



Leyland Cross Conservation Area Appraisal and Management Plan

Revised
February 2014

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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.

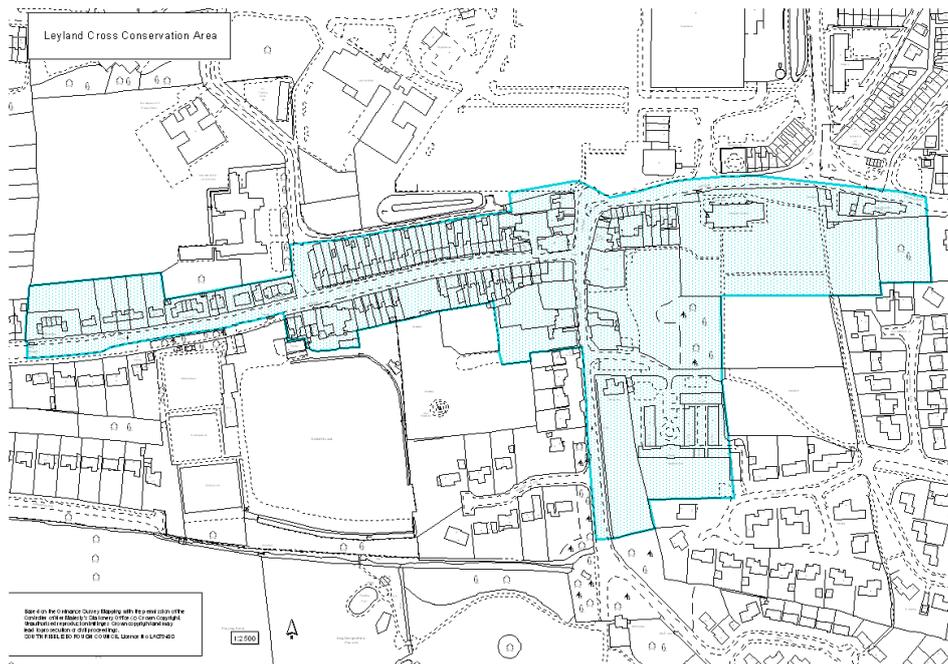
For this level of protection these Conservation Areas need to be "exceptional" in terms of character and interest.

An Article 4 Direction was placed on Leyland Cross Conservation Area on 28 November 1986.

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



Leyland Cross Conservation Area was designated as a Conservation Area on 1 November 1978. It is the second oldest Conservation Area in South Ribble. Aerial photograph of Leyland Cross Conservation Area:



Leyland Cross Special Character and Appearance

The designation of Leyland Cross as a Conservation Area is in recognition of the area's historical importance as the centre of the old village of Leyland, centered around the Village Cross, and includes parts of Towngate, Fox Lane, Worden Lane and Church Road.

Leyland Cross: General Description

Leyland Cross Conservation Area is the second largest conservation area in South Ribble, being approximately 6.72 hectares in size.

its position on the fringes of the present town centre. There are 17 listed buildings within Leyland Cross Conservation Area, and many other buildings, which are of local historic interest, including, the former Top School frontage on Fox Lane. The listed buildings include the Cross, the Parish Church of St. Andrew, the old Grammar School and attached schoolmasters house, (now Leyland Museum and Exhibition Centre), the Almshouses on Fox Lane, the Weavers Cottages on Fox Lane, several properties on Worden Lane, and the Eagle and Child Inn on Church Road.

The old stone Cross, allegedly dating back to Saxon times, stands in the centre of the Conservation Area, at the main crossroads, and used to mark the village green.

Around the Cross itself, are several small scale shops and cottages and two public houses, which contribute as a group to the overall character of the area. This locality forms the focal point of an area, which is still known as 'the village', and that has remained virtually unchanged since the 19th Century, despite its position on the fringes of the present town centre.



Leyland Cross – marks the centre of 'the Village'



Fox Lane looking towards St. Andrew's Church



Osbaldeston Charity Almshouses



Weavers' Cottages, Fox Lane

Historical Development

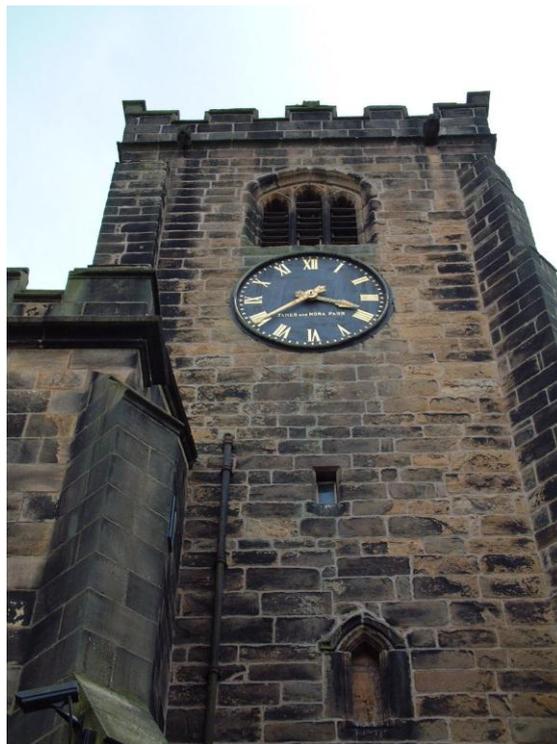
The historical development of Leyland can be summarised as follows:

- From Middle Ages to 18th Century - Largely agricultural and the land was divided into small enclosures and crofts – growing root crops, improved grasses, potatoes, cereals and livestock, particularly cattle. Cheese production was important. Land was leased from landlords.
- From the early 18th Century there was evidence of agricultural improvement and prosperity brought about by the Napoleonic Wars. Medium and larger farms were self-contained units with areas of arable land (cereals), and pasture and meadow for cattle. As demand for produced increased (from neighbouring industrial towns, such as Preston) clear progress was being made: improved land drainage, improved crops and new breeds of animals.
- The development of handloom weaving was closely related to developments in agriculture: there was a cheap pool of labour readily available. Weaving was introduced to farmhouses and many would become sub-divided, with cottages being built and a shop attached to every building.
- Handloom weaving steadily developed in the late 1700s and was dominated by yeoman farmers.
- Weaving remained largely a home industry until the 1840s, when it was integrated with other textile processes such as spinning and bleaching.
- John Horrocks built a series of spinning mills in Preston during the 1790s and these, together with a warehouse (at the top of Fox Lane, near the Cross), supplied the needs of the local weavers in Leyland and neighbouring towns.
- In 1802 the Longridge Building Society began to build the step houses on Fox Lane.

- Leyland also developed an important bleaching and finishing industry early on – 1780, with works at Northbrook and Shruggs. In the 1870s, Shruggs firm became one of the leaders in the industry and was instrumental in the formation of British Bleachers in 1900, a major employer in the town.
- By 1830, Leyland was a community very dependent on the handloom weaving trade, with large no's of weavers in the surrounding farms and cottages, large purpose-built rows of weavers' houses over loom shops, a bleaching industry and warehouses. This concentration in a single industry made the town very susceptible to downturns in trade and the cyclical depressions of the early 19th Century.
- From the 1830s onwards Leyland was changing rapidly. In 1841 the great factory at Farington had opened and most families in Union street/Fox Lane were no longer dependent on weaving. By the 1850s most people were working in the factories and after 1860 a new range of industries began to develop.

Important and Significant Features

- Leyland **St Andrew's Church** is a Grade II* Listed building. The church is said to have been built in 1050. In 1086, it was recorded in the Domesday Book. In 1220 a new church was built and the chancel of this church still exists today.



St. Andrew's Parish Church

- **Gateway and boundary wall to St. Andrew's Churchyard**, which is dated 1827 with railings. The stone gateway is a wide Tudor arch with moulded and battlement coping, carried between tall battlement piers with trefoil panels. The wall, which turns from the foot of the left pier, and runs about 100 metres eastwards, and forms a retaining boundary to the churchyard, which is elevated three metres above the road. These features are grouped as a Grade II Listed Building.



Gateway and Boundary wall to St. Andrew's Church

- **The Watch-house** is located to the east of St. Andrew's churchyard and dates back to the early 19th Century. It is Ashlar with tooled faces and a slate roof with overhanging eaves. It is a single storey building, with a gabled wall to the churchyard, with an arched window and three cinquefoil lights (with centre ogival). The north side wall has a plain doorway with an arched stone lintel. This is a Grade II Listed Building.



The Watch-House

- Leyland **Grammar School** was erected between 1580 and 1620. It was for 200 years the sole educational establishment in Leyland and is the 4th oldest grammar school in Lancashire. The school closed in 1876 and was used for parish activities into the 1950s. In 1977 it re-opened as the **South Ribble Museum and Exhibition Centre**. This is a Grade II Listed Building.



Former Leyland Grammar School

- **Eagle and Child Public House** dates back to the 16th Century, although the main body of the public house dates from the 18th Century, with some 19th Century alterations/additions. It is a brick pebble-dashed, building with stone plinths and quoins, a stone slate roof and on three storeys. This is Leyland's oldest inn and part of the premises were reputedly used as Leyland's Court House with the cellars being used as holding rooms for offenders. There are also supposedly secret tunnels running from the cellars to Worden Park and the Old Priory in Moss lane used by supporters of King Charles I escaping from Cromwell's men. In 1981 the Inn was renovated internally and externally to its present condition.



Eagle and Child Public House

- **Leyland Cross** – The village Cross is the oldest construction (part possibly Medieval) in Leyland and marks the centre of the old village. The stepped base and shaft are quite ancient, the higher portion of the shaft and cross being of recent origin. The Cross was broken down during Puritan times and for many years until 1887 there were two gas lamps attached to the top of the shaft. In that year the cross was reinstated to mark the Diamond Jubilee of Queen Victoria. In the same

year the iron pump and drinking trough that stood next to the cross were replaced by the present fountain and drinking trough. This a Grade II Listed Building.



Leyland Cross

- **Tudor House** is a house or two houses, probably early 18th Century, and is now Chadwick's Solicitors. This is a Grade II Listed Building.



Tudor House

- **Farington Almshouses** were originally located at Seven Stars on Leyland Lane and dated 1607. There were six houses provided by William Farington and were occupied by local people who attended the parish church regularly. In 1849 the houses were rebuilt on their present site and occupied mainly by former handloom weavers. These are Grade II Listed Buildings.



Farington Almshouses



- In his Will of 26th November 1665, John Osbaldeston of Chiswick, London left £500 to be invested in land for the maintenance of the poor of Leyland. The first **Osbaldeston Charity Almshouses** were built some time after 1691 on Cow Lane near Leyland Cross. In 1870, they were moved and rebuilt at their present location on Fox Lane. These are Grade II Listed Buildings.



Farington Almshouses



Cottage – one of 5 Farrington Almshouse Trust Cottages

- The **Ryley Almshouses** were built in 1887 out of a £2000 endowment given by Mrs Agnes Ryley. They are currently administered by the trustees of the Osbaldeston Charity.



Ryley Almshouses

- The **National School** was built in 1842 as the Agricultural Hall but soon became a Parish Hall. In the 1870's it became the Top School probably because it was at the top of Leyland, though maybe because the classroom accommodation was on the top floor with the caretaker's rooms below.



Wall of former National School

- **St Andrew's Church of England School** was built in 1837 and is a Grade II Listed building. It is now a private nursery.



Former St. Andrews Church of England School

- **Clough House** is an 18th Century house which has been much altered and extended over time.



Clough House

- **Occleshaw House** is reputed to be the earliest house site in Leyland. Occleshaw House itself dates back to the early 18th Century. It was the dower house of the Farington family of Worden Hall.



Occleshaw House: Grade II Listed Building

- The land between Occleshaw House and Leyland House was the site of three dwellings known collectively as **Pollard Hall**, demolished in 1969. There may well have been dwellings on this plot from the early decades of the 13th Century. A new dwelling was erected in 2004/5.



- **Leyland House** was built in 1775 by William and Margaret Pollard. When St. Marys Church was built in 1854, Leyland House became the Presbytery. It became a private house again in 1964 when the new St Marys Church was built.



Leyland House: Grade II Listed Building

- The **Parish Hall** was built by the Rev Ensor on the site of the old vicarage barn in 1927.



The Parish Hall

- **The Laurels** was built in 1855 for a Miss A Ryley, sister-in-law to Mrs Ryley who built the Ryley Almshouses on Fox Lane.



The Laurels

- **St Mary's Roman Catholic Church** was built in 1854 for the growing numbers of Roman Catholics in the area. It was enlarged in 1919 and served the Catholic population of Leyland until 1964 when the new church was built on Broadfield Walk.



St. Mary's Church façade

- **Chestnut Court** was formerly the Old St. Andrew's Vicarage, built in 1914 by local builders Marland Brothers Ltd, at a cost of £2,240. The Vicarage is now part of a sheltered housing scheme, again built by Marland Brothers.



Chestnut Court

- **Weaver's Cottages.** Until about 1845, there were houses only on the north side of the road, being described in early documents as the Friendly Society Houses. When the society was formed in the late 1790s to build the handloom weavers step houses on the north side of Fox Lane, the field strip was purchased from George Bretherton, of the Bay Horse Inn. The society then went on to build the properties in a series of blocks until they numbered 26 in total.

The step houses were essentially two up and down cottages built over loom shops, as the home weaving industry declined, the cellars were often sub-let to poorer tenants. Nos. 22 and 48 have fire marks over the doorways indicating they carried fire insurance.

At the west end of the row, there was a small cottage of a different design and which had an outbuilding just beyond the yard. This cottage was occupied by Mr Pilkington who used the outbuilding as his warehouse.



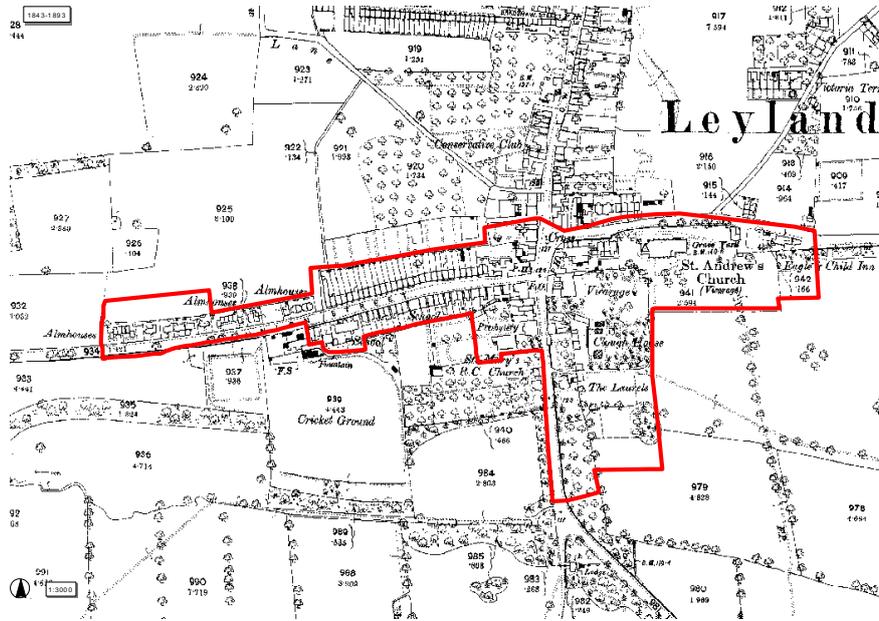


Weaver's Cottages on Fox Lane

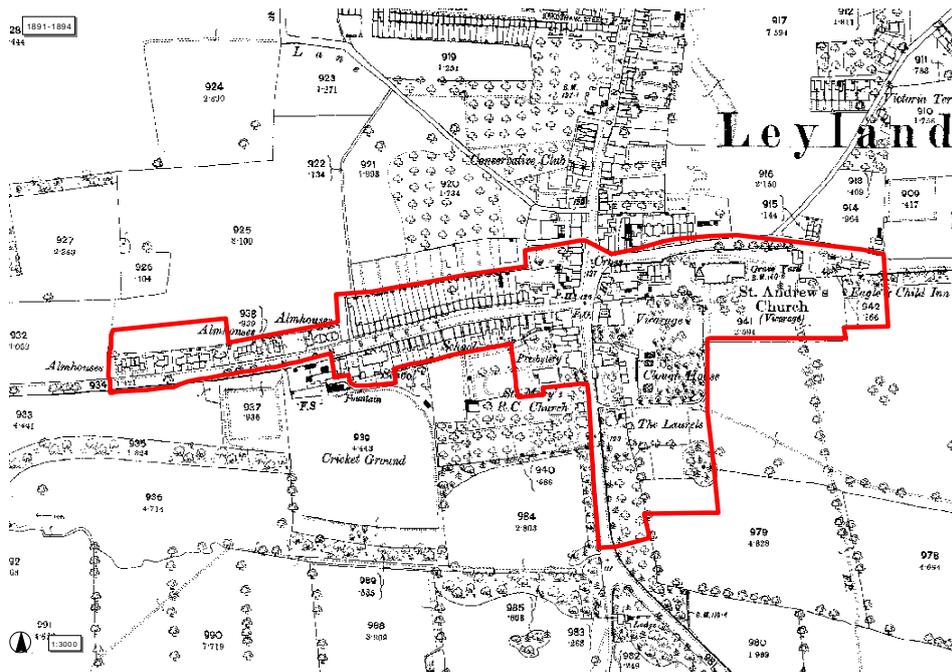
Historical Maps

Development of the Settlement

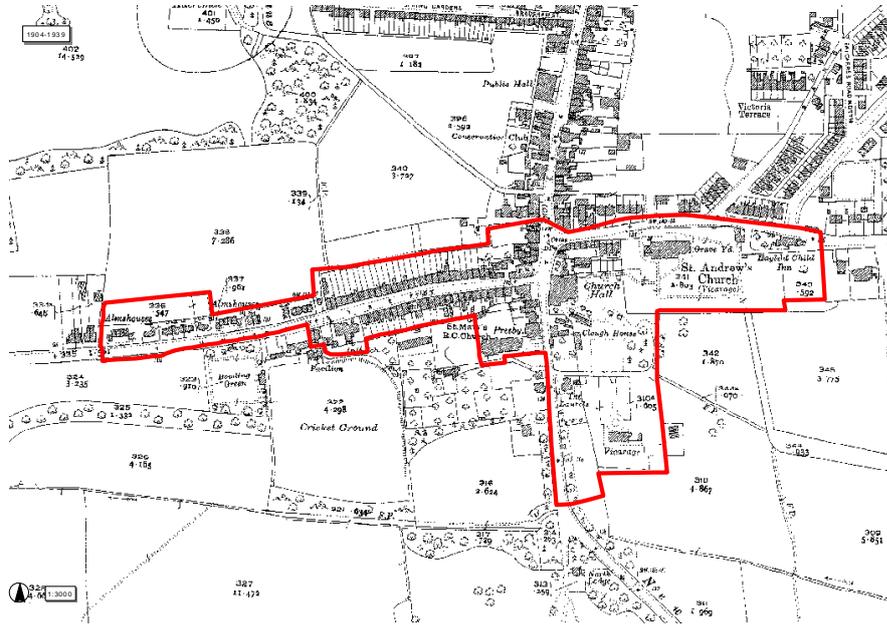
Leyland Cross – 1843-93



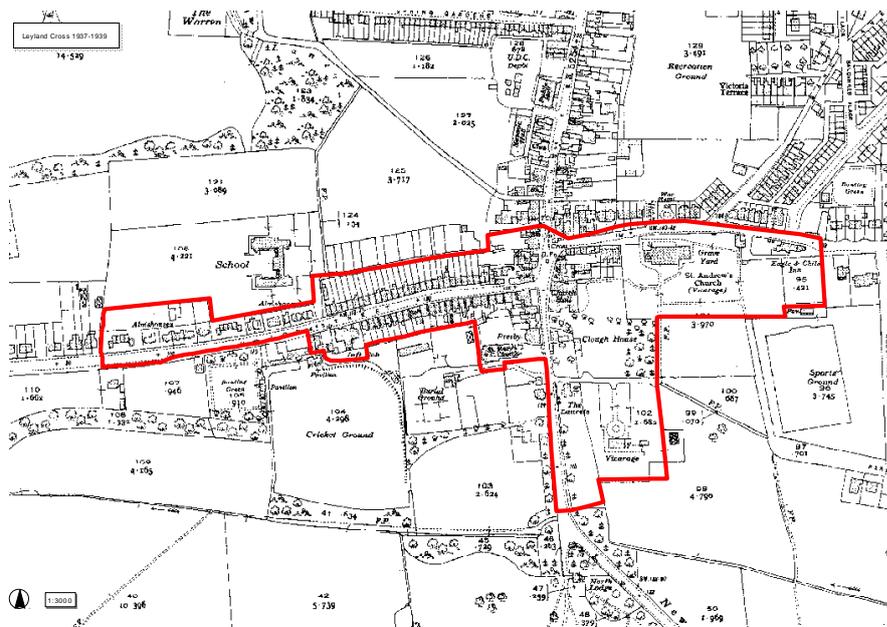
Leyland Cross 1891-1912



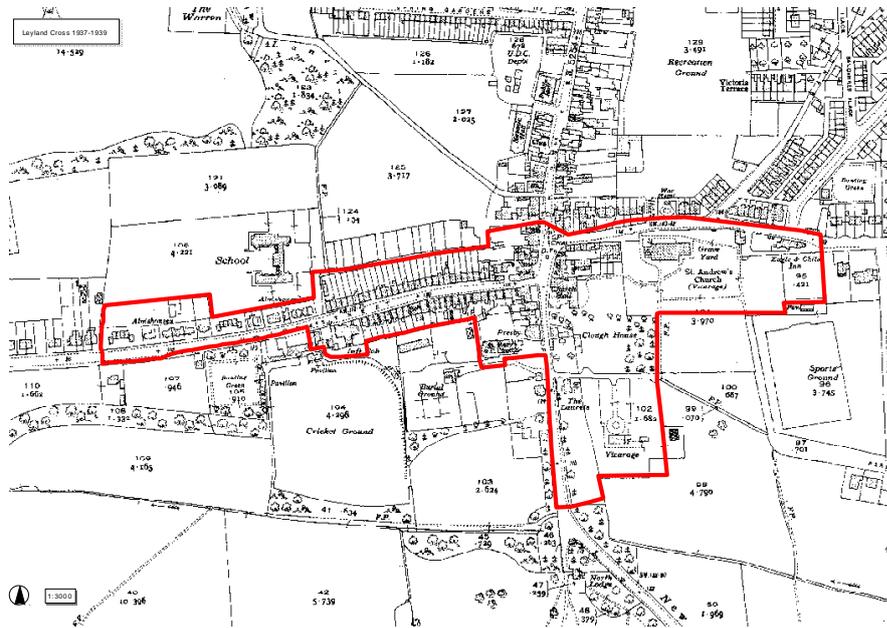
Leyland Cross 1904-1939



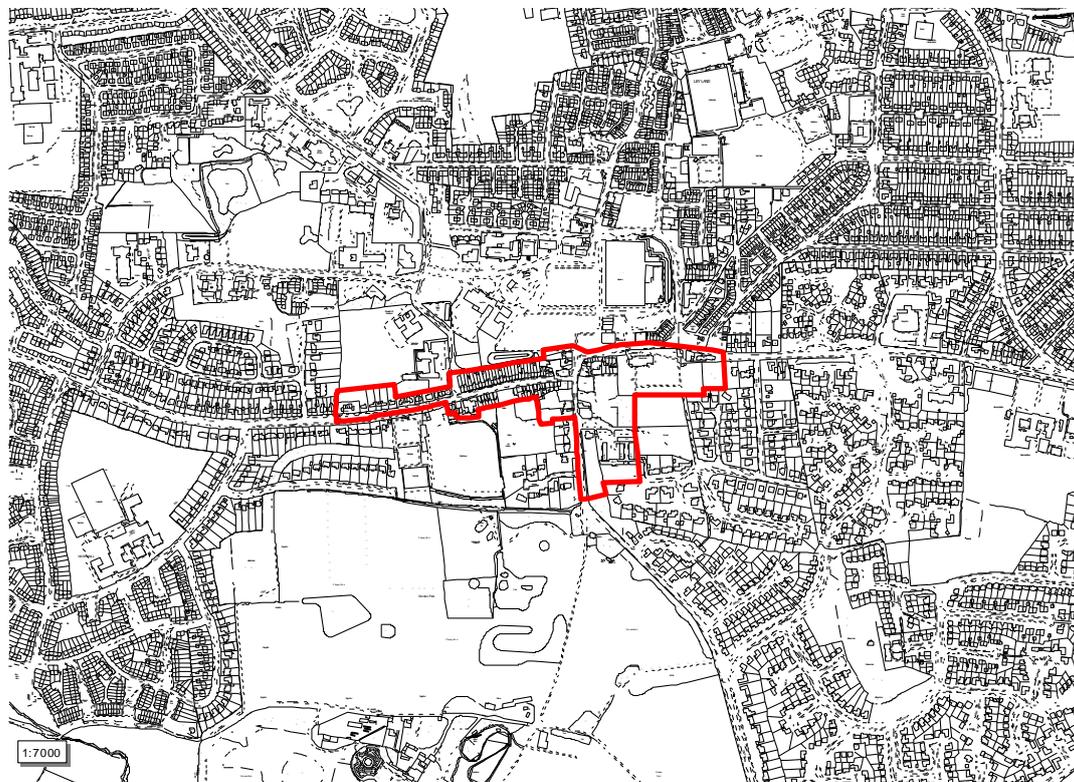
Leyland Cross 1919-1943



Leyland Cross 1928-1932



Leyland Cross Conservation Area – Location in Leyland



Townscape



Leyland Cross



Church Road



St Andrew's Church grounds



View down Fox Lane from Church Road



Church Road including the water trough



View from Church Road towards St. Andrews church



Weavers Cottages on Fox Lane



View from Opposite St. Andrews Church towards the Cross

The Leyland Cross Conservation Area is focused around the Cross, which is at the crossroads of three main streets; Worden Lane, Fox Lane and Church Road. It is a busy area with the through-flow of vehicular traffic from the Chorley-side of the Borough and travelling along Church Road in an easterly direction, eventually leads to the motorway network.

Fox Lane

Fox Lane is a predominantly residential street, which contains a large number of listed properties and buildings which have important historical and heritage value. The Alms Houses and Weavers Cottages are situated on Fox Lane, together with the remains of the national school (Top School) and St. Andrew's Church of England School.

Fox Lane comprises a mix of residential property types, which vary in age from the 17th Century, through to the late 19th Century. There are more modern properties to the south of southern boundary of the Conservation Area, namely pre-war and inter-war detached and semi-detached red brick properties.

Worden Lane

Worden Lane is on the eastern axis of the Conservation Area and leads to Worden Park. It is a residential road, which is the least built up of all the roads within the conservation area, and has a leafy suburban feel. There are several important and significant historic buildings on Worden Lane, including: The Laurels, Clough House, the Parish Hall, Leyland House, and Occleshaw House.

Church Road

On Church Road there is a mix of residential and commercial properties. The commercial properties, which include shops, public houses and solicitors and a Post Office are all centred around the Leyland Cross. St Andrews Church is quite an imposing and significant building located in an elevated position on Church Road and set in large grounds, within which the former Old Grammar School building stands and the substantial graveyard areas. The church grounds are enclosed by stone walls, which are an impressive and significant feature of the Conservation Area.

Movement

The Leyland Cross Conservation Area is a mix of predominantly residential properties, with a small-self contained area of commercial properties (centred around the Cross). The Conservation Area has three main roads and a substantial amount of vehicular movement passes through the entire length of the Conservation Area. There are pavements throughout the Conservation Area, although these are especially narrow at the top end of Fox Lane by the Fox and Lion Public House. There is frequent pedestrian movement along Fox Lane to the southern end of the town centre and particularly the post office and Tesco on Towngate. There is a regular pedestrian flow of Runshaw College students up Worden Lane to the Tesco development on Towngate, particularly during the lunch hour and after school hours.

Views and Landmarks

The views towards the Church from Church Road are very pleasant and the churchyard is an attractive green backdrop in a largely built-up area. St Andrew's Church is in an elevated

position and is enclosed by impressive sandstone walls, which are a prominent and important feature within the Conservation Area.

The eye is naturally drawn to the church because of its size and prominent position. In addition, this building is significant, not only because it is a Grade II* Listed building, but also due to its architecture, age and history.



Views towards the church from Church Road

Also of importance, is the view from Occleshaw House down Fox Lane, towards the Step Houses/Weavers' Cottages. They form of a continuous row of terraced properties, along an interesting curve, each characterised by five steps leading to the front door of each property.



Row of Weavers Cottages on Fox Lane



View towards Towngate from Church Road



View of the Cross and water trough from Towngate/Church Road



View towards the Old Grammar School
from St. Andrews Church



View towards St Andrew's Church and Church Road
From opposite 20 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.



Wall of former Top School



Doors at 106-108 evens Farington
Almshouses, Fox Lane



Terracotta sunflower finial on
Ryley Almshouse



Original door at 19 Fox Lane



Diaper brick pattern at 102 Fox Lane



Plaque above Farrington Almshouses



Decorative corbels at no.1 Towngate next to the Roebuck Public House



Osbaldeston Charity Almshouses Plaque - 66 Fox Lane



1837 date plaque on St. Andrew's Church of England School, Fox Lane



Decorative brick detailing above doors on 82-84 Fox Lane



Window detailing at the Eagle and Child public House



Firemark over door at no 22 Fox Lane indicating the property carried fire insurance



Original stone steps at no. 20 Fox Lane



No. 16 Fox Lane: large original square shop window with canopy and plastered case



Watchhouse to east of St. Andrew's Churchyard



Gateway and boundary Wall to St. Andrew's churchyard



Boundary Wall to St. Andrew's Church



Sundial in St. Andrew's Church II



Carved stones on pedestal Grade II



William Walker Monument Grade II*



Gravestone of Richard Sherdley Grade II

Private and Public Spaces

Public Spaces

The Churchyard at St Andrew's Parish Church is very large and enclosed by stone walls, which are an important feature of the Conservation Area. This large expanse of greenspace is a very important area of public open space within a predominantly built up area, i.e. Leyland Cross Conservation Area. Outside the boundaries of the Conservation Area, there are two very important areas of public open spaces, namely Worden Park, Worden Lane and the Leyland Cricket and Sports Club grounds on Fox Lane. These provide invaluable areas of green spaces for both informal and formal recreational pursuits.



Churchyard at St. Andrew's



St Andrew's Church and grounds



Private Spaces

Private gardens of residential properties on Church Road and the Almshouses on Fox Lane are neatly laid out and provide important elements of private green spaces in a predominantly built-up residential area. They vary in plot size, shape and structure, although they have similar boundary treatments. These consist of, either; low natural irregular bonded stone or brick walls, hedges and fencing. The garden areas of 102-112 evens Fox Lane (The Farington Almshouses) border straight onto the pavement.



16-20 evens Church Road



Front gardens at 102-112 Fox Lane



Front garden at 92 Fox Lane

Street Furniture

The lighting columns in Leyland Cross Conservation Area are tall aluminium posts, with the exception of several mock-Victorian lighting columns on the area of civic space between Tesco car park and Church Road, opposite the Cross. These were installed as part of the enhancement works for the Tesco Extra development on Towngate.



Mock Victorian lighting columns on Church Road/Towngate

There is one public seating area on Fox Lane, which is a wooden slatted bench situated outside the cricket club grounds.



Seating area on Fox Lane

The original boundary stone walls, where still retained, are an attractive and important feature in the conservation area and form important boundaries to St. Andrew's Church and the surrounding churchyard, as well as to Leyland Museum and Exhibition Centre.



Stone boundary wall at St Andrew's Church



Stone wall boundary



Hedges and stone wall boundaries



Brick wall boundaries

Within the area there is variety of signage. The street name signs in the Leyland Cross Conservation Area 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.

There are telegraph poles with overhead wires in the Conservation Area, which are not particularly obtrusive, although they do take up space on an already narrow pavement, particularly on Fox Lane.

Street Surfaces

Fox Lane, Worden Lane and Church Road are surfaced in black tarmac.

There were previously a section of stone setts (cobble) surrounding the Cross at the junction of Towngate and Church Road, however, these were removed in 2012 for safety reasons, and replaced by black tarmac.

There is scope to improve the street and road surfacing in the Leyland Cross Conservation Area in order for it to be more in keeping with the character of the area and style of properties.

Buildings

(a) Types of buildings and uses

Residential

- The properties on Fox Lane vary in age from mid 17th Century (Farington Almshouses) to Mid-late Victorian semi-detached properties.
- Mid 17th Century: Farington Almshouses, Fox Lane
- Late 18th Century: Weavers Cottages, Fox Lane
- 19th Century: Ryley Almshouses, Victorian Semis and terraces on Fox Lane

Leisure/Recreational

None, at present, although looking at options to extend the Conservation Area to include the cricket ground and pavilion.

Religious

- St. Andrew's Parish Church: Chancel 14th Century, West Tower 15th Century and the Nave 1817. Stone built church.
- St. Andrew's Parish Hall: Built in 1927

(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. The majority of the buildings are constructed of brick; the exception being St. Andrew's Church.

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 the majority of the Victorian residential properties in the Conservation Area, although there are a few examples of Flemish bonding evident on commercial properties located in Church Road.

The 17th century Farrington Almshouses show excellent examples of the diaper brick work using Staffordshire blue bricks in a diamond-shaped pattern.



Diaper brick pattern



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 very few of the properties retain the original sliding sash windows. There are many of the original features retained on properties 1 and 3 Fox Lane, and these two properties exhibit the original sash windows, the decorative glass of the former shop fronts and the original doors.

The Conservation Area contains many examples of different styles of late 17th, 18th and 19th Century architecture. The buildings are predominantly late 18th Century/early 19th Century, and the oldest buildings within the Conservation Area are St. Andrews Church, the former Grammar School building and the Farington Almshouses (owned by the Osbaldeston Charity Trust).

The mix of use of a diverse range of building styles and materials in close proximity helps to create a very interesting streetscene along the length of Fox Lane, Worden Lane and Church Road.

(c) Street Frontages

Leyland Cross Conservation Area is a tightly developed residential and commercial area, with very little public greenspace, apart from St. Andrew's churchyard. Some of the residential properties on Church Road have small front gardens, enclosed by stone walls. The Weavers Cottages and terraced properties have no front garden and border straight onto the pavement on Fox Lane. All the Almshouses have small front private gardens laid out to lawn.

(d) Boundary Treatments

The front gardens to the original residential properties on Church Road display a variety of boundary treatments, such as low stone or brick walls with terracotta copings (on the brick walls) and gate piers.

What is important is that these boundary treatments distinguish private spaces.

(e) Plot Sizes and height

The majority of the properties in the Leyland Cross Conservation Area are two storey residential properties; the exception being some of the commercial properties on Church Road (by the Cross) and Occleshaw House, which is a 2-storey building. The many of the Almshouses on Fox Lane are single storey properties, as is the Parish Hall on Worden Lane.

The Weavers Cottages are three-storey properties, with a basement or cellar. They all have narrow plot widths and are predominantly uniform in size, with the exception of no. 60 Fox Lane which has a lean-to.

The terraced properties opposite the Weavers cottages on Fox Lane occupy small plots and are largely uniform in size and scale.

There is a mix of building styles of Almshouses on Fox Lane – built and maintained by different charity trusts. The majority are single storey properties, although there are a group of two-storey ones; the Farrington Almshouses.

St Andrew's Parish Church is the largest building in the Conservation Area and is situated in an elevated position, reached by stone steps on Church Road. The church is set in large grounds and churchyard. Within the church grounds is the old Grammar School Building; a two-storey 17th Century brick built property, housing Leyland Exhibition Centre and Museum.

What is of importance in the Leyland Cross Conservation Area is the variety of the built form over a relatively small distance. This adds to the character of the streetscene and equally, the appearance of the area is enhanced by the mix of building styles.

Proposed Conservation Area Extension

There are currently no plans to extend Leyland Cross Conservation Area.

There were proposals to extend the Conservation Area several years ago. Consultation was carried out at the time, however, the proposals were never carried forward.

Given the length of time that has passed, it is now felt necessary to explore the possibility of extending the Conservation Area again, at a later date.

Negative Factors

There are a number of features and structures within the proposed Conservation Area, which detract from the character and appearance of Leyland Cross Conservation Area.

Properties 1 and 3 Fox Lane are generally poorly maintained, with boarded up and broken window panes. These properties exhibit many of their original features, including sash windows, original patterned glass and doors.

The style, design and clutter of road traffic and street signs detract from the appearance of the area.

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

The loss of the cobbled stone sets has detracted from the character and appearance of the area.

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 a couple of buildings in the proposed conservation area would benefit from maintenance to make the most of their original traditional features, including sliding sash windows, glazed fanlights and external doors.

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 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 road surface materials.

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, indicating the location and extent of the Leyland Cross 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 is properly co-ordinated and fully respects and does not detract from the area's special character.

Summary

Leyland Cross Conservation Area is part of an area steeped in history and the Cross marks the centre of the old Leyland Village back in medieval times. There is an interesting mix of residential and commercial properties within the defined Conservation Area, with all properties bar one (new property on the site of Pollard House, Worden Lane) are of late Victorian age or older.

Leyland Cross Conservation Area has a varied mix of architectural styles, which are largely Victorian, although there are many good examples of buildings of Georgian age and earlier. The Weaver's Cottages on Fox Lane are excellent examples of purpose built residencies for those employed in the hand-loom weaving industry.

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.

Appendix

Listed Buildings within Leyland Cross Conservation Area

Grade		Date
II*	Church of St Andrews, Church Road (CA) (Leyland Parish Church)	(GV) Chancel C14, West Tower C15, Navel 1817
II	Gateway & boundary wall to St Andrew's Churchyard, Church Road (CA)	(GV) 1827
II	Watchhouse at east side of St Andrew's Churchyard, Church Road (CA)	C19
II	Raised slab over grave of Richard Sherdley in St Andrew's Churchyard, Church Road (CA)	(GV) 1687
II*	Raised slab over grave of William Walker in St Andrew's Churchyard, Church Road (CA)	(GV) 1588
II	Carved stones on pedestal, c.20 m south of Church of St Andrews, Church Road (CA)	(GV) Late Medieval
II	Sundial in churchyard of St Andrews, c. 20m south of Old Grammar School, Church Road (CA)	(GV) early C 18
II	Old Grammar School & Attached Cottage, Church Road (CA) (South Ribble Museum)	Early C17
II	Eagle & Child Inn, Church Road (CA)	(GV) C18
II	Nos 10 – 60 (even only) Fox Lane (CA)	1802
II	St Andrews Church Of England School, Fox Lane (CA) (First Footsteps Nursery)	(GV)1837
II	No 92 Fox Lane (CA)	(GV) C19
II	Nos 94, 96, 98 Fox Lane (CA)	(GV) C19
II	No 100 Fox Lane (CA)	(GV) C19
II	No 102-112 Fox Lane (CA)	(GV) C19

Locally important buildings within the Conservation Area (not listed)

Clough House



The Laurels



Top School (remains of)



Baldwin Croft



The War Memorial



The Parish Hall



References and further reading

A History of Leyland and District – David Hunt

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 or 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, 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)