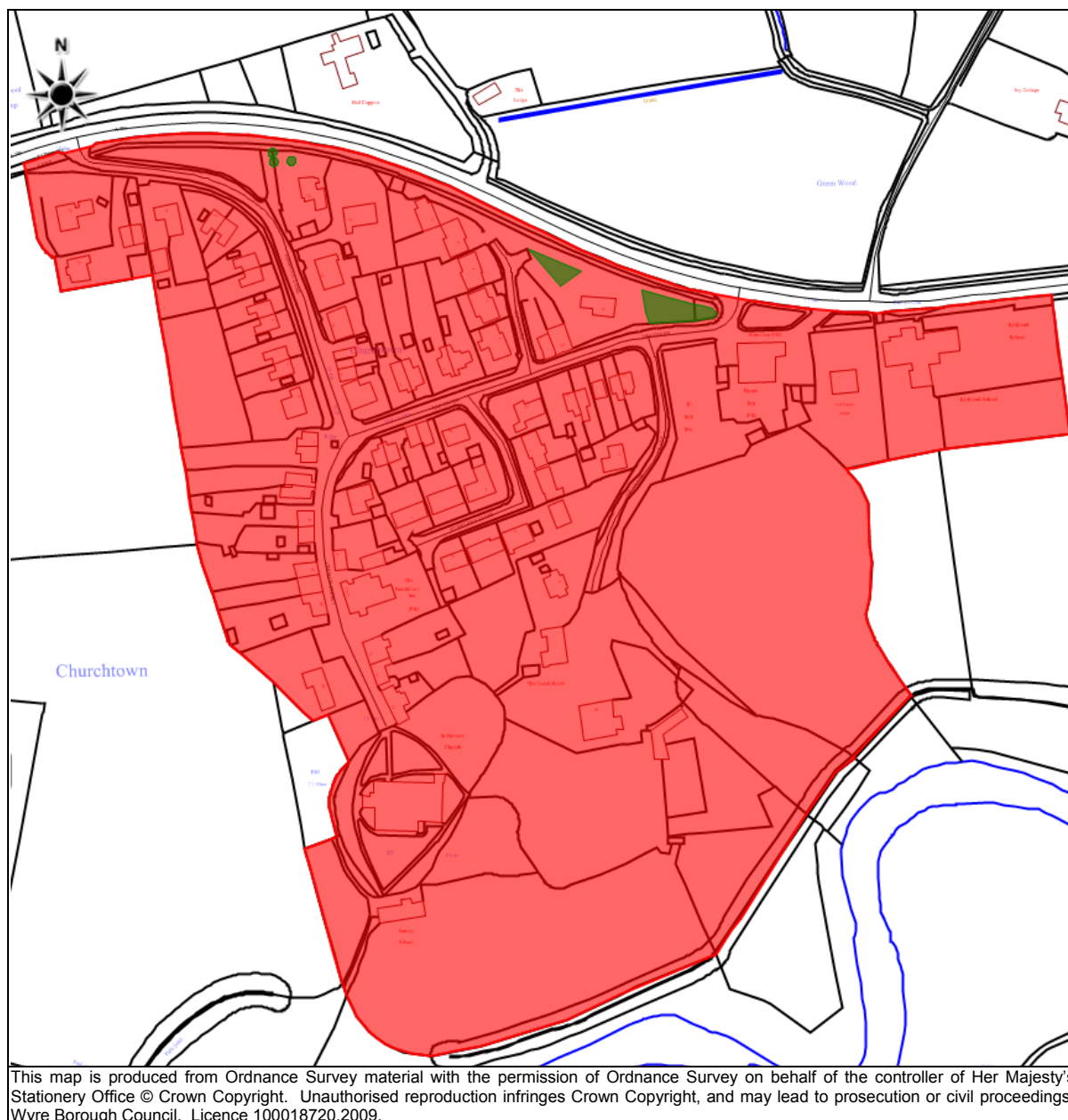


FIGURE 82. TPOs WITHIN CHURCHTOWN CONSERVATION AREA

Summary – Trees

- Two areas and three individual trees covered by TPOs within the Conservation Area boundary.

4.8 Architecture and Materials

Walls and Roofs

The majority of buildings within Churchtown Conservation Area are residential and as such there are few buildings commercial use. The more historical buildings are generally two-storey, semi-detached, and constructed of brick or natural stone, occasionally with diminishing slate courses (this is a term which applies to slates

where the size of the slate decreases towards the ridge (University of Dundee, 2008)), as shown in Figures 83 to 85, while some of the more modern buildings are generally rendered or whitewashed with slate or tiled roofs (shown in Figures 86 to 87) and two or three storeys in height. However, there is some more modern development within the Conservation Area, generally from dating around the 60s, which, in the most part, has not been constructed of materials in keeping with the traditional and historical character of the area. However, it can be said that these allow the evolution of the village to be shown, as illustrated in Figure 88.



FIGURE 83. TRADITIONAL TWO STOREY SEMI-DETACHED BRICK PROPERTIES



FIGURE 84. TRADITIONAL NATURAL STONE BUILDING



FIGURE 85. NATURAL SLATE ROOF



FIGURE 86. MODERN RENDERED / WHITEWASHED PROPERTY



FIGURE 87. MODERN CONCRETE TILE ROOF



FIGURE 88. MORE MODERN BUILDING STYLE

Windows and Doors

Windows and doors would originally have been recessed and constructed of timber, with a paint finish, in a sash and casement design. However, due to the attraction of modern uPVC glazing, which is more readily available and relatively cheap by comparison to traditional timber, many of these traditional windows have been lost, as well as many original timber doors. UPVC use is detailed further in section 5.2 Issues and Threats. These traditional features do, however, tend to remain in Listed Buildings due to protective legislation. Examples of these differing window and door materials and designs can be seen in Figures 88 – 93.



FIGURE 89. SASH AND CASEMENT WINDOWS



FIGURE 90. TIMBER SASH AND CASEMENT WINDOWS



FIGURE 91. TRADITIONAL TIMBER DOORWAY



FIGURE 92. TRADITIONAL PAINTED DOORS



FIGURE 93. MODERN UPVC WINDOWS



FIGURE 94. MODERN UPVC DOOR

Summary – Architecture and Materials

Materials for Walls and Roofs

- Buildings of two or three storeys;
- Walls generally constructed of brick or natural stone in material;
- Slate used in the majority of properties as roofing material, though some instances of more modern materials such as concrete tiles; and
- Some more modern styles of building, not particularly in keeping with the historical character, but help to show the evolution of the area.

Materials for Windows and Doorways

- Traditionally windows would have been constructed of timber, in a sash and casement style, and painted though few of these are now remaining in situ having been replaced with modern inappropriate uPVC; and
- Doors would also have been constructed of timber and painted, and again few of these remain, due to inappropriate replacement with modern materials such as uPVC.

5 Pressures, Issues and Threats

5.1 Pressures

The main pressures relating to the Conservation Area are:

- The increasing use of uPVC in doors and windows in historic buildings and areas;
- The increase of properties with satellite dishes on the front elevation of the building;
- Replacement of traditional slates with modern shiny slates or concrete tiles;
- Any future redevelopment of existing buildings within the Conservation Area boundary;
- Any future development of open space in the Conservation Area; and
- The future redesign of street furniture.

5.2 Issues and Threats

UPVC

Another issue that is increasing in threat rapidly within the Conservation Area is the appearance of uPVC windows and doors. Within Conservation Areas, timber should be encouraged in all situations.

PVC contains fossil fuels. In order to retain life on Earth as it currently stands, global CO₂ emissions need to be cut by 60%-80% of current levels (Environment & Heritage Service, 2007). In order to achieve this, the use of fossil fuels has to be drastically reduced. One simple way to do this, therefore, would be to prevent the use of uPVC in windows and doors within buildings. UPVC also cannot be reused or recycled and so causes a waste issue at the end of its lifecycle. There have also been studies completed to show that uPVC emits fumes as it degrades, which in turn can cause poor health. It for reason such as this that uPVC is banned in many parts of the world.

PVC lasts for a maximum of 30 years before either the rubber seals degrade, the plastic chalks, yellows and bends, or the double-glazing itself perishes (Environment & Heritage Service, 2007). As well as this, because of all the different companies selling uPVC, the varied types of components available and constant uPVC modifications to windows and doors, householders can often find it difficult to find

replacement parts. Unlike timber windows, it's not possible to cut the broken bit out and mould a replacement part in uPVC (Environment & Heritage Service, 2007).

Common reasons given for replacing windows are that they are draughty or rotten, or that they stick or cannot be opened (Environment & Heritage Service, 2007). An experienced joiner can rectify all of these problems, and serious consideration should always be given to conservation of existing windows rather than complete replacement: not only for aesthetic reasons but also economic.

The question that is most commonly asked with regard to wooden windows is in relation to draft proofing (Environment & Heritage Service, 2007). Common perception appears to be that wooden windows are considerably drafty. However, what is not normally considered is that wood is a better insulator than uPVC, and also that the same draft stripping is used in wood as in uPVC (Environment & Heritage Service, 2007). Well-fitted wooden windows that let in a certain amount of air, work in the same way as sealed up windows that use in-built, and obligatory, air regulation vents to allow the room to breathe i.e. draft-proofing can be overdone (Environment & Heritage Service, 2007). Ventilation is an important part of a building, without it problems begin generally in the form of poor indoor air quality and increased condensation. Issues can also arise in relation to buildings that have gas appliances fitted.

Another factor that should also be taken into consideration is the influence that timber windows can have on the worth of a property, in that although timber windows may be more expensive in the short term, they generally have a positive effect on the overall value of a property, whereas uPVC can tend to have a more negative financial impact on a building within a traditional area.

Within Churchtown Conservation Area, more timber sash and casement windows are being replaced with uPVC. UPVC is a modern material, and as such should be discouraged as inappropriate and incongruous within Conservation Areas as standard. Timber is a traditional material and consequently should be promoted in all circumstances. Good examples where timber sash and casement windows remain in situ are illustrated in Figures 95 and 96. Figure 97 shows appropriate timber sash and casement window, while Figure 98 illustrates inappropriate uPVC windows.



FIGURE 95. GOOD EXAMPLE OF SASH AND CASEMENT WINDOWS



FIGURE 96. GOOD EXAMPLE OF A SASH AND CASEMENT WINDOWS



FIGURE 97. APPROPRIATE SASH AND CASEMENT WINDOWS



FIGURE 98. INAPPROPRIATE REPLACEMENT UPVC WINDOWS

Loss of Front Gardens

Front gardens are generally lost for one purpose, to ensure off-street car parking. This can lead to the removal of boundary walls, and, in doing so, negatively affects the Conservation Area as it creates inconsistency.

However, the loss of front gardens by paving over the area has resulted in a much more serious issue: flooding. Due to this increasing problem, guidance has recently been produced (in September 2008) by Communities and Local Government, in partnership with the Environment Agency, entitled 'Guidance on the permeable

surfacing of front gardens'. Due to the change in permitted development rights (set out in an amendment to the Town and Country Planning (General Permitted Development) Order 1995) from 1st October 2008, which brought about the need for planning permission where an impermeable hardstanding is proposed in a front garden, it is hoped that this guidance will help to educate the reasons why impermeable paving where a garden previously was, can result in flooding, as well as providing advice of how to prevent and control this.

Severe floods in 2007 happened in many cases because drains could not cope with the amount of rainwater flowing into them (Communities and Local Government, 2008). Most urban drains were built many years ago and as such were not designed to cope with the same levels of rainfall that has been experienced in recent years. This problem is added to by the paving of front gardens. Where this happens in one or two properties, it may not seem to make a difference, but the combined effect of lots of gardens being paved over in one street or area results in an increased risk of flooding (Communities and Local Government, 2008).

However, flooding is not the only result from paving gardens. Surfaces such as concrete and asphalt collect pollution in the form of oil, petrol, brake dust etc, and as the surface is not permeable, this is washed off into drains by rainwater (Communities and Local Government, 2008). Many of these drains then convey the rainwater straight into streams or rivers. The pollution then carried in this rainwater has a direct influence on wildlife in the surrounding area and the wider environment.

By laying impermeable hardstanding where grass and plants previously grew, this means that the rainwater does not soak into the ground, consequently resulting in a reduced amount that reaches natural underground aquifers (Communities and Local Government, 2008). Natural underground aquifers house groundwater, which is released slowly into waterways and other wetland areas. Groundwater is usually considered to be of a high quality, consequently requiring little treatment prior to use, and also provides drinkable water supplies, for both industrial and agricultural use.

Therefore, not only does paving over garden areas increase the risk of flooding, it can also add to pollution problems and not only effect wildlife, but also industrial and agricultural water sources. The Communities and Local Government guidance, and the changes to permitted development rights, should help in reducing these problems

for the future, but all current impermeable hardstanding areas will continue to be an issue until their replacement. Consequently this is a negative factor not only with regard to the character and appearance of the Conservation Area, but also the wider environment as a whole.



FIGURE 99. FRONT GARDEN LOST IN FAVOUR OF OFF STREET PARKING, LIABLE TO INCREASE FLOODING

FIGURE 100. LOSS OF FRONT GARDEN RESULTING IN INCONGRUOUS OPEN SPACE

Satellite Dishes

A further threat to the character and appearance of Churchtown Conservation Area is the increasing appearance of satellite dishes on the front elevation of properties. Often an unknown fact is that the siting of a satellite dish on the chimneystack or on the roof slope or elevation fronting a road requires Planning Permission from the Council. This does not mean, however, that satellite dishes are prohibited within a Conservation Area, they are simply encouraged to be placed out of view, on the rear of properties if feasible. Examples where satellite dishes have been placed on inappropriate elevations are illustrated in Figures 101 and 102. This is likely to be the result of being unaware of the rules that surround Conservation Areas. Appendix 7.4 details the effect of Conservation Area designation.



FIGURE 101. INAPPROPRIATELY PLACED SATELLITE DISH



FIGURE 102. INAPPROPRIATELY PLACED SATELLITE DISH

Redevelopment of Existing Buildings

The buildings within a Conservation Area are constantly evolving to keep up with modern requirements and trends. Although this is not discouraged, it is essential for the character and appearance of the Conservation Area, that any changes or alterations to buildings are completed with respect for the historic surroundings. One example of where this has not happened, possibly to the detriment of the Conservation Area, is in St. Helen's Close and Kingsacre, illustrated in Figures 103 and 104 respectively. However, although these buildings are not particularly in keeping with the historical and architectural interest of the area, it can be argued that these buildings give a good example of the evolution of the village and the changes that have occurred in architectural styles.



FIGURE 103. ST HELEN'S CLOSE DEVELOPMENT



FIGURE 104. KINGSACRE DEVELOPMENT

6 Opportunities, Enhancements and Improvements

This appraisal has identified a number of problems and pressures, which, if left to persist without intervention, may diminish the special historic and architectural character of the Churchtown Conservation Area, as the historic fabric of the area will be at continued risk from deterioration. This section details a number of opportunities that exist for the future protection and enhancement of the Conservation Area.

6.1 Opportunities

There are a number of areas within Churchtown Conservation Area that could be considered as opportunities for future enhancement schemes. These are as follows:

1) Article 4(2) Implementation

The withdrawal of permitted development rights through the implementation of an Article 4(2) Direction, would allow the control of alterations to buildings within the Conservation Area.

2) Public Realm

The public realm within the High Street would benefit from a new scheme to enhance the public realm and ensure that continuity exists between different features.

6.2 Recommendations for Enhancements and Improvements

Recent and Future Development

This Conservation Area Appraisal will allow stronger controls for the Development Control section within Planning, to use against inappropriate alterations and development. This Appraisal is also intended to be used as a guide for any future developments within the area, to ensure appropriateness in relation to the context of the Conservation Area. This should result in an improvement of development design and should also ensure that property developers would not be permitted to demolish buildings of significant character within the Conservation Area with the purpose of rebuilding in an inappropriate style, design or material.

Repairs and Alterations to Buildings

The aim of designating a Conservation Area is to attempt to preserve and enhance its historic value. In order to do this, the following proposals are to be implemented:

- Design Guidance and Advisory Leaflets

These will provide advice for owners and residents illustrating how the Conservation Area affects them and their property. They will:

- Include an up-to-date map of the Conservation Area boundary, including the location of Listed Buildings; and
- Ensure the continued preservation and enhancement of the character and appearance of the Conservation Area by advising on appropriate materials, repairs and alterations to buildings.

Withdrawal of Permitted Development Rights

This appraisal has identified one of the main threats to the special character and appearance of the Conservation Area to be the cumulative impact of numerous alterations, some quite small in themselves, to the traditional buildings and features in the area. If left unchecked, such works will gradually erode the special historic or architectural qualities that justified the original designation.

The opportunity exists to help conserve the special architectural or historic character of the Garstang Conservation Area by controlling alterations and protecting against unsympathetic changes by withdrawing permitted development rights through the implementation of an Article 4(2) Direction of the Town and Country Planning (General Permitted Development) Order 1995 in all, or part, of the Conservation Area. Whilst the Direction will not necessarily stop changes taking place, it will require householders to gain planning permission for alterations or works which would front open space, a waterway or a highway (roads, back streets and footpaths) that did not previously require permission.

The Street Scene

Introducing continuity within the street furniture would also significantly enhance the character and appearance of the Conservation Area and this should consequently be considered in the future.

7 Possible Boundary Changes

Churchtown Conservation Area boundary was first designated on 11th May 1973, as illustrated in Figure 105, and no amendments to this boundary have taken place since its designation.

No amendments to this boundary are currently suggested as a result of this appraisal.

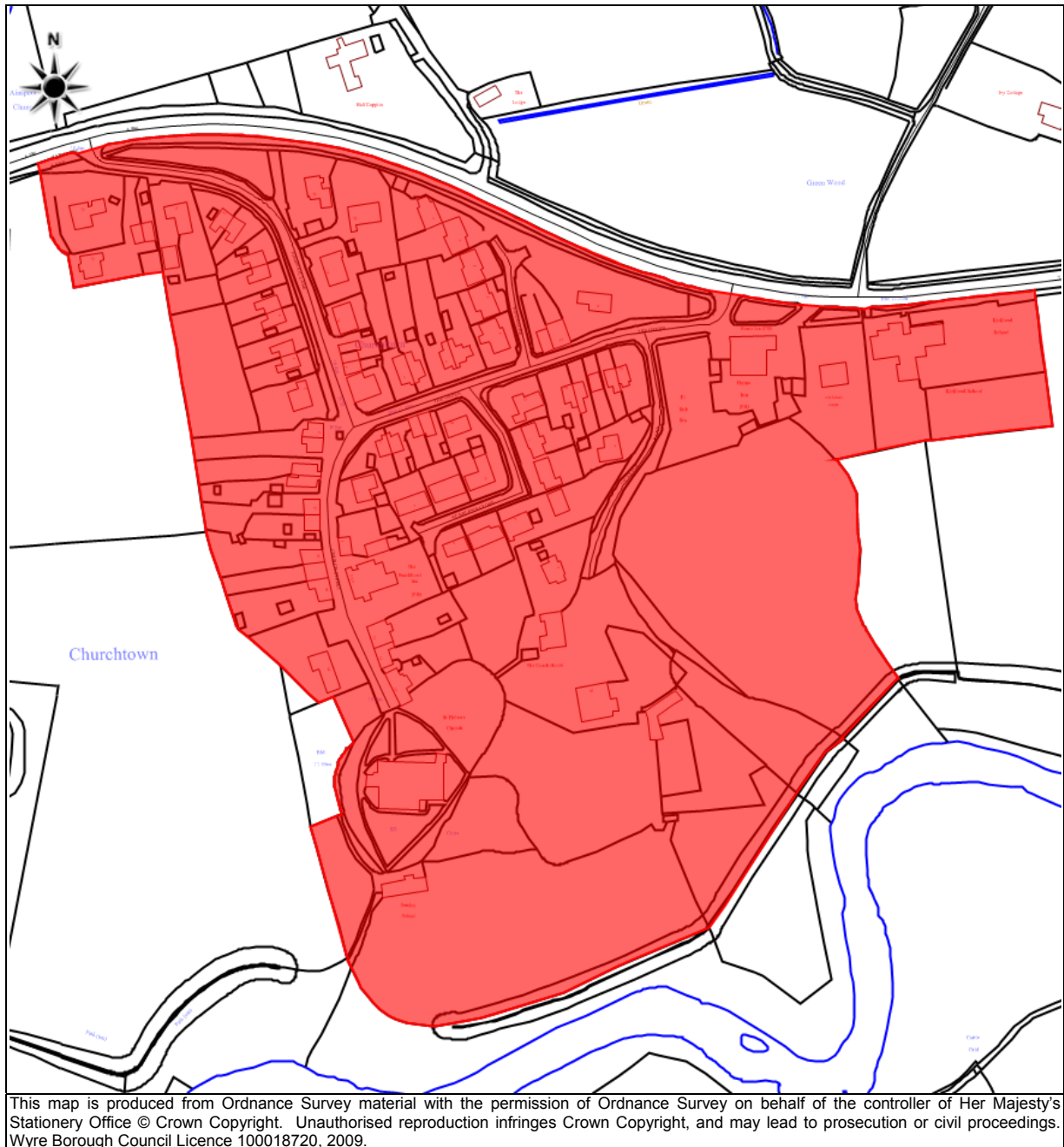


FIGURE 105. CHURCHTOWN CONSERVATION AREA AS DESIGNATED IN 1973

8 Appendices

8.1 Churchtown Conservation Area and Management Plan Questionnaire



Churchtown Conservation Area Appraisal and Management Plan

Churchtown Conservation Area was designated ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ on 11th May 1973.

The special character of Conservation Areas does not come from the quality of their buildings alone, but also:

- The historic layout of roads, paths and boundaries;
- Characteristic building and paving materials;
- The particular ‘mix’ of building uses;
- Key views and vistas;
- Public and private spaces such as gardens, parks and greens;
- Trees; and
- Street furniture.

The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential since applications for planning permission must still be determined on their planning merits, following national guidance and policy.

For the designation of Conservation Areas to be effective, it is important that their special qualities and local distinctiveness, as well as their value to the local community, are determined.

A clear, comprehensive appraisal of the character of a Conservation Area provides a sound basis for development control and for developing initiatives to improve the area. Furthermore, where a formal Conservation Area Appraisal has been adopted by the Local Authority, it will be taken into account by the First Secretary of State in considering related planning appeals.

The Conservation Area Appraisal should provide the basis for developing management proposals for the Conservation Area. The proposals should take the form of a mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the appraisal. Government and English Heritage guidance states that a distinction should be made between the Appraisal and Management Plan, though they may form part of the same document.

The sorts of objectives which we are considering for inclusion in the Management Plan are set out below. We would value your opinions on them.

1) Do you think that an Article 4(2) Direction would be beneficial in Churchtown Conservation Area?

An Article 4(2) Direction is used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in Conservation Areas. This would mean that planning permission was required for the removal or alteration of particular architectural features, such as windows, doors, chimneys and boundary walls, which are important to the character or appearance of the Conservation Area.

(Please give full reasons)-----

2) Would you like to see any new Tree Preservation Orders (TPOs) made in Churchtown? Specifically which tree(s)?

A major element in the character or appearance of many Conservation Areas is the trees. All trees with a trunk diameter of 75mm measured at 1.5m above ground level within a Conservation Area are protected under section 211 of the Town and Country Planning Act 1990. Any proposed works to them will require written notification to the Council six weeks prior to beginning those works. However, a TPO can provide an extra layer of protection.

3) Are there any buildings that you believe to be of importance within Churchtown Conservation Area? Would you recommend any buildings to be suggested for listing?

The word 'listing' is a short-hand term used to describe one of a number of legal procedures which help English Heritage to protect the best of our architectural heritage. When buildings are listed, they are placed on statutory lists of buildings of 'special architectural or historic interest' compiled by the Secretary of State for Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act 1990, on advice from English Heritage, consequently becoming Listed Buildings.

4) Would you like to see planning obligations used in Churchtown Conservation Area? If so, what sort of additions would you like to see?

Planning obligations are negotiated legal agreements between a Local Authority and a developer. They can be used to offset the impacts of new development where these cannot be satisfactorily addressed by conditions attached to the Planning Consent. These may include the need for 'specific mitigation' – for example, the creation of a new wildlife area or an improved children's play area.

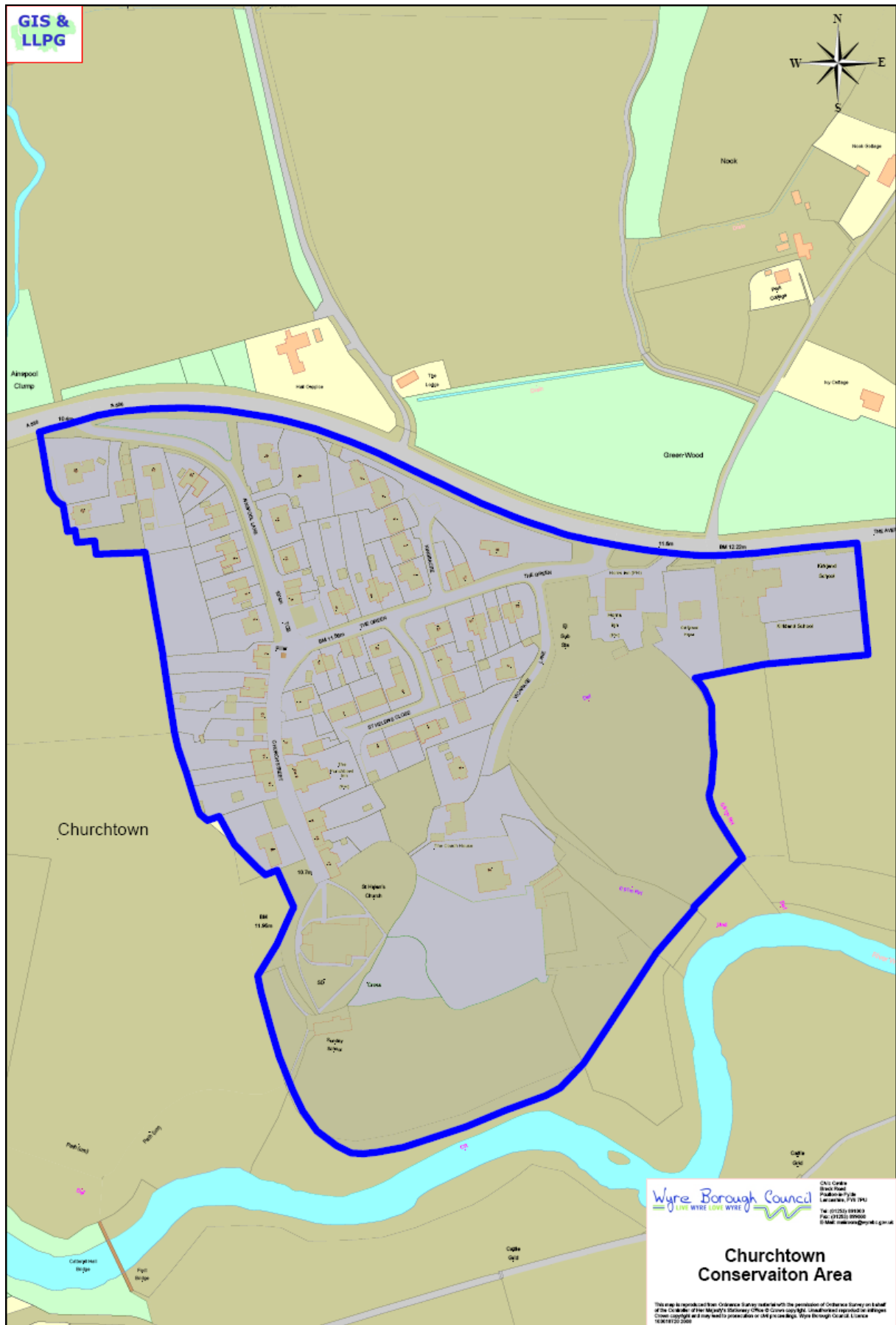
7) Are there any issues you would wish to see addressed in the Churchtown Conservation Area Management Plan?

8) Would you like to see the Churchtown Conservation Area boundary amended? If so, where should the boundary be drawn and why? Please use attached map to illustrate this, if necessary.

Please note that inclusion within a Conservation Area does not necessarily preclude development. However, it does mean that any development must be sympathetic in terms of scale, height, massing, detailed design and quality of materials. It must be demonstrated that proposals within a Conservation Area either preserve or enhance the area.

Thank you for taking the time to provide us with your comments.

Please return your comments by **24th December 2008** to Planning Policy and Conservation, Wyre Borough Council, Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU



8.2 Full Listed Building Descriptions and Map Showing Locations

Church of St Helen

“Church, C15 with remains of c.1220 and c.1300, C16 alterations, clearstorey and roof of 1811, restored 1865-8. Comprises a west tower, a nave and lower chancel with clear storey, north and south aisles, north-east vestry, south porch with C18 hearse-house, and south chapel. The tower has diagonal buttresses, a stair turret with stone spirelet, and an embattled parapet. The bell openings are of 2 trefoiled light under a flat head with hood.

The west window is of 3 trefoiled lights with pointed head and Perpendicular tracery. The west door has a pointed head. The west window of the north aisle is C14 and is of 3 trefoiled lights under a pointed head with straight bar tracery.

The south aisle west window is of c.1300, with cusped intersecting tracery. The north aisle has 4 bays, separated by buttresses, which have 3-light windows with pointed heads and Perpendicular tracery. To their west is a moulded doorway with pointed head.

Adjoining the east corner of the aisle is a 2-storey vestry, probably late C16. Its north wall has a window of 2 round-headed lights on each floor. Its east, gable, wall has a similar window of 3 lights to a ground-floor lean-to, and one of 2 lights above. On the gable is an octagonal chimney shaft. The east window of the north aisle is similar to those in its north wall. The clearstorey windows on both sides are of 3 pointed lights under flat heads. On the south side the gabled porch has an outer pointed doorway chamfered in orders. Adjoining its west side is a gabled hearse-house with a doorway with round arch and keystone dated 1754.

The south chapel is of 2 bays, as is the south aisle. Their windows are similar to those of the north aisle. The chancel east window is of 5 cinquefoiled lights under a pointed head with Perpendicular tracery. Inside, the 5-bay nave arcades have pointed arches chamfered in 2 orders, probably C15, and round piers with capitals, possibly c.1300. The nave roof has bolted king post trusses. 2 pointed arches lead to the south chapel, which has a lean-to roof with moulded beams, and a wallplate with Latin inscription and date 1529. In the south wall is a piscina with trefoiled head, probably re-set. This wall has remains of wall painting. The chancel arch is pointed and moulded in 2 orders. Its southern pier has a squint, converted from a stone stair. The 2-bay north chancel arcade has compound piers and responds of c.1220 with

stiff-leaf capitals. The west respond is lower and encased within later masonry. The piscina has a trefoiled head. The pulpit incorporates C17 carved woodwork and date '1646'. 2 of the rows of choir stalls incorporate medieval woodwork, with carved misericordes."

Barn North West of Old Vicarage

"Barn, 1755. Brick and sandstone with tile roof. South wall has canopy with cheeks at left, the lower part of the cheeks of stone. To the right are breathers set in diamond patterns, and 2 doorways with stone lintels, the right-hand one blocked. At the right the lower part of the wall has stone quoins. The right-hand (east) gable wall has a doorway with stone lintel. Above is a pitching door. Below it is an oval plaque inscribed: 'JP Vicar Anno Domini 1755'. Inside there are 2 softwood king-post trusses."

Churchgate Cottage

"House, mid C19. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows sashed with glazing bars and plain stone surrounds. Chimney on right-hand gable."

Churchgate House

"House, said to be dated by documentary evidence to 1698, although present windows appear to be mid or late C18. Pebbledashed brick with slate roof. L-plan. 2 storeys with attic. Facade, of 5 bays, has boxed sash windows with glazing bars and rendered surrounds. On the ground floor there is a single window below the 4th and 5th 1st-floor windows. Door, in 3rd bay, has mid C20 porch in keeping, with 2 columns and pilaster responds. Gable chimneys. Rear wall of rear wing includes a cross window lighting the stair. Inside, the left-hand front room is said to have ornamental plasterwork and the rear room to have a cupboard with fielded panels. Stair said to have open string, ramped handrail, Ionic columns as newels, and slender turned balusters. Described and illustrated in Watson, R.C., and McClintock, M.E., *Traditional Houses of the Fylde*, Lancaster, 1979, pp 38, 39."

Coach House

"Coach house, said to have been used as hearse house, early C19. Sandstone ashlar with slate roof. Narrow facade has entrance with round arch and keystone. Small horizontal opening with sill below eaves."

Cross North East of St Helens

“Cross. Base stone medieval, steps and shaft 1930. 3 steps of octagonal plan support a base stone of square plan which has its upper edges chamfered. Socketed into it is a tapering shaft of rectangular plan with cross head. The upper step has a Latin inscription stating that the cross was restored in 1930.”

Cross Shaft South of St Helens

“Cross shaft, probably medieval, sandstone. Rectangular plan. Sides chamfered with pyramid stops. Upper part broken off.”

Group of 2 Headstones

“2 headstones, C18 and medieval, sandstone. One inscribed: 'RC 1728'. Other is part of a medieval grave cover and is carved with a circular cross head. It is inscribed: 'RB' in lettering of C18 or C19 type.”

Group of 6 Headstones

“6 headstones, C18, sandstone. Inscribed: 'BW 1733'; 'IT 1701'; IAB [?] 1728'; 'IP 1701'; 'W. DEAN 1758'; and 'IH 1710'.”

Group of 8 Headstones

“8 headstones, C18, sandstone. Inscribed: 'MG 1726'; 'IW 1726'; 'AG 1724'; 'IG 1727'; 'MW 1727 M- 1727'; 'IB 1734'; ' - MASON 175- -MASON 1755'; & 'RC 1727'.”

Headstone against East Wall

“Headstone, 1716, sandstone. Inscribed: 'ES 1716'.”

Headstone east of Vestry

“Headstone, 1746, sandstone. Inscribed: 'JOHN SHAW 1746....’”

Headstone North East of Vestry

“Headstone, 1728, sandstone. Inscribed: 'EK 1728'.”

Headstone North East of Vestry

“Headstone, early C18, sandstone. Inscribed: 'WM BURN DYD JUNE 19th 17-0 AGED 87'.”

Headstone North of Church

“Headstone, 1727/28, sandstone. Inscribed: 'BC 1728' at left, and 'AC 1727' at right.”

Headstone North of Vestry

“Headstone, 1719, sandstone. Inscribed: 'EG 1719'.”

K6 Telephone Kiosk

“Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.”

Manor House and Manor Cottage

“Pair of houses, early C19. Brick with sandstone window sills and slate roof. 2 storeys. Manor House, at the right, is of 2 bays and has windows with brick reveals and heads. Door between bays under open timber porch. Manor Cottage, at the left, is of one bay with similar windows. Door at left under modern glazed porch. Chimneys on gables and between houses.”

Old Vicarage

“House, formerly vicarage, c1800. Brick with sandstone dressings and hipped tile roof. A symmetrical composition of 2 storeys and 5 bays, with stone band, cornice, and blocking course. Windows sashed with glazing bars and stone lintels and sills. Those to the 4th and 5th bays on the 1st floor are blind. Doorway has semi-circular composite porch of 2 columns and 2 attached columns approached by 6 steps on each side, with iron railings. Above the door there is a fanlight with elliptical arch. The side walls are each of 4 bays. At the rear there is a Venetian stair window. Interior has dog-leg stair with stick balusters and swept handrail.”

Pair of Cottages north of Muncroft House

“Pair of Cottages to north of Muncroft House (formerly listed as Next two cottages to right of previous) GV II Pair of houses, one partly used as shop, early C19. Brick in English garden-wall bond with slate roof, 2 storeys. Each house 2 bays. Windows have brick reveals and horizontal sashes with glazing bars, except for the right-hand ground-floor one, which has a fixed window with glazing bars and a stone lintel. Each house has a door between its 2 bays, with cambered arch. Chimneys on gables and between houses.”

Sunday School

“Sunday school, early-to-mid C19. Brick with sandstone dressings and slate roof. Single storey. One bay on each side of gabled porch. Windows, of 4 pointed lights, have mullions and projecting chamfered surrounds. Porch has similar window of 2 lights with a blank stone shield above. Door, in right-hand return wall of porch, has stone surround with pointed head. Gable chimneys.”

Sundial South of St Helens

“Sundial, 1757. Sandstone with plate and gnomon missing. Comprises a haluster column on a base of 2 circular steps. VCH records that plate was inscribed: '1757'.”

Village Cross

“Village cross, later C18, sandstone. Comprises a Tuscan column with pedestal, surmounted by a block of square plan with a sundial on its southern face and by a ball finial. It stands on a base of 2 steps of square plan with nosings.”

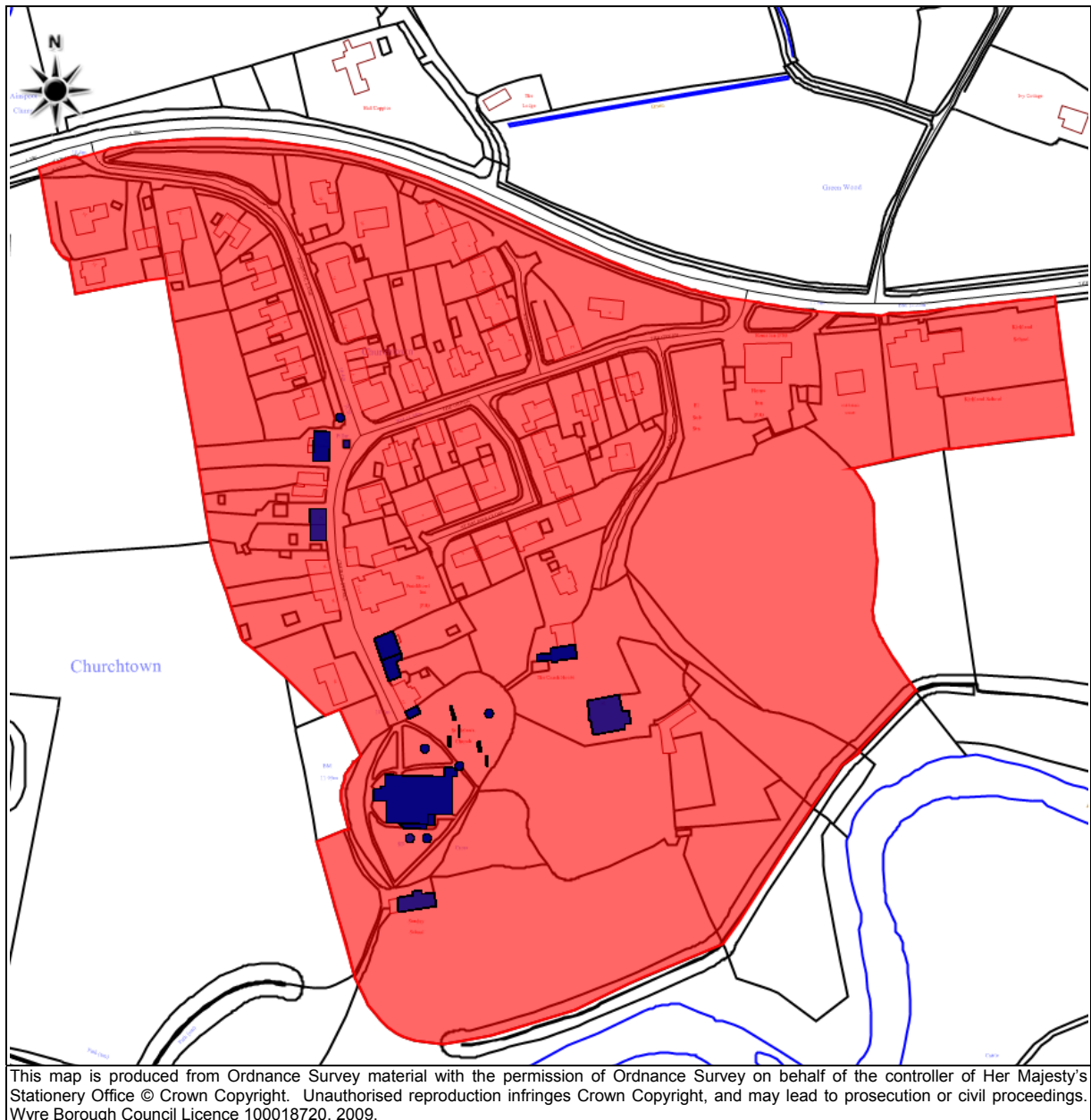
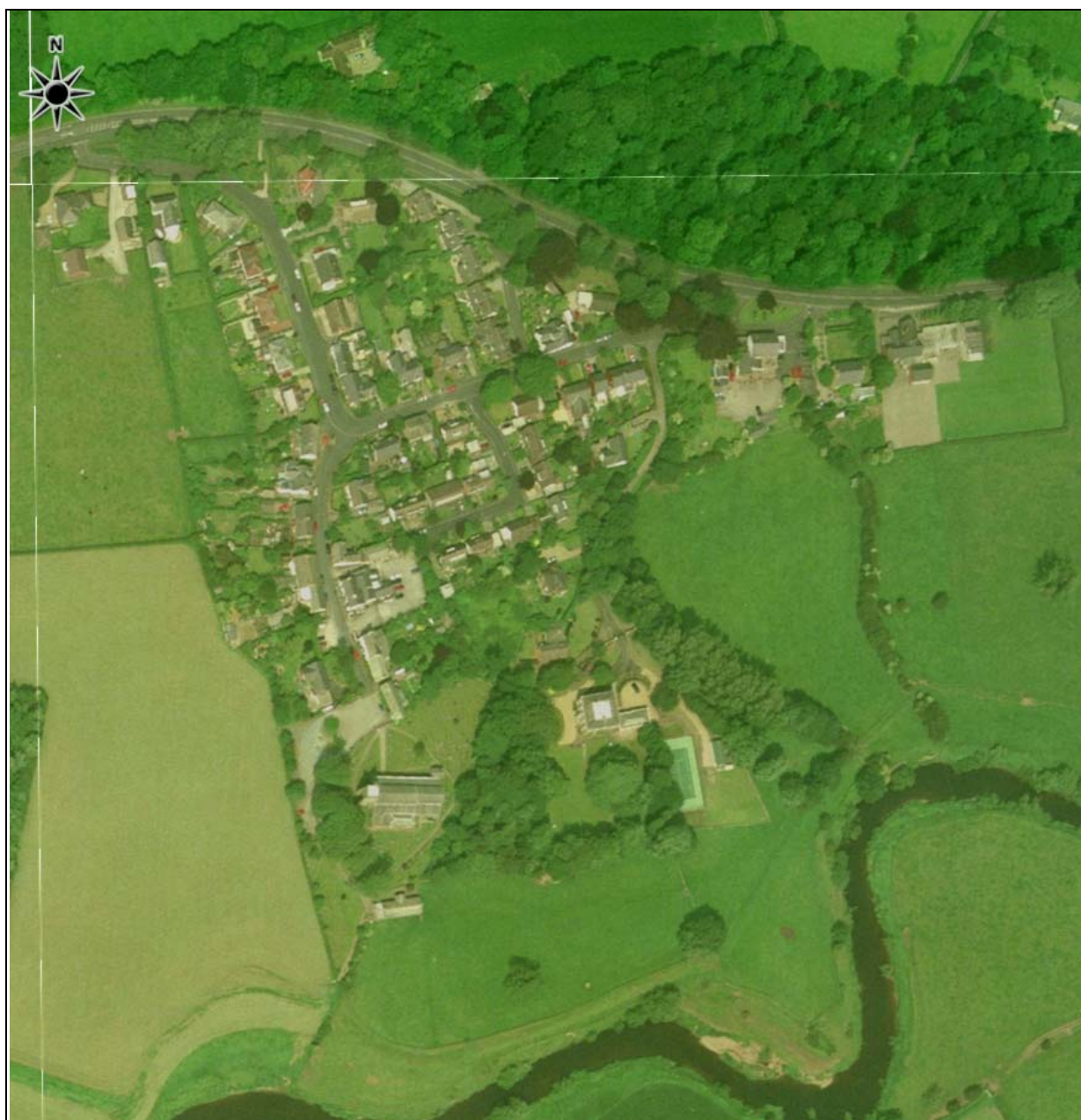


FIGURE 106. MAP ILLUSTRATING POSITION OF LBS IN LOCATION WITHIN THE CA BOUNDARY

8.3 Aerial Photos of the Conservation Area (2000)



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FIGURE 107. AERIAL PHOTOGRAPH OF CHURCHTOWN



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FIGURE 108. AERIAL PHOTOGRAPH OF GARSTANG, SHOWING THE CA BOUNDARY

8.4 Effects of Conservation Area Designation

Conservation Area Designation

Conservation Area designation helps to protect an area's special architectural or historic interest by providing:

- The basis for policies designed to preserve or enhance all aspects of the character or appearance of an area that define its special architectural or historic interest;
- Control over the demolition of unlisted buildings and works to trees within a Conservation Area;
- Stricter planning controls within a Conservation Area; and
- Introducing a statutory requirement for the local Planning Authority to consider the impact of a proposed development upon the character or appearance of a Conservation Area.

The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential rather than no change at all, and applications for planning permission must still be determined on their planning merits.

Conservation Area Consent is required for the total or substantial demolition (see note 1) of any unlisted building in a conservation area, subject to exceptions including:

- a) any building with a total cubic content not exceeding 115 cubic metres, using external measurements, or any part of such a building; and
- b) any gate, wall, fence, or other such structure which is less than 1 metre high where abutting on a highway (including a public footpath or bridleway), waterway or open space, or less than 2 metres high in any other case; unless an Article 4(2) direction is in place (see note 2).

Notes:

1. Examples of substantial demolition include the following:
 - a) Works which amount to a clearing of the site for redevelopment;
 - b) Works comprising demolition falling short of complete destruction of a building such as demolition behind a retained façade;
 - c) Any demolition of a principal external wall or roof of the building on any elevation.

2. Please note that some minor proposals which may involve demolition, for example the removal of boundary walls, doors and windows, can require an application for planning permission. This will be the case where the Council as the local planning authority, has introduced an Article 4(2) direction. This is a special form of planning control which the Council can introduce to remove permitted development rights in order to prevent the loss of architectural features. If in any doubt, it is advisable to check with the Council whether you require permission.

Fees and Penalties

There is no fee for Conservation Area Consent.

Failure to obtain Conservation Area Consent before demolishing a building in a conservation area is an offence which may result in a fine or term of imprisonment, or both, the level of fine being related particularly to the likely financial benefit of such work.

Where works have been undertaken without Conservation Area Consent, the Council can also serve an Enforcement Notice, specifying action intended to preserve the character and appearance of the conservation area.

Satellite Dishes

The siting of a satellite dish on the chimney stack or on the roof slope or elevation fronting the road requires Planning Permission from the Council. This does not mean, however, that satellite dishes are prohibited in a Conservation Area.

Roof Alterations

Alterations to roofs and cladding of buildings, proposals to change the profile of a roof, for example with the provision of a dormer window, and to clad a building with a different material, such as imitation stone, also require Planning Permission from the Council.

Wind Turbines

Planning Permission is required for all wind turbines placed anywhere on the roof where the house is within a Conservation Area. Listed Building Consent would be required in all cases for the erection of a wind turbine anywhere on a Listed Building.

Note: Conservation Area Consent is not needed for:

- Painting doors or windows; or

Replacing doors or windows.

8.5 References

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Churchtown Management Plan

Wyre Borough Council

Adopted 19th July 2010



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1 Churchtown Management Plan

Action	Body Responsible	Deadline for Completion
1. Ensure new development preserves and / or enhances the character and / or appearance of the area	Conservation Officer	On-going
2. Ensure all new development carefully considered and only positive development permitted	Conservation Officer	On-going
3. Tree Preservation Orders where necessary	Tree Officer	On-going
4. Ensure all development respects the 'setting' and views of the Conservation Area	Conservation Officer	On-going
5. Production of Design Guidance and Advisory Leaflets	Conservation Officer	2009
7. Ensuring all alterations within Conservation Area are in line with design guidance and advisory leaflets	Local Community	On-going
8. Ensure street furniture is not vandalised	Local School	On-going
9. Further study into the appropriateness of Article 4 Directions	Conservation Officer	2010
10. Ensure proposals for Public Realm are appropriate for setting	Conservation Officer	On-going
11. Alteration of Conservation Area Boundary plus further consultation	Conservation Officer	2009/10
12. Review of Conservation Area Appraisal	Conservation Officer	2014
13. Review of Management Plan	Conservation Officer	2010

2 Legislative Background

The designation of a Conservation Area and production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, now formalised in BV 219c, to draw up and publish such proposals. The purpose of this document is to present draft proposals which seek to achieve the preservation and enhancement of the ‘special’ character of the Conservation Area, informed by the Appraisal, for consultation. The ‘special’ qualities of the Conservation Area have been identified as:

- One of the oldest villages within Wyre Borough;
- Small agricultural town originally;
- Now mainly urban settlement set within a rural landscape;
- Situated on a relatively level site;
- The Conservation Area covers all buildings within village; and
- Formed as a nucleated settlement.

These qualities have been identified within the Conservation Area Appraisal process, and both the Appraisal and this Management Plan will be subject to monitoring and review. This guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely: *“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”*.

This document reflects Government guidance set out in Planning Policy Guidance 15 “Planning and the Historic Environment”, and English Heritage guidance set out in “Guidance on the Management of Conservation Areas”.

3 Statutory Controls

Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the “preservation or enhancement” of the area. These controls include the need for Conservation Area consent for the demolition of any unlisted buildings, the need for planning consent for the installation of satellite dishes visible from the street, significantly reduced

“permitted development rights” for alterations and extensions to dwelling houses, restrictions on advertising, and 6 weeks written notice of works to trees not already protected by Tree Preservation Orders.

Action 1: The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area in accordance with the Wyre Borough Council Local Plan (1999).

4 Erosion of Character and Additional Planning Controls

The Conservation Area Appraisal has identified the following as works that pose a threat to, or detract from, the ‘special’ character of the Conservation Area:

- The increasing use of uPVC in doors and windows in historic buildings and areas, resulting in the loss of original windows;
- The effect of traffic and problems with parking, possibly leading to conversion of gardens to off street parking
- The increase of properties with satellite dishes on the front elevation of the building;
- Replacement of traditional slates with inappropriate substitutes;
- Any future redevelopment of existing buildings within the Conservation Area boundary;
- Any future development of open space in the Conservation Area; and
- The future redesign of street furniture.

There are numerous examples of works having been carried out, for example alterations to doors and windows, which both individually and cumulatively detract from the ‘special’ character or appearance of the area. If left, such works will gradually erode the ‘special’ qualities that justified the original designation.

Action 1: The Council will ensure that all development will be considered and only positive development, as defined in accordance with Wyre Borough Council’s Local Development Framework, will be considered for planning permission in order to further protect the ‘special’ character and historical appearance of the Conservation Area.

5 Advertisements and Signage

Examples of signage within the Conservation Area are limited except for a few examples that continue to retain a traditional style. As this helps to retain a level of local distinctiveness and enhances the character of the Conservation Area, encouragement should be given to ensure this continues.

Action 1: The Council will produce guidance to ensure all advertisements and signage continue to be appropriate for their historical location.

6 Trees

If not already protected by a Tree Preservation Order, anyone intending to lop or fell a tree within the Conservation Area greater than 75mm in diameter at 1.5 metres above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. Advice on all tree issues, whether the pruning of existing trees or advice on suitable species for planting, is always available from the Council Tree Officer.

Action 1: The Council will use Tree Preservation Orders wherever appropriate where a tree of high amenity value is considered to be under threat. These will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal.

7 Setting and Views

The setting of a Conservation Area is integral to the retention of its character. It is often the quality and interest of areas, rather than individual buildings, which contribute to give the area its 'special' quality. Consequently, development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area will be not be permitted.

Action 1: The Council will continue to ensure that all development respects the 'setting' of the Conservation Area, and important views within, into, and out of the area, as identified in the Appraisal. These will be protected from inappropriate forms of development.

8 The Public Realm and Enhancement

Due to current suggestions for redesign of the street furniture within the Conservation Area, it will be essential that consideration will be given to the appropriateness of designs with regard to the historical setting.

Action 1: Design guidance will be produced to encourage the use of traditional materials and styles, such as sash and casement windows, within the Conservation Area.

Action 2: The Conservation Officer will be highly involved in any proposals for the redesign of street furniture.

9 Monitoring and Review

The following actions need to be taken to ensure that this appraisal and management plan are accepted and acted upon:

- **Public Consultation:** The Appraisal and Management Plan will be subject to a period of public consultation and views expressed as part of that process will be considered when preparing the final draft for adoption. Consultation will include placing the documents on the Council website, in libraries and council offices, consultation with local amenity groups and residents associations where they exist, and providing hard copies on request.
- **Boundary review:** The Council will extend / reduce the boundary of Churchtown Conservation Area as illustrated in the Appraisal, dependant on valid public opinion. The Council will then continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.
- **Document review:** This Management Plan will be monitored on an annual basis and the Conservation Area Appraisal on a five yearly basis in the light of the Local Development Framework and emerging government policy. A review of the Conservation Appraisal should include the following:
 - i. A survey of the Conservation Area and its boundaries
 - ii. An updated “heritage count” comprising a comprehensive photographic record.

- iii. An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements.
- iv. The production of a short report detailing the findings of the survey and proposed actions and amendments.
- v. Public consultation on the review findings, any proposed changes, and input into the final review.

A Conservation Forum, made up of members of the Borough's Civic and Historical Societies, plus the Conservation Officer, Head of Planning and Heritage and Design Champion, will also meet bi-annually to discuss any changes that have occurred or should occur within the Conservation Areas.