

Church Road Conservation Area Appraisal and Management Plan

Revised
October 2013

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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.

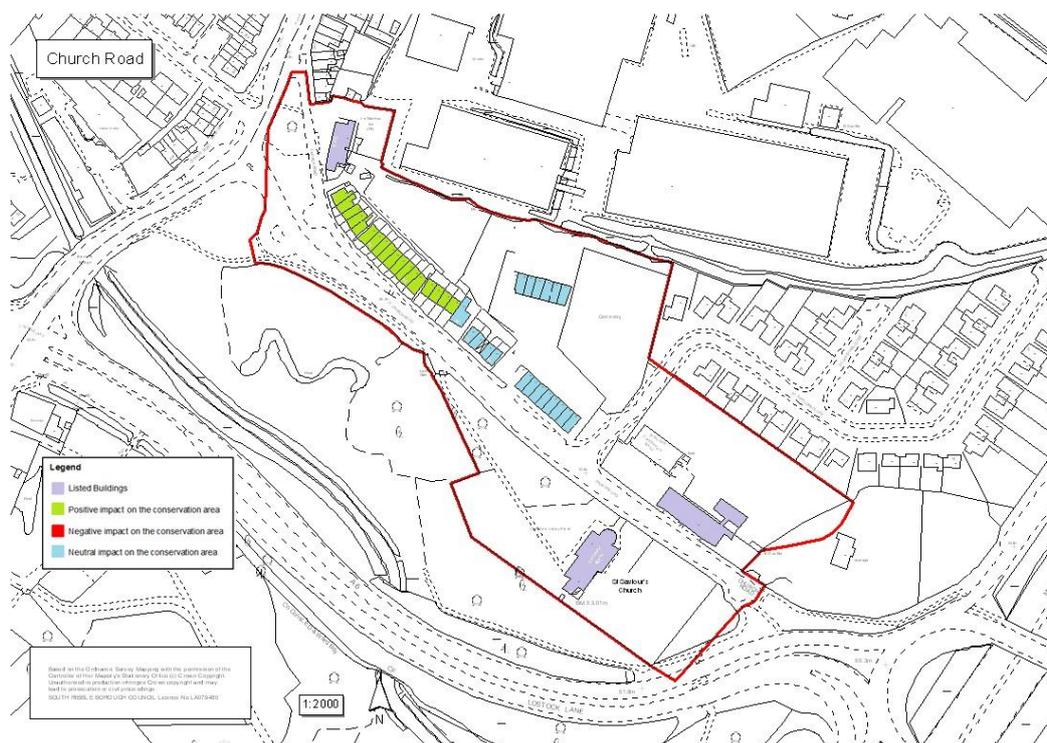
There is no Article 4 Direction in place at Church Road.

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.

Introduction



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

Church Road Special Character and Appearance

Church Road Conservation Area is unusual for the locality, in that most of the buildings are constructed of stone, and this building material, together with the trees surrounding St. Saviour's Church give the area a cohesive identity.

There are three listed buildings: Ye Olde hob Inn (formerly The Black Horse), the Church of St. Saviour and St. Saviour's Church of England School. The Hob Inn is said to be seventeenth Century but has been much altered and remains a building of character. The Church and Church School are attractive buildings on opposite sides of the road, which complement each other. The church is set in a wooded churchyard retained by a stone wall. The entrance to the churchyard has an ornate lychgate.

The most attractive of the unlisted buildings in the area are the terraced residential properties between the Hob Inn and Church Mews (a relatively new residential development). These are well-built garden-fronted stone cottages of simple design and owing much of their charm to the fact that they have been little altered, and therefore, still retain overall harmony.

Church Road: General Description

Church Road Conservation Area is approximately 4.04ha hectares in size.

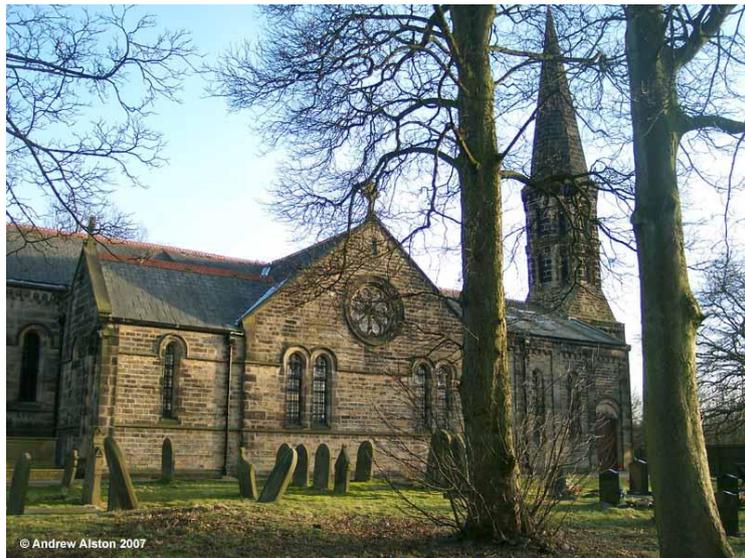
The area contains three listed buildings including the Church of St Saviour (Grade II), Ye Olde Hob Inn (Grade II) and St. Saviour's Church of England School (Grade II). Particular features of interest include St Saviour's Church dated back to the early 19th Century, St. Saviour's Church of England School, No conservation area appraisal of the area has been produced previously.

The Conservation Area extends from the Hob Inn near the corner of Church Road, Bamber Bridge with Station Road to St Saviour's School. The area is unusual for the locality in that most of the buildings are stone together with the trees surrounding the church.

Church Road is characterised by stone built residential properties, together with a church, a church school, a parish hall and a public house. These are well-built, garden-fronted stone cottages of simple design which owe much of their charm and character to the fact that they have been little altered and therefore still retain their harmony.

St. Saviour's Church

St Saviour's Church was built in 1817 by Edmund Sharpe, with transepts and chancel designed by T.H Myres. The roof is stone slate with red ridge tiles.



St Saviour's Church

St. Saviour's Church of England School

The school was built in the early 19th Century. It is a stone building (coursed and squared at the front, with rubble at the sides and rear) with a slate roof. The building is of Romanesque style with stone mullion windows. The front is 10 bays in length, with a gabled entrance in the 5th bay. The building complements the Church of St. Saviour on the opposite site of Church Road.



St. Saviour's Church of England School



Ye Olde Hob Inn

The public house is dated back to the 17th Century and has been altered over time. The exterior is pebble-dashed stone with the 1st floor rendered with applied timber. The roof is thatched with gable chimneys and two ridge chimneys.



Ye Olde Hob Inn



Weaver's Cottages, Church Road

There are four surviving weavers' houses, situated opposite St. Saviour's Church. These examples reveal the key elements which identify weavers' houses: generally large windows, a semi-subterranean cellar or workroom, sometimes with its own entrance, with steps leading to the first floor. The cellar windows may be extremely wide, and divided by mullions into three lights, as the case here. These are fine examples of stone built cottages.



Weaver's Cottages, Church Road

Historical Development

The historical development of Bamber Bridge can be summarised as follows:

- Early 1800s: Little Walton (a name used in the 17th Century) became Bamber Bridge.

- 1836: St. Saviour's Church erected (completed in 1914) with the adjoining national school built in 1839.
- Mid-19th Century: Bamber Bridge was an accumulation of hamlets along the Preston-Wigan Road.
- 1841: handloom weaving was still an important local trade and a very high proportion of the population worked – and mainly in the cotton trade.
- 1870s: Bamber Bridge classed as a village and one of the best examples of ribbon development in the region.
- OS map of 1848 highlighted the impact of the industrial revolution, although the village essentially became a rural one and set in expansive fields.
- The coming of the railway in the mid-19th Century resulted in further growth to the south and 'Station Road' became the new thoroughfare.
- Construction of cotton mills in the mid-19th Century provided employment for a large workforce, together with house-building formed the basis of the modern Bamber Bridge as we know it today.
- By the late 19th Century, a large number of terraced houses were erected and the handloom weavers in Bamber Bridge became a rarity.

Important and Significant Buildings

- **The Hob Inn:** With its quite low thatched roof and windows set high into the eaves, the Hob Inn was a good example of the local vernacular style of house building. Locally hand-made bricks enclosed an internal timber frame, which supported a thatched roof composed of reeds.



The Hob Inn

St. Saviour's Church: built in 1817, with steeple and is of sandstone construction. It is a Grade II Listed Building.



St. Saviour's Church

- **St. Saviour's Church of England School:** built in 1839-49 and complements the church.



St. Saviour's Church of England School

- **Weaver's Cottages:** surviving houses on Church Road, opposite St. Saviour's Church reveal the key elements, which identify weaver's houses. Namely: large windows, a semi-subterranean cellar or workroom and sometimes with its own entrance, with stone steps leading to the first floor. The cellar windows may be extremely wide, and divided by three mullions into three lights, as in the examples on Church Road.



Weaver's Cottages, Church Road

Important and Significant Features

- **Church Road Park (part of Cuerden Valley Park) - Biological Heritage Site**, which is an area of habitat mosaic, grassland and woodland and scrub. Cuerden Valley Park is bisected by the route of the A6 to the south of Church Road.
- **Tree Preservation Orders** – there is a large Tree Preservation Order – TPO 1950 No. 14 to the south and west of Church Road,

Distinctive Local Features

Within the Conservation Area are a number of local features that give the area a distinct identity. These features, which may relate to the area's history or locality, give the area its unique sense of place. The following features, though small, make a significant contribution to the area's special interest.

Low Stone walls and stone gate piers



Terraced properties on Church Road

Stone walls



Weaver's Cottages, Church Road



Boundary wall to St. Saviour's School playground



Boundary wall to St. Saviour's Church

Materials: stone buildings



Terraced properties



St. Saviour's CoE School



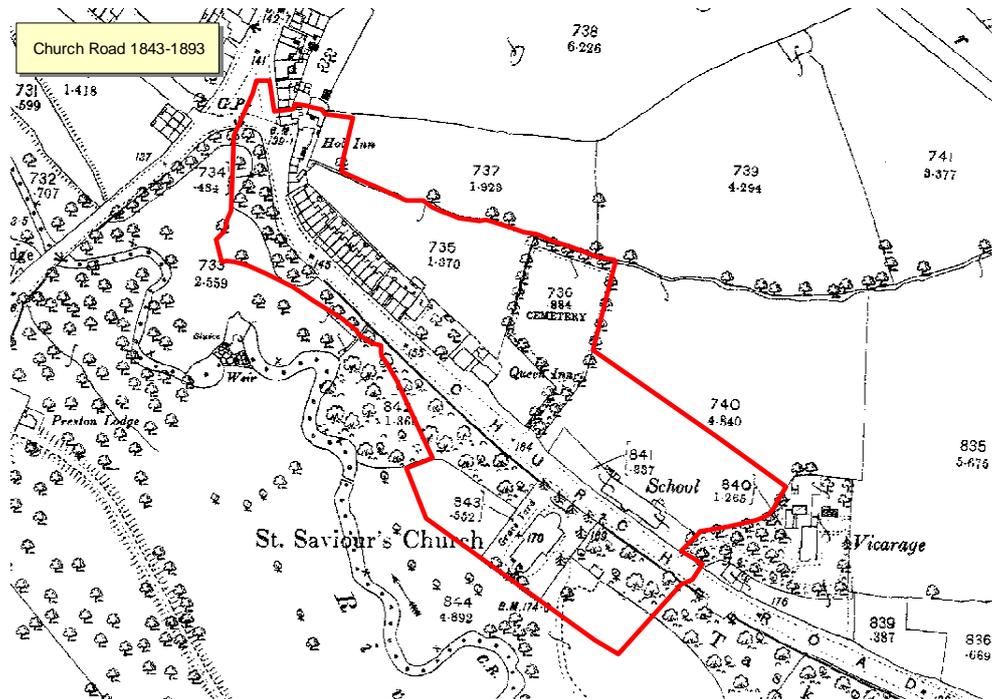
St. Saviour's Parish Church



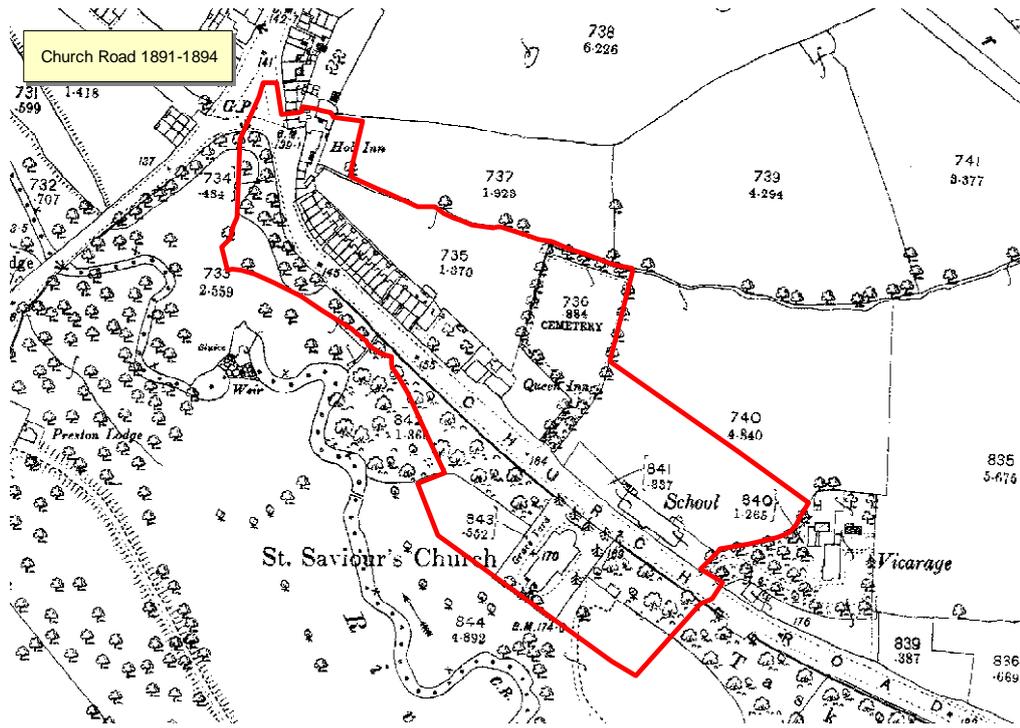
St. Saviour's Church

Development of the Settlement

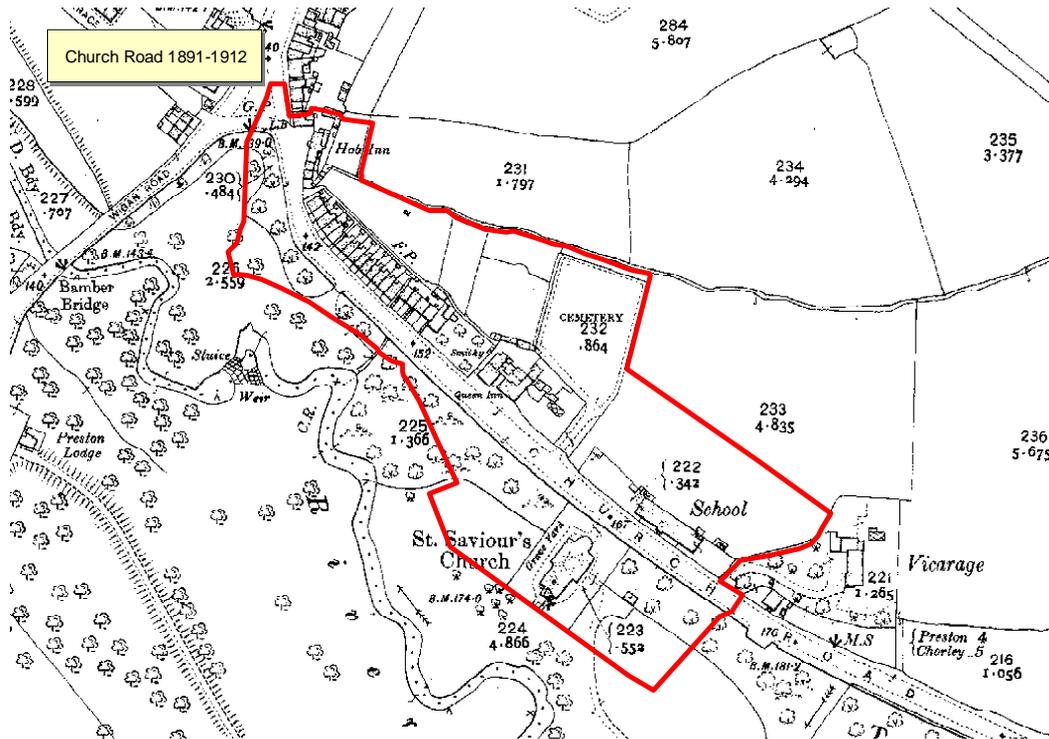
Church Road – 1843-93



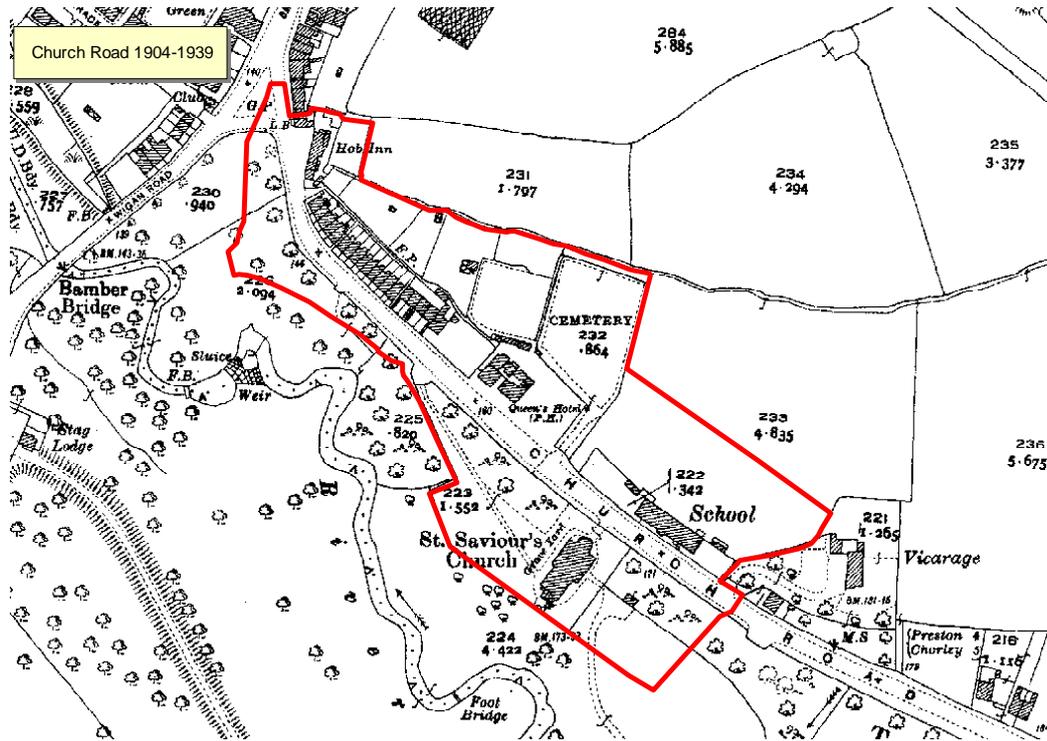
Church Road 1891-1912



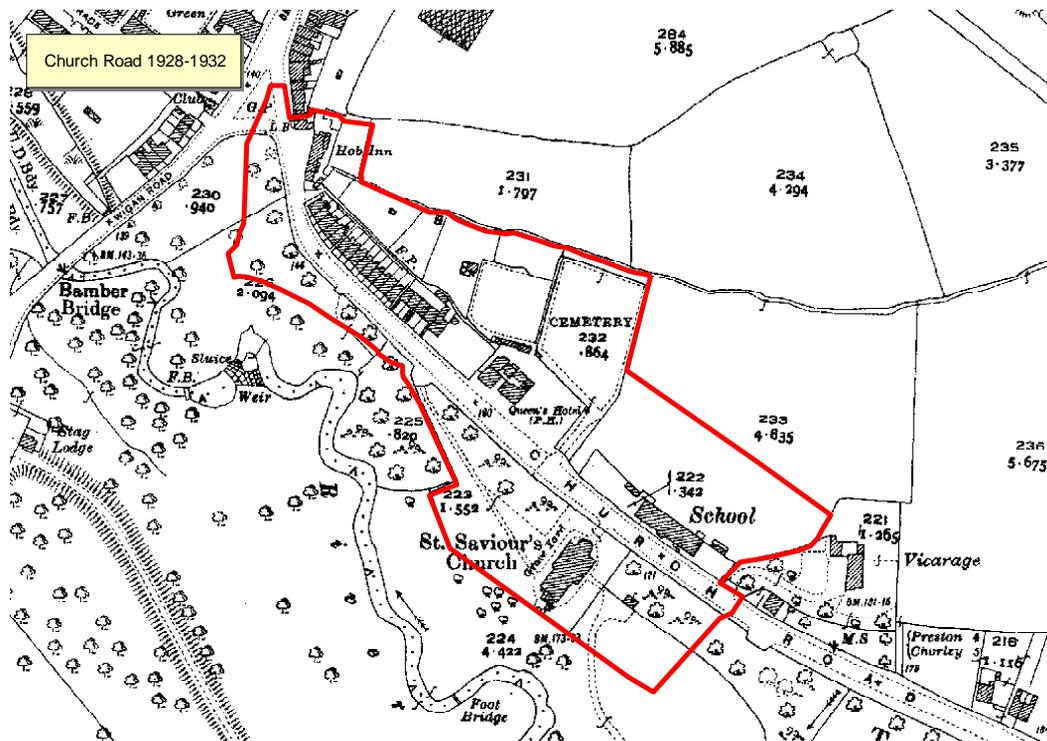
Church Road 1891-1912



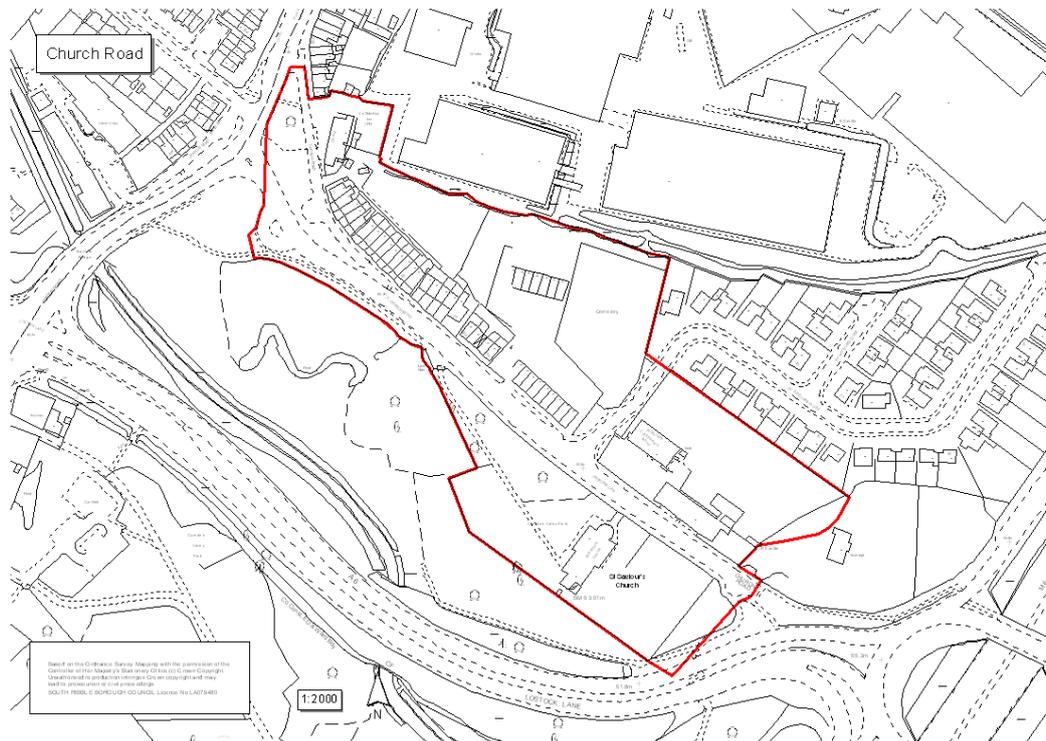
Church Road 1904-1939



Church Road 1928-32



Church Road - today



Townscape

Church Road Conservation Area is a linear area focused around three predominant historic buildings: Ye Olde Hob Inn to the south and St. Saviour's Church and St. Saviour's Church of England School to the northern-most point of the boundary.

Movement

Church Road Conservation Area is a predominantly residential area with a parish church, public house and school. The Conservation Area comprises the entire length of Church Road, which is a no through road and ending just north of St. Saviour's Church. Church Road is on a gradual curved incline, with the Hob Inn to the south being on flat ground and the church and school to the north on slightly sloping terrain. There is infrequent pedestrian and vehicular movement along Church Road; and the majority of travel is to and from residential properties on Church Road, St. Saviour's Close and Church Mews.

Views and Landmarks

Views

The views towards the Church from Church Road are very pleasant, particularly with the woodland setting of Church Road Park (part of the larger Cuerden Valley Park) and the churchyard being a continuation of an attractive residential environment. St. Saviour's Church is reached through a Lych Gate is an attractive 19th Century stone building, enclosed by a high sandstone wall, which is an important feature in the Conservation Area.

The eye is naturally drawn towards the top of Church Road towards the church and school building because of their prominent positions. In addition, these are significant, not only because they are Grade II Listed buildings, but they also complement each other and are interesting historical landmarks in Bamber Bridge.

Views towards the Hob Inn from Church Road Park are important and the public house is set back from a large green, which gives the impression of a pleasant semi-rural setting. This setting complements the local vernacular style of the Hob Inn, with its thatched roof, timber dressings and rendering.

Landmarks

There are three significant landmarks within Church Road Conservation Area: the Hob Inn, St. Saviour's Church and St. Saviour's Church of England School. These are all prominent buildings of special architectural and historic interest. The curved row of stone built terraced houses and former weavers' properties 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 Saviour's Parish Church is large and enclosed by a stone wall. The churchyard is a large expanse of green space, which borders Church Road Park. This forms an important area of semi-natural public open space within the Conservation Area used for informal recreation and leisure pursuits and a footpath link to Cuerden Valley Park.

Private Spaces

The private gardens of residential properties within the Conservation Area are modest in size with shrubs and borders. Each garden is enclosed the front by low-lying natural stone walls, capped with coping stones and decorative wrought iron railings. The original stone gate piers to all the properties have been retained and these represent important features in the Conservation Area.



Church Road terraces

St Saviour's Cemetery, Church Close

This is an old churchyard, which is partly overgrown with mature trees and shrubs.



St. Saviour's Cemetery

Landscaping and trees

The Conservation Area is very green in some parts and there is an abundance of landscaping and tree cover, with many mature trees to the south of Church Road, known locally as Church Road Park. Cuerden Valley Park Biological Heritage Site provides an attractive densely wooded backdrop to Church Road and screens the Conservation Area from the busy A6 trunk road as it passes through the southern extremity of Bamber Bridge.



Green outside the Hob Inn, Church Road

Street Furniture

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

Lighting Columns

The lighting columns in the Conservation Area are tall aluminium posts.

Signage

The street name signs in Church Road Conservation Area are standard street signs.



Street Sign

Litter Bins

The black bins which complemented the bollards and railings have been replaced with blue bins.



Litter Bin

Bollards and Railings

Bollards and railings in the Conservation Area are black painted cast iron structures. They have gold painted detail. Since the last conservation appraisal, the bollards and railings' condition has deteriorated.



Railings and Bollards



Current state of bollards

Telegraph Poles

There is a telegraph pole with overhead wires located in the Conservation Area within the grounds of St Saviour's Church School. The structure is barely noticeable and the wires are screened on the opposite side of the road by the tall trees in the grounds of the Church.

Boundary Walls

The properties on Church Road are enclosed 2-3ft stone boundary walls with copings. The newly erected Church Mews mirror the style and materials of the older terraced properties and these too have stone boundary walls.



Boundary Walls on Church Road

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 Road Conservation Area are predominantly 19th Century properties. The houses on Church Mews were built in the last ten years.

Leisure/Recreational

Church Road Park is adjacent to the Conservation Area. This is part of Cuerden Valley Park which is a Biological Heritage Site and is frequented by people for informal recreational purposes, i.e. walking, cycling and dog-walking.



Church Road Park



Views towards Cuerden Valley Park



St Saviour's Cemetery



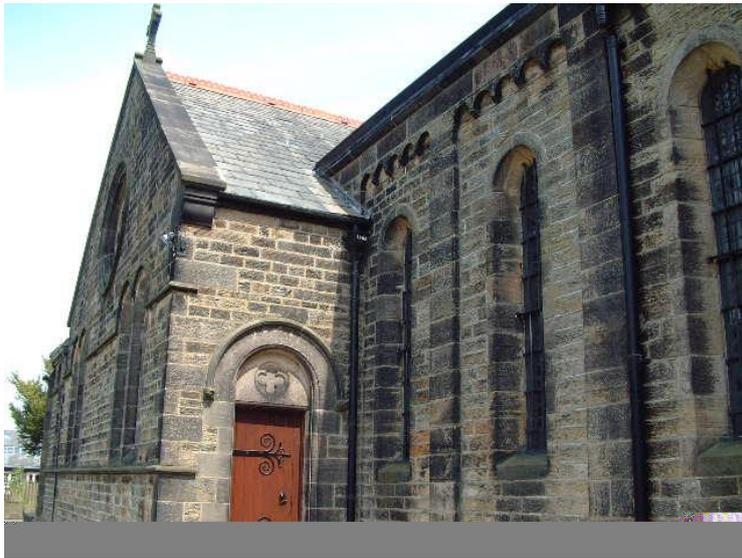
St. Saviour's Cemetery



Path leading to St. Saviour's Cemetery

Religious

St. Saviour's Parish Church was built in 1817 by T.H. Myers and completed in 1914.



St. Saviour's Church



(b) Materials and Architectural features

All properties in Church Road Conservation Area are constructed of traditional materials, with natural stone predominating and grey slate roofing. The Hob Inn is a rendered building with a thatched roof.

The new build properties on Church Mews are stone-built apartments and blend in well with the existing older stone properties on Church Road.



Church Mews



(c) Street Frontages

Church Road Conservation Area is pleasant residential area with attractive public (Cuerden Valley Park and St. Saviour's churchyard) and private green space. All the properties in the area have their own private front and rear gardens.

(d) Boundary Treatments

All plots are enclosed by low boundary stone walls and railings, providing defined private garden spaces. The stone walls are capped with coping stones.



Low front boundary walls with copings

(e) Plot Sizes and height

The majority of the properties within the Conservation Area are two-storey residences; the exception being Church Mews, which are three-storey properties and St. Saviour's CoE School, which is a single storey building.

St Saviour's Parish Church is the largest building in the Conservation Area and is situated in a prominent position at the top of Church Road. The church and churchyard are set in large wooded grounds.

Plot sizes do vary in the Conservation Area, although the row of terraced properties all occupy very similar sized plots of land. The Weaver's houses are in a slightly elevated position and their ridge height is higher than the terraced properties that lie to the south of them.

Proposed Conservation Area Extension

There are currently no options to extend Church Road Conservation Area as its boundaries are well defined.

Negative Factors

There are very few features and structures within the proposed conservation area, which detract from the character and appearance of Church Road. The two 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.
- The style and colour of the bins.
- The deterioration of the street signs, street lights and bollards, as well as their style.

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. Also, an interpretation board, sign or plaque, showing the location and extent of Church Road 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

Within Church Road Conservation Area, the stone built properties give the area its pleasing character and appearance. Together with the stone walling and trees surrounding St. Saviour's Church, they give the area a cohesive identity.

The properties are unusual for the area, being constructed of stone and many display their original architectural features. It is, therefore, important that high design standards are maintained with any new build as well as extensions to existing properties, including the listed buildings, are both in keeping with the existing character of the area.

Appendix

Listed Buildings within Church Road Conservation Area

Grade		Date
II	Ye Olde Hob Inn	17 th Century
II	St. Saviour's Church	1817
II	St Saviour's Church of England School	18 th Century

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

1. St. Saviour's Memorial Hall (1936)



2. Weaver's Cottages, Church Road



3. Stone Cottages, Church Road



References and further reading

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

Glossary of terms

Feature	Description
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
Cornice	Flat-topped ledge with moulded underside, projecting along the top of a building or feature
Eaves	Overhanging edge of a roof
Gable	Peaked external wall at the end of a double-pitch roof.
Lights	Compartment of a window defined by the uprights or mullions.
Lintel	Horizontal beam or stone bridging an opening.
Lychgate	Roofed gateway entrance to a churchyard for the reception of a coffin.
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.

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 (1) Every local planning authority:

- (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?

These policies are being reviewed as part of the Local Development Framework and new policy will be incorporated within a new Local Plan during 2013. 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.

Consent to Display an Advertisement.

A 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.

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 625400

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)