



Churchtown Conservation Area Appraisal and Management Plan

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1 Conservation Area Appraisal

1.1 Summary of Special Interest

- A rural, linear settlement of three main streets that converge in the centre at the Village Cross. The almost continuous development line drawing attention to the contrasting roof heights, punctuated by substantial and well-preserved chimneys throughout the village.
- The remarkably well-preserved, Grade I listed Church of St Helen, which dates to the 12th century, and its oval churchyard with several Grade II listed monuments.
- The landmark feature of the historic Village Cross, which provides a focal point travelling through the village.
- A collection of 18th century, high status houses, many associated with the church, in Classical style.
- Early to mid - 19th century cottages, often symmetrical and grouped in pairs. These are modest but good quality dwellings.
- Well-preserved cobbled paths throughout the village, which complement the historic buildings.
- Three recorded vicarages, highlighting the importance of the church in the local area.
- Well-preserved masonry, and soft red brick boundary walls, often with contrasting stone copings, that add to the sense of enclosure created by the linear built forms.
- Golden toned sandstone, and soft red brick for walling, complemented by Welsh slate, gabled roofs.
- A verdant character provided by groups of tall native trees.



Figure 1: Linear development, 18th and 19th century cottages



Figure 2: The Church of St Helen

1.2 Key Issues

Development and Alterations

- 1.2.1 Removal of historic timber windows and doors with poorly designed PVC replacements. This is especially harmful where pairs of cottages have been altered, resulting in loss of their intended symmetry.
- 1.2.2 Use of modern render creating a stark appearance to historic buildings through the introduction of straight edges and a bright, smooth surface.
- 1.2.3 Historic diminishing slate roofing replaced without diminishing courses, resulting in loss of character, which is especially noticeable on shared roofs.
- 1.2.4 Loss of historic boundary walls to facilitate driveways causing erosion of the established building line.

Condition

- 1.2.5 Overall the condition of most buildings in the conservation area appears to be very good, with a visibly high level of maintenance in place.
- 1.2.6 Roads are generally in acceptable condition, however, minor erosion and patch repairs are evident.
- 1.2.7 Where cobbles are preserved these make a significant contribution to the townscape and character of the conservation area.

Traffic

- 1.2.8 Parked cars along the edges of pavements block views to historic buildings and historic paving.

2 Introduction

2.1 Purpose

- 2.1.1 This draft conservation area appraisal and management plan (CAAMP) forms part of a review of Wyre Borough Council's conservation area appraisals, their boundaries and management plans. The purpose of this review is to capture the most relevant and up to date information about their special interest, to aid in the planning process, and to inform their effective management.
- 2.1.2 This review will also ensure the appraisals and management plans accord with local and national policy, and best practice guidance on the assessment and management of conservation areas. It has been drafted with reference to the Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management (2019).

2.2 Background

- 2.2.1 The Churchtown conservation area was first designated on 11 May 1973. The purpose of this appraisal is to define the special interest of the conservation area and identify the issues which threaten its special qualities.

3 Planning Policy and Legal Framework

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.1 Conservation areas are designated through Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

3.2 National Planning Policy

- 3.2.1 Chapter 16 of the National Planning Policy Framework (NPPF) Conserving and enhancing the historic environment, guides planning decisions concerning heritage assets at a national level, which is further defined by local policy.

3.3 Wyre Local Plan 2011-2031

- 3.3.1 Wyre Council updated the Wyre Local Plan (2011-2031) in 2022 and subsequently adopted this update on 26 January 2023. The new local plan replaces the Wyre Local Plan (2011-2031) but retains all policies except those revised by the partial update. Policy CDMP5, Historic Environment, is relevant to the management of conservation areas, and sets out how development proposals will be assessed to ensure the character or appearance of that area is preserved or enhanced.

3.4 The Effects of Designation

- 3.4.1 Buildings within a conservation area become subject to special controls to prevent their demolition without express planning permission, and some permitted development rights, or works that can be carried out without the need for express planning permission, are more restricted within conservation areas. Works to trees also requires consent.
- 3.4.2 Buildings within a conservation area become subject to special controls to prevent their demolition without express planning permission, and some permitted development rights, or works that can be carried out without the need for express planning permission, are more restricted within conservation areas. Works to trees also requires consent.
- 3.4.3 Conservation areas are designated heritage assets, and Section 72 of the Act stipulates that their preservation or enhancement must be given special consideration in planning decisions that affect them.
- 3.4.4 The purpose of these additional controls is to ensure the significance of conservation areas is protected.
- 3.4.5 Additional information on works that require consent can be found on the Planning Portal.

4 Context

4.1 Conservation Area Boundary

- 4.1.1 The conservation area is focussed on the linear village which is bounded by the A586 to the north and extends over ancient arable land to the River Wyre to the south. The west boundary is defined by the rear gardens of the properties of Church Street and Ainspool Lane and the eastern boundary extends around the immediate grounds of Kirkland and Catterall Church of England Primary School.

4.2 Location and Landscape Setting

- 4.2.1 Churchtown is located approximately 1.5 miles southeast of Garstang and 8 miles northwest of Preston, in a semi-rural area 10 miles inland from the Fylde coast. The A586 lies to the north, and the River Wyre is to the immediate south.

4.3 Relationship of the Conservation Area to its Surroundings

- 4.3.1 The immediate land surrounding the settlement of Churchtown is post-medieval enclosure with ancient enclosure to the southwest beyond Catterall Hall.
- 4.3.2 Notwithstanding the modern road network of the A586 and the A6, and minor modern development predominantly within the village, there is a clearly legible relationship with the conservation area and its rural surroundings.

4.4 Topography and Geology

- 4.4.1 The underlying bedrock of Churchtown is Sherwood Sandstone¹, and the building stone is Pendle Grit, which was used for the construction of the Church.²

¹ Historic England (2025) Available via: [Building Stones Database for England map explorer](#) (Accessed 21/1/2025)

² Historic England (2025) Available via: <https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=3cfbcf7a243044868db25dad9555a50c> (Accessed 21/1/2025)

4.4.2 The surrounding topography is relatively flat coastal plain giving way to mosslands approximately 350 metres to the west towards the coast³.

³ Lancashire County Council (2025) Available via: [MARIO Map Viewer](#)

5 Summary of Historic Interest

- There has been a church on the site of The Church of St Helen since at least circa 1220, when the settlement was known as 'Kirkelund' (Kirkland).
- The Church of St Helen was the sole parish church for worship in the district, villagers from the settlement of Garstang would travel the 2.5 miles south until a chapel of ease was built in Garstang in the 14th century, but it didn't become independent from St Helens until the mid 18th century.
- The Church of St Helen is thought to contain an example of nearly every architectural style since the Norman Conquest. Major restoration took place between 1865-8 and was overseen by the renowned local architect E.G. Paley.
- The church covered 13 townships across the parish which is reflected in the evident evolution and growth of the church building over the centuries and also the grandeur of the associated vicarages.
- A grammar school was founded in 1602 , but its location is unknown. The present Kirkland and Catterall school, replacing an early 19th century school, was built in 1876.

6 Spatial Analysis

6.1 Summary

- The gently winding Church Street framed by cobbled paths and historic cottages fronting the pavement.
- The central junction of Church Street, The Green and Ainspool Lane, is a positive open space where the village cross is sited.
- The large oval shaped churchyard fully enclosed by a low triangular or flat coped wall with a verdant backdrop dominated by notable trees.
- 19th century cottages set back in verdant gardens bounded by masonry walls.
- Stone or brick walls with half round stone coping stones providing visual continuity of the building line, especially along The Green.
- Ancient arable fields to the south bounded by the winding banks of the river Wyre.
- The open gardens of the 20th century development along Ainspool Lane, St Helens Close and Kingsway.
- A sense of enclosure throughout the conservation area is provided by the established building line, boundary walls, roofscapes and the backdrop of tall trees.
- The verdant winding Vicarage Lane framed by high hedgerows and tall trees offering glimpsed views of the few buildings set in large gardens and culminating at the south end with the high boundary walls of the grand Georgian Old Vicarage.

6.2 Landmarks and Focal Points

- 6.2.1 The Grade I listed Church of St Helen and the surrounding open churchyard provides a good visual contrast to the linear development along Church Street.

- 6.2.2 The Village Cross which offers a focal point along the three arterial routes of Church Street, The Green and Ainspool Lane and invites exploration through the village.
- 6.2.3 The group of buildings formed by the school, the Old School House and The Horns Inn provides the gateway into the village from the A586.
- 6.2.4 The cobbled pavements which line the historic linear routes of the village reflect the historic surface and enhance appreciation of the historic buildings and wider townscape.
- 6.2.5 The Grade II listed Classical Churchgate House (11 Church Street), forming a contrast in style and scale with the simpler, smaller cottages along Church Street.



Figure 3: The Church of St Helen



Figure 4: The Village Cross



Figure 5: The village cross and linear development



Figure 6: The Village Cross and cobbled paving provide a focal point at the central junction of the village

6.3 Important views

- 6.3.1 The view along The Green from the east on entering the village is framed by a range of historic cottages, mostly set back behind masonry walls with half round stone copings, and notable trees. The Village Cross provides the focal point to this view which is terminated by the Grade II listed Manor House and Manor Cottage (Nos.2 & 4 Church Street).
- 6.3.2 The unfolding views travelling south from the Village Cross following the slight curvature of Church Street framed by the varied cottages backing the cobbled pavement, inviting exploration along the lane to be rewarded with the impressive sight of the Church of St Helen within its open and verdant grounds.
- 6.3.3 The view north from the church entrance over the stone flag path flanked by historic headstones where the eye is led along the varied roofscapes of Church Street past the ashlar arch and brick elevation of the Coach House (No.17); the vertical emphasis created by Churchgate Cottage (No.15) and the grander Churchgate House (No.11).
- 6.3.4 Due to its location at the foot of the village, and its immediate enclosing verdant surroundings of dense and tall trees, views of The Church of St Helen are best appreciated from the church grounds.
- 6.3.5 The view south along Vicarage Lane enclosed by the trees, with glimpses across the open field to the east and the grand historic buildings to the south, provides an unexpected contrast to the built areas of the village.
- 6.3.6 This assessment and its accompanying views map should not be treated as exhaustive. A view (or views) identified as part of the planning process may also contribute to the special interest of the conservation area.



Figure 7: Views south towards the varied roofscapes of The Green



Figure 8: View north from the church

6.4 Setting

- 6.4.1 When considering proposals that affect a conservation area, the assessment of impacts on setting is not a statutory requirement, and there is no duty to preserve or enhance the setting of a conservation area in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, the NPPF requires local planning authorities to consider the setting of all heritage assets in the development management process. Specifically, Chapter 16 states any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification.
- 6.4.2 Chapter 16 of the NPPF requires the LPA to assess the significance of heritage assets affected by a proposal, including any development affecting their setting, to avoid or minimise any conflict between the heritage asset's conservation and the proposal. The NPPF also states LPAs should look for opportunities for new development within conservation areas and world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance.
- 6.4.3 Paragraph 58 of the Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management (2019) states 'Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.'

6.5 Contribution made by setting

- 6.5.1 The surrounding wider setting of relatively level landscape is predominantly grazing and arable farmland characterized by the surrounding farmsteads and evident land division. This landscape provides the peace and tranquillity experienced throughout the village.
- 6.5.2 The meandering River Wyre and its wider embankment forming the southern boundary of the conservation area reinforces the rural character and provides a lush backdrop experienced from the public footpaths that lead out from beyond the churchyard.
- 6.5.3 Although the busy A586 runs along the northernmost boundary, it is largely screened by trees and planting and has a dense woodland backdrop.
- 6.5.4 The setting of the conservation area therefore makes a positive contribution to its significance.



Figure 9: Dense tree cover screens the village from the busy A586



Figure 10: Looking out towards the River Wyre, the rural setting contributes to significance

6.6 Open spaces, trees and landscape

- 6.6.1 The character of Churchtown is enhanced by the wealth of mature trees and abundant planting and green spaces. Key spaces include:
- 6.6.2 The ancient fields that stretch from the banks of the river to the rear of the church grounds, and around the boundaries of Vicarage Lane to the rear of The Horns Inn with notable trees lining the boundaries.
- 6.6.3 The oval shaped churchyard, flanked by notable trees on the west and east sides including an imposing English Yew amongst a mature group to the rear of The Coach House.
- 6.6.4 The imposing single Lime tree on The Green at the St Helens Close junction provides a focal point within the significant views both east and west.
- 6.6.5 The abundantly verdant Vicarage Lane lined with mature, predominantly Sycamore trees interspersed with an Oak, Pine and Larch Trees, and surrounding No.8 Vicarage Lane (The Barn) is a mixed group of mature trees forming a woodland between the churchyard.



Figure 11: Ancient enclosure to the rear of the Horns Inn



Figure 12: Lime tree on The Green

6.7 Boundaries

- 6.7.1 Masonry boundary walls are a key feature in the conservation area and make a significant contribution to character. Sandstone or soft red brick with half-round or triangular stone copings line the Green and parts of Church Street.
- 6.7.2 Cast and wrought iron gates and railings add further interest to the churchyard and nearby footpath.
- 6.7.3 Hedges, or hedges over dwarf masonry walls bound some of the 20th century set-back properties providing a positive visual contrast to the historic walls and the open gardens of other 20th century properties.
- 6.7.4 Where boundaries have been removed to create parking spaces, this has had an extremely detrimental impact on the streetscape and allows views towards modern accretions such as bins and modern boundaries which would ordinarily be well concealed. Important boundaries include (but are not limited to):
- 6.7.5 The low sandstone wall with triangular coping which encloses the churchyard and cast iron gate to the south of the church along the footpath.
- 6.7.6 The tall stone and brick wall which curves around the north entry to Church Street.
- 6.7.7 The brick wall that curves around the junction of Ainspool Lane and The Green with the three distinctive guard stones, complemented by cobbles.
- 6.7.8 The brick boundary walls along The Green to the set-back 19th century cottages and early 20th century brick cottages further to the east.



Figure 13: Cast and wrought iron gate to the footpath to the south of the churchyard



Figure 14 Handmade brick boundary wall and guardstones complemented by cobbled paving at the junction of Ainspool and The Green

6.8 Public Realm

Surfacing

- 6.8.1 The consistent and well-preserved cobbled paving is a highly significant aspect of the conservation area providing visual framing to the historic buildings. Both sides of Church Street are almost entirely lined, with the exception of a parking area and the open area at the front of the churchyard. A short area of Ainspool Lane at the junction of The Green is also cobbled.
- 6.8.2 They are generally laid in rows perpendicular to the buildings, and are either finished with a contrasting line of cobbles or with hand cut sandstone kerbs.

Street Lighting

- 6.8.3 Street lighting within the conservation area is sparse and inconsistent. There is one traditional gas light on Church Street, generic metal column style lamps painted black on Ainspool Lane and St Helens Close, and fixed to telegraph poles and buildings. These light fixtures have a detrimental effect, being overtly modern, especially where fixed to buildings, as do the columns where the paint is peeling away.

Street Furniture

- 6.8.4 The K6 (1935) telephone kiosk on Ainspool Lane adds interest, is well-maintained and a good example of reuse by storing the defibrillator which lessens its impact.
- 6.8.5 Benches are mainly timber, of simple design and whilst not uniform they are relatively unobtrusive. The bench in the church square is a memorial bench, and as such holds communal value.
- 6.8.6 A simple metal bench forms part of a well-maintained display along with a red bicycle and historic George VI post box set in to the wall outside the old post office on the curved corner junction of Ainspool Lane and The Green.

- 6.8.7 Half barrel timber planters are maintained by the local community. Smaller, non-uniform stone and timber troughs are also evident, which may cause visual clutter if they were not planted and maintained.
- 6.8.8 The modern paved area at the church square has two stone hexagonal benches and steel light bollards. The paved area would benefit from some repair and appears in need of maintenance. Litter bins are sparse, made of timber and are relatively unobtrusive positioned adjacent to benches.

Signage

- 6.8.9 Signage is limited as Churchtown is a residential village, however, there is a timber way marker at the foot of the conservation area heading south out of the churchyard denoting the directions of the public footpath. There are three timber notice boards which are well-maintained and represent strong communal value.



Figure 15 The stone and brick wall along Church Street complemented by cobbled paving



Figure 16 Cobbled paving and stone kerbs

7 Architectural interest and built form

- 7.1.1 Churchtown is characterised by its medieval church, 18th century, three storey large Classical houses, with high- status frontages in three or more bays, and smaller-scale 19th century cottages, in two or two and a half storeys and one or two bays. The gradual development provides visual interest and varied roofscapes, emphasised by the built development line.
- 7.1.2 The two Classical style buildings with strong vertical emphasis that have both served as the vicarage, The Old Vicarage on Vicarage Lane and Churchgate House on Church Street. This reflects the prominence of St Helens Church and its importance in the district.

7.2 Building Types

- 7.2.1 Churchtown is a residential village, other than the church and associated Sunday school building, there is a school and a public house. There is also a high-status 18th century hay barn which reflects the area's agricultural past, and an early 19th century coach house next to the church, said to have been used as a hearse house.⁴

7.3 Scheduled Monuments

- 7.3.1 There are no scheduled monuments within or near the conservation area.

⁴ Historic England (2025) available via: [COACH HOUSE ABUTTING CHURCHYARD WALL OF ST HELENS, TO EAST OF NORTH ENTRANCE, Kirkland - 1072872 | Historic England](#)

7.4 Listed Buildings

- 7.4.1 There are 22 Grade II listed buildings and structures within the conservation area and the Grade I listed Church of St Helen. These are focused around the churchyard, Vicarage Lane and Church Street.
- 7.4.2 The Grade I listed Church of St Helen is almost hidden at the bottom of the village by the close-knit buildings and wealth of trees. Its majesty does not become apparent until almost at the end of Church Street, with its square embattled tower and aisled nave with a clear storey across five bays revealed across the open square. Its exceptional significance includes a 14th century west window of three trefoiled lights under a pointed head with straight bar tracery, a 13th century south aisle window with cusped intersecting tracery, and a 16th century two storey vestry to the east corner. Inside, 13th century round piers with capitals hold 15th century pointed arches.
- 7.4.3 The typically medieval oval churchyard contains 12 Grade II listed structures: a restored medieval cross and a medieval cross shaft with the upper part broken off, a mid-18th century sundial and several early 18th century headstones. Against the dramatic backdrop of mature trees, the churchyard provides an exceptional contribution to the significance of the church and conservation area.
- 7.4.4 The Grade II listed Sunday School is an early-mid C19 brick building built beyond the churchyard wall to the south of the church. A single storey, gabled building of three bays with a central projecting gabled porch with doors in the return, windows are grouped in 2, 3 or 4 with stone architraves and lancet heads. The modern brick extension has disrupted its symmetry but it nevertheless retains its eclectic Tudor Gothic appearance derived from its soft red brick, projecting porch and lancet openings framed with stone. The open, verdant setting of the Sunday School adds to its character and reflects its historic surroundings.



Figure 17: The Coach House and attached Barn at the foot of Church Street



Figure 18: The churchyard to the church of St Helen



Figure 19: The Sunday School

7.5 Positive Buildings

- 7.5.1 The three pairs of mid-19th century cottages at the west end of The Green (numbers 2 and 4, 5 and 7 and 9 and 11) represent the growth of the village in the mid C19. Their uniform, considered appearance has Picturesque influence, and their uniform design of one bay plus shared porch, in two storeys with second storey breaking through the eaves with pitched dormers, suggests they are constructed from a pattern book.

- 7.5.2 They are all built of local red brick in English Garden bond with a central eaves apex and paired porches under a single pitch with slightly pointed arch doorway in soldier brick. 5 and 7 were roughcast rendered at a later date. All are bounded with brick walls with stone half-round copings and a dividing wall. Some doors and windows are modern replacements, number 4 has a large side extension and some gardens have given way to driveways, which erodes their Picturesque character and the relationship between the cottage and garden.

- 7.5.3 Where later (usually PVC) windows have been installed this has disrupted their symmetry. Nevertheless, the cottages have good group value and are a positive addition to the conservation area.

- 7.5.4 Number 10 The Green is the old post office, and the only traditional shopfront in the village, part of which is still extant. A modest stone building which has been lime rendered to the side gable, the shop window and the traditional sliding sash windows to the first floor have historic glass in place. The window to the principal elevation has a plain stone surround. It is clear that the property has been vacant for some time and requires maintenance.



Figure 20: 6 & 8 Church Street



Figure 21: Stone and brick boundary walls and front gardens emphasise the relationship between the house and the garden

7.6 Building Materials and Details

Masonry

- 7.6.1 Sandstone makes up the fabric of some key buildings, notably the 13th century Church of St Helen. The envelope of St Helens is multi-tonal random rubble with squared blocks used for buttresses, quoins and later additions. It is constructed primarily of Pendle Grit. The 19th century stone buildings The Old School House, The Horns Inn, Churchgate Cottage and number 10 The Green (the old post office), are all constructed of coursed sandstone, likely Pendle Grit, of sandy yellow and orange tones. These provide visual interest against the more prevalent soft red brick.
- 7.6.2 Sandstone is also used to frame openings in brick buildings, such as the Old Sunday School, the primary school, and as coping stones to brick walls.
- 7.6.3 In contrast to the largely golden tones of the above buildings, The Coach House on Church Street is a narrow grey sandstone ashlar building with tooled voussoirs above a half-round arched opening, adding further architectural interest.

Timber and Render

- 7.6.4 Render is present around the village, however, all examples are largely modern cementitious applications with a painted stark white or cream finish. Historically, the buildings were stone or brick faced and have been rendered later.
- 7.6.5 A traditional lime render is evident on the side gable of the old post office (Number 8 The Green) and a slobbered render, with a soft undulating appearance, on 6 and 8 Church Street. These traditional methods are however overwhelmed by the crisp finishes and sharp corners typical of modern render which erodes the character of the conservation area.

Joinery

- 7.6.6 There are several good examples of traditional timber doors and multipane windows throughout the conservation area which make a significant contribution to its character and appearance.
- 7.6.7 The Old Vicarage has sliding sashes and a tripartite sash and a Venetian window to its rear elevation.
- 7.6.8 Tripartite sashes can also be seen on the principal elevation of The Old School House, along with a historic timber door.
- 7.6.9 Both Churchgate House and Churchgate cottage retain their traditional sliding six over six sash windows.
- 7.6.10 The Old Post Office (8 The Green) also retains a sliding sash to the first floor over its shopfront window with narrow timber mullion and transom bars, both securing historic glazing.
- 7.6.11 10 and 12 Church Street have multipane Yorkshire sliding sashes, although number 12 has modern replacements.
- 7.6.12 Of major importance are the entrance doors to the Grade I listed Church of St Michael, constructed of large planks of timber with iron nails arranged in a cruciform pattern, and a large wrought iron handle.
- 7.6.13 Other traditional doors are generally six panel or diagonal plank with wrought iron details. Number 6 Church Street has the original plank door with a round head.

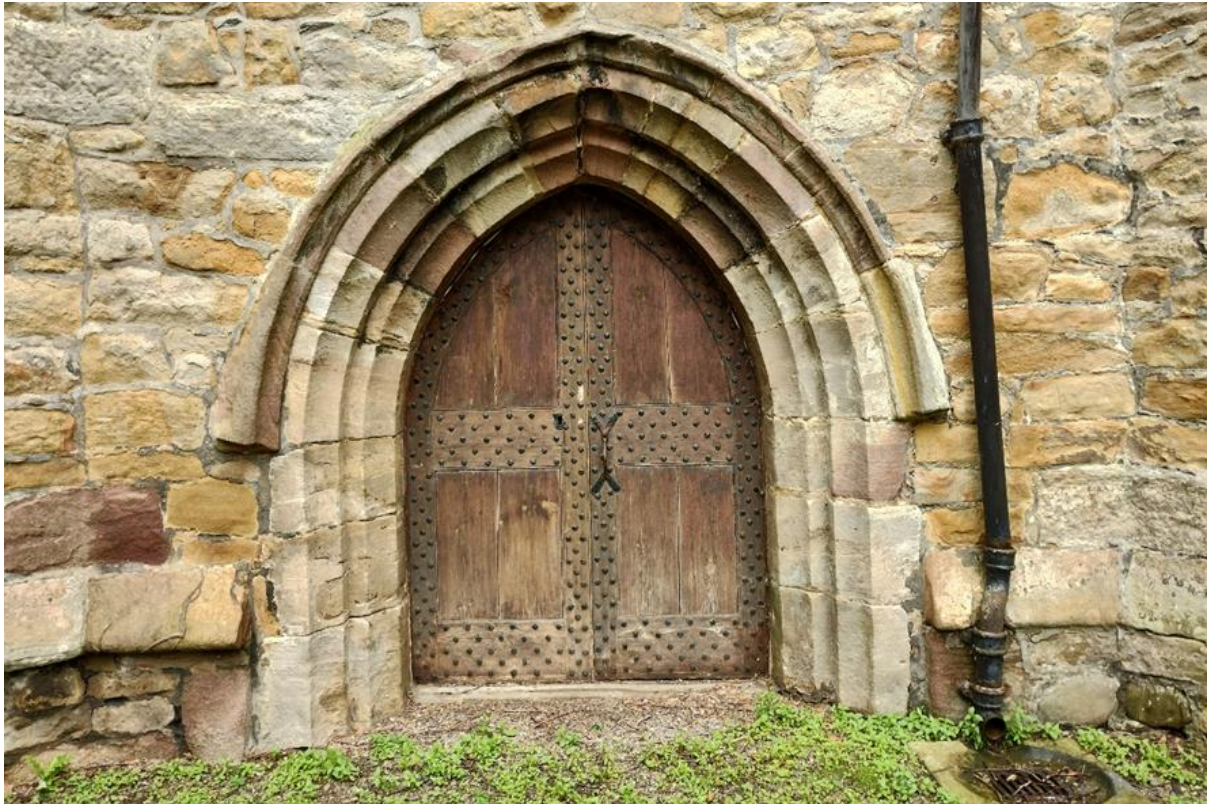


Figure 22: Timber doors to the Church of St Helen with wrought iron handle and handmade iron nails



Figure 23 A Yorkshire sliding sash

Brick

- 7.6.14 Soft red brick is the primary building material within the conservation area, likely due to the limited availability of stone. Locally made handmade brick is found at most historic properties along Church Street, Vicarage Lane and the west end of The Green, all built in the late 18th- early 19th centuries. The typical bond is English Garden Wall, however the Old Vicarage is of Flemish Bond.
- 7.6.15 Handmade brick provides distinctive character and a contrast to the golden toned sandstone.

Roofing Materials and Details

- 7.6.16 Varied roof pitches, ridge heights and eaves depths create a distinctive skyline.
- 7.6.17 Roofs are generally gabled and clad with Welsh slate. Original diminishing slate is still evident but where this has been replaced, especially on shared roofs, this erodes the uniformity of the group and the conservation area overall.
- 7.6.18 Where the verge meets the gable end there are typically no barge boards and slates overhang the side of the wall very slightly. The mid 19th century semi-detached cottages all have gables that break through the roof space. These have deep eaves and timber barge boards, adding interest and depth to the street scene. Other more standardised Victorian buildings such as the primary school have deep eaves with bargeboards and exposed purlin ends.

Shopfronts

- 7.6.19 The old post office, 8 The Green has the remains of a historic traditional shopfront, with historic shop glazing. The pilasters are constructed of stone with a fine tooled finish, but have been painted black. Their mouldings, and the depth of the fascia suggests an early 19th century design. The shopfront is historic and appears slightly later, possibly Victorian, with larger sheets of glazing. The timber door is also historic, possibly Victorian. It makes a good contribution to the special interest of the conservation area being relatively well-preserved and legible..

Chimneys

7.6.20 Chimneys are generally built internal to the gables, and deep and narrow with multiple pots which are largely cylindrical, with some square and cylindrical bishop pots. Built of either stone or brick, chimneys are largely retained and make a positive contribution to the roofscape.

8 Proposed Boundary Amendments

- 8.1 There are no proposed boundary amendments to the Churchtown conservation area.

9 Management Plan

9.1 Introduction

- 9.1.1 The management plan sets out recommendations to support the long-term management of the conservation area, with the aim of addressing the threats to significance identified as part of the appraisal process.

9.2 Issues

Development and Alterations

- 9.2.1 Removal of historic timber windows and doors with poorly designed PVC replacements. This is especially harmful where pairs of cottages have been altered, losing their intended symmetry
- 9.2.2 Use of modern render creating a stark appearance to historic buildings through the introduction of straight edges and bright white, smooth surface finishes.
- 9.2.3 Loss of historic boundary walls to facilitate driveways causing erosion of the established building line.
- 9.2.4 Removal of diminishing slate roofs with modern slate which provides a stark contrast which is compounded when a shared roof has differing materials.

Condition

- 9.2.5 Overall, the condition of most buildings in the conservation area appears to be very good, with a visibly high level of maintenance in place.
- 9.2.6 Roads and pavements are generally in acceptable condition, however, minor erosion and patch repairs are evident.
- 9.2.7 Where cobbles are preserved these make a significant contribution to the townscape and character of the conservation area.

Traffic

- 9.2.8 Parked cars along the edges of pavements block views to historic buildings and historic paving.

9.3 Recommendations

- 9.3.1 Consider provision of guidance to businesses and homeowners for works that require consent in a conservation area, including best practice examples using sympathetic materials. This could include good quality window and door design and boundary treatments, including recommendations on materials and finishes.

Conservation Area Assessment

Churchtown

Key

Conservation Area

Buildings Assessment

- Scheduled Monuments
- Listed Buildings
- Positive Buildings of Medium Significance
- Positive Buildings of Low Significance
- Neutral Buildings
- Negative Buildings

Spatial Analysis

- Positive Open Space
- Important Green Space
- Negative Open Space
- Important Trees
- Important Historic Paving
- Important Boundaries

Views

- Positive View
- Negative View

Scale @ A2: 1:1,250

