



Lower Dolphinholme
Conservation Area Appraisal and Management Plan
Draft for Consultation
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1 Conservation Area Appraisal

1.1 Summary of Special Interest

- A small-scale historic industrial village, set in a tranquil wooded rural valley with surrounding undulating lowland farmland.
- A legible hierarchical pattern of building relating to its industrial development, with terraced workers' housing concentrated on Upper Dolphinholme to the north side of the River Wyre, and higher status houses in Lower Dolphinholme, close to the former mill site.
- Remains of one of the world's earliest surviving gas plants, and Dolphinholme Worsted Mill, both designated as a scheduled monument.
- A concentration of early 19th century Grade II listed buildings along Wagon Road.
- A linear pattern of development, complemented by historic boundary walls, the Grade II listed Dolphinholme bridge, beech hedgerows and notable tree groups which frame views on the roads into the historic core of the village.
- Glimpsed views of the settlement from above through trees and from across the valley.

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

1.2 Key Issues

Development and alterations

- 1.2.1 Introduction of satellite dishes and aerals to roofs and chimneys
- 1.2.2 Introduction of poorly designed PVC
- 1.2.3 Loss of traditional front doors and windows
- 1.2.4 Introduction of modern timber boundary fences which cause visual clutter and are not sympathetic to the area's historic surroundings.

Condition

- 1.2.5 The condition of buildings in the Conservation area appears to be very good, with a visibly high level of maintenance in place.
- 1.2.6 Road and pavement surfaces are in fair condition, though cobble frontages used for parking are subject to wear.
- 1.2.7 Some signage and lamp posts require maintenance.
- 1.2.8 On-street storage of wheeled bins detracts from views of the Grade II listed buildings on Wagon Road.

Traffic

- 1.2.9 On-street parking along Wagon Road detracts from views along the cobbled frontages of the Grade II listed buildings.
- 1.2.10 Some damage to soft verges from ad-hoc parking and vehicles passing on Wagon Road.

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 Dolphinholme Conservation Area was first designated in 1976.

- 2.2.2 Dolphinholme is located on the border of Wyre Borough and Lancaster City Council and consequently also lies within both Nether Wyresdale and Ellel Parishes. A separate Conservation Area Appraisal and Management Plan for Upper Dolphinholme, prepared by Lancaster City Council was adopted in 2016.
- 2.2.3 The purpose of this appraisal is to define the special interest of the Lower Dolphinholme part 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

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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

- 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 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.
- 3.4.3 The purpose of these additional controls is to ensure the significance of conservation areas is protected.
- 3.4.4 Additional information on works that require consent can be found on the Planning Portal.

4 Context

4.1 Conservation Area Boundary

- 4.1.1 Dolphinholme conservation area is focussed on Wagon Road and the historic core of the settlement to the south side of Dolphinholme Bridge. The north and west boundary of the conservation area follows the course of the River Wyre. To the south and east, the boundary encloses the wooded valley slope, and the site, and immediate setting, of the scheduled monument before turning to follow the course of Wagon Road to the crest of the hill where there are open views over undulating farmland.

4.2 Location and Landscape Setting

- 4.2.1 Lower Dolphinholme conservation area lies on the border of Wyre Borough and Lancaster City Council, forming part of Ellel Parish in Lancaster and Nether Wyresdale Parish in Wyre. It is located south of the River Wyre, approximately 10.4km south of Lancaster. Further to the east and south is the Forest of Bowland. The eastern part of the conservation area lies within the Forest of Bowland Area of Outstanding Natural Beauty, in the landscape character area of Over Wyresdale.

4.3 Relationship of the conservation area to its surroundings

- 4.3.1 The topography and valley setting of Lower Dolphinhholme contributes significantly to its distinctive character. The valley rises at the eastern boundary of the Conservation Area on Wagon Road, from which there are views into the village from above and across the valley towards Upper Dolphinhholme.
- 4.3.2 The land surrounding the conservation area is predominantly rural, grazing pasture. Upper Dolphinhholme to the north-east of the River Wyre and the residential area around Abbeystead road are visually distinct from Lower Dolphinhholme with almost no intervisibility between the areas owing to the topography and screening from mature tree groups on the valley sides.

4.4 Topography and Geology

- 4.4.1 The stone in Dolphinhholme is Ellel Crag Sandstone, quarried locally from the Ellel Crag Quarry¹. A fine to medium grained sandstone, worked for aggregate, building and monumental stone², with large scale cross bedding which is evident in the varied grey and golden tones of the building stones across the village.

5 Summary of Historic Interest

- The earliest recorded occupation of the area is associated with Castle Hill Motte, a scheduled monument³ to the north of Dolphinhholme which was a strategic site to control movement along the Wyre Valley during the Norman Conquest.
- During the medieval period the area was characterised by moorland, sparse agricultural activity and isolated farmsteads.
- Until the end of the 18th century Dolphinhholme comprised a farm, of the same name, together with a corn mill.

¹ Historic England/ British Geological Survey (2025) Available via: [Building Stones Database for England map explorer](#)

² Historic England (2025) Available via: [Lancashire. Building Stones of England.](#)

³ Historic England (1991) Available via: <https://historicengland.org.uk/listing/the-list/list-entry/1010794>

- After the abandoning of the corn mill in 1784 the world's first worsted mill was established. Following severe flooding in 1787, a new mill, further away from the river was constructed along with a new weir and tailrace from the river to power its waterwheel, which at the time was one of the largest in Great Britain.
- The mill production expanded to employ several hundred workers, with 67 housed in the settlement, by 1861. Workers' housing was built to the north of the river in upper Dolphinhholme with the mill manager's and owner's homes built to the south of the river, which established the hierarchical pattern of building.
- Two warehouses were built to serve the mill, of which one survives on the north side of the river (within the Upper Dolphinhholme Conservation Area). In 1921 this was converted to form a Memorial Hall to those who died in the First World War. A new purpose-built Memorial Hall replaced this after 1971, following which the warehouse was converted to residential use.
- One of the earliest gas plants was built in Dolphinhholme. It was operational by 1811 providing lighting to the Worsted Mill. Gas street lighting followed making Dolphinhholme one of the first villages to be lit by gas - one restored gas lamp survives, located on the corner of the Grade II listed Derham House.
- Dolphinhholme Church of England Primary School was established in Upper Dolphinhholme on Greaves Road in 1865. Its original building is constructed in stone in a Gothic revival style.
- Notable Lancaster-based architects, Paley and Austin, built the Grade II listed Gothic Revival style Parish Church of St. Mark in Upper Dolphinhholme in 1897-9 to replace an earlier church built in 1839.
- Following the decline of the mill and its closure in 1867⁴ and subsequent demolition, Lower Dolphinhholme remained relatively unaltered until the late 20th century when eighteen new residences, forming Rivers View Fold were developed in the conservation area.

⁴ British History Online Available via: Townships: Ellel | British History Online (Accessed 14/02/25)

6 Spatial Analysis

6.1 Summary

6.1.1 Lower Dolphinhholme conservation area's spatial quality is characterised by its well-preserved and unaltered historic core, its relationship with the River Wyre, and historic industrial infrastructure in its valley surroundings, it has:

- A compact, linear historic core, set in the bottom of a steep, wooded valley.
- A narrow, historic arterial route, Wagon Road is flanked by historic buildings on entering the village by the bridge, created either by houses straight onto the back of the pavement or low boundary walls and hedges.
- Small, enclosed front gardens or cobbled frontages to the properties on Wagon Road.
- Some long, narrow rear gardens which extend to the river's edge.
- A mix of open and enclosed green space including the formal allotments, and public footpaths through trees and crossing agricultural land, and alongside the river.

6.2 Landmarks and Focal Points

6.2.1 The Grade II listed 1791 Dolphinhholme Bridge and River Wyre to the northern boundary of the Conservation Area provide focal points. The bridge forms a gateway to the historic core of Lower Dolphinhholme from which views along the River Wyre can be appreciated.

6.2.2 The Grade II listed, three storey, Old Mill House and its separately Grade II listed stone wall, with distinctive gate piers and gate openings, are landmark buildings which are seen on arrival at the historic core of Lower Dolphinhholme from the south.

6.2.3 The prominent three-storey Grade II listed Woodcock Hall with formal fenestration in a neo-classical arrangement which together with Old Mill House are the highest status buildings in the conservation area.

6.2.4 The Grade II listed Derham House, with an attached original gas lamp and tall, formal boundary walls forms an important corner building, the side elevation of which overlooks the allotment gardens.

6.2.5 The attractive, and well used open space of the allotment gardens, which is viewed from above from Wagon Road.

- 6.2.6 The Scheduled Monument site and prominent remains of the chimney to the gas works, which are close to the public footpath (FP0219020) off Wagon Road.
- 6.2.7 The formal clipped beech hedge along Wagon Road which forms a boundary with the informal wooded slope of Wagon Road Wood.



Figure 1: Dolphinholme Bridge and views south into the village



Figure 2: Entrance to the allotments

6.3 Important Views

- 6.3.1 Long-range views in the conservation area are limited by the steep valley topography and tree cover. Some of the most significant views include:
- 6.3.2 From Dolphinholme Bridge, the importance of the bridge and setting of the conservation area with its historic relationship to the River Wyre can be understood. From here there are views to the north-east and south-west along the river.
- 6.3.3 Looking south-east along Wagon Road from Dolphinholme Bridge. Here the group of Grade II listed buildings which form the historic core of Lower Dolphinholme can be appreciated.
- 6.3.4 Views over the well-kept allotments, set below the road level, and the attractive backdrop of trees along the river.
- 6.3.5 From Rivers View Fold towards the gable of the Grade II listed Old Mill House. In this view, the Grade II listed stone wall, its gate piers and gated openings can be appreciated, with oblique views of the south-east facing elevation of the Old Mill House.
- 6.3.6 From Rivers View Fold towards the River Wyre, where the arch of Dolphinholme Bridge can be seen with the former Dolphinholme Warehouse and wooded valley behind can be seen.
- 6.3.7 From Wagon Road up looking south-east from the start of the public footpath views of the stone chimney to the gasworks can be glimpsed through trees from Wagon Road and off the public right of way (FP0219020).
- 6.3.8 From Wagon Road to the east of the conservation area, as the road descends into the valley, there are views into and across the valley, and over the remains of the mill race below, which can be appreciated in glimpses through the trees which line the road.
- 6.3.9 On Wagon Road looking north-west from the end of the Grade II listed wall attached to the Grade II listed Old Mill House. Here the prominent three-storey Old Mill House and Woodcock Hall are seen in context with the lower two storey buildings of the historic core of the conservation area seen behind.
- 6.3.10 Expansive landscape views from the edge of the conservation area boundary on Wagon Road which contrast with the enclosed views within the valley.

- 6.3.11 Views looking towards the historic core of Lower Dolphinholme from the public footpath on the north side of the River Wyre, within Upper Dolphinholme.
- 6.3.12 View of the former Dolphinholme Mill Warehouse and the early 19th century terraced, workers housing, just outside the conservation area boundary, which are illustrative of the pattern of hierarchical growth, with worker housing to the north side of Dolphinholme Bridge, including Grade II listed Nos. 1, 3 & 5 Wagon Road).
- 6.3.13 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 3: View over the allotment gardens toward the Grade II listed Derham House



Figure 4: View of Old Mill House and Woodcock Hall from Rivers View Fold



Figure 5: View across the grassed expanse off Rivers View Fold towards the river



Figure 6: Glimpsed views of the former gasworks chimney from the public footpath off Wagon Road



Figure 7: View northwest towards the historic core of the village

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, Chapter 16 of the NPPF requires local planning authorities to consider the setting of all heritage assets in the development management process. It 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 also 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. Chapter 16 of the NPPF 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 tranquil valley setting of the conservation area, within undulating farmland and the Forest of Bowland Area of Outstanding Natural Beauty (AONB) landscape character area, contributes to its significance as a historic rural industrial settlement. The reliance on the River Wyre, in the valley bottom, for waterpower is significant to the spatial pattern of the settlement and its relationship with the wider landscape.
- 6.5.2 To the north and west, as Wagon Road ascends beyond the former warehouse and worker dwellings, views are obscured by the steep valley sides and tree cover. This results in the visual disconnection of Upper Dolphinholme from Lower Dolphinholme.
- 6.5.3 Irrespective of the lack of intervisibility, there remains a strong historical connection between Upper and Lower Dolphinholme, illustrated through the relationship with the 19th century worker's cottages (Corless Cottages) on Greaves Road. These cottages, and their setting in Upper Dolphinholme, were part of the hierarchical pattern of building which provided housing for workers in the mill and therefore can be appreciated as contributing to the

setting of Lower Dolphinholme conservation area.

- 6.5.4 The wider landscape setting is characterised by grazed pasture, woodland, and hedgerow field boundaries which transitions into more rugged, upland terrain. This broader setting also contributes the significance of the conservation area, as an isolated historic industrial settlement.



Figure 8: Former workers cottage on Greaves Road beyond the bridge in Upper Dolphinholme



Figure 9: View over the valley from the eastern boundary of the conservation area

6.6 Open spaces, trees and landscape

- 6.6.1 Lower Dolphinholme conservation area is characterised by its rural valley setting alongside the River Wyre, and its wealth of surrounding trees and green spaces. Contributing trees and green spaces include:
- 6.6.2 The attractive and well-maintained allotment gardens.
- 6.6.3 The open spaces along the River Wyre which include planted private gardens, and the extensive flat private grassed area to Rivers View Fold which extends to the river.
- 6.6.4 Sporadic mature trees by the river, including Oak, Horse chestnut, Birch, Elm, Ash and Sycamore.
- 6.6.5 Trees to rear of Old Mill House, Woodcock Hall and Numbers 4-10 Wagon Road, contained in private gardens.
- 6.6.6 The wooded approaches along Wagon Road into the historic core of the conservation area.
- 6.6.7 The public footpath though the wooded slopes within the Scheduled Monument site towards the remains of the gas works chimney beyond which there is extensive open agricultural land.



Figure 10: Mature trees alongside the river



Figure 11: Wooded approach into the village from the southeast



Figure 12: Dolphinholme Allotments

6.7 Boundaries

6.7.1 Sandstone boundary walls, with typically flat or semi-circular copings, and clipped beech hedges make a significant contribution to the character and appearance of the Lower Dolphinhholme conservation area, enclosing views and forming a continuation of the established linear building line.

Important boundaries include (but are not limited to):

6.7.2 The tall Grade II listed wall attached to the Grade II listed Old Mill House forms a significant boundary, with its gate piers and two door openings with decorative stone surrounds, contributing to the Old Mill House as a high-status property.

6.7.3 A mix of low and taller walls with mainly semi-circular copings, and some sweeping profiles, seen to the boundary wall of the Grade II listed Derham House with the allotment gardens.

6.7.4 To Derham House the low stone, front garden wall has carved gate piers and black painted iron railings which give it a formal, high-status character, whilst stone walls which are backed with low hedges and planting have a less formal character.

6.7.5 Clipped beech hedges, within both the built centre of Lower Dolphinhholme and along its arterial routes provide defined boundaries and a sense of formality.



Figure 13: The door openings in the Grade II listed wall adjacent to Old Mill House.



Figure 14: View of the boundaries to the Grade II listed 13-15 Wagon Road



Figure 15: The formal sweeping wall profile to the boundary of the Grade II listed Derham House



Figure 16: The clipped hedge along Wagon Road to the southeast

6.8 Public Realm

Surfacing

- 6.8.1 The predominant surfacing is tarmac to Wagon Road and the pavement which extends from Dolphinholme Bridge. There are no formal pavements elsewhere in Lower Dolphinholme conservation area. There are cobbled private frontages to the historic core of the settlement on Wagon Road which are separated from the cobbled pavement area by concrete edging incorporating slot drains.
- 6.8.2 Overall, the surfaces in the conservation are in good condition though the extensive areas of tarmac detract somewhat from its character and appearance. There is some wear to the cobbled areas which are subject to running over with vehicles where they form the parking spaces along the road.

Street lighting

- 6.8.3 Lighting is provided by a small number of black traditional lamp style posts. There are three lamp post to Rivers View Fold and two along Wagon Road. There is an original gas lamp attached to the Grade II listed Derham

House which was restored to working order in 1984 which enhances the character and appearance of the conservation area and is evidential of the historical, early use of gas street lighting in Dolphinhholme.

- 6.8.4 The traditional style of street lighting preserves the character and appearance of the conservation area.



Figure 17: Historic gas lamp Derham House (left), a traditional style lamppost by the bridge (right)

Street furniture

- 6.8.5 There are no public benches or refuse bins within the Lower Dolphinhholme conservation area. The steel service cabinet to the entrance to Rivers View Fold has a minor negative impact on the character and appearance of the conservation area.
- 6.8.6 There are some planters to frontages which are maintained by property owners. These are in variety of styles and may contribute to visual clutter if not maintained.

Signage

- 6.8.7 There is a timber way marker where the public footpath joins Wagon Road, this set in from the verge and not easily seen.
- 6.8.8 A black heritage style sign, with a crest and gold lettering for Dolphinhholme Allotments is fixed to the stone wall.



Figure 18: Public footpath way marker on Wagon Road

7 Architectural Interest and Built Form

7.1 Summary

- 7.1.1 The built form of Lower Dolphinhholme conservation area is characterised by its compact historic core of early 19th century houses which are built directly onto the roadside, or with narrow garden or cobbled frontages. The houses, together with Dolphinhholme Bridge and the stone wall on the north side of the garden at Old Mill House, are all Grade II listed.
- 7.1.2 There is a variety of styles, plan-forms and massing: Derham House, with its square massing of two storeys, has elegant Georgian proportions and arrangement with central door framed with Doric columns, flanked by sashes either side, reflecting its mill manager status; 4-10 Wagon Road, in three storeys and two bays each, more functional in appearance and providing vertical contrast to Derham House, and the fine Woodcock Hall and Old Mill House, formerly one residence, in three storeys and three bays, reflective of its mill owner status, set back behind a tall stone wall.
- 7.1.3 Overall, there is mix of individual and repeated elevations, and are all unified by use of coursed sandstone rubble.



Figure 19: The historic group of buildings at opposite sides of Wagon Road

7.2 Building Types

- 7.2.1 Lower Dolphinhholme comprises only residential properties. The community in Lower Dolphinhholme is served by facilities in Upper Dolphinhholme which include St Mark's Church, Dolphinhholme Methodist Church; Dolphinhholme Church of England Primary School; Dolphinhholme Village Hall; a recreation ground, and the Fleece Inn public house, which has a small shop.

7.3 Scheduled Monuments

- 7.3.1 There is one scheduled monument in the conservation area which was designated in 2020. It comprises the exceptionally rare industrial remains of the historic gas plant (including the gasholder, tank and pipes) which date from circa 1811, together with the mill race, and remains of the former wheelhouse associated with Dolphinhholme Worsted Mill. The remains of the chimney to the gas plant can be seen through trees from Wagon Road and from the public footpath, though in the past, before the woodland matured, was a more prominent landmark, which was visible from Dolphinhholme Bridge.



Figure 20: The remains of the chimney to the gas plant, which forms part of the Scheduled Monument.

7.4 Listed Buildings

- 7.4.1 The historic core of Lower Dolphinhholme is comprised of seven Grade II listed buildings and structures. Immediately to the north side of Dolphinhholme Bridge, though within the Upper Dolphinhholme conservation area, are also the associated Grade II listed former workers' dwellings of 1, 3 and 5 Wagon Road which are illustrative of the hierarchical arrangement of housing in Lower Dolphinhholme relating to the mill workers, manager and owner.
- 7.4.2 The Grade II listed Old Mill House and Woodcock Hall (separately listed) originally formed the single dwelling of the mill owner. Dating from circa 1800, Old Mill House is a three storey, three bay, higher status dwelling with an elegant Classical appearance. The central entrance, bow window and fanlight; scale and orientation facing onto its private gardens rather than the street, indicates the high status of the mill owner that it was built for.
- 7.4.3 The Grade II listed Woodcock Hall has a three bay formal elevation with six over six pane sash windows retained to the ground and first floor with three over six pane sash windows to the second floor, all with plain stone surrounds. It has high illustrative value, with its imposing scale reflecting the status of the mill owner.

- 7.4.4 Attached to the adjoining Woodcock Hall is the contemporary Grade II listed wall with two gateways, gate piers and a mounting block. It forms a significant boundary in Lower Dolphinhholme and the ogee shaped head to the entrance adds interest to the conservation area. This substantial wall and its formal gate piers and gateways are again illustrative of the status of the mill owner and in the hierarchical development, and the greater degree of privacy afforded to this property.
- 7.4.5 Grade II listed 4, 6, 8 and 10 Wagon Road, circa 1800, are a terrace of four, three-storey, single-bay dwellings with paired entrance doors. There is a mix of replaced timber windows, and one horizontal sliding sash remaining to the first floor of 6 Wagon Road. This group of properties are evidential of the phased development of the terrace to Wagon Road, with matching details and materials, their scale reflecting their lower status.
- 7.4.6 At the end of this terrace is the Grade II listed Derham House with gas lamp attached which was constructed for the mill manager circa 1800. It is two storeys with a formal three bay arrangement of six over six sash windows with stone surrounds and a central entrance door flanked by attached Doric Columns and a plain entablature above. The high-quality detailing, and prominent corner position of Derham House is illustrative of the status of the mill manager's role. Attached to the corner is an original, now restored, gas lamp which was part of the gas street lighting which followed the introduction of gas lighting to the mill in 1811. This holds high illustrative, historical and evidential value of the early adoption of gas production and lighting in Lower Dolphinhholme as part of its industrial development. As the only surviving lamp on a prominent corner, it also possesses communal value as a landmark feature in the village.
- 7.4.7 The Grade II listed Dolphinhholme Bridge over the River Wyre was constructed in 1791 as a single segmental arch with alternatively projecting voussoirs. There is an inscription reading 'S.Law 1791' to one voussoir at the north end of the bridge. The characterful bridge forms an important entrance to Lower Dolphinhholme conservation area.
- 7.4.8 To the north side of Wagon Road 13 and 15 Wagon Road are two-storey dwellings, constructed in coursed stone which date from the early 19th century. These larger properties of a later date are illustrative of the development of Lower Dolphinhholme into the early 19th century and the continued pattern of hierarchical development, with these being higher status properties than seen at the same period in Upper Dolphinhholme.

7.5 Building Materials and Details

Masonry

- 7.5.1 Sandstone is the primary building material in the conservation area, in a mix of golden and pinkish tones. The buildings in the historic core of the settlement are all constructed in coursed random squared rubble with plain stone surrounds. Most stone surrounds to doors and windows are in plain dressed stone, though to 4, 6, 8 and 10 Wagon Road there are both punched stone surrounds and quoin stones.
- 7.5.2 There is one example of ashlar, to the bow, bay window to Old Mill House in a pink hued sandstone. Door surrounds are mainly of plain dressed stone, except to Derham House which is flanked by attached Doric columns supporting a plain entablature.
- 7.5.3 To the garden wall to the north of Old Mill House there are moulded stone surrounds to the gateways, and gate piers to the driveway which comprise V-jointed dressed stone on plinth stones and pyramidal copings. Elsewhere boundary walls, constructed in stone more commonly have semi-circular/hog back copings.



Figure 21: Classical style doorway to Derham House

Render

- 7.5.4 Render is uncommon in the conservation area, with only the right-hand gable of Old Mill House and some rear elevations to the properties on Wagon Road. However, the presence of rubble stone and quoins projecting from the face of the wall, and historic photographs suggests all the houses in this part of the conservation area that are not ashlar, were rendered originally.

Roof materials and details

- 7.5.5 Welsh slate, hipped and gabled, pitched roofs with stone ridge and hip pieces are seen to all buildings in the historic core of the conservation area. To Woodcock Hall there is a lead-roll hip detail. The majority of roofs have slates laid in diminishing courses. Of note, 4,6,8 and 10 Wagon Road and Derham House, with diminishing slate coursing, positively contribute to the character of the conservation area as they are seen together, from a slightly elevated position, in views from Dolphinholme Bridge. The arrangement of gables and hipped roofs seen to Old Mill House and Woodcock Hall, also laid in diminishing courses, adds to the character and interest of the roofscapes seen on the approach from Wagon Road.
- 7.5.6 There are some examples of shared slated roofs which have been partly renewed in plain coursing. This erodes the character and uniformity of the terrace or group and the conservation area overall.
- 7.5.7 To some rear elevations which can be seen from public vantage points, modern rooflights with raised profiles have been introduced. These are more prominent than traditional metal frame rooflights and have slightly eroded the character and appearance of the conservation area.

Chimneys

- 7.5.8 There are a mix of chimney positions in the conservation area with some located to the gables and others to the centre of the building plan. All are constructed in stone. There are examples of two, three and four flue chimneys, with the most prominent to Old Mill House and Woodcock Hall, as expected for their status.
- 7.5.9 There are a mix of chimney pots with some low square types and cylindrical bishop style pots.

Joinery

- 7.5.10 Historic timber multipane sash windows in the historic core of the conservation area make a significant contribution to its interest. One rare example of a multi-pane Yorkshire sliding sash is also preserved.
- 7.5.11 There is a fine, bowed sash window to Old Mill House and a tripartite sash window to the right-hand elevation of Derham House, overlooking the allotment gardens.



Figure 22: Tripartite sash window to the side of Derham house

8 Proposed boundary amendments

- 8.1 No boundary amendments to the Lower Dolphinhholme conservation area are proposed.

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

The main issues that pose a potential threat to the character and appearance of the conservation area are as follows:

Development and alterations

- 9.2.1 Loss of traditional slate roofs laid in diminishing courses.
- 9.2.2 Use of cement-based mortars and non-traditional pointing styles.
- 9.2.3 Introduction of modern rooflights with raised profiles.
- 9.2.4 Introduction of roof mounted aerials and satellite dishes.

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.

Traffic

- 9.2.6 Where original cobbles are preserved, these make a significant contribution to the townscape and character of the conservation area.
- 9.2.7 Modern cobble surfaces are subject to overrunning with vehicles.
- 9.2.8 The narrow road through the conservation area, and the lack of continuous pavements, together with on street parking creates challenges for pedestrians walking through the conservation area.

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

Dolphinholme

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 Historic Paving
- Important Boundaries
- Important Hedgerows

Views

- Positive View
- Negative View

Scale @ A2: 1:1,400

