



Scorton Conservation Area Appraisal and Management Plan

Draft for Consultation
March 2025

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1 Conservation Area Appraisal

1.1 Summary of Special Interest

- A nucleated settlement dating to at least the sixteenth century.
- Linear historic development along the arterial streets leading to the open space of The Square, forming a pleasing spatial contrast.
- A high number of steeply pitched C17 and possibly earlier, Grade II listed formerly thatched cottages aligned parallel to the streets, complemented by well-preserved cobbled pavements, their pitches contrasting with later historic buildings, creating varied rooflines.
- Views from The Square towards the winding, narrow streets, emphasised by built development.
- A verdant character provided by the abundance of green space and wealth of notable trees, their dense canopies creating a sense of enclosure and an attractive backdrop to the built development.
- Circa 18th century functional, simple and distinctive buildings: large-scale former barns and outbuildings aligned with the road, illustrating the importance of agriculture and providing a contrast in scale to the smaller houses and cottages along the streets.
- Uniformity created by the rows of three storey mill workers' cottages with simple lintels and unaltered openings to the front and rear, emphasising their verticality, and the village's Circa 18th century industrial expansion.
- Three distinctive Grade II listed places of worship: the Anglican Church of St Peter, the Methodist Church and the Roman Catholic Church of St Mary and St James.
- The landmark Paley and Austin Church of St Peter, set on the brow of the hill on the east side of Gubberford Lane, forming an important approach from the south.
- The open area surrounding the Church of St Peter, with several notable trees, provides an extremely attractive green space and complements views of the Church.

- 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.



Figure 1: Linear development along arterial routes leading into the open space of The Square



Figure 2: Varied rooflines



Figure 3: Uniform 18th century workers' cottages



Figure 4: Enclosure created by walls, buildings and tree canopies

1.2 Key Issues

Development and alterations

- 1.2.1 Use of modern render creating a stark appearance to historic buildings through the introduction of straight edges and bright white, smooth surface finishes, replacing the traditional undulating slobbered/rendered surfaces.
- 1.2.2 Removal of historic render and exposure of stone rubble not intended to be visible, creating a patchwork effect to walling.
- 1.2.3 Removal of historic timber windows and doors with poorly designed PVC replacements.
- 1.2.4 Loss of boundary walls to create parking spaces causing erosion of the established building line.
- 1.2.5 Modern boundary materials that are discordant with historic fabric and the host building.
- 1.2.6 Excessive signage and furniture, creating a cluttered appearance in places, compounded by loss of traditional boundary walls.

Condition

- 1.2.7 Overall, the condition of most buildings in the conservation area appeared to be very good, with a visibly high level of maintenance in place.
- 1.2.8 Modern pavements are in poor condition generally, which gives a run-down appearance in places. Where cobbles are preserved these make a significant contribution to the townscape and character of the conservation area.

Traffic

- 1.2.9 Heavy traffic often at high speeds impedes the ability to appreciate the conservation area.
- 1.2.10 Parked cars along the edges of pavements block views to historic buildings and historic paving.
- 1.2.11 Traffic noise from the M6 impacts on the serene qualities of the churchyard of St Peter's at the eastern edge.

2 Introduction

2.2 Purpose

- 2.2.1 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.
- 2.2.2 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).

2.2.3 Background

- 2.2.4 Scorton conservation area was first designated on 28 April 1972
- 2.2.5 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 Section 16 of the National Planning Policy Framework (NPPF - December 2023), 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 covers the nucleated settlement of the village which is very well preserved. The central Square provides the focal point to the radial routes into and out of the village, the southern boundary terminates at Tithebarn Lane, along the rear gardens to properties along the western side of Gubberford Lane, along the boundary to Priory Gardens at the northwest, and along Factory Brow to the north, taking in the site of the first mill pond to the now demolished Scorton cotton mill. The eastern boundary is formed by the M6.

4.2 Location and Landscape Setting

- 4.2.1 Scorton is located approximately 18 miles to the northeast of Blackpool and approximately 20 miles north of Preston, to the immediate west of the M6. It lies approximately one mile to the east of the fells of the Forest of Bowland and the picturesque Nicky Nook Fell. It is a rural settlement and surrounded to the north, south and west by fields, but the eastern edge is truncated by the M6 motorway which separates the C19 Wyresdale Hall from the rest of the village. The land to the east of Gubberford Lane, The Square and Factory Brow is included in the Forest of Bowland Area of Outstanding Natural Beauty (AONB), in the Wyresdale character area.

4.3 Relationship of the Conservation Area to its Surroundings

- 4.3.1 The land to the immediate southeast of the conservation area is pre-1600 ancient enclosure, to the east modern ornamental land, due to the presence of Wyresdale Hall and its grounds, and to the west post medieval enclosure. The land surrounding the conservation area is predominantly rural, in agricultural use as grazing pasture, with limited surrounding development. There is a legible relationship between the conservation area and its surroundings, though this is hindered somewhat by modern housing to the north and the railway embankments to the west.

4.4 Topography and Geology

- 4.4.1 The stone in Scorton is Dure Clough Sandstone¹, a millstone grit, which was worked for building. The sandstone boundary walls, and stone buildings form a key part of the conservation area's character.

¹ Historic England (2024) available via <https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=3cfbcf7a243044868db25dad9555a50c>

5 Summary of Historic Interest

- First mentioned in the 16th century², Scorton began as a farming hamlet, which remained its main source of income for centuries.
- In 1790 a large-scale cotton factory was built at the north of the village, powered by an underground waterwheel, and workers' houses were built.
- Scorton is notable for the number of places of worship for the scale of the settlement: the Wesleyan Chapel was built in 1842, the Roman Catholic Church in 1861 and St Peter's Anglican Church in 1879, by Paley and Austin.
- Wyresdale Hall, to the east of the village was designed by EG Paley for Peter Ormerod, Bolton Banker. The Gothic lodge/gatehouse along the former southwest approach is included within the boundary.
- John Marius Wilson described Scorton in 1870-72 as having a railway station, a post-office under Garstang, a Wesleyan chapel, a Roman Catholic chapel, a British school, and a large cotton factory,³ illustrating its post-industrial expansion.
- The cotton mill was reused as a joiner's shop, a clog factory and a dairy, before closing in the early C20.
- The arrival of the railway in 1841 increased footfall but the station eventually closed in 1939.
- In 1962 the M6 motorway was constructed to the immediate east of St Peter's Church, dividing Wyresdale Hall from the village and its gatehouse.

² Wyre Borough Council (2007)

³ GB Historical GIS / University of Portsmouth, History of Scorton, in Wyre and Lancashire, Map and description, A Vision of Britain through Time

6 Spatial Analysis

6.1 Summary

- 6.1.1 The open space of The Square, with historic arterial routes leading off to the north, south, southeast and northwest. These routes are framed by development of varying scales sited close to the pavement, emphasising their contrasting heights.
- 6.1.2 The winding, narrow Snowhill Lane to the east where built development, curving stone walls and tall trees heighten the sense of enclosure.
- 6.1.3 Scorton Hall Park, with preserved former lodge to Wyresdale Hall, and specimen trees, enables appreciation of the former western approach into the parkland of Wyresdale Hall.
- 6.1.4 19th century and earlier higher status cottages set back in verdant gardens bounded by stone walls and hedges.
- 6.1.5 Stone walls with triangular copings enclosing gardens and providing a visual continuation of the building line.
- 6.1.6 Substantial areas of open green space, enclosed by walls, hedges and notable trees, in particular the fields surrounding the Church of St Peter.

6.2 Landmarks and Focal Points

- 6.2.1 The Square where the roads converge provides the central focal point for the conservation area, allowing for appreciation of the spatial contrast between the open square and the surrounding linear development.
- 6.2.2 The Church of St Peter, with its tall spire and contrasting massing of the tower, set near the brow of a hill, complemented and framed by the extensive surrounding green space with a backdrop and foreground of notable trees, provides a strong focal point and entrance into the conservation area from the south.
- 6.2.3 The tall oak tree on the east side of Gubberford Lane approaching The Square. This is known as Stone Tree, and may be the site where Wesley preached. It frames views into the village centre.

- 6.2.4 The former gatehouse to Wyresdale Hall which marks the southwestern approach from the village, emphasised by the remaining fir tree, which formed part of an avenue, provides a reminder of the presence of the hall prior to its division from the rest of Scorton by the construction of the M6.
- 6.2.5 The Barn in The Square is a focal point and landmark due to its position and scale, forming a contrast with smaller houses and emphasising the built development line.



Figure 5: The Square



Figure 6: The Barn is a significant focal point in The Square

6.3 Important Views

Some of the most significant views include:

- 6.3.1 From The Square facing east towards Snowhill Lane, which rises steeply out of the village. Framed by trees, stone walls and historic built development, it provides an attractive backdrop to The Square.
- 6.3.2 From the south, Springfield Cottage, on a northwest to southeast axis, forms a pinch point entering The Square and frames views of historic buildings facing north.
- 6.3.3 At the junction of Factory Brow and Station Lane from The Square, views are punctuated by the gable end of Pear Tree Cottage which draws the eye towards the winding, elevated Factory Brow and the staggered rooflines of Station Lane, and the chimneys and windows to 7-14 Station Lane which provides a strong vertical emphasis.
- 6.3.4 Travelling northwest along Station Lane a pinch point is created by the row of three storey workers' cottages and Deepdale Lodge opposite, framing views of the Grade II listed C17 Grey Eaves with contrasting low gables.
- 6.3.5 From Station Lane facing southeast, the contrasting pitches and staggered rooflines with an attractive verdant backdrop provided by the tree-lined Scorton Hall Park.
- 6.3.6 Expansive views to the open space and trees surrounding the Church of St Peter from Gubberford Lane give a sense of arrival at a historic settlement.
- 6.3.7 Views north and south along the path to the church of St Peter from Snowhill Lane, and from the churchyard facing west, make a major contribution to the special interest of the conservation area, providing a lush and leafy setting to the church.
- 6.3.8 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: The view from Springfield House from Gubberford Lane



Figure 8: Station Lane with a backdrop of trees in the grounds of Wyresdale Hall



Figure 9: Views from the churchyard of the Church of St Peter

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, paragraph 206 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 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, paragraph 206 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.

- 6.4.3 Paragraph 200 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. Paragraph 212 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.
- 6.4.4 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 land to the east of Gubberford Lane, The Square and Factory Brow is included in the Forest of Bowland AONB, in the Wyresdale character area. The land to the east of Gubberford Lane, The Square and Factory Brow is included in the Forest of Bowland AONB, in the Wyresdale character area.
- 6.5.2 The landscape surrounding Scorton conservation area is undulating lowland farmland to the north, south and west. It is used as grazing pasture, and field edges are bound by hedges of hawthorn interspersed with trees. Whilst the landscape to the east of the M6, which runs parallel with Scorton to the east, is also undulating farmland, and part of the Forest of Bowland AONB, it does not make an obvious contribution to the conservation area as it is bisected by the M6, and screened by trees.
- 6.5.3 The farmland to the southeast of the conservation area, to the immediate east of Gubberford Lane, reflects the verdant pastoral qualities of the green space surrounding the Church of St Peter, and makes a contribution to the conservation area's significance. This contribution terminates at the embankment which accommodates the railway line, forming a visual barrier to the landscape beyond.
- 6.5.4 To the west, the railway line embankment continues to limit views and the addition of infrastructure visible from within the conservation area limits the contribution made by the small field between the embankment and the conservation area boundary, although positive views are glimpsed from Gubberford Lane towards the field. To the northwest past Factory Brow, the verdant farmland and tree lined hedges make a positive contribution to the significance of the conservation area, reflecting the importance of agriculture and providing the visual context for its initial development.

6.6 Open spaces, trees and landscape

- 6.6.1 Scorton conservation area is characterised by its wealth of verdant green spaces and trees, providing a remarkable sense of enclosure, and framing views and historic built development. Key spaces and trees include:
- 6.6.2 The fields to the south and west of the Church of St Peter on the approach from Gubberford Lane. This area is interspersed with notable trees, including a good example of an Oak which due to the tree's form and appearance, and its prominent position, makes a major contribution to the conservation area. This is considered the most significant open green space in Scorton.
- 6.6.3 The oak on the east side of Gubberford Lane has an imposing presence in the village centre. This is known locally as Stone Tree and is thought to be the site at which John Wesley preached.
- 6.6.4 Oak and Sequoia along the western edge of the path leading to St Peter's Church provide a strong sense of enclosure.
- 6.6.5 A Copper Beech in The Square provides enclosure to the street with its overhanging canopy, creating a dramatic focal point.
- 6.6.6 The Fir tree on the south side of Scorton Hall Park, a remnant of an avenue of specimen trees that formed the southwestern entrance to Wyresdale Hall, is prominent in views from The Square and alludes to the presence of a parkland estate.
- 6.6.7 The green space on the south side of Snowhill Lane provides a further sense of enclosure with several trees with dense overhanging canopies.



Figure 10: Oak in the grounds of the Church of St Peter



Figure 11: Oak on Gubberford Lane, known as Stone Tree (right).



Figure 12: Trees along Snowhill Lane contribute to the sense of enclosure

6.7 Boundaries

- 6.7.1 Sandstone boundary walls make a significant contribution to the character and appearance of the Scorton conservation area. These are typically tall and coursed, with semi-circular or triangular copings.
- 6.7.2 Hedges bounding later, set back dwellings (circa C19) provide a sense of enclosure and contribute to linear views. 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):
- 6.7.3 The sandstone wall to the south of The Square that encloses 30 The Square and continues along Snowhill Lane.
- 6.7.4 The Grade II listed walling and gate piers to the Presbytery on Snowhill Lane.
- 6.7.5 The sandstone wall that encloses the War Memorial on Snowhill Lane.

- 6.7.6 Sandstone walling enclosing the former entrance to Wyresdale Hall either side of Scorton Hall Park, enhanced by tall trees.
- 6.7.7 The sandstone walling to properties along Gubberford Lane which provide a sense of enclosure enhanced by the presence of tall trees and verdant gardens.
- 6.7.8 Gateposts enclosing the park adjacent to the Methodist Chapel.



Figure 13: Sandstone walling enclosing Snowhill Lane



Figure 14: Stone gateposts and boundary walls to the Presbytery



Figure 15: Stone walls provide a continuation of the building lines



Figure 16: Walling enclosing the former entrance to Wyresdale Hall

6.8 Public Realm

Surfacing

- 6.8.1 One of the most important aspects of the conservation area is the consistent presence of historic and well-preserved cobbled paving, particularly around buildings surrounding The Square. The cobbles are usually bounded by substantial sandstone slabs forming kerbs. This provides visual framing to a number of historic buildings and adds aesthetic interest to the conservation area as a whole. Significant sections of the village remain cobbled, but some later replacement is generally with granite setts rather than cobbles.
- 6.8.2 On the west side of The Square, a section of river cobbles is preserved in rows laid horizontally which continues almost the whole length of the road until Station Lane. Sections are preserved under C20 concrete slab, and it is likely further cobbles remain under modern paving.



Figure 17: Detail of a preserved cobble pavement, kerb edging and adjacent planting



Figure 18: Preserved historic cobbles contribute to the character of the hard landscape

Street Lighting

- 6.8.3 There is one ornate C19 gas lamp at the junction of The Square and Station Lane and some sympathetic steel reproduction lamps along the path that leads to the Church of St Peter. Well-spaced and simply designed metal lamps at the edges of The Square assimilate well into the historic surroundings. Less sympathetic, generic steel column lighting left unpainted has a detrimental effect, but this is mitigated where columns are painted black.

Street Furniture

- 6.8.4 There are two hand carved wooden memorial benches in the conservation area, which assimilate well with their wooded setting and hold strong communal value.

Signage

- 6.8.5 There are two hand carved wooden memorial benches in the conservation area, which assimilate well with their wooded setting and hold strong communal value.
- 6.8.6 A cast iron way marker in the east side of The Square complements the historic character of Scorton. The signage, which appears to be replaced, assimilates well.
- 6.8.7 Other signage is less sympathetic in terms of scale and design, and sandwich boards create clutter along the pavements.

7 Architectural Interest and Built Form

7.1 Summary

- 7.1.1 Scorton conservation area is characterised by its low-lying, rectilinear and steeply pitched C17 houses, often with dormers in the roof space; large-scale former barns, often built directly onto the roadside; late C18 workers' cottages and later Victorian places of worship, all listed at Grade II. The rich variety in plan form, massing, scale, materials and styles has resulted in a unique set of contrasts, unified by their continuous development along the roadside, or by boundary walls fronting the roads.

7.2 Building Types

- 7.2.1 The three places of worship reflect the changing religious beliefs of C19 Scorton and the national increase in Non-Conformist worship. The Roman Catholic Church of St Mary and St James and its presbytery are described as "elegant examples of building for the Roman Catholic church in a period of resurgency."⁴
- 7.2.2 There is a further chapel on the west side of The Square, now converted to a house, identified on early C19 maps as Institute. This appears to retain its terracotta ridge finial and timber Victorian porch.
- 7.2.3 Workers' housing, later, larger dwellings and C17 thatched cottages make up the housing stock, whilst remaining former agricultural buildings such as the barn in The Square add contrast. Further interest is added by outbuildings to larger houses, such as the well-preserved stone gabled complex of outbuildings to Springfield House, with well-preserved joinery, and the outbuildings to number 30 The Square, with their simple detailing and modest scale.
- 7.2.4 There is a further chapel on the west side of The Square, now converted to a house, identified on early C19 maps as Institute. This appears to retain its terracotta ridge finial and timber Victorian porch.

⁴ Historic England (2009) Available via <https://historicengland.org.uk/listing/the-list/list-entry/1393129?section=official-list-entry>



Figure 22: Outbuildings to Springfield House



Figure 23: Outbuilding to 30 The Square

7.3 Scheduled Monuments

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

7.4 Listed Buildings

- 7.4.1 There are nine Grade II listed buildings within the conservation area, including the three places of worship and three cruck-framed C17 houses. The Church of St Peter was designed by Paley and Austin and built in circa 1878-9. Its key features include the massive tower with broached spire, visible above trees in several places throughout the conservation area. It has subtle Gothic and Norman influences and is relatively understated save its considerable scale. It contributes to a sense of place and is a defining feature of the conservation area, on a significant approach. It is complemented by the open space surrounding the church, and Lychgate (Grade II Listed in its own right) which add to the village character.
- 7.4.2 Primrose Cottage on Station Lane is notable for its preserved mullioned fire window and remains of a fire hood internally and contributes to the character of the conservation area through its rectilinear, low-lying form and dormers in the roof space. The Grade II listed Primrose Cottage, The Cottage and Grey Eaves, and The Haven, have distinctive group value, being contemporary and thus stylistically similar.
- 7.4.3 Springfield House makes a good contribution to the significance of the conservation area with its well-preserved original early 19th century panelled doors, sash windows and fanlight, being set back in verdant grounds, it has an elegant character and is complemented by its the well-preserved outbuildings to the north, that reflect its relative high status.



Figure 24: The Grade II listed Church of St Peter



Figure 25: The Grade II listed C17 Primrose Cottage with fire window (left)

7.5 Positive Buildings

- 7.5.1 The Old Vicarage was built in 1878 by Austin and Paley and is a well-preserved, Neo Tudor vicarage with well executed ogee moulding to the entrance, stone ground floor in snecked masonry and applied timbering above, with slate roof and clay hanging tiles. It makes a positive contribution to the conservation area despite its inconspicuous location, in glimpses from the path to St Peter's Church.
- 7.5.2 Scorton Hall dates to the C17 and retains small stone mullioned windows and catslide roof, it is notable as an early building constructed of stone, reflecting its high status.



Figure 26: Circa 17th century Scorton Hall



Figure 27: The former Lodge to Wyresdale Hall

- 7.5.3 The Barn in The Square makes a particularly high contribution to the special interest of the conservation area with substantial massing and a deep square plan. It retains original, simple openings framed with fine tooled lintels and jambs. It forms a group with the other rectilinear farm buildings that create a U-shaped farmyard and reflects the importance of agriculture prior to Scorton's industrial expansion. Its contribution is heightened by its position at the back of the pavement, forming a contrast in scale and character with the surrounding houses.
- 7.5.4 Offering further contrast in style and scale is the former gatehouse/lodge to Wyresdale Hall, with striking, high quality carved Gothic features inviting exploration along Scorton Hall Park and terminating views facing east. It is enhanced by the presence of specimen trees along Scorton Hall Park, reflective of its purpose as the entrance from the village to the parkland.
- 7.5.5 Opposite the lodge, the mid C20, single storey Stepping Stones is unique in its style, employing render, red brick and waney lap timber. Its prominent, raised position in the street scene allows for clear views, but its set-back position in a large, grassed plot, low pitch and wide plan form ensures the asset's historic surroundings are respected. It adds an interesting contrast to the surrounding earlier development.

7.6 Building Materials and Details

Masonry

- 7.6.1 Stone is the primary building material for C18 and later buildings. Dure Clough sandstone, a millstone grit, is the primary building stone. C18 and early C19 houses tend to be built with a masonry rubble core and rendered or slobbered, giving a soft, undulating appearance to the exterior walls.
- 7.6.2 Late C18 buildings tend to be faced in coursed stone. The rich sandy brown to orange tones of the masonry provide depth and warmth to building facades and walls. Coursed walling tends to be roughly squared, but coursed rubble is also found at The Barn which may have originally been slobbered.
- 7.6.3 The presence of rubble with finer detailing in contrasting stone on The Barn, Village Store and workers' housing on Station Lane illustrates render and coursed masonry were features historically, which is evidenced in historic photographs. On more utilitarian buildings, from the C18 onwards, window and door architraves tend to be simple single pieces for jambs, lintels and cills, with minimal to no tooling or decoration. This adds to character, especially the workers' houses, with deep plain lintels adding a

sense of solidity.

- 7.6.4 In contrast, all three C19 places of worship employ decorative stone to great effect: distinctive rustication and gateposts at the Wesleyan Chapel, fine tooled ashlar at the Church of St Mary and St James, and Romanesque decoration at the Church of St Peter.

Render

- 7.6.5 The C17 house The Haven, has rubble infill to the cruck frame, but the listing suggests this was previously clay and wattle. This is likely to have been the primary walling material prior to the use of stone in the C18.
- 7.6.6 Slobbered walling, a hand applied rendering applied to rough rubble walling, is a key feature of the conservation area, but where this is replaced with modern render, the soft surface finish of the slobbered walling is lost, giving a uniform appearance and sharp arisses, and this erodes the character of the conservation area.

Roof Materials and Details

- 7.6.7 Roofs being primarily gabled are covered in Welsh slates which abut the gable end with no detailing at the verge, contributing to their simple but distinctive character.
- 7.6.8 The formerly thatched cottages tend to have deep barge boards suggesting the potential presence of remaining thatch under later Welsh slate and corrugated metal coverings. The unlisted 27 and 28 The Square and Springfield Cottage (The Square) were formerly thatched, evidenced by their steep pitches and tall chimneys.

Chimneys

- 7.6.9 Chimneys tend to be deep and narrow, and constructed primarily of stone. They have squared or cylindrical pots, or squared bishop pots. The chimneys to the workers' cottages along Station Road are stone, those to The Square are rebuilt in red brick. Where these are removed it has eroded the uniformity of the group.



Figure 28: Formerly thatched cottages (left) with steep pitches; where chimney have been removed erodes character.



Figure 29: A formerly thatched cottage with steep roof pitches.

Brick

- 7.6.10 There is very little historic brick within the conservation area, except for occasionally on chimneys, which are likely to have been rebuilt from stone.

Timber

- 7.6.11 The remaining C17 buildings in the conservation area are timber framed, and it is possible that other early buildings such as Springfield Cottage (The Square), despite its alterations, retains timber framing, having been previously thatched. The Grade II listed Cottage and Grey Eaves, Primrose Cottage (both Station Lane) and The Haven (29 The Square) all have cruck trusses (the cruck blades to Primrose Cottage are thought to be reused).

Joinery

- 7.6.12 There is limited use of decorative joinery in the conservation area, the primary building material being stone, though where this is preserved it is high quality and of interest. The Grade II listed Primrose Cottage which has a timber door frame with ogee moulded lintel indicating its early date. It is unusually well - preserved and unique to the conservation area.
- 7.6.13 The porch to the former chapel in The Square appears to date to the late C19 and has decorative panels with diagonally laid timber boarding framed by typical late C19 stop chamfered mouldings, with openings divided by moulded balusters and framed with trefoils with pierced spandrels.
- 7.6.14 The Old Vicarage by Paley and Austin employs applied half timbering, but generally joinery has a more functional use, the conservation area's functional simplicity being part of its special character, until the arrival of more typical, late C19 design motifs.

Windows and Doors

- 7.6.15 The Grade II listed Springfield retains multipane sashes and fixed multipane windows with opening individual panes. The wide six panelled front door and six panel side door also appear historic. Their retention makes a major contribution to the house's significance and indicates an early C19 date.
- 7.6.16 Historic multipane fenestration frames the six panelled, double leaf door to the Wesleyan Chapel, which provides a distinctive entrance. Thimble Cottage on Snowhill Lane retains 8 over 8 sashes which add to its early C19 character.

- 7.6.17 The Village Store retains some historic six over six sashes, and Primrose Cottage retains a three light mullioned fire window dating to the C17 or earlier (now glazed).
- 7.6.18 The Grade II listed Presbytery retains an original door with distinctive stop chamfers to the six panels, and dentilation above in the frame.

8 Proposed Boundary Amendments

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

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

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

Condition

- 9.2.2 Overall, the condition of most buildings in the conservation area appears to be very good, with a visibly high level of maintenance in place.
- 9.2.3 Modern pavements are in poor condition generally, which gives a run-down appearance in places. Where cobbles are preserved these make a significant contribution to the townscape and character of the conservation area.

Traffic

- 9.2.4 Heavy traffic often at high speeds impedes the ability to appreciate the conservation area.
- 9.2.5 Parked cars along the edges of pavements block views to historic buildings and historic paving.
- 9.2.6 Traffic noise from the M6 impacts on the serene qualities of the churchyard of St Peter's at the eastern edge.

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.

- 9.3.2 Update the existing shopfront and adverts design guide to include suggested materials, styles, and examples of good practice.
- 9.3.3 Consider carrying out a public realm and street furniture audit to identify specific areas for improvement, and any areas where unnecessary and redundant signage and bollards can be removed.
- 9.3.4 It would be beneficial if cobbled paving could be reinstated to replace modern pavement in poor condition, with consideration of a maintenance agreement with relevant stakeholders for its future upkeep. This would greatly enhance the appearance of the conservation area. Should this be feasible, where a patchwork of repairs is evident, a stock of more appropriate cobbles to be used as and when repair takes place through agreement with statutory undertakers, could be investigated, subject to funding.
- 9.3.5 Continue to liaise with stakeholders regarding traffic issues.

Conservation Area Assessment
Scorton

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: 1:1,850

