



Church Brow Conservation Area Appraisal and Management Plan

Revised
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Preface

Conservation Areas

'A Conservation Area is an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.'

(Planning (Listed Buildings and Conservation Areas) Act 1990).

The Council is responsible for deciding whether an area should be designated as a Conservation Area, following extensive research and consultation with people living in and owning property in the area.

We have a duty to preserve and enhance the character and appearance of each Conservation Area, under planning laws and our own policies.

The Council as a Local Planning Authority is required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas' (Section 71 of the Act). This Character Appraisal fulfils this statutory duty.

Extra protection

In some cases there is extra Protection for Conservation Areas.

An Article 4(1) or 4(2) Direction can give extra protection to certain Conservation Areas. This means that in these areas even minor alterations, for example constructing a porch, replacing windows or re-roofing could require planning permission.

For this level of protection these Conservation Areas need to be "exceptional" in terms of character and interest.

There is no Article 4 Direction in place at Church Brow.

Conservation Area Appraisal

The Appraisal is not intended to be comprehensive; the omission of any building, feature or space should not be taken to imply that it is of no interest.

The Appraisal should be read in conjunction with the adopted South Ribble Borough Local Plan (Adopted February 2000) Policy 15, National Planning Policy Framework, Central Lancashire Core Strategy and the emerging Local Plan.

Background: Walton-le-Dale

An ancient village situated in close proximity to the Rivers Ribble and Darwen. The name of Walton-le-Dale appears more than once in most history books. Julius, in his quest to expand the Roman Empire, sent numerous battalions into the north of England, including Walton-le-Dale. An AD 1140 charter to Henry de Lacy of Blackburn gave reference to St Leonard's Parish Church in Walton-le-Dale. The church tower is typically 16th century in style, with stepped corner buttresses ground from limestone.

The church of St Leonard, situated on an eminence to the east of the town, was originally erected in the 11th Century. The earliest portions of the present building are the Perpendicular chancel and tower, the nave having been rebuilt in 1798, while the transepts were erected in 1816. There are a number of interesting old brasses and

monuments. Cotton-spinning is carried on, and there are market gardens in the vicinity. Roman remains have been found here, and there was perhaps a roadside post on the site. The manor of Walton was granted by Henry de Lacy about 1130 to Robert Banastre. It afterwards passed by marriage to the Langtons, and about 1592 to the Hoghtons of Hoghton.

Walton was the principal scene of the great battle of Preston, fought on the 17 August 1648 between Cromwell and the duke of Hamilton.

In 1701 the duke of Norfolk, the earl of Derwent water and other Jacobites incorporated the town by the style of the mayor and corporation of the ancient borough of Walton. In 1715 the passage of the Ribble was bravely defended against the Jacobites by Parson Woods and his parishioners of Atherton.

Introduction

Church Brow Conservation Area was designated as a Conservation Area on 17 April 1985.

Church Brow Special Character and Appearance

Church Brow Conservation Area is an interesting and attractive, predominantly residential, area set in an elevated position overlooking the River Ribble. St. Leonard's Church is the most prominent building in the Conservation Area and sits in a most prominent position at the top of the 'brow' or hill. Church Brow is on a fairly steep incline, and drops down to Victoria Road at its foot, away from St. Leonard's Church. The River Ribble lies to the north of the Conservation Area and is situated in a wooded valley, which forms the northern boundary of the area.

There are four listed buildings in the Conservation Area: St. Leonard's Church, Sundial (within the churchyard), Watchhouse and South Ribble Squash Club and Parish Rooms (former primary school). The buildings are constructed of sandstone and appear imposing in their woodland setting. There are other interesting pleasant unlisted buildings in the area mostly 19th Century terraced properties on Victoria Road and at the foot of Church Brow and Kings Croft. There are two larger residential properties with large gardens higher up on the hill and a pair of older cottages, one of them dated 1763. The Methodist Church and White Bull Public House are also pleasant looking buildings which contribute to the history and character of the area.

The most attractive of the unlisted buildings in the area are:

- The White Bull Public House
- The Methodist Chapel
- 13 and 14, Church Brow cottages
- The former police station, Victoria Road



Church Brow: General Description

Church Brow Conservation Area is approximately 4.11 ha hectares in size and lies to the south of the River Ribble as it meanders through Walton-Le-Dale.

The Conservation Area at Church Brow, Walton-le-Dale, extends upwards from the junction of Church Brow with Victoria Road to the area around St. Leonard's Church. At the bottom of the hill the buildings are grouped together except the Methodist Church and School, White Bull Public House and former Police Station, which is now residential. Higher up the hill the character of the area changes and becomes dominated by trees and by the tower of the Church of St. Leonard. The woodland on the north side of Church Brow covers the steep slope down to the river bank. Much of the woodland is protected by a Tree Preservation Order.

St. Leonard's Parish Church

St. Leonard's Church is a Grade II* Listed building and overlooks the village of Walton. The church is constructed of sandstone. The Ribble valley falls very steeply away to the north, and the sheltered village and town fields along the Darwen to the south. Prior to the construction of Higher Walton Road in the early 19th Century, the church lay on the line of the main road both into Blackburn and Yorkshire.

St. Leonard's Church is late Medieval (tower and chancel), with the latter being restored in 1864 and the rest 1902-06 by John Pollard Seddon.

In common with the neighbouring parishes, little of the pre-Reformation building survives away from the chancel and the tower. The nave or body of the church has been rebuilt on a number of occasions. It was rebuilt in 1503, and in 1798 was pulled down; transepts were added in 1816, with further work undertaken in 1855, before a very extensive re-build in 1906.



St Leonard's Church and graveyard

The millstone grit chancel is the oldest surviving part of the present building. Small and quite low, it measures 27 inches by 18 inches, with the south side containing the remains of an Early English doorway, which Pevsner dates to the 13th Century. Historically, it belonged to the Assheton of Cuerdale and Hoghton families, and contains a number of interesting memorials to several of their members.

The church tower stands 66 foot high, has three storeys, and measures 13 square foot in internal plan. Like the chancel it is constructed of millstone grit, which was very likely sourced locally. The corner buttresses are very pronounced, reaching up to 50 feet, and give the tower a great impression of strength. The tower may date to the late 15th Century/early 16th Century, when there was considerable interest locally in tower building.



St. Leonard's Parish Church

Back in 1522 the tower possessed four bells. In 1761, a peal of six bells replaced these. Repairs were carried out in 1832 and in 1947 two further bells were added, taking the total to eight.

St. Leonard's Churchyard

The churchyard is situated to the north, south and east of the church. Up to the 19th Century virtually all local people, Protestant or Catholic, were interred in the ancient churchyard.

St. Leonard's Churchyard



St. Leonard's Parish Rooms

The building is a Grade II listed building and was formerly a school (built in 1835). The building has been substantially altered internally and extended to the rear as a squash club. The Parish rooms are located to the west of the church and constructed of tooled pink sandstone blocks, slate roof with a gabled chimney composed of four octagonal flues.



Parish Rooms

Watchhouse

The Watchhouse, dated 1835 is located approximately 50 metres east of the church of St. Leonard. It is a Grade II Listed Building constructed of dressed stone. The rear wall has a semi-circular doorway with a key stone dated 1835.



St. Leonard's Watchhouse

Historical Development

The historical development of Walton-le-Dale can be summarised as follows:

- Medieval times: predominantly agricultural land with the majority of land being in the share of the lord of the manor and part of the Walton Hall and Hoghton Estates;
- Up until the late 18th Century: agriculture was the principal activity in the district, and the pattern of settlement was closely related to the local types of soil (alluvial soils were rich arable farmlands)
- From early 18th Century onwards: growth of the local textile trade and many houses had loom shops or weaving cellars.

- Cotton Mills were built in the late 18th Century: mechanisation of the spinning process by 1790, with water mill sites developed along the rivers Darwen and Lostock. The first Walton mills conform to the model of early cotton mill location and operation.
- 1841: handloom weaving was still an important local trade and a very high proportion of the population worked – and mainly in the cotton trade.
- From the mid-19th Century onwards, there was cumulative urbanisation, with the first industrial communities developed into distinct settlements of their own. For almost a 1000 years, the district had been dominated by the single settlement at Walton, steadily developed a mosaic of small villages, each clustered around a mill or railway access point.
- 1881: Walton-le-Dale Working Men's Institute erected and was an important centre of local life. The building was demolished in 1986 to make way for flats development.
- Church Brow was formally known as Walton Law before the 18th Century and there were three-storey buildings, with the basements used by handloom weavers (1, Church Brow remains today).
- The erosion of the riverbank has resulted in much subsidence to the north side of Church Brow, and property has been lost to the Ribble in the past.

Important and Significant Buildings

St. Leonard's Church



St. Leonard's Watchouse



St. Leonard's Parish rooms (formerly school – 1835)



Gravestones



Church Brow Cottages



The White Bull Inn



No. 71 Victoria Road (former Police Station)



No. 1a, Church Brow (former Methodist chapel, now residential)



Important and Significant Features

Views towards the River Ribble and Preston City



River Ribble at Walton-Le-Dale



Stone walling



Use of locally sourced millstone grit and sandstone



Water fountain/trough on Victoria Road



Distinctive Local Features

Stone sills and lintels



Stone detailing at former Police Station, Victoria Road



Date plaques: 1a Church Brow and 1 Kings Croft (rendered building)





Date Plaque at 13 and 14 Church Brow



Railing detail at St. Leonard's

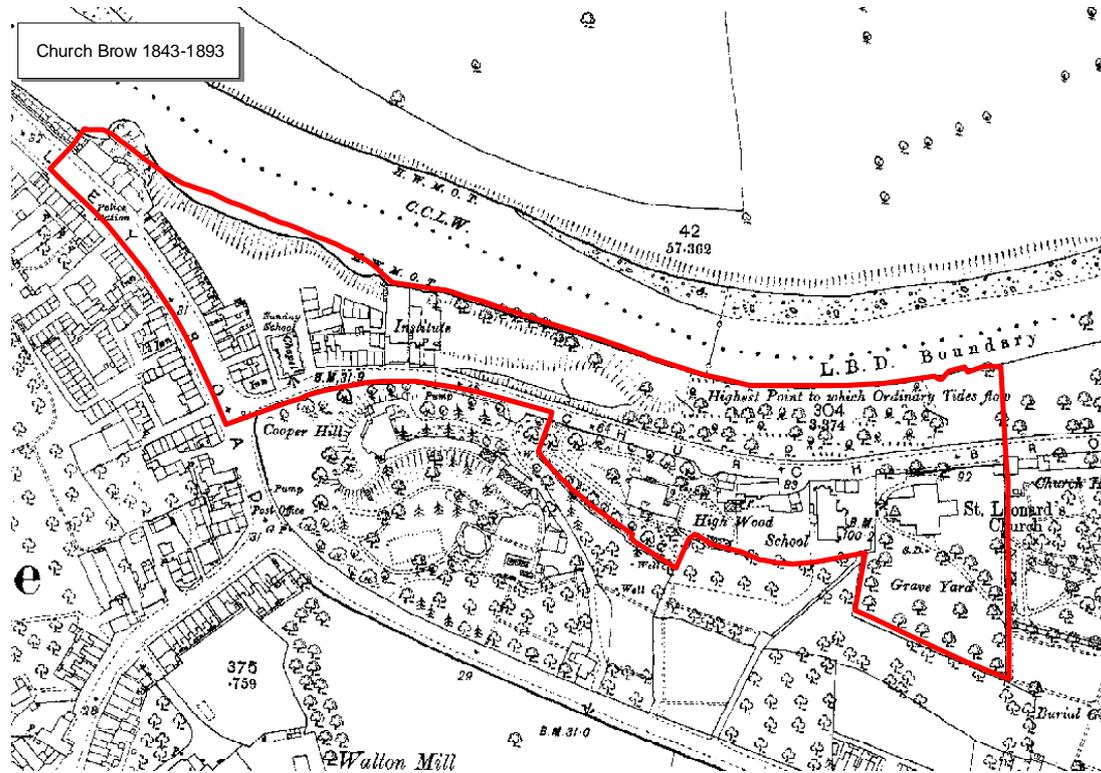


Gate detail at 1, Kings Croft

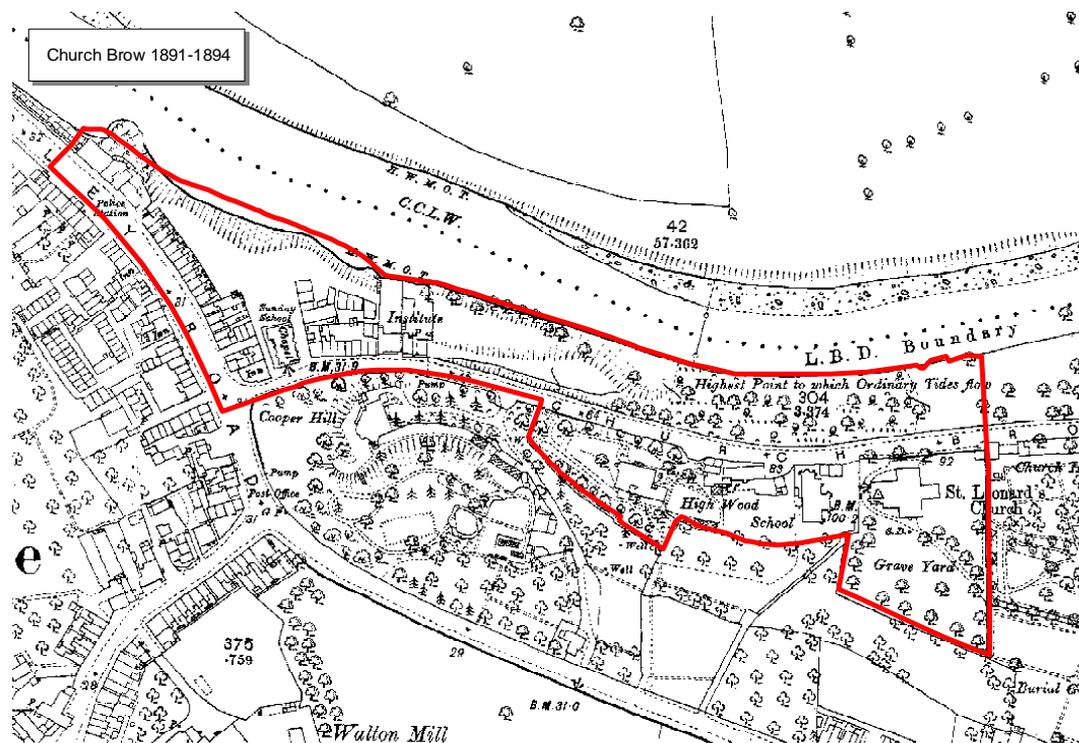


Historical Maps

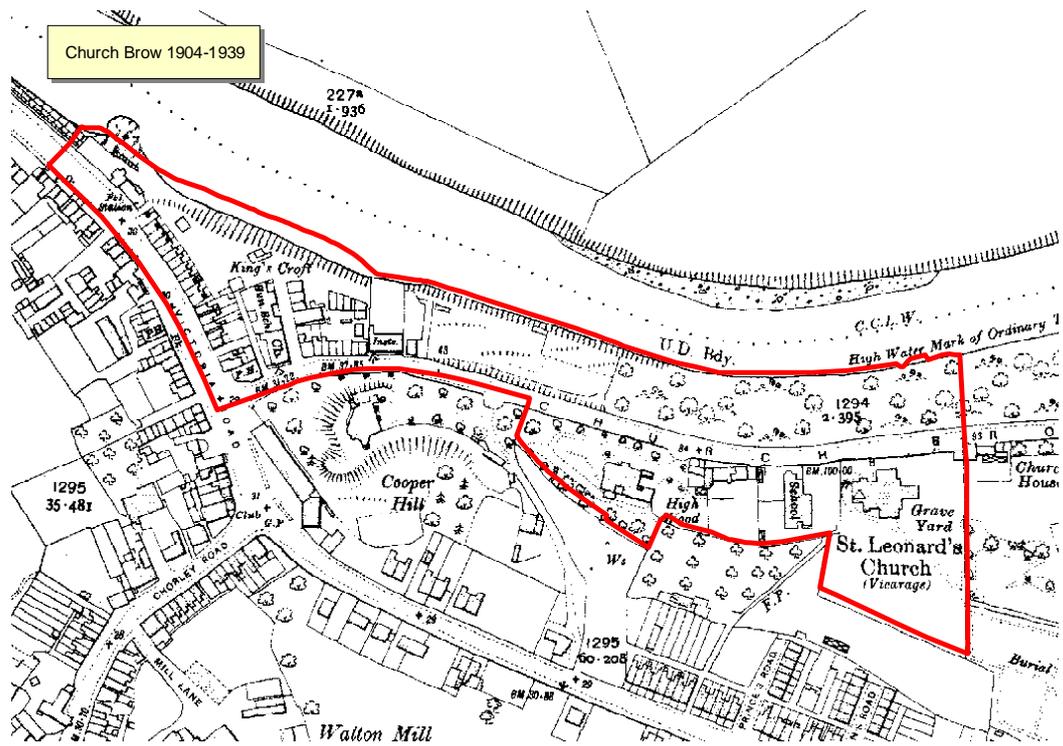
Church Brow – 1843-93



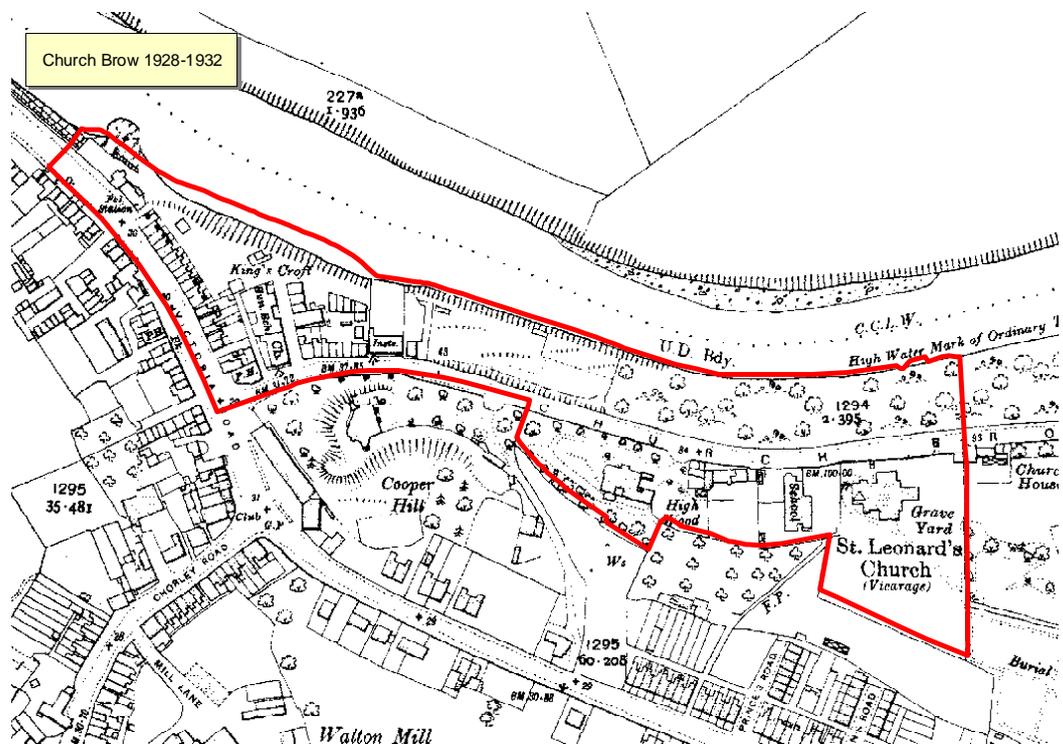
Church Brow 1891-1912



Church Brow 1904-1939



Church Brow 1928-32





View towards St. Leonard's Church from the flats



View to the west down Church Brow from St. Leonard's



View towards St Leonard's from top of Church Brow



View west down Church Brow from the Parish Rooms



Landmarks

There are several significant landmarks within Church Brow Conservation Area: the St. Leonard's Church and churchyard, St. Leonard's Parish Rooms, the former church (now residential) at 1a Church Brow, the former police station at 71 Victoria Road and the views towards the river valley. The buildings mentioned are all prominent buildings of special architectural and historic interest, but not all are listed. The mix of stone and brick built properties built are important features of the Conservation Area and add to the special character of the area.

Public and Private Spaces

Public Spaces

The Churchyard at St. Leonard's Parish Church is in an elevated position, relatively large, well vegetated with mature trees and enclosed by a stone wall and railings. The churchyard is old (dates back to the 18th Century) and forms an important area of greenspace within the Conservation Area. The northern boundary of Church Brow is rural and comprises the river valley and a wide expanse of flat fluvial plains used as grazing pasture.

Private Spaces

The private gardens of residential properties within the Conservation Area are to the rear of the properties. All terraced properties in the area front onto the pavement and none have front garden spaces.

St Leonard's Cemetery

This is a large churchyard, set in an elevated position with mature trees and flowering shrubs. The churchyard is enclosed by stone walling and railings. Within the churchyard is a tarmacadam footpath circling the church.

Landscaping and trees

The Conservation Area is very green and particularly so to the north, where the tree lines and wooded river valley lies. This expanse of mature foliage provides a semi-rural and very pleasant setting for the area, with the river shaping the landscape below.

Views towards the Ribble from Kings Croft



Views towards the River Ribble from St. Leonard's

Street Furniture

There is an array of street furniture in the Conservation Area, including: street lighting, road signs, traffic signs, benches, railings and dog bins.



Bench on Church Brow

Lighting Columns

The lighting columns in the Conservation Area are tall aluminium posts. These detract from the appearance of the Conservation Area by virtue of their size, style and location. In particular, they look out of place next to the Victorian properties in the Conservation Area.

Signage

The street name signs in Church Brow Conservation Area are standard street signs. Traffic signs are standard road signs.





Street and road signs in Church Brow Conservation Area

Telegraph Poles

There are a number of telegraph poles with overhead wires located in the Conservation Area. They form part of the street scene and do not detract from the character of the Conservation Area.

Boundary Walls

Stone boundary walls are an important feature within the Conservation Area. A graduated stone wall bounds St. Leonard's Church to its northern elevation on Church Brow. The land lies higher than the wall to the roadside.

Street Surfaces

All the roads in the Conservation Area are surfaced in a dark grey tarmac. The pavements are also surfaced in tarmac.

Buildings

(a) Types of buildings and uses

Residential

The properties within Church Brow Conservation Area are predominantly 19th Century properties, mainly Victorian terraced houses (Church Brow and Victoria Road). There are several older properties dating back to the mid-18th Century as well as a selection of more modern properties built at the latter end of the 20th Century, particularly on Church Brow.

Leisure/Recreational

St. Leonard's Parish Rooms are occupied in part by a squash club.

Religious

St. Leonard's Parish Church dates back to Medieval times (tower and chancel), the latter restored in 1864. The remainder of the Church was restored in 1902-06 by John Pollard Seddon.

(b) Materials and Architectural features

Properties in Church Brow Conservation Area are constructed of traditional materials, with brick and natural stone predominating with grey slate roofing. Several properties in the Conservation Area are rendered, including: The White Bull (side and rear elevations rendered; front elevation stone), West High Wood, No's 13 and 14 Church Brow, and several terraced properties on Kings Croft and Victoria Road.

(c) Street Frontages

Church Brow Conservation Area is pleasant residential area, with a mix of terraced properties, dating from the mid C18th Century. The majority of properties front directly onto the pavement on both Church Brow and Victoria Road.

(d) Boundary Treatments

The majority of residential properties within Church Brow Conservation Area do not have boundary treatments as they front directly onto the pavement.

(e) Plot Sizes and height

The majority of properties in Church Brow Conservation Area are two storey. The exceptions being the Parish Rooms to the west of St. Leonard's Church, the apartments at Calvert Court and no. 1 Church Brow: a 3 storey property.



1, Church Brow



97-101 Victoria Road



Calvert Court, Church Brow

Proposed Conservation Area Extension

There are currently no options to extend Church Brow Conservation Area.

Negative Factors

There are very few features and structures within the proposed conservation area, which detract from the character and appearance of Church Brow. The three elements which detract from the appearance of the area are:

- The style and design of street signs. These are standard signs.
- The street lighting style, scale and materials.
- Unsightly modern extensions both within, and adjacent to the Conservation Area boundary.

Enhancement

This section highlights a range of proposals, which will enhance the character of the proposed Conservation Area. Should funding become available, then, the Council will need to draw up an enhancement scheme for this Conservation Area. The following proposals for enhancement are therefore only suggestions at this point in time.

Detailed guidance is needed with regard to the repair, the repair materials and quality of workmanship and reinstatement of any missing features on the traditional stone built buildings, as well as the design of new buildings within the Conservation Area.

The general appearance of the area would benefit greatly from the rationalisation of inappropriate street furniture, such as lighting columns, road signage and pavement surface materials. The area would benefit from lighting columns characteristic of the mid-19th Century.

In addition to this, it would be beneficial to the Conservation Area if the road signs were replaced with more appropriately designed signs that are more in keeping with the character of the Conservation Area. In addition to these, an interpretation board, sign or plaque, showing the location and extent of Church Brow Conservation Area, together with a map showing all the Listed Buildings and those of historic importance would be particularly useful.

It is important that any future work proposed is properly co-ordinated and fully respects and does not detract from the area's special character.

Summary

Church Brow Conservation Area is steeped in history. The Conservation Area is an interesting and attractive, predominantly residential, area set in an elevated position overlooking the River Ribble. The Parish Church of St. Leonard is the most prominent building in the area and views from the church towards Church Brow and over the River Ribble are very pleasing. Church Brow is particularly rich in tree cover and vegetation by the Church, and the eastern part of the Conservation Area has a semi-rural setting, whilst Victoria Road to the west is predominantly urban.

Within Church Brow Conservation Area are many attractive buildings, which give the area its special character and appearance. St. Leonard's Church is a particularly important building in the area, and has significant architectural and historic interest, rising high above the village of Walton-le-Dale. The views from the church towards Preston, across the River Ribble floodplains are very pleasing. The Conservation Area owes much of its special character to the topography of Walton-le-Dale and the course of the River Ribble.

It is important, therefore, that we maintain high design standards with any new build or extensions to existing properties within the Conservation Area, and ensure that any alterations to the Listed properties are carried out in a sympathetic manner which respects the character and architectural interest of the structure.

Church Brow Conservation Area Management Plan

Introduction

The Council is required to prepare Management Plans for conservation areas in conjunction with the preparation of character appraisals. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 sets a statutory duty upon Local Authorities to periodically review conservation areas and to undertake proposals for their management and enhancement.

The Conservation Area Character Appraisal has identified the architectural and historic interest of the area that defines the special character of Church Brow Conservation Area. In order to protect and enhance the aspects that make the area worthy of designation, active management will be required. Church Brow Conservation Area Management Plan is intended to be read alongside the Character Appraisal.

Aims of the Management Plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic assets and places. Conservation areas are living environments that despite their history will continue to adapt and develop.

Designating a conservation area does not mean a prohibition on development, but it does mean carefully managing change which ensures that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

The aim of this Management Plan is to complement existing national and local policies by providing further advice on the management of Church Brow Conservation Area. All the recommendations set out in the Management Plan are intended to preserve and/or enhance the character and appearance of the Conservation Area and assist in managing change without compromising the historic environment.

The Management Plan has been developed from Church Brow Conservation Area Character Appraisal.

It is hoped that the document will act as a reference for all who make decisions which may impact on the special character of Church Brow – property owners, planners, developers, designers, architects, local authorities and statutory undertakers. The document will be available on the Council's Website to view and download and a printed copy available in libraries.

The content of the Conservation Character Appraisal and Management Plan will be useful as supporting documents to the South Ribble Local Development Framework and assist in any proposals for development within and adjacent to Church Brow Conservation Area.

Key objectives arising from Church Brow Conservation Area Appraisal and Management Plan are:

- To develop an awareness of the importance of the local heritage and history of Walton-Le-Dale and surrounding area, for the benefit of people who live, work and visit
- To provide clear guidance as to how to preserve and enhance the special character of the area as identified in the Conservation Area Character Appraisal.
- To provide guidance for the enhancement and improvement of the area.

Changes to the Conservation Area Boundary following public consultation

The Conservation Area boundary for Church Brow Conservation Area was defined on 17th April 1985. The boundary of the Conservation Area has been looked at through the Conservation Area Appraisal process and following public consultation via household questionnaires it was decided that any additions or deletions to the conservation area boundary were inappropriate at this point in time.

Negative Features in the Conservation Area

Church Brow Conservation Area is a very well cared for area and has a semi-rural setting particularly around St. Leonard's Church, which overlooks the River Ribble and alluvial plains from its elevated position, creates an attractive environment. It is evident that many of the owners have a keen interest in their properties, ensuring they are regularly repaired and maintained.

Buildings

All the properties in the Conservation Area are well maintained and contribute positively to the character and appearance of the area.

Other Structures

- The style and design of street signs detracts from the appearance of the area.
- The street lighting style, scale and materials is inappropriate in the conservation area and the aluminium posts detract from the appearance of the Victorian (and earlier) properties on Church Brow.

Recommended Action

It is important that opportunities are taken to improve the streetscape and measures put in place to ensure that buildings and other structures within the Conservation Area are properly maintained on a regular basis.

Current and Future Management of Church Brow Conservation Area

Preservation

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that assist local planning authorities with their responsibility to preserve the character and appearance of conservation areas.

Conservation area designation and management is made effective when the Council is prepared to support designation and enhancement initiatives by establishing strong

planning controls to generally protect the special character and appearance of the area.

The positive use of planning controls alongside the use of incentive measures like grant schemes could be a very effective tool in preventing and reversing inappropriate change in conservation areas.

Demolition Controls

(a) Listed Buildings

Church Brow Conservation Area includes 4 listed buildings: St. Leonard's Church (a Grade II*), Sundial (within the churchyard), Watch house and South Ribble Squash Club and Parish Rooms (former primary school) (all Grade II). The demolition and alteration of which, is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(b) Unlisted Buildings

Demolition of these buildings will be resisted. Only in exceptional circumstances where the building is beyond repair and incapable of beneficial use, will demolition be considered. In exceptional cases, permission may be granted if the redevelopment or the result of the demolition would produce substantial benefits of that community (including the physical revitalisation of the Conservation Area) and would outweigh the loss resulting from demolition.

(c) Locally Important Buildings and structures (not listed)

The appraisal has identified buildings and structures that are not listed, which make a positive contribution to the Conservation Area by virtue of their local distinctiveness and value. These buildings are important local landmarks in the area and should be considered for inclusion on a local list of buildings of significance.

It is recommended that the Council carry out a survey of the buildings that make a positive contribution to Church Brow Conservation Area to identify those for inclusion on a local list of buildings of significance.

Recommended Action

The Council undertake a survey of buildings in the Conservation Area and draw up a local list of buildings of local significance.

Article 4 Direction

The special character of Church Brow Conservation Area, as referred to in the Character Appraisal, is derived from its setting, history and the architectural quality of its buildings and survival of original detailing which make a significant contribution to the individual character of buildings within the conservation area.

The main threat to the quality of the conservation area is the cumulative impact of numerous alterations, many quite small in themselves, to the many historic but unlisted buildings within the conservation area.

Powers exist for the Council to seek withdrawal of some permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area by the introduction of an Article 4 Direction.

This means that certain developments that previously did not require a planning application to be submitted could be brought under control of the Council and would require planning permission.

Unauthorised Works

Changes and additions that constitute unauthorised works erode the historic character and appearance of the conservation area. It is recommended that an audit is undertaken to identify unauthorised works and that action is carried out to remove any inappropriate development or unauthorised features, wherever these have not achieved immunity against enforcement action.

Trees and Open Spaces

Landscape feature such as trees, hedges and open spaces make an important contribution to the character and appearance of this Conservation Area and to its setting. The interaction between built and natural elements is a strong factor in defining character and creating a distinctive sense of place.

The law automatically protects all trees in Conservation Areas over a certain size. Additionally, some are already specifically covered by Tree Preservation Orders (TPOs), which means that formal permission is required from the Council to fell or lop them.

Persons wishing to prune or fell trees in Church Brow Conservation Area must give 'written' notice of their intentions to the Council and the Council has 6 weeks in which to decide whether or not to make a Tree Preservation Order. The decision will be based on amenity considerations such as the contribution the tree(s) makes to the character or appearance of the Conservation Area, type of species and the health of the tree.

Recommended Action

The Council will resist proposals to cut down, top or lop a tree (except in special circumstances) within the Conservation Area or which affects the setting of the Conservation Area. Where the loss of a tree is unavoidable, the Council will seek the replanting of a new tree with a species, which is native or traditional to the area.

Enhancement

In addition to our responsibilities for the preservation of our conservation areas, the Council are also required to propose policies and actions that will lead to enhancement. This can be achieved through the Management Plan and by proposing specific actions. Proposals for development within the Conservation Area will be aimed at reinforcing those qualities and/or characteristics, which provide the special interest, which warranted its designation in the first place. This will include the management of repair of historic buildings and features, and the reinstatement of distinctive architectural features or surfaces, traditional street furniture and the rationalisation of signage.

Development Opportunities

It is important that the established character of Church Brow Conservation Area is protected in order to maintain its special architectural and historic interest. Any physical change does not necessarily need to replicate or indeed mimic its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change should always ideally be founded on a detailed understanding of the historic and urban design context of the area.

Design Principles

All new development proposals will be expected to preserve or enhance the character and appearance of Church Brow Conservation Area, and comply with the relevant development plan policies.

Scale, massing and height of all new buildings will be expected to reflect those of the existing built environment within the Conservation Area.

Appropriate external materials and finishers will be required on all new development within or affecting the setting of Church Brow Conservation Area. Traditional materials typical of the conservation area will be encouraged to complement the existing built heritage. Where more modern materials are proposed these should harmonise with the colours and texture of the existing built heritage.

Extensions and alterations to existing buildings should also be encouraged to follow the scale, proportions, detailing and materials of the existing property.

Appearance, Materials and Detailing

The emphasis in any proposed alteration, new or replacement building must always be on the need to provide high quality design. The materials that characterise the Conservation Area can be used to help alterations to respect its established character.

Scale and Density

The scale of any new development should respect surrounding development, although some modest changes in scale may actually be advantageous as it reflects the variety of form in the town centre where buildings have developed individually for a variety of functions over a long period of time.

In taking account of the existing densities within the area, care must be taken to ensure any sites earmarked for redevelopment are not overdeveloped. It is especially important to consider how the area has developed over time and to recognise the differences in building form, which can be attributed to different periods.

Height and Massing

Within the Conservation Area, St. Leonard's Parish Church and the Parish Rooms are significant buildings due to their historic character and architecturally by their group value. Other buildings in the conservation area are historically of lesser importance within the townscape, and any new development should reflect the hierarchy. Generally, the height of any new development should compliment the adjoining buildings and respect the two storey residential properties on Church Brow.

Street Clutter

The cumulative impact of street furniture including road signs, barriers, service installations, street lighting, litter bins, and road markings create a cluttered appearance in the Conservation Area. This can have a detrimental impact on the character and appearance of the area in general. It is important to understand the impact of street furniture on the street-scene and that any new additions to the Conservation Area do not detract further from the character and appearance of the area. Street furniture should be introduced only where necessary and in a co-ordinated manner which is sympathetic to the Conservation Area.

Listed Buildings in Church Road Conservation Area

Parish Church of St. Leonard



Parish Rooms



St. Leonard's Watch House



Sundial in St. Leonard's Churchyard



Further Information

For further information on Church Road Conservation Area, please contact:

Forward Planning Section,
South Ribble Borough Council,
Civic Centre,
West Paddock,
Leyland.
Lancashire.
PR25 1DH

Tel: 01772 625388

Email: forwardplanning@southribble.gov.uk

Other Useful Contacts

English Heritage,
1 Waterhouse Square,
London
EC1N 2ST

Tel: 020 7973 3000

Email: London@english-heritage.org.uk

(For information relating to Listed Buildings and Conservation Areas)

The Society for the Preservation of Ancient Buildings (SPAB)
37 Spital Square,
London
E1 6DY

Tel: 020 7377 1644

Email: info@spab.org.uk

(For a range of technical advice leaflets)

The English Historic Towns Forum,
PO Box 22,
Bristol.
BS16 1RZ

Tel: 0117 975 0459

Email: htf@uwe.ac.uk

(For further guidance on Conservation Areas)

Appendix

Listed Buildings within Church Brow Conservation Area

Grade		Date
II*	St Leonard's Church, Medieval tower and chancel	19 th Century
II	Watchhouse	1835
II	South Ribble Squash Club and Parish Rooms	1835
II	Sundial	1788

Locally important buildings/structures within the Conservation Area (not listed)

The White Bull PH



Methodist Chapel



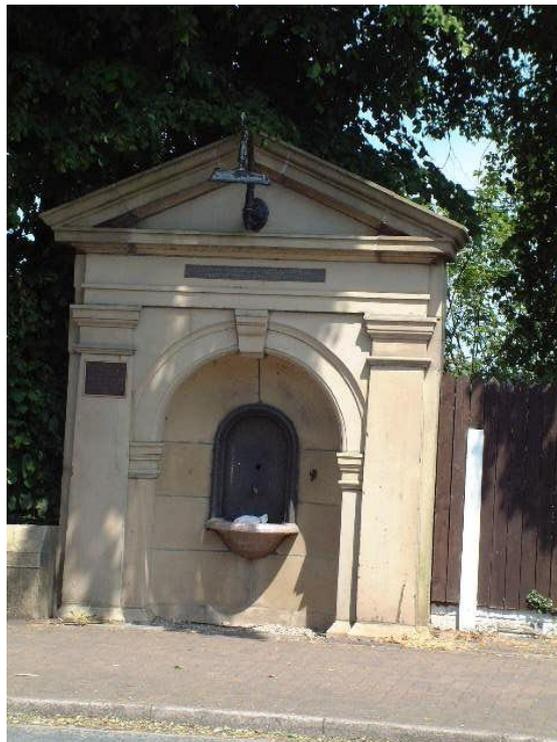
Former Police Station (stone detailing)



Cottage, 13 & 14 Church Brow



Water Feature, Victoria Road



References and further reading

A History of Walton-Le-Dale and Bamber Bridge: David Hunt (1997)

Glossary of terms

Feature	Description
Buttress	A mass of masonry built against or projecting from a wall either to stabilise, from the lateral thrust of an arch roof or vault, or to enable the wall to be thinner.
Chancel	The eastern part or end of a church, where the altar is placed; usually set apart for the clergy.
Corbel	A projecting block which supports a parapet or sill
Dressed Stone	Stone which has been 'squared' and smoothed on the face
Eaves	Overhanging edge of a roof
English Brick Bond	Brickwork with alternate courses of headers (short ends) and stretchers (long sides) exposed.
Gable	Peaked external wall at the end of a double-pitch roof.
Keystone	The large stone at the centre of the arch, often larger and decorated.
Lights	Compartment of a window defined by the uprights or mullions.
Lintel	Horizontal beam or stone bridging an opening.
Millstone Grit	Gritstone is a sedimentary rock composed of coarse sand grains with inclusions of small stones. It is a coarser version of sandstone
Nave	The body of a church west of the crossing or chancel, often flanked by aisles.
Render	The covering of outside walls with a uniform surface or skin for protection from the weather. Cement rendering: a cheaper substitute for stucco (fine lime plaster), usually with a grainy texture.
Tower	Often the oldest structural part fo the church building
Transepts	In a cruciform church, the transepts form the arms of the cross.
Watch house	A place where persons under temporary arrest by the police of a city are kept; a police station; a lockup.

Frequently Asked Questions

A Guide to Conservation Areas

Below are some Frequently Asked Questions (FAQs) relating to Conservation Areas. Please consult a solicitor if you are unsure of your legal rights and responsibilities.

What is a Conservation Area?

Conservation Areas are *"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"*. The concept was first introduced by the MP, Duncan Sandys, in The Civic Amenities Act 1967. This was embodied into planning legislation by the amendment act of the following year and then set out in the Town and Country Planning Act 1971. All Councils in England and Wales were urged to designate Conservation Areas.

Today the power to designate such areas is embodied in Section 69 (a) and (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as follows:-

"69 Every local planning authority:

(1)

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and

(b) shall designate those areas as conservation areas.

69 (2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas, and, if they so determine, they shall designate those parts accordingly "

How are Conservation Areas chosen for Designation?

They are designated usually because of their buildings but they can also be designated because of their history, architecture, layout or private spaces, such as gardens, parks and greens; trees or street furniture. Conservation areas give broader protection than listing individual buildings and all features within the area, listed or otherwise, are recognised as part of its character.

Who designates Conservation Areas?

In South Ribble the Council has the power to designate and it has designated areas where people generally feel have a special character worth protecting or enhancing.

What policies are used to control development?

Our main body of conservation policy is in Chapter 5: Environment policies, of the South Ribble Local Plan 2000. Policies ENV15 and ENV16 relate to development within Conservation Areas and generally presumes against the loss of features which add to the special interest of the area. These policies are used in the determination of planning applications in conservation areas. This will be replaced by the Site Allocations and Development Management Policies Development Plan Document, when it is adopted. We also take the National Planning Policy Framework, Central Lancashire Core Strategy and Supplementary Planning Document covering Design into account when determining these applications.

What does designation mean?

It is important that proposed alterations in a Conservation Area are sympathetic to its character. Stricter design controls, therefore apply. You may need one of more of the following types of permission before doing work to your property:

Planning Permission In a Conservation Area, you have to obtain permission before making changes which would normally be permitted elsewhere, to ensure that any alterations do not detract from the area's appearance. These changes include certain types of cladding, inserting dormer windows, and putting up satellite dishes which are visible from the street, for development which materially affects the appearance or use of buildings of land. In some Conservation Areas, where permitted development might harm their character, Article 4 Directions have been made to certain properties withdrawing this exemption. A Simplified Householder application form will be required for this.

Conservation Area Consent Conservation Area Consent is required for the demolition of all or part of an unlisted building. It is advisable to contact the council to confirm whether your proposal will require consent. A Conservation Area Consent application form will be required for this.

Listed Building Consent for external and internal works which affect the character of a Listed Building, including buildings and structures within the curtilage. A Listed Building application form will be required for this.

Demolition To fully demolish a building, or even parts of it, needs Conservation Area consent and both guidance and the application forms are here. Generally we view an application from the stand point of trying to retain the building so a strong case needs to be made for its demolition. There are no fees for this application and there is a right of appeal against refusal.

Minor developments in a conservation area, you need planning permission for changes to buildings which would normally be permitted. Changes requiring consent include cladding a building, inserting dormer windows, or putting up a satellite dish visible from the street.

Works to trees Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a Conservation Area, whether or not it is covered by a Tree Preservation Order, has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it. A Tree Work application form will be required for this.

Are trees in conservation areas protected?

Yes. If a tree is not covered by a Tree Protection Order but is in a Conservation Area, you must give six weeks notice in writing to the Planning Authority, providing the tree is 7.5cm in diameter measured 1.5 metres above ground level (or 10cm if the work is to promote growth of other trees. **It is an offence to do work to a tree in a conservation area without consent.**

What if I want to carry out works to a tree within a Conservation Area?

If a tree located within a conservation area is already the subject of a Tree Preservation Order (TPO) then this tree is automatically covered by the TPO legislation.

If no TPO exists, then prior to carrying out any works to the tree, six weeks notice must be made in writing to the Planning Authority describing the trees and works to

be carried out. This applies to surgery works or felling of any tree with a trunk over 75 mm in diameter measured 1.5 meters above ground level.

Is the Council responsible for trees within Conservation Areas?

No, the owner remains responsible for the trees, their condition and damage they may cause. The Conservation Area status provides the Council with a period to assess the trees suitability to be included within a Tree Preservation Order.

Display an Advertisement. Consent to Display an Advertisement application form will be required for this.

Article 4 Directions made under the Town and Country Planning (General Permitted Development) Order 1997 allow the Borough Council to make further restrictions on the kind of alterations allowed to residential buildings, depending on how these might affect the key elements of the Conservation Area. Typically these remove 'permitted development rights' for alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary treatments. The cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. A Simplified Householder application form will be required for this.

Building Regulation Approval for structural work to buildings to ensure health and safety standards are met. Further information on Building Control can be found by phoning 01772 625403.

Local residents and businesses generally are fully aware that areas have been designated and how their character and appearance are protected.

Is my property in a Conservation Area?

Detailed plans showing the boundaries of each Conservation Area are available from the Planning Department at the Civic Centre, West Paddock, Leyland. Plans will soon be available online to view. You are welcome to visit the Council's Reception and view the maps or to telephone to speak to the relevant officer in the Forward Planning Section.

How do I find out more about a Conservation Area?

The Council has a programme of appraisal to assist in providing clear definition of an area's interest and the action needed to protect it. Character appraisal may also identify areas where enhancement through development is desirable. These will be published on the web when available.

For further information, please contact the Forward Planning Team

By Telephone

01772 625400

In writing

South Ribble Borough Council,
Forward Planning Section,
Civic Centre, West Paddock,

Leyland, Lancashire.
PR25 1DH

By email

Forwardplanning@southribble.gov.uk

Other Useful Contacts

English Heritage,
1 Waterhouse Square,
London
EC1N 2ST

Tel: 020 7973 3000

Email: London@english-heritage.org.uk

(For information relating to Listed Buildings and Conservation Areas)

The Society for the Preservation of Ancient Buildings (SPAB)
37 Spital Square,
London
E1 6DY

Tel: 020 7377 1644

Email: info@spab.org.uk

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