



Sandy Lane Conservation Area Appraisal and Management Plan

Revised
November 2013

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Preface

Conservation Areas

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

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

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

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

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

Extra protection

In some cases there is extra Protection for Conservation Areas

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

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

There are no proposals to date to attach any additional planning controls, such as an Article 4(2) Direction to properties within the area.

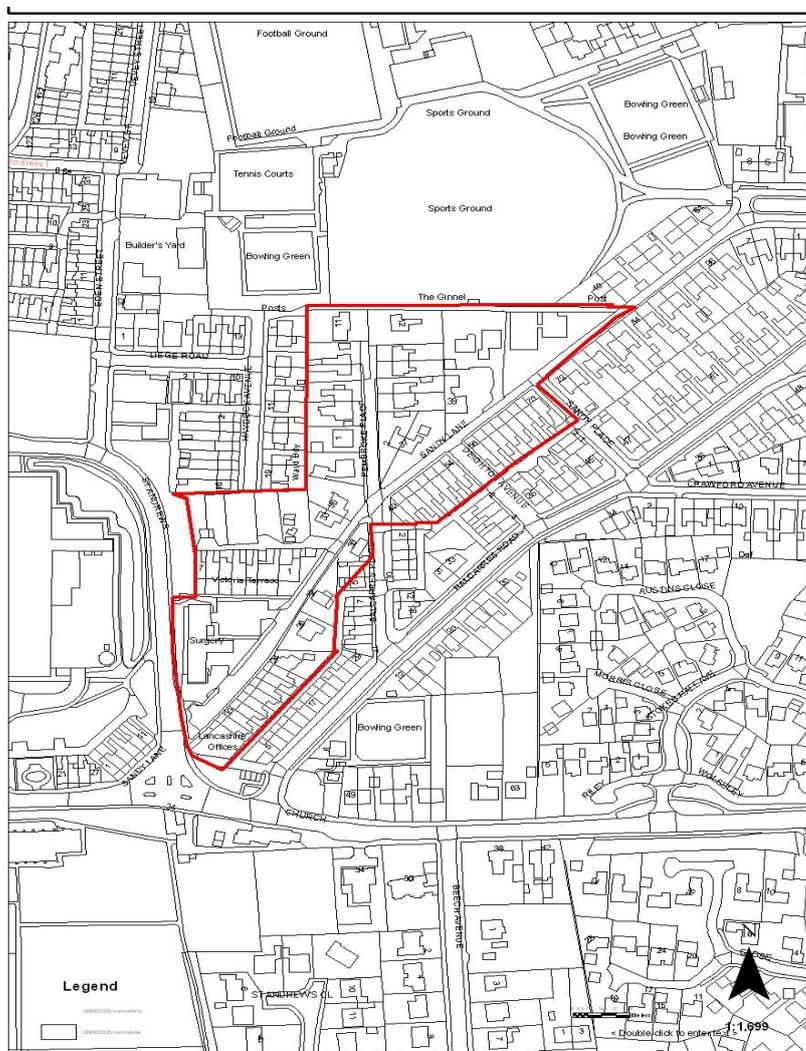
The appraisal is not intended to be comprehensive, the omission of any building, feature or space should not be taken to imply that it is of no interest.

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

Sandy Lane Conservation Area was designated as a Conservation Area 13th May 2009. It is the most recent Conservation Area to be designated by the Council.

Location plan of Sandy Lane



Sandy Lane Special Character and Appearance

The designation of Sandy Lane as a Conservation Area is in recognition of the area's special historical character and architectural interest with buildings dating from the late C18th, with the majority being C19th and C20th residential properties. Sandy Lane is a quiet residential area, set back from Church Road, with views towards St. Andrew's Church. Properties in the conservation area are well maintained and retain many of their original features.

Sandy Lane: General Description and History

Sandy Lane Conservation Area measures 1.92 hectares in size.

Sandy Lane used to live up to its name being sandy and full of potholes between Turpin Green Lane and Church Road. It had been a private lane with gates at either end, the gate near the church being adjacent to Victoria Terrace, while the gate at the other end was close to Charnock Old Hall.

On the 1844 Map there was only Charnock Old Hall and Townfield House along the whole length of Sandy Lane. By the 1896 Ordnance Survey, from the Church Road end, there was the small cottage with an orchard opposite, which is Victoria Terrace. Further north, the houses of Pembroke Place, Prospect House and a small part of the long terrace opposite had been built.

There are no listed buildings within the proposed conservation area, although many are suitable for inclusion on the local list of buildings, which is currently being prepared.

Character and Appearance

Sandy Lane has a pleasant almost 'village green' atmosphere. On entering the street from the busy Church Road there is an immediate impression of enclosure and security. The area is characterised by small hedges, trees and garden shrubbery. The area has a very harmonious atmosphere with the majority of the properties constructed of red brick. Within Sandy Lane are two rows of terraced Victorian villas, many of which possess their original features: doors, boundary walls and gate piers. Most of the dwellings are small in scale; the largest being Prospect House, Townfield House and Merlyn House.

Sandy Lane contains examples of buildings from the C19th and C20th Centuries within the space of a few hundred yards. The oldest buildings have been modified – either extended, sub-divided and altered – but have remained with their essential character intact to the present date.

Oldest properties pre-,1893

The oldest properties on Sandy Lane comprise the following:

64-70 Sandy Lane
48-50 Sandy Lane
Prospect House
1-6 inclusive Victoria Terrace
Townfield House (39 Sandy Lane)
33-35 Sandy Lane
1-5 (all) Pembroke Place
39 Pembroke Place (Merlyn)
32 Sandy Lane

1911-12

2-24 (evens) Sandy Lane
7 Victoria Terrace
26-46 evens, Sandy Lane

Historical Development

The historical development of Sandy Lane, Leyland can be summarised as follows:

- From Middle Ages to 18th Century – the area was largely agricultural and the land was divided into small enclosures and crofts – growing root crops, improved grasses, potatoes, cereals and livestock, particularly cattle – these were known as the Medieval townfields.
- Together with Church Road, Fox Lane and Cow Lane, Sandy Lane formed a web of tracks which radiated out from St. Andrew’s Church (Church Road) across the townfields.
- From the early 18th Century there was evidence of agricultural improvement and prosperity brought about by the Napoleonic Wars. Medium and larger farms were self-contained units with areas of arable land (cereals), and pasture and meadow for cattle. As demand for produced increased (from neighbouring industrial towns, such as Preston) clear progress was being made: improved land drainage, improved crops and new breeds of animals.
- The development of handloom weaving was closely related to developments in agriculture: there was a cheap pool of labour readily available. Weaving was introduced to farmhouses and many would become sub-divided, with cottages being built and a shop attached to every building.
- 1882-83 – water pipes and drains installation spread across Leyland and sewers were carried along the length of Sandy Lane and linked up to residential premises.

Important and Significant Buildings

Prospect House



Prospect House, Sandy Lane



Townfield House, 39, Sandy Lane



Townfield House

Prospect House and Townfield House

These were the homes of the Berry families, who could trace their forebear's to a single strand. The doctors lived at Prospect House, while the mill owners lived at Townfield House in the 19th and 20th centuries.

The doctor's surgery was established in the former stables, though following the arrival of Doctors Wilmott, Fotheringham, Mc Bride and Meagher, the surgery moved to Occleshaw House in 1958. Prospect House was then brought by the Senior Citizens of Leyland with funds given by Miss Gregson of Heald House.

Townfield House continues to hide its features behind the tall hedge, which from old photographs has been a feature of Sandy Lane for many years. It has been established, however, that a loom shop was in the cellar.

Merlyn House



Merlyn House, Pembroke Place

This house was the home of Dr Cank in the period from the late 1930's until after the war, his surgery being in the attached building on the left. Dr Cank was a personal friend of Frank Randle, (the music hall and Mancunian Film star), who was a frequent visitor and actually employed the doctor as a singer on the stage when a member of the cast fell ill.

The house was named after Dr Cyril Meredith Willmott and Evelyn Berry, the daughter of Dr Berry, who lived here after their marriage.

Victoria Terrace

This terrace at a right angle to Sandy Lane includes two large houses, which had been used previously for a private maternity hospital and a private school run by a Miss Fry. Today, the properties are in private residential use. There are 7 properties in total, all constructed of red brick in Flemish brick bond apart from no. 7 which is a newer addition (Edwardian), all with windows to the ground and first floors (originally sash but few remaining see no. 1) with stone sills and window heads. Fanlights to properties no. 1 and 2 are oblong in shape and display decorative glass, together with an attached overhead lantern light. Door surrounds and heads are constructed in stone and classical in style for properties no.s 1 and 2. All other properties have doors with arched heads, semi circular fan lights and stone surrounds.



Victoria Terrace



Fan light at 1, Victoria Terrace



End property no. 7 – newer addition

The Crescent Terrace

This row of terraced houses with their large ground and first floor centered bay windows and decorative canopied porches date from before the First World War (1901-1914) and are Edwardian. Properties have large ground and first floor bay windows with brick mullions, painted stone sills and headers. The properties are paired and are door together types with detailed wooden canopies/porch area to the front. The properties are rendered to the upper floors, with plain red brick to the ground floor.

The offices at the Church Road end of the terrace (properties 2-6 evens, Sandy Lane), are rendered in cream. These were at one time a small private school run by a Miss Griffiths. These properties do not have gardens to the front and have a more 'commercial' feel than the adjoining residential properties forming 'The Crescent'.



Crescent Terrace showing 'The Crescent'



The Crescent



The Crescent 'offices' – Church Road end of Sandy Lane



Crescent Terrace



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. In Sandy lane, the majority of properties in the area have stone gate piers with carved names of the villas. All these are of the same style, height and dimension – although they differ slightly in detail with their paint colour treatment.



Gate Piers







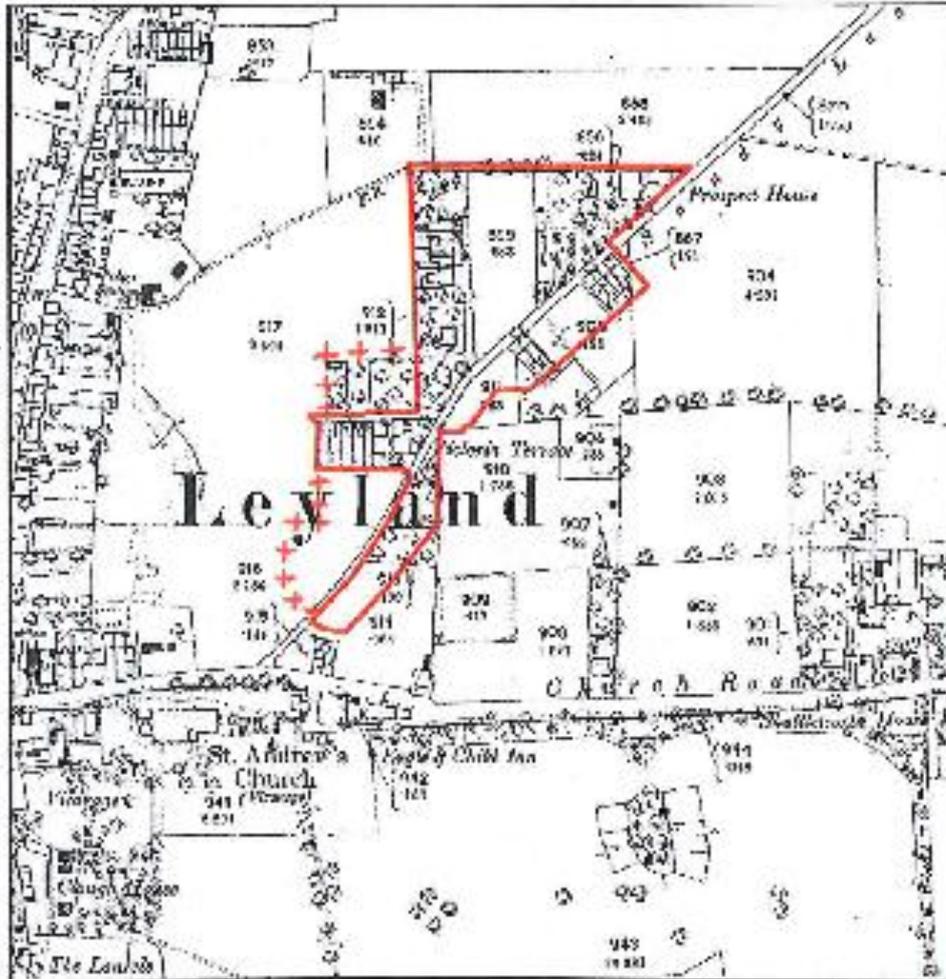


Prospect House

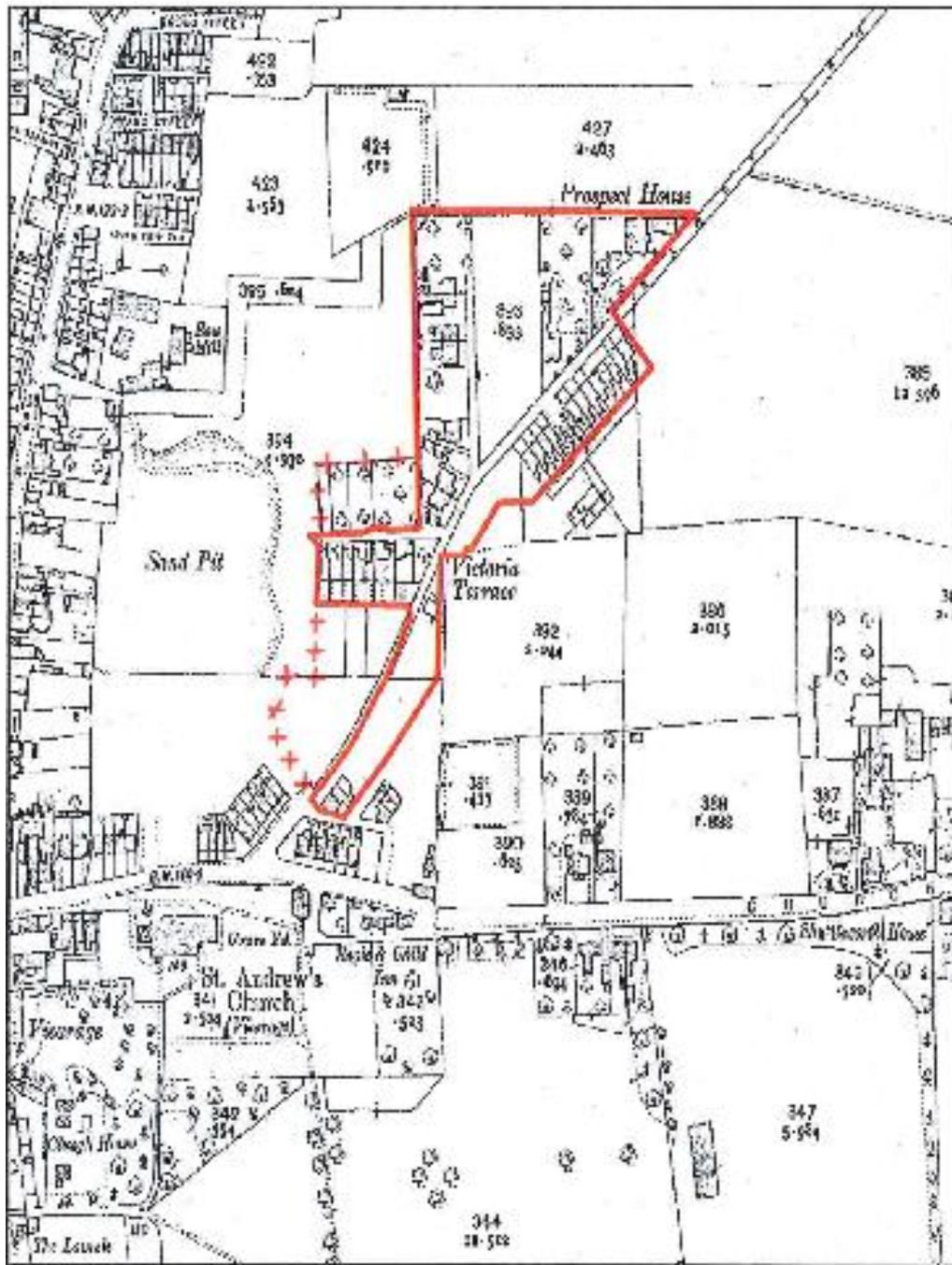


Development of the Settlement

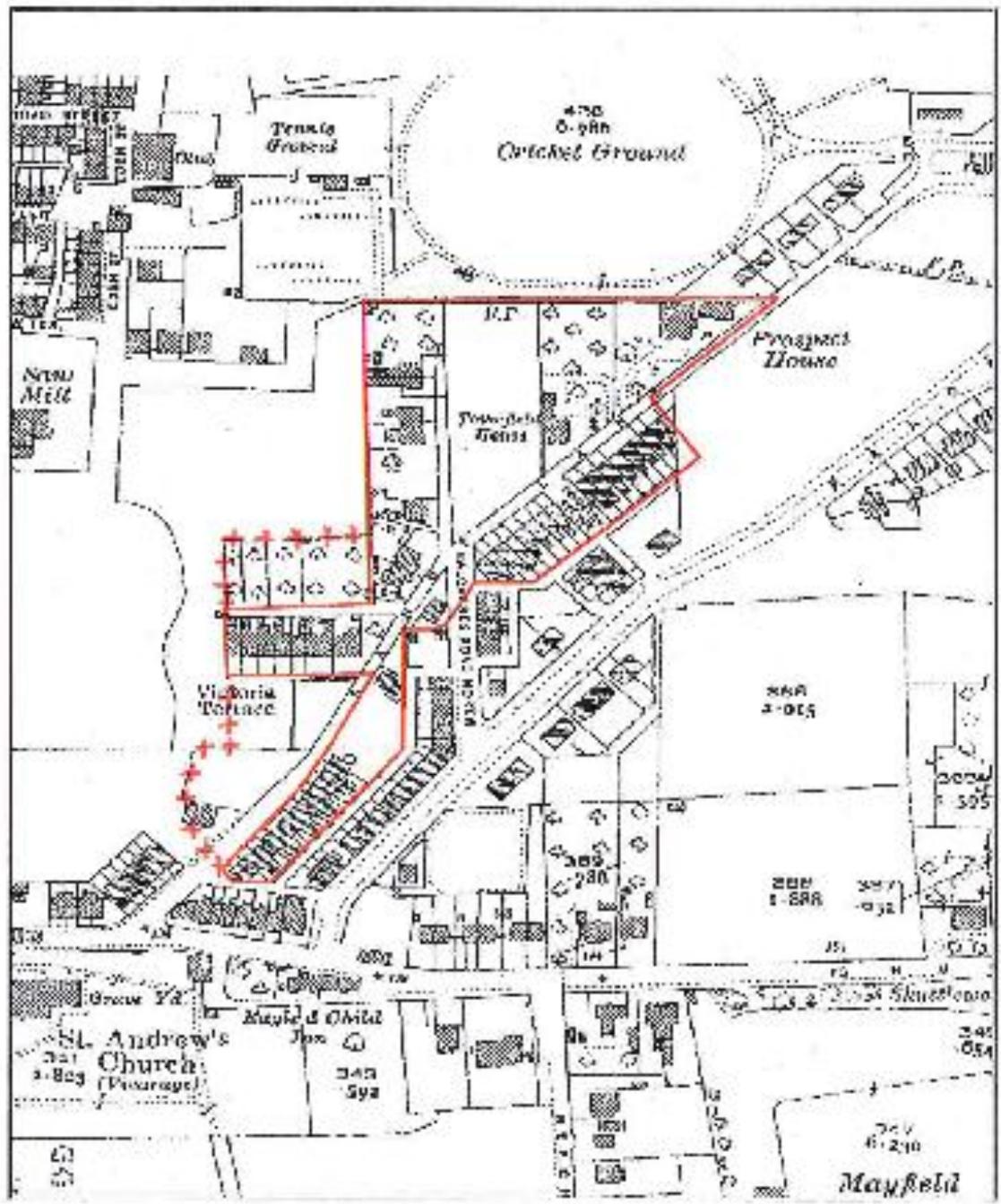
Sandy Lane – 1843-93



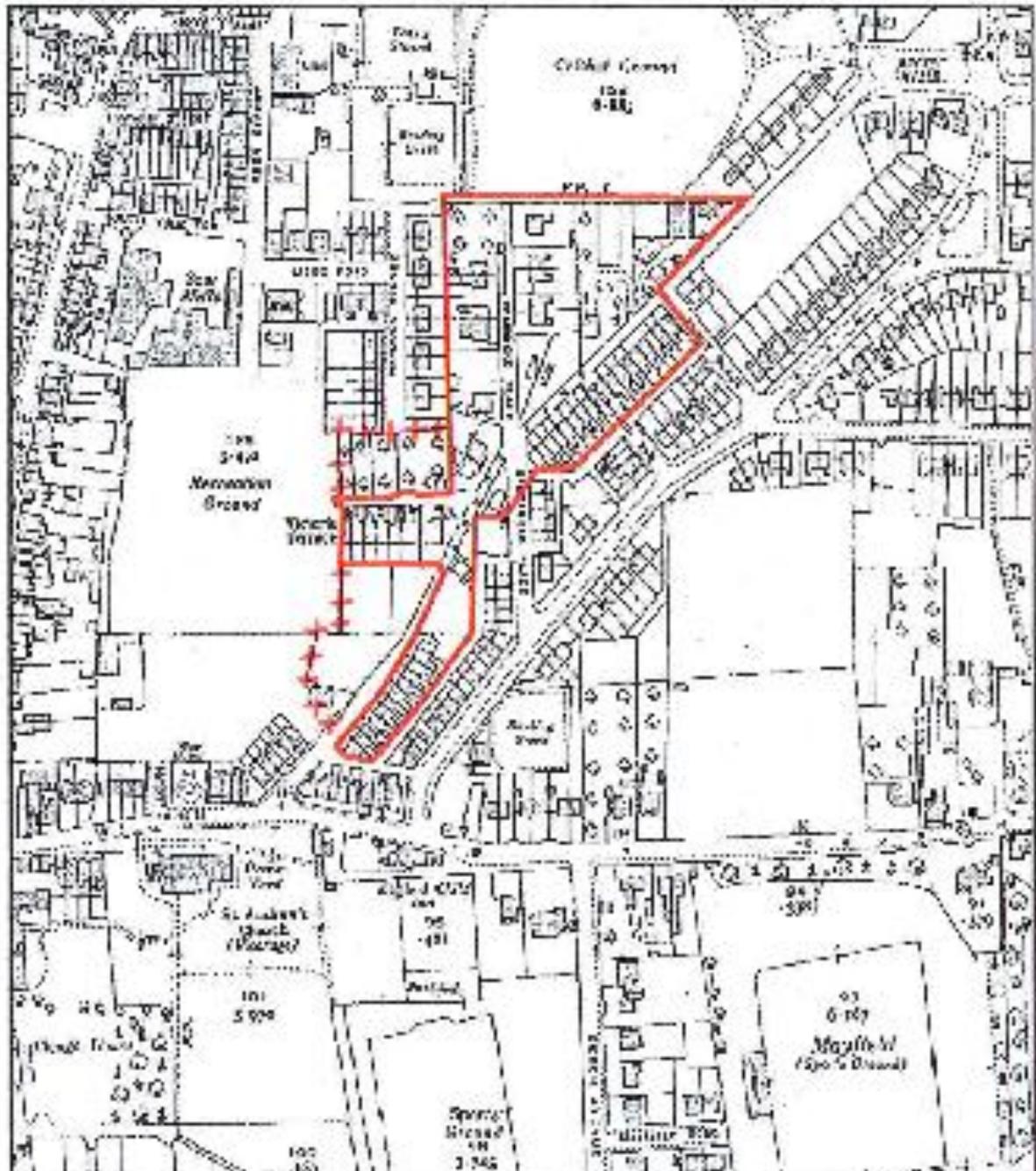
Sandy Lane 1891-1912



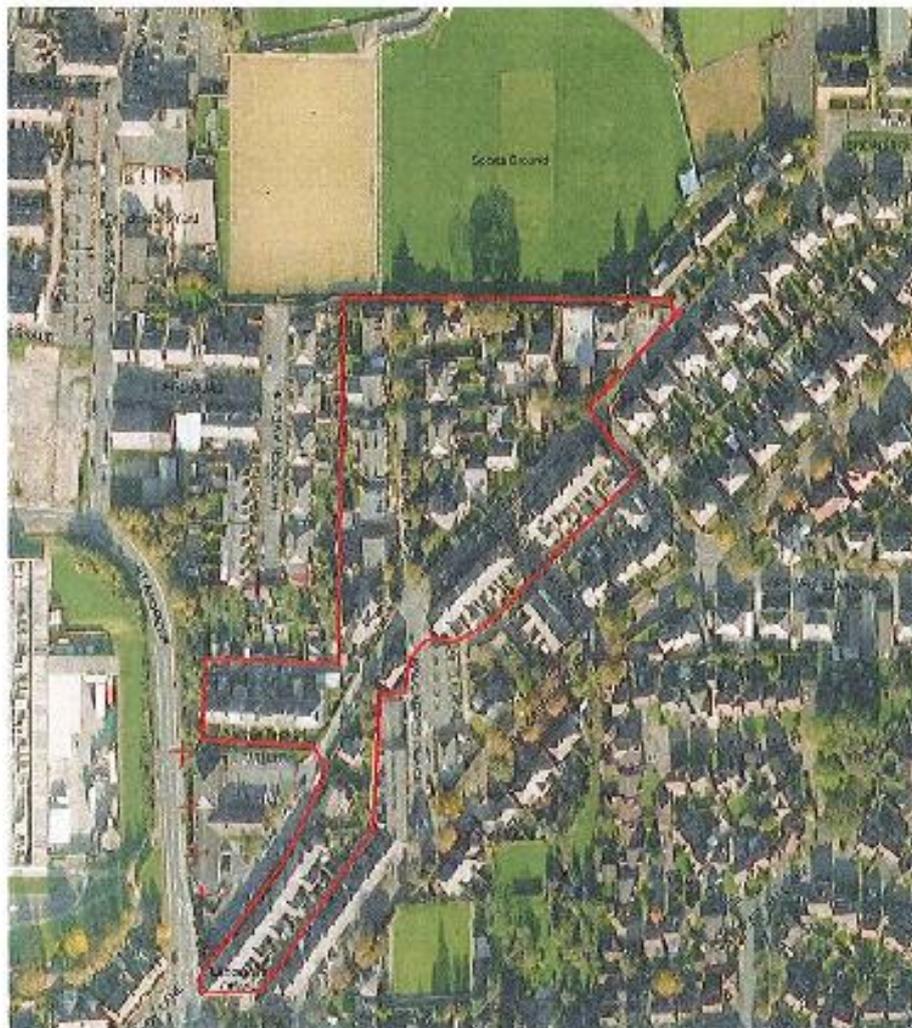
Sandy Lane 1904-1939



Sandy Lane 1919-1943



Aerial photograph of Sandy Lane



Townscape

Sandy Lane is a pleasant residential area with an interesting mix of Victorian and Edwardian properties. Many of the properties retain their original features, which contribute significantly to the character of the area and provide historical interest. Such features include doors, door furniture, door surrounds, fan lights, boundary walls and stone gate piers. There are a couple of modern properties within the conservation area boundary.

The front gardens in Sandy Lane though small are pleasing, and planted with shrubs and flowering plants. There is a scattering of semi mature trees in the area. All properties have front and rear gardens. The aerial photograph on page 22 shows the extent of the green areas.

Sandy Lane is a quite a narrow road and many years ago was a through fare from Church Road. Today, due to highway improvement on Church Road, Sandy Lane is a no through road unable to be accessed by vehicles from the Church Road end.

Movement

There is little pedestrian movement in the Conservation Area, although people do walk along Sandy Lane, using it as a cut through from the large Tesco on Towngate to Balcarres Road and beyond. Vehicular movement is not particularly frequent as there is no access to Sandy Lane from Church Road.



Sandy Lane no through access onto Church Road

Vehicular movement tends to be greater during medical centre opening hours, when the area can become quite heavily congested with parked vehicles. On- street parking is frequently an issue in Sandy Lane due to the popularity of the medical centre.

Views and Landmarks

The views from Church Road towards Sandy Lane are pleasing.

Sandy Lane is an interesting residential area with an architecturally pleasing mix of Victoriana and Edwardian residential properties. On entering the lane from Church Road there is an immediate impression of enclosure and security. Though there is a mix of building styles, a very harmonious atmosphere has been achieved. Most of the dwellings are small in scale; the largest being the detached Victorian houses.

Public and Private Spaces

Sandy Lane is a pleasant residential area, which is rich with shrubbery and greenery. Private gardens are well stocked with shrubs and semi-mature trees, many with lawns and small boundary walls. All garden areas are well kept.

Public Spaces

There are no public spaces within Sandy Lane Conservation Area.

Private Spaces

Private gardens of residential properties on Sandy Lane are neatly laid out and provide important elements of private green spaces in a predominantly built-up residential area. They vary in plot size, shape and structure, although they have similar boundary treatments. These comprise mainly low brick walling capped with terracotta copings.

Street Furniture

There is little street furniture in Sandy Lane, apart from the street lighting, which are tall aluminium light standards of modern design.

Street Surfaces

The pavements are either flagged or concreted. The road surfaces are black tarmac.

Buildings

(a) Types of buildings and uses

Residential

- Mix of C19th and C20th terraced and detached properties.

(b) Materials and Architectural features

All properties within conservation area are constructed of brick, except for Prospect House, which is rendered. Low brick walls are a feature of the area, together with their carved stone gate piers and low gated entrances. Roofing is natural slate.

Traditional brickwork is rustic red/brown and is combined with some interesting stonework detailing, including window lintels and sills, door surrounds and cornices. The brick bond is Flemish on the majority of the Victorian properties in the Conservation Area.

Window openings have strong vertical proportions, and many are casement windows. Very few properties retain the original sliding sash windows, or original frames. Examples can be found on Victoria Terrace.

The Conservation Area contains several examples of different styles of 19th Century architecture. The majority of buildings are late 19th Century, and the oldest buildings within the Conservation Area are Merlyn House, Prospect House and Townfield House.

The interesting range of building styles and materials, contribute to giving the area a pleasant feel, and a pleasing street scene along the length of Sandy Lane.

(c) Street Frontages

Sandy Lane Conservation Area is a residential area, with no public greenspace. All of the residential properties on Sandy Lane, however, have private front and rear gardens, enclosed by brick walls, or some other form of natural or man-made boundary treatment.

(d) Boundary Treatments

The front gardens to residential properties on Sandy Lane are predominantly enclosed by low stone walls, and stone gate piers are a feature of the area, with many engraved giving the property name.

These boundary treatments distinguish private spaces.

(e) Plot Sizes and height

The plot sizes on Sandy Lane are similar, apart from the grounds of the detached properties being much larger.

All properties on Sandy Lane are two storey residencies; either terraced, or detached properties.

Proposed Conservation Area Extension

There are no proposals to extend the proposed Sandy Lane Conservation Area at present.

Negative Factors

There are certain elements contained in the Conservation Area, which have a negative impact upon its character and architecture. These include:

- Inappropriate replacement windows - uvpc
- Modern properties in the area
- On street car parking/congestion and overspill of the Medical Centre Car Park on Sandy lane
- Litter
- Removal of planting/screening between Church Road and Sandy Lane
- Temporary Road barriers between Church Road and Sandy Lane

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 the conservation area. The following proposals for enhancement are, therefore, only suggestions, at this point in time.

The major issue in the area is car parking. The majority of the properties on Sandy Lane do not have their own private driveways, and there is a proliferation of motor vehicles parked along Sandy Lane at certain times of the day, and together with the number of vehicles frequenting the Medical Centre causes congestion and clutter on the highway. This detracts from the character of the area. However, in 2014 the doctor's surgery was split, with part of the practice moving to premises on West Paddock, Leyland. This should help alleviate parking problems in the area.

Summary

Sandy Lane has a good mix of interesting Edwardian and Victorian properties, which are well maintained and generally very well cared for, whilst at the same time retain many of their original features (doors, door furniture, boundary walls and gate piers) and are thus architecturally pleasing.

It is recognised that although there are some very attractive buildings, which add to the character and general appearance of the area, work needs to be done in terms of enhancing the public realm, particularly in respect of the issues relating to car parking and vehicular congestion. It is important that the Council secure high design standards in any new build as well as any extension to existing properties should be achieved.

Appendix

Listed Buildings within Sandy Lane Conservation Area

There are currently no listed buildings within the proposed Sandy Lane Conservation Area.

Locally important buildings within the Conservation Area (not listed)

Townfield House



Victoria Terrace





Bankfield Terrace (Group Value)





Merlyn House



Prospect House



References and further reading

The History of Leyland and District – David Hunt

Glossary of terms

Feature	Description
Casement	Side-hinged window.
Corbel	Projecting block supporting something above.
English 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.
Flemish Bond	Brickwork with alternating headers (short ends) and stretchers (long sides) showing.
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.
Sash	A window with a glazed section or section that opens by sliding in grooves.
Setts	Squared stones, usually of granite, used for paving or flooring.
Sill	Horizontal member at the bottom of a window or door frame; sometimes spelt cill
Strecher	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**. A Consent to Display an Advertisement application form will be required for this.

Article 4 Directions made under the Town and Country Planning (General Permitted Development) Order 1997 allow the Borough Council to make further restrictions on the kind of alterations allowed to residential buildings, depending on how these might affect the key elements of the Conservation Area. Typically these remove 'permitted development rights' for alterations such as replacement doors, windows and porches, the creation of hard standings and the removal of original boundary treatments. The cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance. An Article 4 Direction requires planning permission to be obtained for these minor developments. No planning fee is paid in these circumstances. A Simplified Householder application form will be required for this.

Building Regulation Approval for structural work to buildings to ensure health and safety standards are met. Further information on Building Control can be found by phoning 01772 625403.

Local residents and businesses generally are fully aware that areas have been designated and how their character and appearance are protected.

Is my property in a Conservation Area?

Detailed plans showing the boundaries of each Conservation Area are available from the Planning Department at the Civic Centre, West Paddock, Leyland. Plans will soon be available online to view. You are welcome to visit the Council's Reception and view the maps or to telephone to speak to the relevant officer in the Forward Planning Section.

How do I find out more about a Conservation Area?

The Council has a programme of appraisal to assist in providing clear definition of an area's interest and the action needed to protect it. Character appraisal may also identify areas where enhancement through development is desirable. These will be published on the web when available.

For further information, please contact the Forward Planning Team

By Telephone - 01772 625286

By Fax - 01772 625402

In writing

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

By email

Forwardplanning@southribble.gov.uk