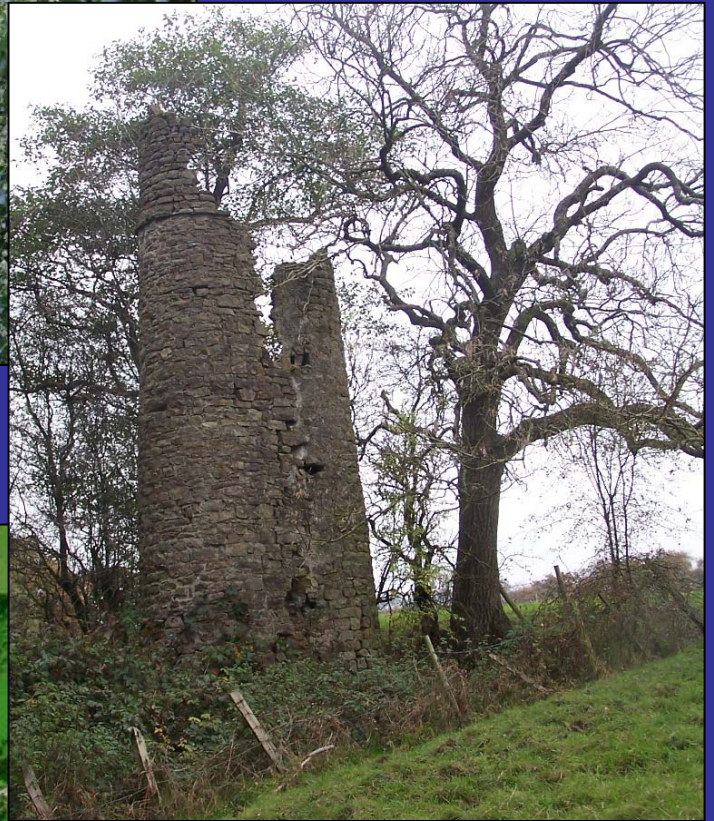


Lower Dolphinholme Conservation Area Appraisal and Management Plan



Lower Dolphinholme 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 any alterations or development that would detract from their 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: 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 be 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 Parish Council 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.

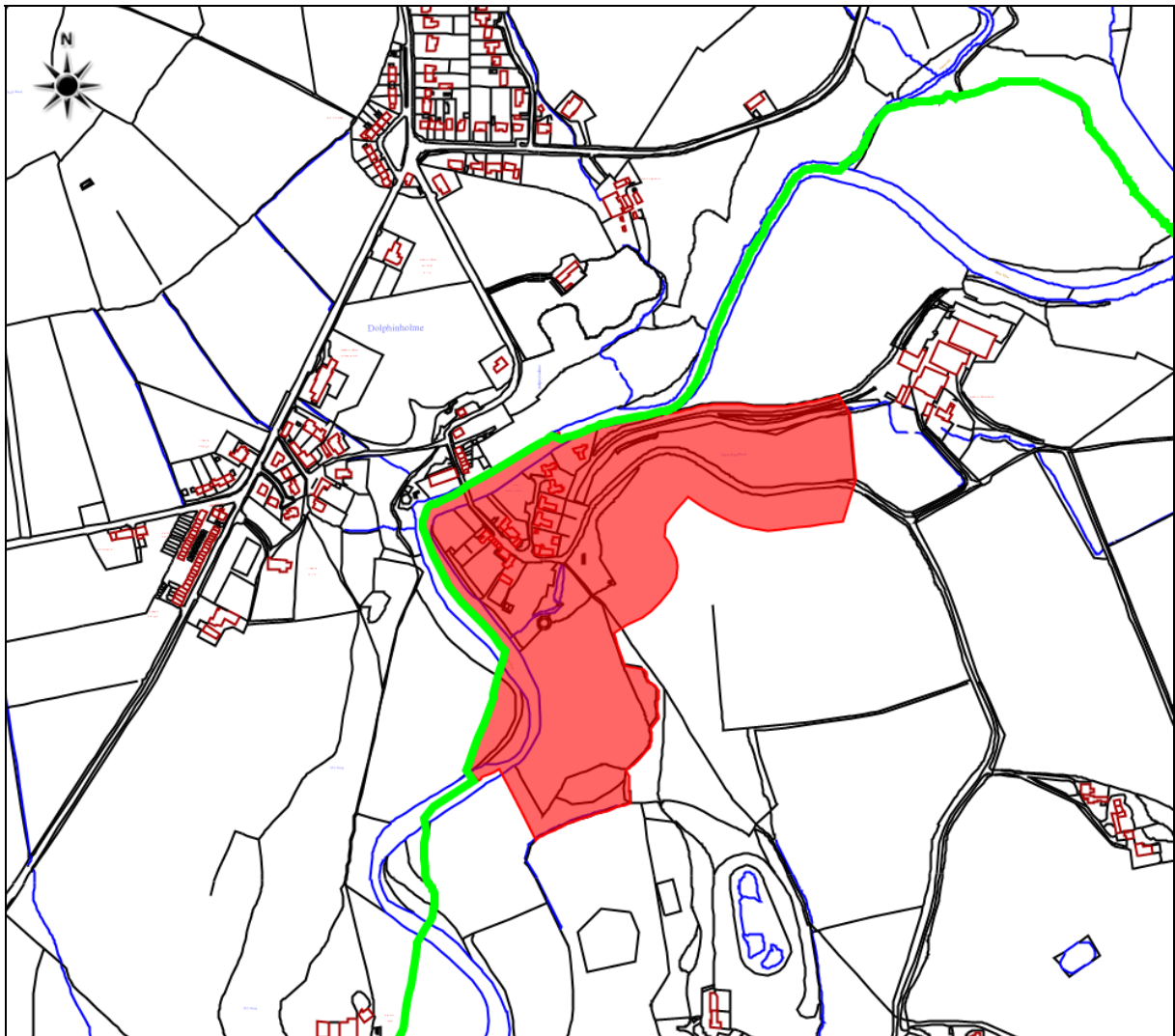
1.3 Lower Dolphinholme Conservation Area

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

Dolphinholme is situated on the border of Wyre Borough and Lancaster City Council, and consequently in both Nether Wyresdale and Ellel Parish respectively. The village is located around 6 miles from Garstang, 7 miles from Lancaster and 20 miles from Preston. Apart from Dolphinholme, other settlements within Nether Wyresdale Parish include Scorton and Oakenclough.

The Conservation Area is divided by the borough boundary (shown in green) between Wyre and Lancaster City. This is illustrated in Figures 1 and 2, showing the portion of the Conservation Area situated in Wyre and also the Conservation Area as a whole, respectively. From these maps, it is possible to see that the River Wyre acts as the dividing line between the Authorities.



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FIGURE 1. PORTION OF DOLPHINHOLME CONSERVATION AREA IN WYRE

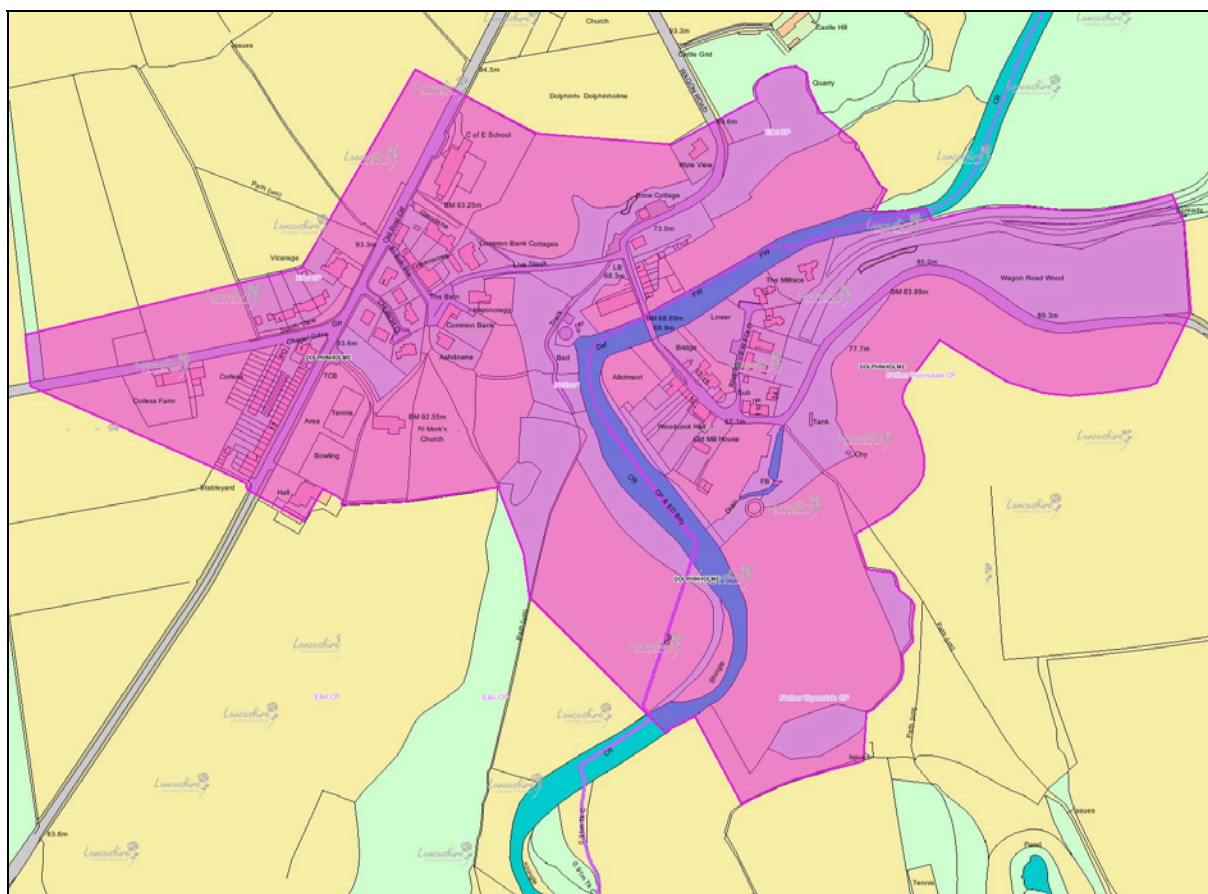


FIGURE 2. WHOLE CONSERVATION AREA (WYRE BC AND LANCASTER CC)

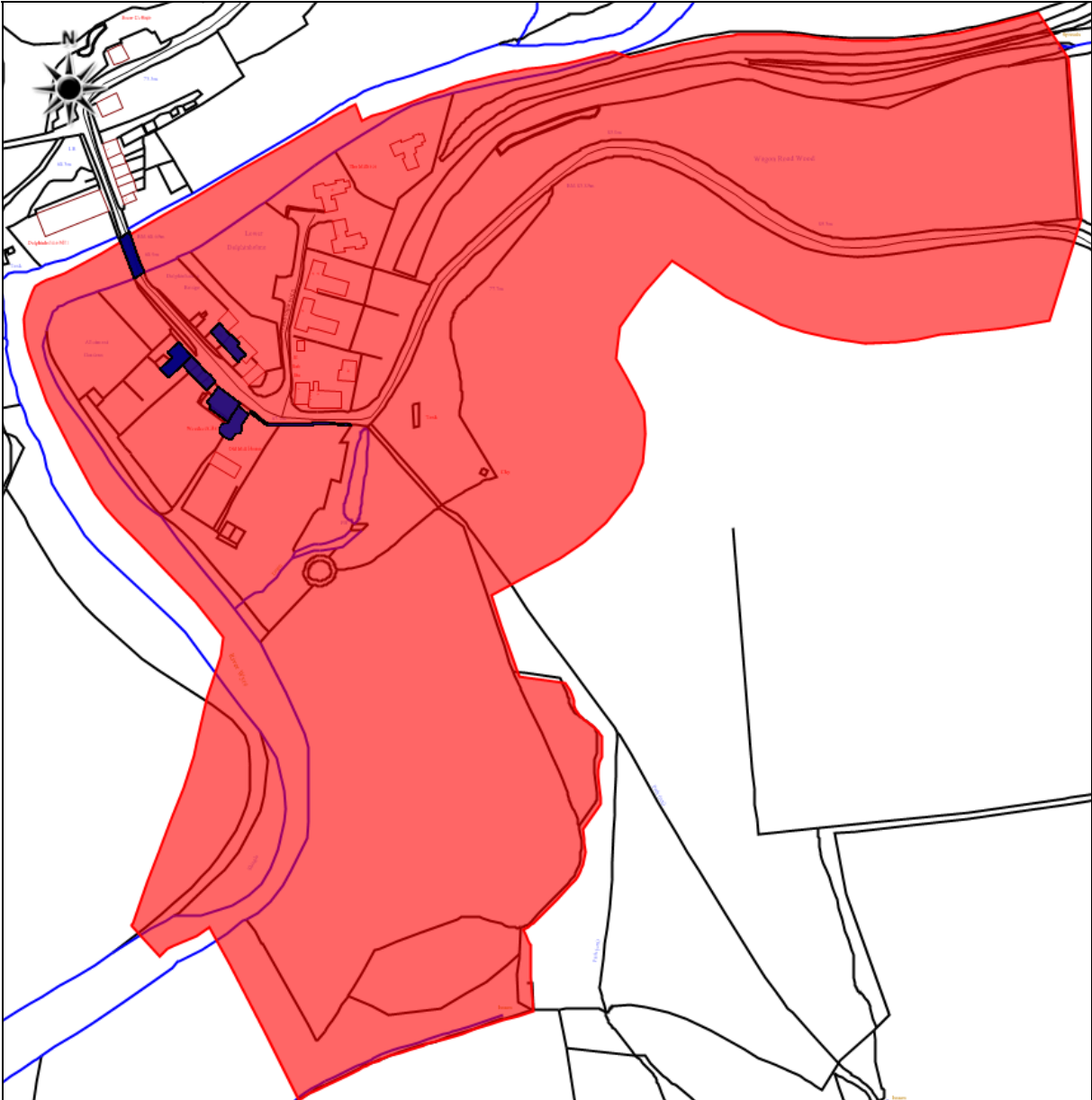
1.4 General Character and Plan Form

General Character

Lower Dolphinhholme Conservation Area was first designated in 1976. The village of Dolphinhholme is very small, quiet and isolated from the rest of the Borough. Most properties in Wagon Road are Listed Buildings, predominate from the 18th Century, and are resultant from a Mill and its consequent need to accommodate workers.

Plan Form

The old industrial section of the village is focused on the listed Dolphinhholme Bridge, which sits at the bottom of the valley in which the majority of properties are located. There is only one route into Lower Dolphinhholme, through Wagon Road, with the only other road being a cul-de-sac – Rivers View Fold, as can be seen in Figure 4.



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FIGURE 3. STREET PLAN OF THE CONSERVATION AREA

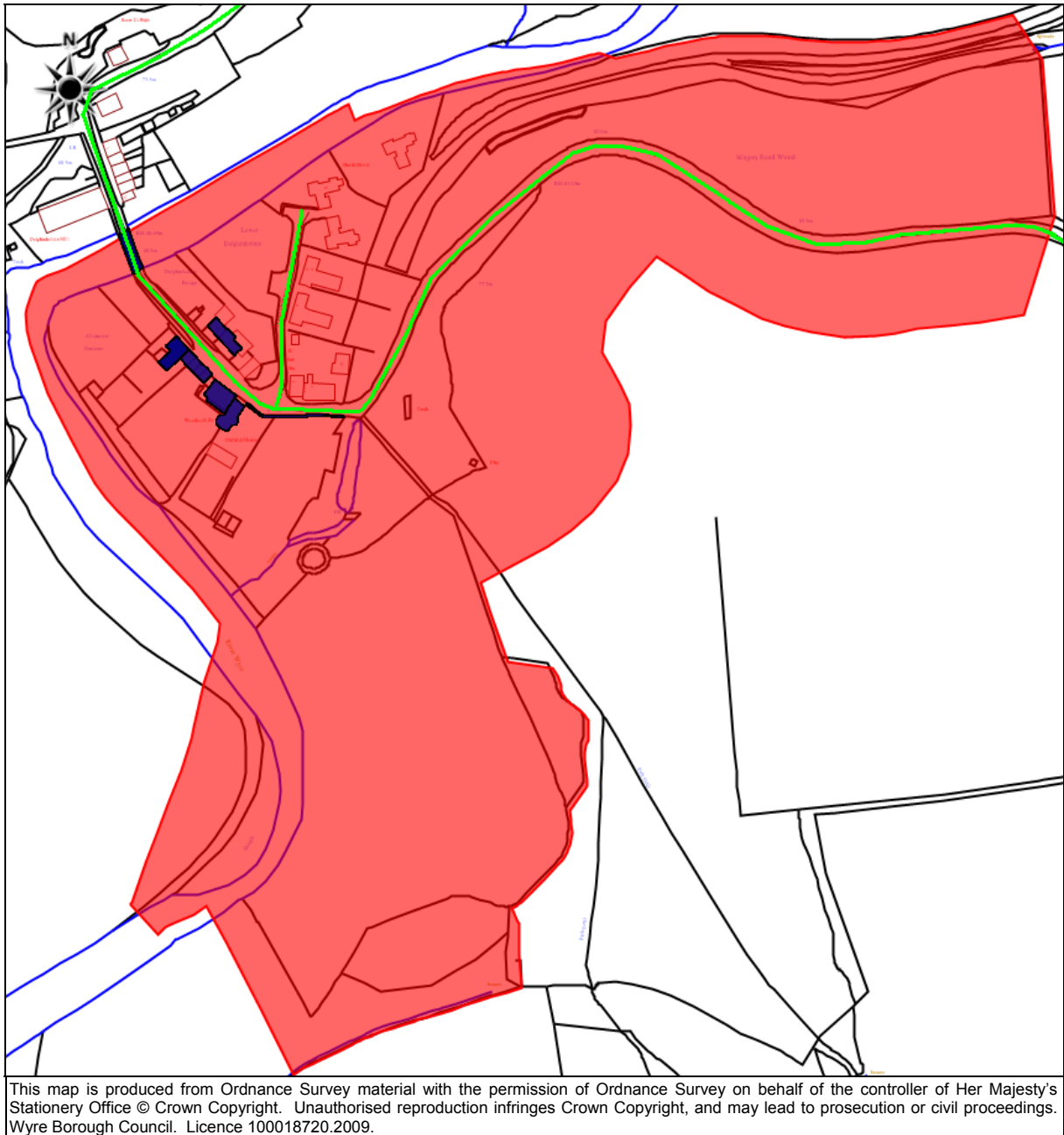


FIGURE 4. STREET PLAN OF THE CONSERVATION AREA ILLUSTRATING ROADS (IN GREEN)

1.5 Landscape Setting

Dolphinholme is a small village situated in the foothills of the Pennines, at the Edge of the Forest of Bowland. The section of Lower Dolphinholme situated to the west of the River Wyre, and within Lancaster City Council, inclines sharply as it rises up the gradient of the hill – of which the village church, St. Marks', sits at the summit. Directly to the east of the River Wyre, within Wyre Borough, is floodplain, a flat landscape, before rising again to the other side of the valley.

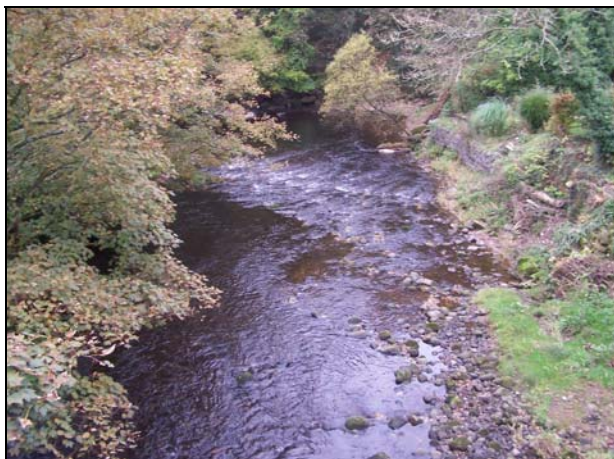


FIGURE 5. THE RIVER WYRE



FIGURE 6. LOWER DOLPHINHOLME HIDDEN WITHIN THE VALLEY



FIGURE 7. VIEW FROM THE BRIDGE TO THE SOUTH



FIGURE 8. RELATIVELY LEVEL LAND TO THE EAST OF THE BRIDGE

Summary – Lower Dolphinholme Conservation Area

- Village situated in Nether Wyresdale Parish;
- Small scale industrial village, on the border of Wyre Borough and Lancaster City Council;
- River Wyre central to the Conservation Area; and
- Views limited due to rising topography, although there is a small flat area to the east of the river.

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 presentation to the Parish Council and members of the local community by the Conservation Officer and Planning Policy and Conservation Manager from Wyre Borough Council, arranged for Thursday 20th November and advertised on the Parish Council agenda.

It was suggested at this meeting that posters be put up around the whole of Dolphinholme village and a questionnaires (as detailed in full in Appendix 8.2) be delivered to each of the properties in Lower Dolphinholme, 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.

On Friday 21st November, copies of the questionnaire were hand delivered to each of the properties within Lower Dolphinholme Conservation Area and posters were displayed in the Village Hall; the Village Store and Post Office; Dolphinholme C of E primary school; St Marks' Church and the Methodist Church, as well as being placed in two locations on lampposts within Lower Dolphinholme.

The questions asked within the questionnaire are detailed below, from which three responses were received within the consultation period and one was received late, totalling at only four responses despite copies having been hand delivered. The comments made are also detailed below.

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

General consensus was that it is too late to put an Article 4 Direction in place, as detrimental changes that an Article 4 would protect against have already happened, but this may still have a positive effect in the future, along with further involvement of the Conservation Officer, when any alterations take place. In addition, one response stated that it was thought Article 4 Directions were already in place.

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

No, but a higher level of management of existing woodland would increase levels of sunlight especially in winter, but this mainly effects the Lancaster side of the village.

3. *Are there any buildings that you believe to be of importance within Lower Dolphinholme Conservation Area? Would you recommend any buildings to be suggested for listing?*

The mill chimney was suggested, which is located in the woods next to the public footpath as it is the last remaining part of the mill, which resulted in Dolphinholme being built, and dates from the 1830s.

4. *Would you like to see planning obligations used in Lower Dolphinholme Conservation Area? If so, what sort of additions would you like to see?*

It is thought generally that planning obligations would be of great benefit to the area but there is also the opinion that it may be too late for this to help, as there is not really anywhere left in the village to develop.

5. *Are there any areas that you would wish to see improved within Lower Dolphinholme Conservation Area? If so, where are these areas and what enhancements would you like to see?*

One area that would benefit from enhancement is thought to be the Mill Chimney. It is thought that this structure needs significant work to ensure its retention for future generations, and once this is done it could be a good site for an information board for walkers and visitors to the area.

6. *Are there any areas within the boundary that appear to suffer from negative pressure or pose a threat to the character of the Conservation Area?*

One issue raised was the flats (1-6) Rivers View Fold, which are often not occupied, and a second is the river, which is thought to suffer from neglect.

7. *Are there any issues you would wish to see addressed in the Lower Dolphinholme Conservation Area Management Plan?*

Five issues were raised as follows:

- Recycling

Due to the number of plastic bins now needed for each of the properties, and due to the historic nature of the terraces, there is nowhere to store these bins other

than at the front of houses. An area needs to be found where all the bins can be stored and not detract from the character of the area, possibly near the allotments.

- Street Lighting

It is thought that the general street lighting should match the gas lantern, attached to Derham House, design, as this would be more in keeping with the character and appearance of the Conservation Area. This gas lantern would also benefit from restoration work, although this happened a number of years ago and has since fallen into disrepair.

- Wildlife

There has recently been a 'suspected' sighting of an otter in Lower Dolphinholme, and as such a wildlife survey and a wildlife corridor may be of benefit to the area.

- Street sweeping

There is a need for a weekly sweeping of the street, due to falling leaves at this time of the year.

- Parking

There is a need for parking areas within Lower Dolphinholme, as parking is a constant problem.

8. *Would you like to see the Lower Dolphinholme Conservation Area boundary amended? If so, where should the boundary be drawn and why?*

No comments were made in relation to this question.

A few other comments were made at this stage that did not fit within the questionnaire format, and these are detailed below.

- The original name of Lower Dolphinholme is apparently Dolphinholme Bottoms, and a return to this name could be of benefit to the area. It is thought that it is a fundamental point that a Conservation Area should have its original name, and a road sign, indicating that Lower Dolphinholme was actually called Dolphinholme Bottoms, has only recently been replaced.
- There are only two footpaths in Lower Dolphinholme and neither of these are cobbled or surfaced with setts. It is thought, that to have setts or cobbles instead of the current tarmac, would significantly benefit the historical and architectural character and appearance of the Conservation Area.

It was also mentioned that it is a bit of an anomaly that such a small village comes under the jurisdiction of two Local Authorities as the boundary lies at the river. It is hoped that joint working will prevail between the two Authorities to ensure consistency is sought within both Conservation Areas.

The initial idea, between Wyre Borough Council and Lancaster City Council, had been to complete a Conservation Area Appraisal and Management Plan for the whole area, with the two Local Authorities working in partnership to complete two documents which would then fit together to provide one whole Conservation Area Appraisal and Management Plan for the area as a whole. However, due to the high number of Conservation Areas that Lancaster City Council need to complete Conservation Area Appraisal and Management Plans for, they carried out a survey within their Development Control Section of the Planning Department, to discover which areas were at biggest risk and therefore had the greatest need for an Appraisal and Management Plan to be carried out. Dolphinholme was not at the top of this risk list and as such will be carried out at some point in the future. Consequently, as Wyre Borough Council have seven Conservation Areas, of which four have recently adopted Conservation Area Appraisal and Management Plans, the decision was made to progress with the Lower Dolphinholme Conservation Area Appraisal and Management Plan. However, Lancaster City Council has been kept informed at every stage of this progress.

3 Historical Development

3.1 18th Century Dolphinholme

Until almost the end of the 18th Century, Dolphinholme was thought to consist of a farm - from which the village takes its name (LFWI, 1990) -, a corn-mill and the house Wyresdale, the seat of the Fenton-Cawthorne family, Lords of Wyresdale (Hall, 1969). Dolphinholme was largely formed in 1784 along with the Worsted Spinning Mill. It is claimed to be the first worsted spinning factory in the world and was driven by what is also claimed to be the largest water wheel in England (Hall, 1969). It is also alleged to have been the first textile mill to be gas lit, but it is later conceded that it is more probable that mill was among the first for this accomplishment (Hall, 1969). The historical development of the village is illustrated in maps from various dates in Appendix 7.1.

It was a worsted spinning mill in an area that was soon to become committed solely to cotton. Finance came from the prosperous and commercial Lancaster, then at the peak of its prosperity (Hall, 1969). The site of this original mill is now considered difficult to locate, and is consequently impossible to see. However, it is likely that it would have been situated nearer the river than the existing mill, and upstream from the bridge.

The original corn mill ceased operation entirely in May 1794, and the owners abandoned it (Hall, 1969). Spinning then began in September 1795, and during this eighteen-month gap, an entirely new factory had been built, as well as a new source of power being established (Hall, 1969). This new power source required the re-routing of the river through a dam, in order to ensure a head of water sufficient enough to drive the large water wheel, a problem initiated by the location of the new mill - now situated clear of the river to avoid the past issue of flooding. This wheel was something of which Dolphinholme was immeasurably proud. It stood sixty-eight and a half feet in diameter and twelve feet broad, and was constructed of cast iron and hornbeam.

This new mill provided employment for several hundred spinners and outworkers and consequently more accommodation was now required, in addition to the first houses built in the valley near the mill (in Wyre Borough). This came in the form of two new rows of houses, which were erected on the highway above the village and named

Corless Cottages (in Lancaster City) (Hall, 1969). The rows of workers cottages were built in stone, in 1796, with slate roofs (Price, 1983). The row situated to the southeast consists of twenty-one cottages, with two rooms downstairs and two rooms on the first floor. The row of 11 larger dwellings to the north is of three storeys with the exception of one at the end (Price 1983). Positioned between the two rows are former privies, now mainly in use as water closets (Price 1983). In 1861, 188 people lived in the village, and of this number 67 worked in the mill (Price, 1983).

This division of buildings created a Lower Dolphinholme and an Upper Dolphinholme, and this separation has carried on to the present day.



FIGURE 9. CORLESS COTTAGES



FIGURE 10. CORLESS COTTAGES

As well as providing housing for the workers of the mill, accommodation was also provided for the manager. This building is known as Derham House and has an elaborate doorway with pillars. The owner's house also remains, though now divided into two properties, Woodcock Hall and Old Mill House (Price, 1983).



FIGURE 11. DERHAM HOUSE

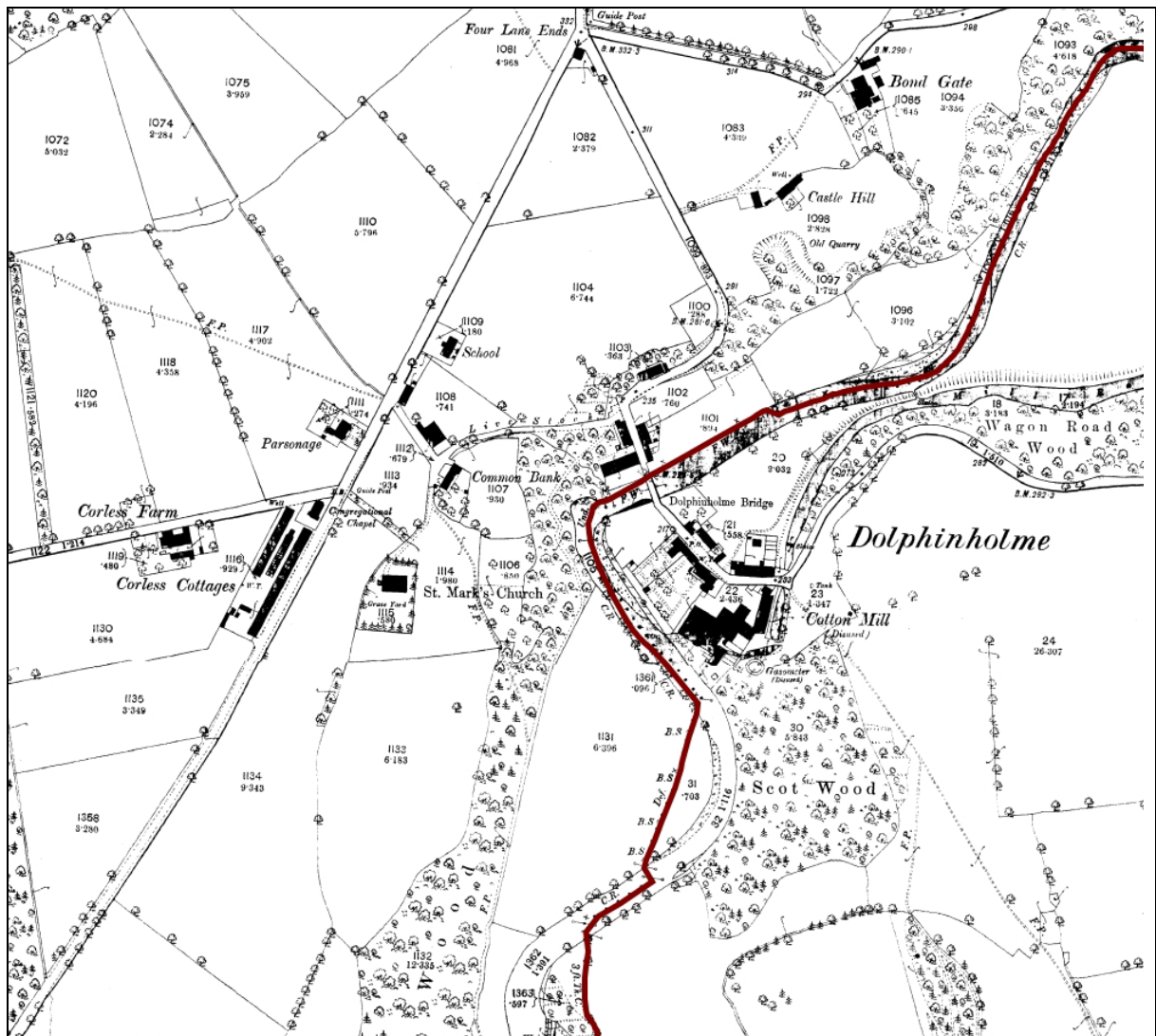


FIGURE 12. OLD MILL HOUSE



FIGURE 13. WOODCOCK HALL

3.2 19th Century Dolphinholme



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FIGURE 14. 1890 MAP OF DOLPHINHOLME ILLUSTRATING THE CURRENT BOROUGH BOUNDARY LINE

In the 19th Century, scattered farms surrounded the rows of terraced houses situated in Upper Dolphinholme, and after the First and Second World Wars more houses were built, both by local authority and privately. In doing so many of the farmhouses were absorbed into the village as it stands today. The corresponding farm buildings, e.g. barns, etc., have now mainly been converted into residential use. The land surrounding the village, however, still remains in agricultural use.

The mill owner founded Dolphinholme Church of England Primary School in 1865, before, in 1867, the mill closed (LFWI, 1990) and much of the mill buildings were demolished (Price, 1983). However, the cottages built for the workers continue to be occupied. The only surviving structure from the mill days is a chimney. The chimney

was constructed in the 1830s, a little way away from the mill site, in order to get a better draught than could be achieved in the mill yard, in a desperate attempt to introduce steam efficiency to a mill already in decline. The remainder of the chimney can be seen in Figure 15.



FIGURE 15. THE REMAINS OF DOLPHINHOLME MILL CHIMNEY

Paley and Austin built St Mark's Church between 1897 and 1899, costing around £3000 (www.lancashirechurches.co.uk). It has a low central tower, with aisle, vestry, and porch abutting the tower and north aisle, as can be seen in Figure 16.



FIGURE 16. ST. MARK'S PARISH CHURCH

3.3 20th Century Dolphinholme

The former warehouse was converted in 1921, in order to be used as a memorial hall to those who died during the First World War. The building was abandoned in 1971, however, when a new memorial hall was built near the church. The warehouse was converted to residential use in 1988, and unfortunately has lost much of its original character, as can be seen in Figure 17.



FIGURE 17. FORMER WAREHOUSE NOW CONVERTED TO RESIDENTIAL ACCOMMODATION

FIGURE 18. DOLPHINHOLME PRIMARY SCHOOL

The local Church of England Primary School, illustrated in Figure 18, was extended in 1964 in order to bring the building up to date, as no changes had been made since

its construction. In 1987, the village community rejected a decision to close the Primary School, and successfully fought to keep it open (LFWI, 1990).

There are some relatively new buildings within the Conservation Area. Eighteen units were first given Planning Permission in 1978 (Application Number: 78/01790/AAA). These buildings are set back from Wagon Road, along which the original buildings such as Derham House and the Old Mill House sit, on what is known as Rivers View Fold and can be seen in Figures 19 and 20.



FIGURE 19. RIVERS VIEW FOLD



FIGURE 20. RIVERS VIEW FOLD

4 Character Appraisal

Lower Dolphinhholme was created as a means of accommodating workers from the mill, and consequently everything is within close reach of where the mill stood. The houses are simple, functional buildings, constructed of local stone with slate roofs, originating around the mill. The style of the houses is akin to other industrial villages in Lancashire, built by mill or factory owners for their workforces. The boundary of the Conservation Area between Wyre BC and Lancaster CC lies directly along the river though drifts slightly to the north to absorb the bridge within Wyre. The rest of this Appraisal will comment only on the section of the Conservation Area in Wyre Borough Council and will refer to this area as Lower Dolphinhholme.

4.1 Topography, Views and Vistas

Due to the steepness of the v-shaped valley, plus the abundance of trees, long distance views are extremely limited, both into and out of Lower Dolphinhholme. Trees heavily dominate the views into and within the Conservation Area, which in turn illustrates the linear pattern of the settlement. Consequently, views to the west and east are limited by the rising topography, as can be seen in Figures 21 - 24.



FIGURE 21. VIEWS TOWARDS THE BRIDGE FROM THE SOUTH



FIGURE 22. VIEWS TOWARDS THE BRIDGE FROM THE NORTH (FROM LCC INTO WBC)



FIGURE 23. VALLEY IN WHICH THE CONSERVATION AREA LIES



FIGURE 24. VIEW FROM THE BRIDGE, LOOKING NORTH-EASTERLY

Summary – Topography, Views and Vistas

- Attractive valley, with steep sloping sides;
- Views heavily dominated by trees; and
- Linear pattern of settlement

4.2 Activity and Former Uses

Dolphinholme developed initially from employment and corresponding accommodation at the mill. After the closure of the mill, employment generally turned to agriculture, although now most people commute to Lancaster and further afield. As the village developed, a few farms, and their associated buildings, were incorporated into the settlement, and now help to illustrate the former activity within the area and the growth that has subsequently occurred.

Lower Dolphinholme Conservation Area is now entirely residential, with one shop (combined with a Post Office), a Primary School, a Methodist Chapel, and St Mark's Parish Church all within Upper Dolphinholme.

Summary – Activity and Former Uses

- Evolution from a mill settlement initially, though developed into agriculture;
- Commuter village now due to close proximity to Lancaster, and other large employment areas;
- Some farm buildings now incorporated into village; and
- Only one shop, a Primary School, a Methodist Chapel and the Parish Church all situated in Upper Dolphinholme.

4.3 Buildings

The rows of terraces are mainly two-storey and follow the curve of the street, giving a sense of enclosure and emphasise the meandering nature of the River Wyre. These cottages allow Lower Dolphinholme to retain the character of a rural industrial village.

Listed Buildings

Within Lower Dolphinholme Conservation Area, there are seven Listed Buildings. These seven Grade II buildings are: 13 and 15 Wagon Road; Derham House, 2 Wagon Road; 4, 6, 8 and 10 Wagon Road; Dolphinholme Bridge, Wagon Road; Old Mill House, Wagon Road; Wall on north side of garden at Old Mill House, Wagon Road; and Woodcock Hall, Wagon Road. Full Listed Building descriptions can be found in Appendix 7.2 (www.imagesofengland.co.uk).

- 13 and 15 Wagon Road



FIGURE 25. 13 AND 15 WAGON ROAD

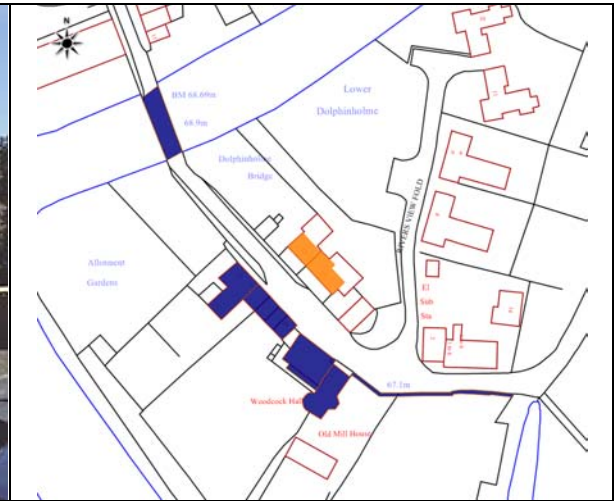


FIGURE 26. POSITION OF BUILDING (SHOWN IN ORANGE)

These two houses date from the early 19th Century were listed on 11th November 1985 (www.imagesofengland.co.uk). The buildings are each two storeys; number 13, on the left, being two bay, and Number 15, three. Number 13 has sash and casement windows with glazing bars, vertically in a 'six over nine' arrangement, and plain stone surrounds. The windows to number 15 are modern with glazing bars and plain stone surrounds, with the exception of the middle first floor window.

- Derham House, 2 Wagon Road



FIGURE 27. DERHAM HOUSE

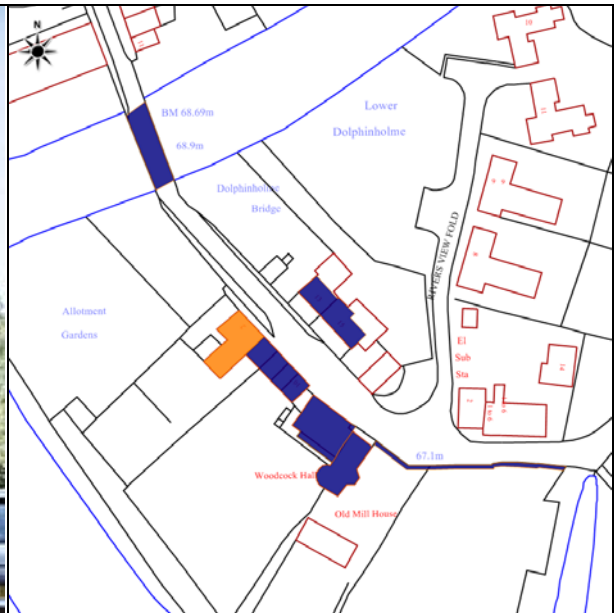


FIGURE 28. POSITION OF BUILDING (SHOWN IN ORANGE)

Derham House was Grade II Listed on 17th April 1967, dating from around the 1800s (www.imagesofengland.co.uk). The building is constructed of sandstone rubble with a tiled roof, and is two storey with three bays. The windows are sash and casement with glazing bars, in a vertical 'six over six' arrangement, and stone surrounds. As it was the mill managers' house originally, it is on a much grander scale than other buildings within the Conservation Area, demonstrated by the columns that frame the central front door. The gas lamp attached, on the northern corner of the building was restored to working order in 1984 (www.imagesofengland.co.uk).

- 4, 6, 8 and 10 Wagon Road



FIGURE 29. 4, 6, 8 AND 10 WAGON ROAD



FIGURE 30. POSITION OF BUILDING (SHOWN IN ORANGE)

These buildings were listed on 17th April 1967 at Grade II and, as with Derham House, are also thought to date from around the 1800s. They are three storey and each individually of one bay (www.imagesofengland.co.uk). The windows all have punched stone surrounds. Numbers 4 and 6 have modern windows, with numbers 8 and 10 retaining more traditional styles.

- Dolphinholme Bridge, Wagon Road



FIGURE 31. DOLPHINHOLME BRIDGE



FIGURE 32. POSITION OF BUILDING (SHOWN IN ORANGE)

The bridge was Grade II Listed on 9th January 1986 and is a single segmental arch, constructed from sandstone. It dates from 1791, with the inscription “S. Law 1791” situated on one of the blocks of stone forming the arch (known as a voussoir) at the upstream side at the northern end (www.imagesofengland.co.uk).

- Old Mill House, Wagon Road



FIGURE 33. OLD MILL HOUSE

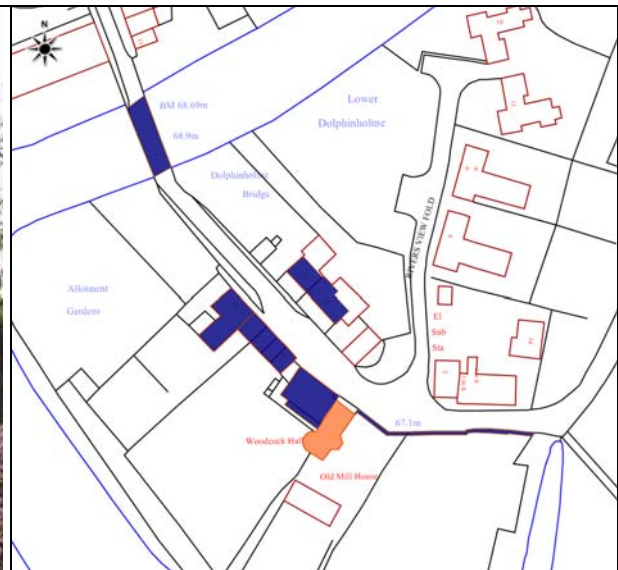


FIGURE 34. POSITION OF BUILDING (SHOWN IN ORANGE)

The Old Mill House was also listed on 9th January 1986, and like Derham House is thought to date from the 1800s and is constructed of sandstone rubble, with a slate roof (www.imagesofengland.co.uk). It is of three storeys with three bays and sash and casement windows, with glazing bars mostly in a ‘six over six’ arrangement, one exception situated on the ground floor of the building. All windows have plain stone

surrounds. The left-hand bay has a single storey bowed extension, which contains a curved sashed window with glazing bars in a vertical 'eight over eight' arrangement. The door, in the central bay, has a plain stone surround and fanlight (www.imagesofengland.co.uk).

- Wall at Old Mill House, Wagon Road



FIGURE 35. WALL ON NORTH SIDE OF OLD MILL HOUSE GARDEN



FIGURE 36. POSITION OF WALL (SHOWN IN ORANGE)

This wall was listed in its own right at the same time as the property to which it belongs (Old Mill House). It is situated on the north side of the garden and has two gateways, as well as two gate piers, with three openings in total. It is thought to date from the 1800s and is constructed of squared sandstone rubble with copingstones on the top (www.imagesofengland.co.uk).

- Woodcock Hall, Wagon Road



FIGURE 37. WOODCOCK HALL



FIGURE 38. POSITION OF BUILDING (SHOWN IN ORANGE)

As with many of the other buildings described above, Woodcock Hall was constructed from sandstone rubble and dates from the 1800s. However, being listed on 16th December 1952, it was the first structure within the Conservation Area to achieve this status (www.imagesofengland.co.uk). It is of three storeys with three bays, each of which have sash and casement windows with vertical glazing bars (the first and second storeys in a 'six over six' arrangement, the third storey being 'three over six').

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. There are currently no buildings within Dolphinholme Conservation Area that are included on this Local List.

Summary – Buildings

- The character of the area relies on the visual effect of the groups of terraces as a whole rather than a few buildings in particular;
- Three-storey terraced buildings predominate;
- Social divide shown through the buildings, between the low two- and three-storey simple workers' cottages, the managers' end terrace decorated building, and the large-scale three-storey Mill owners' house; and
- Seven Grade II Listed Buildings, no buildings on Local List.

4.4 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 Lower Dolphinholme Conservation Area, there is one main style of lighting. This can be seen in Figure 39. As this design is quite traditional, and the lights give consistency, the style adds to the character and appearance of the Conservation Area. The only discrepancy with this is two modern concrete streetlights situated on Wagon Road and illustrated in Figure 40. As these are constructed of modern

materials and design they are considered to be inappropriate and a more traditional style should be considered. One interesting aspect of the Conservation Area with regard to lighting is the gas lamp attached to Derham House, illustrated in Figure 41. As this feature aids in illustrating the history of the Conservation Area, it is consequently considered to be a positive characteristic.



FIGURE 39. TRADITIONAL STYLE OF STREET LIGHTING



FIGURE 40. INAPPROPRIATE MODERN CONCRETE LIGHTING



FIGURE 41. GAS LAMP ATTACHED TO DERHAM HOUSE

Street Surfaces

Street surfaces in Lower Dolphinholme Conservation Area are mainly tarmacked, with the exception of sections within the new development of Rivers View Fold. This can be seen in Figures 42 and 43. Due to modern Highways requirements, this is considered appropriate.



FIGURE 42. TARMAC ROAD



FIGURE 43. SETTS WITHIN MODERN DEVELOPMENT

Street Signage

There is relatively limited signage within the Conservation Area due to the rural location of the village. Consequently the only signage in existence within the area comes in the form of highways road signage, as can be seen in Figures 44 and 45.



FIGURE 44. HIGHWAYS STREET SIGNAGE



FIGURE 45. HIGHWAYS STREET SIGNAGE

Summary – Public Realm Audit

- Two types of street lighting, one traditional and appropriate, the other modern and inappropriate;
- Surfaces mainly tarmac, though setts in modern development; and
- Limited signage, other than highways standard road signage.

4.5 Open Spaces and Footpaths

Due to the rural location, there is extensive open space within Lower Dolphinholme Conservation Area, particularly to the south and east edges of the boundary. This helps to reinforce the rural character of the village and also emphasises its industrial past. Consequently, this demonstrates the contribution open spaces make to the character and appearance of the village and Conservation Area. These open spaces, illustrated in Figures 46-49, are intrinsic to the character of the village and consequently should be protected from future development.



FIGURE 46. OPEN SPACE CLOSE TO THE RIVER WYRE



FIGURE 47. OPEN SPACE IN THE EASTERN EDGE OF THE CONSERVATION AREA



FIGURE 48. OPEN SPACE IN THE SOUTHERN EDGE OF THE CONSERVATION AREA



FIGURE 49. OLD WORN STEPS LEADING TO PUBLIC FOOTPATH

There is also one public footpath within the Conservation Area. This leads up to the remains of the mill old chimney and further illustrates the rural nature of the Conservation Area.

Summary – Open Space

- Three areas of open space, illustrating rural character of village; and
- One public footpath.

4.6 Trees

Protection for 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 eight Tree Preservation Orders within the Conservation Area of Lower Dolphinholme, as shown in Figure 50. These TPOs are made up of both individual trees and groups of trees.

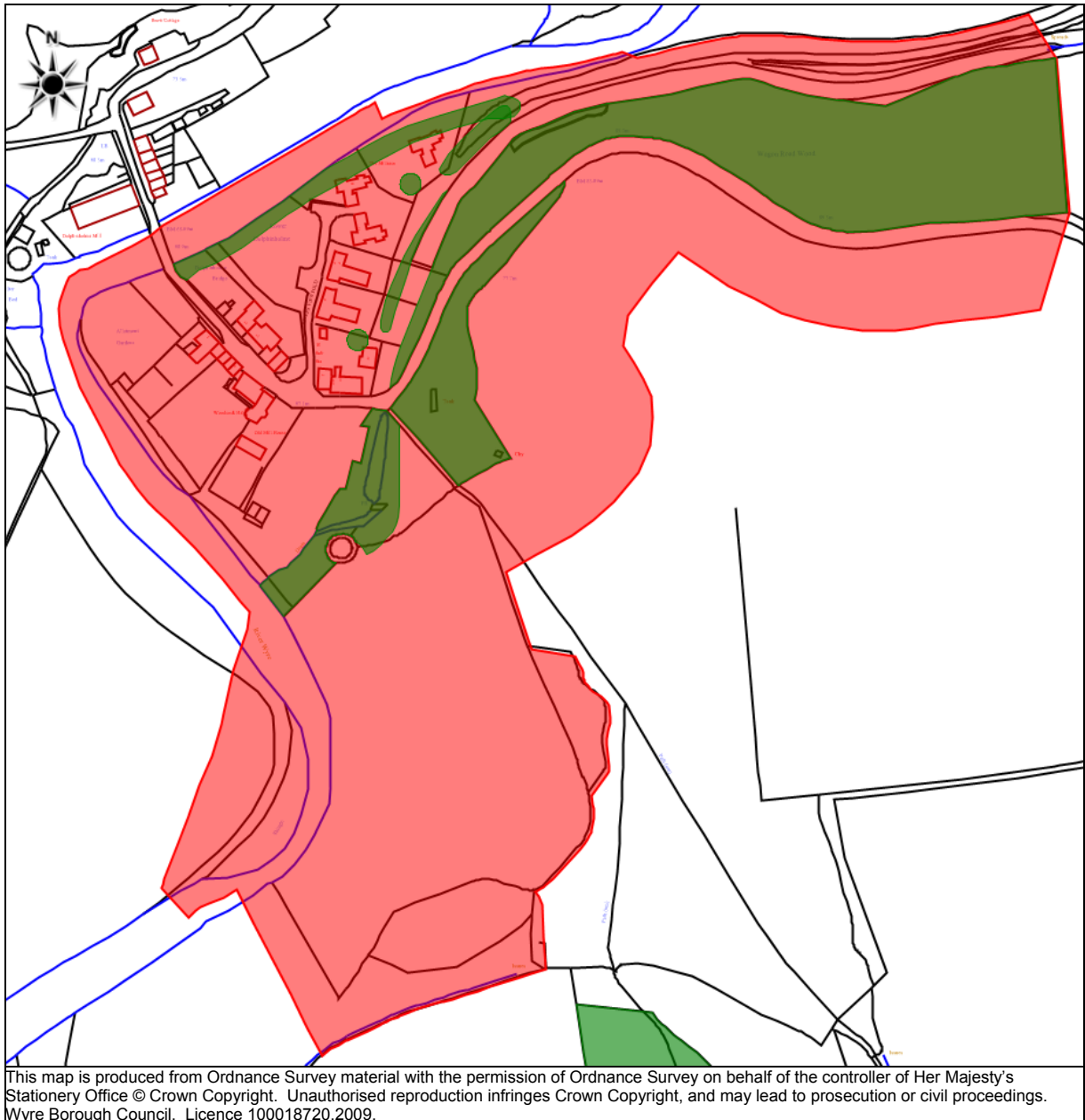


FIGURE 50. TPOs AND POSSIBLE TPOs WITHIN LOWER DOLPHINHOLME CONSERVATION AREA

Summary – Trees

- Seven TPOs within the Conservation Area boundary.

4.7 Architecture and Materials

The materials used in the original buildings within the Conservation Area are locally sourced, i.e. local stone and slate. This would have been due to material transportation costs at the initial development of the area. Because of the continuity portrayed by the groups of buildings, a homogenous group has been formed and this consistency of material would have been the initial reasoning behind designation.



FIGURE 51. TYPICAL TRADITIONAL BUILDING STYLE FOR THE LOCATION



FIGURE 52. LOCAL STONE ILLUSTRATING LOCAL DISTINCTIVENESS



FIGURE 53. SASH AND CASEMENT WINDOWS STILL IN SITU



FIGURE 54. TRADITIONAL STONE SLATE

Summary – Architecture and Materials

House Design

- Consistency in style and rhythm;
- Designed to fit into valley surroundings;
- All terraced, except modern buildings;
- Local materials used in original and modern buildings; and
- Windows originally timber sash and casement, some remaining, some altered slightly.

Materials for Walls and Roofs

- Local sandstone is the material used in the construction of all properties;
- Stone slate is the predominant roofing material used; and
- Relatively new buildings have maintained the materials.

Windows and Doorways

- Originally timber painted sash and casement windows and timber painted doors but now occasional appearance of modern uPVC glazing;
- Slightly recessed doorways, no porches or bay windows; and
- Plain stone surrounds on recessed windows and doors.

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;
- Replacement of traditional slates with modern shiny slates;
- Future development of open space in, adjacent to, and in the valley surrounding the Conservation Area; and
- The absence of a variety of local amenities.

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 Lower Dolphinhoime Conservation Area, there is an increasing threat that timber sash and casement windows will be replaced in favour of uPVC units, as this is increasingly occurring in Upper Dolphinhoime. UPVC is a modern material, and as such should be discouraged as inappropriate and incongruous within Conservation Areas. 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 55 and 56. Figure 57 illustrates inappropriate modern uPVC window units.



FIGURE 55. TIMBER SASH AND CASEMENT WINDOWS IN SITU



FIGURE 56. TIMBER SASH WINDOW HELPING TO SHOW THE HISTORIC NATURE OF BUILDING



FIGURE 57. INAPPROPRIATE MODERN MOCK SASH AND CASEMENT WINDOWS



FIGURE 58. INAPPROPRIATE MODERN OUTWARD OPENING MOCK SASH WINDOWS

Satellite Dishes

A further threat to the character and appearance of Lower Dolphinholme 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 the road within a Conservation Area 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 59 and 60. This is likely to be the result of being unaware of the rules that surround Conservation Areas. Appendix 8.5 details the effect of Conservation Area designation.



FIGURE 59. INAPPROPRIATELY PLACED SATELLITE DISH



FIGURE 60. INAPPROPRIATELY PLACED SATELLITE DISH

Slates

There is also increasing pressure for the replacement of traditional slates with shiny new slates. This is due to the increasing availability and decreasing cost of new modern slates in comparison with those traditionally made. Unfortunately however, these modern equivalents have a negative effect on the character and appearance of the Conservation Area as they reflect light to a higher extent than the original slates would have done. This also results in a mismatch of slates on rows of terraced properties, with detrimental effects on the appearance of the Conservation Area, as can be seen to have occurred in Upper Dolphinhholme (Figure 62).



FIGURE 61. TRADITIONAL CONSISTENT SLATES



FIGURE 62. EXAMPLE OF MODERN SHINY PROMINENT SLATES IN AMONGST TRADITIONAL SLATES

Absence of a Variety of Local Amenities

Due to the slightly remote location of Lower Dolphinhholme Conservation Area, there is currently one combined shop and Post Office, in Upper Dolphinhholme, as

illustrated in Figure 63. Consequently, it is necessary for members of the community to travel to other shops in order to purchase specialist items, and the financial viability of the local shop may be under threat.



FIGURE 63. THE VILLAGE STORE AND POST OFFICE, UPPER DOLPHINHOLME

6 Opportunities, Enhancements and Improvements

6.1 Opportunities

Within Lower Dolphinholme Conservation Area, the main opportunities for improvement would result from the retention of original architectural features of buildings, such as slate roofs, natural local stone, and sash and casement windows. Although the majority of buildings within the Conservation Area are Grade II Listed, it is quite often that owners are unaware of this status. It is also not unusual for building owners to be unaware that they live within a Conservation Area. Consequently as part of this Appraisal, it would be beneficial to notify all Listed Building owners, and all owners of property within the Conservation Area, what this status means.

6.2 Recommendations for Enhancements and Improvements

This Conservation Area Appraisal will allow increased understanding of the Development Control section within the Planning Department, to help prevent 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. This 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.

7 Boundary Changes

The Conservation Area boundary, as shown in Figure 64, was first designated in Lower Dolphinholme in 1976.

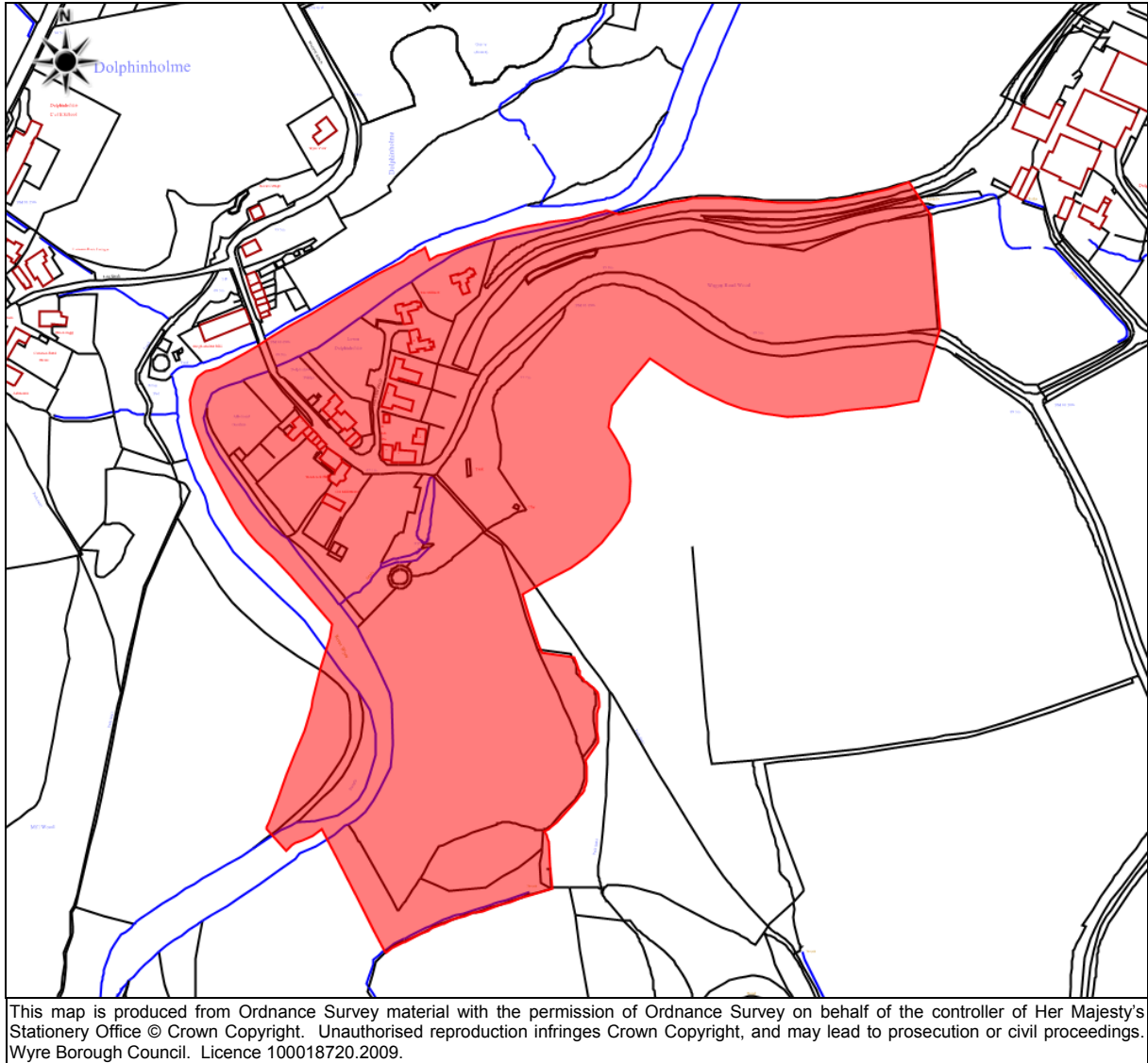


FIGURE 64. DOLPHINHOLME CONSERVATION AREA BOUNDARY

As a result of this Appraisal, the local community has suggested the following areas for inclusion and / or exclusion within Lower Dolphinholme Conservation Area.

The area to the eastern edge of the Conservation Area boundary includes a large area of open space. It is possible that this area would benefit more from being protected as open space in the Core Strategy rather than be included within the Conservation Area boundary. Consequently it is proposed that the Conservation Area be reduced in size, as illustrated in Figure 65.

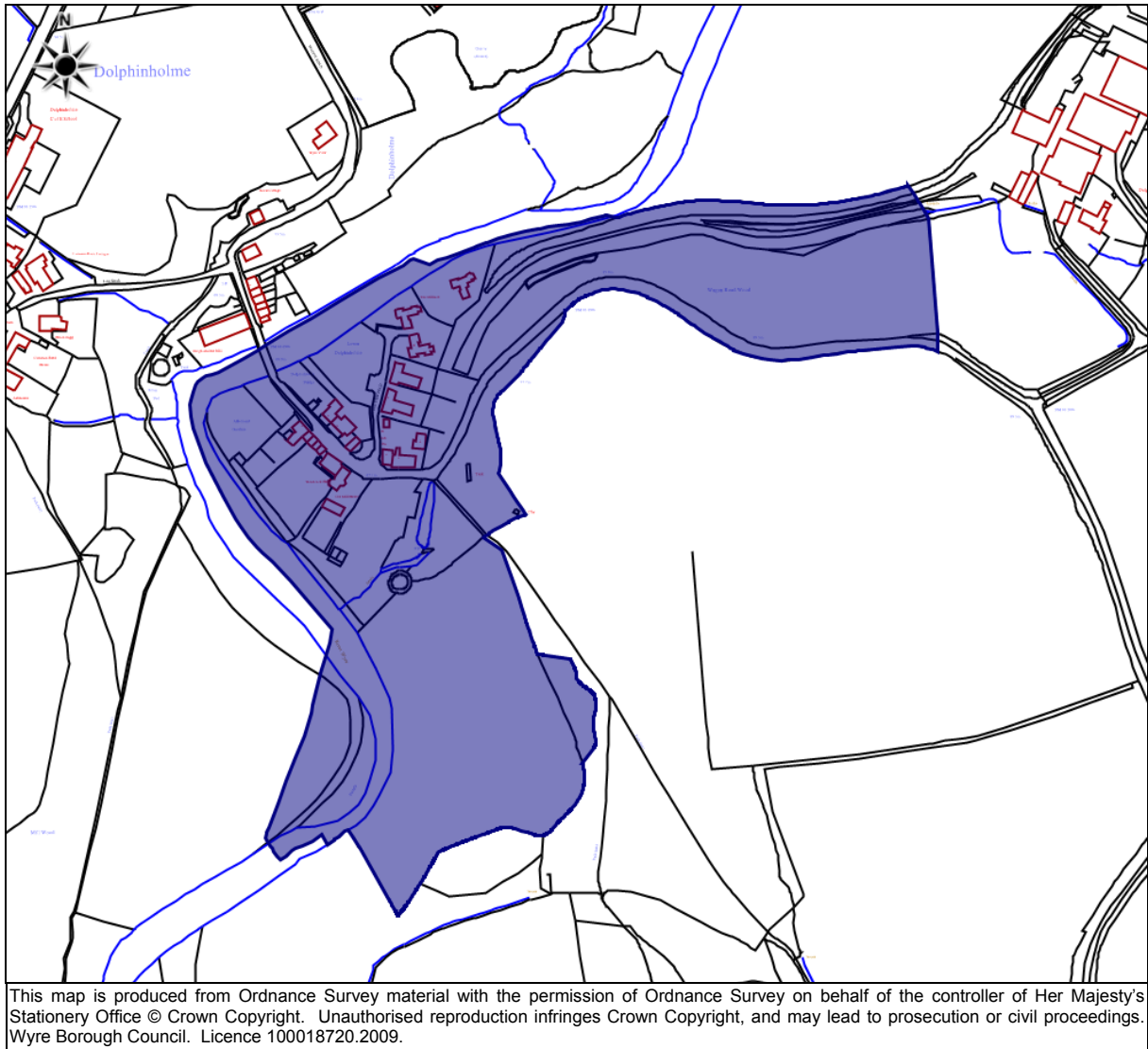


FIGURE 65. SUGGESTED ALTERATIONS TO LOWER DOLPHINHOLME CONSERVATION AREA BOUNDARY

Some areas of the boundary seem to be inconsistent and illogical. This includes the area to the eastern edge of the boundary. Here the boundary line runs through the centre of a field, consequently creating problems for both the owner of the land, and also the Council, as it is difficult to know which section of the field is within the Conservation Area and which section is outside with the lack of any distinctive features on land. As such, it is suggested that this area be reduced in size to run along OS boundary lines, in order to ensure clarity of where the Conservation Area starts and finishes. Figure 66 illustrates the current Conservation Area boundary, as designated in 1976, and the proposed new boundary.

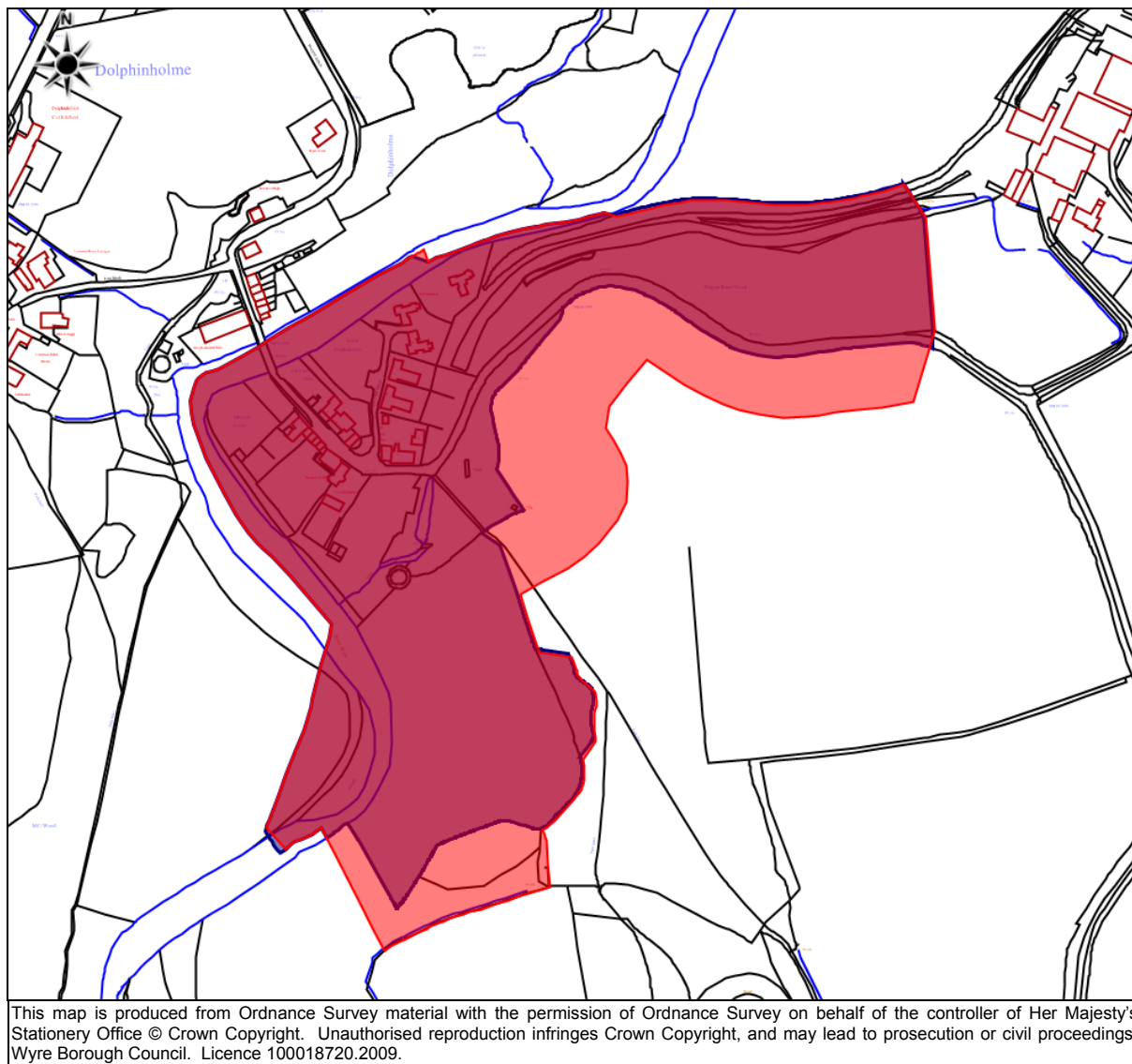


FIGURE 66. CURRENT CA BOUNDARY AND SUGGESTED ALTERATIONS

8 Appendices

8.1 Lower Dolphinholme Conservation Area & Management Plan Questionnaire



Lower Dolphinholme Conservation Area Appraisal and Management Plan

Lower Dolphinholme 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' in 1976.

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.

As the Planning Policy and Conservation section of the Planning and Regeneration Directorate at Wyre Borough Council is imminently due to compile a Conservation Area Appraisal and Management Plan for Lower Dolphinholme, we would value your opinions. The kinds of objectives that we are considering for inclusion in the document are set out below.

1) Do you think that an Article 4(2) Direction would be beneficial in Lower Dolphinholme 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 Lower Dolphinholme? 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.

5) **Are there any areas that you would wish to see improved within Lower Dolphinholme Conservation Area? If so, where are these areas and what enhancements would you like to see?**

6) **Are there any areas within the boundary that appear to suffer from negative pressure or pose a threat to the character of the Conservation Area?**

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

Dotted lines for writing response to question 7.

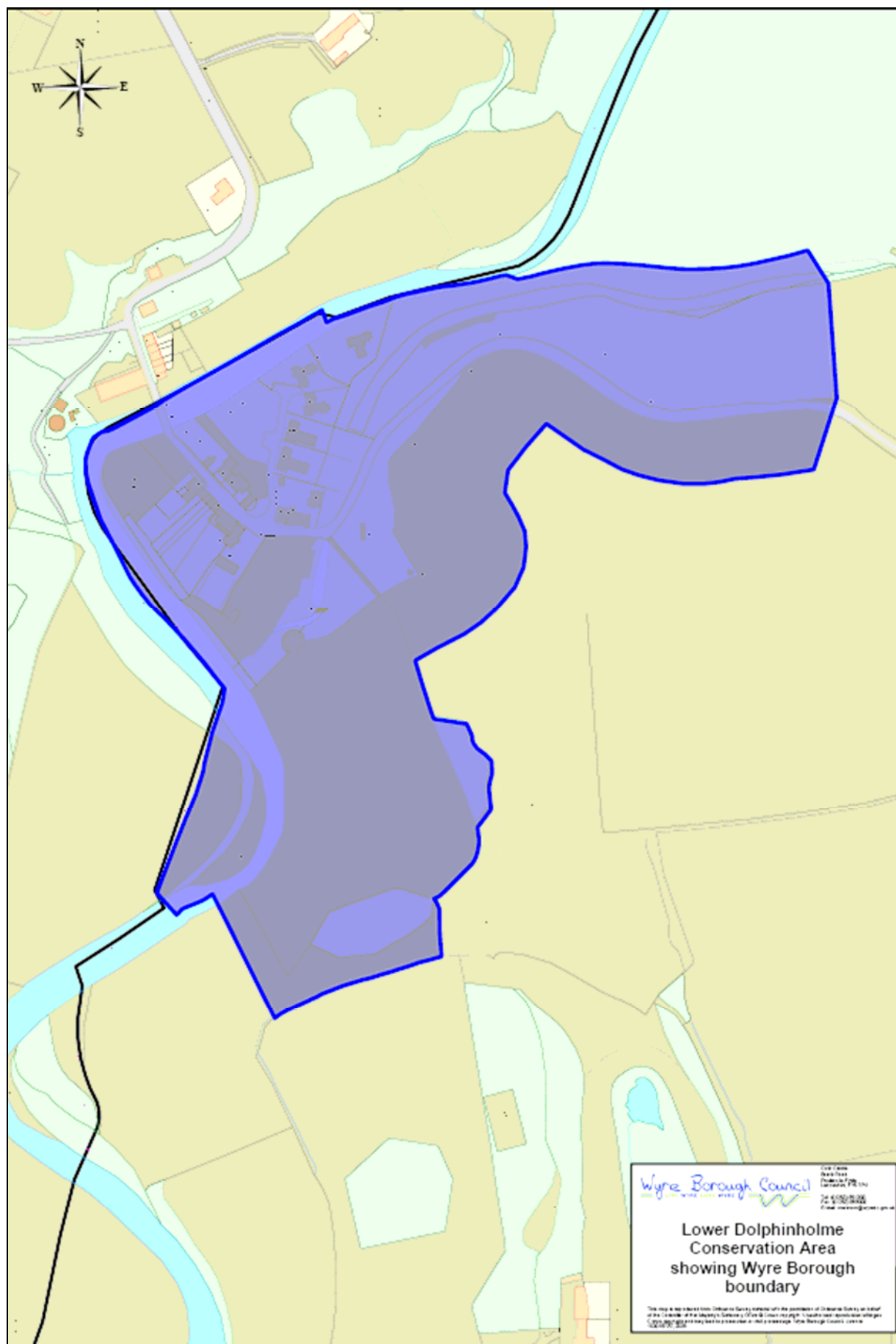
8) Would you like to see the Lower Dolphinholme Conservation Area boundary amended? If so, where should the boundary be drawn and why? Please use attached map to illustrate this, if necessary.

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.

Dotted lines for writing response to question 8.

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

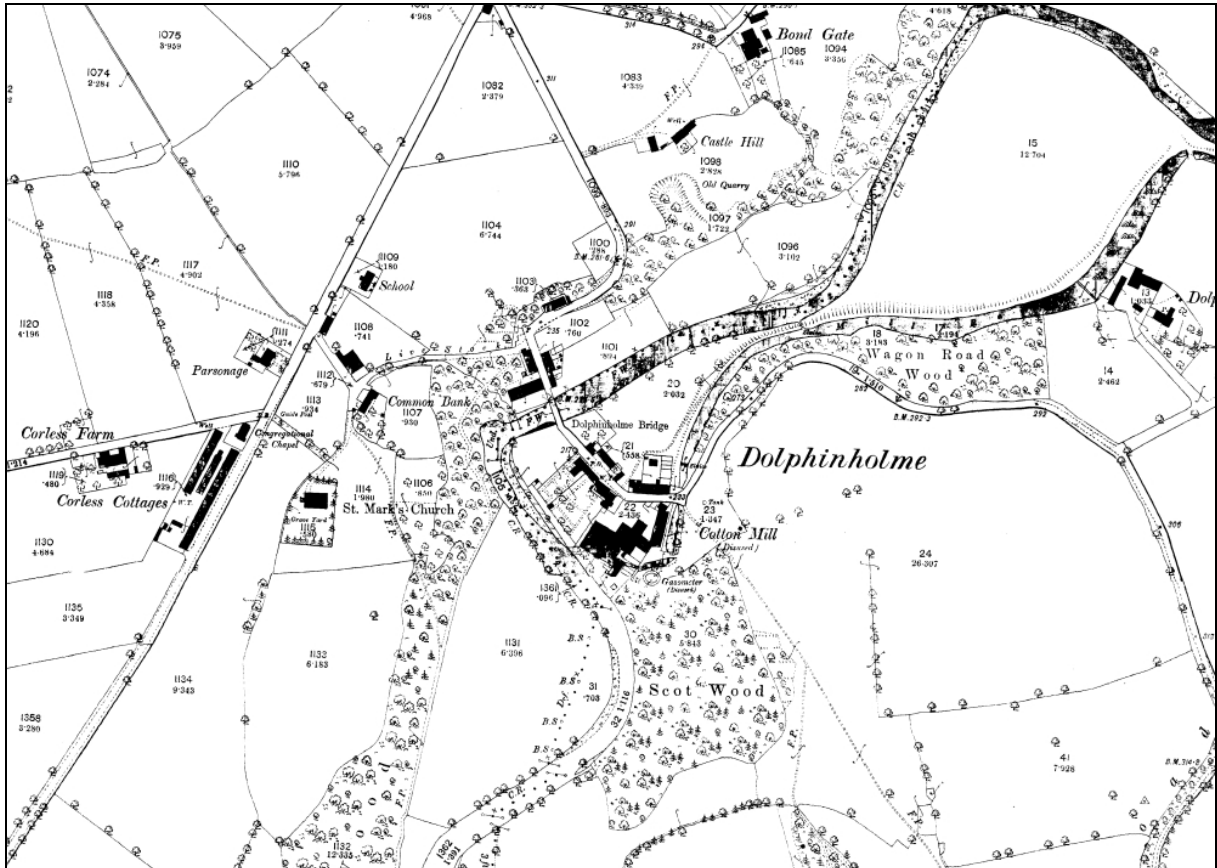
Please return your comments by Friday 12th December 2008 to Planning Policy and Conservation, Wyre Borough Council, Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire FY6 7PU



8.2 Maps showing evolution of village

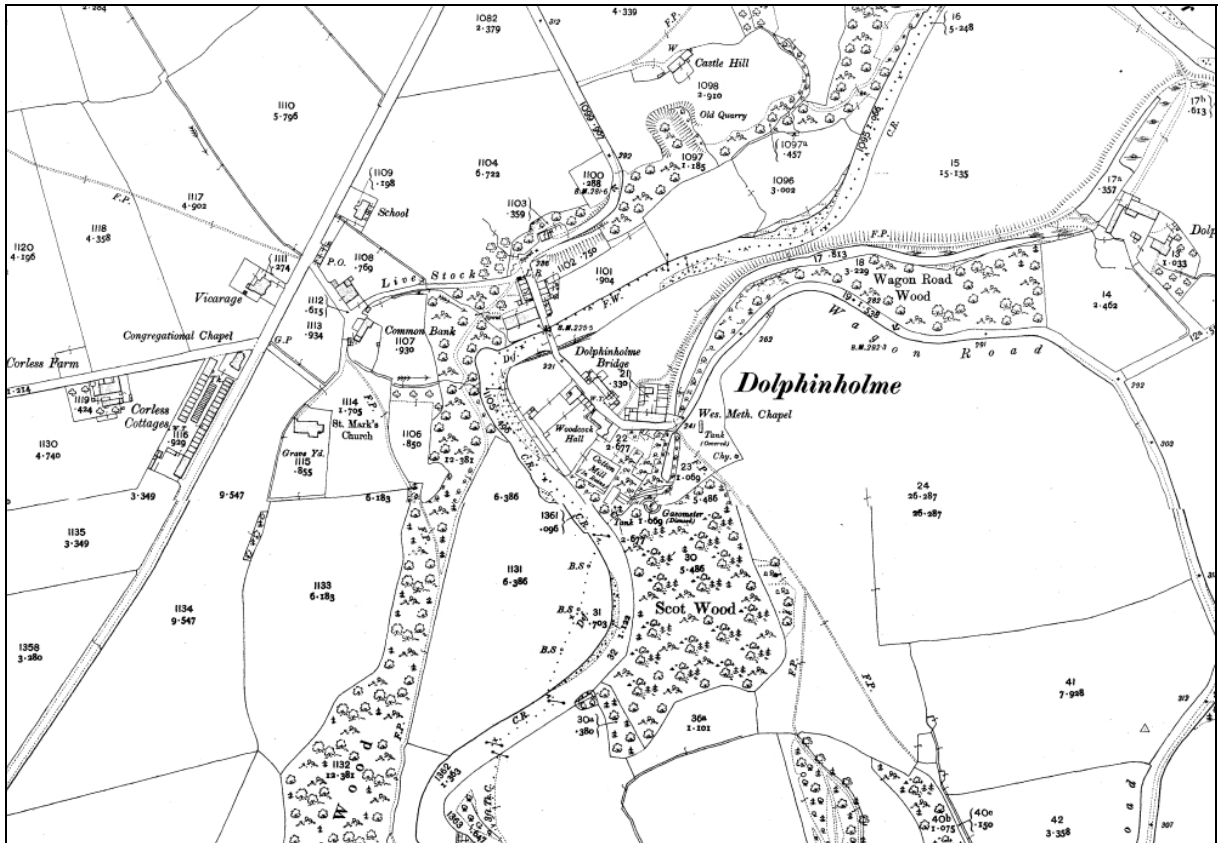


FIGURE 67. YATES' MAP OF LANCASHIRE 1786 (LANCASHIRE COUNTY COUNCIL)



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FIGURE 68. 1890 MAP

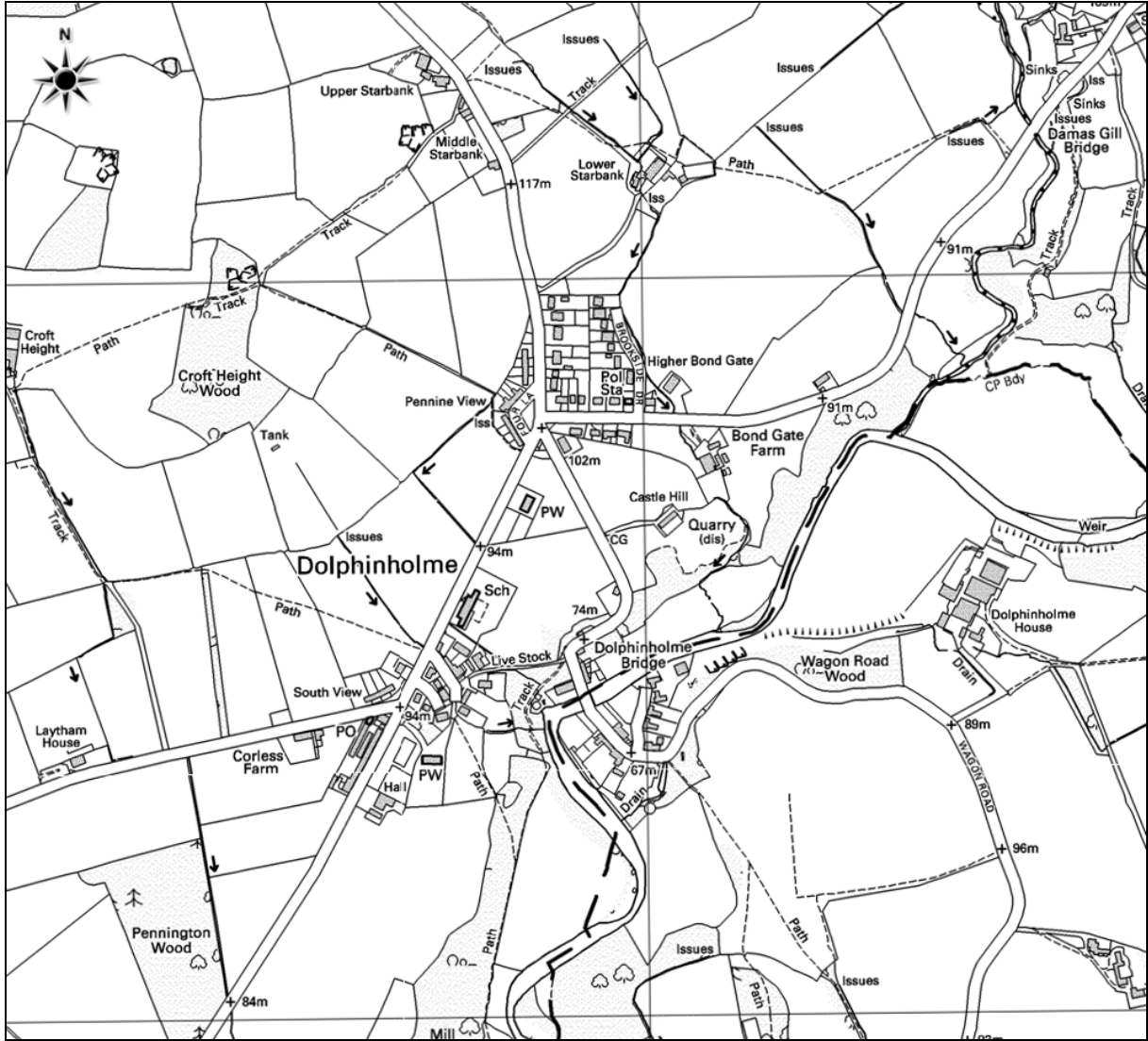


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FIGURE 69. 1910 MAP



FIGURE 70. 1950s 1:50000 MAP (MARIO)



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FIGURE 71. 2009 MAP

8.3 Full Listed Building Descriptions

13 and 15 Wagon Road

“Nos.13 & 15 GV II Two houses, early C19. Squared sandstone rubble with slate roof. 2 storeys. No.13, at left, of 2 bays. Windows sashed with glazing bars and plain stone surrounds. Door, in right-hand bay, has similar surround and has a window to its right. No.15 is of 3 bays and has modern windows with glazing bars, and plain stone surrounds except for the middle 1st floor window, which has plain reveals. Door, in left-hand bay, has plain stone surround. Right-hand bay has modern garage door with plain reveals. The right-hand part of the facade is blank. Chimneys between houses, to right of 3rd bay of No.15, and on right-hand gable. Left-hand gable wall, to No.13, has lunette window with plain stone surround below apex.”

Derham House, 2 Wagon Road

“No.2 (Derham House) with gas lamp attached GV II House, c.1800. Sandstone rubble with tile roof. 2 storeys, 3 bays. Windows sashed with glazing bars and stone surrounds. Door, in central bay, has doorcase of 2 attached Doric columns. Roof hipped at right. Chimneys to left and set back to right. Right-hand return wall has large tripartite window, sashed with glazing bars and with plain stone surround and flat-faced mullions. On the 1st floor are 2 sashed windows with glazing bars and plain stone surrounds. Attached to the northern corner of the building is a gas lamp on an iron bracket, restored to working order in 1984. Derham House was occupied by the manager of Dolphinholme worsted spinning mill. Gas lighting was installed in the mill in 1811 and also used to light the village street, making Dolphinholme one of the first villages to be lit by gas.”

4, 6, 8 and 10 Wagon Road

“Nos. 4, 6, 8 and 10 GV II Row of houses, c.1800. Sandstone rubble with slate roof. 3 storeys. Each house of one bay having windows with punched stone surrounds. Nos.8 and 10 have windows with glazing bars, those on the 1st floor having horizontal sashes. Nos.4 and 6, at the right, have modern windows with glazing bars. The doors are paired and have stone surrounds. Chimneys at ends of row and between pairs.”

Dolphinholme Bridge, Wagon Road

“Dolphinholme Bridge GV II Bridge, 1791. Sandstone ashlar. Single segmental arch with alternately projecting voussoirs. 2 pairs of end piers. String course below solid parapet with shaped coping. On the upstream side at the northern end a voussoir is inscribed: 'S. Law 1791'. The soffit of the arch has many masons' marks: Part of this bridge is in Ellet C.P., Lancaster District ”

Old Mill House, Wagon Road

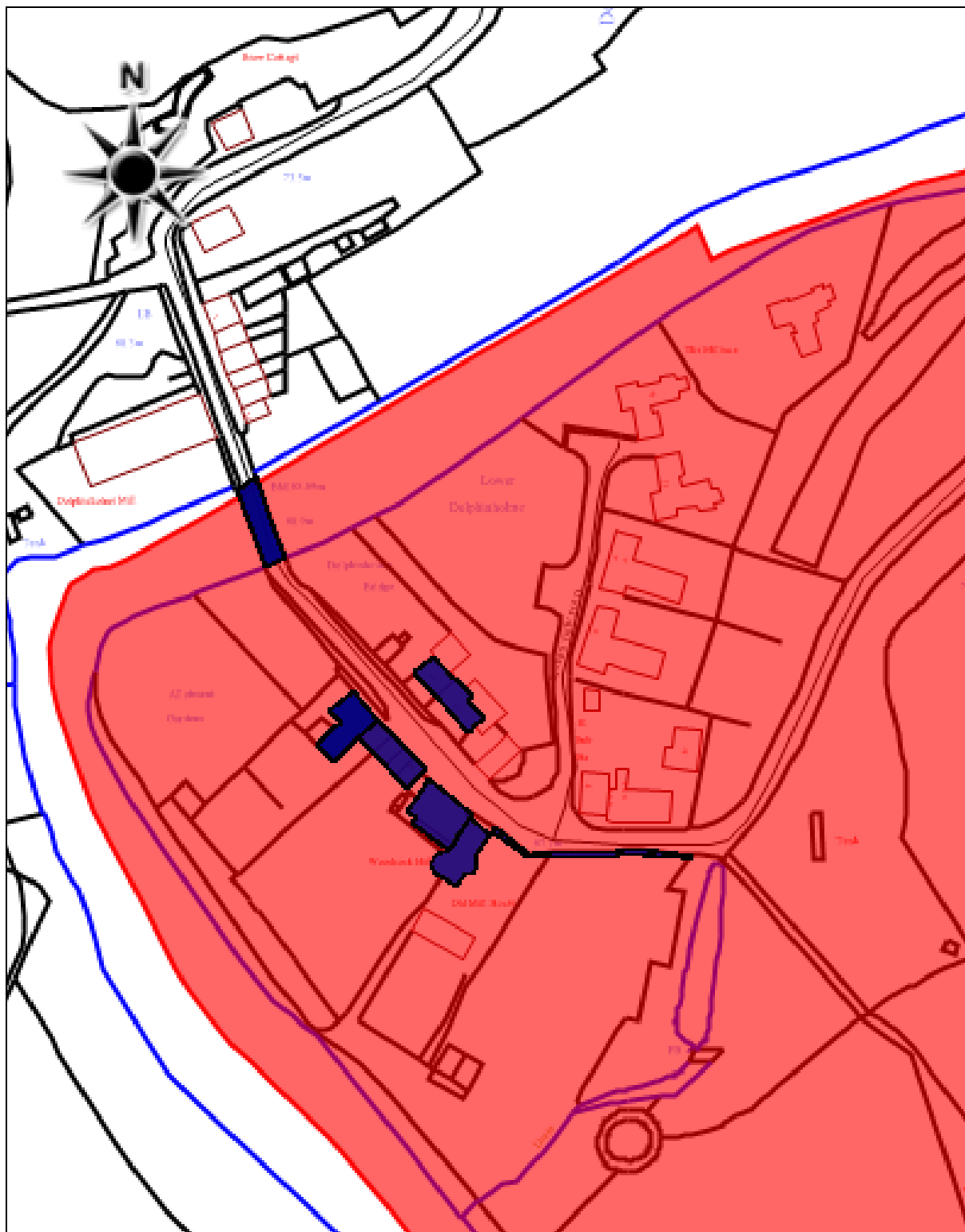
“Old Mill House - II House, c.1800. Sandstone rubble with slate roof. 3 storeys, 3 bays. Windows sashed with glazing bars and plain stone surrounds. The left-hand bay has a single-storey ashlar bow with cornice, which contains a bowed sashed window with glazing bars. The door, in the central bay, has a plain stone surround with fanlight. Chimneys on gables, which are coped with kneelers. The right-hand gable wall, facing the road, has one bay which has sashed windows with glazing bars and plain stone surrounds. To the right is a tall narrow stair window with plain stone surround, glazing bars, and 3 transoms.”

Wall at Old Mill House, Wagon Road

“Wall on north side of garden at Old Mill House, containing 2 gateways and 2 gate piers, with mounting block attached GV II Wall on roadside and running eastwards from Woodcock Hall (q.v.), c.1800. Squared sandstone rubble with coping. Near its western end it contains 2 gateways with moulded stone surrounds, the right-hand one with ogee head, the left-hand one with pointed arch. Between them is a mounting block which is a single block of stone cut with 3 steps. Further left is an opening with 2 gatepiers of square plan, of sandstone ashlar with pyramidal caps.”

Woodcock Hall, Wagon Road

“Woodcock Hall GV II House, c.1800. Sandstone rubble with slate roof, hipped at left. 3 storeys. North-east wall, facing road, of 3 bays which have sashed windows with glazing bars and plain stone surrounds. Chimneys on right-hand gable and to left of right-hand bay. Doorway in left-hand return wall has plain stone surround. Adjoins rear of Old Mill House (q.v.)”



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FIGURE 72. MAP ILLUSTRATING POSITION OF LISTED BUILDINGS IN LOCATION WITHIN 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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Dolphinholme Management Plan

Wyre Borough Council

Adopted 19th July 2010



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1 Dolphinholme 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:

- Village situated in Nether Wyresdale Parish;
- Small scale industrial village, on the border of Wyre Borough and Lancaster City Council;
- River Wyre central to the Conservation Area; and
- Views limited due to rising topography.

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 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.

6 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.

7 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.

8 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.