

# Penwortham Town



# Neighbourhood Development Plan 2016 – 2026

Led by Penwortham Town Council  
The Caring Council – Putting People First  
[www.penworthamtowncouncil.gov.uk](http://www.penworthamtowncouncil.gov.uk)

## Contents

<a href="#">Foreword</a> .....	Page 2
<a href="#">Introduction</a> .....	Page 3
<a href="#">Area Designation</a> .....	Page 3
<a href="#">Local Character</a> .....	Page 4
<a href="#">Consultation</a> .....	Page 6
<a href="#">The Structure of the Plan</a> .....	Page 7
<a href="#">The NDP Vision for Penwortham</a> .....	Page 7

## Policies

<a href="#">Policy 1: Development affecting property included in the Penwortham List</a> .....	Page 8
<a href="#">Policy 2: Requirements for new large scale residential development</a> .....	Page 9
<a href="#">Policy 3: Types of residential property</a> .....	Page 9
<a href="#">Policy 4: Middleforth Shopping Centre</a> .....	Page 11
<a href="#">Policy 5: New Sporting Facilities</a> .....	Page 13
<a href="#">Policy 6: Penwortham Community Centre</a> .....	Page 14
<a href="#">Policy 7: Penwortham Cycle and Walking Route</a> .....	Page 15

## Appendices

<a href="#">1. St Mary's Conservation Area</a>	Page 16
<a href="#">2. Rawstorne Road Conservation Area</a>	Page 17
<a href="#">3. Greenbank Road Conservation Area</a>	Page 18
<a href="#">4. Penwortham Neighbourhood Development Plan Steering Group</a>	Page 19
<a href="#">5. Penwortham Historic England Listed Properties</a>	Page 21
<a href="#">6. The Penwortham List</a>	Page 25
<a href="#">7. Liverpool Road, Penwortham District Centre Area</a>	Page 35
<a href="#">8. Kingsfold Local Centre Area</a>	Page 36
<a href="#">9. Penwortham Community Centre / Pickerings Farm Area</a>	Page 37



## Foreword

Over the past 2 years [Penwortham Town Council](#) have embarked on producing a Neighbourhood Development Plan, many of you may remember filling in the questionnaire; well this is the result!

On behalf of the Steering Group I would like to take this opportunity to thank those who passed on their thoughts of what is needed in Penwortham.

When you read this document, please remember it represents a wide range of views of Penwortham residents, people who work in Penwortham and others who visit Penwortham on a regular basis.

The Steering Group had a mix of representatives from all walks of life and without their advice and expertise, none of what you are about to read would have been possible. I would like to take this opportunity to thank them wholeheartedly for their time and passion they brought to this project.

Special thanks have to go to our Officers at Penwortham Town Council, Mr Steven Caswell our Town Manager and Mrs Marie Dardis, Democratic Services Officer; they ensured I kept to the process and timetable.

It is with delight that I commend this document to you all for your approval.



Councillor David Wooldridge

Chair of Neighbourhood Development Plan Steering Group



## Introduction

This Neighbourhood Development Plan (referred to as NDP in this document) defines the community's vision and aspirations for the town of Penwortham and future development and growth up to 2026.

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England giving local communities the right to shape any future developments within their area at a local level. Penwortham Town Council agreed to facilitate the production of a NDP for Penwortham with the support of [South Ribble Borough Council](#), which will be incorporated into the South Ribble Local Development Framework and have statutory weight, unlike the previous Penwortham Town Plan 2008.

The policies set out in this Neighbourhood Plan comply with the national planning guidance and the [Central Lancashire Core Strategy](#) which has been separately appraised against the objectives of sustainable development through Sustainability Appraisals (SA). Having carried out an assessment, the local planning authority does not consider that this Neighbourhood Plan needs to be separately assessed, and that its contents comply with SA and Strategic Environmental Assessment Directive regulations.

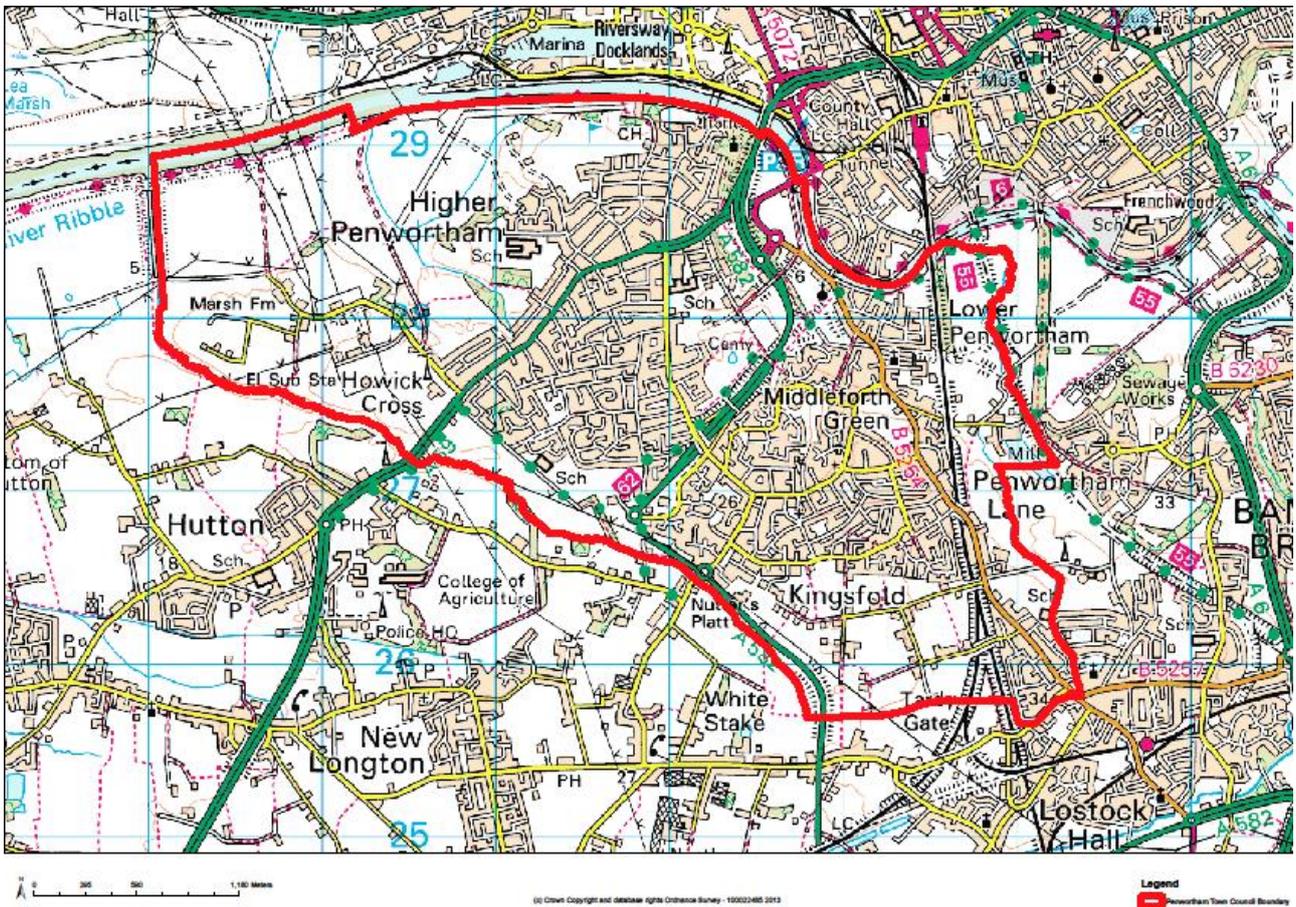
The right for communities to prepare Neighbourhood Plans was established by the Localism Act in 2011, which was accompanied by the Neighbourhood Planning Regulations 2012. As a result, Neighbourhood Plans are required to meet a number of basic conditions which are detailed within Schedule 4B to the Town and Country Planning Act 1990, as inserted by the provisions of Schedule 10 of the Localism Act. The basic conditions require that:

- The neighbourhood plan is prepared having regard to national policies and advice issued by the Secretary of State
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with any strategic policies contained in the development plan for the area of the authority.

## Area Designation

Consultation began on the suggested area for the NDP, being co-terminus with the boundaries of the electoral area of the town of Penwortham from 13 December 2013 until 31 January 2014. The results came back in favour of the aforementioned boundary which was accepted by the South Ribble Borough Council's Planning Committee on the 26 February 2014. The agreed boundary of the Penwortham NDP can be seen on the following map.





## Local Character

The name “Penwortham” is first recorded in 1086 in the Domesday Survey, (when it was spelled “Peneverdent”). “Pen” means hill, the word “worth” element is reference to a settlement and the “ham” is likely to mean “land within the bend of a river”. Originally Penwortham was just a very small hamlet with a number of cottages and farms. The Domesday entry makes reference to a castle, ploughland, woodland, fisheries and a population of about 100.

Until the latter half of the 19<sup>th</sup> century and the coming of the railway Penwortham remained rural, the economy relied mainly on farming and its associated trades. The community was chiefly self sufficient but close enough to Preston to make use of its shops and markets. The railway began to open up the area as a possible home for people working in the new industries and trades in the mid-19<sup>th</sup> Century, and the construction of the bridge linking Penwortham Hill with Fishergate between 1912 and 1915 completed the connection to Preston.

The Penwortham of today is a much changed and developed town but one that keeps its very own sense of community and pride.

The town now consists of three main shopping centres, Middleforth, Kingsfold and Liverpool Road, the latter of which runs along the A59, the main through road in the town leading from the city of Preston out to the Western Parishes, Liverpool and Southport.

The retail outlets within the town offer a wide variety of choice including hairdressers, undertakers, hardware, delicatessen, cafés and dress shops. The town also has three post offices and a number of restaurants. There are six public houses in Penwortham as well as two libraries, a sports centre, two community centres, and a number of social clubs

including The Royal British Legion. The community is served with eight churches, eight primary schools and three secondary schools for a population a little over 20,000.

Both Liverpool Road and Leyland Road are main commuter routes into and out of the city of Preston which do become grid locked during peak periods. At the time of writing this Neighbourhood Development Plan there are already policies in place to build a "Penwortham Bypass" and a "Cross Borough Link" road. (See Policies A2 and A3 of the [South Ribble Local Plan](#)).

The Penwortham Bypass will be built linking the A582 at Millbrook Way Roundabout with the A59 at Howick. Works are already underway to widen the A582 this is hoped to alleviate the pressure on the A59 through the shopping area on Liverpool Road, and ensure a freer flow of traffic both into and out of Preston. This new bypass will be an opportunity to develop the shopping area along Liverpool Road, to encourage business investment and make the area more pedestrian friendly.

The Cross Borough Link road will link Leyland Road and The Cawsey with Walton-le-Dale, giving drivers an option of entering or leaving Preston via Leyland Road or Walton-le-Dale. This road will also link any future new development on Pickerings Farm with Walton-le-Dale.

Architecture within Penwortham is as wide and varied as possible. Rows of terraced houses occupy a large area alongside the River Ribble in Middleforth and million pound plus properties occupy an area less than a mile away leading down Hill Road to Penwortham Cemetery. The Manor Cottages on Greenbank Road in Middleforth date back to 1796, when they were used as a workhouse, and just over a mile further up Leyland Road is the brand new estate known as The Cawsey, not forgetting to note the Methodist chapel on Pear Tree Brow dating back to 1813 and the scene of the original treacle tart accident that created the Penwortham Bunnock, (a parkin type cake). Penwortham is also home to three conservation areas covering Rawstone Road, St Mary's Church and Greenbank Road, detailed on the South Ribble Local Plan Policies Map and shown at Appendices 1, 2 and 3.

Properties dating from 1796 to 2012 within approximately one square mile sums up very nicely the variance of property within the town of Penwortham.

Alongside the wide range of property types and ages Penwortham is also home to a wide and varied environmental aspect. There are twelve Biological Heritage Sites in Penwortham;

- Booths Plantation and Mill Brook
- River Ribble – lower tidal section
- River Ribble – upper tidal section
- Blashaw and Blashaw Dam Woods
- Four Acre Wood
- Lower Ridding Wood
- Cop Lane Cutting
- Church Wood
- Mill Brook Valley
- Preston Junction Local Nature Reserve and adjacent habitats
- Hurst Grange Park
- Howick Hall Ponds

Penwortham Conservation Trust work within the Town, together with The Friends of Hurst Grange Park, The Friends of Marshway Pond and the Friends of Penwortham War

Memorial, and many other small groups and individuals all carrying out projects throughout the town, protecting and enhancing the environment that makes Penwortham the beautiful town that it is.

Penwortham is also home to White Letter Hairstreak, Brimstone and Speckled Wood butterflies. Buzzards, Sparrow Hawk, Kingfisher, Great Spotted Woodpeckers, Little Owls, Barn Owls and Tawny Owls can all be seen in the skies around our town not to mention Tree Creepers, Willow Warbler and Nuthatch. With hares, rabbits, foxes, hedgehogs and deer all travelling through the green, and sometimes not so green, areas of the town Penwortham really is home to a wide and varied wildlife not to mention swimming in our ponds the protected Great Crested Newt.

Plant life within the town is also wide and varied and does include some rare species, including Bee Orchid, Twayblade, Early Purple Orchid and Marsh Orchid. Snake Head Fritillary have also been seen flowering in the town recently.

It is quite obvious that not only is Penwortham a home to the twenty thousand plus human inhabitants there also large wildlife, habitats, flora and fauna within the town that do need some consideration too. With this in mind this Neighbourhood Development Plan will only support developments that conform with the environmental policy in the Local Plan G16 Biodiversity and Nature Conservation and Core Strategy Policy 22.



A Nuthatch at Howick



A Little Owl at Four Acre Wood

## Consultation

In January 2014 the inaugural meeting of the Penwortham Neighbourhood Plan Steering group took place with the group agreeing on the way forward for the consultation, deliberation and production of the Penwortham Neighbourhood Development Plan. The group consisted of elected members sitting alongside representatives from a variety of community groups, businesses and interested parties within the town. See [Appendix 4](#) for a list of steering group members.

Consultation began in earnest with 9,500 newsletters being delivered to every household and business address in Penwortham containing a questionnaire explaining the purpose of the NDP and seeking the views of residents and businesses. The questionnaires were available to download from both the Town Council and South Ribble Borough Council websites and to collect from a number of high profile venues throughout the town including local Post Offices, Libraries, Health Centres and High Schools as well as some of the town's popular cafeterias.

The questionnaires were expanded on by a number of roadshow events at high profile locations throughout the town, including:

- Booths supermarket
- Liverpool Road main thoroughfare
- Cop Lane School
- Broad Oak School

- Middleforth School
- Whitefield School  
(all the school events were held outside the school gates)
- Penwortham Community Centre.

The role of these public events was to raise the profile of the NDP and to give members of the public a chance to air their views and ask any questions. An extra 2,500 questionnaires were handed out at these events. The aim of this initial consultation was to give everyone living in, working in or just visiting Penwortham a chance to complete the questionnaire.

The age ranges and ward ranges of the questionnaire were closely monitored which meant hard to reach age groups or specific areas of the town that were slow in responding could be targeted. The reasoning behind holding sessions at the local primary schools was to make contact with the hard to reach age range of twenty to thirty year olds ie parents, guardians and carers of primary school children.

### **Structure of the Plan**

The Neighbourhood Development Plan aims to set out;

- The Visions and Objectives for the future of Penwortham
- Sustainable development for the town
- The Neighbourhood Plan Policies providing a local policy framework for developments within the town.

### **The Neighbourhood Development Plan Vision for Penwortham**

As detailed in the Penwortham Town Plan 2008 the local community would like to see Penwortham continue to thrive as a vibrant and distinctive town. To continue to grow and develop whilst keeping its unique character and individual township, and to provide an outstanding quality of life for current and future generations.

The Penwortham Neighbourhood Development Plan promotes this vision through the following objectives;

- Encouraging a thriving and prosperous community delivering an excellent quality of life.
- Helping to promote a thriving and distinctive local economy meeting local employment needs.
- Supporting measured and appropriate sustainable development to allow all members of the community the opportunity to remain a part of it.
- Endorsing policies that have a positive effect on the environment such as reducing or removing flood risk, mitigate climate change, reduce carbon footprints and protect open spaces.
- Maintaining open spaces and a high quality natural environment to promote healthier lifestyles.

## **Penwortham Town Neighbourhood Plan Policies**

### **The Penwortham List**

Penwortham has a rich and varied built environment which contains a number of buildings and places of significant architectural or historic value which in turn contribute to the overall character and distinctiveness of the Town. Many of these buildings and places are already protected under statute and through policies in the Central Lancashire Core Strategy (Policy 16) and the South Ribble Local Plan (Policy G17). However, there are a number of other properties, both old and new, which make a significant contribution to the quality of the town of Penwortham. A list of such properties within Penwortham, known as the Penwortham List, has been compiled.

Buildings within the conservation areas of St Mary's, Rawstorne Road and Greenbank Road have not been included in the list as they are already offered protection through the conservation area protection policies. Maps of the conservation areas of St Mary's, Rawstorne Road and Greenbank Road can be found at Appendices 1, 2 and 3.

Buildings currently classified as listed through Historic England are not included on the Penwortham List either. Properties currently registered through Historic England can be found at [Appendix 5](#).

The Penwortham List has been brought together utilising local knowledge in the Town Council with assistance from members of the public suggesting properties and local historians Andrew Allen and Elizabeth Basquill (the author of numerous books regarding Penwortham Properties). The proposed properties have been tested against a set of criteria, with properties passing the criteria test being included on the Penwortham List.

Owners of property included in the Penwortham List have been consulted regarding the property's inclusion and implications. The Penwortham List is at [Appendix 6](#) including the criteria used for their inclusion.

#### **Policy 1: Development affecting property included in the Penwortham List**

- i) Extensions or alterations requiring planning permission to any property named on the Penwortham List should be designed sympathetically, and not detract from the appearance of the property. Proposals should relate appropriately in terms of siting, style, massing, height and materials.**
- ii) Proposals within the setting of a property on the Penwortham List must demonstrate that they have taken into account its significance.**

This policy will contribute to the expressed preferences of the community by helping to preserve and where possible enhance the distinctive features of Penwortham which contribute to the outstanding quality of life.

### **Large Scale Residential Development**

In the South Ribble Local Plan there are large scale residential developments proposed in Penwortham namely at Pickerings Farm (Policy C1) for 1,350 dwellings and at Vernon Carus and Land at Factory Lane (Policy D1 Site H) and at Lostock Hall Gasworks (Policy D1 Site K) albeit much of this site lies outside the boundary of the Town. Penwortham has grown considerably over the last 40 years, particularly through the activities of the Central Lancashire New Town, and whilst the numbers of properties constructed was large, the

area has maintained a local suburban feel through the careful planning of the developments into smaller relatively self-contained parcels. This has contributed to the feel of Penwortham as a place and the Town Council wishes to maintain this approach. With regard to Pickerings Farm site, the South Ribble Local Plan allocates this large site for a residential led development subject to the preparation of an agreed Masterplan, including phasing and infrastructure delivery and a programme of implementation. The Town Council will be engaged in the preparation of the Masterplan and it's relevance to the character of the proposals as set out in Policy 2.

The Vernon Carus buildings and Land, and where relevant the Lostock Hall Gasworks sites, will contribute significant dwelling numbers over the course of the NDP. As with Pickerings Farm, the Town Council would wish to see the local, relatively small self-contained development parcel approach adopted, so that these major sites add to the small-scale distinctive feel of Penwortham.

This approach is set out in Policy 2.

**Policy 2: Requirements for new large scale residential development.**

**The phased delivery of allocated large scale residential sites, such that each phase has a distinctive character of its own, will be supported.**

It is not possible to be prescriptive in defining the terms “small in scale” and “smaller”, but the Town Council sees them as being in the order of 50 to 150 dwellings dependent on the size of the development. This policy will contribute to the preferences expressed by the community by helping to enhance the distinctive features of Penwortham which contribute to the outstanding quality of life.

**Types of Residential Property**

In terms of the types of residential properties to be constructed in Penwortham, the community has expressed a wish to see a greater provision for an older population. This desire is demonstrated in the Residents' Survey where a need for more provision of smaller one and two bedroom properties, bungalows and specialised retirement property was identified. Therefore a Policy will be promoted to seek a range of property types on the large scale residential sites in Policy 2 particularly to include properties suitable for older people. In addition, the Town Council recognises the obligations on developers to comply with Policy 7 of the Central Lancashire Core Strategy which requires 30% of properties to be affordable. The Town Council would wish to see these affordable dwellings include a wide range of type, in particular special provision for older people and dwellings for rent and shared equity.

**Policy 3: Types of Residential property.**

**On development sites where affordable housing is provided, the provision of 10% of units specifically for occupation by older people will be supported. On all residential developments, the provision of 10% of units as single storey properties suitable for use by older people will be supported.**

This policy will help address the need identified by the community for a broader range of properties on new residential developments. It particularly seeks greater recognition of the requirements of older people in Penwortham without placing an additional affordable housing burden on developers. The 2011 Census showed 18% of residents in the Penwortham wards were over 65 years of age.

## **Liverpool Road, Penwortham District Centre**

The Central Lancashire Core Strategy designates in Policy 11 District Centres and the South Ribble Local Plan identifies Liverpool Road, Penwortham, as a District Centre (Policy E4), and sets out its boundary in [Appendix 7](#) of the NDP. The purpose of these policies to prevent an over proliferation of non-retail uses at the expense of retail provision within the centre is supported. It recognises that it is important to the vitality and viability of the District Centre that the retail strength and appearance of these frontages is retained.

It is acknowledged that there will be both considerable change, but also opportunities, when the Penwortham By-pass is completed. This will reduce through traffic and allow for improvement to the retail environment. In addition, the former Government Offices site on Cop Lane provides, through the extant planning permission, a potential new retail store with additional parking to serve the centre. It is also recognised that the Borough Council has committed to carrying out initial improvements in the centre.

The need for an overall improvement plan for the centre is recognised and the Town Council will work with both the Borough and County Councils to prepare and implement such an Improvement Plan.



## **Kingsfold Local Centre**

The South Ribble Local Plan identifies Kingsfold as a Local Centre (Policy E5) and sets out its boundaries in [Appendix 8](#) of this NDP.

The purpose of this policy to prevent the over proliferation of non-retail uses at the expense of local retail provision within the Centre is supported. It is important to the vitality and viability of Kingsfold that the retail offer and appearance of the frontages is retained where possible.

Much of the commercial property at Kingsfold is owned by the Borough Council, and the Town Council will work with the Borough Council as both Local Planning Authority and property owner to develop and implement an Improvement Plan to enhance the physical environment within the Centre.

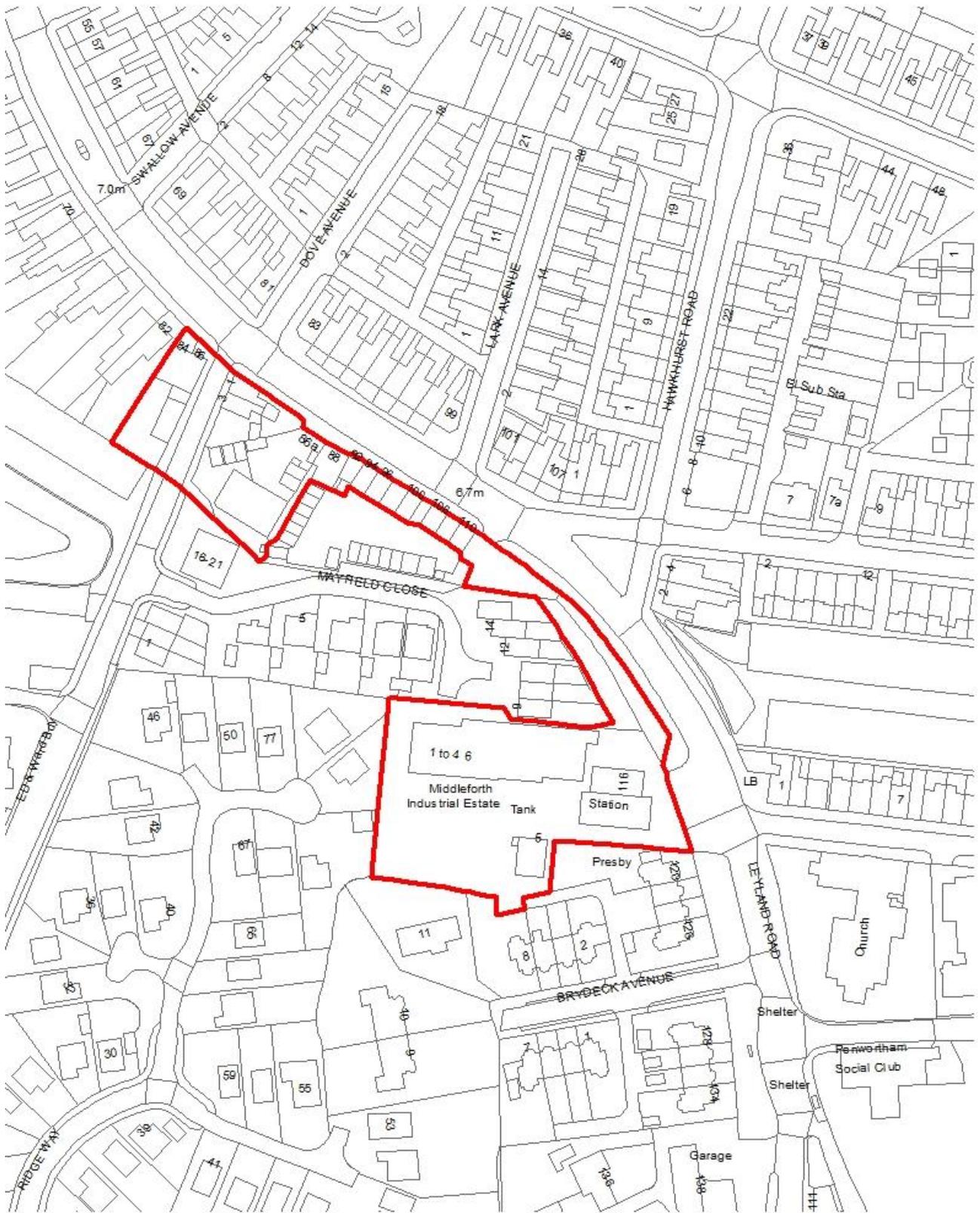
## **Middleforth Shopping Centre**

Whilst the shopping area along the Leyland Road district within Middleforth is not designated as a local or district centre within the Central Lancashire Core Strategy, it is considered that the area has a distinctive value in its own right and should be given some protection and support through the Penwortham NDP.

The commercial properties within this site are predominantly retail and it is important to the viability of Middleforth that the retail variety and physical appearance of the retail units is retained wherever possible.

**Policy 4: Middleforth Shopping Centre**

**To support the vitality and viability of the Middleforth Shopping Centre, as defined in the plan below, development proposals that would result in less than 60% of units remaining in A1 (Retail) uses will not be supported.**



**Middleforth Local Centre**

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 Middleforth Local Centre



The Town Council working with South Ribble Borough Council and Lancashire County Council will consider the committal of resources to both develop and implement an Improvement Plan for the three centres to enhance the physical environment, parking and the retail experience.

The pooling together of resources from the councils and by engaging with local businesses and residents in agreeing an Improvement Plan will help secure the vitality and viability of the centres.



## **Sporting Facilities**

Policies G10 and G11 in the South Ribble Local Plan set out standards and mechanisms for the provision of additional public open space required as a result of new residential development and the increase in population. These standards not only provide for more formal and casual open spaces, but more importantly include provision for playing fields/pitches. As is referenced previously, there are large residential developments planned for Penwortham most notably at Pickerings Farm. The Pickerings Farm site is adjacent to the Penwortham Community Centre which already provides a focus for open space and sporting facilities. There is a community desire to see the provision of open space including new sporting facilities arising from the Pickerings Farm development to be located adjacent to the Community Centre facilities. The amount and type of facilities to be provided will form part of the required Masterplan for the site (as discussed previously) and the Town Council will be engaged in the preparation of the Masterplan to achieve this ambition. In addition, further sporting facilities demanded by the Local Plan standards for other residential development sites should also be concentrated adjacent to the Community Centre, either physically or by way of financial contribution.

### **Policy 5: New Sporting Facilities**

**The provision of new sporting facilities adjacent to Penwortham Community Centre will be supported.**

The concentration of sporting facilities at the Community Centre location will provide a cost effective option to not only promote an easily identifiable sports area but also raise the profile of the other facilities on offer at the Centre.

### **Community Action**

The Town Council will, where possible, seek to work together with partners to locate new sporting facilities adjacent to the existing Community Centre.

## Community Facilities

The Community Centre off Kingsfold Drive has become a significant community asset in recent times, and the Town Council has ambitious plans to attract more usage by local people and groups. These plans include extending the facility by the creation of a cafeteria and a multi-use hall capable of accommodating theatrical performances alongside public and private functions.

### **Policy 6: Penwortham Community Centre**

**The extension of Penwortham Community Centre, to include the provision of a multi-use hall and cafeteria, will be supported.**

It is recognised that the expanding community of Penwortham needs a sustainable and viable Community Centre with a range of facilities that will help satisfy the requirements of all sections of the population. The Town Council will commit resources to providing such a facility.

### Community Action

The Town Council will promote the wider use of Penwortham Community Centre. To support this, the Town Council will commit its resources to future improvements.

## Penwortham Cycle and Walking Route

The Central Lancashire Core Strategy recognises the need to improve the cycle network to make it easier and safer for cyclists, but also that any improvements will be dependent on funding. The Walking & Cycling section of the South Ribble Local Plan notes that walking and cycling are important modes of transport which the Borough Council wishes to encourage because of the important health benefits they can provide.

The benefits of walking and cycling, and the success of the Guild Wheel around Preston, are recognised. A circular cycle and walking route will be promoted around Penwortham. The proposed route builds on existing routes for pedestrians, cycles and horses and only uses limited road space. This route is shown on the following map.

The route will begin at Penwortham Community Centre on Kingsfold Drive and setting off from the car park to the rear of the building will comprise the use of FP\*42 leading onto FP43, turning into Cloughfield, Friar Close and Far Lane.

The route will cross Pope Lane and join BW\*40 adjacent to Nutters Platt Farm. From BW 40, crossing Harrison Lane the route will follow FP63 leading to Howick Moor Lane.

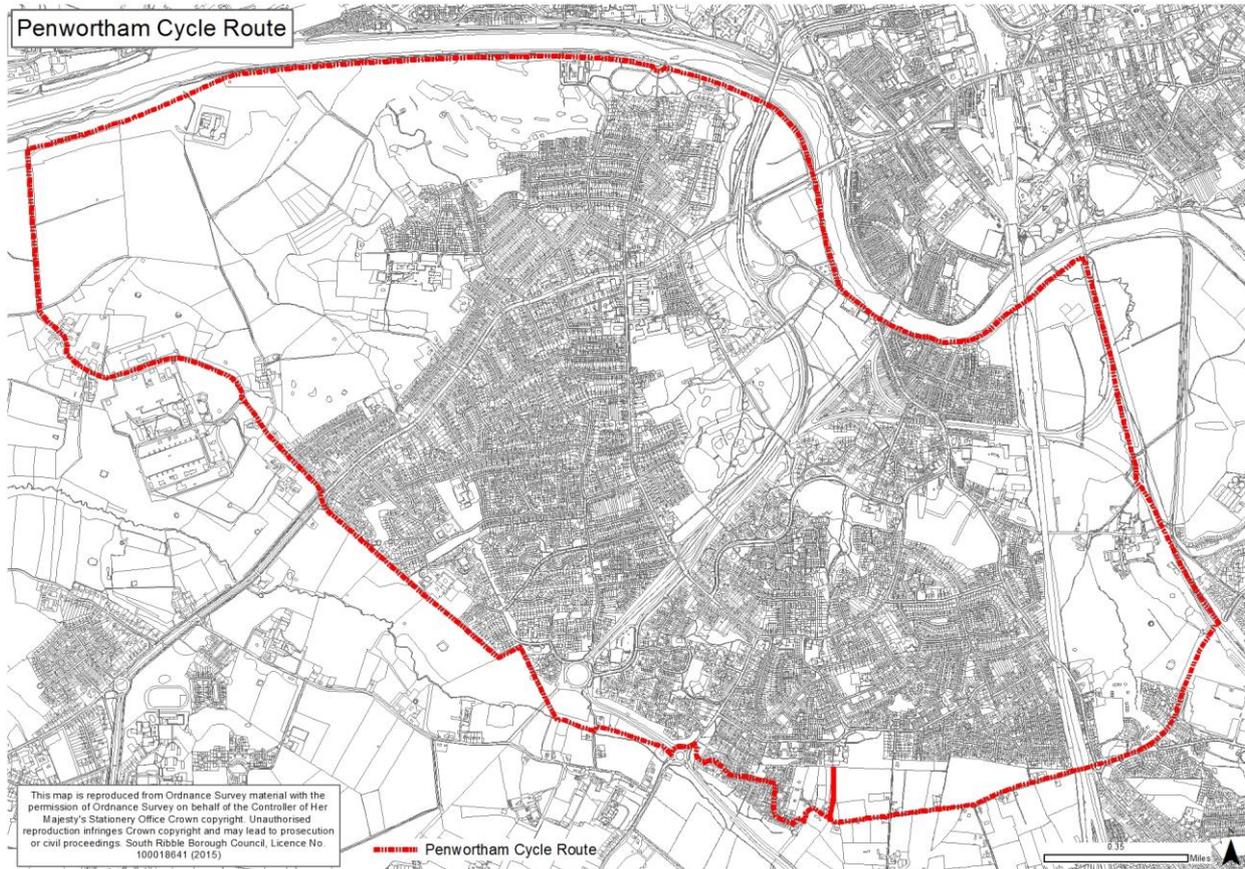
Following the lane down to Liverpool Road, the route will cross the A59 at this point and continue down Howick Cross Lane. At the end of Howick Cross Lane the route will join FP5 down to the river.

Turning right at the river the route will join FP3 along the riverside. Continuing along the riverside the route will join FP45 still following the route of the river. Continuing along Holme Road, the route will join FP2 at the bridge and then onto FP1.

Following Riverside Road the route will continue until its junction with The Old Tram Road where the route will follow The Old Tram Road up to cycle route 55 to The Cawsey, which has a cycle path and then onto the proposed Pickerings Farm Development.

### Policy 7: Penwortham Cycle and Walking Route

The route shown on the plan below will be safeguarded for a dedicated circular route for cyclists and walkers. Proposals for development within the Neighbourhood Area that would prejudice the delivery of the route will be resisted.



The Town Council will promote a joint approach to seeking funding but will commit its own resources to the project.

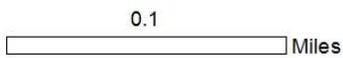
- \* FP denotes a Public Right of Way Footpath
- \* BW denotes a Public Right of Way Bridleway

# Appendix 1 – Penwortham St Mary’s Conservation Area



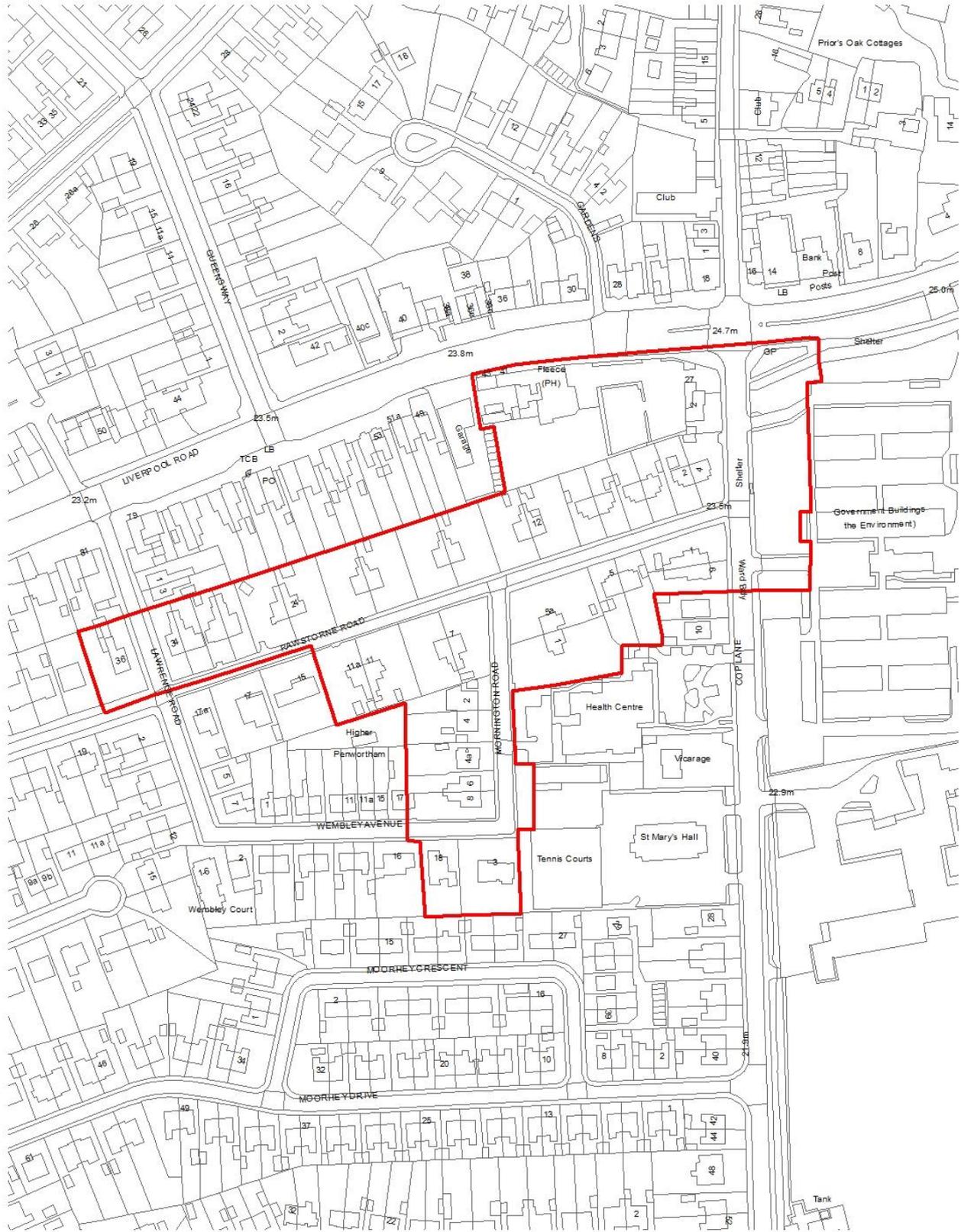
**Penwortham St Marys Conservation Area**

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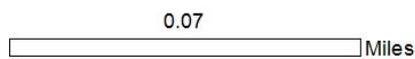
 conservation areas

# Appendix 2 – Penwortham Rawstone Road Conservation Area



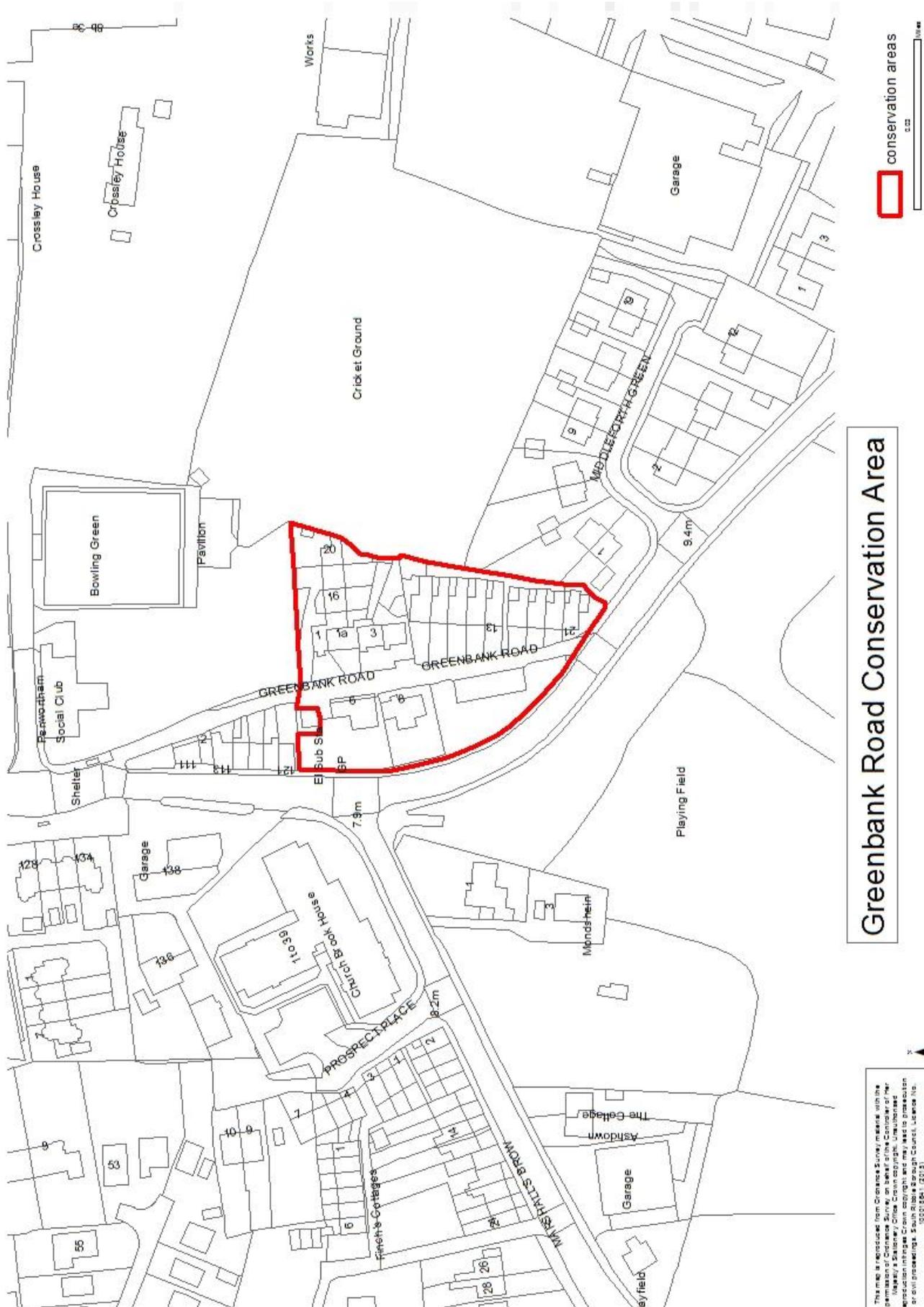
## Penwortham Rawstone Road Conservation Area

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conservation areas

# Appendix 3 – Penwortham Greenbank Road Conservation Area



## Appendix 4 – Steering Group Membership & Terms of Reference

### Penwortham Neighbourhood Development Plan 2016 – 2026

#### Steering group membership and Terms of Reference.

<b>Name</b>	<b>Representing</b>
Former Cllr Rosemary Robinson (Mayor of Penwortham 2013 -14)	Town Council
Cllr David Wooldridge (Chair)	Town Council
Cllr Carol Wooldridge	Town Council
Cllr Tony Pimblett	Town Council
Cllr Harry Hancock	Town Council
Cllr Angela Turner (Vice Chair)	Town Council
Former Cllr Joan Burrows	Town Council
Rev Nick Mansfield	Faith Sector
Rev Sharon Baines	Faith Sector
Former Cllr Frances Walker	SRBC and Older People
Anne Smith	Education
Matthew Castle	Local Business Sector
Lisa Sen	Local Business Sector
Richard Fawcett	Youth Sector
Ben Clayton	Youth Sector
Dougie Gornall	Environmental sector
Louise Wright	Social Housing Sector
Sian Coulton	Social Housing Sector
Alan Needham	Local Charities
PS Bernie Coburn	Law Enforcement
PC Matt Moon	Law Enforcement
PC Paul Gilfoyle	Law Enforcement

#### Planning Advisors

John Dalton  
Steven Brown, South Ribble Borough Council  
Zoë Harding, South Ribble Borough Council

#### Purpose of the Steering Group:

Penwortham Town Council is the qualifying body for the preparation of a Neighbourhood Development Plan for their town area. The Town Council has agreed to establish separate project management arrangements to facilitate the delivery of this plan-making function. The Steering Group sits as the Project Board for project management and decision making purposes and will lead the preparation of the Penwortham Neighbourhood Development Plan. The Steering Group will guide and agree the content of the Plan and all associated evidence and analysis up to and including the public referendum

#### Role of the steering group:

To prepare and promote a Neighbourhood Development Plan for Penwortham  
To consider, prepare and disseminate the initial consultation papers  
To consider the results of the initial consultation  
To prepare an evidence base for the NDP  
To consider and agree the proposals for policies for the NDP  
To agree the consultation on the draft NDP  
To respond to comments on the draft NDP  
To prepare, for the Planning Inspector the NDP  
To respond to comments and make alterations following the inspection of the draft NDP

To promote the public referendum on the Penwortham NDP

#### Objective of the steering group:

The objective of the Steering Group is to produce a sound Neighbourhood Development Plan for the town of Penwortham, that defines the spatial planning policy priorities identified by the community taking into account all representations made during the plan-making process and having regard to all relevant existing plans and evidence.

#### Steering Group Membership

The Steering Group will comprise the following members:

- The Mayor of Penwortham Town Council
- Six additional Members of Penwortham Town Council
- Nine further residents of Penwortham representing a cross section of the various organisations present in Penwortham

#### Voting Rights

Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A simple majority will be required to support any motion. The Chair, or in their absence the Vice-Chair shall have one casting vote.

Members shall vote by show of hands

If a member so requires, the Clerk shall record the names of the Members who voted on any question so as to show whether they voted for or against it. Such a request must be made before moving on to the next business.

#### Quorum of the Steering Group

Six members or one third of the total membership, whichever is the greater, shall constitute a quorum at meetings.

If a quorum is not present or if during a meeting the number of Members present (not counting those debarred by reason of a declared interest) falls below the required quorum, the meeting shall be adjourned and business not transacted shall be transacted at the next meeting or on such other day as the Chairman may fix.

#### Steering Group Conduct:

To ensure that the probity of the group and the plan is open and transparent all Members of the Steering Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group. This may include membership of an organisation, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Group.

Members of the Group will work together for the benefit of their communities and treat other Members of the Group with respect and dignity, allowing Members to air their views without prejudice and interruption.

#### Administrative Support

The Town Council shall ensure that appropriate clerking arrangements are in hand for all Steering Group meetings.

Notice, Agenda and associated papers shall normally be despatched at least three clear days before the date of the meeting

The Steering Group shall keep Minutes of proceedings and shall cause the Minutes to be recorded and open to public scrutiny

#### Distribution of Terms of Reference

A copy of the Terms of Reference shall be given to each Member of the Steering Group.

## Appendix 5 – Listed Buildings

### Buildings currently listed through Historic England with the Penwortham Neighbourhood Development Plan Boundary as of 2015.

#### Church of St Mary - Grade II\*

List Entry Number: 1073058

15 Church Avenue, Penwortham, Lancashire

Church: west tower C15, nave with low aisles by E.G. Paley 1855, chancel C14. Stone, slate roof. Battlemented tower with diagonal buttresses; west doorway with moulded arch and hoodmould; moulded dripstone band (west front only) from which rises an arched 3-light 1st floor window with perpendicular tracery and hoodmould; above this is an ogee-headed niche with crocketed pinnacles, and at top level on all sides arched and traceried 2-light belfry louvres with hoodmoulds; battlemented coping with pinnacles. Nave has on each side 5 arched 2-light windows with curvilinear tracery. Aisles, which are buttressed at the corners, have windows with varied forms of tracery; prominent gabled porch with moulded arch at 2nd bay of south aisle. Low chancel of coursed rectangular blocks has angle buttresses, arched windows with simple cusped tracery, one other window on north side which is roughly square and has cusped jambs and head; and a narrow arched priest's door in south wall (now blocked) with a datestone above it lettered in relief F I A 1653 (said to be initials of John and Anne Fleetwood). Interior: nave arcade of 4 bays, columns alternately round and octagonal with moulded capitals; depressed kingpost roof, arch-braced chancel roof. Font, dated 1667, square with chamfered corners, on square pillar. Various memorial tablets of Rawstorne family; one in south aisle, dated 1863, to John Horrocks (d.1804;q.v.); another in chancel, to Christopher Musgrave of Edenfield, Cumbria, (d.1735) of black slate with Arms in the head. Fragments of early stained glass in chancel windows

#### Fleece Inn and Attached Cottage and Workshop - Grade II

List Entry Number: 1361873

Liverpool Road, Penwortham, Lancashire

Inn, perhaps originally early C18, much altered, with C18 cottage and workshop attached at right end under one roof. Brick, roughcast and painted white on front and left end; slate roof with gable chimney and 3 ridge chimneys. Long range of 9 bays of 3 different builds (vertical joints in rear wall); 2 storeys; black painted cement quoin pattern at left end and to main door, which is in 2nd bay; inn has five 3-light casements on each floor, those at left end set higher and having a gabled dormer; all have painted cement surrounds, with wavy heads at ground floor. Cottage has central door and 2 sashed windows with glazing bars on each floor; workshop has a square window with glazing bars at 1st floor, 3 altered windows and at the back a wagon door with wooden lintel and slightly arched brick head. Rear of cottage has board door, a square window next to it, and a 2-light sliding sash at 1st floor. Rear of inn has various modern extensions. Interior of inn and its roof are entirely modernised, except for one ovolo moulded beam in cellar

#### Gravestone 2 Metres from South East Corner of Chancel of Church of St Mary - Grade II

List Entry Number: 1073059

GRAVESTONE 2

METRES FROM SOUTH EAST CORNER OF CHANCEL OF CHURCH OF ST MARY, CHURCH AVENUE

15 Church Avenue, Penwortham, Lancashire

Rectangular gravestone on base of 2 rectangular stones, dated 1686 and lettered in raised capitals "HERE LIETH. THE/BODY . OF EDWAR/ D.HOLLINHURST/OF . BOATHOUSE/WHO . DIED.THE:/TENTH . AND . WA/S . BURIED . THE . T/WELFTH . DAY . OF APRIL . 1686"

#### Hesketh Farmhouse - Grade II

List Entry Number: 1073060

Howick Cross Lane, Penwortham, Lancashire

Farmhouse, now house, dated 1700 but probably earlier and extended at that date. Brick (some

recent) slate roof, with some stone slates at rear and on outshut. Plan T-shaped with cross-wing on right. Two storeys with garrets, one ridge chimneystack to each range of building. Segmental-headed doorway to cross-passage near the angle, with plank door and datestone over with incised cursive lettering:

Thomas Walton Ellin his wife and Christopher their son Ano Domi 1700

Windows are now casements with segmental heads, but there are blocked former window openings, some with C17-type brick hoodmoulds in left gable. Rear and side walls of crosswing have brick bands. There is a blocked doorway beneath the stairlight window in the crosswing. Interior: housepart in 2nd bay has hearth backing onto cross-passage, blocked inglenook with cambered bressumer and heck-post, (former door to dairy in 1st bay now blocked); in several rooms beams with stopped ovolo moulding; dog-leg staircase in centre of crosswing has string, turned balusters, moulded handrail with raised grip and is lettered on the string "T W E 1700"; a quarter-turn stair of similar pattern from 1st floor to attic of 1st bay. Door from cross-passage to housepart is of heavily studded planks (probably original entrance); some other doors on both floors have 2 bolection-moulded panels and similarly-moulded diamond-shaped insets. Brick smoke hoods to both hearths. Roof to 1st and 2nd bays has 2 trusses composed of tie-beams, collars, and 2 pairs of trenched windbraced purlins, and junction wall has a 2-light unglazed brick mullion window, indicating original gable wall

## **Howick Cross - Grade II**

List Entry Number: 1073061

Howick Cross Lane, Penwortham, Lancashire

Wayside cross, probably medieval, restored 1919. Only the base is original, a roughly hewn cube-shaped block 75cm wide and 60cm deep; this stands on stone plinth which has an inscription stating that it was restored to commemorate peace, 1919; and it carries a cross 1 metre high. (Henry Taylor Ancient Crosses and Holy Wells 1906.

## **Ivy Cottage (North Range Only) - Grade II**

List Entry Number: 1277512

Priory Lane, Penwortham, Lancashire

Farmhouse, now house. Late C17, extended in C19, renovated in C20 (added wing at right angles to right-hand end, not included in the item). Perhaps formerly timber-framed, but now rough cast over brick, with composition tile roof (replacing thatch). Two-unit end-lobby-entry plan, with 3rd unit added at right-hand end. One and a half storeys; entry now via doorway in added wing, which covers former doorway at right hand end of 2nd bay; modern bow window to 2nd bay, a modern 3-light casement to the left, and 2 similar windows as dormers in the roof, which is steeply pitched, with overhanging eaves, and has one chimney now behind the ridge at the right-hand end of the 2nd unit. Left gable has a casement off-centre at 1st floor. Rear has inter alia a 6-light wooden mullion window to the 2nd bay, with original diamond-leaded glazing in the 1st, 2nd, 3rd and 6th lights, and a smaller 4-light firewindow to the left, both these with wooden sills and lintels.

Interior: timber-framed-partition between first and second bays, incorporating newel post of former spiral newel staircase; in the house part (2nd bay), 2 stop- chamfered beams, that to the front supported on a heck post, with a brace to the beam; exposed joists, late C18 rectangular stone fireplace with plain jambs and lintel, to the left of this a saltcupboard with C17 fluted frieze and handmade hinges, to the right a small rectangular window (both these with wooden lintels); in the 1st bay (service end) a spine beam with stone holes of former wattle-and-daub partition; at 1st floor, a collar-truss with interrupted tie-beam, raked struts, and a long curved wind brace to the rear purlin; and at the other end of the 2nd bay (probably formerly the east gable) remains of timber-framing including part of the tie beam and 2 vertical struts.

## **Middleforth Hall - Grade II**

List Entry Number: 1210848

22 Factory Lane, Penwortham, Lancashire

Farmhouse, early C18. Back towards road. Roughcast brick painted white, stone dressings, slate roof, gable chimneys (one projecting, the other corbelled). Double pile plan 2 x 2 rooms. Two storeys with attic, almost symmetrical door slightly left of centre, with stone jambs and lintel, rectangular fanlight; 4 windows at ground floor and 3 above, all sashed with glazing bars, stone

sills and splayed stone heads. Rear has outshut to left half, central stairlight window and 3 other windows. Interior: chamfered beams in front ground floor rooms; staircase with turned balusters, moulded handrail and rectangular newels.

## **Penwortham Hall (Incorporating Penwortham Lodge) - Grade II**

List Entry Number: 1210884

Penwortham Hall Gardens, Penwortham, Lancashire

House, 1801, with early C19 addition (known as Penwortham Lodge). Ashlar and brick, hipped slate roof concealed by a parapet. Square 5 bay plan plus shallow extension on south side which is 3 bays wide. Two storeys and basement, in classical style: plinth, band, moulded cornice and low parapet; sashed windows with glazing bars, except one at the side and one at the back which have been replaced by doors. Symmetrical west front has large porch with paired Ionic columns, and an entablature with dentilled and moulded cornice and a parapet; doorway with margin lights between pilasters and columns, all under an elliptical fanlight with radiating glazing bars. South front (Lodge) is brick, 3 bays, 3 storeys and basement, symmetrical, and has a raised entrance with pedimented stone doorcase, margin lights, and a doorway with a fanlight which has radiating glazing bars; there are sashed windows with glazing bars on the 1st and 2nd floors, and at ground floor the window on the left is similar with margin lights, while that on the right has casements. Interior: has been mutilated by division into flats, but contains 2 good open well cantilevered staircases, window shutters, some fragments of original vine friezes, and one original fireplace. History: built by John Horrocks, founding partner of Horrocks, Miller and Co., the largest cotton firm in Preston, and sold to William Marshall in 1829. (Lancs Record Office, DDHS: A. Horrocks "Brief History of the Horrocks Family"; auction notice in Preston Pilot 18 July 1829)

## **Railway Viaduct over River Ribble - Grade II**

List Entry Number: 1218908

23 Riverside, Preston, Lancashire

Railway viaduct carrying North Union Railway over River Ribble; now British Rail viaduct. 1837-8, for North Union Railway Company, resident engineer Charles Vignoles; widened 1879-80 (with subsequent further addition). Rusticated hammer-dressed sandstone ashlar. Approx. 200 metres long, in 5 wide spans. Classical style. Low barge-shaped piers; 5 wide segmental arches with long rusticated voussoirs, a continuous moulded cornice, and plain parapet (now interrupted by stanchions of overhead power lines). The soffits of the arches are also rusticated, and have longitudinal joints on the midline, the width of the viaduct having been doubled in 1879-80 and the addition built in matching style. Northernmost arch spans riverside road entering Miller Park from west, and dies into a battered pier. West side of item partly covered by later iron addition. (Southern half of structure is in Penwortham CP, South Ribble District.

## **Stone Slab 1 Metre North of Chancel of Church of St Mary - Grade II**

List Entry Number: 1210839

15 Church Avenue, Penwortham, Lancashire

Rectangular gravestone on stone base, dated 1682, the surface entirely filled with lettering in raised capitals:

"HERE:LIETH/THE:BODY:OF/PEETER. SON/OF:IOHN:TAYL/OR:OF:PENWO/  
RTHAM:INTE/BRED:IULY:THE/16: - 1682:AS.YO/V.ARE.WALKING/SOE.

WAS.1.DEA/TH.DID.AREAST/AND- HEARE.I.L/YE.AND.MVST.R/EMAIN.

VNTI/LL.THE.IVDGME/NT.DAY.THE. T/RVMPET.SOV/NDS.AND.WIL/LS.ME. HENCE/AWAY"

## **Sundial 3 Metres South of Tower of Church of St Mary - Grade II**

List Entry Number: 1210834

15 Church Avenue, Penwortham, Lancashire

Sundial,

plate by T. Pritt dated 1815. Stone, with brass plate and gnomon. Base of 2 circular stone steps, square plinth, octagonal column with circular moulded capital and top; plate engraved on inner ring "T. PRITT FECIT" with "1815" below and J. PEMBERTON ) T. HOLME) I. CLIFF )  
CHURCHWARDENS D. MOSS )

## **Tomb Chest Circa 5 Metres South of Chancel of Church of St Mary - Grade II**

List Entry Number: 1361872

15 Church Avenue, Penwortham, Lancashire

Tomb chest 1814, commemorating John Horrocks, died 1804, and other members of Horrocks family, engraved:

"JOHN HORROCKS late of Penwortham Lodge in the County of Lancaster Esq. and Representative in Parliament for the Borough of Preston died on the 1st day of March Anno Domini 1804 aged 36 years" (etc)

Tomb contained within rectangular enclosure made by cast iron railings with urn finials at corners. John Horrocks, together with his brother Samuel, founded the largest and most enduring of Preston's cotton spinning and weaving firms, Horrocks, Miller & Co

## **Penwortham Old Bridge**

List Entry Number: 1005092 This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport. This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in paper records.

## **Castle Hill Motte**

List Entry Number: 1011868 This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport. Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

Limited excavation at Castle Hill motte has revealed a lengthy period of occupation during which three construction phases were noted from the early medieval period until the mid 13th Century. The Norman motte was of strategic importance allowing control of movement along the Ribble valley and across an important ancient ford.

**Appendix 6 – The Penwortham List**

**The Penwortham List of Buildings/Structures within the town which contribute to the local character and distinctiveness of the Town of Penwortham.**

Penwortham Town Council provides a local list of buildings and structures in the township that make a positive contribution to the local character and sense of place because of their architecture, history/heritage and contribution to the townscape. Local listing is a way of flagging up to owners and decision makers that the building is of value to the local scene due to its character or history.

**Building / Structure**

**Description**

**Inclusion Criteria**

Galloway's  
Howick House,  
Howick Park Avenue,  
Penwortham  
PR1 0LS

Kendal architect George Webster designed Howick House for William Rawstorne in 1835. Jacobean style with a veranda and diamond set chimneys in extensive grounds.

The building was designed by significant Kendal architect George Webster. Penwortham Priory and The Oaks were both designed by Webster, and the building sits within the Town as a landmark in the Howick ward. The significant historic connection with William Rawstorne holds very close links with the modern Penwortham and indeed the Rawstorne Road conservation area.



King George V  
playing fields gate  
posts

Historic gate posts at the entrance to the King George V playing fields with an association with the area reflecting the urbanisation of Penwortham and provision of amenities.

The gateposts serve as a reminder of the heritage of the site and the gradual development of the area and they stand as a landmark to the park itself. The historic link with the park area and the recognisable open space warrant their inclusion.



**The Coach House,  
Hurst Grange Park,  
Hill Road  
Penwortham  
PR1 9XH**

This building (circa 1850) is all that remains of the original buildings of Hurst Grange. It is situated in what is now a public park and originally was the stable and coach house for the mansion adjacent (demolished 1938). It had, until the 1960s, most of the original fixtures and fittings. It retains the original layout with cobbled yard and arched entrance and is built from local handmade brick. Currently it is the object of a restoration plan. The estate was home to a prominent Preston judge and historian, and also a mayor of Preston instrumental in the building of Preston Dock.

This is an historic reminder of an early phase of development of the town including the provision for open space, Hurst Grange Park. The significant historic association with the people of Penwortham and Preston and the links with past events within the town alongside the landmark quality of being the major building within the park grounds are the reasons behind the inclusion in this list.



**The Lodge,  
Hurst Grange Park  
Hill Road  
Penwortham  
PR1 9XH**

Arts and Crafts style. Originally intended for the HG coachman, it became a residence for the park keeper for many years and is now in private hands. The railings and stone pillars at this entrance are partly original and partly a faithful restoration.

This property reflects and reminds us of the original use and the character of the area and the mansion that stood within the park. The property still remaining reminds the town of the gradual development into the town it is today and the changes seen from major mansion houses to park land and modern developments.



**Penwortham  
Library  
Liverpool Road  
Penwortham  
PR1 9XE**

Built in 1936 in the Art Deco style, this library retains its original lamps at the door. This is one of a series of libraries believed to have been built around the country using monies from the Carnegie Trust. The building reflects the need for facilities in the 1930s to serve the growing urbanisation of Penwortham.

Of the two libraries within the town the library on Liverpool Road is by far the most important. The building was the original library for the town built to accommodate the growing population of the 1930's thus standing as a reminder of the gradual increase in development and population of Penwortham. The property boasts many original art deco features and stands between the two conservation areas of Rawstorne Road and St Mary's. Providing library services to the townsfolk of Penwortham for the last 75 years this building has provided a landmark for the entrance to the town and a significant function to the local residents.



**Legrow's  
32 Manor Lane  
Penwortham  
PR1 0SY**

This house was originally two cottages now made into one. Its unusual name comes from its ownership by a Monsieur le Gros, thought to be from France or the Low Countries who was involved with the weaving trade (circa 1840). It is all that remains of a complex of cottages and farm building on this spot which were lived in by handloom weavers. Made of local handmade brick,.

This set of cottages dated from 1819 are characteristic of a number of dwellings in the town, a great many of which are now long gone. As a group these cottages remind us of the history of the town and the role of the handloom weavers. The cottages reflect the traditional functional character and their role within the town during that period providing a significant historic link with local people and past events



**Fisher's Row**  
No.'s 190, 192,  
194, 196 & 198  
Cop Lane  
Penwortham  
PR1 9AB

This row is one of the most important terraces of cottages in Penwortham. Probably the only 'step houses'. Built in the early 19<sup>th</sup> century for the trade of handloom weaving, with lit cellars where the looms were kept and operated. The end cottage was added later (around 1837) as the manager's house.



**New Acre Cottages**  
No.'s 122, 124,  
126 & 128  
Cop Lane  
Penwortham  
PR1 0US

Another row of cottages originally inhabited by handloom weavers, but these without steps or cellars. Dated to 1819 and built by a named landowner. They had a couple of acres of land behind to grow crops. The end cottage was added a little later. Again, typical of vernacular buildings of the time.



**Woodlands  
111 Cop Lane  
Penwortham  
PR1 9AH**



A well - built late Victorian/early Edwardian villa. An example of the building increase in the township at this time, as the railway and tram cars made Penwortham more easily accessible from Preston. In 1936 this house was the scene of the brutal murder of the owner, the elderly Miss Cragg, by an intruder, an event which is remembered with great sadness by the oldest residents of Penwortham even to today.

A number of buildings within the town represent this era but the particular splendour of this property and the historic association with locals through past events make this building special. This style of property stands as a reminder of the gradual urbanisation of the town as transport links improved the viability of Penwortham.



**The Black Bull Inn  
83 Pope Lane  
Penwortham  
PR1 9BA**

This inn pre - dates the Tith map of 1840 and is likely to date to the changes in law of 1830 when it was a beer house. It is known to be connected to Malt Kiln Farm and Malt Kiln Cottage where barley was produced and malted, supplying the inn with the raw materials for brewing.

This property is a stand alone property of character along the Cop Lane / Pope Lane corridor. The date of the building and the role, supported by Malt Kiln farm and cottages, provide a significant association with the history of the town and provide a landmark building within the local area. The Inn still runs as an inn today and represents the traditional former character of the area and the use of the building. The significance of the history of this property and the site it holds provide a invaluable link with past events in the town and the general development of the area.



**Kings Fold Farm**  
**Pope Lane**  
**Penwortham**  
**PR1 9DE**

This is one of the most important domestic buildings in the township. Documentation in the country record office shows that this farm has existed since the 15<sup>th</sup> century, possibly earlier. The present house was either built or renovated in the reign of William and Mary as the date stone over the door states. At this time it was used as a meeting house for local Presbyterian families when they were first free to meet, under licence. One of these was William Fisher (who built Fisher's Row). Later the congregation had connections to the builders of the Unitarian Church in Preston. This farmhouse has a beautiful façade of brick and stone – a wonderful example of high status rural domestic architecture in Lancashire.

The former use of this property as a meeting place for early Presbyterians places this house securely in the realms of local history. The character of the property and the function, especially the link with William Fisher and Fisher's Row makes this house an iconic symbol of the Penwortham past, of a time when the wealthy cared for the poorer residents of the town. A prime example of the development of the town as was.



**The Methodist Chapel**  
**153 Leyland Road,**  
**Penwortham**  
**PR1 9SU**

Preston and its surrounds played an important part in the early Methodist movement. This small chapel was a garage and now stands empty, but is marked out by the blue plaque on the front façade. It was replaced by the redbrick church next to Penwortham Old Bridge.

This traditional Methodist chapel is the only one still remaining in Penwortham and still holds a significant historic link with the local people. The age, style and material of the building are of the same character of the nearby protect Greenbank cottages at Middleforth and provides a link to those properties through its use as a Methodist Chapel.



**Rosefold and Addison's Yard  
Penwortham  
PR1 9XX**

This little group of dwellings is hidden from view and is to be found down a private lane off Stricklands Lane. Rosefold was originally a farmhouse and Addison's Yard a tannery, using the water from the brook that trickles alongside the lane as a source of water for the process of tanning hides. An interesting example of small scale industrial activity in the locality.

The historic value of these properties representing one of the very first examples of local "industry" is alone enough reason to include them on this list. There were many examples of this type of activity throughout the town many of which have now been replaced. This area hidden away, still today reflects the working area that it once was. This is an excellent example of a time when a community was simply the houses around the industry and stands as a reminder of that time and the gradual development that has taken place around it.



**The Water Tower  
2 Cop Lane  
Penwortham  
PR1 0SR**

This late Victorian tower was built by Canon Rawstorne to provide clean water for the group of cottages around Penwortham End. Soon after it was built piped water from Preston became available and the tower was redundant. It served a number of purposes and is now a private dwelling. An attempt to have it listed in the 1970s failed. It is an important landmark at the crossroads in Penwortham, and an interesting example of fine industrial architecture. It stands next to the Fleece Inn, an old coaching inn and Grade II listed building.

Probably one of the most notable and noticeable features of the town, The Water Tower. The link to the town for the original purpose of water provision reminds us of the reliance of the townsfolk on leading visionaries such as Canon Rawstorne. The historic value of the property and it's contribution to the Penwortham vista alongside the positioning of the property adjacent to the Rawstorne Road Conservation area make this building a must for this list



## Manor house

It is uncertain when the Manor House and Manor Lane were named. Late 19<sup>th</sup> Century Ordnance Survey maps refer to the house as such but there is no mention of the name in previous centuries. What is certain is that the cottage is one of a handful in the town still surviving with origins in the late 16<sup>th</sup> century and may date back even further. The house was never a farm on a large scale but a small holding surrounded by two acres of land, during the enclosure of the mosses the tenant would have had rights to four extra acres of moss land for grazing or peat cutting or both. Since the development of the area surrounding Manor House access to the property is now via the rear from Barn Croft and not as it would have originally been from Manor Lane. The property still affords many of the original features.

The historic value of this property and the link with the name of the Manor House to Manor Lane provides a significant historic link with the local residents and the development of this part of the town. As the town of Penwortham has developed the Manor House has seen the area it once farmed grow into a bustling community. The protection of this property is imperative to keep open the link with the origins of the town itself



## Penwortham Priory Cross

This cross situated on Church Avenue on the parade down to St Mary's Church is included in the Lancashire Historic Environment List and provides an historic landmark and a reminder to the local residents of the historic value of the St Mary's Church and the Motte and Bailey castle that once stood to the rear of the church.

This cross is considered worthy of inclusion on the list due to its age and historic value. It is within the conservation area of St Mary's, however, since the publication of the new regulations in 2015 it receives very little protection from being within the conservation area boundary, thus it is imperative that the town includes this landmark on its list of significant assets.



## Manor Cottages

This row of cottages was built in 1796 as a single building for use as a workhouse. The land was part of Middleforth Green originally and permission to use it was given by the landowner, William Farrington Esq. The terrace is "T" shaped and where the present car park and yard are situated was once the "potato ground" where the inmates grew some of their food.

In the early 1860's it was turned into cottages and remains so today. An inscribed stone was found in the kitchen of one of the properties with the words ... ***This workhouse was erected at the expense and for the use of the township by permission of William Farrington Esq. Lord of the Manor in the year 1796.***

The historic value of these properties as an original workhouse for the town and their positioning within the town provide s Penwortham with a very realistic link to it's heritage and the development of the town.



## Front Wall and green space at "Chandos", Hill Road

This wall was built in 1837 and was probably part of the original kitchen garden wall for The Oaks, a grand mansion house in Penwortham behind only Penwortham Priory and Penwortham Hall in stature. The wall is built of hand made bricks and is of a great architectural importance providing a clear link with Penwortham of the 1800's

Alongside the obvious historical importance of this wall, the wall and green space in front have a significant positive impact on the street scene of Hill Road.



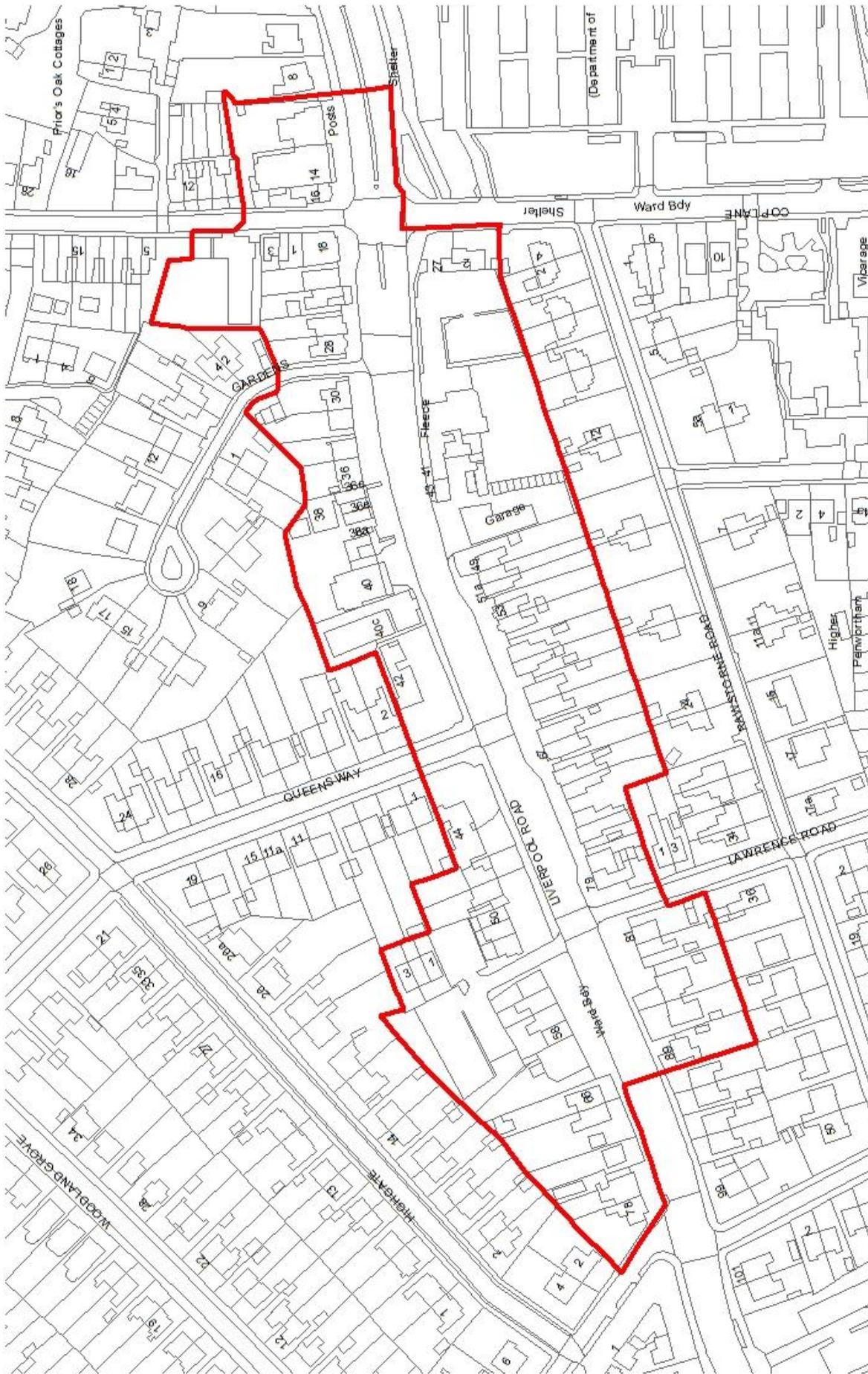
## Numbers 6 and 8 Liverpool Road

The architectural design of these two detached properties, which retain many original features, give them special interest above the ordinary in their design. These two properties provide us with excellent examples of this type of development and design within the town.

Not only do these properties provide us with a most important architectural interest but standing at the top of Penwortham Hill on Liverpool Road they provide a gateway and a grand entrance into what is now the Penwortham District Centre.



Appendix 7 – Penwortham District Centre

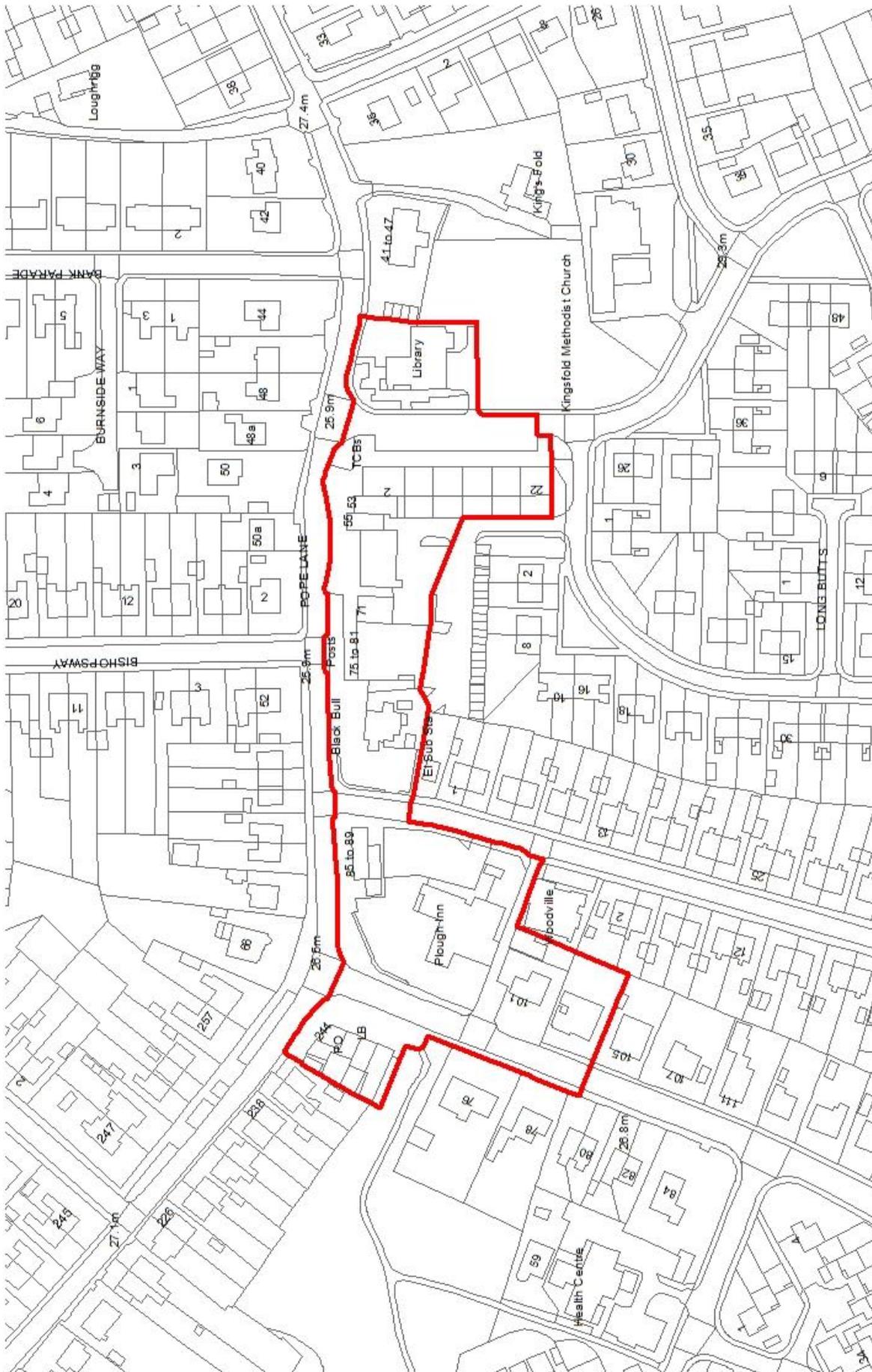


Penwortham District Centre

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Appendix 8 – Kingsfold Local Centre

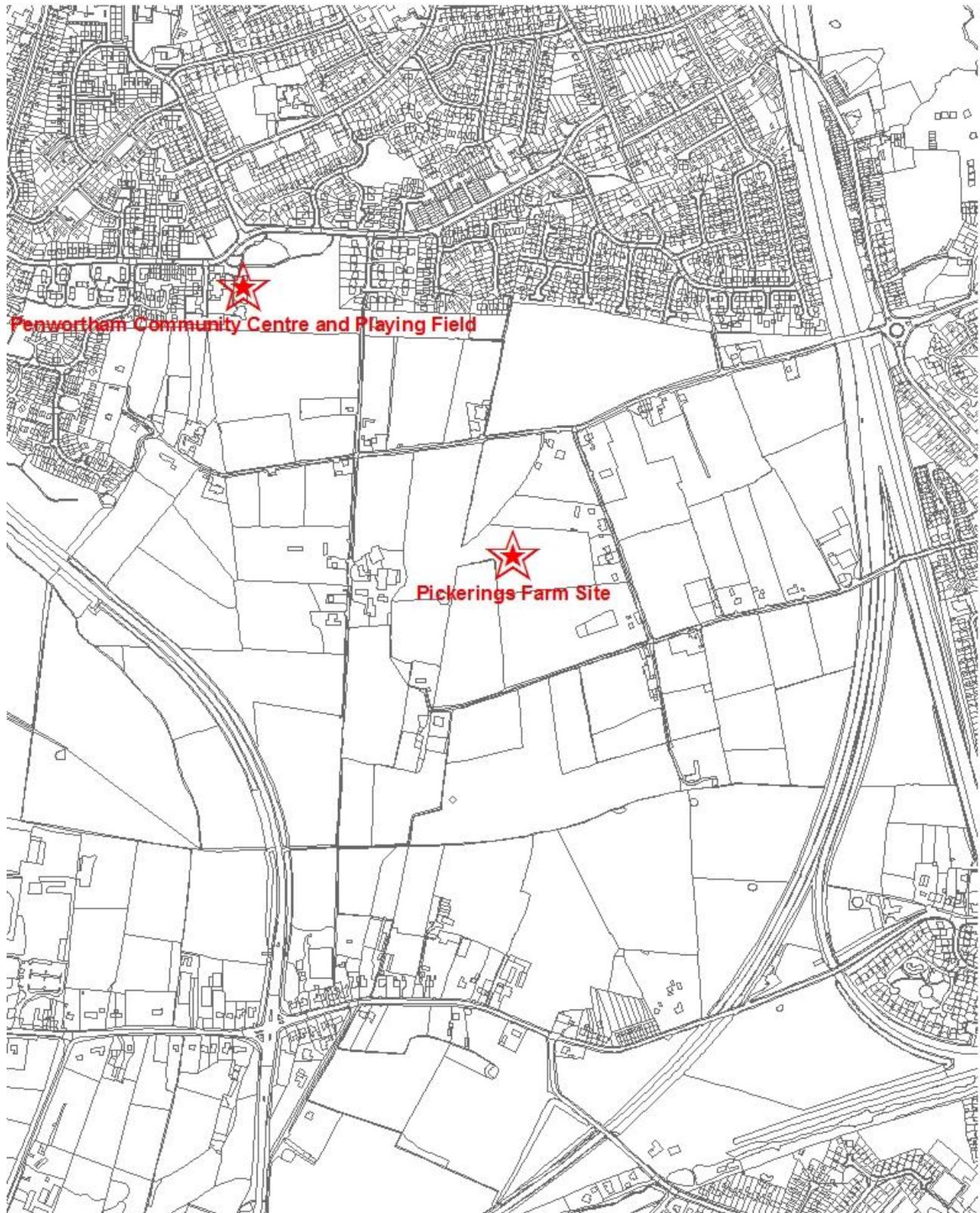


Kingsfold Local Centre



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## Appendix 9 – Community Centre and Pickerings Farm Site



Community Centre and Pickerings Farm Site

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