

Scorton



Conservation Area Appraisal

And Management Plan



Scorton
Conservation Area Appraisal
And
Management Plan

WYRE BOROUGH COUNCIL

Adopted: 11th June 2007



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Acknowledgements

Scorton Community

Mrs L Smith

Scorton Church of England Primary School

Nether Wyresdale Parish Council

1. Introduction

Conservation Areas

Conservation Areas are defined as *“areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance”*. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features that give a Conservation Area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK, and through this Wyre Borough Council has a duty to protect designated areas from any alterations or development that would detract from their character and appearance.

Under Planning Legislation, the Local Authority has wide powers to control development within a Conservation Area that might damage the area’s character. Designation of Conservation Areas provides additional controls over the demolition of buildings and the quality of development or redevelopment in the area and gives additional protection to trees. It is important, however, that there is a consensus on the quality and importance of a particular Conservation Area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between the Council and the many interests involved in the future of the Conservation Area.

Purpose and Objectives of a Conservation Area Appraisal

The purpose of a Conservation Area Appraisal, as stated by PPG15:4:9, is to *“clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued”*. It is also hoped that through this *“clear assessment and definition of an area’s special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves”*.

When Conservation Areas were first designated in Wyre in the 1970s and 80s, it was generally recognised that these areas were of special character, which warranted preservation and enhancement. However, very little about the important features

was actually recorded. English Heritage now recommend the carrying out of Appraisals which will allow a full assessment of the characteristics of existing and proposed Conservation Areas. This will enable the Council to decide whether the Conservation Area still has sufficient character to warrant its designation, or whether the area needs extending in any way.

The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations, boundaries, and consider any new areas, and under section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.

This Appraisal forms part of a programme of work to review all Conservation Areas within Wyre Borough Council boundary. The Appraisals will also highlight the implications for the future preservation and enhancement of a Conservation Area, contained within a Management Plan.

The policies on Conservation Areas, contained within the Wyre Borough Council Local Plan, determine planning applications for development in these areas. This Appraisal should be read in conjunction with these policies, shown below, plus any subsequent policies in the replacement Core Strategy, and will form a material consideration in the judgement of planning applications and appeals.

Wyre Borough Council's Local Plan, Chapter Three, Policy Env9 Conservation Areas, states that there are seven criteria required to be met in order for development in or adjoining a Conservation Area. Proposals will only be permitted where:

- A. Proposals respect the existing character and setting of the area together with views into or out of the area;
- B. New buildings are sited so as to retain existing building lines and open spaces;
- C. The density, scale, proportions, height and fenestration accord with their surroundings;
- D. The use and application of building materials respect local traditional materials, techniques and design characteristics;

- E. The scale, proportion and height of advertising material and the use of materials, including colour, is appropriate;
- F. Where acceptable the nature and degree of any illumination should have no detrimental impact upon the visual character of the conservation area; and
- G. Landscaping is designed as an integral part of the scheme where appropriate.

Policy Env9 also states there are a further three criteria to ensure development proposals are not be permitted where inappropriate to surroundings:

- H. The demolition of listed buildings or those buildings which make a positive contribution to the character or appearance of the conservation area; or
- I. The amalgamation of adjacent plots if this results in the development of larger buildings out of scale with their surroundings; or
- J. The refurbishment of adjoining buildings to create a single larger space user where this would adversely affect the character of the conservation area.

The Appraisals will also provide a basis for:

- Reviewing Conservation Area boundaries;
- Guiding future Local Authority action in preparing enhancement schemes and in guiding the actions of others; and,
- Where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Parish Council and the Conservation Areas Forum. The Council's Statement of Community Involvement details the Consultation procedures residents should expect.

Finally this document is to raise awareness of the special qualities of the Conservation Area so that as it continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations. A Management Plan is also included to illustrate the changes that the Council plan to undertake, in partnership with the community and others, within the Conservation Area.

Scorton Conservation Area

In order to be able to gauge the 'special interest' of an area, it is necessary to assess several aspects. These include the location and setting; historical development and archaeology; spatial analysis; and character analysis of the Conservation Area.

Location and Context

Scorton is the principal town of the Nether Wyresdale Parish, though it lies at its southernmost edge. The River Wyre forms the western and northern boundaries of the Conservation Area, the Grizedale Brook to the south and the Bowland Fells to the east (along with the M6). Scorton lies 3.5km north of Garstang, approximately 15km south of Lancaster and 18km north of Preston. Apart from Scorton, other settlements within Nether Wyresdale Parish include Oakenclough and Dolphinholme.

The Conservation Area includes the village centre and omits the newer development to the north and north-west. The site rises to the east until it reaches the M6 motorway. The motorway forms the eastern boundary but as it is shielded from the settlement in a cutting, it does not affect the views within the village.



Figure 1. Aerial Photograph of Scorton showing the Conservation Area boundary (MARIO, November 2006)

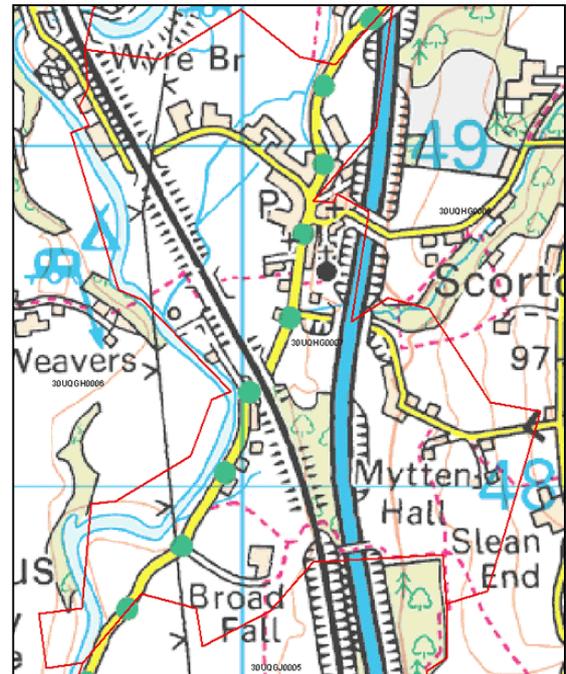


Figure 2. Map defining 2001 Census "Output Area" for Scorton (Lancashire County Council)

Scorton has a population of 295. This figure originates from the 2001 Census "Output Area", although it does include people who live outside the village proper (Lancashire County Council). Output Areas were developed as the geography for

reporting small area statistics from the 2001 Census (National Statistics, 2007). The population figure takes in the area illustrated on figure 2 by the red perimeter line.

General Character and Plan Form

General Character

The Parish Church of St. Peter, of Anglican religion, stands at the south of the village in isolation. This separation of church from village is characteristic in this region. The church steeple, recently renovated to a high standard in cedar shingle tiles is a landmark not only in the village but also in the surrounding area. A group of farm buildings, Springfield Farm, adjoins The Square bringing the agricultural life of the area into the village itself.

Plan Form

The village is nucleated with all roads converging to the central square. This can be seen in figure 3 below, with the pink area illustrating the Conservation Area boundary. The old part of the settlement extends along The Square and a short way along Station Lane. Newer development has detracted from the original nucleated form but is not included within the Conservation Area.

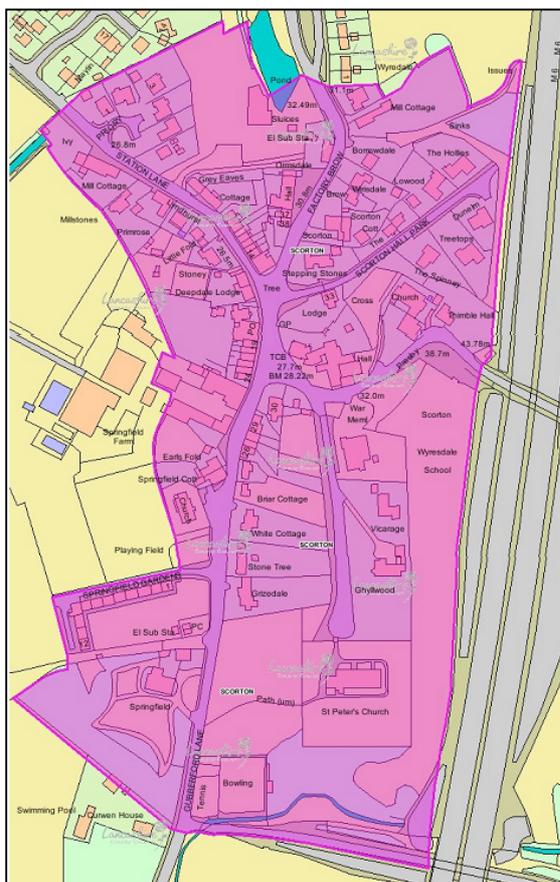


Figure 3. Street Plan of Scorton Conservation Area with boundary (MARIO, November 2006)

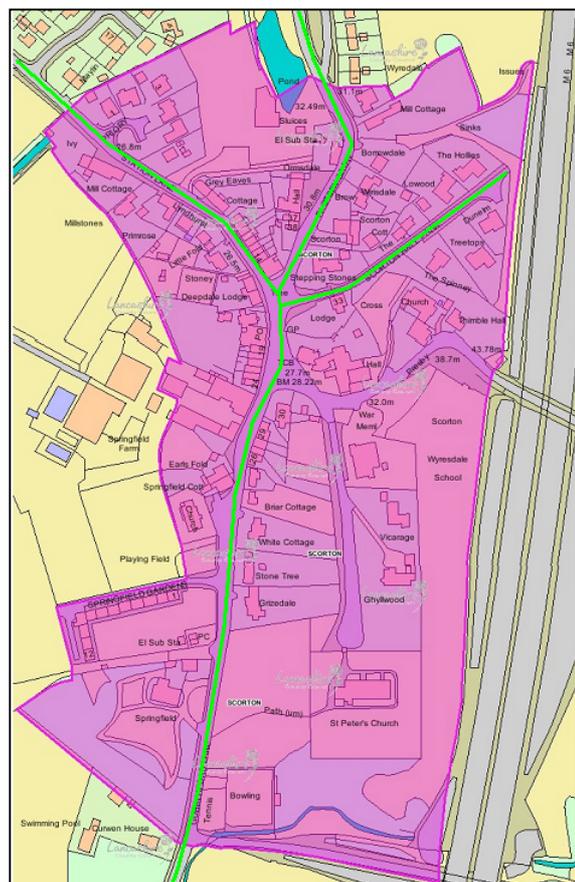


Figure 4. Scorton with main traffic routes illustrated in green (MARIO, November 2006)

Figure 4 helps to illustrate the main through ways for traffic. As can be seen, with the aid of a green line, The Square flows from the south, in a northerly direction, until it divides into three new roads: Station Lane, travelling north-westerly; Factory Brow, continuing northwards; and Scorton Hall Park, flowing to the north-east.

Landscape Setting

The topography is flat along the length of the Wyre, rising to just over 470 meters on the Bleasdale Moors at the eastern edge of the Conservation Area. Views to the east are limited by the rising topography that hides the M6 motorway, which although invisible to the eye, the traffic noise is noticeable. The soil is a loam / clay mix used almost exclusively as grazing pasture.

Summary – Scorton Conservation Area

- Principal village in Nether Wyresdale Parish
- Traditional style industrial village, akin to others in Lancashire
- The motorway forms the eastern boundary of the village but cannot be seen due to the villages’ positioning in a cutting. However the noise can still be heard
- Views to the east restricted by rising topography
- The River Wyre forms the western and northern boundaries of the Conservation Area and the Grizedale Brook forms the southern border
- Village based on nucleated pattern, based around The Square

2. Community Involvement

Community involvement has been considered the key to the process of undertaking a Conservation Area Appraisal and Management Plan since the project began. It was considered essential to engage the local community in evaluating what they consider to make the area of 'special' significance. As such, the local primary school was encouraged to become involved in the process, with the children embarking on their own project. This project involved the children taking photographs of parts of the village that they considered being of 'special' interest, plus the areas they considered to spoil the village. The children then presented their findings, in June 2006, to members of the local community.

The Community were then given the opportunity to walk around the village with officers from Lancashire County Council and Wyre Borough Council. They discussed various elements of the Conservation Area and put forward their views. A survey containing the sorts of objectives due to be included in the Management Plan was then distributed within the local community to gain the opinions of the adults within the village. This is contained within the appendix section of this Appraisal and Management Plan.

The following questions were asked within the survey:

1. *Do you think that an Article 4(2) Direction would be beneficial in Scorton Conservation Area?* It was not thought that Article 4(2) Directions would be particularly beneficial to the area, as the majority of properties have already been negatively altered.

2. *Would you like to see any new Tree Preservation Orders (TPOs) made in Scorton? Specifically which tree(s)?* The general consensus from the community detailed that more TPOs are not needed within the Conservation Area.

3. *Would you like to see planning obligations used in Scorton Conservation Area? If so, what sort of enhancements would you like to see?*

- A 20mph zone in the centre of the village, replacing the current 30mph;
- A 30mph speed limit extending from the A6 to the village on both sides;

- A public car park;
- Parking within The Square restricted to marked bays, disallowing vehicles from parking on pavements;
- Road narrowing traffic management feature at both entrances to the Square or possibly the whole village; and
- Further development in the area to be restricted.

4. *Do you think that Scorton would benefit from a Village Design Statement (VDS)?*

The community as a whole did not think it was necessary for a Village Design Statement to be compiled on Scorton.

5. *Are there any other issues you would wish to see addressed in the Scorton Conservation Area management Plan?*

The majority of the community also thought the following areas should be addressed and would benefit from investment and / or renovation:

- The playing field; and
- The Village Hall (although has received some renovation it is considered in need of further improvement).

Another issue was the tourism industry. This is thought to have a negative impact on the village with very few businesses benefiting. There was general consensus that due to Wyre Borough Council's encouragement of tourism in the area, the Council should therefore provide:

- A substantial contribution to the cost of the parish lengthsman (who cleans up after the tourists);
- Extra road and footway cleaning;
- Provision of well-maintained, clean public conveniences;
- Litter removal on a regular basis from village and access roads.

6. *Would you like to see the Scorton Conservation Area boundary amended? If so, where should the boundary be drawn and why?* Scorton Community suggested three areas that the Conservation Area boundary could be extended to include. These are illustrated below in figure 5, and are detailed further in Chapter 6 of this Appraisal.

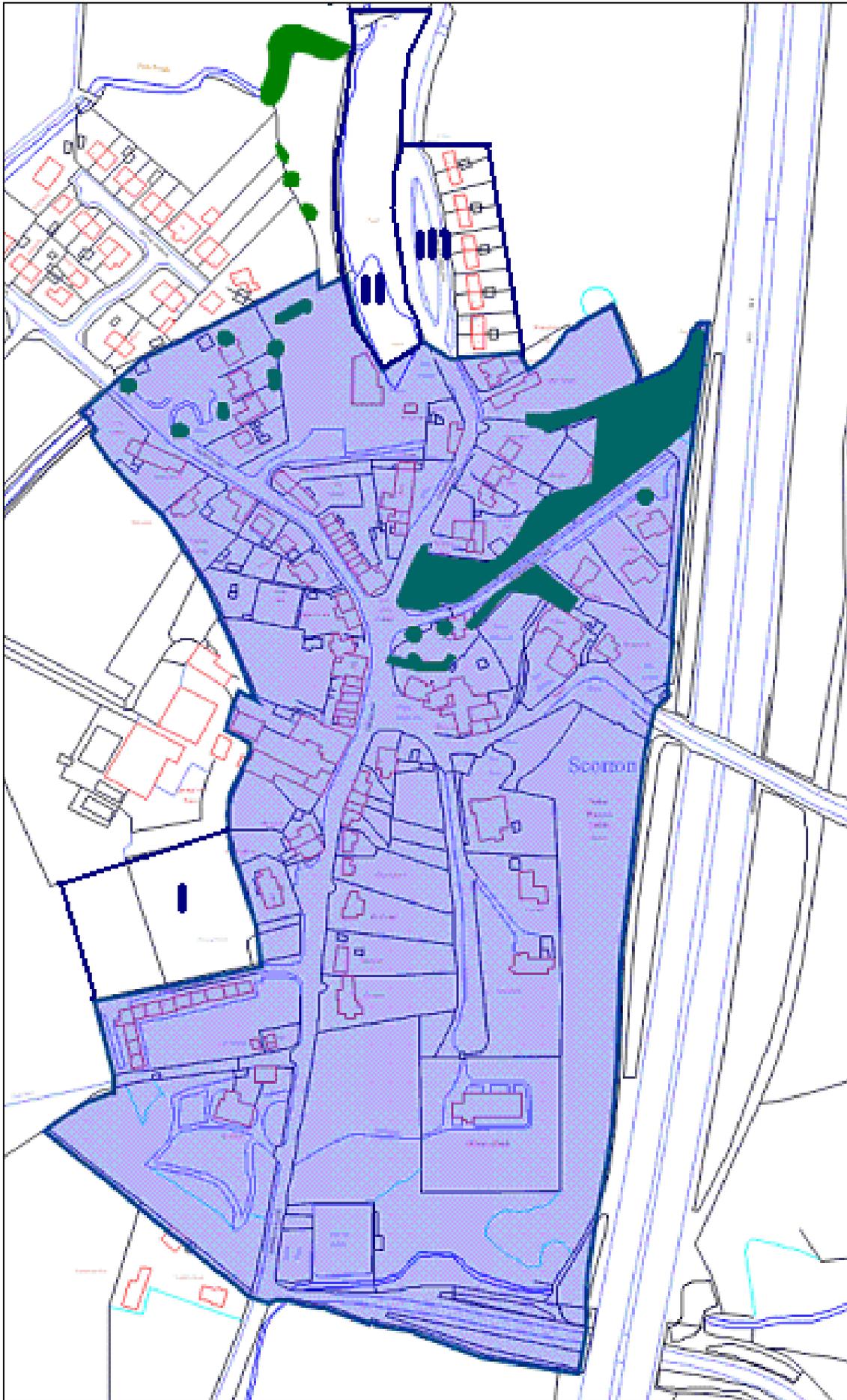


Figure 5. Community suggestions for boundary extensions

3. Historical Development

Anthony Hewitson writing about his travels between Preston and Lancaster, in 1900, thought that the name Scorton originated from the Anglo-Saxons, meaning enclosure (ton) at the rear of a scar, mark or incision (Scor) – which presumably relates to the depression in which the village sits. Although the name seems to suggest Anglo-Saxon origin, the first mention of Scorton occurs in the 16th Century, when the village was part of the large manor of Garstang, and as such there is no mention of the settlement in the Domesday Book.

16th and 17th Century Scorton

The earliest reference to Scorton occurred in 1587, where it appears in the will of Walter Rigmaiden (the Rigmaidens were Lords of the Manor for around 300 years) (www.scorton-lancs.co.uk). Within the will there is mention of a farm at “Scurton”, as Scorton appears to have been known in earlier times. It is believed that the first sighting of Scorton or “Scurton” appears on a map of Lancashire by John Speede, from 1610, and does indeed show the situation of what is now Scorton (figure 6) (www.scorton-lancs.co.uk). “Scurton” also occurs on the 1645 J Blaeu Map shown in figure 7 below.

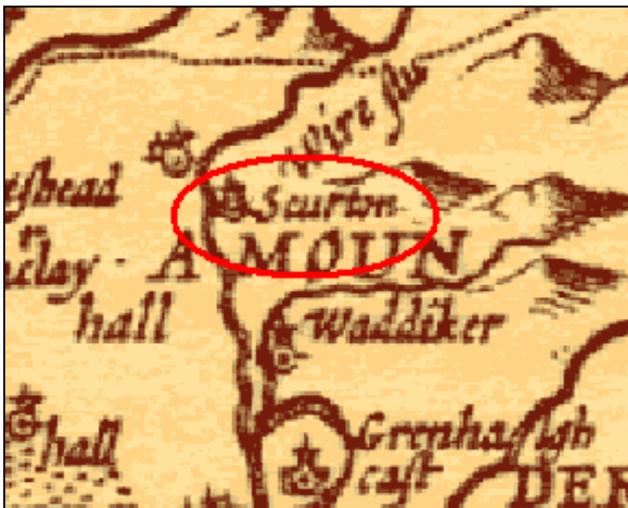


Figure 6. 1611 John Speede Map

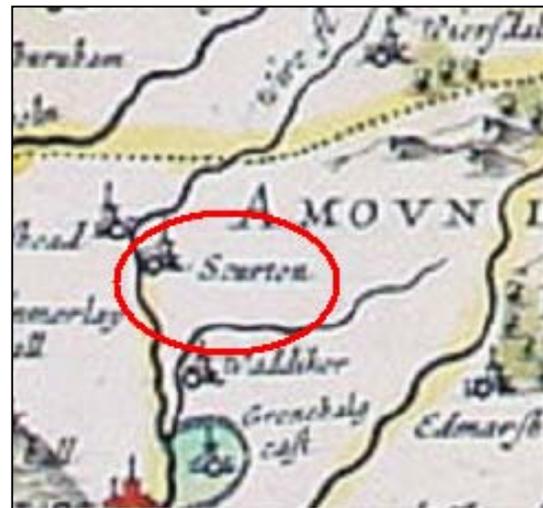


Figure 7. 1645 J. Blaeu Map

18th Century Scorton

Much of the present day village dates from after 1700, and it was also around this time that the first Roman Catholic Chapel was established within the village (www.scorton-lancs.co.uk). It consisted of a mud hut thatched cottage, which was slated in 1771 before it was eventually rebuilt in 1819. This chapel was in use for around 150 years before the new church, St Mary and St James, replaced it in 1861.

The chapel was also used as a clog makers shop and as a school (www.scorton-lancs.co.uk).

The Cotton Mill was built in around 1790, Scorton being one of the first settlements to contain a cotton factory. An underground waterwheel, supplied by a canal feeder from the River Wyre, powered the mill, which was later replaced in favour of steam engine and gas (www.scorton-lancs.co.uk). The Cotton Mill attracted manpower from a wide area and in order to accommodate these newcomers, the terrace rows of houses on Station Lane and on The Square were built towards the end of the 18th Century (www.scorton-lancs.co.uk). Although the chief employer of the local populace, the mill was not an initial success and seemed to pass from owner to owner until eventually, in the 1920's, it closed (www.scorton-lancs.co.uk). The building was then used as a joiners shop, a clog factory, and in the 1950s and 1960s, a dairy (www.scorton-lancs.co.uk).



Figure 8. The derelict Cotton Mill



Figure 9. The derelict Cotton Mill

19th Century Scorton

On 25th June 1840, the railway between Lancaster and Preston opened (www.scorton-lancs.co.uk). The tracks were originally planned to come through the heart of the village but George Fishwick –the Master of Scorton Cotton Factory at the time – fiercely opposed this proposal, as the planned route would have gone straight through his house (www.scorton-lancs.co.uk). The arrival of the Train Station, in 1841, turned the Scorton village into a busy hub, as the trains were either en route for London or Scotland. The station was finally closed in 1939, ironically only two years short of celebrating its centenary (www.scorton-lancs.co.uk).

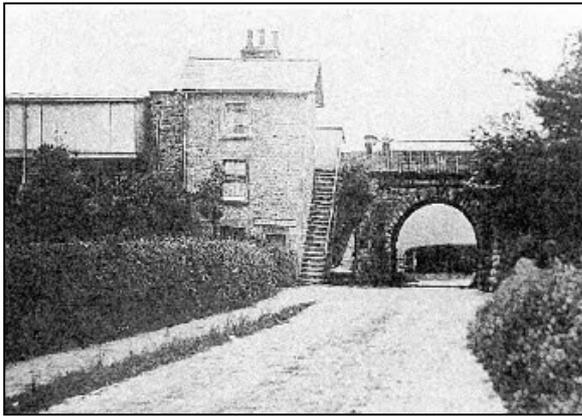


Figure 10. Scorton Station (www.scorton-lancs.co.uk)

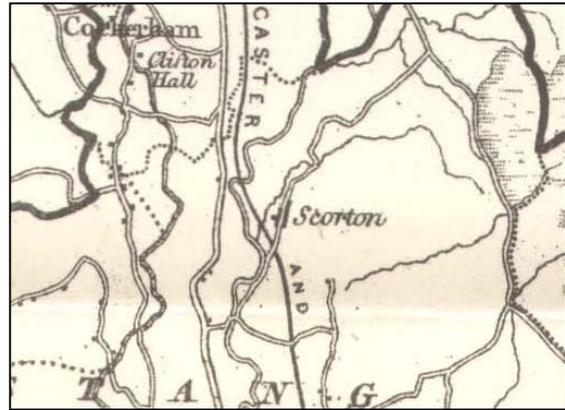


Figure 11. North Lancashire (Section 2) 1885 Report for the Boundary Commissioners for England and Wales

The Methodist Wesleyan Chapel, shown in figures 12 and 13, was built in the early 19th Century on land given by the Duke of Hamilton (www.scorton-lancs.co.uk). The Chapel was designed by Baines between 1829 and 1830 and the porch is dated 1842 to commemorate the opening (www.scorton-lancs.co.uk).



Figure 12. Wesleyan Chapel (www.scorton-lancs.co.uk)



Figure 13. Wesleyan Chapel

In 1861 the Roman Catholic St Mary and St James' Church was built, www.scorton-lancs.co.uk, shown in figure 14, and 18 years later a new Anglican church opened by the name of St Peters'. St Peters' Church, illustrated in figure 15, was designed by Paley and Austin, at a cost of £14,000, and was opened in 1879. The spire of this church stands as a prominent landmark within the Borough of Wyre and can be seen from all angles. It's prominent situation on the top of the hill helps to elongate the already extensive height of the spire.



Figure 14. Roman Catholic St Mary and St James' Church



Figure 15. Anglican St Peters'

20th Century Scorton

World War I made a huge impact on the communities of Scorton and the surrounding villages. There is a war memorial within the conservation area, which was constructed to remember those who gave their lives in service. The inscription reads:

““They died that we might live”
 William Broughton Applegarth
 John Oliver Applegarth
 Arthur I Collins D.S.M.
 Matthew Till
 Thomas James Carter
 James Parker
 William Barclay
 James Swindlehurst
 Richard Chippendale”

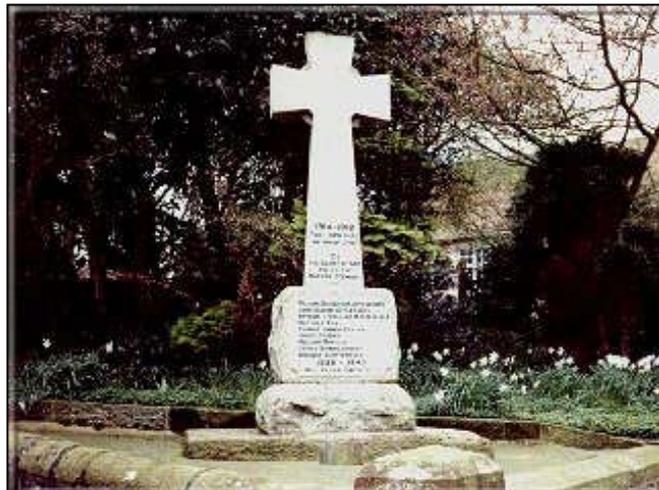


Figure 16. Scorton Village War Memorial

September 1962 saw the construction of the M6 motorway (www.scorton-lancs.co.uk). The road cuts to the east of Scorton, hidden in a dip within the topography of the land. The motorway opened in January 1965 (www.scorton-lancs.co.uk), and in doing so, forever changed the atmosphere of the village.

4. Character Appraisal

The centre of the village has a rural character, accentuated by the vast number of trees present and the lack of modern housing. The buildings, for the most part appear to be small in scale, placed on relatively small plots. This is particularly prevalent in the heart of the village. Agricultural buildings are also prevalent in the centre of the village, which illustrates a section of the villages' origin. The majority of buildings in the centre of the village are painted white, while in the outskirts of the Conservation Area most buildings are stone. For a relatively small village, it is also unusual to have three churches in such close proximity to each other. Outside the Conservation Area, there is more modern housing and land appears to generally be used for agricultural purposes. Any remaining land is used almost exclusively as grazing pasture for dairy or beef cattle and sheep.

Topography, Views and Vistas

Important views into and out of the settlement, shown in figures 17 to 23, are focused on the north-south axis of The Square and Station Lane that branches off to the north-west from its centre, as can be seen from the photos below. Trees also heavily dominate the views into and within the Conservation Area, which in turn illustrates the nucleated form of the settlement.



Figure 17. The Square, view to the south



Figure 18. The Square, view to the north



Figure 19. The Square close view to the South



Figure 20. The Square, looking towards the Post Office



Figure 21. Station Lane from The Square



Figure 22. Further down Station Lane



Figure 23. View north from St Peters' Church

Summary – Topography, Views and Vistas

- Views focused on the north-south axis of The Square and Station Lane
- Conservation Area heavily dominated by trees, limiting views
- Nucleated form
- Dominance of St Peters' Church as a landmark

Activity and Former Uses

The construction of the Cotton Mill in the 1790's led to the arrival of many workmen and in order to keep this work force in the area, housing was designed and provided within the village. These houses were built in the late 18th Century and consisted of terrace rows on Station Lane and The Square. These buildings have obviously manipulated the plan of the village, and have accentuated the nucleated form.

The area encompassing the Conservation Area is almost entirely residential, with former farm buildings in The Square now having ceased their original purpose. These previous farm buildings are now mainly in use in relation to the tourist industry, offering a gift shop, garden centre and refreshment facilities. There is also The Priory Hotel and restaurant, a combined Post Office and Village shop, plus a hairdressers.

A group of farm buildings adjoins the terraced rows on The Square, and in their geographical positioning bring the agricultural life and character of the area directly into the village itself.

Summary – Activity and Former Uses

- Predominantly residential and always has been
- One garden centre, previously an agricultural building and now with a gift shop and refreshment facilities, a combined Post Office and village store, The Priory Hotel and restaurant, and plus three Churches

Buildings

The old rows of cottages built for the workmen of the Cotton Mill are listed as of special architectural and historic interest. They have two or three storeys and follow the curve of the streets, giving an impression of enclosure and guide the eye smoothly down the street. These cottages give Scorton the majority of their character; they influence the eye when viewing, they help to give the impression of a rural village, and they manipulate the viewer into sensing that they are in an enclosed space. They therefore contribute to the character of the area greatly.

Another factor concerning the quality of the buildings is the fact that there are three churches within quite a small land area. This is unusual as Scorton has a relatively small population of 295 people. As each church covers a different religion (Anglican, Roman Catholic, and Methodist), it allows choice of faith within the community. Each of the churches individually has a different architectural style although they were all constructed in the 19th Century. The Anglican Church of St Peter, however, stands isolated at the south end of the village. It is normal in this region for the Catholic Church to stand separately from the village. The Anglican Church is also rather more ostentatious than a traditional Anglican Church and was clearly built to out compete the less showy St Mary and St James'.

Listed Buildings

Within the Conservation Area of Scorton, there are seven listed buildings (www.imagesofengland.org.uk). These consist of: The Cottage and Grey Eaves, Station Lane; No. 3 (Inglenook) Station Lane; The Haven, 29 The Square; Springfield, Gubberford Lane; The Methodist Church, The Square; Church of St Peter; and the Lych Gate to the North of St Peters'. Full Listed Building descriptions are contained within the appendix section of this Area Appraisal.

- The Cottage and Grey Eaves, Station Lane

This building was Grade II listed on 17th April 1967. It originates from the 17th Century and is one storey with an attic, but does have some alterations. The building is constructed of rendered rubble and has a slate roof, which would have replaced thatch, shown in figure 24 below. Part of Grey Eaves, however, is covered with asbestos sheets. The Cottage has modern windows with plain reveals, as does Grey Eaves. Grey Eaves, at the left, has an earlier section, which appears to be of the

same period as the left-hand part of The Cottage (www.imagesofengland.org.uk). To the left of Grey Eaves is a two-bay two-storey 19th Century addition with a hipped roof at the left (www.imagesofengland.org.uk).



Figure 24. The Cottage and Grey Eaves, Station Lane

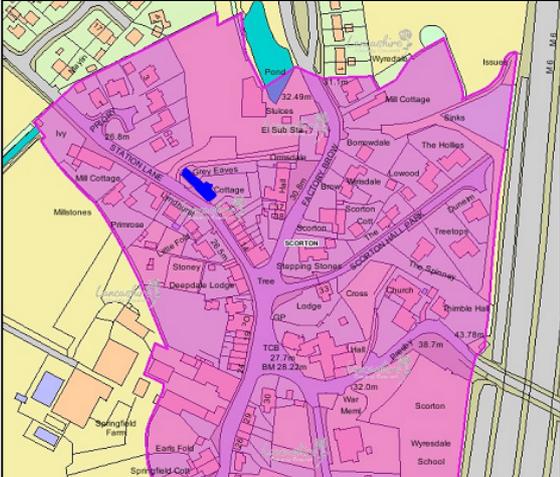


Figure 25. Map showing position of building within Conservation Area (shown in blue)

- No. 3 (Inglenook) Station Lane

This 17th Century Grade II listed house was designated on 17th April 1967, and was renamed Primrose Cottage in 1996. It was constructed of rendered rubble with a steep iron roof, which would have been to replace thatch, consisting of only one storey with an attic. This attic is lit by two dormer windows, with two further windows aligning at either side of the central doorway, which has plain reveals (www.imagesofengland.org.uk). There are two gable chimneys as can be seen in figure 26, the left one however is replacing a firehood and set inside the gable wall (www.imagesofengland.org.uk).



Figure 26. No. 3 (Inglenook) Station Lane

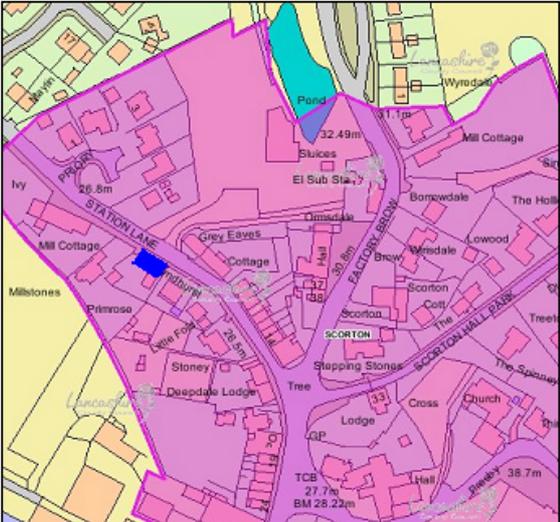


Figure 27. Map showing position of building within Conservation Area (shown in blue)

- The Methodist Church, The Square

This building was also designated on 9th January 1986 and is Grade II listed. The Church dates from 1842 and is single storey constructed from squared sandstone rubble with a slate roof, as can be seen in figure 32 below. The windows are recessed sash with glazing bars. The central bay has datestone '1842' and in the centre of the façade is a plaque inscribed 'WESLEYAN CHAPEL' (www.imagesofengland.org.uk). At the right, is a lower section of the building, which has a sashed window and a door with plain surround.



Figure 32. The Methodist Chapel



Figure 33. Map showing position of building within Conservation Area (shown in blue)

- The Church of St Peter

Paley and Austin built the Church in 1878-9. It was designated a Grade II listed building on 17th April 1967. St Peter's Church was constructed from snecked sandstone rubble and has red roof tiles and a shingled spire. The church comprises a west tower with a spire, a nave and chancel under a continuous roof, a north aisle under a pitched roof, hipped where it joins the hipped roof of the organ chamber, and a south porch (www.imagesofengland.org.uk). The tower has diagonal buttresses and a stair projection on the south side. The upper part of the porch is of timber and has carved tracery decoration (www.imagesofengland.org.uk). The tower arch is moulded in three orders and the pointed chancel arch has attached columns as responds. The interior, i.e. the pews, choir stalls, and pulpit, are carved timber tracery decoration.



Figure 34. Church of St Peter



Figure 35. Map showing position of building (shown in blue)

- Lych Gate to the North of St Peters' Church

The Lych Gate, shown in figure 36 below, is thought to originate from the same time as the Church of St Peters' itself (1878-9), and is also thought to have been designed and constructed by the same architects, Paley and Austin. The roof has two tie beams with large curved braces and curved bargeboards. The structure mainly consists of timber, however there are low sidewalls of stone for support.



Figure 36. Lych Gate to the North of St Peters' Church

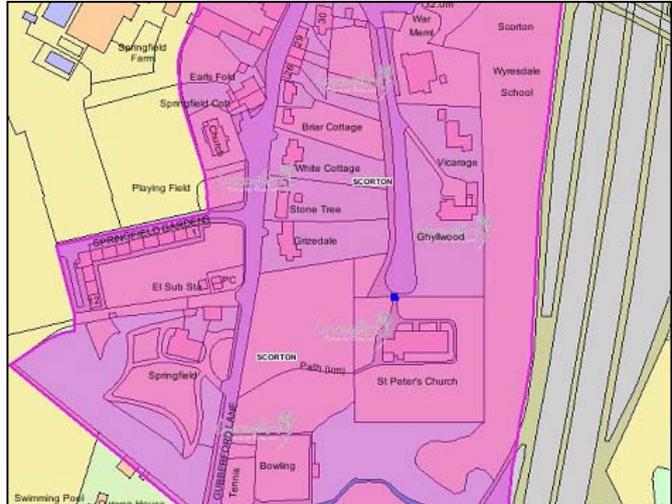


Figure 37. Map showing position of building within Conservation Area (shown in blue)

Unlisted Buildings

As well as the Statutory List of Listed Buildings, compiled by English Heritage, there is also a Local List of buildings deemed to be of local importance within the Borough. These may be buildings of merit in their own right or buildings of merit as part of a group of buildings in the street scene. Other features can be judged worthy of inclusion on the Local List because they make a positive contribution to the local

environment. Within Scorton, there are five buildings thought to be of local importance and, therefore, included on the Local List. These are: RC St Mary and St James' Church; Earls Fold; Ivy Cottage and Barn; 7-15 Station Lane; and 22-28 The Square.

St Mary and St James' Church was initially listed at non-statutory Grade III, but was de-listed in 1970 when Grade III Listed Buildings were abolished, leaving Grades I, II* and II. St Mary and St James' Church was built in 1861 by a J. Hansom and Son. It consists of decorated dressed stone with a western bell turret, southern porch and a northern aisle. There is also a house attached, built as the Vicarage. Due to the age and character of the church, St Mary and St James' will be suggested for re-listing.



Figure 38. St Mary and St James' Church



Figure 39. St Mary and St James' Church (www.lancslinks.org.uk)

Earls Fold was also initially Grade III listed and therefore also de-listed at the same time as St Mary and St James' Church. This is the same situation for the group of buildings, 22-28 The Square, initially listed at Grade III.



Figure 40. Earls Fold



Figure 41. 22-28 The Square

Ivy Cottage and Barn appear to have been listed at Grade II, but no current record of this can be found, and the Ivy Cottage now appears to have been demolished. One reason for this would be if the building had been de-listing in previous years. The group of houses situated at 7-15 Station Lane also appears to be listed at Grade II but again no current record of this can be found. This group of buildings could also have been de-listed.



Figure 42. The Barn



Figure 43. 7-15 Station Lane

Not on the Local List but considered to be of local importance is Scorton Lodge, illustrated in figures 44 and 45. This is a 19th Century building situated at the wooded entrance to a drive, which originally led to Wyresdale Park but in later years was truncated by the construction, and continuing presence, of the M6 motorway. Both sides of the drive have been developed for housing in subsequent years, and the Lodge therefore serves as a reminder of the gradual development of Scorton village. This building is quite imposing within its setting of mature woodland, and definitely has some architectural merit. The history, associated with this entrance building and its location as the past access way to Wyresdale Park, plus its individual character and presence, suggests that a possible recommendation for listing should occur.



Figure 44. The Lodge situated at the original entrance to Wyresdale Park



Figure 45. The Lodge with St Mary and St James' Church in the background

Summary – Buildings

- The character of the area relies on the visual effect of the groups of terraces as a whole rather than a few buildings in particular
- Two or three storey buildings predominant, and follow the curve of the streets
- Three churches - two of which are Grade II Listed - Anglican, Roman Catholic and Methodist, and the third de-listed from Grade III and now included on the Local List
- Seven Listed Buildings in total
- Five buildings on the Local List
- Three De-listed Buildings, from Grade III, one of which possibly eligible for re-listing
- Two buildings have at one point been Grade II listed but currently no record and therefore possibly have been de-listed

Public Realm Audit

Within a Conservation Area, all street furniture should be constructed of traditional materials, with the condition that it needs to fulfil the required function for modern life. Street furniture should also be in relatively similar styles. For example, if there were five different styles of lighting within an area, it would detract from the character, as it affects the harmony provided by the street scene. This issue is the same for all other aspects of street furniture.

Street Lighting

Within Scorton Conservation Area, there appears to be one main style of street lighting, although there are a couple of differing designs. The most prevalent style of lighting, illustrated in figures 46 – 50 below, is not a suitable design, as it is quite modern, possibly dating from the 1970s. Figure 49 illustrates a design that is more traditional, being the lantern style, but it is rather too ornate for an ideal design within the Conservation Area. A dark colour would also be much more subtle and blend into the background more.



Figures 46 - 50. Styles of streetlight around Scorton

Within a Conservation Area, it is recommended that all street lighting be in the same traditional style design, as this gives a feeling of continuity throughout the area. However, it is recognised that originally lighting probably would not have all been in the same design, as lights would have been added at different periods depending on the development of the population. It is still advantageous to have lighting of a similar design and possibly one or two styles so as not to detract from the character of the area.

Street Surfaces

The streets within Scorton village appear to mainly consist of tarmac surfaces. In some cases, it is most beneficial for street and pavements within Conservation Areas to be restored to their original material. This would help restore more of the original character. As can be seen in figures 53 and 54 below however, the original road surface appears to be a soil track, and therefore this would not be practical with modern vehicle requirements.



Figure 51. Current tarmac street surface



Figure 52. Tarmac road on The Square



Figure 53. Historical photos illustrating street surfacing (www.scorton-lancs.co.uk)



Figure 54. Historical photos showing street surfaces and pavement (www.scorton-lancs.co.uk)

The majority of pavements within the village have been cobbled in modern times. However, there are some areas of the village that do not benefit from these cobbled pedestrian walkways. The character of the village would positively profit from reinstatement of these original pedestrian walkways. The areas where cobbles are not present, tarmac and concrete is found to have replaced them as shown in figures 56 - 58. One private driveway, shown in figure 59, consists only of light coloured small density gravel, therefore drawing attention towards it. It should be suggested that these are replaced in favour of cobbles or a darker material. Another property, on The Square and illustrated in figure 60, has a raised pavement, the purpose of which is to protect the cottage from cars.



Figure 55. Cobbled pavement



Figure 56. Modern pavement



Figure 57. Modern concrete pavement



Figure 58. Tarmac paving



Figure 59. Light coloured small density stone driveway



Figure 60. Raised pavement to protect house from cars

Litter Bins

Within the area, three different styles of litterbins were found. These different designs are illustrated below. Within a Conservation Area there should be one consistent design of litterbin as more than one style attracts attention away from the character and appearance of the area. Therefore these bins should be replaced in favour of one style of bin, and this style should be the only design within the whole of the Conservation Area boundary.



Figure 61. Timber of bin



Figure 62. Metal design



Figure 63. Plastic bin style

Signage

Scorton village contains a wealth of signage, some positive but the majority detracts from the character. One example is the Spar shop situated on The Square. This is illustrated in figures 64 and 65. Spar has used the set format of sign that is used in all their shops, but unfortunately this detracts from the area. This consists of a brightly coloured frontage sign and also includes a smaller but equally intrusive rectangular sign on the side elevation of the building.



Figure 64. Frontage sign for Spar



Figure 65. Side elevation sign for Spar

Beside Spar is Scorton Post office and Village Store. The signage on this building is more suitable than Spar, but it does include modern Post Office and National Lottery hanging signs, which detract from the rural character of the village. Although the hanging signs are positive within the Conservation Area, the lettering is too large and modern and therefore a standard small size is required.



Figure 66. Scorton Post Office and Village Store



Figure 67. Post Office hanging sign



Figure 68. National Lottery hanging sign

There are three other shops that contain signage. These are Stouts Inn, The Barn Plant Centre and Gift Shop and The Priory, all situated on The Square. Stouts Inn has a protruding sign; The Barn has fixed signage onto the façade; and as does The Priory. The Barn has attempted to use traditional writing fonts and a green sign background. Due to a large section of the building being covered in ivy and other creeping plants, the signs blend in well to their surroundings and in doing so do not detract from the character of the building or the area. Stouts Inn however has a modern protruding sign and extends a fair distance into the street, thereby attracting attention away from the character and appearance of the area. The Priory, similar to The Barn, has used traditional font and signage size, shown in figure 71, and therefore blends well into the surroundings.



Figure 69. Stouts Inn



Figure 70. The Barn Plant Centre and Gift Shop



Figure 71. Signage at The Priory

Road directional signage takes on the form of modern day required road signage, one example shown in figure 72 below, and therefore there is not a large element of control. However, there is one traditional style signpost situated at the top of Station Lane, on The Square. This is shown in figure 73 with directions to Garstang, the A6 and the Trough of Bowland. This signpost adds character to the area through its traditional design.



Figure 72. Modern signage



Figure 73. Traditional style directional signage

Benches

There are only two public benches situated with Scorton Conservation Area. Both of these are memorial benches and take on different designs.



Figure 74. One of the two memorial benches



Figure 75. The second memorial bench

Public Telephone Boxes

Public telephone boxes within Scorton village take the form of the traditional red K6 phone box that has been prevalent from its creation in 1924. This helps to accentuate the continuity within the village and will be suggested for listing.



Figure 76. Historical photo illustrating the Public Telephone Box (www.scorton-lancs.co.uk)

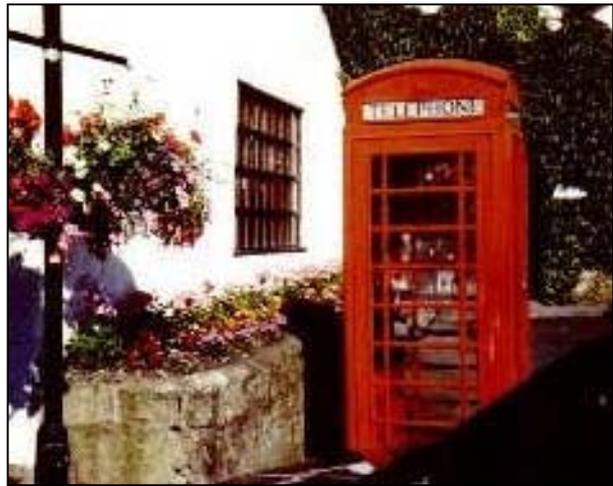


Figure 77. Public Telephone Box (www.scorton-lancs.co.uk)

Unusual Street Furniture

There are two pieces of curious street furniture. These are both situated in front of The Barn garden centre, on The Square. One of these pieces consists of an old tractor, seeming to illustrate the agricultural function and industry of the village. The second is an old water pump, which perhaps at one time served as the whole villages' water supply and has now been left as a memento of olden times.



Figure 78. Old Tractor



Figure 79. Water Pump

Summary – Public Realm Audit

- Similar style of street lighting throughout Conservation Area but not a suitable design
- Street surfaces mainly tarmac and pavements cobbled (modern)
- Three designs of litterbins in the Conservation Area, all needing replaced in favour of one style
- All signage on a large scale and intrusive to the character of the Conservation Area
- An original red traditional telephone box, will be suggested for listing

Open Space

There is a large amount of tree cover within the village as could be seen in the previous section covering the main views and vistas in and out of Scorton. There is a Tree Preservation Order on the woodland situated beside the Lodge but due to the recent development along the drive, previously leading to Wyresdale Park, some of these trees have been felled. The trees have a positive impact on St Mary and St James' Church. The road leading up to the Church is lined with trees and they also help to soften The Square. Further confirming the rural setting of the village, are the tree-lined northern and southern approaches.

Summary – Open Space

- Trees have huge influence on the whole area
- Very rural setting

Trees

Protection for trees within the Conservation Area comes in the form of:

1. Being situated within the Conservation Area Boundary; and
2. Tree Preservation Orders (TPOs).

By being situated within the Conservation Area boundary, anyone intending to lop or fell a tree greater than 100mm in diameter at 1.5 metres above ground level is required to give the council six weeks written notice before starting work. This allows the Council to assess the tree with regard to the contribution it makes towards the character or appearance of the Conservation Area.

There are currently twelve TPOs within the Conservation Area boundary of Scorton, as shown below in figure 80. There are also three proposed TPOs within the boundary, and one area where a TPO would possibly benefit.

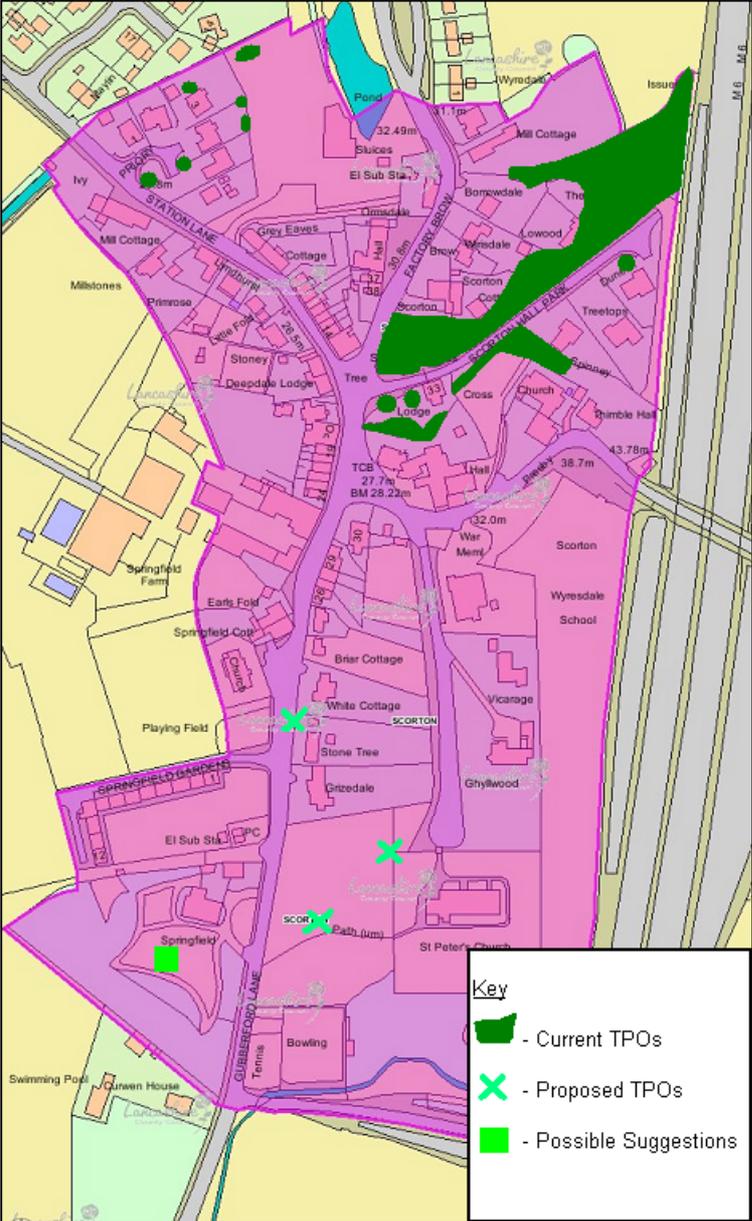


Figure 80. Current, proposed and possible TPOs in Scorton

Architecture and Materials

Within the village of Scorton, the older buildings consist of stone, sometimes covered in stucco or paint although some of the structures have left the stone exposed. These buildings also generally consist of slate or thatched roofs; corrugated iron roofing however, now mainly covers the thatching. In the heart of the village, the most common materials appear to be white painted or exposed sandstone underneath a slate or corrugated iron sheet roof – although this is an exception and replaced thatch. Windows would originally have been timber sash and casement and painted white. Unfortunately due to the modern attraction of uPVC glazing, many of these original windows have been lost, and with them some of the character of the village. However, it is difficult to generalise all building features as structures vary considerably in age.



Figure 81. Corrugated iron roofing



Figure 82. Slate roofs



Figure 83. Exposed stone elevation



Figure 84. White painted elevation and uPVC windows

Summary – Architecture and Materials

House Design

- Two or three storey properties
- All designed to fit into linear form of village
- Local materials used in all buildings
- Windows originally timber sash and casement, but few now remaining

Materials for Walls and Roofs

- Sandstone walls – mainly painted or exposed stone
- Slate roofs are predominant within the Conservation Area, with one exception - corrugated iron where thatch used to be

Windows and Doorways

- Originally timber painted sash and casement windows and timber painted doors but now predominantly modern uPVC glazing
- Slightly recessed doorways, no porches or bay windows
- Plain stone surrounds on recessed windows and doors

5. Pressures, Issues and Threats

Pressures

The main pressures relating to the Conservation Area are:

- The effect of traffic and problems with parking
- New developments on the previous site of the Mill
- Future development of open space in, adjacent to, and in the valley surrounding the Conservation Area

Issues and Threats

The single most threatening factor that affects Scorton directly is the abundance of parked vehicles within the village centre. There is virtually no public parking within the village, and as a result of this cars and other vehicles are found lining the length of The Square. Although these conversely parked cars act as traffic calming, it would be more beneficial for the character of the area if this problem were resolved. There is customer parking at Stouts Inn, as can be seen in figure 85, and at the rear of The Barn, but this does not adequately remove vehicles from the street. This is not only unsightly but also dangerous as the streets are quite narrow, The Square has a significant curve and there is a primary school nearby. This results in basically a single-track road with very poor visibility for both the pedestrian and the vehicle driver, with a 30mph speed limit.



Figure 85. The only specific parking area attached to Stouts Inn



Figure 86. Vehicles parked along The Square

Another issue within the Conservation Area is that of the ever-increasing appearance of white uPVC windows. This can be seen in figure 87 below. There has been an

attempt to retain a vaguely similar design to that of the original sash and casement window, shown in figure 88, but white uPVC still detracts from the appearance of the area.



Figure 87. Modern white uPVC window



Figure 88. Original sash and case window

Another trend within the Conservation Area appears to be the replacement of sash and casement windows in favour of brown uPVC with leaded lights. This can be seen in figures 89 and 90. These new windows take a completely new form, there is no attempt to retain a design similar to the sash and casement windows, and therefore they absolutely detract from the original character of the area.



Figure 89. Modern brown uPVC window



Figure 90. Brown uPVC window

One property however has replaced sash and casement windows in favour of modern wooden alternatives, shown in figure 91. Although this is the ideal material to use should the windows need replacing, the design is not in keeping with the original vertical sash and casement windows.



Figure 91. Modern wooden windows



Figure 92. Decaying window and lintel

Figure 92 shows one example of decaying windows. Although these are not currently sash and casement, there should be an attempt to encourage the replacement of these windows with a modern wooden sash and casement equivalent.

Within the village, there is one area that could be considered neutral. This is the modern housing, illustrated in figure 93 below, situated on the old road to Wyresdale Park, now terminated by the M6 motorway. Properties are built of stone and have slate roofs, but stained timber windows flush with the façade are not traditional features of the village. The development is also of a very large scale and therefore out of keeping with anything else in the village.



Figure 93. Modern Housing development, although on a very large scale in comparison with traditional properties

Most of the buildings within the Conservation Area are in a good state. However there is one derelict building within the area, which may have to be demolished at some point in the future. However, an attempt should be made to refurbish where possible and reuse this building, most realistically for residential purposes.

The site where the Cotton Mill stood, before its demolition in the last few years, now stands as a bare site, with rubble covering the ground. Planning permission has been granted for residential development on the site.



Figure 94. The remains of the Cotton Mill before demolition



Figure 95. The site where the old Cotton Mill previously stood

6. Opportunities, Enhancements and Improvements

Opportunities

There are a number of sites that could be viewed as opportunities for the future enhancement of the Conservation Area.

1. The Mill Pond

This site has great potential to be a feature of the village, and possible incorporate a childrens' play area. In 1981, a planning application for reclamation of the mill pond and adjoining areas to form amenity and picnic areas was submitted by Wyre Borough Council. The application was deemed to have planning permission provided on the condition that they meet specified criteria. This deemed permission expired in 1991.

2. The previous site of the Mill

This site was granted Planning Permission for a residential development comprising of 19 dwellings on 5th January 2005. However work has only been carried out to remove the remnants of the mill. Permission expires on 5th January 2010.

3. No. 14 Station Lane

Seemingly uninhabited property, therefore this site offers an opportunity for restoration to occur.

Recommendations for Enhancements and Improvements

1. Recent Development

This Conservation Area Appraisal will help to put in place a policy document that will allow stronger controls within the Conservation Area against inappropriate development. This appraisal is also intended to be used as a guide for any future developments within the Conservation Area, to ensure appropriateness in relation to the context.

2. Repairs and Alterations to Buildings

The aim of designation a vicinity as a Conservation Area is to attempt to preserve and enhance the historic value. In order to do this it is essential that the following are put in place:

i. Article 4(2) Directions

The Council in certain circumstances issue these where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened, such as a Conservation Area. Article 4 Directions are made under part of the planning legislation called the Town and Country Planning (General Permitted Development) Order 1995. The effect of a Direction is that planning permission is required for specified classes of works that are carried out on any elevation facing a highway. These works can be such as:

- Removal, replacement or alteration of windows and doors;
- Removal of front gardens and boundary walls;
- Painting or rendering external brickwork.

Article 4 Directions are designed specifically to help protect and enhance the specific characteristics of the Conservation Area identified in this Appraisal, and to therefore to ensure any alterations are sympathetic to the historic character of the buildings and area.

ii. Design Guidance and Advisory Leaflets

These will provide advice for owners and residents illustrating how the Conservation Area affects them and their property. They will:

- Include a map of the Conservation Area boundary, showing where Listed Buildings are situated;
- Ensure the continued preservation and enhancement of the character and appearance of the Conservation Area by advising on appropriate maintenance, repairs and alterations to buildings

3. Traffic

The increasing number of vehicles detracts from the character and appearance of the area and also increases the risk that gardens will be converted into private driveways. In order to prevent this from happening, a public car park would highly benefit the area. Behind the playing field or above the school are two potential sites.

4. The Street Scene

The public realm within the Conservation Area would benefit from basic enhancements, such as the provision of appropriate street lighting throughout the area; new street furniture; and suitably sized signage. A focal point in The Square, such as a sculpture or a fountain, would also be beneficial. More suitable styles of lighting, benches and bins are shown below in figures 96-98.

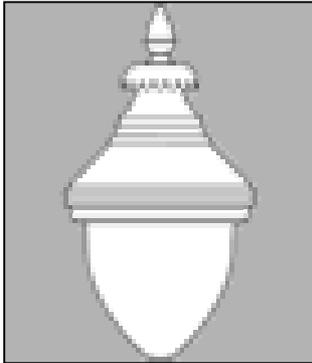


Figure 96. Proposed design of lighting (www.dwwindsor.co.uk)



Figure 97. Proposed bench style (www.streetmaster.co.uk/content/products/seats_timber)



Figure 98. Proposed design for bins (www.machanengineering.com)

Suggested Boundary Changes

Through Community involvement the residents of Scorton have suggested that the current Conservation Area boundary be extended to include:

- The playing field (I);
- The area of the old Mill Pond – not to preserve it in its derelict state, but to ensure that it is not allowed to be developed in a way that detracts from the character of this approach to the Conservation Area (II); and
- Wyresdale Crescent – as it represents an important stage in the development of rural housing in Scorton. They are considered to be part of the character of the village as it has developed over time (III).

All of these possible inclusions are illustrated within three suggested boundary extensions. The first map below illustrates the Conservation Area boundary as it exists today, and the second map shows the Conservation Area boundary plus the three suggested extensions, numbered I, II, and III.

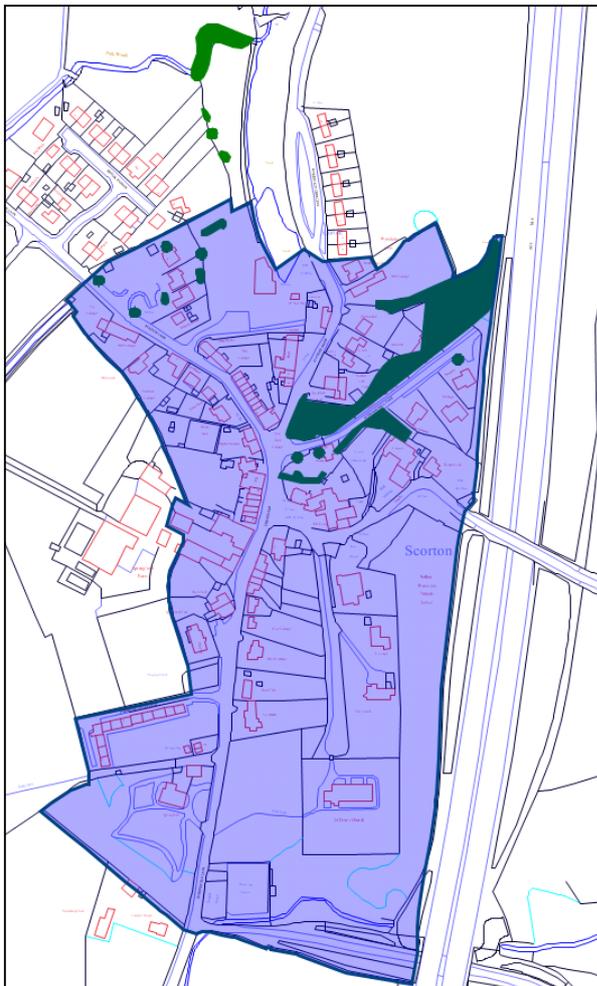


Figure 99. Current Conservation Area boundary (dataMAP, May 2007)

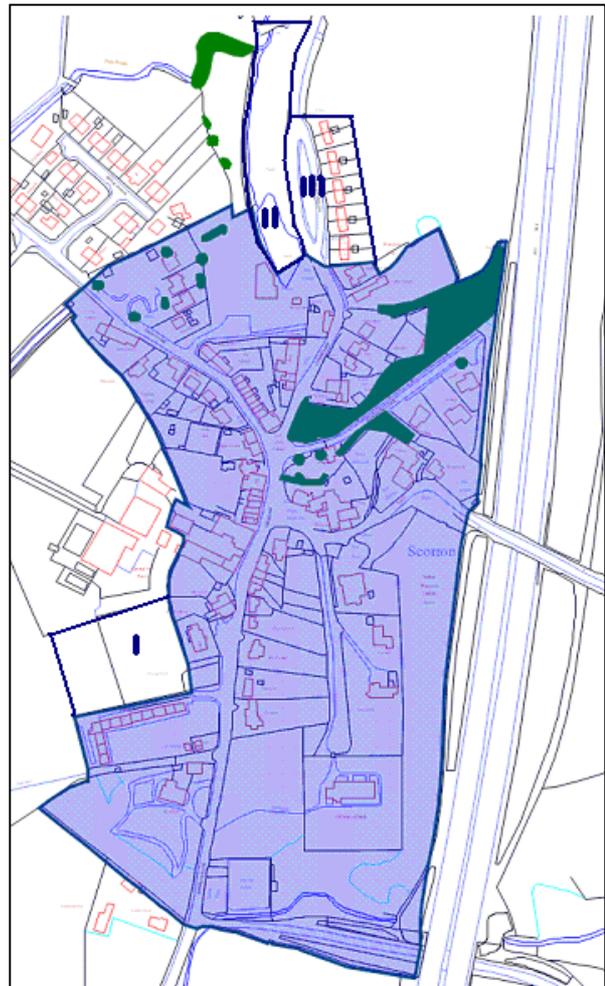


Figure 100. Proposed Conservation Area boundary changes (dataMAP, May 2007)

The first suggested boundary change (I) is designed to incorporate the playing field to the west of the village. This is a suggestion from the local community, to counter act the Parish Councils' wishes to put a car park on this site. Although the area should be retained as a play park, it is not considered to be of extreme importance within to preserve or enhance the Conservation Area, and therefore the boundary will not be extended in this direction.

The second suggested extension (II) proposes to include the millpond. Again, this is designed to prevent unsympathetic development on the site and to retain the feature of the pond. However, the area is in a derelict state and therefore a clean up programme needs to occur. Inclusion within the Conservation Area would however be advantageous, as it gives insight into the origin and development of the villages.

The third possible extension suggested (III) is designed to illustrate the development of the village over time. However, this is a modern development constructed from

modern materials and would not benefit the character or appearance of the existing Conservation Area. Therefore although the suggested extension represents the modern end of development in Scorton, it would detract from the Conservation Area rather than enhance and preserve the existing Conservation Area.

Appendices

1. Full Listed Building Descriptions and Map Showing Location

- The Cottage and Grey Eaves, Station Lane

“Cruck-framed with rendered rubble walls and slate roof replacing thatch, apart from part of Grey Eaves, which is covered with asbestos sheets. The Cottage, at the right, has modern windows with plain reveals: two to the left of the door and one to the right. There are two gabled attic dormers. Grey Eaves, at the left, has an earlier part which appears to be of the same build as the left-hand part of The Cottage and is of one bay. The windows have plain reveals. The ground floor one is modern. Above, under the eaves and lighting the attic, is a casement with glazing bars. At the left is a two-bay two-storey 19th Century addition with a roof hipped at the left. Its windows are modern with plain reveals. The left-hand bay has a blocked ground-floor doorway. Chimneys on right-hand gable, between houses, and to right of 19th Century addition to Grey Eaves. Inside, The Cottage has two cruck trusses with re-used blades, collars, tie beams, and blades joined by yokes below the apex. The trusses are in the walls, which divide the ground floor into three main rooms. The front door, opening into the middle room, is unlikely to be in its original position, as mortise holes in the soffits of the two beams suggest that the room was once divided by a wall running from front to back and by a second axial wall. The right-hand room has exposed ceiling joists, the axial main beam being a modern replacement.”

- No. 3 (Inglenook) Station Lane

“No.3 (Inglenook) GV II House, C17. Rendered rubble with steep corrugated iron roof. One storey with attic. To each side of the door there is a modern window with glazing bars. At the left there is a fire window with plain reveals, of 3 lights with timber mullions. The attic is lit by 2 dormers. The door has plain reveals. Gable chimneys, the left-hand one replacing a firehood and set inside the gable wall. The left-hand gable wall has, on both floors, a window with rebated and chamfered surround, hood, and central mullion removed. Inside, there is one cruck truss visible on the ground floor. Between the cruck blades there is a timber-framed wall which divided the housepart from the 2 rooms at the north-west end of the house. The adjacent chamfered doorways to these rooms remain, although one of the flat doorheads has been removed. In the housepart a heck post runs from floor to ceiling; a firehood bressumer has been sawn off below ceiling level. A second vertical timber is embedded in the front wall, also mortised for a bressumer. Built into the left-hand side wall of the present fireplace there is a fragment of dressed sandstone with a rope moulded edge, possibly part of a medieval grave cover.”

- The Haven, 29 The Square

“Slobbered rubble probably replacing clay and wattle, with corrugated iron roof over thatch. At the left there is a wide early 20th Century window projecting under a canopy, it has casements with glazing bars and was added when the house was used as a shop. Further right are two windows with plain reveals, the left-hand one modern, the right-hand one with glazing bars. Between these two windows there is a door with plain reveals. Chimney to right of wide window. Left-hand gable wall has door with rendered surround and an attic window with plain reveals. Inside, the front door enters into a room with two boxed axial beams. In the wall which divides this room from the two right-hand rooms, there is a cruck truss partly visible. Below the apex of the truss is a yoke, above which the blades rise to meet the ridge. The attic

over the left-hand (north) end of the house is open to the rafters. The north gable wall contains a roof truss, visible on the inside. The owner said that during alterations the inner skin of the wall was found to be wattle and daub. The corner of the rear wall which adjoins this truss has a chamfered and stopped vertical post which is tenoned into what is presumably part of a wallplate, at ground-floor ceiling height, possibly evidence for an original timber and wattle outer wall.”

- Springfield, Gubberford Lane

“Springfield - - II House, early-to-mid C19. Sandstone rubble with slate roof. 2 storeys, 5 bays, with chamfered quoins. Windows sashed with glazing bars and plain stone surrounds. 1st floor window of 2nd bay blind. Door, in 4th bay, has stone surround with pilasters and cornice on brackets. Chimneys on left- hand gable and to right of 2nd bay.”

- The Methodist Church, The Square

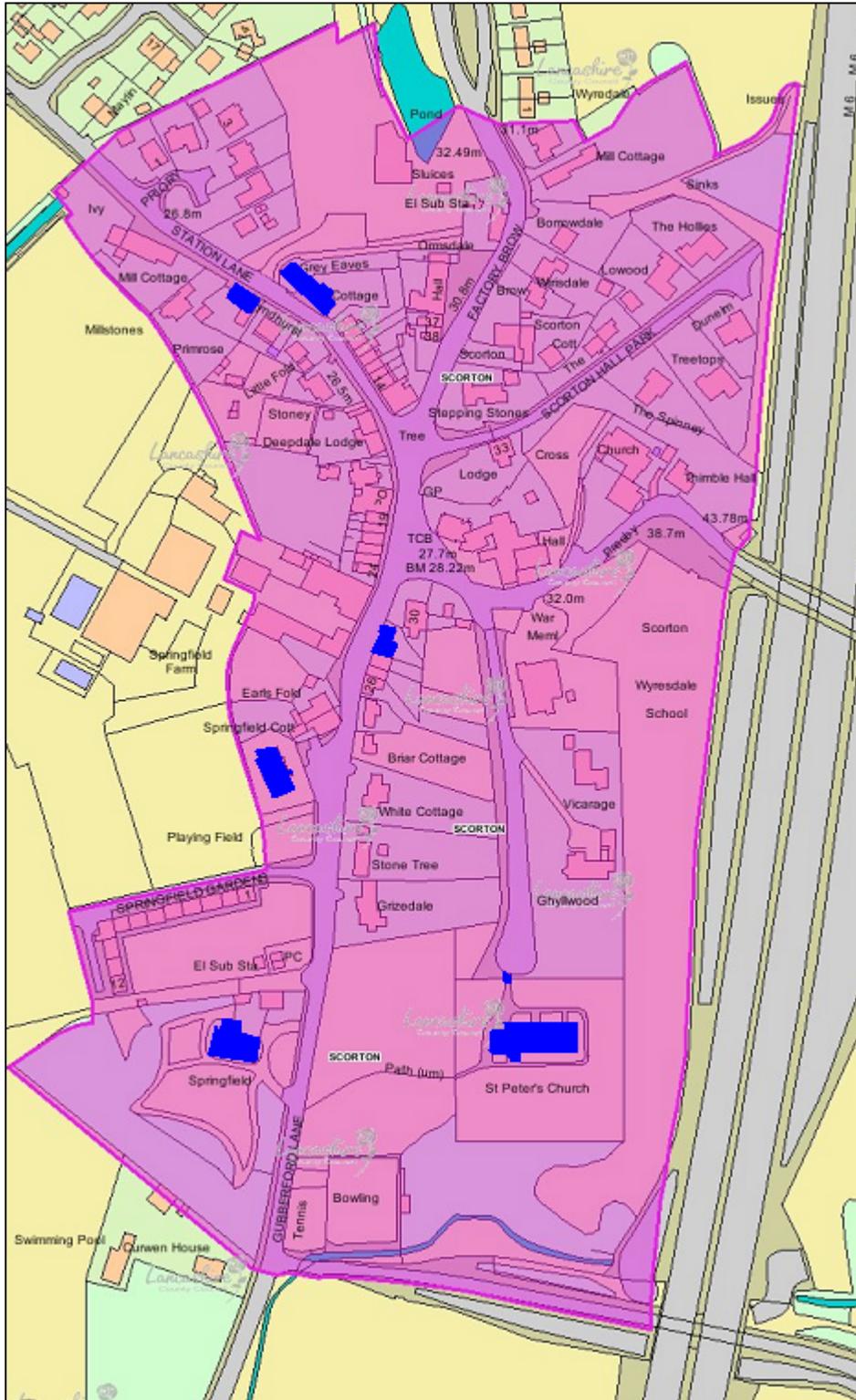
“Single storey. Front of three bays, with chamfered quoins and cornice. Windows recessed, with glazing bars, and with a lunette above a tripartite opening. The central light is sashed. The central bay has a lunette above a porch, which has sides with chamfered rustication, a cornice, and a blocking course with central datestone: '1842'. In the centre of the facade, above the main cornice, is a plaque inscribed: 'WESLEYAN CHAPEL'. Gables have copings and finials. To the right (north) is a lower part of the building, which has a sashed window with glazing bars and plain stone surround. To its left is a door with plain stone surround with round head. The left-hand gable wall is of two bays with windows similar to those of the front wall. The rear wall is of three bays with similar windows, but with plain stone surrounds instead of being recessed.”

- The Church of St Peter

“Comprises a west tower broached to a spire, a nave and chancel under continuous roof, a north aisle under a pitched roof, hipped where it abutts the hipped roof of the organ chamber, and a south porch. The tower has diagonal buttresses, and a stair projection on the south side. The bell openings have flat heads and are of two lights with reticulated tracery except for the southern one, which is of one light. The west window is of three cusped lights with moulded pointed head and spandrel decoration. The north tower doorway has a moulded pointed arch. The north aisle windows have pointed heads and reticulated tracery. They are of three, two, and two lights. Its west window is of two lights. On the south side, the nave has three windows of three lights, with pointed heads and flowing tracery. The chancel has two similar windows of lights. The upper part of the open porch is of timber and has carved tracery decoration. The east window is of five lights with pointed head and flowing tracery. Interior has three-bay arcade with pointed arches moulded in two orders and with octagonal columns with capitals. The high pointed tower arch is moulded in three orders. The pointed chancel arch has attached columns as responds. The open timber nave roof has rafters with collars and braces, king posts braced to tie beams and to arch-braced collars, and a collar plate. The pews, choir stalls, and pulpit are carved with tracery decoration. There are twin sedilia with trefoiled heads and a piscina.”

- Lych Gate to the North of St Peters' Church

“Roof has two tie beams with large curved braces, and carved barge boards. Low side walls of stone support timber superstructure which is braced downwards to ground sills which project beyond the walls.”



Map of Conservation Area showing the location of Listed Buildings

2. Scorton Conservation Area and Management Plan Local Community Survey



Scorton Conservation Area Appraisal and Management Plan

Scorton Conservation Area was designated 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' in 1972.

The special character of Conservation Areas does not come from the quality of their buildings alone, but also:

- The historic layout of roads, paths and boundaries;
- Characteristic building and paving materials;
- The particular 'mix' of building uses;
- Key views and vistas;
- Public and private spaces such as gardens, parks and greens;
- Trees; and
- Street furniture.

The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential since applications for planning permission must still be determined on their planning merits, following national guidance and policy.

For the designation of Conservation Areas to be effective, it is important that their special qualities and local distinctiveness, as well as their value to the local community, are determined.

A clear, comprehensive appraisal of the character of a Conservation Area provides a sound basis for development control and for developing initiatives to improve the area. Furthermore, where a formal Character Appraisal has been adopted by the Local Authority, it will be taken into account by the First Secretary of State in considering related planning appeals.

The Character Appraisal should provide the basis for developing management proposals for the Conservation Area. The proposals should take the form of a mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the appraisal. Government guidance states that a distinction should be made between the Appraisal and Management Plan, though they may form part of the same document.

The sorts of objectives which we are considering for inclusion in the management plan are set out below. We would value your opinions on them.

1) Do you think that an article 4(2) direction would be beneficial in Scorton Conservation Area?

An Article 4(2) Direction is used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in Conservation Areas. This would mean that planning permission was required for the removal or alteration of particular architectural features, such as windows, doors, chimneys and boundary walls, which are important to the character or appearance of the Conservation Area.

(Please give full reasons)-----

2) Would you like to see any new Tree Preservation Orders (TPOs) made in Scorton? Specifically which tree(s)?

A major element in the character or appearance of many Conservation Areas is the trees. All trees with a trunk diameter of 75mm measured at 1.5m above ground level within a Conservation Area are protected under section 211 of the Town and Country Planning Act 1990. Any proposed works to them will require written notification to the Council six weeks prior to beginning those works. However, a TPO can provide an extra layer of protection. Some of the Oak trees in Church Field are considered to be possibilities.

3. Current Aerial photos of Scorton (Lancashire County Council), one illustrating the village on its own and one showing the location of the Conservation Area



4. 1940's Aerial photographs of Scorton (Lancashire County Council), one illustrating the village on its own and one showing the location of the Conservation Area



5. Bibliography

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Scorton Management Plan

WYRE BOROUGH COUNCIL

Adopted: 11th June 2007



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1. Scorton Management Plan

Action	Body Responsible	Deadline for Completion
1. Ensure new development preserves and / or enhances the character and / or appearance of the area	Conservation Officer	On-going
2. Ensure all new development carefully considered and only positive development permitted	Conservation Officer	On-going
3. Liaise with Spar and Stouts Inn owners and attempt to negotiate more suitable signage	Conservation Officer	July 2007
4. Tree Preservation Orders where necessary	Tree Officer	On-going
5. Ensure all development respects the 'setting' and views of the Conservation Area	Conservation Officer	On-going
6. Production of Article 4 Directions	Conservation Officer	March 2008
7. Production of Design Guidance and Advisory Leaflets	Conservation Officer	July 2007
8. Ensuring all alterations within Conservation Area are in line with design guidance and advisory leaflets	Local Community	On-going
9. Organise 2 representatives from the community to attend Conservation Forum	Conservation Officer	July 2007
10. Ensure street furniture is not vandalised	Local School	On-going
11. Potential Listing of K6 Telephone Box, and St Mary and St James' Church	Conservation Officer and English Heritage	July 2007
12. Dedicate site for new Car Park	Parish Council, Lancashire County Council and Wyre Borough Council	March 2008
13. Scheme to reduce speed within Conservation Area	Wyre Borough Council	March 2008
14. Creation of a focal point in The Square	Wyre Borough Council	March 2008
15. Alteration of Conservation Area Boundary	Conservation Officer	October 2007
16. Review of Conservation Area Appraisal	Conservation Officer	2012
17. Review of Management Plan	Conservation Officer	2008

2. Legislative Background

The designation of a Conservation Area and production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, now formalised in BV 219c, to draw up and publish such proposals. The purpose of this document is to present draft proposals which seek to achieve the preservation and enhancement of the special character of the Conservation Area, informed by the Appraisal, for consultation. The 'special' qualities of the Conservation Area have been identified as:

- Traditional style industrial village, akin to others in Lancashire
- The motorway forms the eastern boundary of the village but cannot be seen due to the villages' positioning in a cutting. However the noise can still be heard
- Views to the east restricted by rising topography
- The River Wyre forms the western and northern boundaries of the Conservation Area and the Grizedale Brook forms the southern border
- Village based on nucleated pattern, based around The Square

These qualities have been identified within the Conservation Area Appraisal process, and both the Appraisal and this Management Plan will be subject to monitoring and review. This guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas".

This document reflects Government guidance set out in Planning Policy Guidance 15 "Planning and the Historic Environment", and English Heritage guidance set out in "Guidance on the Management of Conservation Areas".

3. Statutory Controls

Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the “preservation or enhancement” of the area. These controls include the need for Conservation Area consent for the demolition of any unlisted buildings, the need for planning consent for the installation of satellite dishes visible from the street, significantly reduced “permitted development rights” for alterations and extensions to dwelling houses, restrictions on advertising, and 6 weeks written notice of works to trees not already protected by Tree Preservation Orders.

Action 1: The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area in accordance with the Wyre Borough Council Local Plan (1999) and any subsequent policies in the forthcoming Core Strategy.

4. Erosion of Character and Additional Planning Control

The Conservation Area Appraisal has identified the following as works that pose a threat to, or detract from, the ‘special’ character of the Conservation Area:

- Loss of original windows and inappropriate replacements;
- Inappropriate signage on Spar / Post Office building and Stouts Inn;
- Lack of continuity in individual aspects of street furniture.

There are numerous examples of works having been carried out, for example alterations to doors and windows, which both individually and cumulatively detract from the ‘special’ character or appearance of the area. If left, such works will gradually erode the ‘special’ qualities that justified the original designation.

Action 1: The Council will ensure that all development will be carefully considered and only positive development, as defined in accordance with Wyre Borough Council’s Local Plan, will be considered for planning permission in order to further protect the ‘special’ character or appearance of the Conservation Area.

Action 2: A suggestion will be made to English Heritage for the re-listing of the St Mary and St James’ Church and the listing of the K6 Public Telephone Box.

5. Advertisements and Signage

Signage within the Conservation Area is for the most part unsuitable for a Conservation Area. This includes Spar and Stouts Inn. The fascia for Spar is too large to be within a Conservation Area, the colours are inappropriate, and the font is modern. Therefore an attempt should be made to redesign the signage for something more suitable for being situated within a Conservation Area.

Action 1: The Council will liaise with the Property owners in an attempt to negotiate a more suitable form of signage, in regards to size, colour, and font, for the shopfront of the building.

6. Trees

If not already protected by a Tree Preservation Order, anyone intending to lop or fell a tree within the Conservation Area greater than 75mm in diameter at 1.5 metres above ground level, is required to give the Council 6 weeks written notice before starting work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served. Advice on all tree issues, whether the pruning of existing trees or advice on suitable species for planting, is always available from the Councils' Tree Officer.

Action 1: The Council will use Tree Preservation Orders wherever appropriate where a tree of high amenity value is considered to be under threat. These will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal.

7. Setting and Views

The urban context of the Conservation Area, its 'setting', is very important, and development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area will not be permitted. The important views into and within the Conservation Area are identified in the Character Analysis, and the Council will seek to ensure that all new development respects these views.

Action 1: The Council will continue to ensure that all development respects the ‘setting’ of the Conservation Area, and important views within, into, and out of the area, as identified in the Appraisal. These will be protected from inappropriate forms of development.

8. The Public Realm and Enhancement

Within the Conservation Area there should be one set design for street lighting, bins, and benches. There should also be one specific type of paving, e.g. cobbles and therefore where cobbles do not currently exist they should be re-instated. When the replacement of original sash and case and modern windows occurs, an attempt should be made to encourage the replacement of like for like. In the case of replacement of modern windows, encouragement should be given to return to the aesthetically to the sash and case window, albeit a modern wooden equivalent. All of these enhancements would be better enforced with the aid of Article 4 directions.

Action 1: The Council will produce Article 4 directions to improve the styles of replacement windows and doors, and allow stricter controls on the public realm within the area. Lancashire County Council will come up with a scheme for speed limits and car parking within the Conservation Area.

9. Monitoring and Review

The following actions need to be taken to ensure that this appraisal and management plan are accepted and acted upon:

- **Public Consultation:** The appraisal and management plan will be subject to a period of public consultation and views expressed as part of that process will be considered when preparing the final draft for Council adoption. Consultation will include placing the documents on the Council website, in council offices, consultation with local amenity groups and residents associations where they exist, and providing hard copies on request.
- **Boundary review:** The Council will extend the boundary of Scorton Conservation Area as illustrated in the Appraisal, and continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.

- Document review: This management plan will be monitored on an annual basis in the light of the Local Development Framework and emerging government policy. A review should include the following:
 - (i) A survey of the Conservation Area and its boundaries
 - (ii) An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements.
 - (iii) The production of a short report detailing the findings of the survey and proposed actions and amendments.
 - (iv) Public consultation on the review findings, any proposed changes, and input into the final review.