



Garstang Conservation Area Appraisal and Management Plan

Draft for Consultation
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1 Conservation Area Appraisal

1.1 Summary of Special Interest: Garstang Conservation Area

- A market settlement dating to at least the 11th century, with a clearly legible medieval linear layout along High Street, creating a largely enclosed street frontage.
- A collection of 17th century, linear two storey houses, 18th century, two storey cottages and 18th – early 19th century three storey town houses, forming a pleasing aesthetic in the core of the conservation area along High Street, with later 19th century buildings in larger plots at the peripheries.
- Built evidence of its market town status including the scheduled medieval market cross and Grade II listed Town Hall (Market House).
- A significant stock of formerly thatched buildings including the Grade II listed 4, Bridge Street and the Grade II listed Coffee Inn.
- An important staging post on the London to Edinburgh route, reflected through the presence of former posting inns and other historic inns.
- Preserved narrow medieval weinds or passageways leading from High Street to the River Wyre and Park Hill Road, which illustrate the historic routes east to west through the town.
- Landmark buildings including the Town Hall, the Market Cross, The Royal Oak and surrounding public realm provide key focal points, and views out towards open countryside illustrate the importance of agriculture to its success as a market town.
- Well-executed 19th century masonry buildings with Neo-Tudor and Neo-Gothic motifs.
- Stone walls to property frontages and stone boundary walls denoting the original layouts of the medieval weinds.
- The canal and grade II listed canal bridge and basin reflecting the small-scale, late 18th century industrial development of the town.
- The Grade II listed, 18th century Church of St Thomas and surrounding churchyard with mature trees providing a sense of enclosure.

- 1.1.1 This assessment is not exhaustive, and additional features, open spaces, trees, or buildings may be identified as part of the planning process as contributing to the special interest of the conservation area.



Figure 1: Market House



Figure 2: Georgian houses along High Street

1.2 Key Issues

Development and Alterations

- 1.2.1 Mid-late 20th century infill development along High Street and Bridge Street that causes visual incongruence and lack of cohesion, that would benefit from sensitive redevelopment.
- 1.2.2 Replacement windows with poorly designed replicas, especially UPVC with wider frames, and top hung casements.
- 1.2.3 Loss of historic boundary walls and gap sites. Where gap sites are used for parking with no boundary wall to enclose the space, space leakage occurs, harming the sense of enclosure.
- 1.2.4 Modern accretions such as condenser units and street furniture of inconsistent styles and varying quality causing visual clutter.
- 1.2.5 Poorly maintained and varied paving compounding the visual of impact of gap sites.
- 1.2.6 Large-scale adverts attached to side walls and bollards along High Street, oversize fascia signage obscuring building detail.
- 1.2.7 Modern shopfronts obscuring detail above and damaging proportions of the host building.
- 1.2.8 Loss of gardens to create parking.

Traffic

- 1.2.9 The presence of traffic, particularly along Park Hill Road and Kepple Lane, creating a hostile environment for pedestrians.

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 Garstang conservation area was first designated on 28 April 1972, and has not undergone any boundary revisions, except to align with up-to-date Ordnance Survey data. It was re-surveyed in June - August 2023, and following this, boundary amendments are proposed. This is to ensure buildings that do not contribute to the conservation area's special architectural and historic interest are not subject to additional planning controls.
- 2.2.2 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.
- 3.1.2 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.
- 3.1.3 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.
- 3.1.4 The purpose of these additional controls is to ensure the significance of conservation areas is protected.

3.2 National Planning Policy

- 3.2.1 Section 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 The designation of conservation areas brings some of additional planning controls over and above those that are found elsewhere. The key additional requirements are that demolition of a building with a volume of over 115 cubic metres requires planning permission for relevant demolition; to demolish a building in a conservation area without consent is a criminal offence; and works to trees (providing trunk diameter is greater than 7.5cm at 1.5m from the ground) requires notification to the local planning authority due to the potential contribution the trees may make to the character and appearance of the conservation area.
- 3.4.2 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 boundary includes the medieval core of High Street aligned north to south, and the medieval weinds. These weinds or passageways run from High Street to Park Hill Road to the west (formerly Back Lane), the western boundary; and east towards the River Wyre where the eastern boundary terminates. The conservation area ends to the north at Croston Weind, including the site of the historic pound, and to the southeast at Kepple Lane after the grade II listed Garstang Bridge over the River Wyre. At the southwest the boundary includes the canal basin and terminates where the river joins the canal at the grade II listed Canal Bridge (Number 62).
- 4.1.2 To the south, past the grade II listed Garstang Bridge over the River Wyre, is the small settlement of Bonds which primarily consists of 20th century housing developments. To the southeast, the Lancaster Canal runs southeast to northwest.
- 4.1.3 To the east, the River Wyre runs parallel to the High Street, and beyond is an expanse of undulating lowland farmland, with fields bounded by native hedges and mature trees.

4.2 Location and Landscape Setting

- 4.2.1 Garstang is an urban settlement in an otherwise rural location, approximately 12 miles north of Preston and 10 miles south of Lancaster. The historic core of the town that comprises the conservation area is located to the southeast of the modern town, and the areas to the north and west are characterised by 20th century housing developments.

4.3 Relationship of the Conservation area to its Surroundings

- 4.4.1 The conservation area is focussed on the medieval core of the High Street and later development along Church Street and Bridge Street to the south, the remainder of the town to the northwest is characterised by 20th century development.

4.4 Topography and Geology

- 4.4.1 Garstang is located to the west of the River Wyre, the historic settlement running parallel to the river. The Lancaster Canal cuts across to the southwest of the historic settlement. The ground rises slightly from Church Street and notably from Bridge Street towards High Street where the ground levels out.
- 4.4.2 The underlying geology of the area in general consists of Permo-Triassic New Red Sandstones, the Sherwood Sandstone Group,¹ which is covered by thick glacial and post-glacial deposits.²

² Lancashire County Council (2006) Garstang Historic Town Assessment Report

5 Summary of Historic Interest

- In 1310-11 a market charter was granted suggesting the medieval market cross dates to this time. The right to hold markets was suspended during the dissolution, but Elizabeth I granted the right to hold a market every week and a fair every June for relief of the poor in 1597.
- Garstang thrived as a centre for trade throughout the 17th century and the Town Hall was built in 1680 following grant of a Charter of Incorporation as a borough (town) by Charles II. It was rebuilt in the late 18th century after a fire. The many surviving weinds or passageways running east to west from High Street may have demarcated the seven burgesses of the town.³
- In the 1751 the Preston to Heiring Syke Turnpike Trust formed, paying for maintenance of the roads and increasing traffic through the town. The corporation toll bar is visible on the 1847 OS map to the north of Croston Weind on land known as Croston's Waste.
- Following construction of the turnpike road, Garstang became an important staging post on the London to Edinburgh posting route, evidenced through the survival of two posting inns, the Royal Oak on Market Place and the Eagle and Child on High Street, and the presence of a high number of inns. Many of these had their own brew houses, stables and piggeries to the rear, and these may be partially extant today.
- The Church of St Thomas was constructed in 1770, replacing a medieval chapel of ease in an unknown location.
- Industrial activity in the town remained relatively minor following the arrival of the Lancaster Canal in 1797. Garstang continued to rely on agriculture as the primary source of employment in the 19th century⁴, and cheese and cattle markets were the major sources of income. Although there were some industries such as rope works and nail-makers in the town, these remained small-scale into the 19th century, in comparison with other towns.
- The arrival of the railway in 1847 led to Garstang's severe decline. The railway station was located to the north of Croston Weind, so no footfall was created by its arrival. The Market Hall on High Street is evidence of

³ These are suggested in the Lancashire County Council (2005), Lancashire Historic Town Survey: Garstang, as: Grayson's Weind to Nickson's Weind, Nickson's Weind to Stoop's Weind, Stoop's Weind to Eagle and Child Weind, Eagle and Child Weind to Thomas's Weind, Thomas's Weind to Market Place Court, 13-14 High St to the Old Bank House and the Old Bank House to Storey's Weind.

⁴ Lancashire County Council (2005), Lancashire Historic Town Survey: Garstang

attempts to retain trade, but the turnpike trust was bankrupted, the roads were not maintained and trade was lost.

- The relatively low-scale industrial and late 19th century development of the town has enabled its historic interest to remain legible and architectural interest to be appreciated.

6 Spatial Analysis

6.1 Summary

- 6.1.1 Garstang conservation area's spatial quality is characterised by a strong sense of enclosure created by continuous built development in the centre of the town, and contrasting open green spaces at the peripheries.
- 6.1.2 A typical linear medieval market town, with shops and houses densely packed and tight knit, fronting onto High Street, the market cross and surrounding open space acting as a commercial and visual focal point.
- 6.1.3 High Street forms the arterial north to south route, and medieval development lines the street almost continuously. The medieval weinds run transverse to High Street, and provide access east to west. The established building line of High Street continues along Bridge Street.
- 6.1.4 Plot sizes, denoted by the division and later sub-division of property boundaries, vary in width and buildings vary in height and scale with smaller two storey cottages contrasting with the larger scale, purpose - built commercial premises. Despite some modern infill between the High Street and the river, medieval plots remain legible.
- 6.1.5 Pinch points are experienced along High Street and Bridge Street, created by the continuous built development and curves in the roads, and at the north of Bridge Street opens up at the Market Cross and the Royal Oak where a contrasting sense of openness is emphasised by the cobbled surface which runs from the Royal Oak to the market cross which visually links the two built forms.
- 6.1.6 Travelling along the weinds, the sense of enclosure is assisted by the remaining stone boundary walls, framing views of Market Street, with the exception of Grayson's Weind where enclosure is lost due to redevelopment in the late 20th century.
- 6.1.7 Buildings and verdant gardens are enclosed by stone boundary walls along Croston Road and Church Street with larger plot. The trees on what is now the Croston Weind roundabout add to the leafy sense of enclosure and mark the location of the former pound.
- 6.1.8 The verdant character of the footpath along the River Wyre to the east where tall trees line the river bank, enclosing the pathway and allowing for

glimpsed views of the open farmland to the east. There is a marked distinction between the bustling activity of High Street and sense of peace travelling along the river path.

- 6.1.9 19th century development is less densely sited to the north and south, at Church Street properties tend to be two storey, later 19th century and residential, set back in larger plots.
- 6.1.10 The arrival of the Lancaster Canal in the late 18th century led to development larger plots at the canal basin.



Figure 1: Pinch points along High Street



Figure 2: Medieval weinds leading to High Street



Figure 3: The site of the pound



Figure 4: The footpath along the river



Figure 5: Smaller cottages



Figure 6: Victorian houses set back in larger verdant plots

6.2 Landmarks and Focal Points

- The Town Hall, due to its central position in the street, its position set forward from the building line and its massing, height and cupola; is a key landmark travelling north and south.
- The Market Cross, The Royal Oak and surrounding public realm are key focal points in the conservation area and their striking appearance travelling south along the High Street invites exploration travelling south.
- The Church of St Thomas, Church Street, with only a slight set back from the street, provides a focal point and contrast in height and form to the surrounding two and three storey dwellings.
- Travelling north along High Street the Arts Centre (former Grammar School) provides a positive focal point where the sense of enclosure has been lost by 20th century infill development on the northwest side of High street.
- The Farmers Arms, with its distinctive applied timbering attracts attention and provides a focal point travelling southwest along Church Street.



Figure 7: The Market Cross and Royal Oak Hotel, and The Square provide a strong focal point



Figure 11: The Farmers Arms



Figure 8: St Thomas' Church



Figure 9: The Old Grammar School/Arts Centre

6.3 Important Views

- 6.3.1 The linear layout and continuous built historic development of contrasting forms and styles along High Street allows for almost unlimited views of interest.
- 6.3.2 This assessment and its accompanying views map should not be treated as exhaustive. Important views may also be identified as part of the planning process. Some of the most significant views include:

- Views travelling north and south along High Street and Bridge Street, the roofline enlivened by architectural detail and a staggered roof line, adding interest and a sense of vibrancy. The view from High Street facing south towards the Market Cross and The Royal Oak is of major importance.
- Converging perspectives down Bridge Street and High Street facing south towards Market Cross and The Royal Oak, complemented by the cobbled surface and the open space of the market place.
- Travelling north and south along Bridge Street towards 19th century and earlier buildings, their linear siting and rising topography towards High Street provides a strong sense of enclosure and frames views towards Market Cross, inviting exploration. Smaller scale formerly thatched buildings with steep pitches, dormers and chimneys create a sense of rhythm in the street scene.
- Views southwest towards Church Street are dominated by the applied timber façade of The Farmers Arms and the painted ghost sign on the gable end of 70 Church Street, which add interest and invite exploration.
- Views along High Street towards the Town Hall and its cupola provide a focal point and a landmark.
- Glimpsed views throughout the conservation area, of the Town Hall's cupola, add interest.
- Views terminated by buildings from the weinds into High Street, including the view from Thomas's Weind to the Town Hall, to Laburnum Cottage from the east side of High Street, and to 43-45 High Street from the east.
- From the footpath along the River Wyre views are available to the open, undulating hills to the east, encompassing views of the ruinous scheduled monument Greenhalgh Castle.

- Views towards Bonds from Storey's Weind from the river footpath encompassing open pasture.
- The vista facing east from Gartsang Bridge towards open pasture fields.
- Views south from the canal bridge towards the canal.
- Views along the towpath in both directions.
- Views out towards Church Street from within the churchyard, and from within the churchyard, framed by mature trees.



Figure 10: Views along High Street encompassing varied rooflines



Figure 11: Views along the canal towpath



Figure 12: View east along Church Street from the churchyard



Figure 13: View from the footbridge to open pasture fields

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. Chapter 16 of the NPPF 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 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. It 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 setting to the southwest, southeast and in particular the east of the Garstang conservation area make the greatest contribution to the conservation area's significance.
- 6.5.2 The setting to the east is characterised by open countryside encompassing the River, which runs parallel with High Street, and formed a significant functional part of the town, the remaining weinds running from the east side of High Street to the river demonstrating this relationship. The 1847 OS map illustrates a footpath running parallel with the east side of the river, and there is a clear visual and historical relationship which remains legible through the presence of the weinds. The open pasture illustrates the historic relationship between the town and the surrounding land, with agriculture as its primary source of income well into the 19th century, and many historic field boundaries remain. This aspect of the conservation area's setting makes a positive contribution to its significance.

6.5.3 The canal and basin to the south reflects the town's industrial development in the late 18th century with the arrival of the Lancaster canal in 1797, and increased the commercial prosperity of the town, albeit in a relatively minor way. The towpath and bridge allow for appreciation of the town's industrial development in a well-preserved rural setting, although the industrial buildings are no longer extant.

6.6 Open Spaces, Trees and Landscape

- The verdant character of the footpath that runs parallel with the river.
- Open green spaces along Croston Weind including the trees on the roundabout (former Pound). These open green spaces at the peripheries of the conservation area assist in an understanding of the town's historic development and embody its historic rural surroundings.
- The open space of the canal and towpath, lined with mature trees.
- The memorial garden at the junction of Park Hill Road and Croston Weind.
- The green open spaces of the rear gardens at the northeast of High Street, which are the former medieval plots. Applegarth was built in a former orchard.
- The churchyard to St Thomas's Church and trees within the churchyard enclose the space and provide a sense of tranquility.
- The three beech trees to the northeast of the churchyard contribute to the street scene and assist in screening the post office and its modern boundaries.
- The trees that line the boundary hedges on both sides of the canal provide a verdant and peaceful setting.



Figure 14: The verdant footpath along the river



Figure 15: The canal

6.7 Boundaries

- 6.7.1 There is a strong sense of enclosure throughout the conservation area, either as part of the continuous building line along High Street or the enclosing walls of the medieval weinds which frame and terminate views onto High Street.
- 6.7.2 The defining walls to the medieval weinds are sandstone and typically roughly squared and coursed, with hogback or triangular copings. Some have been adapted to form property boundaries, as at the rear of Barnacre View.
- 6.7.3 Boundaries to the later 19th and 20th century buildings at the peripheries of the town have low, coursed sandstone walls, with hogback, triangular and chamfered sandstone copings.
- 6.7.4 The rock faced, dwarf boundary wall to the United Reformed Church and the Congregational School is curved to the roadside, adding interest which is emphasised by wrought iron railings above.
- 6.7.5 Where buildings or walls have been demolished, the sense of enclosure which characterises the conservation area is lost. The effect is often intensified by off-road parking which detracts from the historic identity of the town. Where parking is enclosed by attractive stone walls, this limits the impacts of parking, for example at Wyre Bank on Church Street, where parking is enclosed by a natural sandstone wall, interspersed with trees which softens the hard landscaping.
- 6.7.6 The boundary wall to Castle View on Bridge Street has recently been reinstated which has contributed a sense of much needed cohesion.



Figure 16: Tall stone boundary walls characterise the medieval weinds



Figure 17: Historic walling adapted to create property boundaries



Figure 18: Weind walls to the rear of Barnacre view adapted to form property boundaries



Figure 19: Curved walls to the United Reformed Church and Congregational Chapel

6.8 Public Realm

Surfacing

- 6.8.1 The cobbles that surround Market Place, the market cross, the frontage and west return of the Royal Oak make a significant contribution to special interest. They indicate the location of the medieval market, provide a visual sense of place and complement and draw attention to the cross and inn. Where gap sites are present, the harm these cause is heightened by variations in paving, often of low quality or poorly maintained.

Street Lighting

- 6.8.2 Traditional style street lighting to imitate 19th century gas lamps have been installed on buildings on Market Place and along High Street. Photographs suggest the lamp on 53 Market Place and the Royal Oak use the fixings from historic hanging signs. While these are not historic they are successful in assimilating with the historic built environment, and reduce street clutter. Street lighting on High Street and Park Hill Road follows this style with free-standing lamp posts. There is an historic lamp post in Thomas' Weind but this is spoilt by a modern lamp head.

Street Furniture

- 6.8.3 There is a variety of street furniture in the conservation area, some that assimilates well with the character, and others that are more obtrusive. There does not appear to be a consistent style throughout, which causes clutter in the street scene.
- 6.8.4 Surrounding Market Place sensitively designed cast iron black painted bollards enclose the space and the pavements on either side to protect users from traffic. Bins are matching cast iron and painted green, which is appropriate for the conservation area.
- 6.8.5 Planters throughout the conservation area vary in style and materials which creates visual and street clutter. This is compounded by their condition.

Signage

- 6.8.6 There does not appear to be a cohesive style of signage throughout the town, which adds to visual clutter.

The medieval weinds are identified by attractive, modest iron name plaques which aid interpretation and assimilate with the historic environment. Way-finding posts are provided at Park Hill Road, but this is marred by other street furniture which creates visual clutter.

- 6.8.7 Adverts and shop signage attached to side walls is often oversize and of inappropriately modern, obtrusive design with bright colours which jar with the historic environment.
- 6.8.8 Adverts attached to bollards along High Street are particularly obtrusive. Other circa late 20th century signage indicating the location of shops within the weinds appears in poor condition.
- 6.8.9 Adverts attached to modern planters on the scheduled Market Cross are harmful to the character and appearance of the conservation area.
- 6.8.10 Interpretation signage is informative and provides useful historical context, but does not possess a unified style across the whole conservation area and could be improved upon.

7 Architectural Interest and Built Form

- 7.1.1 The character of the conservation area is derived in part from variety and contrast: Linear, 17th century two storey houses, 18th century, two storey cottages and 18th century to early 19th century three storey town houses, forming a pleasing aesthetic in the core of the conservation area along High Street, where there is a continuous building line; and later 19th century buildings in larger plots at the peripheries.
- 7.1.2 The centre of the High Street retains a strong 18th century appearance with two and three storey Georgian townhouses with shops at ground floor, interspersed with smaller, formerly thatched cottages with steep pitches, and 19th century Tudor and Gothic-inspired houses, shops and inns. It is punctuated by larger, commercial premises with shops at ground floor and accommodation above, such as the grade II listed, 18th century 11-13 High Street and late 19th century Stoops Hall with third floor in the roof space, and the purely commercial 19th century Market House and 18th century Town Hall which is set forward from the continuous building line, accentuating its massing. There is still however a contrast in scale with the modest Grade II listed 18th century Coffee Inn, formerly thatched cottages with the second storey in the roof space, providing an interesting visual contrast.
- 7.1.3 Buildings at the north of the High Street tend to be in two storeys and terraced, such as the circa 18th century 17-22 High Street which historically continued to the north to form a weind to the west of Barnacre View. Shopfronts were inserted at ground floor in the early 20th century. These are small, simple in form with gabled roofs and one bay each.



Figure 20: 17th century houses



Figure 21 Georgian town houses fronting the pavement

7.2 Building Types

- 7.2.1 The remaining historic buildings illustrate Garstang's development from the medieval era onwards, and in particular its prosperity in the 18th century. Most buildings within the core of the conservation area along High Street are commercial at ground floor, with accommodation or storage above, although exceptions include Laburnum Cottage (locally listed), a red brick house with landscaped garden on to High Street dating to the 19th century.
- 7.2.2 As Garstang was an agriculture-based settlement, some agricultural buildings remain to the back of the medieval plots, for example the Grade II listed Outbuilding behind Market House, a 17th century store used as a slaughter house, and the unlisted Barn (now in residential use) behind 17-22 High Street which formed part of a larger farmstead in the 19th century, and Th'Owd Tithe Barn to the east of the canal.
- 7.2.3 Several inns are extant, including the grade II listed Royal Oak Hotel and the unlisted Eagle and Child, both coaching inns dating to at least the 18th century.
- 7.2.4 There was no parish church until the construction of the Church of St Thomas in the late 18th century. A chapel of ease, known as the Holy Trinity, was granted licence in 1437, but its location is unknown. From 1784, the Roman Catholic Chapel was located on Park Hill Road, with an attached priest house. The gable end faces onto the road, and has an unassuming domestic appearance. This became the courthouse in 1858. The Congregational Chapel on Croston Road was built in 1777 as an Independent Chapel, becoming a Congregational Chapel in 1928. The Wesleyan Methodist Chapel on Park Hill Road was built in 1814.



Figure 22 Th'Owd Tithe Barn



Figure 23 The Eagle and Child

7.3 Scheduled Monuments

- 7.3.1 The scheduled medieval Market Cross forms one of the most important structures in the conservation area. It contributes to key views along High Street and reflects the value of the market to Garstang as a major source of its prosperity.
- 7.3.2 The list entry description notes it “stands in its original location and retains its original base. It is a rare survival in Lancashire of an in situ medieval market cross.”

7.4 Listed Buildings

- 7.4.1 The Outbuilding behind Market House is a 17th century gabled outbuilding retaining a cruck frame, tie beam with curved trusses and collar and yoke. It illustrates the past uses of the plots, with commercial uses to the street frontage and functional, industrial and agricultural uses to the rear.
- 7.4.2 On Market Place, the Royal Oak Hotel is another prominent landmark, one of two 18th century coaching inns in Garstang, but considered to have much earlier origins, beginning as a farmhouse in the 15th century. Its massing and position to the immediate southwest of the market cross and surrounding cobbled market place enables key views towards its principal elevation, which open up travelling south along High Street. It has strong group and illustrative value with the market cross, creating visual interest and portraying their historic functional relationship.

7.5 Positive Buildings

- 7.5.1 The buildings within the conservation area have been individually assessed based on their contribution to its special architectural and historic interest. Those buildings that make the strongest contribution are identified in green on the spatial analysis plan that accompanies this appraisal.
- 7.5.2 The United Reformed Church and The Congregational School (now the church hall), although built over a century apart (1777 and 1903), are linked historically and visually. Both local sandstone and built on a north-south axis with gabled porches and vertical windows, they front onto Croston Road with a slight set-back. Their repeating forms attract attention and invite exploration along Croston Road.

- 7.5.3 Well-maintained Laburnum Cottage provides a distinct contrast to its pavement fronting neighbours along High Street. Built in the 19th in a wide plot set back from the street with a red brick frontage and sandstone quoins, the gabled bay and apex have decorative timber bargeboards and finials. These Neo-Tudor influences are complemented by the Tudor knot-inspired garden bounded by a sandstone dwarf wall.
- 7.5.4 6-8 High Street is a three bay 19th century symmetrical sandstone building with attractive detailing including segmented arched openings with shouldered continuous hoodmolds, the alternating window and door arrangement at ground floor and staggered first floor windows are particularly striking, and emphasised by the triangular pediment above, which enlivens the roofline.



Figure 24: The United Reformed Church and Congregational School



Figure 25: Laburnum Cottage

7.6 Building Materials and Details

- 7.6.1 Earlier buildings in the conservation area tend to possess a functional appearance. The prosperity of the 18th century resulted in consciously styled frontages or re-fronting of earlier builds, but it was the 19th century that produced the most embellishment.

Timber and Render

- 7.6.2 At least two buildings retain a timber cruck frame, the 17th century Grade II listed Outbuilding behind Market House and 42 High Street, with a cruck frame dated to the 1590s, and originally single storey.

Joinery

- 7.6.3 Where historic windows survive these make a strong contribution to the architectural and historic interest of the conservation area.
- 7.6.4 The single pane sashes on the first floor of Cross House on Market Place appear from photographs to be historic, or follow the historic design.
- 7.6.5 Some of the single pane sashes on 8 High Street are retained, with curved heads under hoodmoulds, though some at first floor are replaced with mock sashes/top hung casements, which has marred the elevation and harmed the conservation area.
- 7.6.6 Two over two sashes are retained at 5-7 High Street. The Grade II listed Royal Oak appears to retain some historic six over six sashes, and there is a wealth of surviving windows at the Grade II listed 43-45 High Street including Yorkshire sliding sashes, two over two and six over six sashes. School Cottage on Church Street retains a Yorkshire sash at first floor.
- 7.6.7 The Eagle and Child retains a radial fanlight above the entrance door.

- 7.6.8 Where windows have been replaced with PVC or poorly detailed examples, these tend to possess larger, more obvious frames, which can appear inauthentic. This type of alteration has cumulatively affected the traditional feel of the settlement and has harmed the character and appearance of the conservation area through the introduction of incongruous forms. Where top hung casements are installed to replicate the look of a traditional vertically sliding sash, the quality of the street scene is diminished.
- 7.6.9 71 Church Street retains a timber panelled door, although altered the proportions are retained. 2 Croston Villas has its original four panelled bolelection moulded door with upper panels glazed, 43 High St has a four panelled bolelection moulded door.
- 7.6.10 As with masonry, the 19th century provides the richest architectural variety, in reworked earlier styles, though there is little remaining. Timber plank doors are retained to 62 and 16 Bridge Street, complete with decorated iron strap hinges, complementing the building's Neo Gothic appearance. The door to 8 High Street appears to be original and has three raised panels, clear glazing above and is decorated with iron studs, complementing its Neo Tudor appearance.
- 7.6.11 Where historic doors have been replaced with whole or part glazing, this has in some instances created an inappropriate visual intrusion through use of a modern, more suburban character.

Masonry

- 7.6.12 Most 18th century buildings in the conservation area are rendered over sandstone rubble. Where this has been uncovered, it exposes walling not intended to be seen, for example at the Courthouse (the former Roman Catholic chapel) and Barnacre View (High St). The Grade II listed Canal Bridge 62, the Church of St Thomas and Garstang Bridge are all built with Pendle Grit, a high quality carboniferous sandstone from the Pendle Hill area.
- 7.6.13 Late 18th century - early 19th century fronted town houses have plain stone architraves to windows, and projecting stone quoins, which emphasise their massing and Classical proportions. Later and lower status buildings have plain stone cills and no window surrounds, and simpler flat pedimented doorcases.
- 7.6.14 In the 19th high quality masonry replaced render as a facing material and is typically squared blocks of sandstone laid in even courses with softer stone used for fine tooled detailing such as 16/16a High Street. There are few

Classical stone features except the strikingly well-executed Corinthian architrave to the entrance of the former NatWest on Market Place.

- 7.6.15 Neo-Tudor and Gothic Revival motifs became popular in the mid - 19th century in Garstang, for example at 60-61 Bridge Street, with pointed lintels, mullioned windows and diagonally set, elongated chimneys; 6 High Street with hoodmoulds over doors and windows; 16/16a High Street with arched Tudor doorway with hoodmould over, gable onto High Street and stone finials, and 81-85 Church Street which has two rows of four light mullions under a hoodmould and Tudor arched door heads, and six elongated hexagonal stone chimneys.



Figure 26: 60 – 61 Bridge Street



Figure 27:6 High Street

Brick and Terracotta

- 7.6.16 Despite the dominance of local stone, the 18th century Town Hall (High St) is faced with a red brick in Flemish bond with stone detailing, reflecting its high status. 49-53a High Street were originally red brick although these are now mostly render.
- 7.6.17 In the late 19th-early 20th century use of red brick increased, such as Stoops Hall which employs English garden wall bond, with sandstone detailing; and later in stretcher bond, with high quality detailing, such as at Odd Fellows Hall (Croston Weind) with rusticated brick quoins and fine gauged lintels, Croston Villas (High St) with brick dentilation at the eaves; and red brick combined with sandstone detailing at Castle View, the Liberal Club (both Bridge St), and the Crown Hotel (High St).

Roofing Materials and Details

- 7.6.18 Slate is the dominant roof covering, though historically this was thatch. Thatch has been replaced with corrugated sheeting or slate, and while none is visible today, some thatch may be retained underneath modern coverings.
- 7.6.19 A significant number of buildings were thatched, evidenced through steep pitches now covered with corrugated sheeting or slate. Thatch persisted well into the late 19th century, and Stoops Hall was originally thatched. Roofs of the 17th and 18th century tend to be gabled, parallel to the road along High Street, and more elaborate designs appear in the late 19th century, for example Stoops Hall, with gables and gablets facing High Street, 16a High Street with a gabled wing facing onto High street, and 16 High Street with first floor oriel breaking through the eaves.
- 7.6.20 Continuity is provided through the repetition of gables along High Street, while later 19th century examples punctuate the skyline and add a sense of movement and vibrancy, particularly where these are decorated with finials, for example 16a High Street.
- 7.6.21 19th century roofs are embellished with timber corbels at the verges, and finials on the ridges, adding depth, and 18th-19th century verges are either plain or with a minimal elaboration, for example a course of brick dentilation, or stone cornicing for the larger, more prestigious buildings such as the Town Hall. Otherwise the roof plane finishes flush with the wall. Barge boards and finials are retained at 19th century Laburnum Cottage and Stoops Hall, and 56 High Street retains a well-executed stone cornice. Bargeboards are visible on Stoops Hall across the frontage, and overhanging eaves are supported on corbels, such as the Liberal Club and the Arts Centre, which assist in visually anchoring the buildings into their plots. Applied timbering is used to striking effect on the Farmers' Arms.

Chimneys

7.6.22 Chimneys tend to be placed along the ridge and are predominantly in soft red brick. Bishop clay pots dominate. Mid to late 19th century masonry buildings usually possess corresponding coursed masonry chimneys. Where these have been removed or truncated, this has marred the proportions of the building and detracts from the visual rhythm created in part by their presence.

Door Furniture and Ironmongery

7.6.23 43 High St has a decorative iron ring knocker with a lion's head, although it is unclear whether this is original. 19th century iron strap hinges are retained on 62 and 16 Bridge Street, and iron studs on the door to 8 High Street. 71 Church St retains a historic door knob. Iron railings do not appear to be an historic feature of Garstang, boundaries usually demarcated by sandstone walling.

Other Features of Interest

7.6.24 There is one surviving 17th century mounting block listed with 44 and 45 High Street, inscribed RRA 1685.



Figure 28: Decorative brickwork at Odd Fellows Hall



Figure 29: Dentilated brickwork at Croston Villas

8 Proposed Boundary Amendments

- 8.1 Chapter 16 of the NPPF states local planning authorities should ensure conservation area status is justified, that the area is of special architectural or historic interest, to warrant designation. This ensures the concept of conservation is not devalued through the designation of areas that lack special interest.
- 8.2 Removal of areas that do not represent the conservation area's special interest will prevent additional planning restrictions being applied to these properties.
- 8.3 The following areas are recommended for exclusion, as these do not reflect the special architectural and historic qualities that define the conservation area:
 - 8.3.1 The large car park to the north of the conservation area, northwest of High Street, was identified as a negative open space during assessment, and the public toilets in the car park were also identified as negative.
 - 8.3.2 Other minor boundary changes are proposed to ensure the conservation area boundary follows property boundaries instead of cutting through or across land.

9 Management Plan

9.1 Introduction

- 9.1.1 The management plan sets out a series of 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 Replacement windows with poorly designed replicas, especially UPVC with wider frames, and top hung casements.
- 9.2.2 Loss of historic boundary walls and gap sites. Where gap sites are used for parking with no boundary wall to enclose the space, space leakage occurs, harming the sense of enclosure.
- 9.2.3 Modern accretions such as condenser units and street furniture of inconsistent styles and varying quality causing visual clutter.
- 9.2.4 Poorly maintained and varied paving compounding the visual of impact of gap sites.
- 9.2.5 Large-scale adverts attached to side walls and bollards along High Street, oversize fascia signage obscuring building detail.
- 9.2.6 Modern shopfronts obscuring detail above and damaging proportions of the host building.
- 9.2.7 Loss of gardens to create parking.

Traffic

- 9.2.8 The presence of traffic, particularly along Park Hill Road and Kepple Lane, creating a hostile environment for pedestrians.

9.3 Recommendations

- 9.3.1 Support the sensitive redevelopment of areas where appropriate.
- 9.3.2 Consider formulating guidance to owners on the potential requirement for planning permission where replacement windows are proposed and justified. Provide good practice examples for replacement windows, highlighting the harm caused by poorly designed windows and advice on suitable alternatives.
- 9.3.3 Where replacement windows is not justified, continue to promote the use of secondary glazing and other insulation measures as set out in relevant Historic England guidance.
- 9.3.4 Support the sensitive redevelopment of negative, previously developed gap sites where appropriate.
- 9.3.5 Ensure that the importance of the medieval weind walls and other boundary walls is realized in proposals that may affect them, and support their retention, through dissemination of the appraisal to applicants and developers.
- 9.3.6 Encourage new development to include boundary walls of sandstone where possible, particularly where parking is proposed, and sensitive planting, where appropriate, to soften hard landscaping.
- 9.3.7 Carry out an audit of street furniture and identify underused planters and benches for removal.
- 9.3.8 Provide guidance to owners and occupiers on the potential requirement for planning permission for flues and condenser units.
- 9.3.9 Consider investigating funding opportunities for a unifying street furniture scheme, removing tired and less appropriate examples, and replacing with high quality, well-designed and easy to maintain furniture, including benches, bollards, signage, planters and bins.
- 9.3.10 Consider investigating potential funding sources for paving to lessen the visual impact of gap sites where redevelopment is not possible, and where surfaces are not historic. Reinstatement or traditional paving should be easy to source, to ensure visual continuity in future.
- 9.3.11 Where gap sites were previously soft landscaped, if appropriate, investigate reinstatement.

- 9.3.12 Provide guidance to shop owners/occupiers of the requirement for planning permission for creation, alteration or replacement of shopfronts in conservation areas and the potential requirement for advert consent for signage.
- 9.3.13 Update the Shopfront Design Guide to include photographs and good examples and best practice guidance, consider including suggestions on potential colour schemes, lettering and materials. Consider tying in with any new design codes.

Conservation Area Assessment

Garstang

Key

- Conservation Area
- Proposed Changes
- Area to Remove
- Area to Add

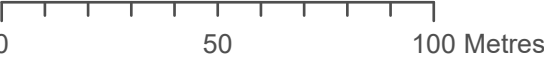
Buildings Assessment

- 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
- Historic Routes
- Important Boundaries

Scale @ A2: 1:1,750



Conservation Area Assessment

Garstang

Key

- Conservation Area
- Proposed Changes
- Area to Remove
- Area to Add

Scale @ A2: 1:1,750

