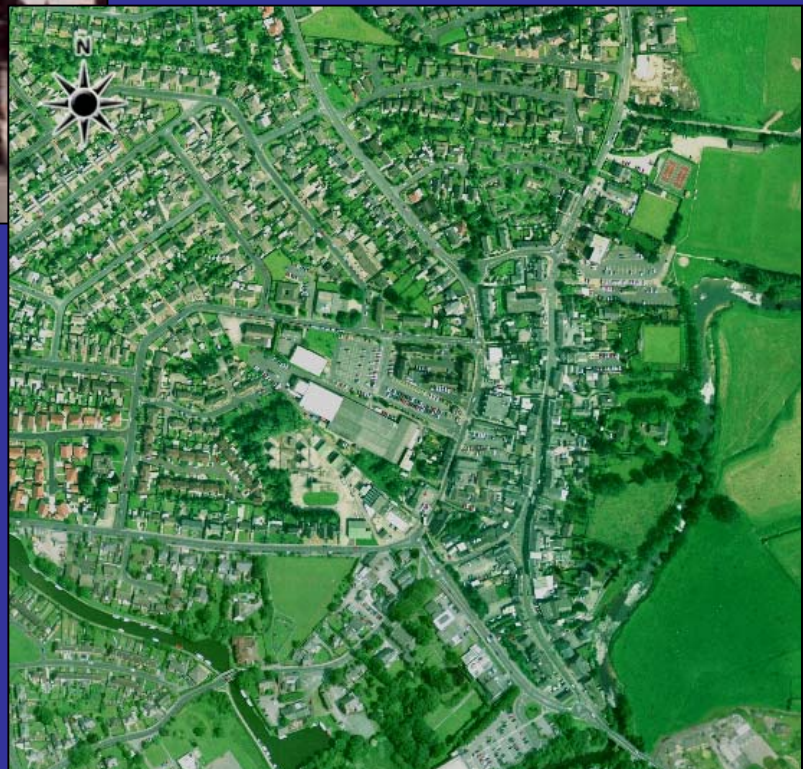


Garstang Conservation Area Appraisal and Management Plan



Garstang 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 Garstang Conservation Area

Garstang Conservation Area was designated 28th April 1972. 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

Garstang is situated just off the A6, 18 kilometres north of Preston and 18 kilometres south of Lancaster, at the crossing of the River Wyre. The town forms the northerly boundary of the Amounderness Hundred and extends approximately two miles north but rarely exceeds half a mile in width (The Amounderness Hundred was an ancient district In Lancashire (www.visionofbritain.org.uk)).

The road bridge, a Grade II Listed structure, over the River Wyre and the Preston to Lancaster Canal mark the southern extremity of the town, whilst the railway station marked the northern limit until the 1960s when it was closed under the Beeching rationalisation programme. Various roads radiate from the A6 at this point, to Cockerham, Pilling and Churchtown. The Preston to Kendal canal crosses the Wyre close to Garstang by the Wyre Aqueduct and continues into Nateby.



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FIGURE 1. PLAN OF GARSTANG ILLUSTRATING THE CONSERVATION AREA BOUNDARY

1.4 General Character and Plan Form

General Character

Garstang dates from medieval times, clearly illustrated though a planned layout, with two rows of buildings along a main road (LCC, 2006). Due to its location midway between Preston and Lancaster, it became an important stop for coaches on the road between London and the North of England and Scotland in the eighteenth century and the town prospered. When the bypass was constructed to the west of the town, housing estates developed northwards and westwards to meet the new road (LCC, 2006). This can be seen in Figure 1.

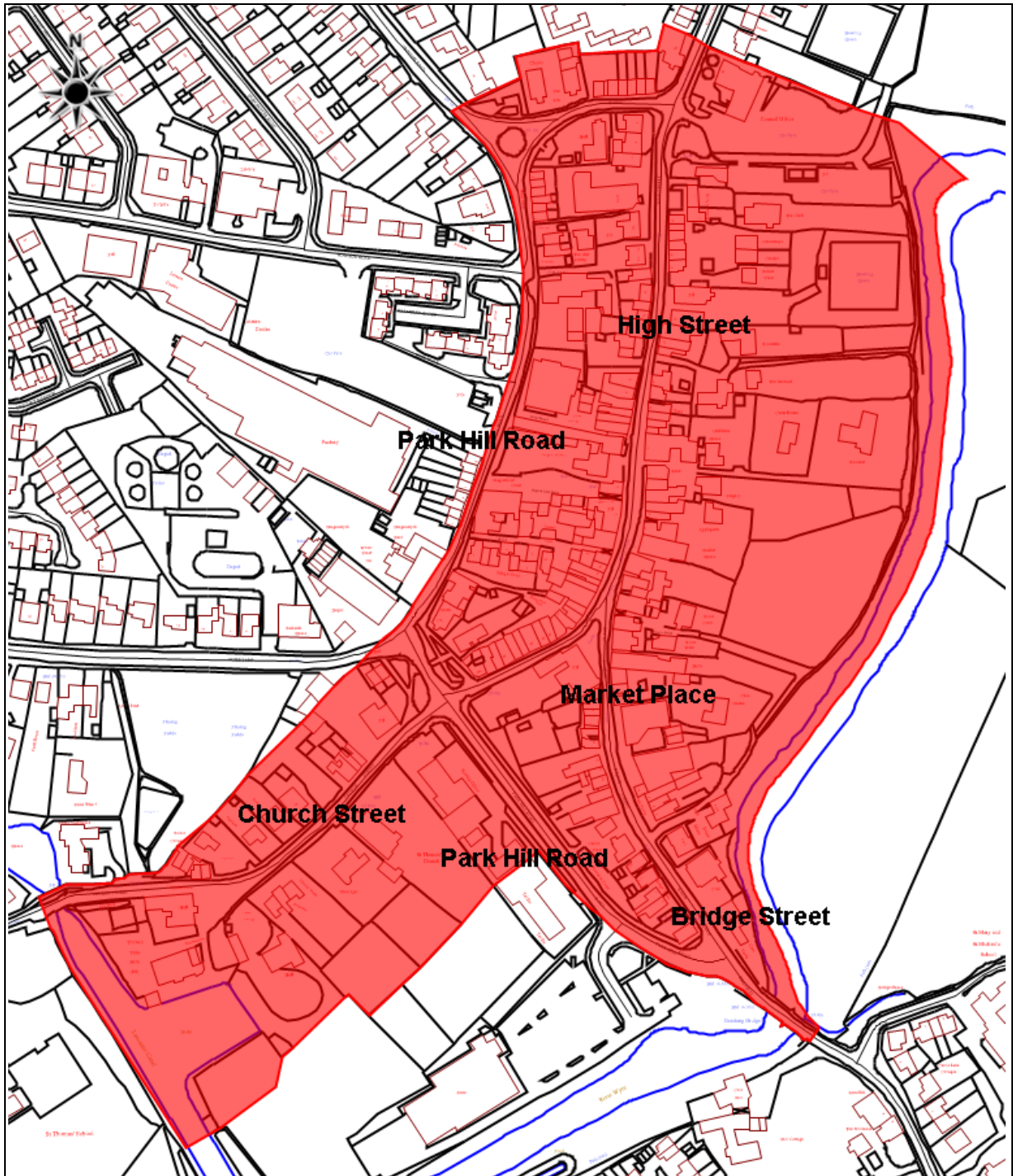
The historic town centre has since kept its eighteenth century character, although now has some nineteenth, twentieth and twenty-first century structures and some rebuilding, though all retained within the medieval layout.

Garstang lies in an area of agricultural land, predominantly pasture bounded by hedgerows, with some arable use (Countryside Commission 1998). It is an urban area set within a rural landscape, which, away from the historic centre, and Conservation Area, mainly consist of fairly modern housing developments.

Plan Form

Garstang formed as a nucleated settlement on the west bank of the River Wyre along the main road between Preston and Lancaster, as illustrated in Figures 1 and 2. A market was founded in 1310-11, but it is believed that there was probably a nucleated settlement in existence before this time.

Many of the historic property divisions within Garstang remain visible above ground, though the rear of properties tend to have been altered or redeveloped, and some modern buildings have been inserted (LCC, 2006). In some areas, large modern developments have been located over early boundary lines, and in so doing have distorted the traditional structure of the settlement pattern. This has occurred on a greater degree to the west of the Conservation Area, i.e. between High Street and Back Lane, as oppose to the east side of High Street. This is possibly due to the construction of the bypass road to the west and limitations created by the location of the River Wyre to the east and south, as well as the Preston to Kendal Canal to the south.



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FIGURE 2. STREET PLAN OF GARSTANG, ILLUSTRATING MAIN ROADS

1.5 Landscape Setting

The historic core of Garstang is situated on a very slight incline, overlooking the River Wyre, and is reasonably flat, situated at a height of 24 metres above Ordnance Datum. 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 in general 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. This is found particularly to the north, where an upper layer of sand and / or silt overlies basal gravel (Aitkenhead *et al.*, 1992).

Summary – Garstang Conservation Area

- Small agricultural town originally, though now grown to a much larger size, retaining predominant pasture use with some arable;
- Urban settlement set within a rural landscape;
- Formed as a nucleated settlement;
- Situated on a very slight incline;
- Conservation Area mainly covers the historic town centre, which retains an eighteenth century character, though with some modern developments; 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 three interested members of the Parish Council, lead by the Conservation Officer and Planning Policy and Conservation Manager from Wyre Borough Council, arranged for Wednesday 26th November and advertised in public notice boards around Garstang. At this meeting 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

Garstang first appears in the Domesday book of 1086, mentioned as 'Cherestanc', and later became known by many other names, including Geresteng or Grestein in 1204, Gayrestan in 1236, Gayerstang in 1246, Gayrstang in 1274 and Gayrestang in 1292 (LCC, 2006). The precise meaning of the name has led to several theories being put forward. One is that it is thought to derive from 'Chere' meaning precious in Norman, or 'Chare' meaning care in Anglo-Saxon, and 'Stanc' meaning a measure of land (Hewitson, 1900). Alternatively 'Gar' in Anglo-Saxon means long and thin, whilst 'Stang' means stone, hence together meaning a long narrow stone. A third theory suggests that 'Gar' comes from a local personal name, such as Garri, the name of a local Saxon baron, and 'Stang' meaning a pool in Latin (LCC, 2006). A further theory is that the name 'Garstang' is of Anglo-Scandinavian origin, which may refer to a boundary market or may have sprung from the Saxon word "Gaerstung" meaning common land or meadowland. Up to the eighteenth century, there was no fixed method of spelling proper nouns, instead the phonetic method was used, and consequently, any of these theories could be the true definition (Hewitson, 1900).

There is no record of Garstang before the mention of it in the Domesday book, and there does not appear to be any information as to the condition or character of the town during the twelfth century (Hewitson, 1900).

3.1 Pre-16th Century

The first mention of Garstang in documented form comes in the thirteenth century during which the manor of Garstang was owned by the Lancastres, barons of Kendal and Wyresdale (Hewitson, 1900). The widow of the third baron, William de Lancastre, Agnes held the manor as her dower until the middle of the thirteenth century, after which two of her nephews, Peter de Brus and Walter de Lindsey became the owners, though it is not stated how (Hewitson, 1900). After this time the property remained in the hands of the Lindseys until the latter part of the fourteenth century when Sir John Haverington, of Farleton, near Kirby Lonsdale, became owner of the manor or of certain property within it through marriage (Hewitson, 1900). Henry Duke of Lancaster, with others, then successfully exercised propriety rights.

In 1314, in the reign of Edward II, the town was incorporated by a charter, which allowed it to become a trading town.

3.2 16th and 17th Century Garstang

In 1535-36, the manor of Garstang became the property of the Crown, and subsequently the land was passed to the Savoy Hospital, in London (Hewitson, 1900). The manor was then passed by lease for a number of years.

In 1597, a weekly market and two fairs each year were granted by Queen Elizabeth I to assist with the relief of the poor (Bilsborrow, 1989). During this time, it was noted: "Garstang hath a great market for corn, cattle, yarn and fish". However, the market charter granted by Edward II was surrendered to Charles II, and then renewed by him on 5th August 1680. This renewed charter made the town a 'free borough', with a governing body consisting of a Bailiff, seven Burgesses and a locally designated 'Mayor and Corporation of Garstang' (Hewitson, 1900).

In 1666, it is noted in Hewitson (1900) that the Parish Church of St Thomas was rebuilt (this happened again in 1796), but there is no date for the first ecclesiastical building on this site, except to state that there was a chapel-of-ease, which was originally licensed for divine service in 1437. Fourteen years later, in 1680, the first Town Hall was built, of which there have now been three on the same site, and the current building dates from 1755-64.



FIGURE 3. JOHN SPEED'S MAP OF LANCASHIRE 1610 (LCC, 2009)

3.3 18th Century Garstang

In 1738, the manor of Garstang reverted back to the Crown, and in 1742 was granted on lease for 30 years to Mr William Hall, of the Middle Temple, London (Hewitson, 1900). However, later this same year, the remainder of the lease was passed to the Hon. Edward Wadpole. Soon after this, the King, by act of Parliament, conveyed to him the manor in fee, with the intention of giving encouragement to the trade of Garstang.

The Market Cross, now a scheduled monument, was first erected in 1754, and was often used for laying out wares from the market. This cross is constructed of a Tuscan column and is topped by a ball. The cobbled pavement surrounding would have been the site of the town's stocks and fish stones (Bilsborrow, 1989).

In 1756, a piece of land at the north of the town was granted to the 'Mayor and Corporation of Garstang' on which was built a school (Hewitson, 1900), named the Grammar School.

There was particular growth to the area during this century due to the coaching era, where Garstang became an important stop in journeys from London to the North West and Scotland. Stage and mail coaches made stops at many of the seven hotels and inns on Garstang High Street (Bilsborrow, 1989), one example of which being the Royal Oak Hotel. This prosperity increased with the opening of the Lancaster Canal in 1797 (Bilsborrow, 1989).



FIGURE 4. GRAMMAR SCHOOL, NOW ARTS CENTRE



FIGURE 5. THE ROYAL OAK HOTEL

3.4 19th Century Garstang

This system of government by the 'Mayor and Corporation' was dissolved under the Municipal Corporation Act of 1886, and changed in favour of a board of trustees, named the Garstang Town Trust, consisting of eleven members (Hewitson, 1900).

The increased prosperity of the area brought by the Lancaster Canal was relatively shortlived resultant from competition from the railway line, which bypassed the town from 1840s onwards (Bilsborrow, 1989), and consequently brought the end of Garstang's use as a coaching stop.



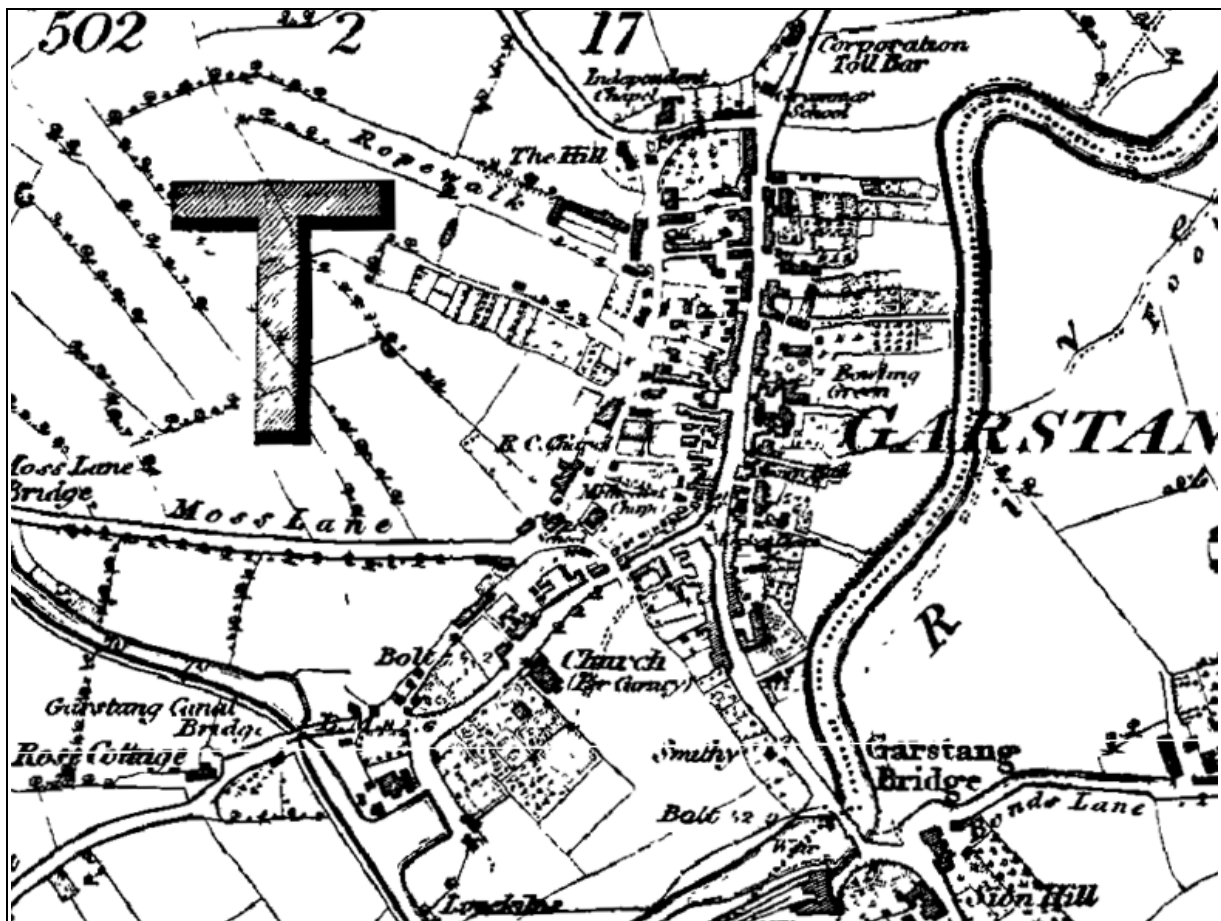
FIGURE 6. LANCASTER CANAL



FIGURE 7. THE CHURCH OF ST THOMAS

In 1876, the Church of St Thomas was restored and enlarged, and this building still remains in use within Garstang as well as being a Grade II Listed Building (Hewitson, 1900).

In 1897, Garstang Market Cross was restored to commemorate Queen Victoria's Jubilee, and there is a small metal plate attached to the structure to this effect (Hewitson, 1900).



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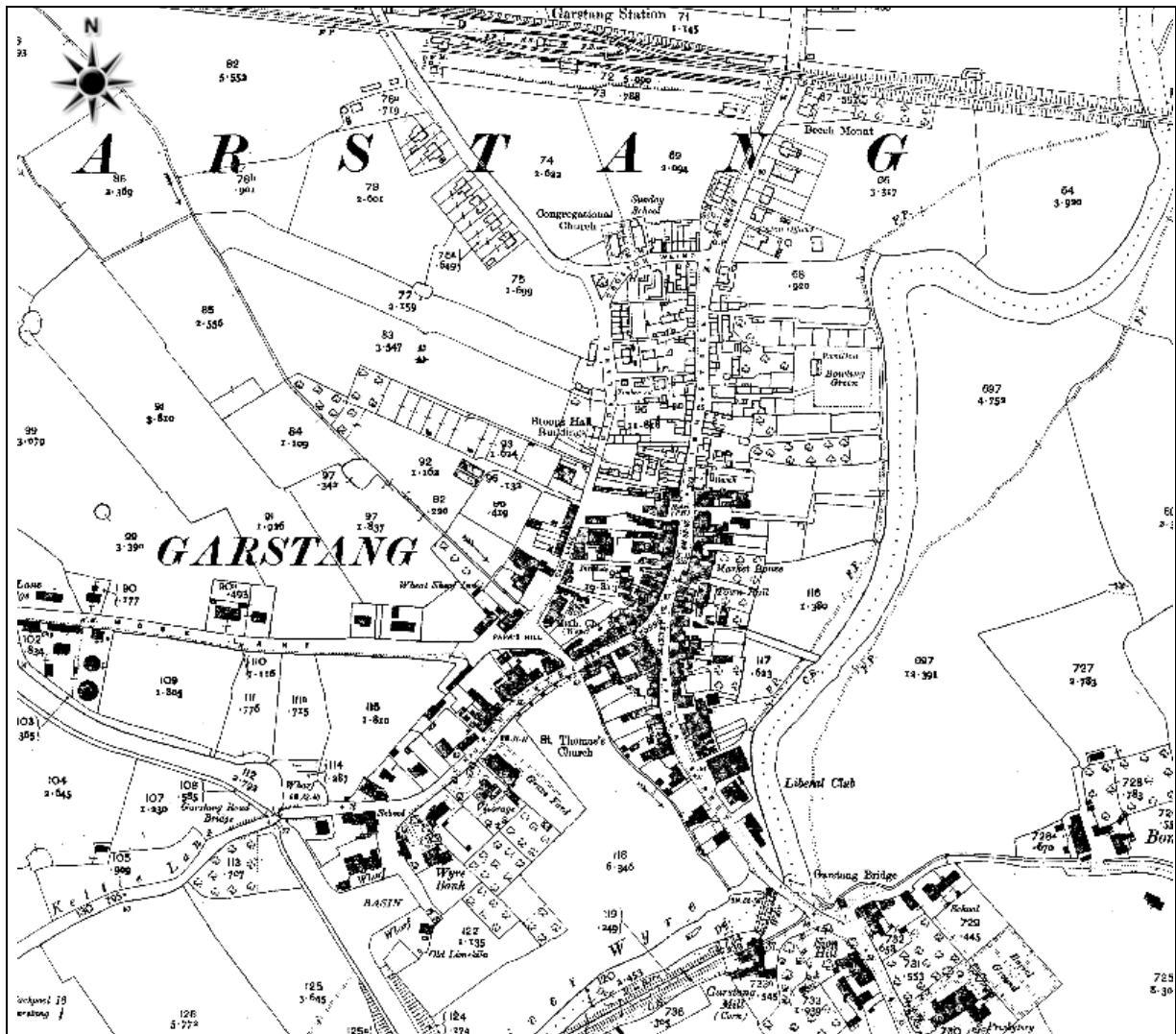
FIGURE 8. MAP OF GARSTANG FROM 1847

3.5 20th Century Garstang

In 1900, when Hewitson's *Northward* was published for the first time, the ownership had passed to a descendant, through marriage, of Hon. Edward Wadpole, a Mr Bertram William Arnold-Keppel, who at the time lived in Norfolk. As well as being lord of the manor, he also owned the majority of property in Garstang simultaneously (Hewitson, 1900). In 1919, the manor was sold off in lots, mostly to existing tenants (Bilsborrow, 1989).

In 1928, the old Grammar school ceased to be used as a school. However, this building still survives, though now used and known as an Arts Centre, and is also a Grade II Listed Building.

The 1932 map illustrated in Figure 7 helps to show the relatively small changes that have occurred within Garstang, in comparison with the 1847 map shown in Figure 6.



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FIGURE 9. MAP OF GARSTANG FROM 1932

3.6 Present Day Garstang

Due to the bypassing of Garstang by the A6 road it is consequently ensured that the town is left in relative peace, both by noise and development.

At a Public Town Meeting on Thursday 27th April 2000, the residents of Garstang voted virtually unanimously for Garstang to become the world's first Fairtrade town. The town has since renewed its Fairtrade status three times, the third of which being in the summer of 2008.



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FIGURE 10. ARIAL PHOTO OF GARSTANG (2000)

4 Character Appraisal

Garstang has developed from rural roots, to which it is still tied to, to a certain extent. With the construction of the bypass road, now known as the A6, however, urban sprawl has occurred where development has spread over land previously in agricultural use, at the fringe of a relatively urban area.

4.1 Topography, Views and Vistas

The most important views within Garstang Conservation Area are within the main arterial corridor of Bridge Street / High Street and from the near parallel route of Park Hill Road. High Street is marked by some old cottages of character, but also by entrances to narrow weinds. These ancient passageways, in some cases, lead to shopping areas at the rear of High Street whilst others provide pedestrian routes to the banks of the River Wyre. Other important views are the riverside footpath, looking southwest into the Conservation Area and along Church Street from the western boundary looking east to the row of Victorian houses and the Georgian church of St Thomas.

There is no indication from the road arrangement of Garstang that the streets were laid out to provide any views, whether distant or nearby. The view along the High Street focuses on the Market Cross area, and this further links the town to its eighteenth century roots and appearance. It is difficult to view the historic core of Garstang, and at the same time the majority of the Conservation Area, from outside the centre due to the relatively level land within and surrounding the town.



FIGURE 11. BRIDGE STREET



FIGURE 12. HIGH STREET



FIGURE 13. EAGLE AND CHILD WEIND



FIGURE 14. NICKSONS WEIND



FIGURE 15. SHOPPING AREA AT REAR OF HIGH STREET



FIGURE 16. PEDESTRIAN ROUTE ALONG RIVER WYRE



FIGURE 17. RIVERSIDE FOOTPATH LOOKING WEST



FIGURE 18. CHURCH STREET LOOKING TO ST THOMAS' CHURCH

Summary – Topography, Views and Vistas

- Main views through High Street, Bridge Street and Park Hill Road;
- Views restricted due to relatively level topography;
- In comparison to other towns / villages in Wyre, relatively few trees / greenery; and
- Important view along High Street to the Market Cross illustrating 18th Century influence.

4.2 Activity and Former Uses

Garstang appears to have always performed in the role of a market town and the right to hold a market was reinstated in 1597 (after being withdrawn between 1538 and 1541 at the time of the Dissolution).

The economy of Garstang has always been focused on its status as a market town, though the opening of the Lancaster Canal in 1797 was seen as an opportunity for introducing manufacturing as a new form of employment, but this was only established to a minor degree. The main form of employment consequently continued to be agricultural, with the town becoming widely known for cattle fairs and cheese markets (LCC, 2006).

The decline of Garstang began with the arrival of the railway in 1846, as the town was no longer needed as a coaching stop between London and the North of England and Scotland.

Summary – Activity and Former Uses

- Market town;
- Opening of Lancaster Canal gave opportunity for new employment types but this was not fully taken advantage of;
- Main source of employment in agriculture; and
- Decline began with the introduction of the railway.

4.3 Buildings

Characterised very much by its 'market town' atmosphere, the majority of buildings within Garstang Conservation Area are of two or three storeys, generally rendered with slate roofs, predominantly in commercial use. However, in more recent years, a number of these properties have been altered in their entirety, as well as changing first / second floor usage, to suit residential accommodation.

In addition, as you move away from the High Street area, properties tend to gradually shift into more predominant residential use.

Listed Buildings

Within the Conservation Area of Garstang, there are fourteen Listed Buildings. These Grade II Listed Buildings are as follows: 2 Bridge Street; 4 Bridge Street; 11, 12 and 13 Bridge Street; the Royal Oak Hotel, Bridge Street; 43 High Street; 44 and 45 High Street; 46 and 47 High Street; Market House, High Street; Outbuilding behind Market House, High Street; Arts Centre, Lancaster Road; Canal Bridge; Church of St Thomas; Cross Base; and Garstang Bridge. Full Listed Building descriptions can be found in Appendix 8.2 (www.imagesofengland.co.uk).

- 2 Bridge Street

This shop, listed on 9th January 1986, dates from around the mid eighteenth century, although has some alteration. It is rendered, with a brick chimney to the left, and of two storeys with two bays. The windows are of fairly modern design with rendered reveals, as does the door, situated in the right-hand bay.



FIGURE 19. 2 BRIDGE STREET



FIGURE 20. POSITION OF BUILDING (SHOWN IN ORANGE)

- 4 Bridge Street

Also a shop, this property was listed on 17th April 1967, and is thought to date from the mid to late eighteenth Century. It is also rendered with a brick chimney, though has a corrugated sheet roof that would have replaced thatch. It is of two bays with

the door set between, and has modern windows and door, though both have rendered reveals.



FIGURE 21. 4 BRIDGE STREET



FIGURE 22. POSITION OF BUILDING (SHOWN IN ORANGE)

- 11, 12 and 13 Bridge Street

These three shops dating from 1741 were also listed on 17th April 1967, and are of three storeys with four bays, though have been altered. Two doors, one situated between third and fourth bays, and the second is located between the first and second bays, above which is a plaque inscribed: 'EMG 1741 JG'.



FIGURE 23. 11, 12 AND 13 BRIDGE STREET



FIGURE 24. POSITION OF BUILDING (SHOWN IN ORANGE)

- Royal Oak Hotel, Bridge Street

Listed on 17th April 1967, this nineteenth century public house is rendered with sandstone quoins, a slate roof, hipped at the right, and four brick chimneys. It is of two storeys and five bays, with sash and casement windows, which have glazing bars in a vertical ‘six over six’ arrangement and painted rusticated surrounds. It forms a focal point at the southern end of High Street, and has an area of outside benching on setts, which add to the ‘market town’ character of the area as a whole. Set at the end of this outdoor benching area sits a scheduled monument, of which this Appraisal details further in section 4.4.



FIGURE 25. ROYAL OAK HOTEL, BRIDGE STREET



FIGURE 26. POSITION OF BUILDING (SHOWN IN ORANGE)

- 43 High Street

Dating from 1744, this house and shop was listed on 17th April 1967. It is constructed of slobbered rubble, with a slate roof and brick chimneys, and is of two storeys and two bays. First floor windows are sash and casement with glazing bars in a vertical 'six over six' arrangement, while ground floor windows appear to be of modern origin. The door is situated between bays and above, written on an oval plaque, is the inscription: 'JG 1744'.



FIGURE 27. 43 HIGH STREET



FIGURE 28. POSITION OF BUILDING (SHOWN IN ORANGE)

- 44 and 45 High Street

This house and shop was listed on 15th October 1970, and dates from the late eighteenth century. It is constructed of a rubble build and pebbledashed with a slate roof and two brick chimneys. Number 44 has horizontal sash and casement windows, with glazing bars in a 'three over three' arrangement. Number 45 has a modern shop window at ground level and the first floor windows are sash and casement. Attached to the wall of Number 45 is a mounting block which forms three steps, and has inscribed on the front: 'RRA 1685'.



FIGURE 29. 44 AND 45 HIGH STREET



FIGURE 30. POSITION OF BUILDING (SHOWN IN ORANGE)

- 46 and 47 High Street

Thought to be dating from the early 18th Century, this building, now in use as a café, was listed on 15th October 1970. Constructed of rubble, the property is of one storey, with attic dormers, and two bays. The steep corrugated iron roof is thought to have replaced thatch at some point in the near past. The windows are of three lights with timber mullions with the exception of the right-hand ground floor window, which is of modern origin. The two properties are basically mirror images of the other, although modern alterations have occurred independently.



FIGURE 31. 46 AND 47 HIGH STREET



FIGURE 32. POSITION OF BUILDING (SHOWN IN ORANGE)

- Market House, High Street

This building, previously the Town Hall and now in use as shops and a club was listed on 16th December 1952, and dates from 1755-64. It is constructed of brick with sandstone dressings and has a hipped slate roof. It is of two storeys with three bays. The ground floor has three rounded arches linked through banding. The outer of these arches are now windows, and the wide central arch is used as an entrance. The windows to the first floor are sash and casement with glazing bars in a vertical 'nine over six' arrangement, and are linked by a sill band. Above the central bay, on the roof, is a timber cupola with clock.



FIGURE 33. MARKET HOUSE, HIGH STREET

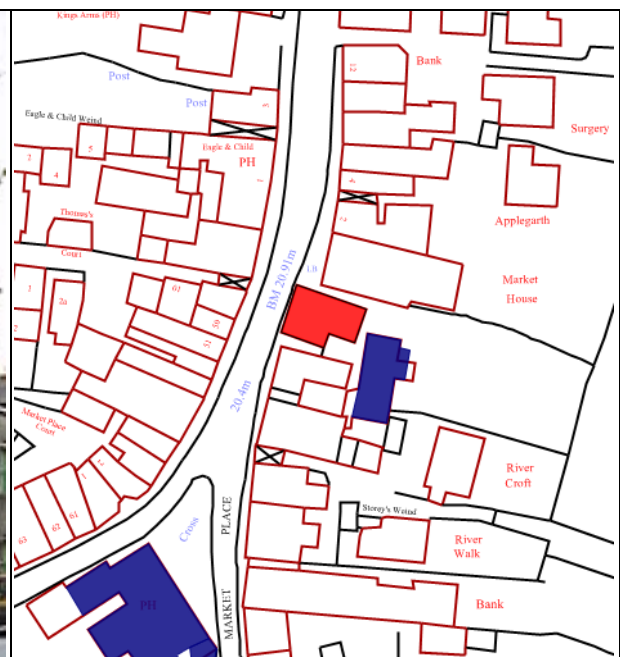


FIGURE 34. POSITION OF BUILDING (SHOWN IN ORANGE)

- Outbuilding behind Market House, High Street

Listed on 9th January 1986, this store building was once used as a slaughterhouse and dates from around the seventeenth century, though has been altered. It is cruck framed with sandstone rubble walls, with a steep roof made of corrugated asbestos. At the left side of the building there is a wide opening with an external sliding door, and at the right there is a door, which has a windows to its right. At the far right of the building there is a further door, which is covered by a wooden lean-to.



FIGURE 35. OUTBUILDING BEHIND MARKET HOUSE, HIGH STREET



FIGURE 36. POSITION OF BUILDING (SHOWN IN ORANGE)

- Arts Centre, Lancaster Road

The Arts Centre, which was formerly a school dates from the late eighteenth century and was also listed on 9th January 1986. It is constructed of sandstone rubble, with projecting quoins, with a slate roof and two brick chimneys. It is of two storeys with three bays, with a single storey gabled porch in the central bay with an entrance door. All windows have glazing bars and stone surrounds, with curved lintels. In addition, the ground floor windows have external wooden shutters.



FIGURE 37. ARTS CENTRE, LANCASTER ROAD



FIGURE 38. POSITION OF BUILDING (SHOWN IN ORANGE)

- Canal Bridge (No. 62)

Listed on 13th April 1978, this bridge over the Lancaster Canal was opened in 1797 and designed by engineer John Rennie. It is constructed of sandstone blocks with one elliptical arch.



FIGURE 39. CANAL BRIDGE (NO. 62)

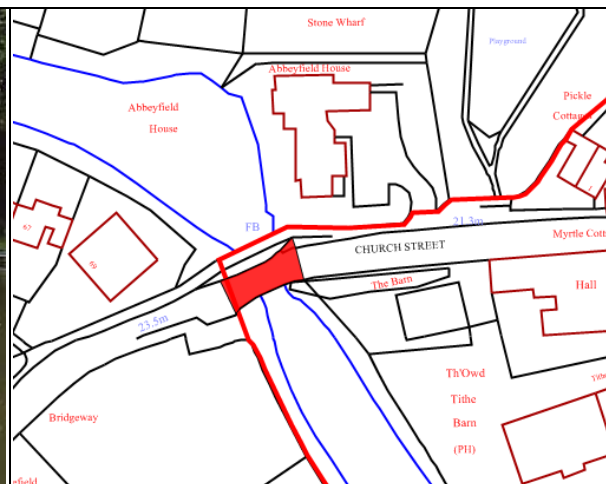


FIGURE 40. POSITION OF BUILDING (SHOWN IN ORANGE)

- Church of St Thomas

Richard Gillow built this church, listed on 17th April 1967, in 1770, with the chancel being added in 1876. It is constructed of sandstone rubble with slate roof and comprises of a west tower, nave and lower chancel with north transept. The tower and nave have quoins, and the bell openings have plain stone surrounds with round heads. Below each of the three bell openings is an oculus with a plain stone surround, which is similar to the surrounds of the north and south doors. The nave is of three bays and the three windows on each side are similar in style and design to the bell openings though on a much taller scale. These tall windows have a central timber mullion which branches to form a Y-tracery, which may be a later alteration. The interior has a west gallery with a panelled front situated on two slim iron columns. The nave has a ribbed ceiling that conceals the upper parts of the roof trusses, while the chancel arch is rounded with a plastered finish.



FIGURE 41. CHURCH OF ST THOMAS



FIGURE 42. POSITION OF BUILDING (SHOWN IN ORANGE)

- Cross Base, Church of St Thomas

Listed on 9th January 1986, this cross base is thought to be medieval in date and is constructed of sandstone. The base is roughly rectangular with a rectangular shaft inserted within.



FIGURE 43. CROSS BASE

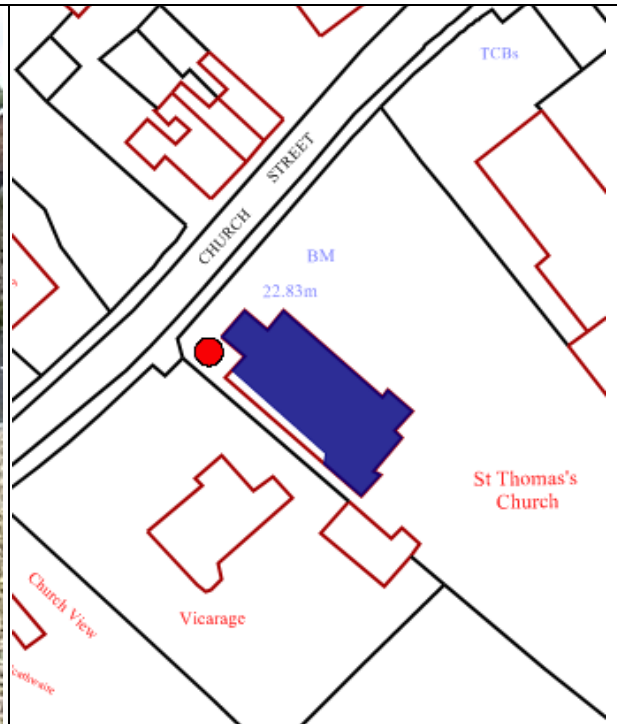


FIGURE 44. POSITION OF BUILDING (SHOWN IN ORANGE)

- Garstang Bridge

This bridge dates from the early nineteenth century and was listed on 16th December 1952. There is evidence that it was widened on the east side in the twentieth century. The bridge is constructed of sandstone with two segmental arches.



FIGURE 45. GARSTANG BRIDGE

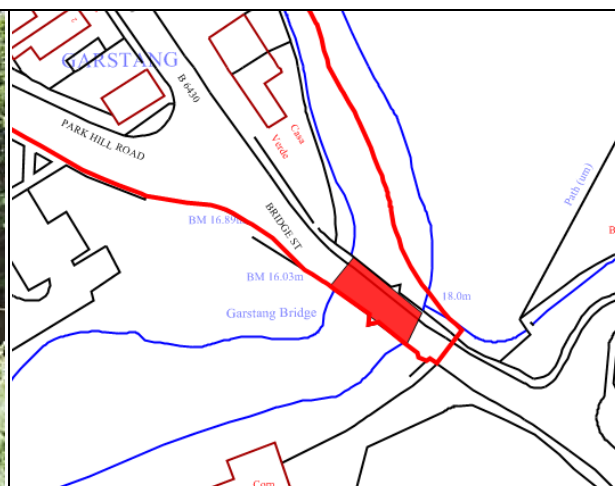


FIGURE 46. POSITION OF BUILDING (SHOWN IN ORANGE)

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. Garstang 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 twelve buildings within Garstang Conservation Area, which are included on this Local List, and are as follows: The Council Offices, Victoria Terrace; United Reformed Church, Croston Road; 81-85 Church Street; Myrtle Cottages, Church Street; School Cottages, Church Street; 70-72 Church Street; 63-67 Church Street; Laburnum Cottage, High Street; Th'owd Tithebarn; Stables behind the King's Arms, High Street; 3 High Street (former Antiques Shop, adjacent Kings Arms); and 8-12 (even) Bridge Street.



FIGURE 47. COUNCIL OFFICES, VICTORIA TERRACE



FIGURE 48. UNITED REFORMED CHURCH, CROSTON ROAD



FIGURE 49. 81-85 CHURCH STREET (ODD)



FIGURE 50. MYRTLE COTTAGES, CHURCH STREET



FIGURE 51. SCHOOL COTTAGES, CHURCH STREET



FIGURE 52. 70-72 CHURCH STREET



FIGURE 53. 63-67 CHURCH STREET



FIGURE 54. LABURNUM COTTAGE, HIGH STREET



FIGURE 55. TH'OWD TITHEBARN

FIGURE 56. STABLES BEHIND THE KING'S ARMS,
HIGH STREET

FIGURE 57. 3 HIGH STREET



FIGURE 58. 8-12 BRIDGE STREET (EVEN)

Of these locally listed buildings, four 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. These buildings are 81-85 Church Street; 70-72 Church Street; 63-67 Church Street; and 8-12 (even) Bridge Street, as can be seen in Figures 49, 52, 53, and 58 respectively.

As well as these, two buildings from the Local list have been suggested to English Heritage in the past for Spot Listing but have failed in this application. These buildings are as follows: Laburnum Cottage, High Street and 3 High Street, and can be seen in Figures 54 and 57 respectively.

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 or three storeys generally dating from the late seventeenth to the eighteenth centuries;
- Predominantly buildings in commercial use, though a large number also in residential use;
- 14 Listed Buildings, all Grade II; and
- 12 buildings on the Local List, 4 of which Grade III until this was abolished and 2 that were suggested for spot listing and failed.

4.4 Scheduled Monuments

There is one scheduled monument within Garstang Conservation Area, namely the Market Cross, on High Street. Alterations have occurred over the years however, being that the cross shaft of this scheduled monument appears to have been replaced in the eighteenth century and the structure was rebuilt in 1897 to celebrate Queen Victoria's Jubilee (LCC, 2006).



FIGURE 59. GARSTANG MARKET CROSS

Summary – Scheduled Monuments

- One scheduled monument; and
- Two recorded alterations, one of which being attributed to Queen Victoria's Jubilee.

4.5 Boundary Walls

Boundary walls are not a common feature within the majority of properties within Garstang due to their commercial nature. However, there are a few good examples of where boundary walls have been retained, as can be seen in Figure 60 and 61.



FIGURE 60. BOUNDARY WALLS ON CHURCH STREET FIGURE 61. 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.

Where boundary walls have been removed, incongruous open areas are created, that generally do not fit in with their surroundings, as illustrated in Figures 62 and 63. In more recent years, this has seemingly been done in residential areas to allow for off-road parking.



FIGURE 62. FORMER RESIDENTIAL NOW COMMERCIAL BUILDINGS WITH BOUNDARY WALLS REMOVED

FIGURE 63. REMOVED BOUNDARY WALLS

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;
- Few examples of boundary walls due to commercial nature of the majority of buildings within the Conservation Area;
- Some examples still in situ however from residential properties; and
- However, some have been lost due to changes in use namely from residential to commercial.

4.6 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 Garstang Conservation Area, there are three different designs of street lighting, some examples of which are shown in Figures 64 – 66. Figures 66 and 67 illustrate one of the three styles of lighting, showing both a wall mounted and a freestanding streetlight, both of which has a traditional design. This is consequently considered more appropriate for the historic character and appearance of the Conservation Area. 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 64. INAPPROPRIATE MODERN STREETLIGHT



FIGURE 65. INAPPROPRIATE MODERN STREETLIGHT



FIGURE 66. WALL MOUNTED TRADITIONAL STYLE STREETLIGHT



FIGURE 67. FREE STANDING TRADITIONAL STYLE STREETLIGHT

CCTV Cameras

There are several CCTV camera columns located throughout the Conservation Area, though mainly located on Park Hill Road and High Street, in order to enforce public safety. They all appear to take the same fairly traditional unobtrusive design, as illustrated in Figures 68 and 69, vaguely similar to that of the traditional street lighting, and as such can be seen to have a neutral effect on the character and appearance of the Conservation Area.



FIGURE 68. CCTV CAMERA COLUMN DESIGN ON PARK HILL ROAD

FIGURE 69. RELATIVELY INCONSPICUOUS CCTV COLUMN ON HIGH STREET

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 70 – 73. Pavement areas also range in material, being both cobbles in some areas and also concrete. This can be seen in Figures 68 and 69.



FIGURE 70. THREE DIFFERENT TYPES OF SURFACING, BRIDGE STREET



FIGURE 71. A CHANGE IN PAVEMENT MATERIAL FROM CONCRETE TO COBBLES, BRIDGE STREET



FIGURE 72. A CONCRETE PAVEMENT, SETS FOR THE GUTTER, AND A TARMAC ROAD, HIGH STREET



FIGURE 73. COBBLES IN THE MARKET PLACE, OUTSIDE ROYAL OAK HOTEL, HIGH STREET

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 Garstang there are two styles of litterbin, as shown in Figures 74 and 75. Due to these differing designs and materials, attention is attracted away from the character of the Conservation Area. In order to ensure that this is prevented from occurring, one style should be chosen and uniformly used in all situations within Garstang, preferably the cast iron style.



FIGURE 74. CAST IRON BIN DESIGN



FIGURE 75. PLASTIC BIN DESIGN

Bollards

To ensure that the High Street is still accessible for vehicles and the pavement not used for parking, both sides of the road have bollards for the entire length, as can be seen in Figures 76 and 77. Although this does increase public safety, as the pavements, and therefore pedestrians, are protected from vehicles, it does have an effect on the character and appearance of the Conservation Area. However, as these features are all of the same design, colour and match other existing appropriate street furniture in the area, the bollards can be said to have a neutral effect on the character and appearance of the Conservation Area.



FIGURE 76. BOLLARDS ON BOTH SIDES OF HIGH STREET



FIGURE 77. BOLLARDS ON HIGH STREET

STREET

Shopfront Signage

Shopfront signage and general appearance is an important aspect of any urban or partly urban Conservation Area. Should inappropriate modern materials and designs be used, then the historic character of the area becomes further and further diluted and attention is attracted away from important historical or architectural features. Shopfronts should be designed not to obscure any interesting architectural features where possible. However, due to the increasing volume of corporate images and designs, it is essential to encourage good quality designs that use high quality materials. Figure 78 illustrates the general terminology that is used to describe the various elements that combine to make up a traditional shopfront.

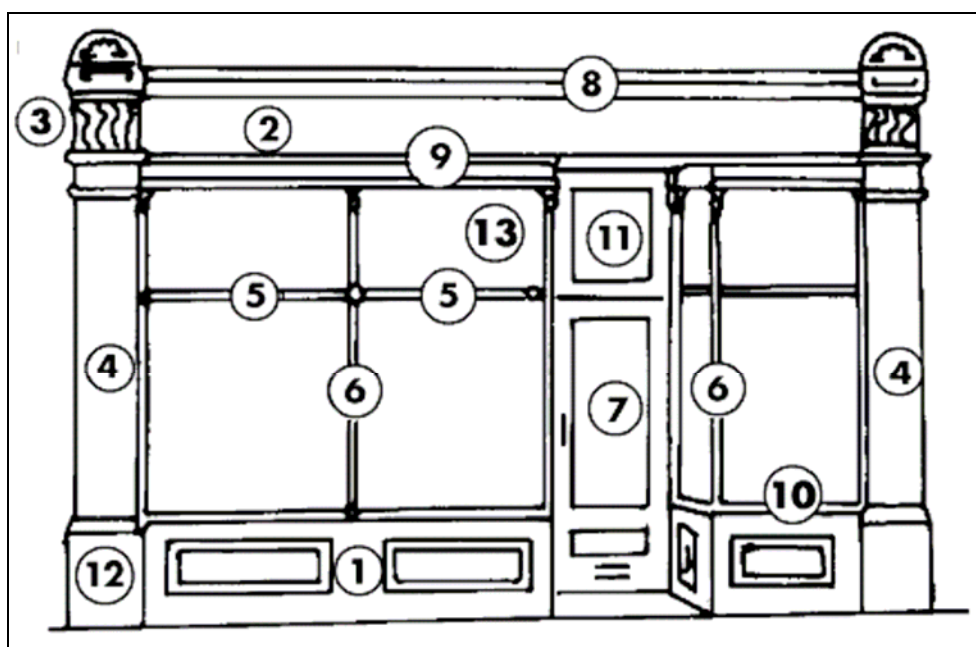


FIGURE 78. TRADITIONAL SHOPFRONT TERMINOLOGY

The numbers in Figure 78 coincide with the following terms:

- | | |
|---------------|-------------------|
| 1. Stallriser | 8. Cornice |
| 2. Fascia | 9. Architrave |
| 3. Console | 10. Cill |
| 4. Pilaster | 11. Fanlight |
| 5. Transom | 12. Plinth |
| 6. Mullion | 13. Transom Light |
| 7. Entrance | |

Some shopfronts in Garstang take on this traditional style, though this is mainly resultant from a grant scheme that was run between 2006 and 2008 which gave shop owners the opportunity to receive up to £2,000 or half the amount of works, whichever was least, of grant finance to invigorate and enhance the trading infrastructure and retail image of Garstang as a historic market town. Section 4.9 elaborates on this further in '*Commercial Property Types*'. Figure 79 gives one example of a good traditional shopfront within Garstang.



FIGURE 79. APPROPRIATE SHOPFRONT SIGNAGE

Unfortunately however, these grant funded properties only make up a relatively small proportion of shopfronts within the area and therefore it is still likely that shops will have lost their traditional style and features and in favour of inappropriate modern materials and styles or corporate images. These modern inappropriate features can be:

- UPVC or Vinyl fascia signs;
- Overlarge fascia signs exceeding what is considered appropriate in scale to the building;
- Internally illuminated fascia and projecting signs;

- Dutch or balloon style blinds;
- Large glass panes; and removal of traditional stallrisers and cills.

Street Signage

Local Highways Authorities require street and road signage in all areas, the general design of which is shown in Figure 80. Consequently there is not a large degree of control over change. However, throughout the Conservation Area there are also traditional directional signs showing the Wyre Way as well as main routes through the area.



FIGURE 80. HIGHWAYS SIGNAGE



FIGURE 81. WYRE WAY DIRECTION SIGNS



FIGURE 82. TRADITIONAL DIRECTIONAL SIGNAGE

Benches

Within Garstang 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 83. BENCH DESIGN

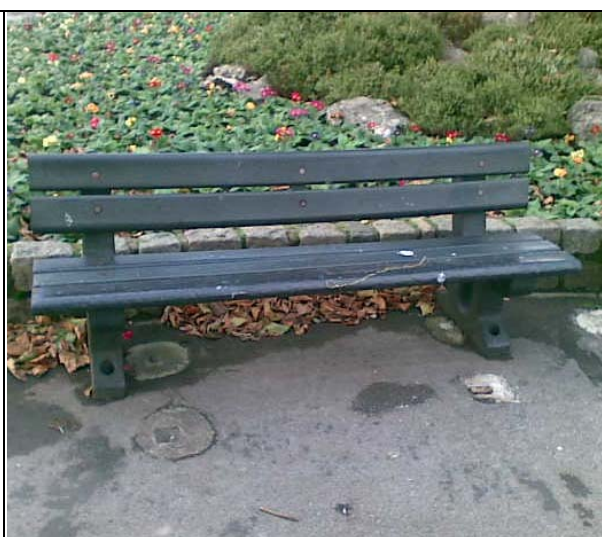


FIGURE 84. BENCH DESIGN

Public Telephone Boxes

Within the Conservation Area, there are two different designs of telephone box. One follows the traditional K6 red style, and the other is of a more modern design, both of which are shown in Figures 85 and 86 respectively.

While the traditional red telephone box enhances the area as it accentuates the historic character of the area, the more modern design, although not a positive feature, does not detract significantly from the character and appearance of the Conservation Area either. This is due to the standard design of the more modern telephone boxes, which is found in countries across the U.K.



FIGURE 85. TRADITIONAL STYLE OF TELEPHONE BOX



FIGURE 86. MODERN STYLE OF TELEPHONE BOX

Summary – Public Realm Audit

- Three styles of street lighting, one of which is appropriate and should consequently replace the two other inappropriate styles in the future;
- Numerous materials used in street surfacing, with cobbles, setts, concrete and tarmac being most common;
- Two designs of litter bins within the area, which should, in the future, be replaced for one single design;
- Grant scheme which has improved many shopfronts, however there is still an increasing use of inappropriate materials within the Conservation Area;
- Two designs of benches within the area, which should, in the future, be replaced for one single design; and
- Two designs of telephone boxes within the Conservation Area, with the red K6 style enhancing the area and the more modern design neither detracting nor enhancing the area.

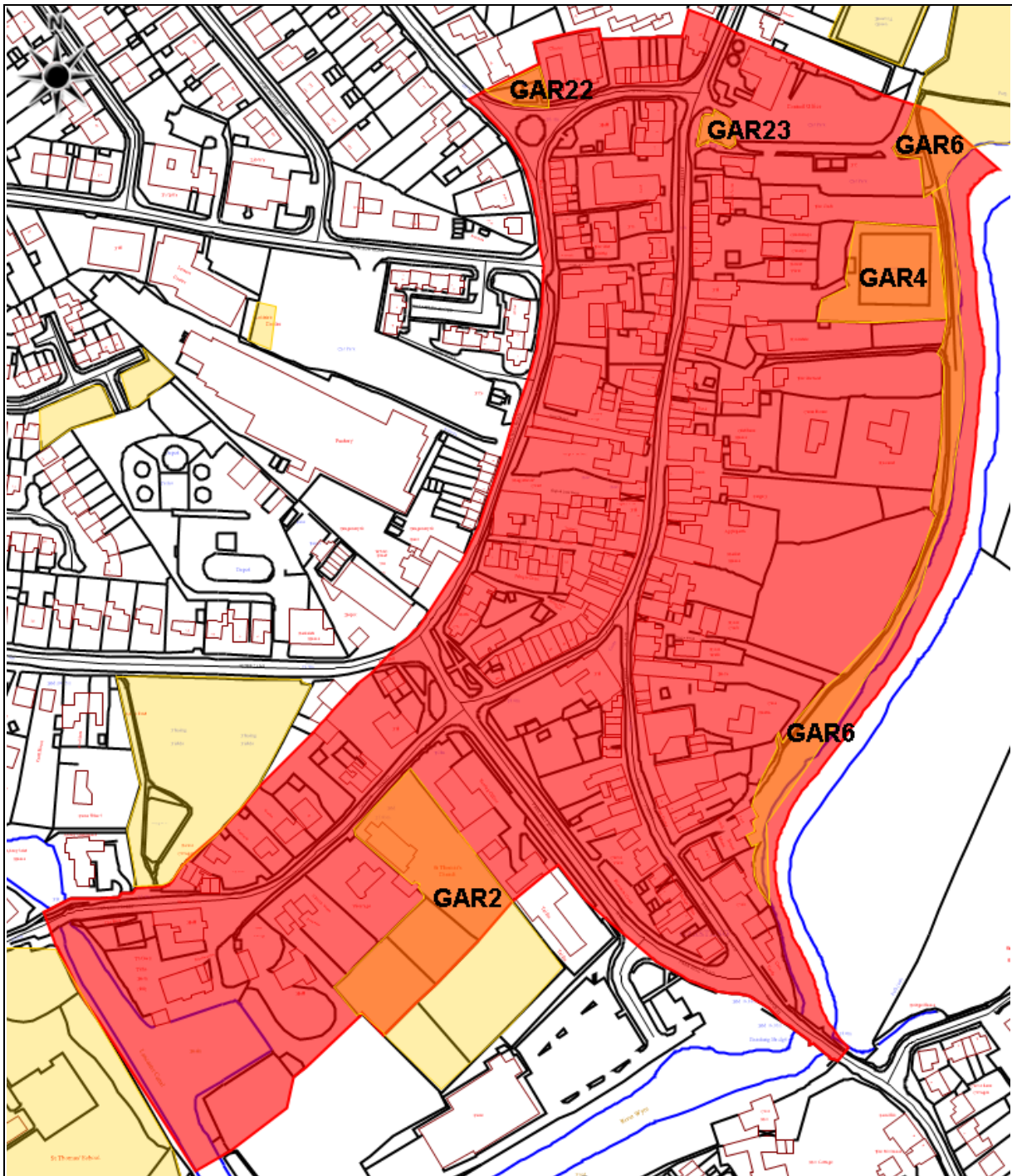
4.7 Open Space

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 spaces, aside from the market place, developed for recreational use within the town.

Having identified this, however, the Open Space Audit 2007 has identified four areas of open space within Garstang Conservation Area. These areas are detailed below and also further illustrated on the attached map in Figure 87.

- GAR2 – St. Thomas' Church;
- GAR4 – Bowling Green;
- GAR6 – Recreation Ground / Area along the riverbank;

- GAR22 – Pat Seed Memorial (illustrated in Figure 88); and
- GAR23 – High Street.



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FIGURE 87. OPEN SPACE WITHIN GARSTANG CONSERVATION AREA

Another area, which could be considered as Open Space but was not included in the 2007 Audit, is the War Memorial on the corner of Park Hill Road and Croston Road, illustrated in Figure 89.



FIGURE 88. PAT SEED MEMORIAL



FIGURE 89. GARSTANG WAR MEMORIAL

Summary – Open Space

- No historic areas of open space due to rural location;
- Five areas of open space as defined by the Wyre Borough Council Open Space Audit 2007; and
- One further area, the War Memorial which could be considered as public open space.

4.8 Trees

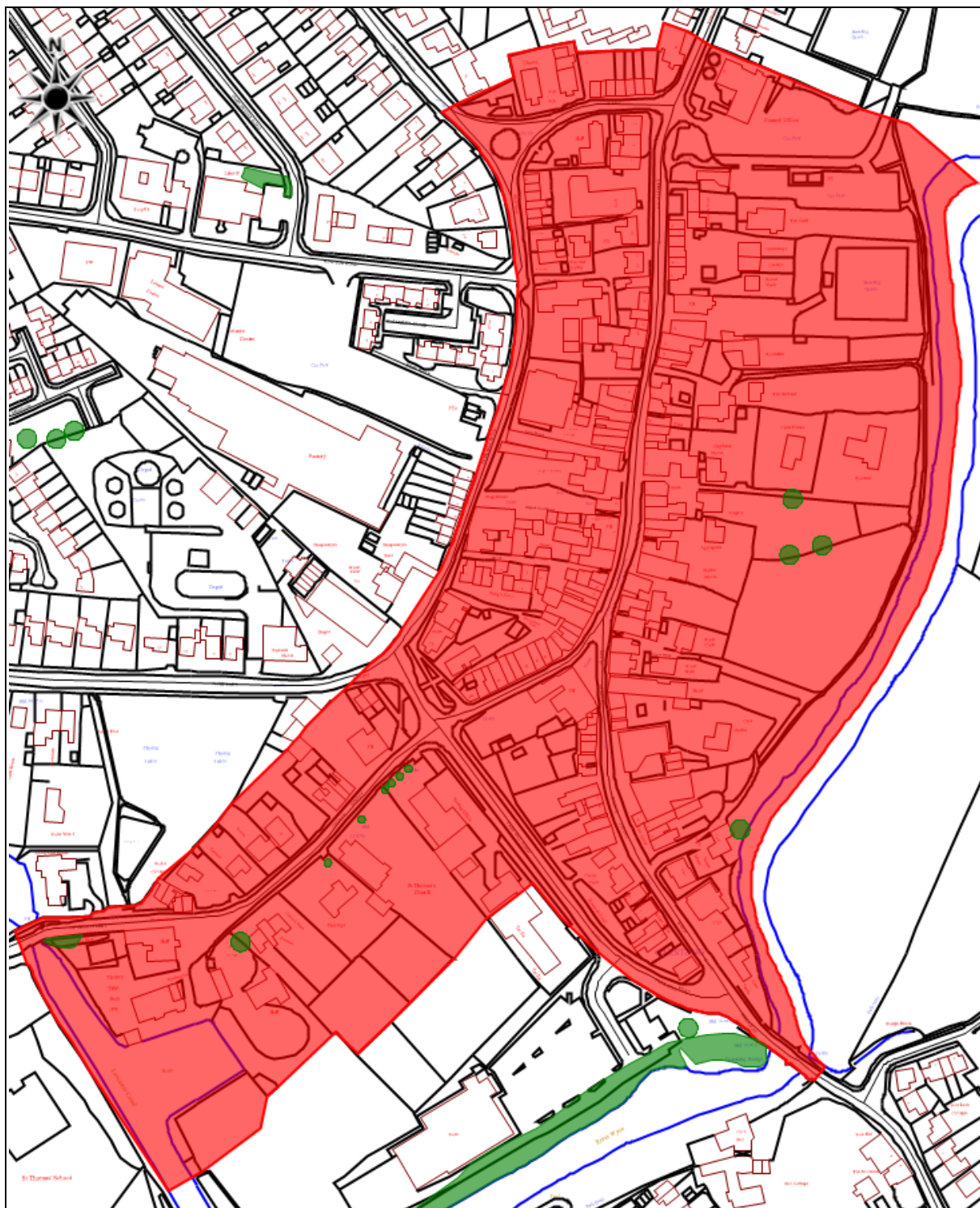
Protection of trees within the Conservation Area is through:

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 12 Tree Preservation Orders within Garstang Conservation Area, as shown in Figure 90.



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FIGURE 90. LOCATION OF TPO'S WITHIN THE CONSERVATION AREA BOUNDARY

Summary – Trees

- ➡ 12 TPO's within the Conservation Area boundary.

4.9 Architecture and Materials

Residential Property Types

The majority of buildings within Garstang Conservation Area are commercial and as such there are few buildings in sole residential use. Many commercial properties are now used as businesses on the ground floor and either rented or sold for residential accommodation on the first and or second floor.

However, where residential accommodation does occur within Garstang, the buildings tend to be surviving from the eighteenth or nineteenth centuries. Many of these such properties may not seem as such from the exterior, due to being obscured by later refacing or modernisation. Due to this, it appears that Garstang's buildings are typical of a small market town within the Lancashire area.

Typically of such market towns as Garstang, the status of buildings and the dwellers was mixed throughout the town, resulting in no social stratification. During the nineteenth century however, redevelopment introduced social divisions as an element that had not previously been a factor. As such, zones of middle-class housing appear on the outskirts of the town, moving away from the historic core, and therefore leaving these areas for those in lower class groups. As a result, the properties within the town centre remain relatively unchanged.



FIGURE 91. RESIDENTIAL UPPER FLOORS OF COMMERCIAL PROPERTY, HIGH STREET



FIGURE 92. RESIDENTIAL UPPER FLOORS OF COMMERCIAL PROPERTY, HIGH STREET



FIGURE 93. RESIDENTIAL PROPERTY ON HIGH STREET



FIGURE 94. RESIDENTIAL BUILDING ON BRIDGE STREET

Commercial Property Types

Due to the recent grant scheme, previously mentioned in section 4.6 ‘Public Realm Audit’ in ‘Shopfront Signage’ to improve and restore traditional shopfronts within Garstang, there are now quite a few good examples. It is hoped that the improvements to these shops will lead to overall improvements in other properties as well. Examples of some of these grant-aided shopfronts are illustrated in Figures 95 to 98, though not all aspects of the shopfronts were grant aided.



FIGURE 95. CARL JOSEF, MARKET PLACE



FIGURE 96. GARSTANG TRAVEL, MARKET PLACE



FIGURE 97. S. CARR AND SON, HIGH STREET



FIGURE 98. THE FLOWER SHOP, HIGH STREET

Materials for Walls and Roofs

Due to the geographical positioning of Garstang, the town is relatively close to supplies of building stone, on the edges of the Forest of Bowland, but unfortunately is located where slate was difficult to access for use as a roofing material. The quarries nearby supplied sandstone, which can still be seen in the majority of buildings, but more likely to be relied on in historic properties. The following table illustrated the main types of building and roofing materials from a survey of land and buildings for an estate sale in 1840 (LCC, 2006).

		Roofing Materials		
		Slate	Thatch	
Structure	Stone	63 (39%)	98 (61%)	161 (77.5%)
	Brick	15 (36%)	27 (64%)	42 (20%)
	Stone and Brick	0	3	3 (1.5%)
	Mud	0	2	2 (1%)
		78 (37.5%)	130 (62.5%)	208

FIGURE 99. BUILDING MATERIAL IN GARSTANG IN 1840 (LCC, 2006)

Brick was increasingly used in the nineteenth century, most probably due to the increased availability of transport for the material. Due to the surrounding alluvial deposits previously mentioned, this land would not have been suitable for brick making, and there is no evidence that brick was made locally.

The principal roofing material within Garstang up to and including the nineteenth century was thatch. This would have been a local material that would have been easily available. The continued use of thatch through the early nineteenth century suggests that the town lagged behind its contemporaries in modernizing its building stock, i.e. due to the high risk of fire associated with thatch, many other market towns were at this time sourcing other materials that did not bring the same level of risk. By the mid to late nineteenth century however, slate was used on a third of all buildings, and today no thatched buildings remain within Garstang town centre. However, still in existence are some examples of sheet metal that was sometimes initially used to replace thatch. This can be seen in Figure 100, with Figure 101 illustrating slate roofs.



FIGURE 100. SHEET METAL ROOF



FIGURE 101. SLATE ROOFS

Materials for Windows and Doorways

Traditionally, the majority of windows in buildings within the Conservation Area would have been recessed, constructed of timber and more that likely have been of sash and casement design. Unfortunately however, due to the attraction of modern uPVC glazing, a more readily available and relatively cheap materials by comparison to traditional timber, many of these windows have been lost. Figures 102 to 105 give examples of traditional window styles and their inappropriate modern replacements.

FIGURE 102. SASH AND CASEMENT WINDOWS,
BRIDGE STREET

FIGURE 103. MODERN UPVC WINDOWS



FIGURE 104. TIMBER DOORS, BRIDGE STREET



FIGURE 105. MODERN UPVC DOORWAYS

Summary – Architecture and Materials

Residential Property Types

- Tend to be surviving from the eighteenth or nineteenth centuries, though may not appear as such due to modern alterations;
- No social divides due to typical market town style, whereby dwellers and buildings were of mixed status;
- During 19th century redevelopment, social division began to be introduced in the outskirts of the town; and
- Consequently, the historic core, now the Conservation Area, remains relatively unchanged.

Commercial Property Types

- The majority of buildings within the Conservation Area are in commercial use; and
- Recent traditional shopfront grant scheme has intended to inject life and prosperity back into the area, and consequently lead to overall improvements.

Materials for Walls and Roofs

- Majority of historic buildings constructed of local sandstone, though some more modern properties are built of red brick;
- Up until the early 19th century, the main roofing materials were thatch as it would have been a local material; and
- By the middle of the 19th century, the majority of buildings had been roofed by slate.

Materials for Windows and Doorways

- Traditionally would have been constructed of timber and recessed;
- Windows would have been in sash and casement design; and
- More modern trends replace these styles with inappropriate modern and unnatural uPVC.

5 Pressures, Issues and Threats

5.1 Pressures

The main pressures relating to the Conservation Area are:

- The increasing roll out of corporate images on shop fronts, many of which do not sit well within the character of the Conservation Area, and consequently the drive to increase the quality of retail provision;
- The increasing use of uPVC in doors and windows in historic buildings and areas;
- 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 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

Shopfront Signage

Fascia Signage

Traditional fascia signs should be an integrated part of the overall design and the use of hand painted timber fascias is encouraged. Fascia boards should be angled down towards pedestrians rather than parallel to the front face of the building and therefore directed at the horizon. Lettering should be clear and unambiguous – often the shop name alone is sufficient. They should be sign written or made up of individually applied letters that are appropriate in scale, colour and typeface to the building. Good general examples of fascia signage are shown in Figure 106, with inappropriate styles illustrated in Figure 107.



FIGURE 106. GOOD EXAMPLES OF TRADITIONAL FASCIA SIGNAGE



FIGURE 107. INAPPROPRIATE LARGE SCALE FASCIA SIGNAGE

Illumination should be an integrated element of the design and should not be used merely as a way of drawing attention to the advertisement. Projecting signs should only be illuminated where the type of business is likely to be open into the evening. In all cases the form of illumination should be discrete. Internal illumination in any form is inappropriate as it is out of character with historic buildings and areas.

Blinds

Blinds and canopies are designed to protect goods on display from the harmful effect of exposure to direct sunlight. They should be retractable to ensure that the fascia is not permanently obscured, with blind boxes incorporated into the overall shop front design. Permanent balloon canopies or Dutch blinds, which are out of character with an historic area, should be avoided. Figure 108 helps to illustrate this.



FIGURE 108. TRADITIONAL APPROPRIATE AND MODERN INAPPROPRIATE BLIND STYLES

Panes and Stallrisers

It is best to avoid large, plate glass windows within Conservation Areas. The design of the window subdivision should reflect the character of the building as a whole. For example, Victorian buildings are more suited to the use of several small panes. Placement of doors and recesses can also be used to successfully break up a large window area.

Stallrisers should be used to provide a visual break between the window and the street surface. The height of the stallriser is not fixed, but can be adjusted to suit the type of use for the retail outlet. Doors should be part glazed to match the height of the stallriser.

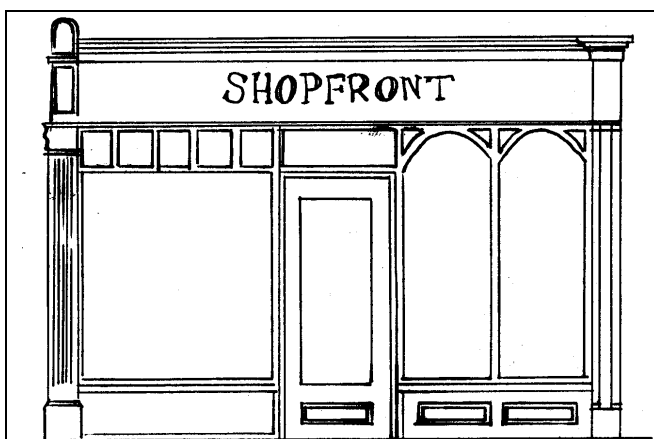


FIGURE 109. GOOD EXAMPLE OF TRADITIONAL STYLE PANES AND STALLRISERS

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 chinks, 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 Garstang 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 110 and 111. Figure 112 shows an appropriate replacement timber sash and casement window, while Figure 113 illustrates inappropriate modern mock sash and casement uPVC windows.



FIGURE 110. GOOD EXAMPLE OF SASH AND CASEMENT WINDOWS



FIGURE 111. GOOD EXAMPLE OF A SASH AND CASEMENT WINDOWS



FIGURE 112. INAPPROPRIATE REPLACEMENT WINDOWS

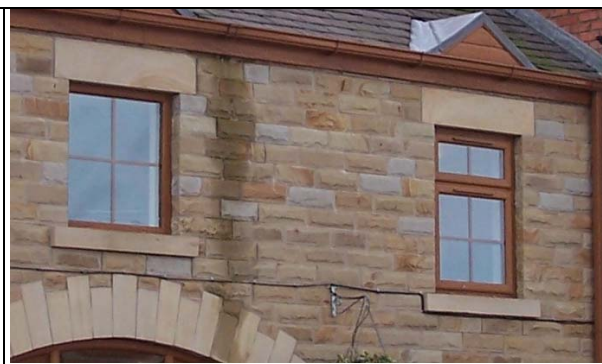


FIGURE 113. INAPPROPRIATE REPLACEMENT UPVC WINDOWS

Traffic

Traffic can be a big problem in Garstang Conservation Area. This is mainly due to the one-way system through High Street and Park Hill Road. This can be a particular problem on Wednesdays, Market Day. On Market Day, stalls are generally erected along the west side of the single lane High Street, meaning that for vehicles to move through the area, movement is extremely restricted. This is shown in Figures 114 and 115. The issue with traffic is further illustrated when delivery lorries and trucks attempt to drop off goods, and unintentionally block the road in its entirety. One possible solution may be to pedestrianise High Street.



FIGURE 114. MARKET DAY IN GARSTANG



FIGURE 115. MARKET STALLS RESTRICTING TRAFFIC MOVEMENT

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 bring 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 116. FRONT GARDEN LOST IN FAVOUR OF OFF STREET PARKING, LIABLE TO INCREASE FLOODING



FIGURE 117. LOSS OF FRONT GARDEN RESULTING IN INCONGRUOUS OPEN SPACE

Satellite Dishes

A further threat to the character and appearance of Garstang 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 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 118 and 119. This is likely to be the result of being unaware of the rules that surround Conservation Areas. Appendix 8.4 details the effect of Conservation Area designation.



FIGURE 118. INAPPROPRIATELY PLACED SATELLITE DISH



FIGURE 119. INAPPROPRIATELY PLACED SATELLITE DISH

Roofing Materials

It is an increasing trend for original slates to be replaced with modern equivalents. These are generally constructed of modern materials and in a modern style, for example concrete tiles. This lack of consistency affects both the character and appearance of the Conservation Area, and as such is a negative feature.



FIGURE 120. CONCRETE ROOF TILES



FIGURE 121. MODERN 'SHINY' SLATES

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, to the detriment of the Conservation Area, is the previous site of the Masonic Hall. Although the Masonic Hall was not of particular benefit to the character or appearance of the area, the new buildings that have been constructed in place also do not make a positive impact on the Conservation Area. Planning Policy Guidance 15 states that where a building “makes no positive contribution...to the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area”. This guidance does not appear to have been followed, as shown in Figure 122.



FIGURE 122. NEW REPLACEMENT FLATS

Another modern development that has taken place, which is not in keeping with the character or appearance of the Conservation Area, is that of 'Big Bites' situated on Park Hill Road. This commercial property appears to be shut but is considered to be of negative impact on the historic character of the Conservation Area. It is of inappropriate design and materials, as shown in Figure 123, for its location within Garstang Conservation Area.



FIGURE 123. BIG BITES

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 Garstang 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 Garstang Conservation Area that could be considered as opportunities for future enhancement schemes. These are as follows:

1) The High Street

The High Street suffers from issues with traffic especially on Market Day, due to the narrow streets and would consequently benefit from a reduced volume of traffic.

2) 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.

3) 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.

Traffic

Provision of additional parking options within the Conservation Area would reduce the risk that gardens will be converted into private driveways, and consequently proposals to allow more parking facilities within the area should be produced.

There is also significant scope to pedestrianise the whole of High Street to reduce the volume of traffic entering the area, with the possible exception of allowing delivery vehicles to enter.

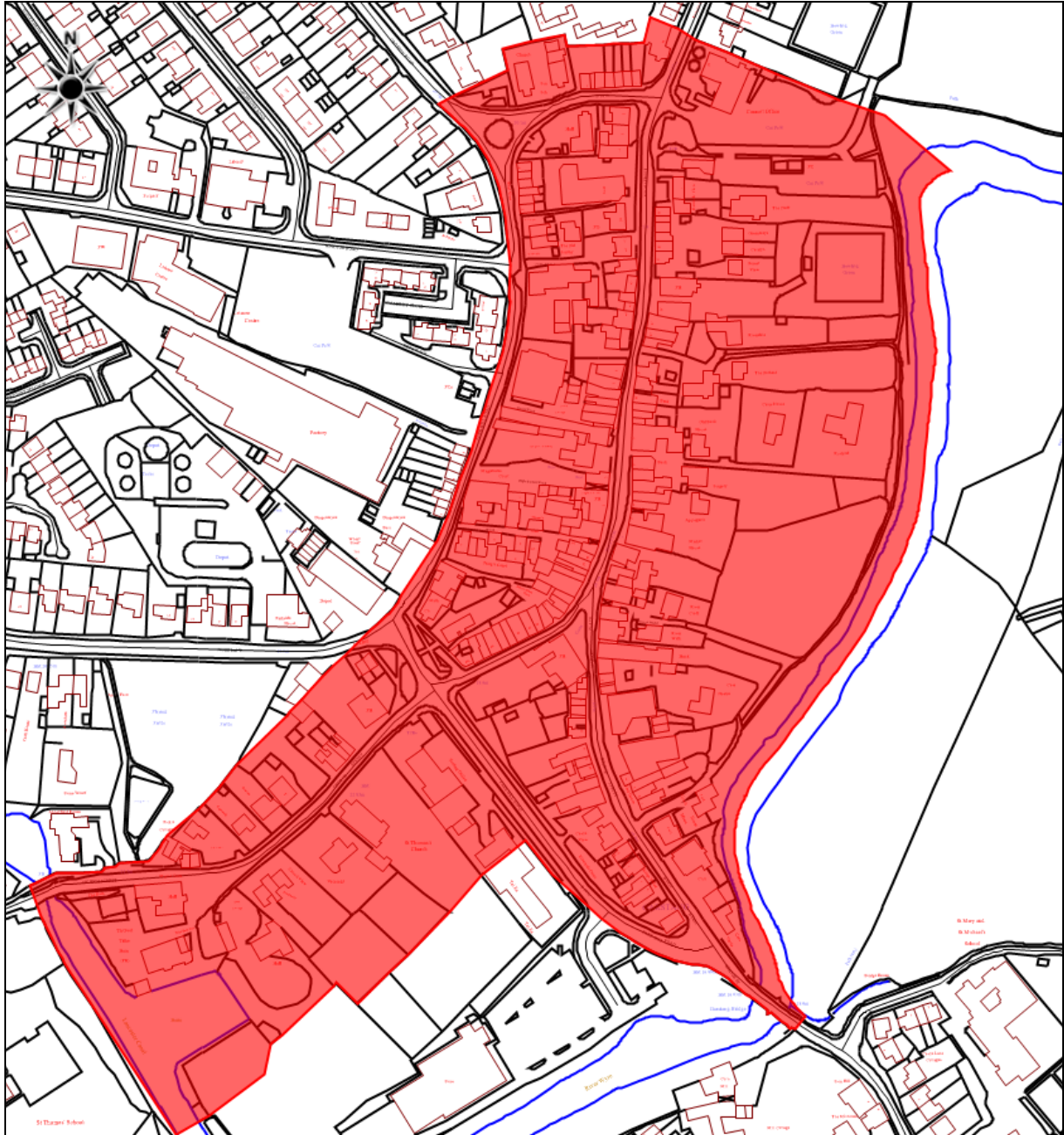
The Street Scene

High quality traditional shopfronts add to the character of the Conservation Area, and where these currently exist, support needs to be given to ensure their retention. A shopfront design guide would aid this process.

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

Garstang Conservation Area boundary was first designated on 28th April 1972, as illustrated in Figure 124, and no amendments to this boundary have taken place since its designation.



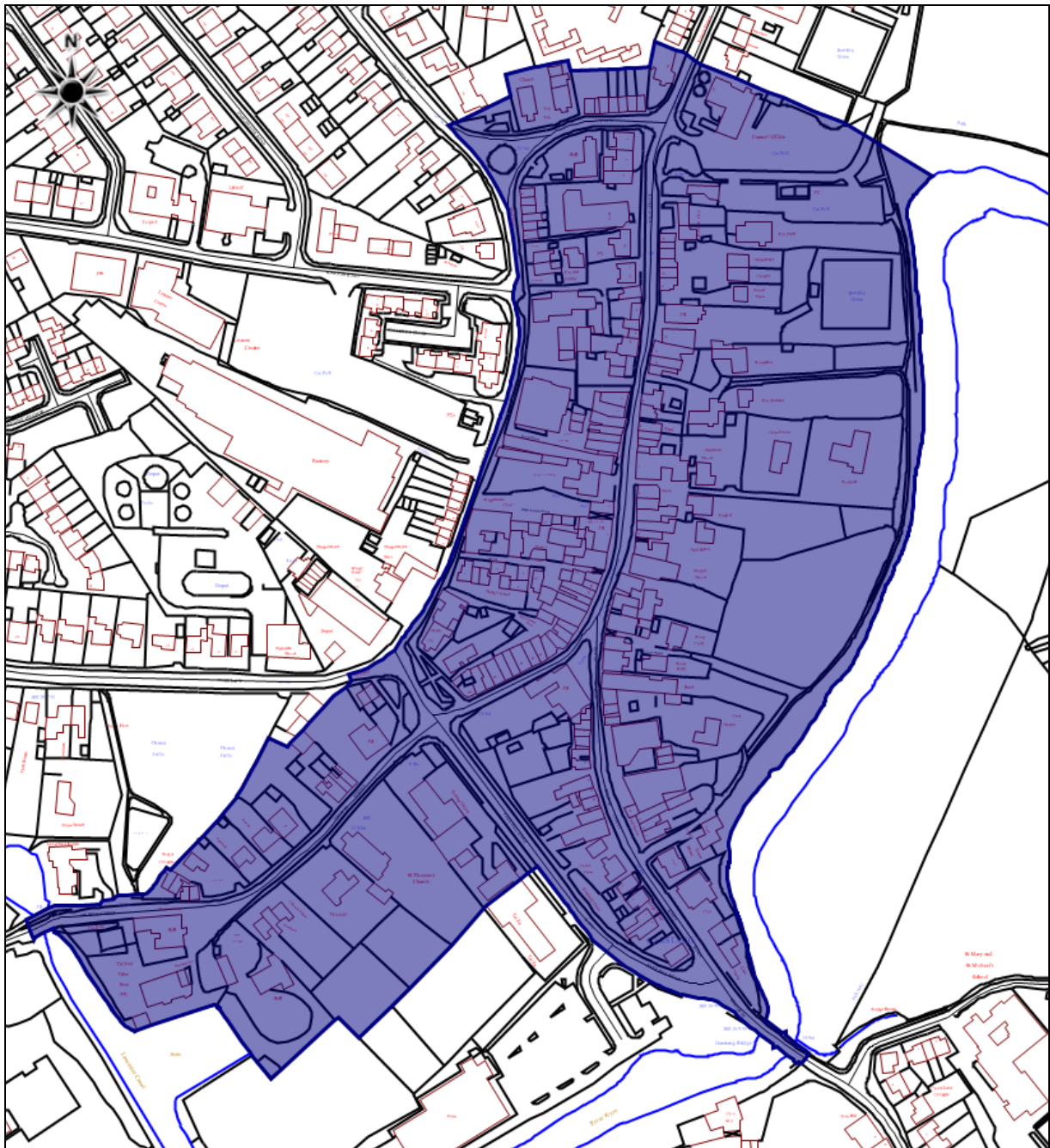
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FIGURE 124. GARSTANG CONSERVATION AREA AS DESIGNATED IN 1972

In the compilation of this Appraisal, a number of discrepancies with the Conservation Area boundary have come to light. These inconsistencies were such as the boundary line running through the middle of a field or only including a small section of

a property. This consequently can cause problems if and when development is proposed.

As a result of this, it is now proposed to amend Garstang Conservation Area accordingly, in order to fit with Ordnance Survey data, and in doing so allow the boundary to follow property peripheries and road lines. Figure 125 illustrates the proposed amended Conservation Area boundary for Garstang.



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FIGURE 125. ALTERED GARSTANG CONSERVATION AREA BOUNDARY TO MATCH BOUNDARY LINES

In addition to this, as a result of this appraisal an area has come to light as an area of special architectural or historical importance, and as such it is now proposed to include this area within the Conservation Area boundary. This area includes: the Wheatsheaf Inn (a Grade II Listed Building); and, Numbers 1 to 8 Park Hill Road (consecutive), as shown close up in Figure 126 and in context of the rest of the Conservation Area in Figure 127 (both Figures show the proposed extension in blue and the existing Conservation Area in red, though where these overlap a purple colour is produced). Appendix 8.4 illustrates what controls will be applied to this area, should this proposal be adopted.

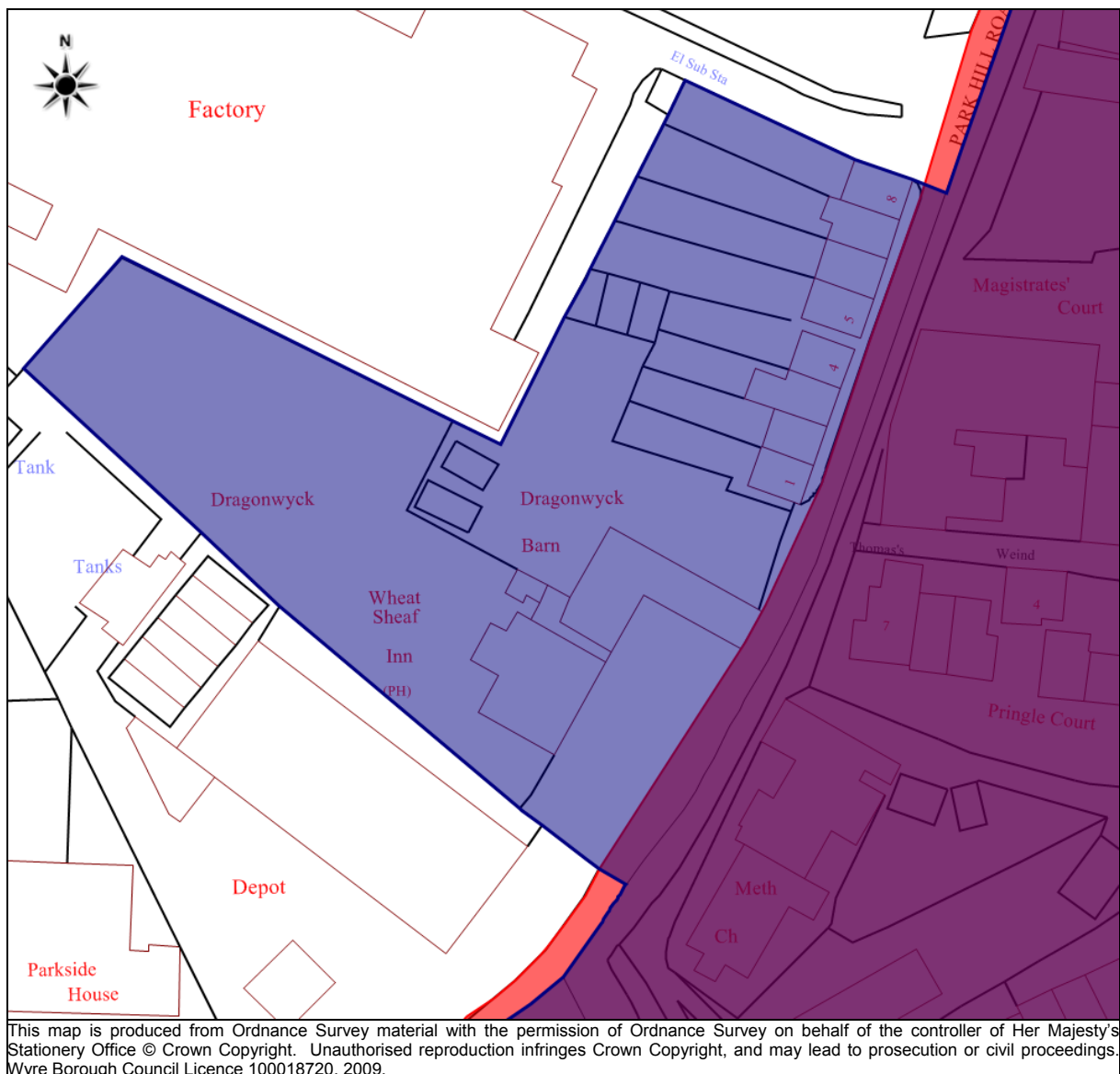
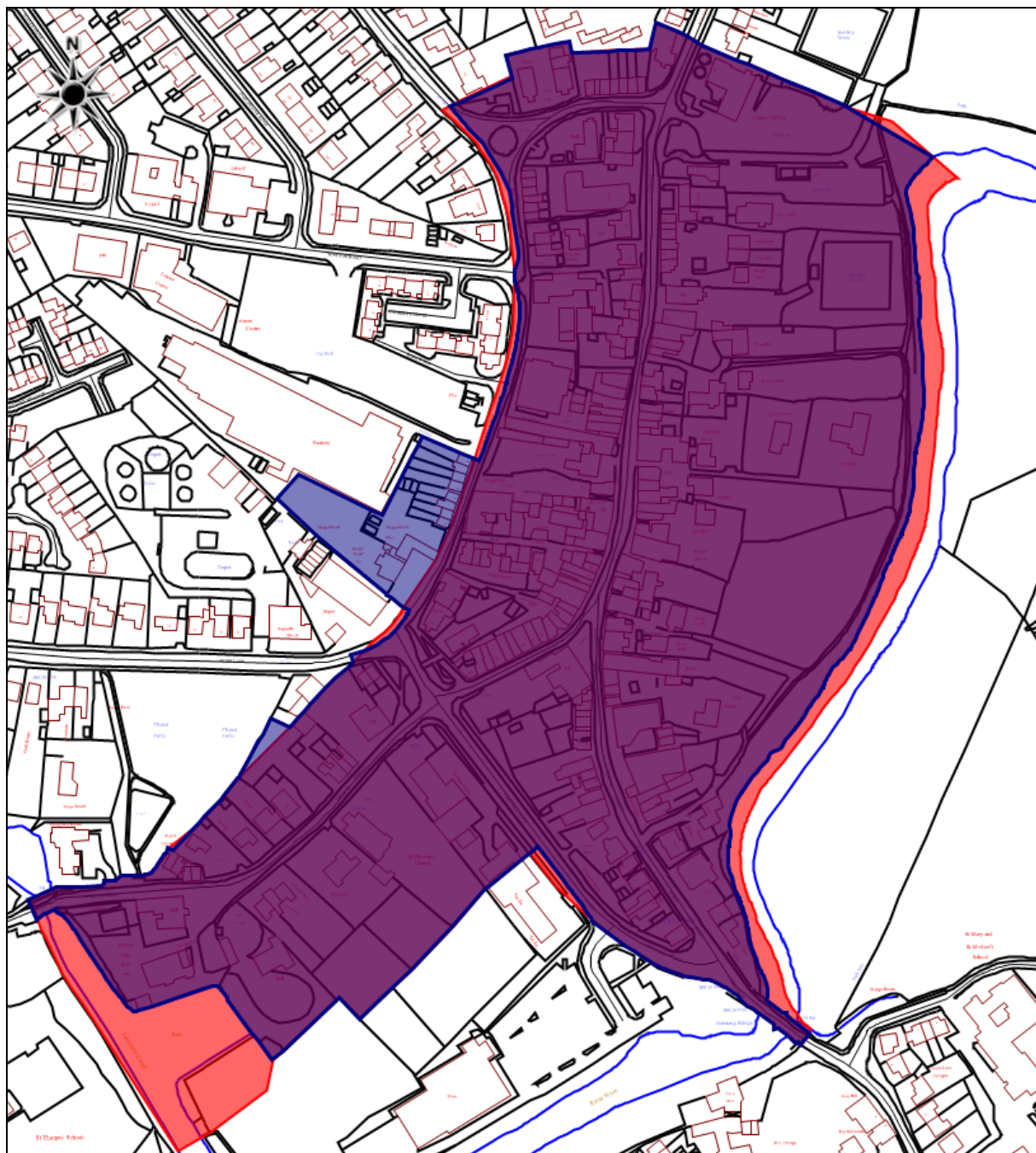


FIGURE 126. PROPOSED EXTENSION TO GARSTANG CONSERVATION AREA BOUNDARY – CLOSE UP



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FIGURE 127. PROPOSED EXTENSION TO GARSTANG CONSERVATION AREA BOUNDARY

8 Appendices

8.1 Garstang Conservation Area and Management Plan Questionnaire



Garstang Conservation Area Appraisal and Management Plan

Garstang 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 28th April 1972.

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.

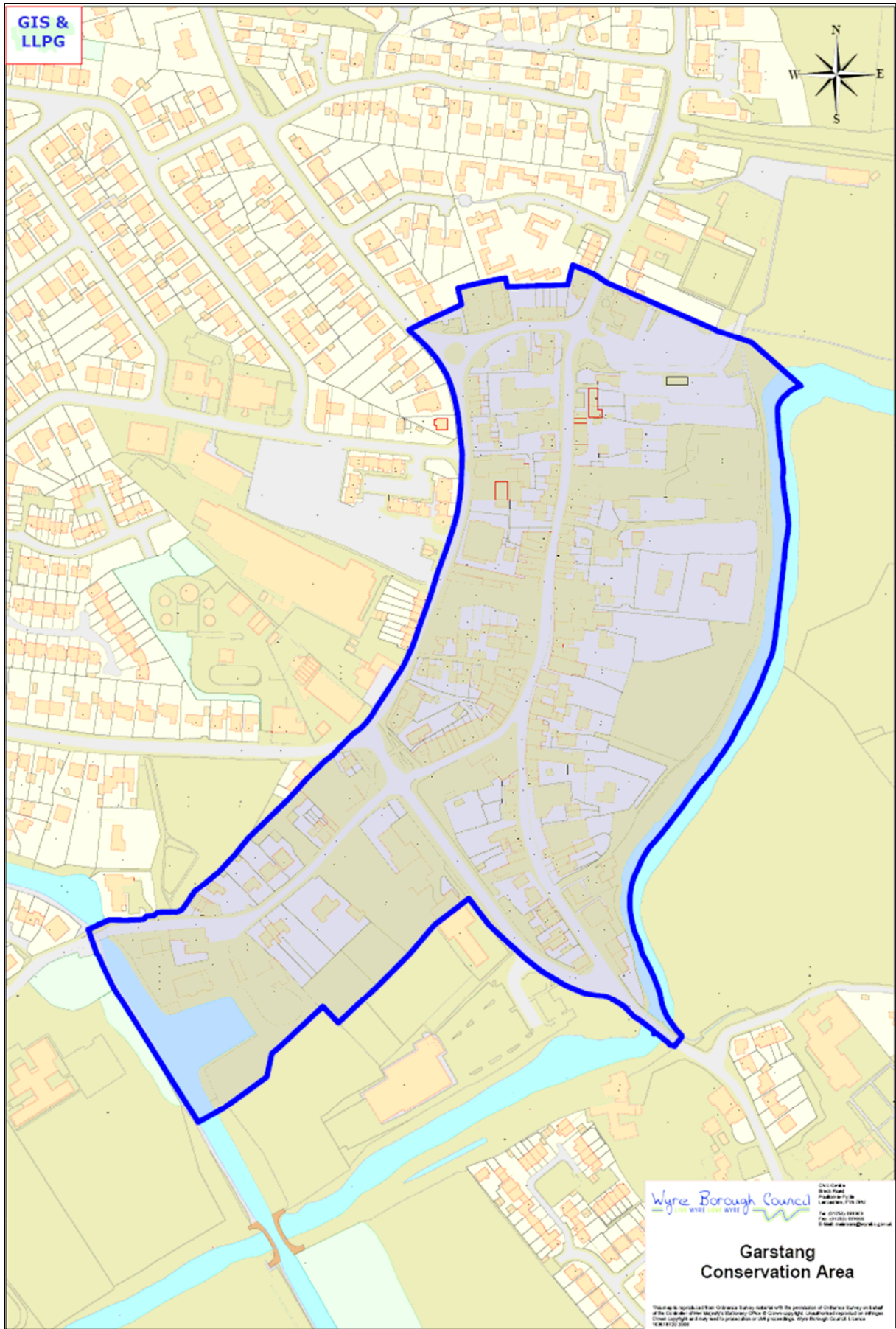
The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential since applications for planning permission must still be determined on their planning merits, following national guidance and policy.

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.



8.2 Full Listed Building Descriptions and Map Showing Locations

2 Bridge Street

“Shop, probably mid C18, altered. Rendered with brick chimney and corrugated sheet roof. 2 storeys, 2 bays. Windows modern with rendered reveals. Band above each storey. Door, in right-hand bay, has plain reveals. Chimney at left.”

4 Bridge Street

“Shop, probably mid or late C18, altered. Rendered with brick chimneys and corrugated sheet roof. 2 storeys, 2 bays. Windows modern with rendered reveals. Left-hand bay has bow window on ground floor. Door, between bays, has rendered reveals. End chimneys.”

11, 12 and 13 Bridge Street

“3 shops, 1741, altered. Rendered with brick chimneys and slate roof. 3 storeys, 4 bays. 1st and 2nd floor windows are of 3 lights with rendered reveals and timber mullions. 1st floor windows have timber hoods. Shop windows on ground floor. Between the 3rd and 4th bays there is a door with a window to its right within a blocked doorway. 2nd door between 1st and 2nd bays. Above it is a plaque inscribed: 'EGM 1741 JG'.”

Royal Oak Hotel, Bridge Street

“Public house, probably early C19. Rendered with sandstone quoins, slate roof and brick chimneys. 2 storeys, 5 bays, with plinth and chamfered quoins. Windows sashed with glazing bars and painted rusticated surrounds. Left-hand ground-floor window tripartite with timber mullions. Door, in 4th bay, has painted rusticated surround. Roof hipped at right. Chimneys at left and between 1st and 2nd, 2nd and 3rd, and 4th and 5th bays.”

43 High Street

“House and shop, 1744, altered. Slobbered rubble with slate roof and brick chimneys. 2 storeys, 2 bays. Windows have plain reveals. Those on the ground floor are modern. Those on the 1st floor are sashed with glazing bars. At the right there is a blocked opening on both floors. Door, between bays, has quoined surround. Above is an oval plaque inscribed: 'JG 1744'.”

44 and 45 High Street

“House and shop, possibly late C18, altered. Pebbledashed rubble with slate roof and brick chimneys. 2 storeys. No.45, at the left, of 2 bays. Openings have plain

reveals. At the left on the ground floor is a modern shop window. The 1st floor windows are sashed. Door in right-hand bay. Attached to the front wall is a mounting block of 2 pieces of sandstone forming 3 steps. The front is inscribed: 'RRA 1685'. No.44 has horizontal sashes with glazing bars and plain reveals. On the ground floor there is one to each side of the door. On the first floor there is one above the door. The door has plain reveals. End chimneys.”

46 and 47 High Street

“Cafe, probably early C18, altered. Pebbledashed rubble with steep corrugated iron roof replacing thatch. One storey with attic, 2 bays, with attic dormers. Windows have plain reveals and are of 3 lights with timber mullions, except for the right-hand ground-floor window which is modern. Doors, with plain reveals, to left and right. Brick chimney between bays. Interior has exposed ceiling beams.”

Market House, High Street

“Town Hall, now used as shops and club, 1755-64. Brick with sandstone dressings and hipped slate roof. 2 storeys, 3 bays, with chamfered quoins, band, and cornice. Ground floor has 3 round arches linked by impost band. The outer ones are smaller, now contain windows, and have keystones. In the middle is a wide entrance with keystone and alternately projecting voussoirs. The 1st floor windows are sashed with glazing bars and are linked by a sill band. The outer ones have stone surrounds, pulvinated friezes, and cornices. The central one has an architrave, pulvinated frieze, and pediment. A plaque within an apron commemorates the Jubilee of Queen Victoria in 1887. Above the central bay and set back behind the cornice is a timber cupola with clock. Each return wall has one bay treated in a manner similar to the outer bays of the front facade.”

Outbuilding behind Market House, High Street

“Store, once used as slaughter house. Probably C17, altered. Cruck- framed with sandstone rubble walls and steep corrugated asbestos roof. Openings have plain reveals. At the left is a wide opening with external sliding door. To the right is a door which has a window to its right. At the far right there is another door covered by a wooden lean-to. Interior has 2 cruck trusses. The left-hand one is more fully visible and has a tie beam with curved braces to the principals, a collar, and a yoke below the apex.”

Arts Centre, Lancaster Road

“Arts centre, formerly school, late C18. Sandstone rubble with slate roof and brick chimneys. 2 storeys, 3 bays, with projecting quoins. Windows have glazing bars and stone surrounds with round heads, keystones, and impost blocks. Those on the ground floor have external wooden shutters. Single-storey gabled porch in middle bay has door with a stone surround with round head and keystone. Gable chimneys.”

Canal Bridge (No. 62)

“Bridge over Lancaster Canal, opened 1797, engineer John Rennie. Large sandstone blocks. Single elliptical arch with stepped keystone. Solid parapet with rounded top.”

Church of St Thomas

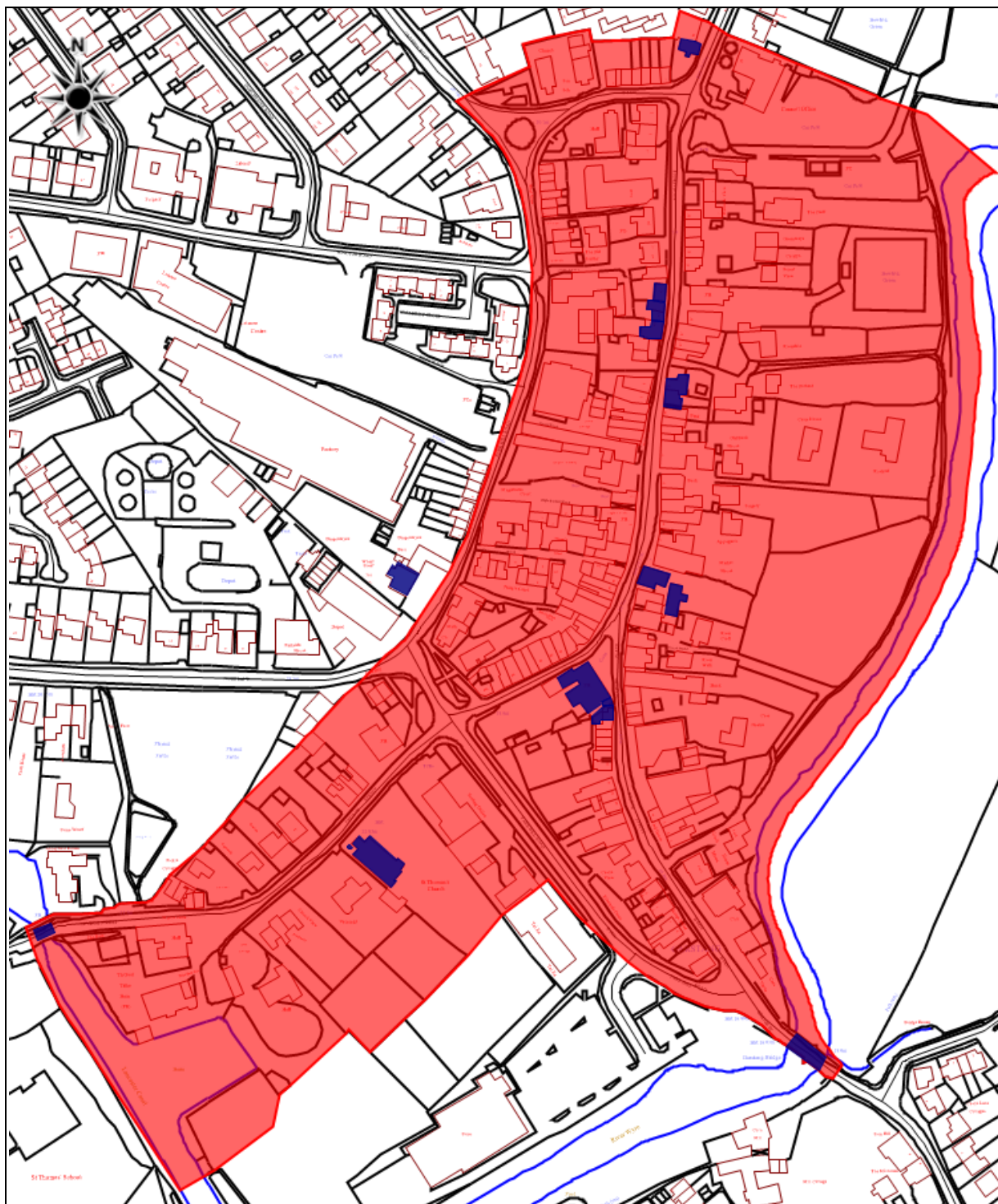
“Church, 1770 by Richard Gillow, with chancel added 1876. Sandstone rubble with slate roofs. Comprises a west tower, nave, and lower chancel with north transept. Tower and nave have chamfered quoins. Bell openings have plain stone surrounds with round heads, keystones and impost blocks. Below, on each of the 3 walls is an oculus with plain stone surround. North and south doors have similar surrounds. The nave is of 3 bays and has tall windows similar to the bell openings. They have a central timber mullion which branches to form Y-tracery, probably a later alteration. The transept has a tall single light with round head in its north wall. The east window has 3 similar lights. Interior has west gallery with panelled front on 2 slim iron columns. The nave has a ribbed ceiling which conceals the tipper parts of the roof trusses. The chancel arch is round and plastered. The baluster font has a painted Latin inscription with date, said to be 1770.”

Cross Base, Church of St Thomas

“Cross base and part of shaft, medieval, sandstone. Base roughly rectangular on plan with rectangular shaft socketed into it. Upper part of shaft chamfered.”

Garstang Bridge

“Bridge, early C19, widened on east side C20. Sandstone ashlar, 2 segmental arches. Central triangular cutwaters, which have pedestrian refuges. Solid parapets. Part of this bridge is in Garstang C.P. (q.v.)“



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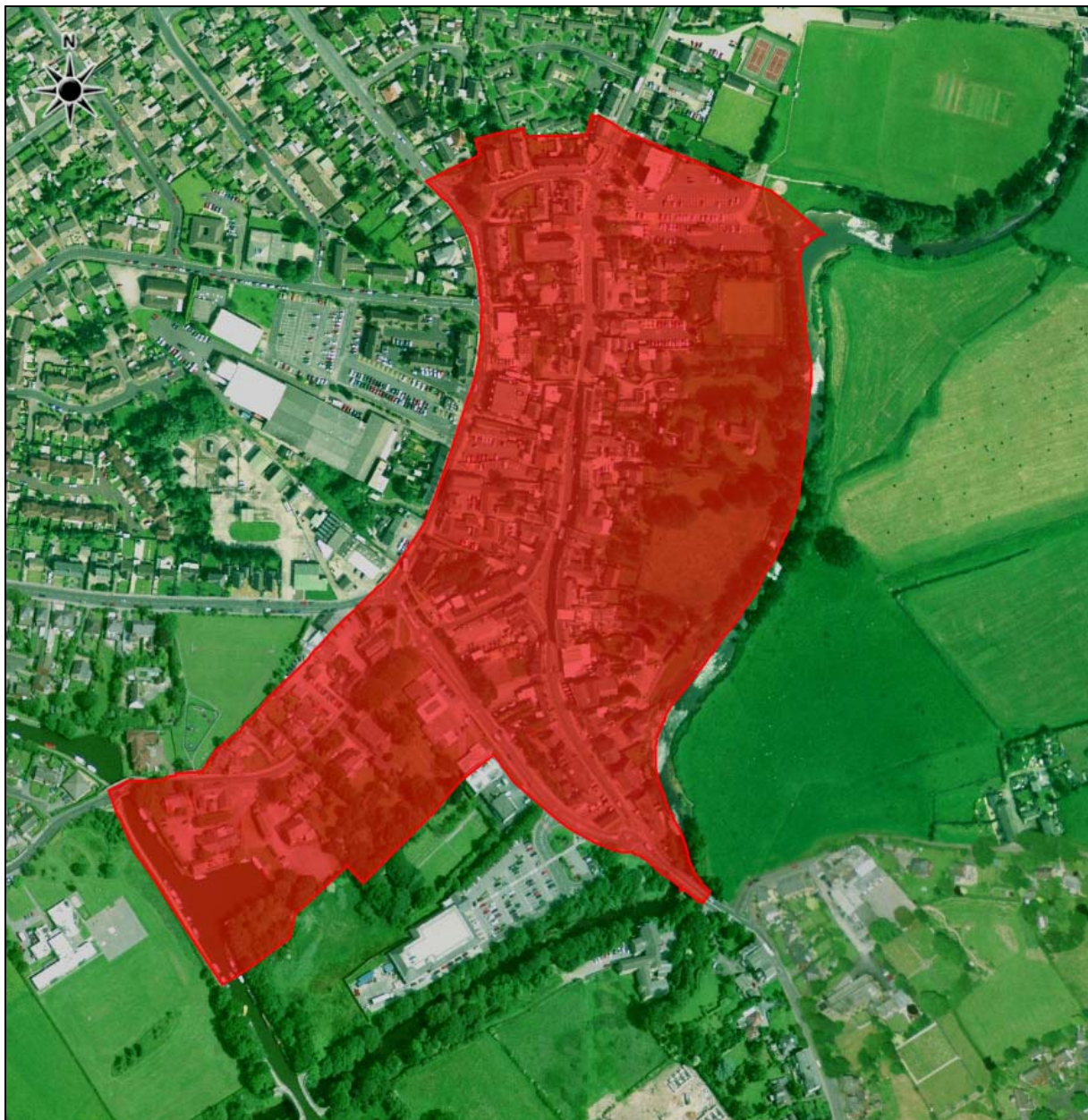
FIGURE 128. MAP ILLUSTRATING POSITION OF LBS IN LOCATION WITHIN THE CA BOUNDARY

8.3 Aerial Photos of the Conservation Area (2000)



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FIGURE 129. AERIAL PHOTOGRAPH OF GARSTANG



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FIGURE 130. 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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Garstang Management Plan

**Wyre Borough Council
Adopted 19th July 2010**



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1 Garstang 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 Advertisements and Signage

Signage within the Conservation Area is generally of a good quality except for a few examples that are of e.g. poor quality materials, design or size. This is due to the

increasing volume of corporate images and styles that reduce the level of local distinctiveness and consequently erode the character of the Conservation Area.

Action 1: The Council will produce shopfront guidance to ensure all future advertisements and signage will 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.