



Greenbank Road Conservation Area Appraisal and Management Plan

Revised
November 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.

This level of protection is not appropriate at Greenbank Road.

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

The Borough Council designated Greenbank Road, Middleforth, Penwortham as a Conservation Area in recognition of its special architectural and historic interest.

The designation of Greenbank Road as a Conservation Area was initiated by local councillors and supported by the Borough Council and residents in the area. The status was awarded on 16 July 2007.

Conservation Areas are designated usually because of their buildings, but they can also be designated because of their history, architecture, layout or private spaces, such as canals, 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.

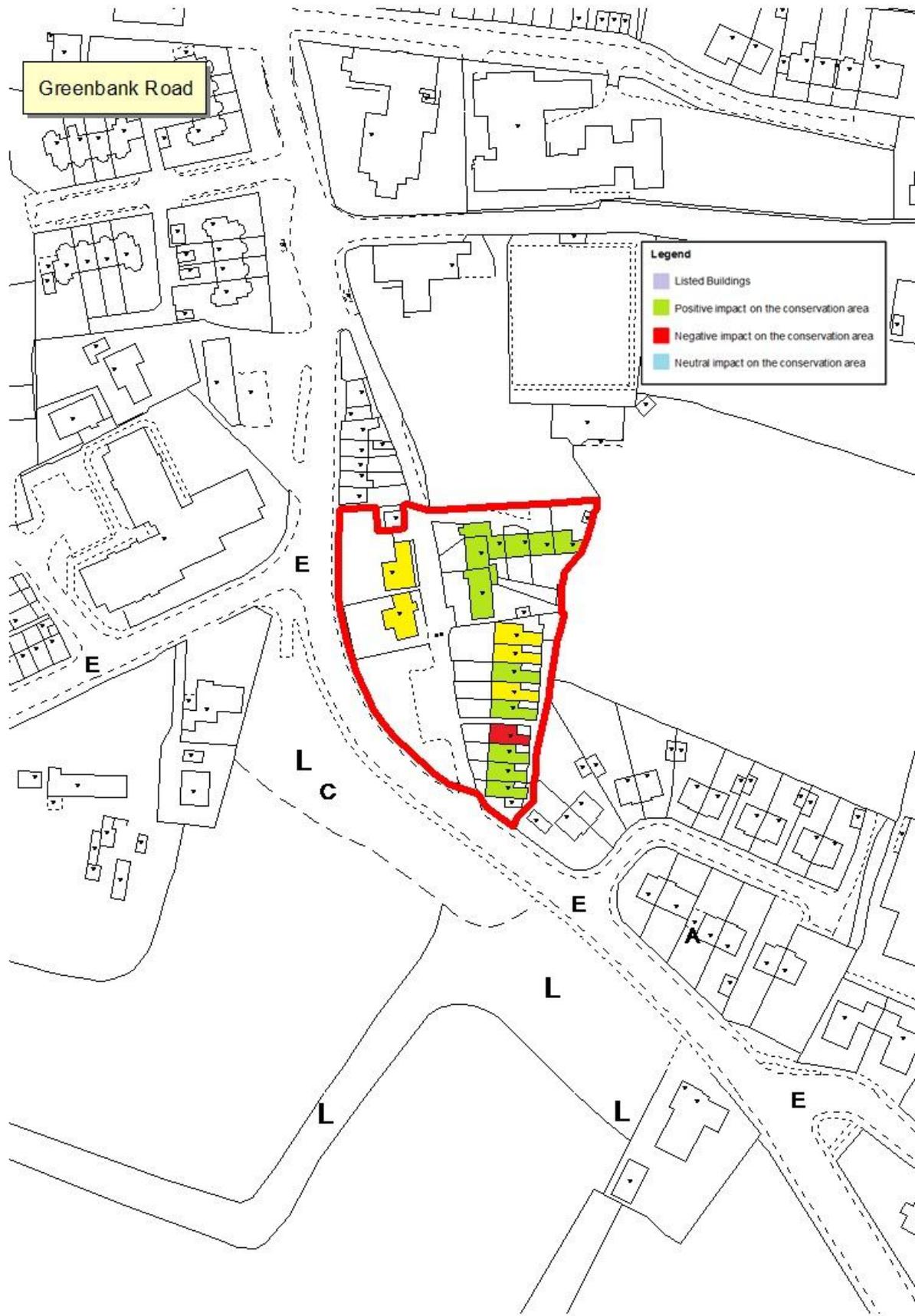
Greenbank Road: General Description

The Conservation Area at Greenbank Road is quite small and is characterised by Victorian and Edwardian properties that are reasonably well-maintained. The area is flat in character and apart from a small grassed area/mound, with semi-mature trees fronting onto Leyland Road at the Marshall's Brow/southern end of the site. Within the boundary, there are few trees, although many of the properties have well-kept gardens with a variety of foliage and shrubbery. The majority of the buildings within the Conservation Area are residential properties, apart from Penwortham Social Club and associated car park, cricket pavilion and Bowling Green to the north of the area.

There are no listed buildings in the Conservation Area, although the quality of the residential properties represent good examples of Victorian and Edwardian architecture and give an insight into the past. In the middle of the Conservation Area lies the former Penwortham Workhouse, this dates back to the late 1790s. This building was converted to residential properties after the workhouse closed in the 1860s and the building remains in its original 'T' plan style. Together, these buildings, add to the overall pleasing character of the area and the historic environment.

To the south of the site are 2 blocks of 4 and 5 red-brick terraced Victorian properties. These properties are in a good state of repair, although all of the original windows have been replaced with either uvpc or hardwood frames.

There are no listed buildings within the Greenbank Road Conservation Area, although there are buildings which are of local historic interest, most notably, the former Penwortham Workhouse, now Manor Cottages.





Manor Cottages – former Penwortham Workhouse



Historical Development

Social and Economic History

Medieval to mid-18th Century

It was largely agricultural, rough grazing land and the keeping of cattle, pigs and sheep.

Late 18th Century

Growth of handloom weaving industry (flax and hemp) in 18th Century that finally died in the early 1850s. Penwortham Workhouse erected on Greenbank Road.

1785

John Watson built Penwortham Mill on Factory Lane. Textile factory: weaving and fabric production. The factory was originally powered by a water mill running off a stream that fed into the Ribble.

By the late 1790s

Owners of large textile mills purchased large numbers of children from workhouses and orphanages in all the larger towns and cities, including London. About a third of the workers in the cotton industry were children and known as pauper apprentices.

Penwortham Mill

Purchased by Vernon Carus in 1915 and specialised in the manufacture of surgical lint – a product which was in massive demand during the First World War.

Evolution and Development of Penwortham Workhouse

1790s

A period of great economic distress: agrarian decline, industrial revolution and the Napoleonic Wars.

1796

Penwortham Workhouse opened for the paupers of the Parish and served the township of Penwortham and Middleforth Green. Land to the north, now occupied by a yard and car park, was originally the 'Potato Ground' on which potatoes were grown to feed the paupers in the workhouse.

1834

Designated as a Union's Girls' School.

1842-7

The building was adapted as a hostel for aged and infirm male paupers.

1847-1851

The male paupers were evicted and sent to other workhouses so that Penwortham Workhouse could be used as a 'House of Recovery' during the Preston typhoid epidemic.

1851- 1860s

Maximum of 86 female pauper children (aged 4-13) were accommodated there and a school was set up within it to cater for them and other poor children locally.

In 1866, a Poor Law Board inspection recorded:

This workhouse is an old building, adjoining the road, with a moderately-sized garden. There is water of good quality, and of ample supply.

It is set apart for the reception of pauper girls only, of whom 86 are allowed to be maintained in it at one time. At present there are 67. Their ages vary from 4 to 13 years. Twenty of them are Roman Catholics, and are visited by priests of the school. The remainder belong to the Church of England, and attend church on Sundays.

The girls are under the care of a matron, who is also the schoolmistress. She is assisted by 10 pauper servants — seven women and three old men.

The reports of the inspector of schools are of a favourable character. The children readily obtain employment as soon as they are old and strong enough, and they keep their places when they leave the school.

They appear to be clean, well clothed, well fed, contented, and cheerful. The house and the wards are perfectly clean. The food is sufficient in quantity and good of its kind. The beds and bedding, clean and comfortable. The ventilation is good.

Upon the whole, this establishment is in a satisfactory state, and its management does much credit to the matron who has charge of it.'

1860s

Closure of workhouse which was then converted to a row of whitewashed cottages "Manor Cottages" as we know it today. The original 'T' shaped plan of the workhouse building remains.

1860s Map of Middleforth Green showing Penwortham Workhouse



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Medieval period until 17th Century

Middleforth Green was a large expanse of flat wet meadows, coarse grass and scrub with marshy hollows and streams, used as rough grazing land. It was characterised by small enclosures, irregularly spaced crofts and scattered cottages.

17th and early 18th Centuries

The size of the green was reduced in size and small fields and crofts were formed.

Today

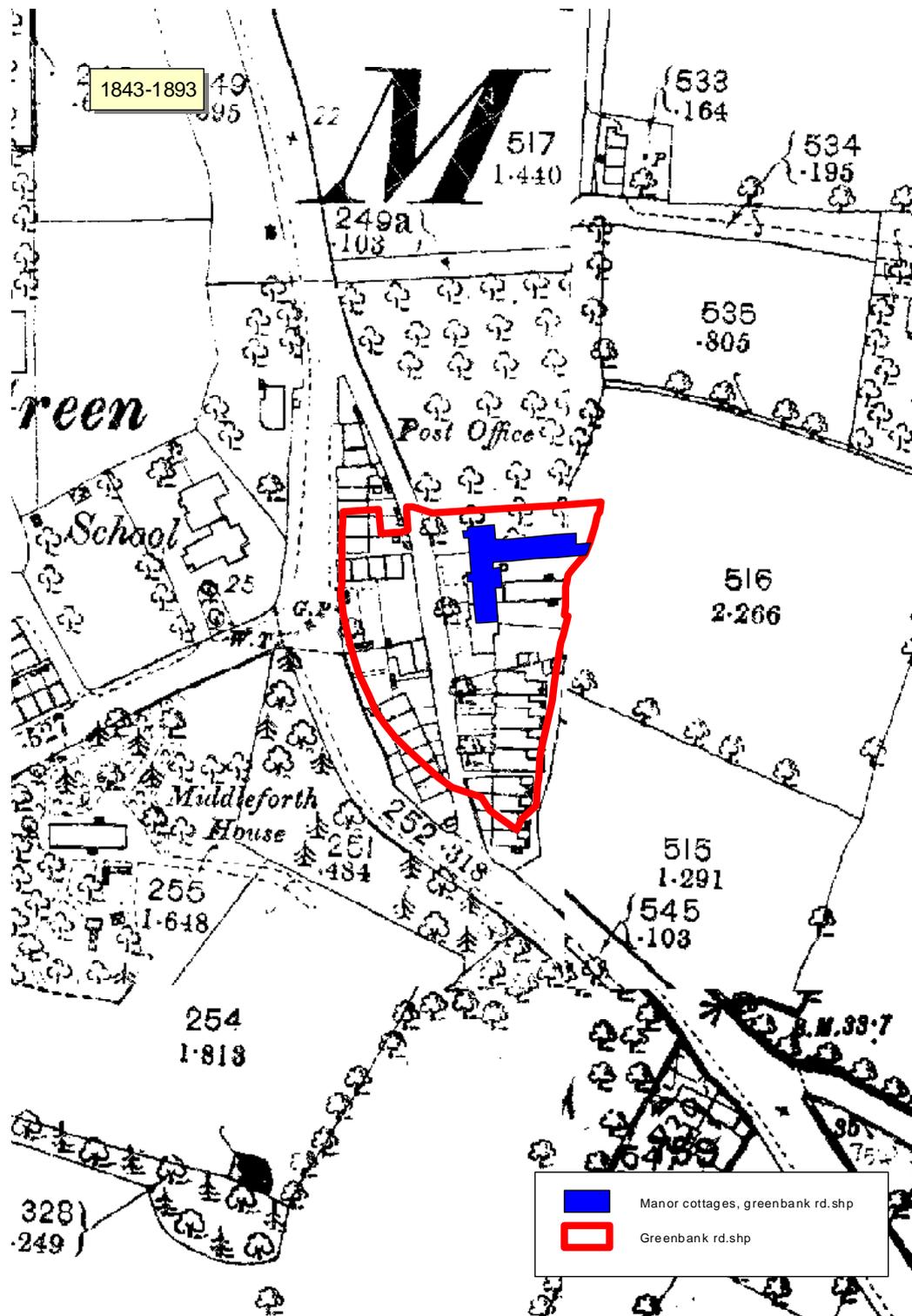
The landscape retains an irregular feel and although most of the green has now gone, many of the original characteristics of the land are still apparent, e.g. single cottages scattered at different angles, and short lanes and paths which mark the routes of old tracks.

Greenbank Road

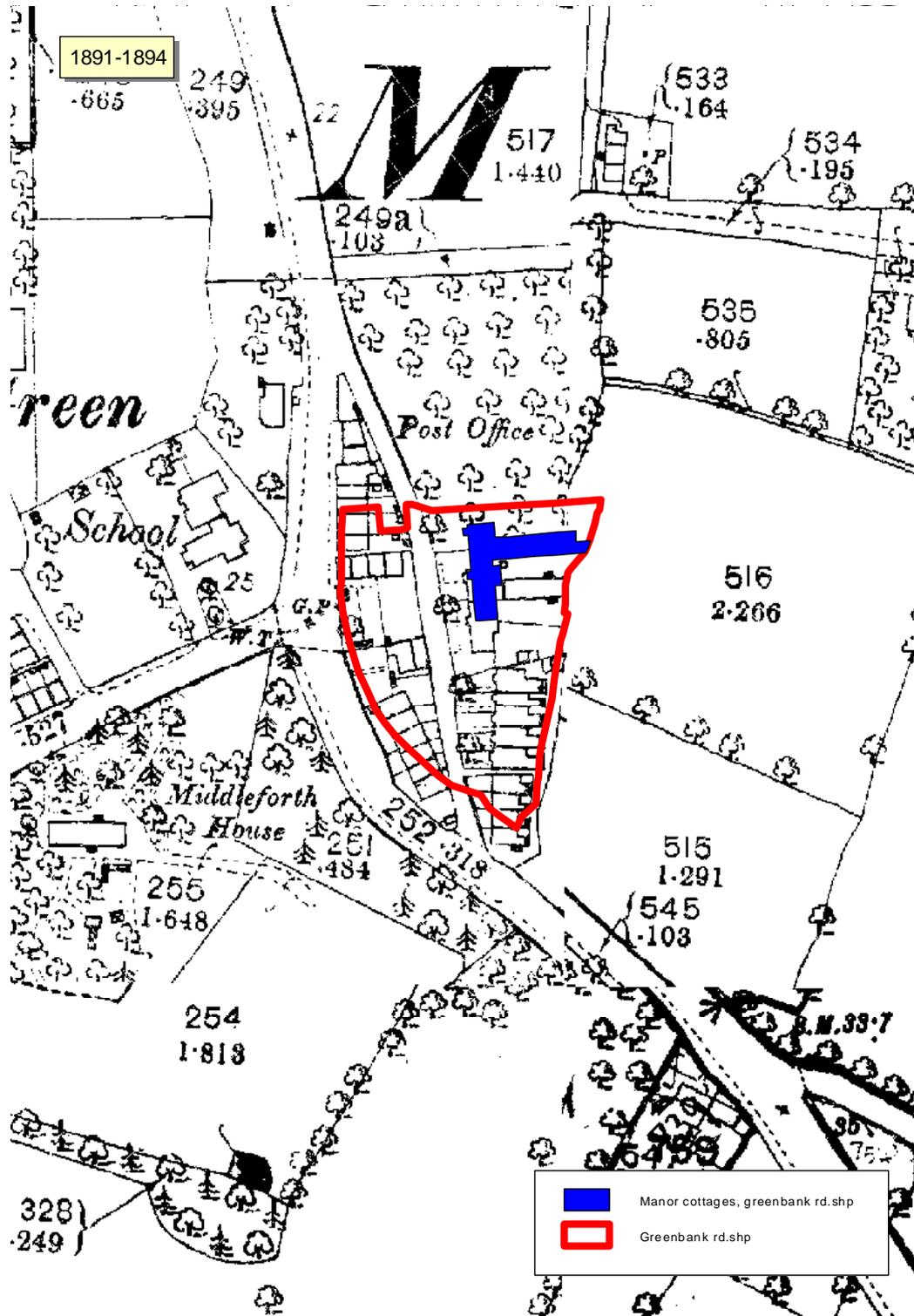
This is a narrow strip of the old green which remained as a 'green bank'.

Historical Maps

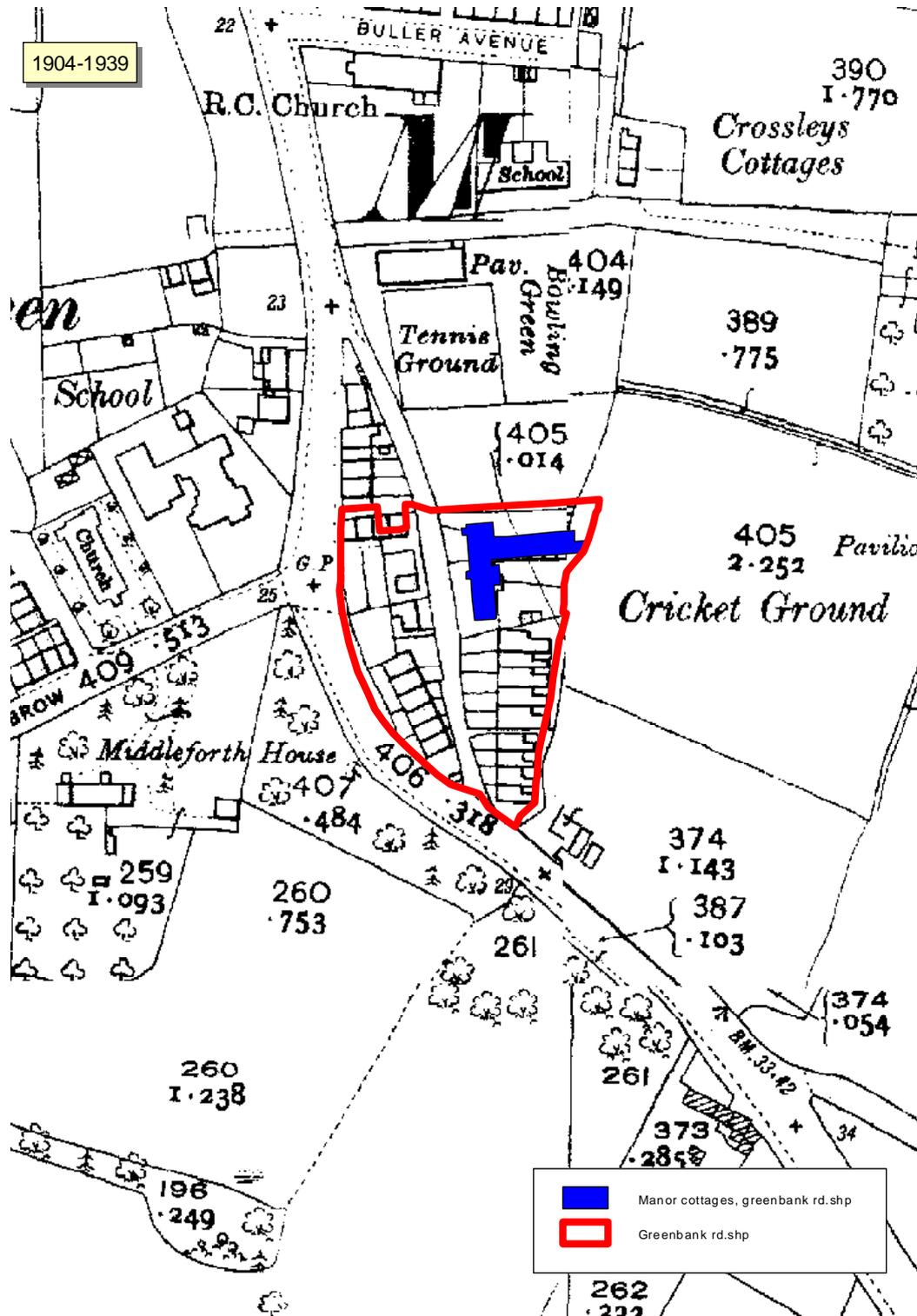
Greenbank Road – 1843-93



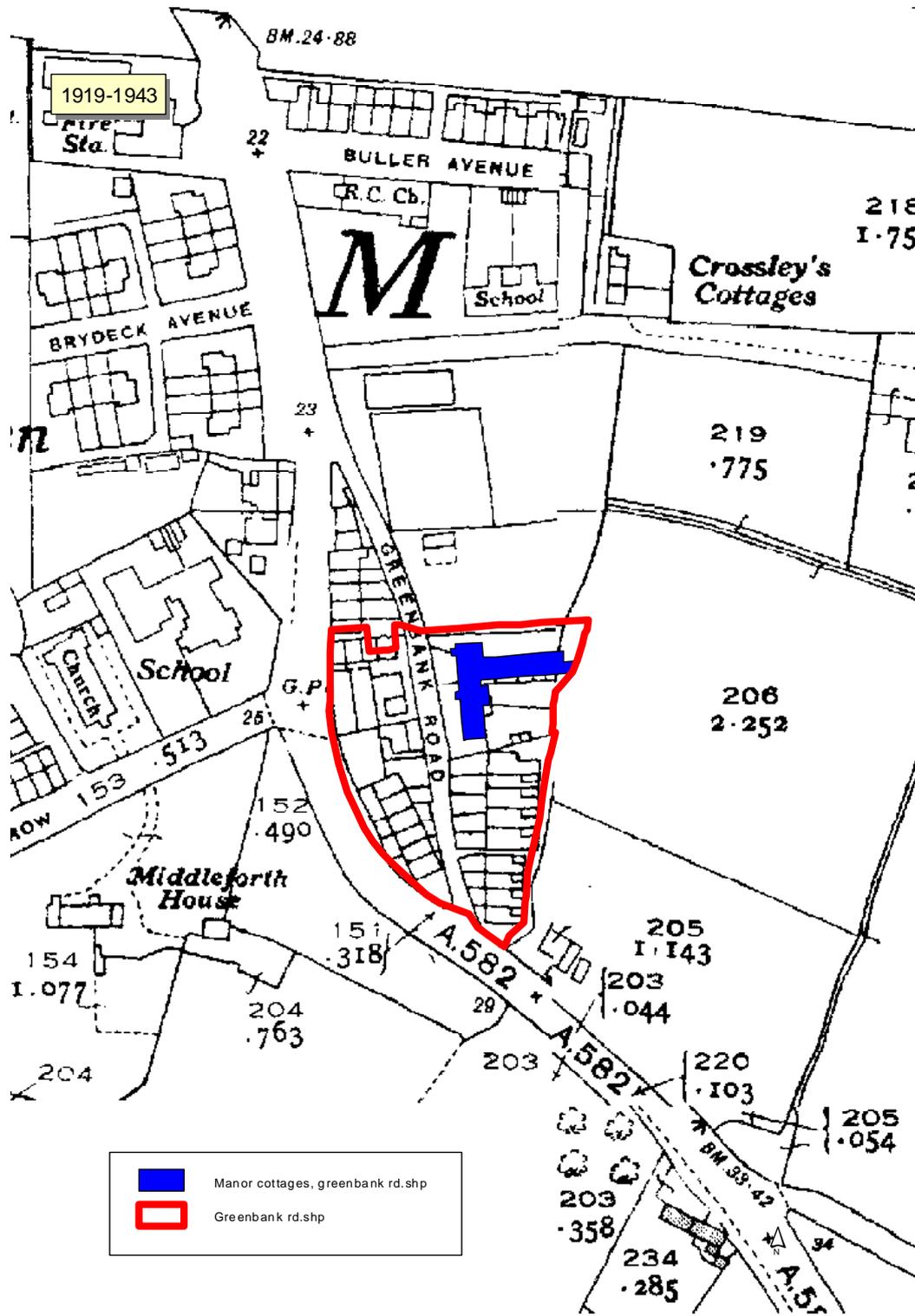
Greenbank Road 1891-1912



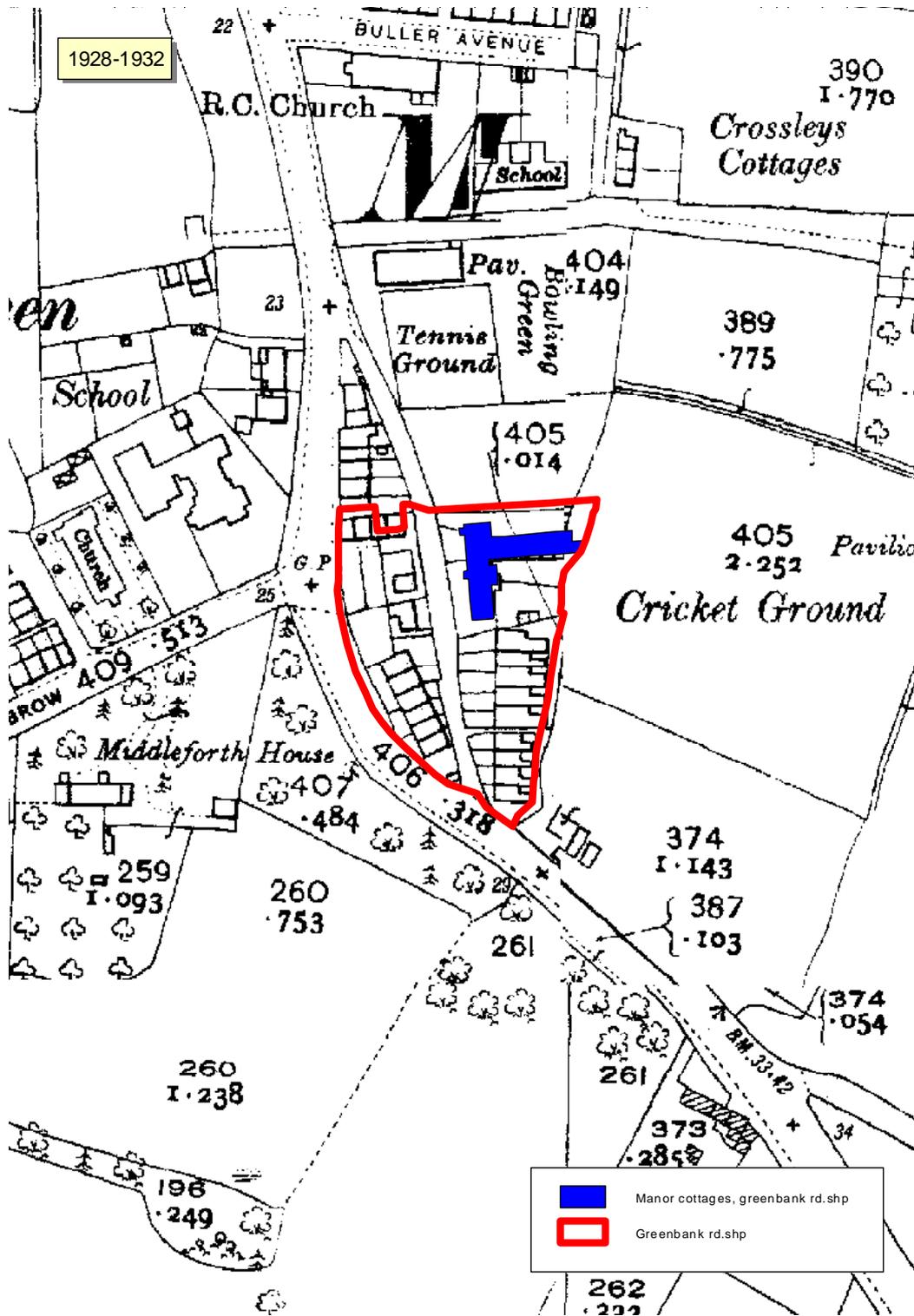
Greenbank Road 1904-1939



Greenbank Road 1919-1943



Greenbank Road 1928-1932



Greenbank Road today



Townscape



View of Greenbank Road from Middleforth Green



View of Greenbank Road from Leyland Road



View of Greenbank Road towards the Church from Middleforth Green



View of Greenbank Road from the St Mary Magdelene's Church.



View down Greenbank Road towards Middleforth Green

Greenbank Road itself is a short, almost semi-pedestrianised road, which has an unusual asymmetrical layout. The road is cordoned off to through traffic (with the exception of motorcycles, cycles and pedestrians) by a series of bollards bisecting the road, approximately half way down. The Conservation Area is triangular in shape.

What is particularly noticeable is the fact that there are no discernable pavements on Greenbank Road. The tarmac road extends to the property boundaries, which are separated from the road by fencing, iron railings and stone or brick walls.

Approaching from the Middleforth Green direction, on the right hand side of the road are two terraces of five Victorian properties. These properties are set back from the road via enclosed front gardens, largely laid out with a lawn and linear pathway leading to the front door to the right of each property. On the left-hand side and opposite these properties is a small residents' car-parking bay, which is screened by a slightly elevated wedge of greenspace, peppered with semi-mature trees and shrubs. Opposite the entrance to Greenbank Road (but not within the Conservation Area boundary) is the green at Middleforth Green, which is a large expanse of largely grassy area lined with a few trees. These areas of green space, together with the individual private gardens play a very important role in softening the built up environment as well as providing a pleasant setting and backdrop to the properties in Greenbank Road.



Middleforth Green

Adjacent to the greenspace are two cream-washed, cottage-style properties, dating back to late Victorian/turn of the 20th Century (6 & 8 Greenbank Road). Both are very similar in style, with narrow front yards enclosed by railings, 2 storeys in height and of good upkeep. Opposite these is the former Penwortham Workhouse building, known today as Manor Cottages. These are a series of terraced cottages arranged in the original 'T' shape layout of the former Workhouse and have small front gardens with grass and planted borders.



6 and 8 Greenbank Road

Moving on from Manor Cottages is the Penwortham Sports and Social Club grounds and centre. This is a large expanse of land, largely given over to car parking on an un-made surface. This part of Greenbank Road is very open in character and somewhat detracts from the overall character of the area by virtue of its untidy and unattractive nature of the modern buildings of the social club and associated land. Opposite the social club grounds and extending to the foot of Greenbank Road is a row of terraced properties, which front onto Leyland Road. It is the back yards of these properties that line the end section of Greenbank Road. The properties are enclosed with stone walling, and this is a very attractive feature of Greenbank Road.



Penwortham Social Club

There are no side streets leading off Greenbank Road and because the road is not a thoroughfare; it is a fairly quiet residential street.

Movement

Greenbank Road is a fairly quiet residential street and benefits from no through-traffic. It is, however, enclosed by Leyland Road, which is the main route for traffic to and from Preston from Middleforth Green and lower Penwortham area of the Borough.

Views and Landmarks

The views towards the 'green' from Greenbank Road are very pleasant and are an attractive green backdrop in a largely built-up area. The green is predominantly laid out to grass, although there are a significant number of mature to semi-mature trees lining the area, particularly along Leyland Road.

Significantly, the eye is drawn to the former Penwortham Workhouse, situated in a central position on Greenbank Road. This building is now a block of whitewashed cottages – Manor Cottages. These are not only attractive in their own right, but are a significant historical landmark on Greenbank Road.

Also of importance, is the view from Greenbank Road towards the church of St. Mary Magdalene. The church is a large and imposing building, greater in scale and height than any other building in the area. It is a significant landmark, not just on Leyland Lane but also in Middleforth Green.



View towards the church from Greenbank Road



views towards Middleforth Green from Greenbank Road





View of the Workhouse from 8 Greenbank Road



View down Greenbank Road towards Middleforth Green



Victorian terraced properties on Greenbank Road



6 and 8 Greenbank 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.



Bootscraper at 7 Greenbank Road



Original gatepost

Public and Private Spaces

Public Spaces

Middleforth Green has a long and interesting history that dates back to the 11th Century. The green itself was the last significant part of the common lands of Penwortham to survive. It was finally enclosed in 1838 and reduced to a plot of land just less than 3 acres, situated to the east of the main road between Greenbank Road and Margaret Road. This was the last vestige of what has once been very much a large village green.

The isolated greenspace or green block between Leyland Road and Greenbank Road was originally an enclosure in the middle of the green, whilst Greenbank Road was a narrow strip of the old green, which remained as a 'green bank'. Even now, 150 years after its final disappearance, the green has a profound impact upon the appearance of the surroundings and its traces can still be detected.



Greenbank Road green strip or 'green bank'



Greenbank Road green strip or 'green bank'



Greenbank Road green strip or 'green bank'

Private Spaces

Private gardens to the residential properties are neatly laid out and provide important elements of greenspace in a largely built-up residential area. They are unified in plot size, shape and structure, and have similar boundary treatments. These consist of low natural irregular bonded stone walls, brick walls or fencing. Some properties have erected inappropriate boundary treatments, which detract from the appearance of the property and the area in general.



Front garden to 9 Greenbank Road

Street Furniture

The lighting columns on Greenbank Road are modern tall concrete posts.

Along the right hand side of Greenbank Road there are a series of telegraph poles which run along the front boundaries of properties 1-21 (odds) and a multitude of overhead wires which cross the road by the front of the entrance to the former Penwortham Workhouse.

There are no seating areas on Greenbank Road.

The original boundary stone walls, where still retained, are attractive features within the Conservation Area and form boundaries to the rear of private residential properties on Leyland Road. In the area, there are a variety of other boundary treatments that vary in size, material and colour. This miss-match of style and material needs to be addressed in an enhancement scheme for the area.

Within the area there is little signage within Greenbank Road itself, apart from the two road signs indicating that it is Greenbank Road and the large advertisement sign on Penwortham Sports and Social Club building. The latter is a poorly designed and large sign, which is not in keeping with the conservation area, due to its bright and large text. There is a selection of road traffic signs on Leyland Road, particularly at the entrance to the Penwortham Sports and Social Club, where signs are attached to the aluminium lighting columns.

Signage

The road signs are standard street signs and it would be desirable to replace these with more appropriately designed signs that are more in keeping with the character of a Conservation Area.



Greenbank Road road sign

There is one bus stop within the boundary of the Conservation Area and this is located on Leyland Road, just outside Penwortham Sports and Social Club. The bus shelter is aluminium framed open shelter and installed in 2008 alongside a maintenance programme. Next to the shelter is a bus stop post with 'real time' bus information advertised.

Street Surfaces

Greenbank Road is surfaced in a grey tarmac. There are no discernable pavements or kerbs. A shallow concrete drainage gully runs down the entire length of Greenbank Road. The surfacing is irregular owing to the operations of utility companies laying underground cables and carrying out maintenance work.

There is scope to improve the surfacing on Greenbank Road in order for it to be more in keeping with the character of the area and style of properties.



Greenbank Road street surface



Buildings

(a) Types of buildings and uses

Residential

- Mid-late Victorian terraced properties all with enclosed front gardens. All of these are in residential use.
- Late Victorian cottages with small paved frontages.
- Manor Cottages (former Penwortham Workhouse) dated 1790s, all with small front gardens.

Leisure/Recreational

- Later 20th Century buildings: Penwortham Sports and Social Club

Religious

- Later 20th Century buildings: Places of Worship including: St. Mary Magdalene's Church



(b) Materials and Architectural features

There is a varied range of traditional materials used in the construction of the buildings, with brick and stone predominating as a walling material and grey, natural slate for roofing.

Stone has been used to construct the former Penwortham Workhouse.



Former Penwortham Workhouse



Former Penwortham Workhouse

Traditional brickwork is red and is combined with some stonework detailing, including window lintels and sills, door surrounds and cornices. The brick bond is English on all the Victorian properties on Greenbank Road. Other facing material includes render.

The later 20th Century properties are constructed of a brown and red brick.

Roofing materials include grey slate and tiles.

Window openings have strong vertical proportions, although none of the properties retain the original sliding sash windows. The second row of Victorian terraces, furthest from the green, is more 'elaborate' than the first row, and these have bay windows to the ground floor and decorative patterned brickwork to both the upper and lower storeys. On each of these properties, to the left of the front doorway is a rather interesting feature – a cast iron boot scraper set into the brickwork.

The Conservation Area contains examples of a few different styles of late 18th Century and 19th Century architecture, together with a couple of 20th Century buildings. The buildings are predominantly Victorian, although the oldest building on Greenbank Road dates back to the Georgian period.

The mix of use of a small range of building styles and materials in close proximity helps to create an interesting street scene along the length of Greenbank Road.

(c) Street Frontages

Greenbank Road is a fairly loosely developed residential area, with both the area of greenspace to the Middleforth Green end of the road and the expanse of at Penwortham Sports and Social Club, serving as a car park.

(d) Boundary Treatments

The front gardens to the original residential properties on the right hand side of Greenbank Road display a variety of boundary treatments, such as low stone or brick walls with terracotta copings (on the brick walls) and gate piers, hedges, modern railings and timber fencing panels. The pair of gate stone piers, which exist at the entrance to the former Workhouse, are significant and noteworthy structures because of their size and detail. It is likely that these are original features and date back to the late 18th Century.

The rear boundaries of properties 111-121 odds on Leyland Lane, backing onto Greenbank Road are stone walled and look to be an original feature of the area.



Boundary wall to the rear of 111-121 Leyland Lane

Many of the original boundaries have been lost altogether and have been replaced by either shrubbery, brick walls and fencing panels. What is important is that these boundary treatments distinguish private spaces. Where replacement boundary treatments have been erected these are generally unattractive (e.g. timber fencing panels, high gate panels) and detrimental to the quality of the street.

Some of the replacement boundary features do not contribute to the character of the area and detract from the quality of the built environment.



Brick boundary walls



Stone boundary walls



Front gardens to Manor Cottages

(e) Plot sizes and height

The majority of the properties on Greenbank Road are two storey residential properties; the exception being Penwortham Sports and Social Club building, which is a single storey property.

All the Victorian terraced properties have narrow plot widths and the building scale in respect of height is similar. The two blocks of terraces do vary in respect of their style and although they are of a similar age, properties 1-9 are slightly larger in scale and have larger front gardens.

The two cottage style properties are the highest and the largest single properties on Greenbank Road and occupy large plots. As a result, they have quite a dominant impact on the street scene, although they contribute positively to the varied character of the area.



6 & 8 Greenbank Road

The former Workhouse is the largest building on Greenbank Road and comprises a total of five cottages, each with its own separate entrance. This occupies quite a substantial plot.

Penwortham Sports and Social Club occupy a very large plot of under-used land, which used to be the former potato field to the Workhouse. This building and associated land are very unattractive features in the Conservation Area and detract from the character of the area as a whole.

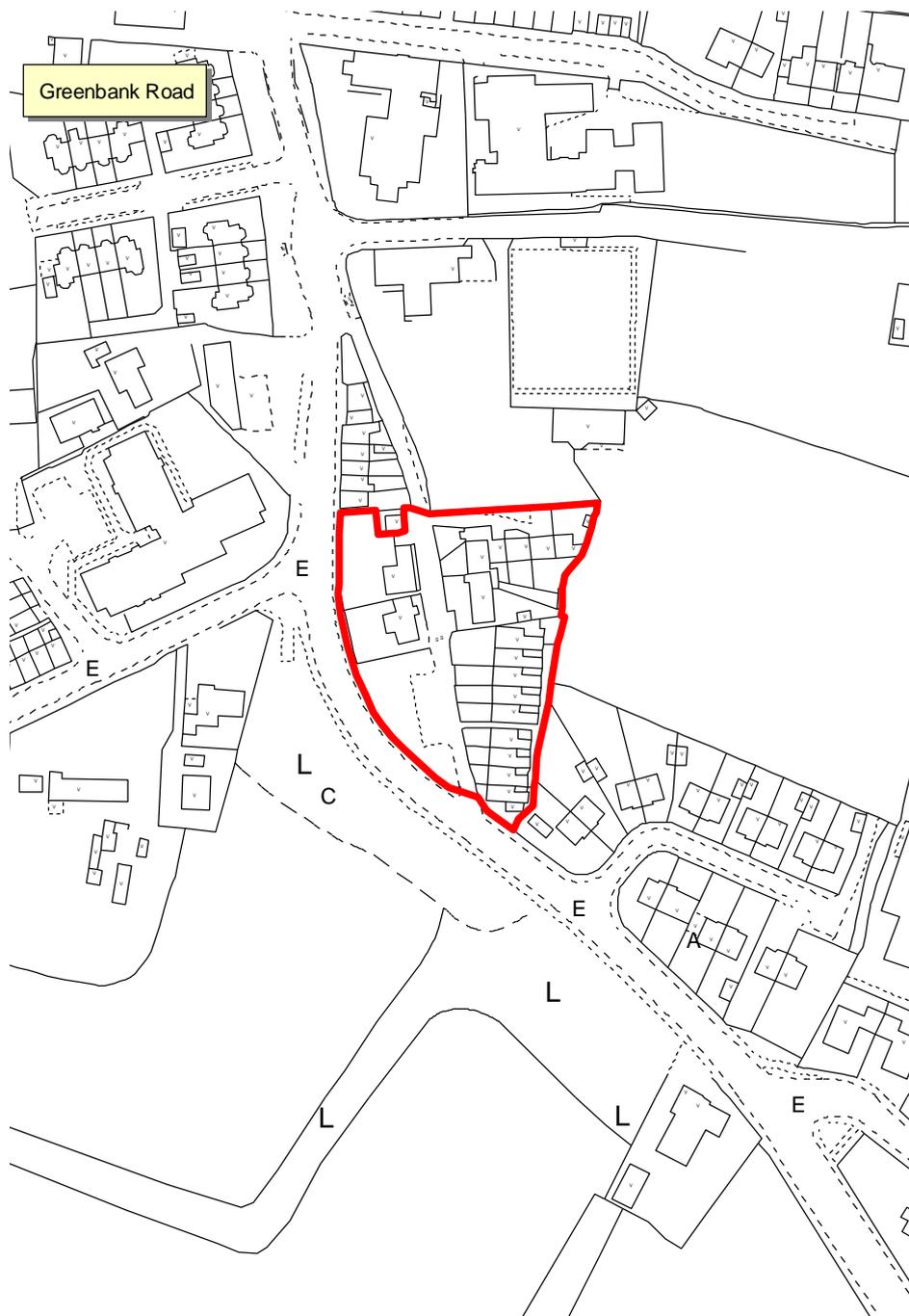


Penwortham Sports and Social Club and car park

What is of importance on Greenbank Road is the variety of the built form over a relatively small distance. This adds to the character of the street scene and equally, the appearance of the area is enhanced by the mix of building styles.

Conservation Area

Greenbank Road



This boundary was defined after active Consultation on the Conservation Area, which included household questionnaires and discussion at Penwortham South Area Committee meetings.

Negative Factors

There are a number of features and structures within the Conservation Area, which detract from the character and appearance of Greenbank Road.

Most notably, the Penwortham Sports and Social Club building and its un-surfaced car park are poor in quality and require some kind of enhancement scheme to bring it in line with the quality of the rest of the area. The boundary fencing to this car park is also of poor quality, and the materials used are modern and not in keeping with the rest of the area.



Penwortham Sports and Social Club car park



Penwortham Sports and Social Club Building

The electricity sub-station building is located in a central position on Greenbank Road and is constructed of modern red brick with a slate roof. The access door is large and in need of painting. It is a rather unimaginative looking square building of little architectural merit and which is not in keeping with the built fabric of the area. It would be desirable to screen this particular structure with planting or some other form of screening material that would enhance the conservation area.



Electricity substation building on Greenbank Road

The carriageway surfacing on Greenbank Road is of poor quality and although it is functional, it is an inappropriate material, which detracts from the character of the area.

The style and design of road traffic and street signs detracts from the appearance of the area.



Signage

The street lighting style, scale and materials is inappropriate for the Conservation Area and the aluminium posts detract from the appearance of the area.

The appearance of some of the boundaries, most notably the boundary wall between number 3A and 5 Greenbank Road, as well as the picket fence boundary at number 7 and the high hedge boundary of number 15, negatively contribute to the appearance of the conservation area. Furthermore, the deteriorating condition of the cast iron bollards exacerbates this.

Enhancement

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

The character and appearance of Penwortham Sports and Social Club building would benefit from some sort of external refurbishment to reflect the character of the majority of the other buildings within the Conservation Area. It is a modern building, which serves a functional purpose. The associated expanse of un-surfaced car park needs to be addressed and options should be looked at in the first instance as to the best use of this land, which reflects the character and appearance of the rest of the area.

The electricity sub-station building is a modern brick built building that does not contribute positively to the area. It is in a prominent position, located to the right of properties 6 and 8 Greenbank Road. It is important that some kind of screening is erected in front of this building in order to hide the building from view and improve the overall appearance of the Conservation Area.

The character and appearance of a number of buildings in the Conservation Area would benefit from structural repairs and the reinstatement of traditional features, including sliding sash windows, glazed fanlights and the removal of coloured paint from brickwork. The removal of inappropriate boundary treatments, e.g. high fences, gates and high hedges would greatly enhance the appearance of individual buildings and improve the overall character of the area.

Detailed guidance is needed with regard to the repair and reinstatement of missing features of traditional buildings, as well as the design of new buildings.

The road materials and drainage gully which runs down its length, together with the evidence of works to lay underground cables that criss-cross the street look untidy and detracts from the overall appearance of 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 road surface materials. It is important that there is a discernable pavement on Greenbank Road.

In addition to this, it would be beneficial to the Conservation Area if the two Greenbank Road signs were replaced with more appropriately designed signs that are more in keeping with the designation as a Conservation Area. In addition to these, an interpretation board, sign or plaque indicating that Greenbank Road is a Conservation Area, together with a map of the area, would be particularly important.

It is important that any future work is properly co-ordinated and fully respects the area's special character.

Summary

The Greenbank Road Conservation Area is a pleasant, largely residential area, which has a varied an interesting history centred around the development of Middleforth Green and the position of the former Penwortham Workhouse.

Greenbank Road has a varied mix of architectural styles, which are largely Victorian, although the former workhouse is a Georgian building. There are also some modern, 20th Century buildings and structures.

It is recognised that although there are some very attractive buildings, which add to the character and general appearance of the area, much work needs to be done in terms of enhancing the public realm, particularly in respect of re-instating missing architectural features. Securing high design standards in any new build as well as any extension to existing properties should be achieved.

Greenbank Road 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 the Greenbank Road Conservation Area. In order to protect and enhance the aspects that make the area worthy of designation, active management will be required. Greenbank Road 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 the Greenbank Road 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 Greenbank Road 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 Greenbank Road – 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 the Greenbank Road Conservation Area.

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

- To develop an awareness of the importance of the local heritage and history of Middleforth Green, Penwortham 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.

Negative Features in the Conservation Area

The Greenbank Road Conservation Area is a well-cared for residential area and the leafy suburban setting centred around Middleforth Green and the former Penwortham Workhouse (now Manor Cottages) 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

The majority of 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 area.
- The carriageway on Greenbank Road is of a composition which detracts from the appearance of the conservation area.
- There are no discernable pavements allowing for the safe movement of pedestrians along Greenbank Road.
- Some of the boundary treatments to properties, e.g. high hedges and high fencing, are inappropriate features, and detract from the overall appearance of the conservation area.

Recommended Action

It is important that opportunities will be taken to improve the streetscape and measures are 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 the Greenbank Road 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

There are no listed buildings within the Greenbank Road Conservation Area.

(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 Greenbank Road Conservation Area to identify those for inclusion on a local list of buildings of significance.

Recommended Action

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

Article 4 Direction

The special character of the Greenbank Road 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.

At present, there is no Article 4 Direction envisaged for the Greenbank Road Conservation Area.

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 the Greenbank Road 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 the Greenbank 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 the Greenbank Road 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 the Greenbank Road 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, Manor Cottages (the former Penwortham Workhouse) is a prominent landmark due to its scale and location. 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 match the adjoining buildings and respect the two storey residential properties on Greenbank Road.

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.

Appendix

Listed Buildings within Church Road Conservation Area

There are no Listed Buildings presently in the Greenbank Road Conservation Area.

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

Former Penwortham Workhouse



References and further reading

Penwortham in the Past: Alan Crosby (1988)

www.workhouses.org.uk

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 (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?

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.

Further Information

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

(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)