



Penwortham Conservation Area Appraisal and Management Plan

Revised
October 2013

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Preface

Conservation Areas

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

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

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

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

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

Extra protection

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

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

An Article 4 Direction was placed on Penwortham Conservation Area on 6 April 1998.

Conservation Area Appraisal

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

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

Introduction



Penwortham Conservation Area was designated as a Conservation Area on 24 October 1995. It includes a small area of commercial properties on Liverpool Road and residential properties on part of Rawstone Road and Mornington Road.

Rawstone Road Special Character and Appearance

The designation of Rawstone Road/Mornington Road as a Conservation Area is in recognition of the area's contribution towards the special architectural and historic interest of Penwortham. The area has retained much of its character despite alterations to some of the properties and some infill development.

Rawstone Road: General Description

This Conservation Area was formally designated on the 24 October 1995. There is one listed building in the conservation area: The Fleece Inn (Grade II), which dates back to early 18th Century. Other features of interest include a five-storey red brick water tower, which is a key landmark in the centre of Penwortham and Rawstone/Mornington Roads, which are laid out in the style of the early garden suburbs. In the interests of preservation, this conservation area is subject to an Article 4 Direction. No supplementary planning guidance exists for this Conservation Area and there is no Conservation Area Advisory Committee.

The Liverpool Road Frontage

There were very few houses on Liverpool Road itself in the 1840s, but nowhere was there any sizeable group of buildings. It was an area rather than a place: a few cottages scattered amid the fields and along the lanes, a tollgate and two public houses on the main Road (The Fleece Inn and the Farington Arms), and nothing more. The land either side of Liverpool Road west of the crossroads had once been Crookings Moor, an area of common grazing land extending northwards from the edge of the moss, in the vicinity of Rawstorne Road, where on the Tithe Map there are several fields called Crookens Great Field and Further Crookens Field, indicating the former extent of the moor.

The Water Tower and the Fleece Inn are situated at the junction of Liverpool Road and Cop Lane, which is at a major crossroads along the A69 from Preston to Liverpool and Southport. The Water Tower, and to a lesser extent, the Fleece Inn, are significant landmarks, which represent the local centre of Penwortham.



Liverpool Road Frontage

Cop Lane Frontage

Cop Lane is lined with tall hedges at the back of the pavements with mature trees spaced at random intervals. The grounds of the Government Buildings on the east side of Cop Lane have mature trees, lawn and shrubbery behind the hedges, all of which contribute positively to the character and appearance of the area.

The Fleece Inn

The Fleece Inn with cottage and workshop attached to the west: Grade II Listed Building of 18th Century origin that were characteristic of the area, called Penwortham End. The building is constructed in brick, with roughcast cream render and has been altered significantly over time.

The roof is slated with a gable chimney and three ridge chimneys. The cottage has a central door and two sash windows with glazing bars on each floor. The Workshop has a square window with glazing bars at the first floor, three altered windows and at the back a wagon door with wooden lintel and slightly arched brick head. The cottage is two-storeys with a black painted cement quoin patterns at the left end to the main door, which is in the second bay. The Inn has five three-light casements on each floor, those at the left end set higher and having a gabled dormer. All have painted cement surrounds, with wavy heads at the ground floor. The rear of the cottage has a board door, a square window next to it, and a two light sliding sash at the first floor. The rear of the

inn has various modern extensions. The interior of the Inn and its roof are entirely modernised, except for one ovolo moulded beam in the cellar.



Black quoins at the Fleece Inn



Fleece Inn frontage



The Water Tower

Built by Canon Rawstone in 1890. It stands on the site of an old well which served earlier generations of cottages in the area. It was built as a temporary measure to alleviate the water shortages in Penwortham.

The former Water Tower which has been recently restored (2 Cop lane) is 5-storeys high, built of red brick in a distinctive style and reminiscent of a Victorian Folly, and includes many detailed design features which contribute to its character. These comprise decorative brickwork patterns with terracotta string courses and decorative terracotta corbels to the eaves. The brick bonding is traditional English Brick Bonding (four rows of stretchers and one row of headers in a continuous sequence from the foot of the building to the top).



Decorative brickwork on the Water Tower



Setting of the Fleece Inn and Water Tower

The spaces between the buildings are mainly car parking and paving. The materials used are tarmac, in a patchwork of shades, with concrete edgings. There is an area of exposed aggregate pre-cast concrete slabs in front of the Water Tower. Raised plant containers of rough concrete

bricks divide the car park from the pavement. A few mature trees survive, but most of the planting has been eroded by pedestrians from the narrow soil filled beds. An unsightly line of concrete panel fencing is visible to the rear boundaries and timber panel fencing separates the car park from the rear garden of the Inn.

Residential properties

Rawstone Road and Mornington Road

These roads have been laid out very much in the style of the early garden suburbs, the origins of which can be traced back to early model towns such as Bourneville and Port Sunlight, and later proposed by Ebenezer Howard in his book 'Garden Cities of Tomorrow'. The original houses in this area appear to have been built in two main groups, perhaps in the early part of this century, laid out to low densities, set well back from the roads, and surrounded by lush planting. The houses themselves have an eclectic style typical of that period. It is unusual to find an example of this quality, relatively unaltered and so well preserved, particularly in this part of the country.

In the first main group of original houses comprising no. 4 Cop Lane, no.s 2-10 Rawstone Road (evens) as well as 3 and 5 Rawstone Road, all the houses have bay windows with stone mullions, stone stringcourses, sills and lintels, and decorative toothed brick string courses to gable end walls. The gables and roof lines are broken by a stepping back of the front elevation at the ends of the properties. The slate roofs have grey terracotta finials. All houses in the first group have stone gateposts with similar carved diamond motifs.



4 Cop Lane



4 & 6 Rawstone Road



5 Rawstone Road

In the second group, made up of 12-26 Rawstone Road (evens) and 7-11A Rawstone Road (odds), the windows are of small panes and side hung casements, cottage style, with smooth brick arched lintels. The walls are buttressed and have saw-toothed string courses. The plain tiles roofs are half-hipped with dormers, some arranged in pairs. Tiled entrance canopies are supported on timber brackets. The chimney stacks have corbelled brickwork. No stone is used in the second group of houses. These are the oldest properties in the Conservation Area and date back to the early 19th Century.



7 & 9 Rawstone Road



20 Rawstone Road



12 and 14 Rawstone Road

No.s 5A Rawstone Road and 1 Mornington Road are similar in character to the second group above, but with mock-tudor gables. No. 3 Mornington Road appears to be the style of the 1930s and no. 4A an infill typical of the 1960s.

The other remaining houses in the Conservation Area all appear to be of Victorian style.



1 Mornington Road

The area is characterised by red brick properties set back from a narrow road with hedgerows, trees and lush planting in property grounds, creating a spacious, leafy feel to the area. In addition, a variety of materials have been used on the driveways of many of the properties which contribute to the appearance and character of the area.



Property showing saw-toothed stringcourse

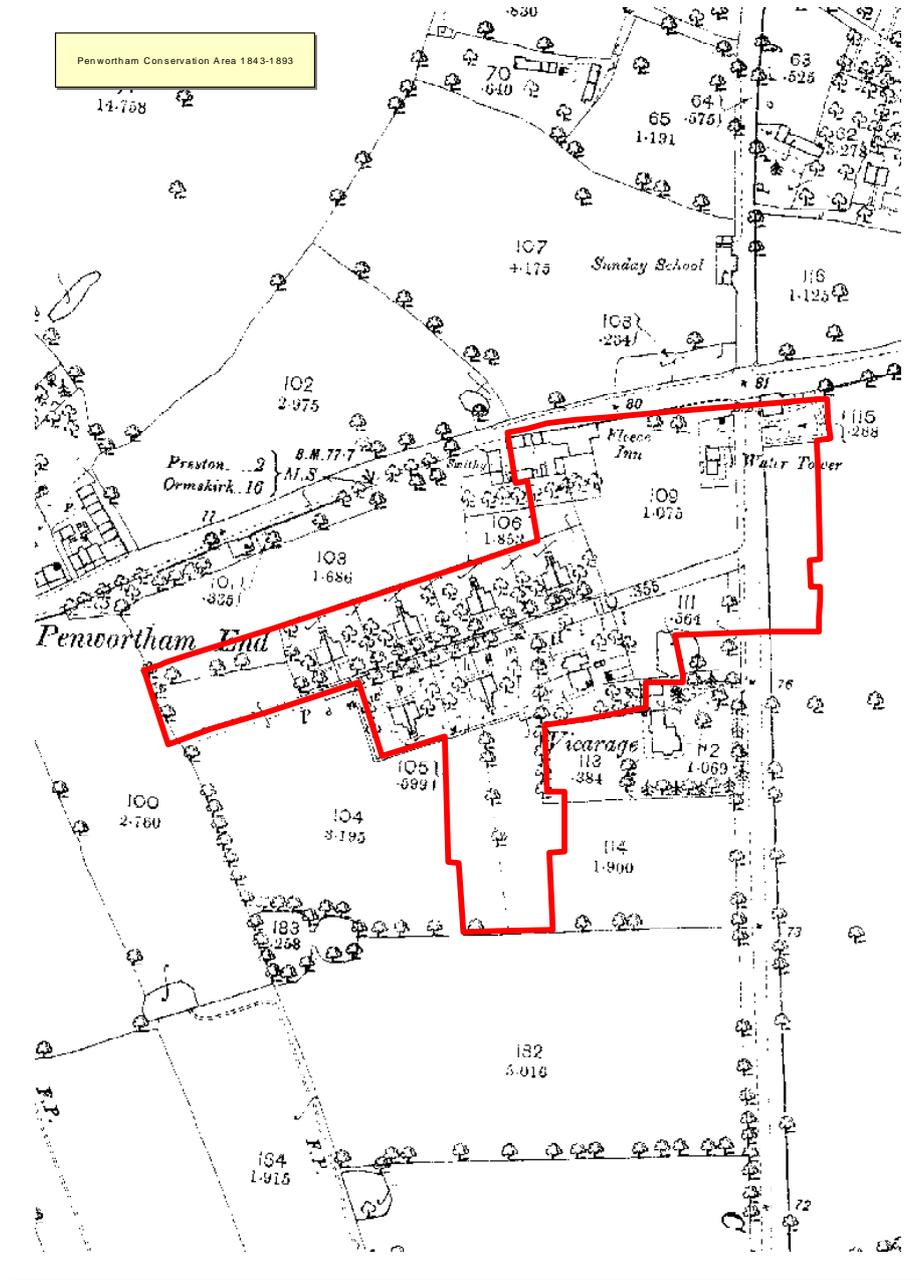
Development of the Settlement

The historical development of Penwortham can be summarised as follows:

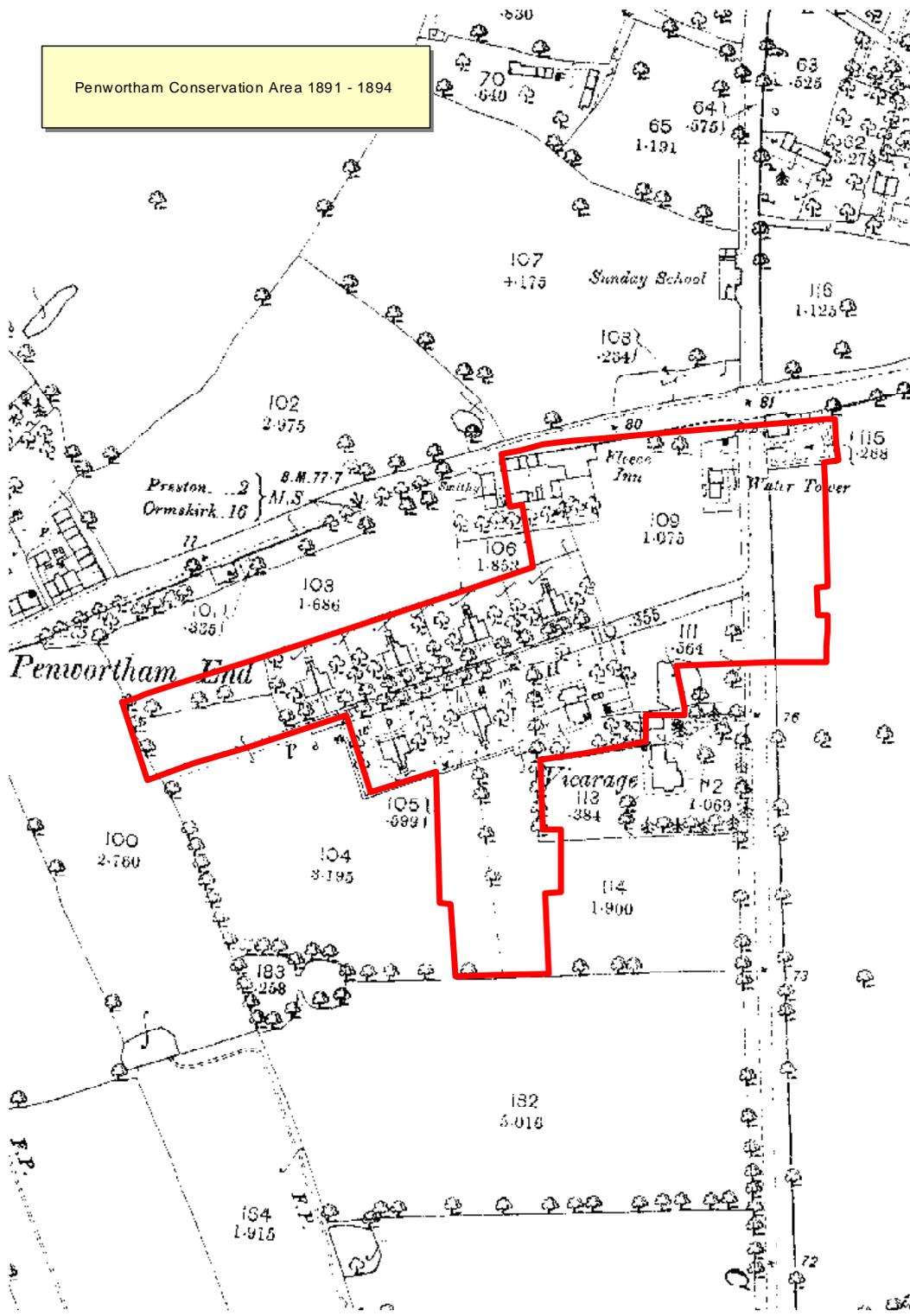
- The Fleece Inn and cottages – last remaining examples of 18th Century architecture.
- At that time, there were only a few houses in the area – mostly scattered cottages on Liverpool Road and adjacent lanes – together with a tollgate and inns.
- From early 1840s Penwortham began to change and by the end of C19th suburban buildings altered large parts of the area.
- 1890 – Canon Rawstorne built the Water Tower to act as a temporary measure to alleviate the water shortage in Penwortham and built on the site of an old well serving earlier generation of cottages.
- Several properties on Rawstorne Road were built (formerly known as Penwortham Hill) and these were set in farmland (Properties 12-26, 1, 5a, 7, 9, 11 and 11a).
- By 1912, the remainder of the properties on Rawstorne Road, Mornington Road and Cop Lane had been constructed.
- By 1938, the cottages on Rawstorne Road, initially set within an agricultural landscape were absorbed into the suburban area.
- Growth of the area attributable to the proximity of Preston and the lack of industrial and commercial influences adding to its attractiveness as a residential area for wealthy factory owners and managers.

Historical Maps

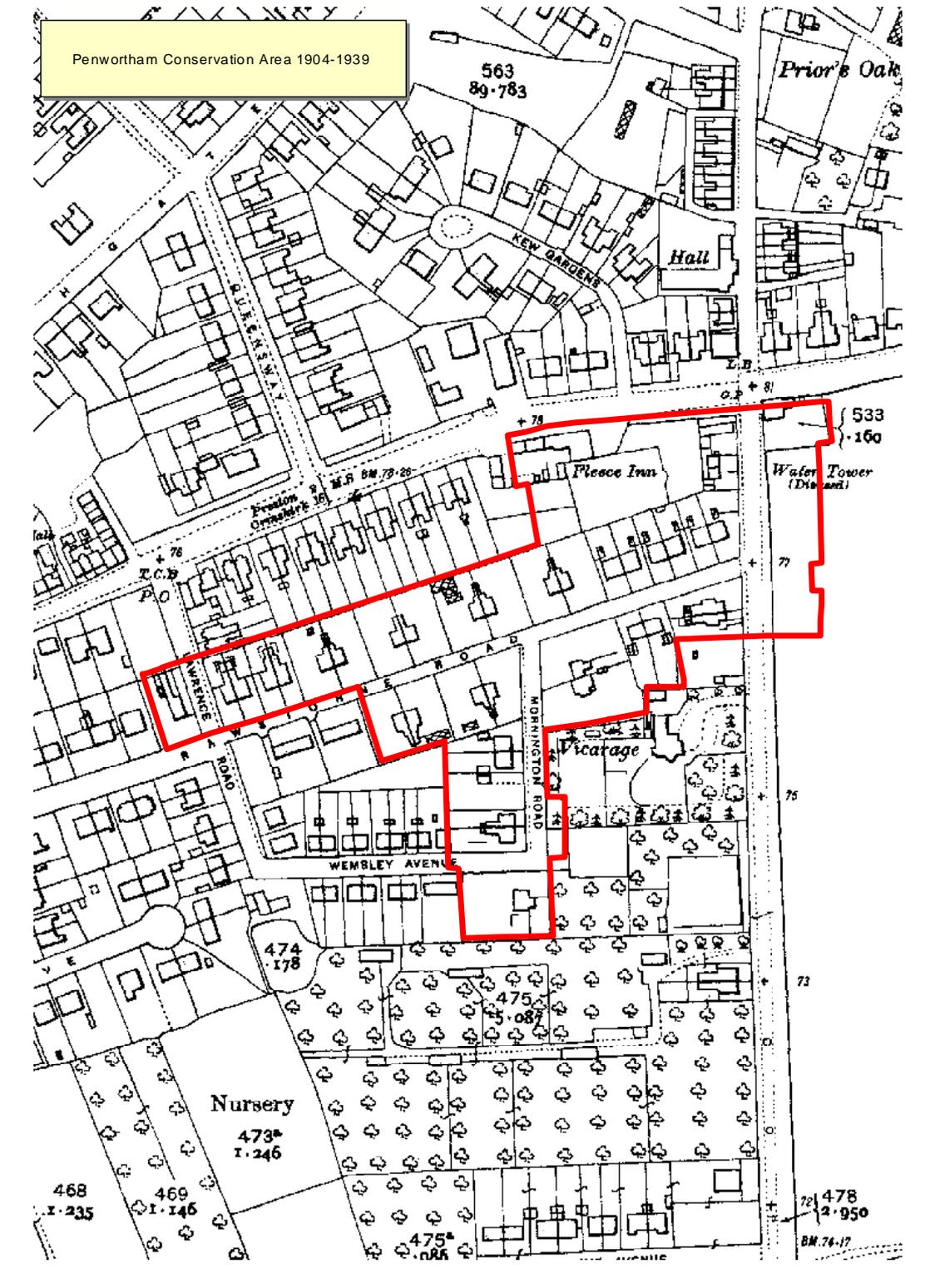
Penwortham Conservation Area – 1843-93



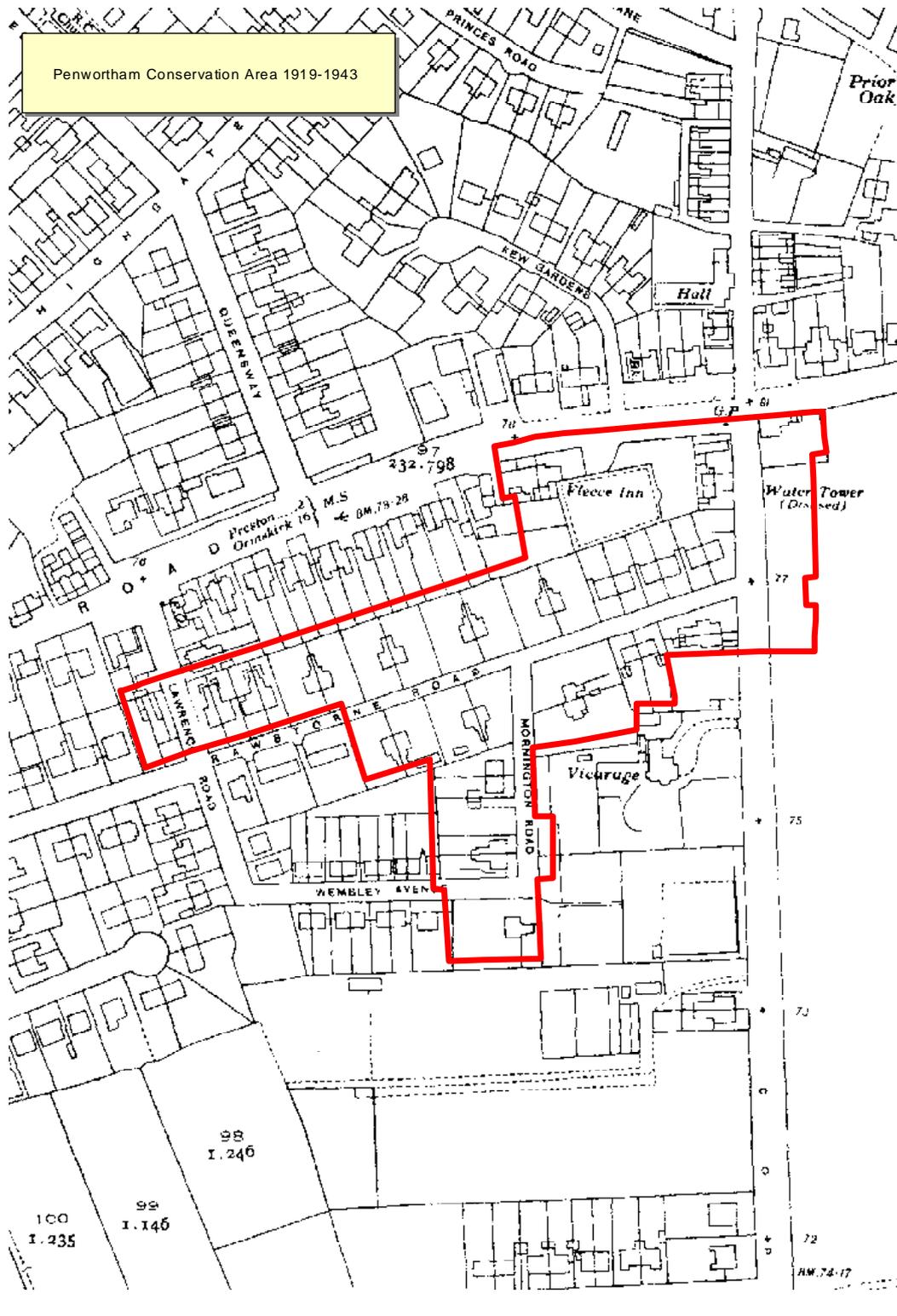
Penwortham Conservation Area 1891-1894



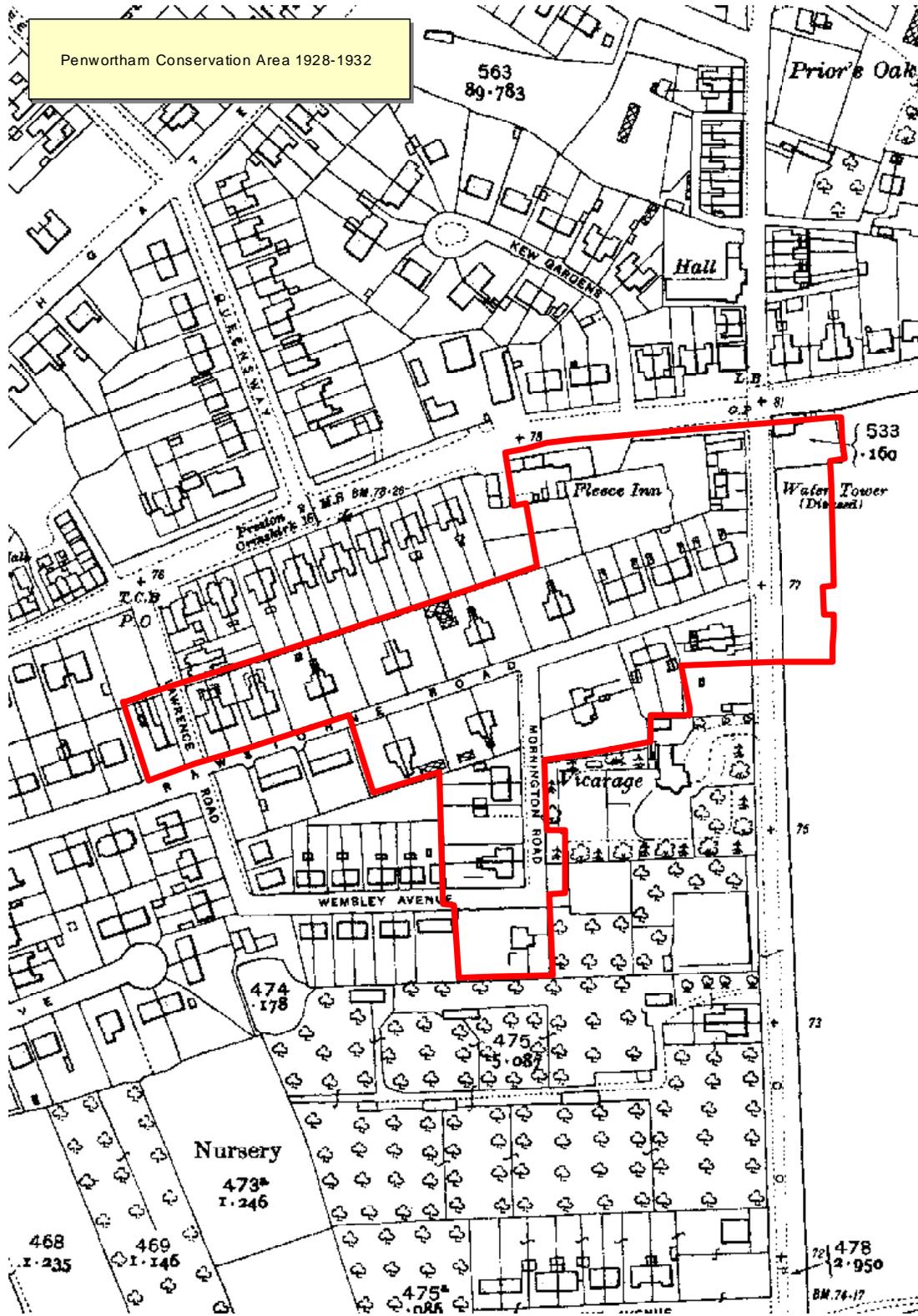
Penwortham 1904-1939



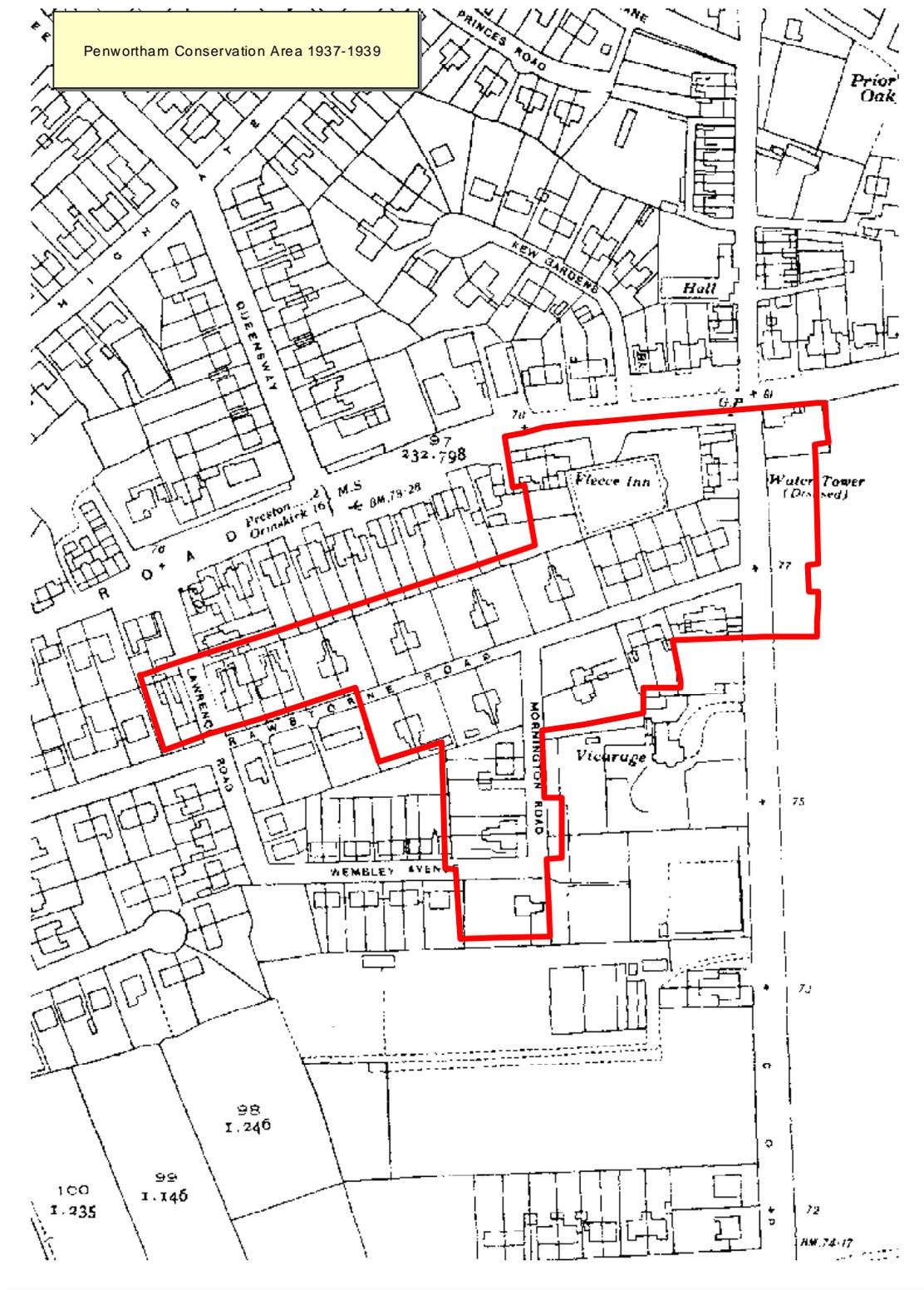
Penwortham 1919-1943



Penwortham 1928-1932



Penwortham Conservation Area 1937-39



Important and Significant Features

- **The Fleece Inn** – the Fleece Inn and its row of cottages (Grade II Listed Building) are among the last examples of old vernacular architecture to survive in a recognisable form in what was once Penwortham End. Their setting has been greatly altered, but it is very fortunate that they were saved from the demolition which was proposed in the late 1970s.



The Fleece Inn

- **The Water Tower** – In 1890 Canon Rawstone built the tall brick water tower which is long-disused as a water supply, such an outstanding feature of Penwortham. It is stood on the site of an old well which had served earlier generations of cottages in the vicinity. The Water Tower was used as a reservoir to supply the immediate vicinity of Penwortham End.



The Water Tower

SMR at 1 Morningson Road – SMR 4706: Archaeological Site recorded on Lancashire Sites and Monuments Record – Morningson Road (Victorian glass bottles found at no. 1 Morningson Road)

SMR at Fleece Inn – SMR 9080

Tree Preservation Orders

- Tree Preservation Order: 1987 No. 1 protecting 4 trees within the Conservation Area on Rawstone Road (at no. 22 and 11-13)
- Tree Preservation Order: 1968 No. 2 part of this order lies on Mornington Road: includes: sycamore, chestnut and lime trees. This TPO abuts the Conservation Area with the majority of trees within the Health Centre Grounds

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.



Dog Tooth String course



Gate Piers



Gate Pier



Gate piers at 8 Mornington Road



Doors at Nos.2 & 6 Mornington Road



Oriel Window at 14 Rawstorne Road



Decorative terracotta stringcourse on properties on Mornington Road



Decorative finial on no. 2 Mornington Road



Decorative porch canopies at 28 & 30 Rawstorne Road



Penwortham Water Tower

Townscape

Penwortham Conservation Area is focused around the Water Tower on Liverpool Road, which is a five-storey brick built tower situated on the corner of Liverpool Road and Cop Lane. Whilst the Water Tower is not a Listed Building, it is nonetheless, a significant and important landmark in Penwortham. Three roads comprise the Conservation Area; part Liverpool Road, part Rawstorne Road and part Mornington Road. The Conservation Area is a predominantly a quiet and leafy residential area with large, mainly semi-detached properties with large gardens.

For ease of interpretation, the Conservation Area has been split into the three principal roads, which comprise it.

Rawstorne Road

All properties on Rawstorne Road are two-storey red brick residential properties of Victorian age. Some of the properties are early 19th Century, whilst others are late 19th Century. The development of the area is clearly identifiable through the series of historical maps dating from the mid 19th Century to the mid 20th Century. It can be clearly seen how the area has developed from a predominantly rural area with a few buildings scattered here and there to a built up suburban area.



Mornington Road

All properties on Mornington Road are residential.

Liverpool Road

The properties on Liverpool Road within Penwortham Conservation Area are all commercial properties, and include the Water Tower, which is occupied on the ground floor by Reeds Rains Estate Agents and the Fleece Inn Public House.



The Fleece Inn, Liverpool Road

Movement

Rawstone Road is a narrow road and runs through the centre of the Conservation Area. Despite the fact it is a narrow road, it still appears to be used by a certain number of vehicles as a rat run from Cop Lane through to Liverpool Road, thereby avoiding the signalled crossroads between Cop Lane and the A59. Although not busy in terms of pedestrian movement, there is frequent pedestrian movement between Cop Lane, Rawstone Road, Lawrence Road and Liverpool Road shops.

There is infrequent vehicular and pedestrian movement along Mornington Road and Wembley Avenue – predominantly residents accessing their properties.

Overall, Rawstone Road, Mornington Road, Wembley Avenue and Lawrence Road are quiet suburban residential streets. By contrast, Cop Lane and Liverpool Road are busy vehicular routes, and the latter being the A59 – one of the major routes into Preston. Liverpool Road (towards the Cop Lane end) is Penwortham's District Centre, and is a bustling linear row of commercial properties.

Views and Landmarks

Without a doubt the Water Tower is the most prominent building within the Conservation Area. It is a five storey red brick tower located at the junction of Cop Lane and Liverpool Road and due to its size and scale, is a significant landmark. The tower marks the ** edge of the Conservation Area.

The Fleece Inn on Liverpool Road is also an important landmark and dates back to the 18th Century. It is a two storey cream-washed Inn, plus a former workshop and cottage and is located to the south of the Water Tower fronting Liverpool Road. The two buildings complement each other, despite being different in scale and height.

There are several important views in Penwortham Conservation Area.

Views towards Liverpool Road/Cop Lane

This is an important view because it includes the Fleece Inn and Water Tower, forming the **boundary of the Conservation Area. Both these buildings provide a sense of place and have important historical links.

View down Rawstone Road from Cop Lane

The view from Cop Lane down Rawstone Road is very pleasant, with attractive Victorian residential properties. The well-vegetated and leafy suburban area, together with spacious properties designed to reflect the Garden City style provides a village-like character. This is enhanced by boundary hedges and large gardens, which are characteristic features in the Conservation Area. Several properties (at the Cop Lane end), are characterised by stone gate piers, each a very attractive feature in its own right. Several of these have the property name carved on them.

View from Rawstone Road to Mornington Road

Once again, this is a very pleasant view with attractive and well-maintained Victorian semi-detached properties. These properties are characterised by stone gate piers, each a very attractive feature in its own right. Several of these have the property name carved on them.

Landmarks

The most significant landmark within Penwortham Conservation Area is the Water Tower. This is a brick built building, dating back to 1890. It is set

Public and Private Spaces

Public Spaces

There is very little public space within the Conservation Area, apart from the hard landscaping to the front and side of the Water Tower. Within this small area are some square concrete planters, which break up the paved area. Adjacent to this area is the Fleece Inn Car Park.

Private Spaces

The private gardens of residential properties within the Conservation Area are large and mature with trees, shrubs and mainly laid out to lawn. Each garden is bordered to the front by low-lying hedges, or brick walls.

Landscaping and trees

Penwortham Conservation Area is characterised by an abundance of trees and greenery, with boundary hedges being a particular feature on Rawstone Road. Mature trees are an important landscape feature in the Conservation Area and contribute significantly to its character.

There is an area of hard landscaping to the front of the Water Tower on Cop Lane/Liverpool Road.

Street Furniture

There is a variety of street furniture in the Conservation Area, which includes, street lighting, highway signs, street name signs and planters.

Lighting Columns

The lighting columns in the Conservation Area are replica Victorian cast iron street lighting units.

The lighting columns on Cop Lane and Liverpool Road are tall aluminium posts.



Signage

The street name signs in Penwortham 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.



Telegraph Poles

There is a wooden telegraph pole at the corner of Rawstorne Road/Mornington Road and overhead wires, which run to all the residential properties.



Boundary Walls

Residential properties within the Conservation Area on Rawstone Road have boundary hedges and stone gate piers. The properties on Mornington Road are largely bordered by fencing, and several have the stone gate piers, which are an interesting feature of the Conservation Area

Street Surfaces

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

There is scope to improve the street and road surfacing Penwortham Conservation Area in order for it to be more in keeping with the character of the area and style of properties. In particular, there are stretches of pavement, which have been dug up and replaced with darker material to accommodate underground utility cables.

Buildings

(a)Types of buildings and uses

Residential

The properties within Penwortham Conservation Area are predominantly 19th Century properties, and with the earlier properties on Rawstone Road built in the early 1800s. Later properties in the Conservation Area were built post 1894 and the area we see today is much the same layout as in 1912. The houses on Mornington Road and Wembley Avenue are the newer properties in the Conservation Area.

Leisure/Recreational

There are no leisure or recreational features in the Conservation Area.

Religious

There are no church buildings in the Conservation Area, although St. Mary's Parish Hall is adjacent to the Conservation Area, (Mornington Road) located on Cop Lane.

(b) Materials and Architectural features

All properties in Penwortham Conservation Area are constructed of traditional materials, with brick predominating and natural slate for roofing.

The bulk of the private suburban houses are semi-detached.

(c) Street Frontages

Penwortham Conservation Area is fairly spaciouly developed residential area. All the properties in the area have their own private front and rear gardens, which are sizeable plots and are well stocked with mature trees and shrubs.



Garden at 14 Rawstone Road



12 Rawstone Road



10 Rawstone Road



2 & 4 Morningson Road

(d) Boundary Treatments

All the Properties within the Conservation Area are enclosed by privet or beech hedges, providing defined private garden spaces.



Boundary hedges typical of Penwortham Conservation Area

(e) Plot Sizes and height

All the properties within the Conservation Area are two-storey residencies.

The Water Tower is the largest building in the Conservation Area and is situated in a prominent position at the end of Liverpool Road/Cop Lane. The Tower is set next to the Fleece Inn and its car park.

What is of importance in Penwortham Conservation Area is the display of a variety of original architectural styles and features within that period. Many of the houses are very similar in style and some display unique characteristics. They all have attractive gardens, which are a distinctive feature of the area and these add to the quality of the streetscene.



14 Rawstone Road



28 & 30 Rawstone Road



6 & 8 Mornington Road



7 Rawstone Road



3 Rawstorne Road

Proposed Conservation Area Extension

There are currently no proposals to extend Penwortham Conservation Area.

Negative Factors

There are very few features and structures within the Conservation Area, which detract from its character and appearance:

- Cop Lane/Liverpool Road frontage – this is an area of hard landscaping, with concrete planters. This area looks dated and tired. Some seating and new planters would make better use of the public space.
- Car Park to the Fleece Inn – this is a large area of hard landscaping, which is sandwiched between the Water Tower and the Fleece Inn on Liverpool Road.
- The deteriorating condition of the road surface.
- The pavement surface; the pavements have seen many patch repairs where the services underneath the pavement have been accessed for repair works.
- Street signs, these are standard street signs.
- The deteriorating condition of some of the replica Victorian cast iron street columns.

Enhancement

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

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 Penwortham Conservation Area, together with a map showing all the Listed Buildings and those of historic importance would be particularly useful.

Cop Lane/Liverpool Road frontage – requires updating and a better use made of the area, which is more in keeping with the Conservation Area’s character. This could be enhanced through the provision of seating, planting and signage – letting people know that this is Penwortham Conservation Area, etc.

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

- Replacing the street signs with a style that would better suit the conservation area.
- Repainting the replica Victoria cast iron street columns.
- Repainting the pavements to replace the current patch work appearance.
- Resurfacing the road

Summary

Penwortham Conservation Area is a pleasant residential area, consisting of two residential streets and a short stretch of commercial properties located on the junction of Cop Lane and Liverpool Road.

The style of residential properties and the history connected to that area of Penwortham, including the construction of the Water Tower and the significance of the Fleece Inn, contributes greatly to the character of the Conservation Area. A number of the properties on Rawstorne Road are excellent examples of Garden Suburb style and are unique examples of their kind in Lancashire. Many of these properties retain interesting architectural features and have cottage style gardens reminiscent of a village.

Residential properties on Mornington Road and Rawstorne Road are excellent examples of semi-detached Victorian two-storey villas. Each of these has carved stone gate piers, which characterise the Conservation Area and are interesting features. Individual properties have attractive features, such as dogtooth terracotta and patterned stringcourses, decorative corbelling, sculptured bargeboards, original doors and original sash windows.

There is little scope for extending the Conservation Area boundary as the area itself is very much self-contained and all the properties adjacent to its boundaries are largely modern 20th Century houses or commercial properties. The Fleece Inn forms a definitive boundary on Liverpool Road – beyond it are 20th Century retail and commercial properties. Cop Lane (which is a busy road) and the Water Tower form a natural boundary to the north west of the Conservation Area. It is therefore not appropriate to make any boundary changes during this review.

Appendix

Listed Buildings within Penwortham Conservation Area

Grade		Date
II	Fleece Inn & attached cottage & workshop, Liverpool Road	18 th Century

Locally important buildings within the Conservation Area (not listed)

The Water Tower



References and further reading

Penwortham in the Past – Alan Crosby (1988)

Glossary of terms

Feature	Description
Corbel	A projecting block which supports a parapet or sill
Cornice	Flat-topped ledge with moulded underside, projecting along the top of a building or feature
Eaves	Overhanging edge of a roof
English Brick Bond	Brickwork with alternate courses of headers (short ends) and stretchers (long sides) exposed.
Finial	Topmost ornamental feature, e.g. above a spire, gable or cupola.
Gable	Peaked external wall at the end of a double-pitch roof.
Header	A brick laid with its short end exposed. A flared header is burnt to a darker shade, usually producing a patterned effect.
Lights	Compartment of a window defined by the uprights or mullions.
Lintel	Horizontal beam or stone bridging an opening.
Mullion	Vertical member between window lights.
Oriel	A bay window which projects from an upper floor only and usually supported by corbels
Ovolo	A wide convex moulding
Sash	A window with a glazed section or section that opens by sliding in grooves.
Sill	Horizontal member at the bottom of a window or door frame; sometimes spelt cill
Stretcher	A brick laid with its long side outermost.
Stringcourse	Horizontal course or moulding projecting from the surface of a wall.

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.

Consent to **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 on Rawstone Road Conservation Area, please contact:

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

Tel: 01772 625400
Email: forwardplanning@southribble.gov.uk

Other Useful Contacts

English Heritage,
1 Waterhouse Square,
London
EC1N 2ST

Tel: 020 7973 3000
Email: London@english-heritage.org.uk

(For information relating to Listed Buildings and Conservation Areas)

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

Tel: 020 7377 1644
Email: info@spab.org.uk

(For a range of technical advice leaflets)

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

Tel: 0117 975 0459
Email: htf@uwe.ac.uk

(For further guidance on Conservation Areas)