



Over Kellet

Conservation Area Appraisal

Draft February 2025

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

Contents

Introduction	2
Conservation Areas.....	2
What is a conservation area appraisal?	2
Legislation and policy	3
Legislation.....	3
National Policy.....	3
Local Policy	3
Consultation and adoption	4
Over Kellet Conservation Area	6
Boundary	6
Summary of special interest	7
Historic maps of Over Kellet	8
Assessment of Significance	15
Location and setting.....	15
Historical development	15
Built form and architectural quality.....	25
Archaeological interest.....	34
Boundary treatments	35
Open spaces, gardens and trees.....	36
Views and vistas.....	39
Positive contributors.....	42
Negative contributors.....	45
Summary of condition	46
Condition	46
Boundary Review	47
Appendices	50
Appendix A: Townscape Appraisal Map	50
Appendix B: Suggested Boundary Changes Map	52
Appendix C: Listed buildings within the conservation area boundary	54
Appendix D: Positive buildings	58
References	59

Introduction

Conservation Areas

Conservation Areas are defined as ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*’ and are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990 (s.69)*.

Lancaster City Council has 38 Conservation Areas, many of which have been designated for very different architectural and historic interests. For example, the city of Lancaster has Roman and medieval origins which have been overlaid with an extraordinary collection of Georgian townhouses and warehouses associated with its mercantile growth. In contrast, Morecambe was designated for its small fishing village origins which experienced a rapid expansion in Victorian and Edwardian periods as a seaside resort, with an eclectic mix of revival and Art Deco styles which front onto to the sea, overlooking Morecambe Bay and towards the Lakeland fells. Many rural conservation areas within the district are characterised by their vernacular building construction, such as this one.

What is a conservation area appraisal?

The purpose of an appraisal is to set out what defines the special interest of the conservation area that merits its designation and to describe and evaluate the contribution made by the different features of its character and appearance.¹ An appraisal can help to ensure that the future management of the conservation area is informed by an understanding of its significance, its positive features and the risks to the area’s character.

In response to government guidance and Historic England advice this appraisal defines and records the special architectural and historic interest of the Over Kellet Conservation Area. These features are also marked on the Townscape Appraisal Map that accompanies this written commentary (Appendix A). While the descriptions go into some detail, it should not be assumed that the omission of any characteristic, such as a building, view or open space, from this appraisal means that it is not of interest.

This draft appraisal has been prepared during the Summer of 2024.

¹ *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management (2019)* provides guidance on the production of a conservation area appraisal.

Legislation and policy

Legislation

The *Civic Amenities Act 1967* introduced Conservation Areas. The legislation has since been consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The legislation outlines that local planning authorities have a duty to determine which parts of their area are of special architectural or historic interest which are desirable to preserve and enhance, and these shall be designated as Conservation Areas. The effects of the designation include:

- Restricted permitted development rights for owners
- Control over demolition of unlisted buildings
- Local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of those areas through planning functions
- Formal notice must be given to the local authority six weeks before any work is undertaken to lop, top or fell any trees
- Extra publicity must be given to planning applications affecting conservation areas

National Policy

The National Planning Policy Framework (NPPF) (adopted in 2012, and most recently updated in 2024) sets out the Government's aims for sustainable development. Chapter 16 deals with 'Conserving and enhancing the historic environment'. Paragraph 204 outlines that local planning authorities should ensure that an area justifies the status of special architectural or historic interest when determining whether to designate a Conservation Area. The NPPF sets out a broad framework for considering the potential impacts of proposed developments on the significance of designated heritage assets, including Conservation Areas.

In contrast to the legislation described above, the NPPF uses the terms 'designated' and 'non-designated heritage assets' (NDHAs).

The Government's Planning Practice Guidance provides advice and adds further context to the NPPF.

Local Policy

The Lancaster District Local Plan includes the *Development Management Development Plan Document (climate emergency review)* which was adopted in January 2025. The DPD

provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which relate to development proposals affecting this conservation area include:

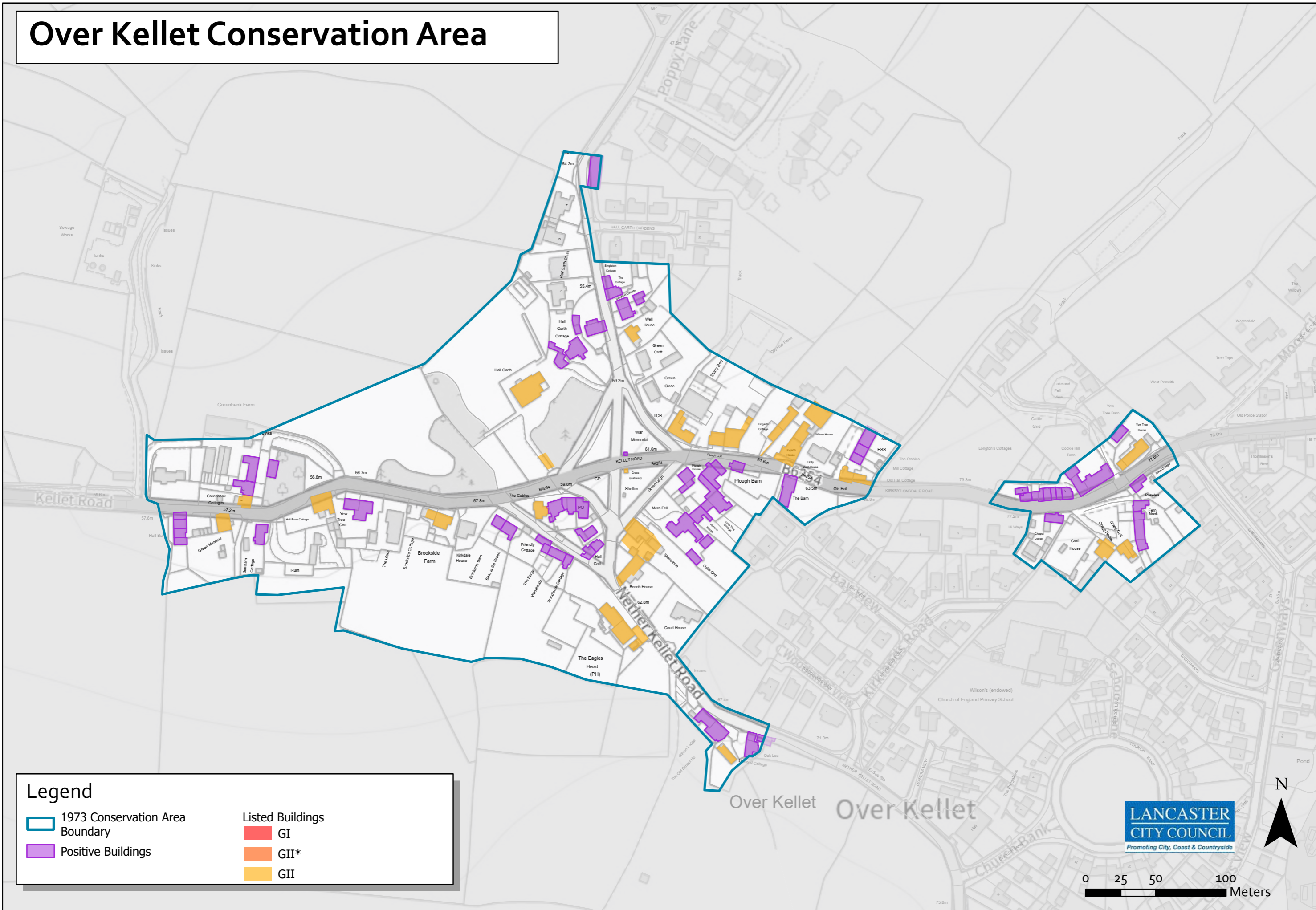
- DM37: Development Affecting Listed Buildings
- DM38: Development affecting Conservation Areas.
- DM39: The Setting of Designated Heritage Assets
- DM41: Development Affecting Non-Designated Heritage or their Setting
- DM42: Archaeology
- DMCCH1: Retrofit of Buildings of Traditional Construction for Energy Efficiency
- DMCCH2: Micro-Renewables in the Setting of Heritage Assets

Consultation and adoption






The first draft of this Conservation Area Appraisal was taken out to public consultation from 2 December 2024 to 20 January 2025. The responses received were considered and reported to the Local Plan Review Group (LPRG). The current revised draft has been issued and taken out to public consultation for a further six weeks. Following this LPRG will be updated and the final draft taken to Cabinet for adoption.

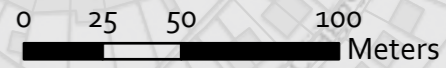
TO BE COMPLETED

Over Kellet Conservation Area



Legend

 1973 Conservation Area Boundary	Listed Buildings
 Positive Buildings	 GI
	 GII*
	 GII



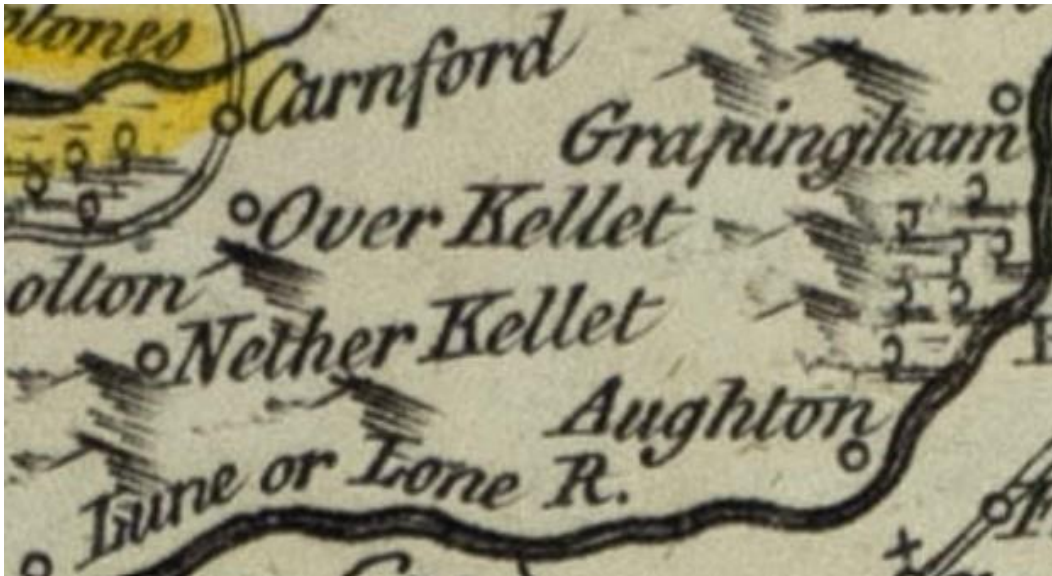


Figure 1: An extract from Thomas Kitchin. 'A New Map of Lancashire...' from *England Illustrated*, London 1764 (source: <https://lancaster.libguides.com/maps/Lancashirehistoricmaps>)

Over Kellet Conservation Area

Boundary

Over Kellet Conservation Area was designated in 1973. The boundary takes in the historic core of the village which is centred around the diamond-shaped village green (the Green). However, the village is also formed of smaller cores, making it a 'poly-focal' settlement, which is dispersed in character. This is clear from the OS maps below, especially. The designated area includes the area to the east of the Green, up Cockle Hill (Kirkby Lonsdale Road). This area is also focused around a green, though a much smaller informal triangle of pastureland, and the former Yew Tree Farm. This is known as 'Top Green'. To the west of the Green, is another group around Hall Farm. Between each of these areas are open fields which connect the village to the surrounding countryside and provide another visual link to its agrarian heritage. To its south, the boundary extends as far as the group around the old school building, but does not take in the village's medieval church, St Cuthbert's, or Kirk House Farm. The northern edge extends as far as what was until recently the built limit of the village. However, a new housing development, Kellet Green, has been built just outside this boundary.

Summary of special interest

The special interest that justifies the designation of Over Kellet Conservation Area can be summarised as follows:

- A nucleated settlement of medieval origins around a village green, with a series of smaller core settlements which together form this ‘poly-focal’ settlement. The open land surrounding and penetrating between these cores is a vital component;
- Located on the north side of Kellet Seeds hill, on undulating land, long-distance views towards Morecambe Bay, Arnside & Silverdale National Landscape, the Yorkshire Dales and the Lake District are provided by the gaps between the core settlements;
- Evidence of a gated village green during the C14, to provide protection during times of unrest;
- A C16 church, St Cuthbert’s, with a Saxon font and cross, with early C13 remains. Restored in the C19. Set within rolling pastureland to the south of the village, its tower and elevated churchyard provide far ranging views [PROPOSED];
- A number of “rewarding C17 and C18 houses”²², most with dated lintel stones and many retain their chamfered and mullioned windows;
- The village retains its agricultural character with a large number of traditional farm buildings, including farmhouses with attached barns;
- Prevalent use of locally quarried building stone (Millstone Grit and limestone) for walling and boundary walls, occasionally for roof slates;
- A number of interesting elements of the streetscene, including the Village Cross, War Memorial (with another in the churchyard), water pump and water trough, close to the site of the village well;
- A fine early C19 country house, Hall Garth, set in parkland containing some fine mature trees and providing a focal point for the village. The work of Lancaster architect, William Coulthart (1787-1833) (previously attributed to George Webster);
- Other architects whose work appears in the village include Joseph Bintley of Kendal and Joseph Parkinson of Lancaster;
- A former Methodist cemetery dating from 1900. A secluded spot in the corner of Bay Croft Field, provides a peaceful and enclosed green space [PROPOSED]; and
- Historical associations with the Pilgrimage of Grace, the early Quaker movement (George Fox and Robert Withers), the Booker family (of the Booker literary prize) and William Farrer (editor of the *Victoria County History Lancashire* volumes).

²² Hartwell & Pevsner, *Pevsner Architectural Guides, Lancashire: North*, 2009, p.485

Historic maps of Over Kellet

1786



Figure 2: Extract from *The County Palatine of Lancaster* by William Yates, 1786. Sourced: <https://maps.nls.uk/view/220113064>

1828/9



Figure 3: Extract from *A Map for the County Palatine of Lancater...from an accurate survey in the years 1828 and 1829* by G. Hennet & J. Bingley. Sourced: <https://maps.nls.uk/view/220113211>

1847



Figure 4: Extract from Lancashire Sheet XXV, Surveyed: 1844 to 1845, Published: 1847 (OS 1:10,560). Sourced: <https://maps.nls.uk/view/102343787>

1894

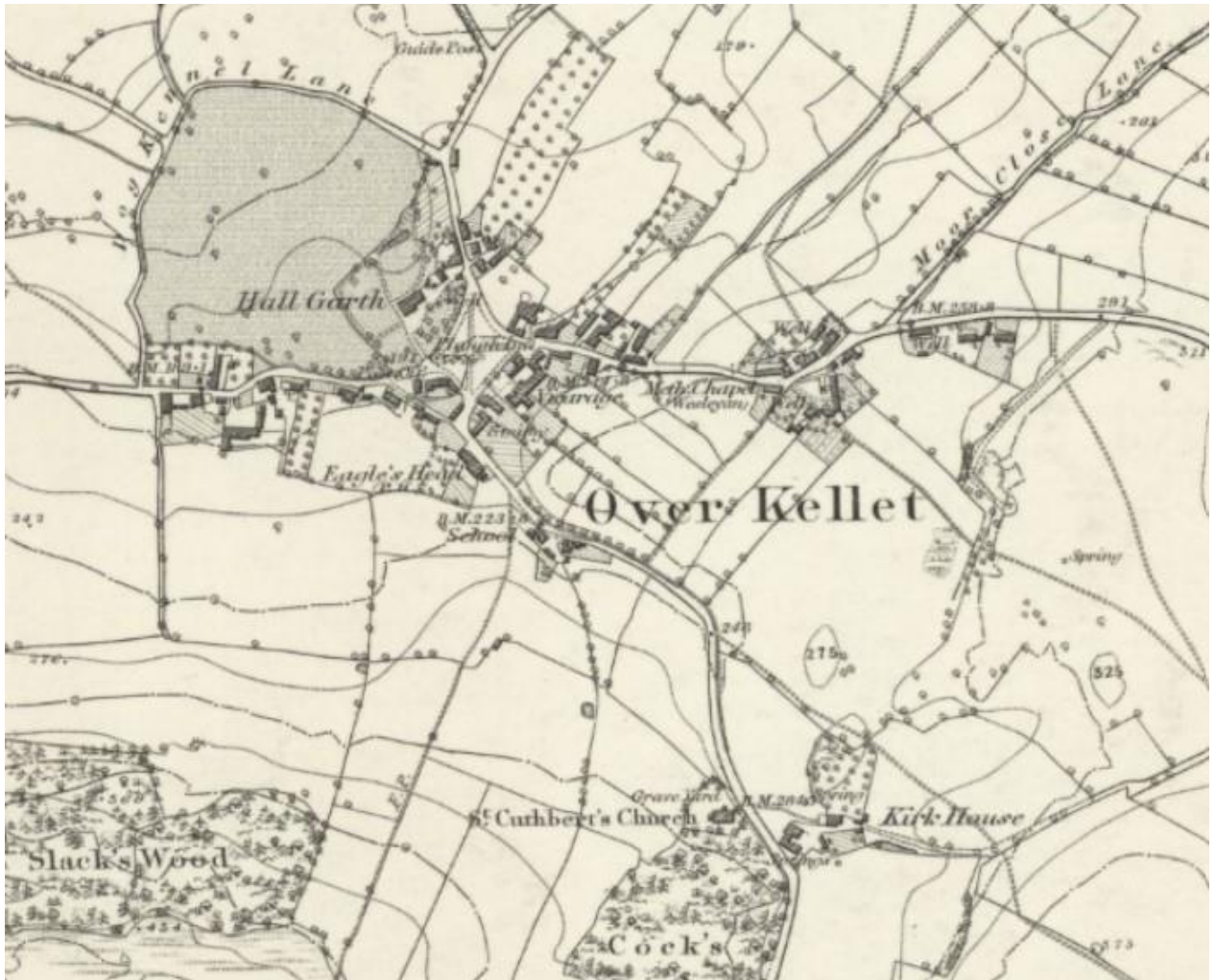


Figure 5: Extract from Lancashire Sheet XXV, Surveyed: 1890, Published: 1894 (OS 1:2,500). Sourced: <https://maps.nls.uk/view/102343784>

1913

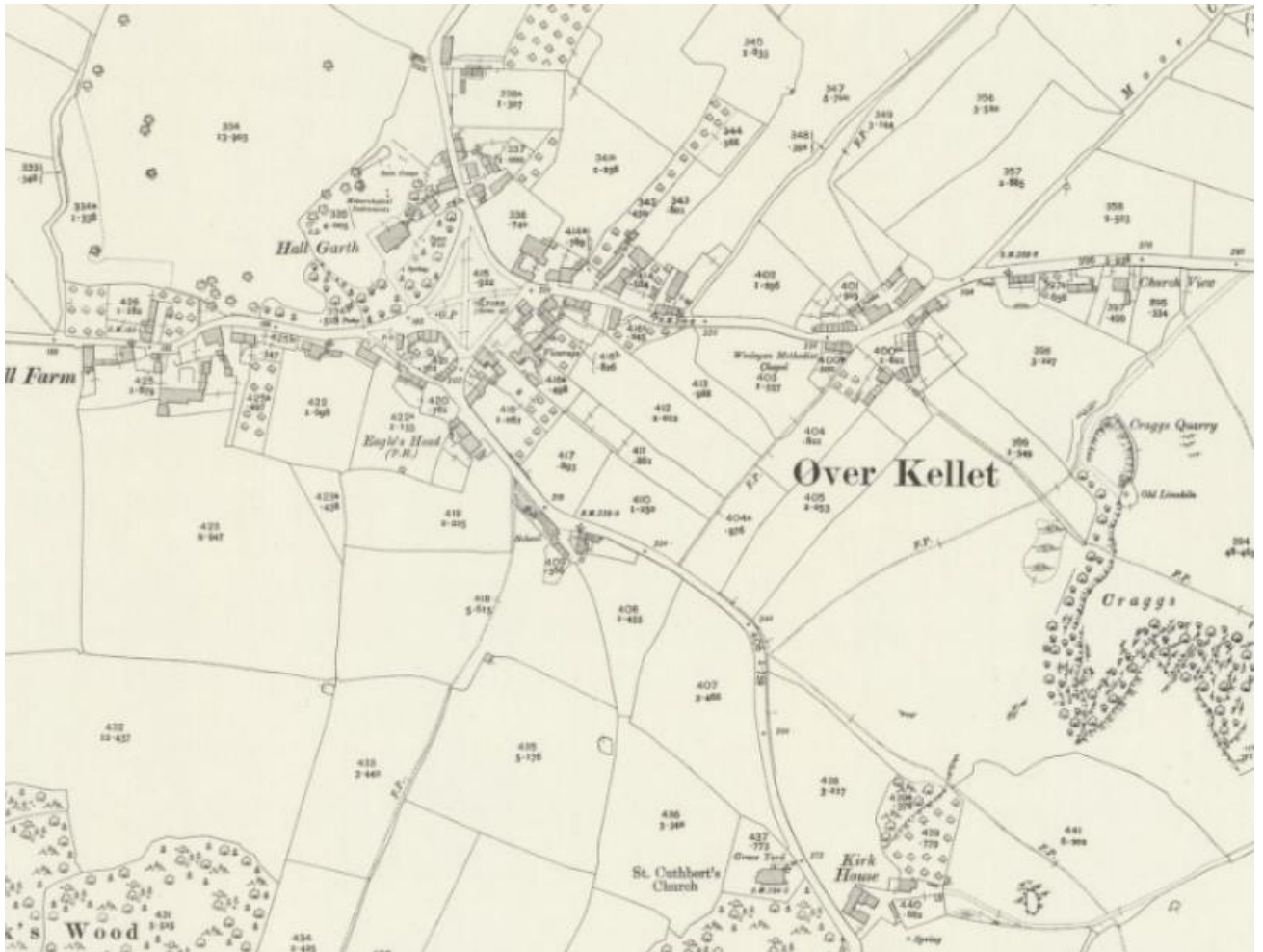


Figure 6: Extract from Lancashire XXV.5, Revised: 1910, Published: 1913. Sourced: <https://maps.nls.uk/view/126514961>

c.1934

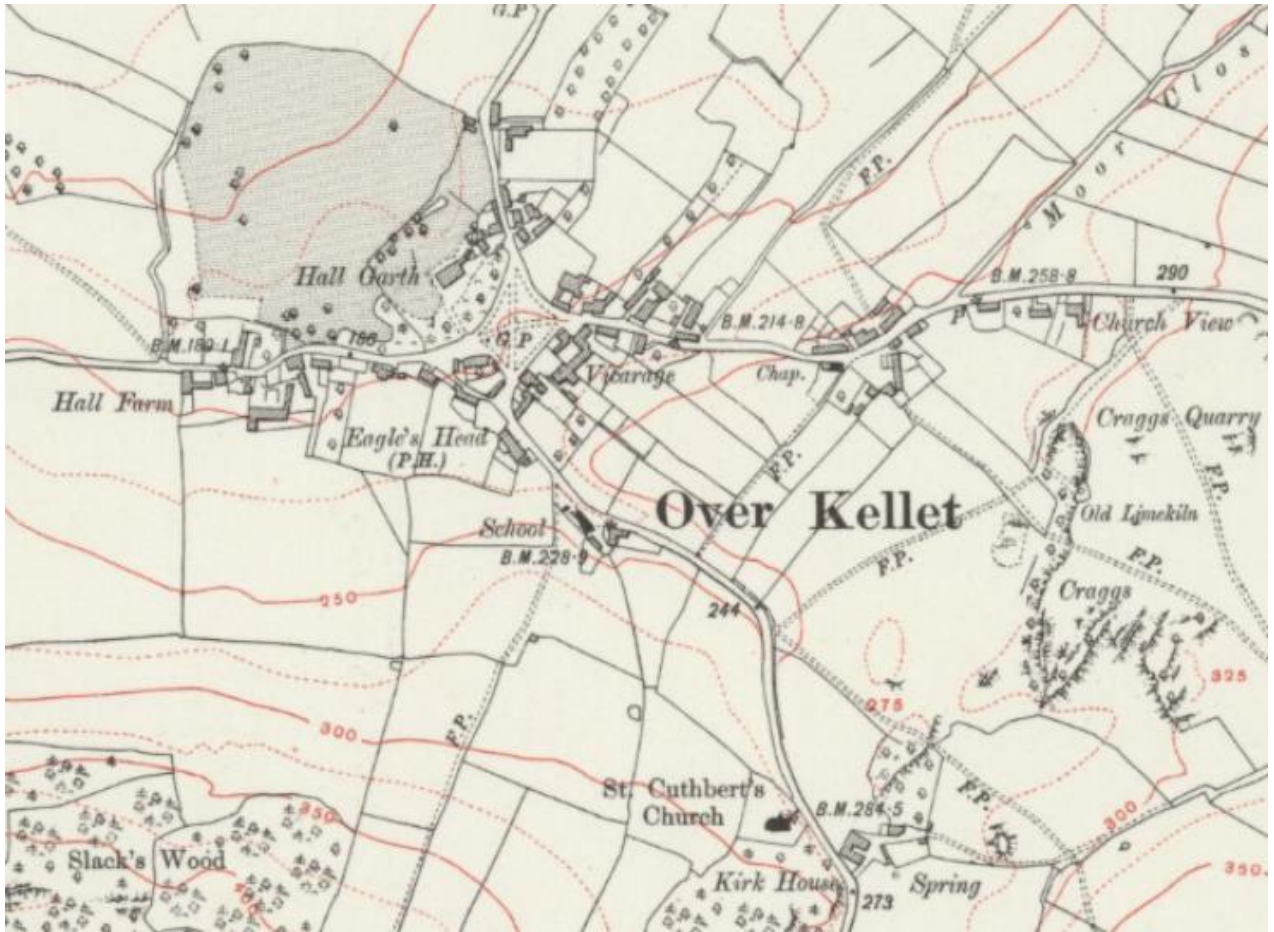


Figure 7: Extract from Lancashire Sheet XXV.NW, Revised: 1910 to 1911, Published: ca. 1934. Sourced: <https://maps.nls.uk/view/102339240>

1962/4

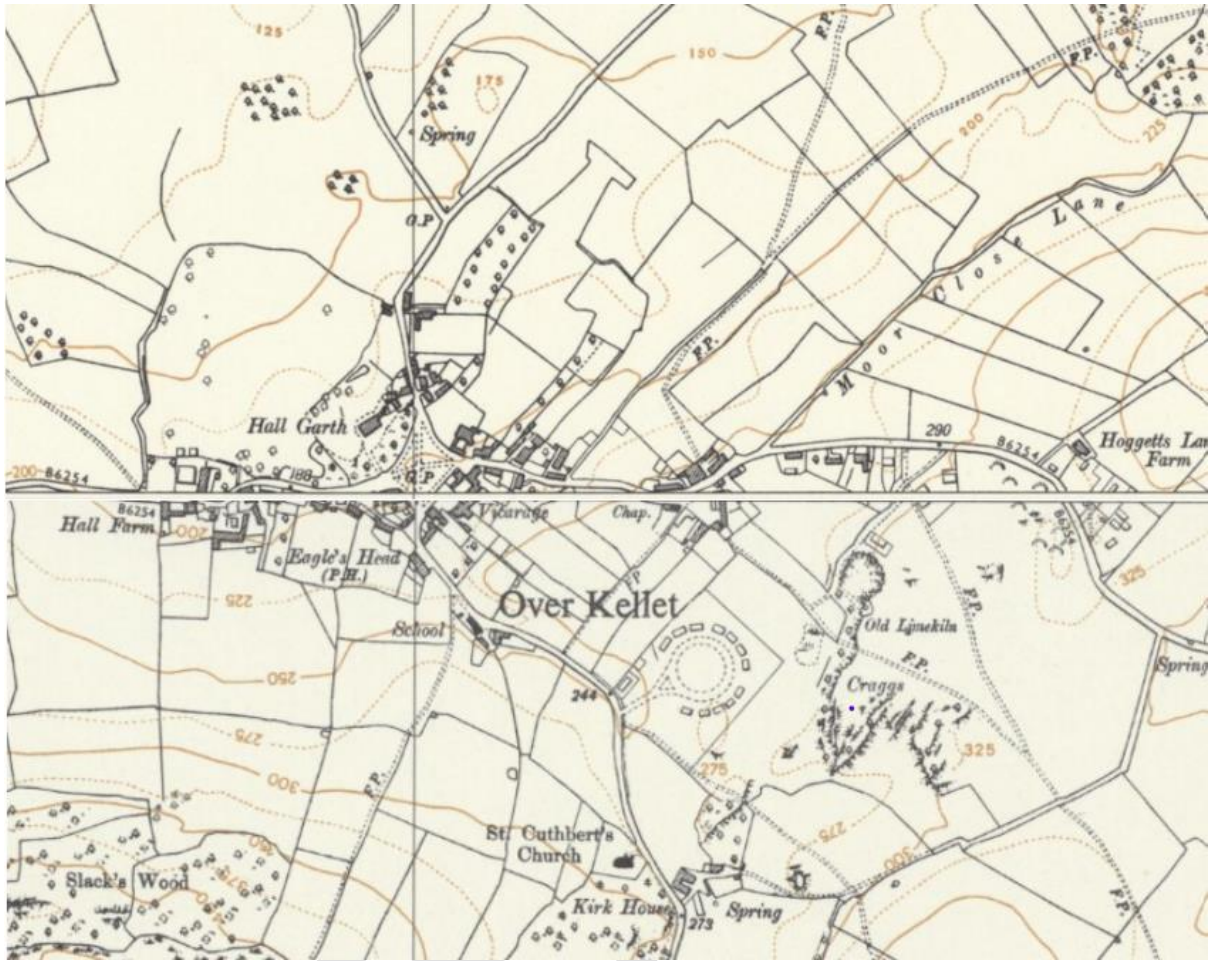


Figure 8: Extract from SD56NW - A/*, Surveyed / Revised: Pre-1930 to 1961, Published: 1962. Sourced: <https://maps.nls.uk/view/189180018> (south) & SD57SW - A/*, Surveyed / Revised: Pre-1930 to 1963, Published: 1964. Sourced: <https://maps.nls.uk/view/189180063> (north)

1969/70/72



Figure 9: Extract from SD5270-SD5370 - AA, Revised: 1969, Published: 1970. Sourced: <https://maps.nls.uk/view/188874312> (SE), <https://maps.nls.uk/view/188874312> (NE) & SD5069-SD5169 - AA, Revised: 1968, Published: 1969. Sourced: <https://maps.nls.uk/view/188873919> (SW) & SD5070-SD5170 - BB, Revised: 1971, Published: 1972. Sourced: <https://maps.nls.uk/view/188873925> (NW)

Assessment of Significance

Location and setting

Over Kellet is located to the east of Carnforth and is separated from it by the M6. The village has developed around a crossroad. The Green is crossed by the old high road (pre-turnpike) from Lancaster to Kendal, located between Nether Kellet and Capernwray, and the Carnforth to Kirkby Lonsdale route.

The village is surrounded by fields, mainly pasture and meadow, and the land is undulating, with the village lying at the foot of Kellet Seeds, on its north side, a hill from which the two Kellet villages take their names. The underlying rock is limestone, and since the C19 this hill has been extensively quarried. From the Green, views of the hills to the north can be had as the land slopes away to the north and west. Kirkby Lonsdale Road climbs Cockle Hill to the east providing more extensive views, including uninterrupted views towards Warton Crag, Morecambe Bay, Arnside & Silverdale National Landscape (formerly AONB), the Yorkshire Dales and the Lake District beyond.

Historical development

Over Kellet is thought to have medieval origins, pre-dating the Norman Conquest. The word Kellet derives from Old Norse, meaning 'the slope of the spring' from which Nether Kellet and Over Kellet take their names, both settlements being on the slopes of Kellet Seeds, a hill which divides them. Surveyed together and referred to in the Domesday Book as 'Chellet', in which they were assessed as three ploughlands, it is thought that they may already have been separate by the time of the Norman Conquest.³

It is likely that there has been a church in the village since Saxon times, though the current church dates from c.1215 (though is largely C16, restored in the 1860s and 1909). The granite cylindrical font inside the church is believed to date from AD900, so is from an earlier church, the location of which is unknown.⁴

³ 'Townships: Over Kellet', in *A History of the County of Lancaster: Volume 8*, ed. W. Farrer, J. Brownbill, 1914 (British History Online <https://www.british-history.ac.uk/vch/lancs/vol8/pp140-151>)

⁴ Allen, C. 'A Short History of St Cuthbert's Church Over Kellet' https://www.overkellechurch.org/files/ugd/3d2b53_c705ac4115d54b53a62dba6a1e458e61.pdf



Figure 10: St Cuthbert's Church and churchyard, looking south

Remnants of a medieval field system can be traced on the OS mapping, as well as on the Tithe Apportionment Map of 1840 (not reproduced here)⁵. Many of the historic buildings surrounding the village green, as well as those to the north of Kirkby Lonsdale Road, and to the south of Kellet Road, sit at the end of narrow linear plots. The straighter boundaries which border the roads to the east of the village are later, date from an 1805 Enclosure Act which brought the previously common grazing land of Over Kellet Moor (as seen on Yates' 1786 map) into individual plots and cultivation⁶.

The Green is likely to date from the post-Conquest period, and perhaps the Top Green too, providing common land, and pasture where livestock could be gathered and safely grazed. This was particularly important during times of unrest, including when the Border Reivers raided the area during the C14. The Green was protected by gates which enclosed this open land at the routes into the village. Those known about are Moorgate, which would have been close to the location of Yew Tree Farm (on Kirkby Lonsdale Road) and Goosegate, which is on Capernwray Road, close to Well House.⁷

⁵ Can be viewed at Lancashire Archives DRB 1/118

⁶ P. Clinch, 'Looking for History in Over Kellet – 3', *Over Kellet View*, Issue 100, September 2017

⁷ P. Clinch, 'Looking for History in Over Kellet – 1', *Over Kellet View*, Issue 98, June 2017



Figure 11: Plaque erected to mark the location of the Goosegate

During the C16, the Kellets were to experience further dramatic events when, in 1536, Kellet Moor became a meeting place of the Pilgrimage of Grace. This was a formidable rebellion beginning in Lincolnshire which spread across the north from Yorkshire into Westmorland, Cumberland and Lancashire in response to the English Reformation and the Dissolution of the Monasteries.

The village would again become associated with strong religious convictions in the following century, though this time through the Nonconformists. Over Kellet was the home of Robert Widder or Withers, (1618-1686), a friend of George Fox (Figure 12) and one of the Valiant Sixty, one of the early leaders of the Society of Friends (Quakers). Fox is thought to have stayed with Withers several times and is said to have addressed an important meeting in the village in 1652, possibly in a field in front of Yew Tree Cottage.

Withers' house, thought to have been in that area (it has been suggested that this was Brookside Farm House), was used as a Quaker meeting house in 1689.⁸ Friendly Cottage may also have been used as an (illegal) meeting house.⁹ It is also said that several Quakers were "buried in a close near the house".¹⁰

⁸ 'Townships: Over Kellet', in *A History of the County of Lancaster: Volume 8*, ed. W. Farrer, J. Brownbill, 1914 (British History Online <https://www.british-history.ac.uk/vch/lancs/vol8/pp140-151>)

⁹ https://www.overkellet.org/?Parish_Appraisal_1996:Page_5

¹⁰ Op.cit., Farrer, ed., 1914

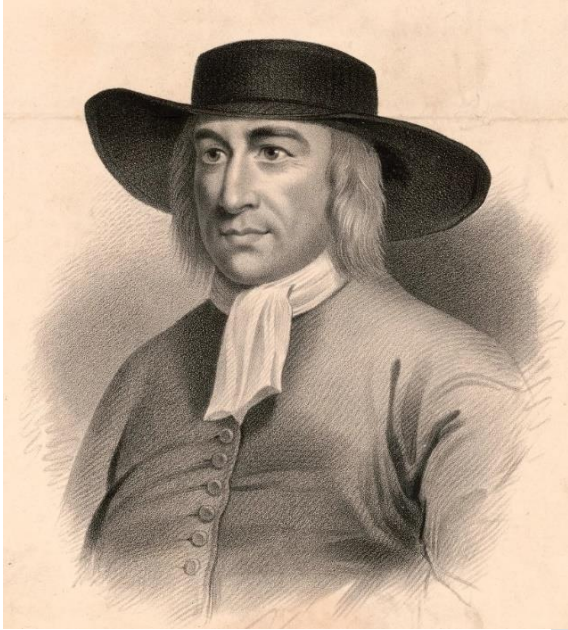


Figure 12: George Fox, founder of the Religious Society of Friends (credit: Library of Congress, Washington, D.C. (LC-DIG-pga-11433), from <https://www.britannica.com/biography/George-Fox#/media/1/215366/112486>)

Continuing the tradition of nonconformity in the village, a Wesleyan Chapel was built in 1879/80, close to the Top Green, and enlarged in 1910 (Figure 28). A Methodist cemetery was established too, in the early 1900s by Stephen Brunskill Harris of Hall Farm, in the north-east corner of Bay Croft Field, alongside Cackle Hill. The stone for which came from Hutton Roof quarry. It is managed privately today.¹¹



Figure 13: The Methodist cemetery

¹¹ Brewster, L., 'Our Methodist Cemetery', Over Kellet View, Issue 70, September 2014

A school is mentioned as early as 1650, but it was in 1670 that Thomas Wilson endowed a school with £200. A Dame School was also built in the early to mid-C19 close to the Green. However, this was sold in 1899 and the funds used to extend the Free School which can be seen on the historic OS maps on Nether Kellet Road.



Figure 14: Former Wilson's Endowed School (Free School), now two houses. It occupies a prominent position on the hill when travelling north or south through the village.

Whilst some significant routes passed through the village, the main north-south traffic would have passed through Carnforth. Nevertheless, Over Kellet was still able to support three public houses for a time during the C19.

Hall Garth replaced a C16 house which did not have an open view towards the Green. Nine houses and six barns occupied this edge of the Green. However, after they built Hall Garth in c.1826, the Ainslie family began to acquire and demolish these properties in order to open up the view. This work was completed by 1858, so some of these properties can still be seen on the 1847 OS map (this side of the Green is evidently heavily developed on Yates' and Hennet's maps). Amongst these properties was The Carpenter's Arms, which appears to have operated as such from the late C18 and into the C19.¹² A further pub, the Bull Inn,

¹² Clinch, P., 'Pubs in Over Kellet', *Over Kellet View*, Issue 167, May 2024

later known as the Golden Fleece, was located along Capernwray Road, on the site of what became Hall Garth's stables. This was demolished in c.1826 and its licence transferred to the Eagle's Head¹³, which is the last remaining of the village's pubs still operating.

The Plough Inn was another, of which the building still exists, but is now a private house. This is located on the eastern corner of the Green, on the south side of Kirkby Lonsdale Road. Dating from 1858, this building was still in use as a pub before the First World War but sold as private house in 1924 (now Plough House and Plough Cottage).¹⁴



Figure 15: The Plough Inn, c. 1916 (credit: Les Fielden, from *Over Kellet View*, Issue 77, May 2015)

Part of the Ainslie's remodelling of the area in front of Hall Garth included laying pipes from the village's well to the hand-pump which can be found against the boundary wall to the south west of Hall Garth (Figure 16), to provide the village with water.¹⁵ The village well was located close to where the village trough can be seen (Figure 17), to the east of Hall Garth, opposite Well House. This dates from the late C18 or early C19.¹⁶

In 1914, the inhabitants were said to be "almost entirely devoted to farming".¹⁷ However, the other industry found here was that of quarrying limestone. This had been a small-scale industry until the completion of the Lancaster Canal to Tewitfield in 1792. Quarries as well

¹³ Op.cit., Clinch, May 2024

¹⁴ Op.cit., Clinch, May 2024

¹⁵ Peter Clinch from an extract of his draft *A Guided Walk around Over Kellet*, 2020, from Over Kellet Parish Council Meeting Agenda, 14 July 2020, <https://overkelletpc.org/wp-content/uploads/2020/07/20-07-14-Agenda-Pack-v2.pdf>).

¹⁶ Hartwell, C. & Pevsner, N., *Pevsner Architectural Guides, Lancashire: North*, 2009, p.485

¹⁷ Op.cit., Farrer, ed., 1914

as limekilns can be seen on the OS maps. Whilst Millstone Grit has largely been used in the construction of the village's buildings, the outcrop for which was to the north-east of the village, several use limestone, particularly from the early C19 onwards. The 1901 Census shows us that several of the residents of Longton's Cottages were limestone quarrymen. We know that there was a quarry supplying freestone (for dressings etc) in the mid-C19.¹⁸ Whilst the Millstone Grit is no longer quarried here, the limestone quarrying continues today.



Figure 16: Village water pump



Figure 17: Village water trough

Both the village's war memorials are of limestone. They each commemorate the ten servicemen lost during the First World War, and two from the Second World War. One memorial is on the Green (Figure 18), the other in St Cuthbert's churchyard (Figure 54). The reason for two is a now-forgotten dispute between some Anglicans and some Nonconformist members of the community.¹⁹

¹⁸ An announcement to architects and builders that John Storey of Bolton-le-Sands has "taken the Freestone Quarry at Kellet, the Property of the late Mr Lodge", *Westmorland Gazette*, Saturday 29 November 1856 (British Newspaper Archive).

¹⁹ Peter Clinch from an extract of his draft *A Guided Walk around Over Kellet*, 2020, from Over Kellet Parish Council Meeting Agenda, 14 July 2020, <https://overkelletpc.org/wp-content/uploads/2020/07/20-07-14-Agenda-Pack-v2.pdf>).

The Village Cross, which stands on the Green is of sandstone. This is listed (grade II) but is of an uncertain age. It was restored in 1893, which is when the upper part of the cross is thought to date from.



Figure 18: Village Green War Memorial (limestone)



Figure 19: Village Cross, of uncertain date but restored in 1893 (sandstone)

The village no longer has a shop. Houses on the south-west side of the Green were used for such purposes for well over 100 years, only closing in the last few years. There was also an antique shop, housed in a former barn, for many years, in the building now known as Cloudy Bay Cottage.

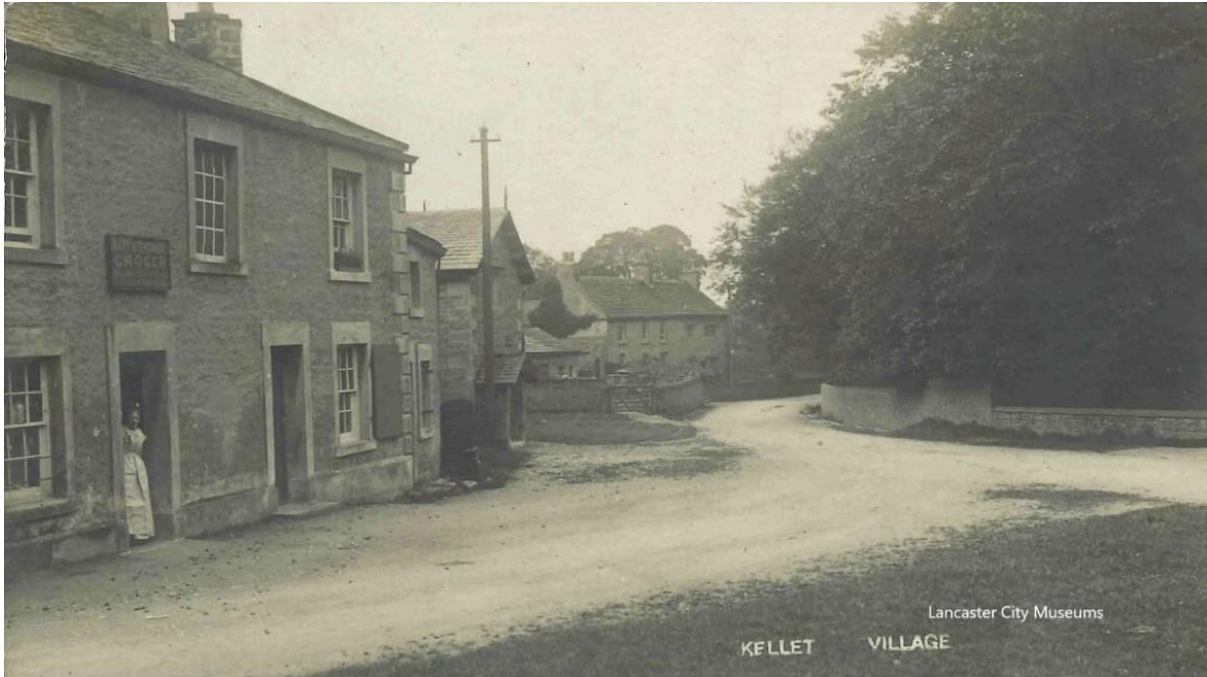


Figure 20: Over Kellet village shop, with shopkeeper, Mary Stevenson, at the door, 1907 (credit Lancaster City Museums)

As well as associations with Robert Withers and George Fox, the village is also associated with the Booker family, and therefore the literary Booker Prize. The tombstone of Septimus Booker (b. 1804-1885) can be found in St Cuthbert's churchyard (Figure 22). The family owned sugar plantations in Demerara. Septimus Booker, the youngest of seven sons, became a major local landowner and patron of St Cuthbert's. He later owned Swarthdale House, to the south-east of the village, among other properties.²⁰ Also of note, is the fact that William Farrer (1861-1924), the historian and genealogist, lived at Hall Garth for a time. He famously edited, along with John Brownbill, the Lancashire volumes of *Victoria County History*, which appeared annually from 1906 to 1914.²¹

²⁰ Halsey, J., 'The Booker Family and Over Kellet: Septimus Booker rediscovered', 2020

²¹ Archives Hub: <https://archiveshub.jisc.ac.uk/search/archives/642cf8c1-30d5-3884-ba28-a575347c535b>



Figure 21: Septimus Booker (from Halsey, 2020)

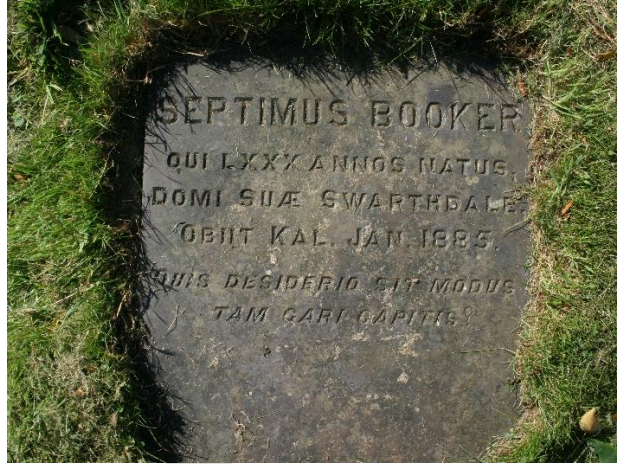


Figure 22: Ledger stone of Septimus Booker in St Cuthbert's churchyard

Built form and architectural quality

Building materials

Buildings are generally characterised by their vernacular style, built from the materials available locally, which in this case include both sandstone (Millstone Grit) and limestone. Whilst Kellet Seeds, the limestone hill which rises above the village to its south, has been quarried on its south and west faces since at least the C19 and is still supplying material today, sandstone (Millstone Grit) is the predominant building stone used here.

The limestone would initially have been quarried and burnt for quicklime for use in agricultural practices, as well as for weatherproofing buildings (limewash, render and plaster). Limekilns can be seen nearby to the south east and south west of the village, on the 1840s OS map. On the C20 maps, that to the SE is indicated as the 'old limekilns'. However, freestone for dressings on buildings was being produced there during the C19.²²

Limestone has been used in the construction of the early C19 Hall Garth (Figure 49) and Eagle's Head (both grade II listed). Limestone has also been used extensively in boundary wall construction (along with sandstone), for both gardens and fields.



Figure 23: The Eagle's Head, built from limestone in the 1820s

²² An announcement to architects and builders that John Storey of Bolton-le-Sands has "taken the Freestone Quarry at Kellet, the Property of the late Mr Lodge", Westmorland Gazette, Saturday 29 November 1856 (British Newspaper Archive).

However, the buildings, particularly those of C17 and C18, are generally of Millstone Grit rubble construction, many pebble dashed or rendered, presumably for weather-proofing. However, there has been a trend of exposing the stonework in recent years. Many also have sandstone dressings. A quarry could be found nearby, to the north-east of the village.



Figure 24: Hogarth House, late C17 and 1759. Coursed rubble construction (Millstone Grit)

The earliest buildings to involve regular stonework include Shenstone House, an early C19 property, built with dressed stone. Of a similar date is the Eagle's Head public house, but is built in watershot limestone, with limestone dressings. Hall Garth, dating from c.1826 is built of limestone ashlar.



Figure 25: Shenstone House, e.C19, thought to have originated as a Lancaster merchant's suburban house



Figure 26: Old Hall and Cottages, mid-C19

Coursed regular stonework can be seen on several properties, including the front elevations of the mid-C19 Old Hall and attached cottages, which is of squared dressed sandstone blocks (Figure 26). The Gables, of a similar date, on the edge of the village green is of coursed rubble (Figure 27), as are The Homesteads and Dendron Cottage at the northern point of the green (Figure 50). These properties are all built in a neo-gothic style with mullioned windows with hood moulds. The slightly later former Wesleyan Methodist Chapel at the top of Cockle Hill, on Kirkby Lonsdale Road, is also built in this style, though with window tracery. This is built to regular courses which are interrupted at intervals (Figure 28).



Figure 27, The Gables, a mid-C19 house



Figure 28: Former Wesleyan Chapel, now a house

The former school building, located to the south of the village centre, on Nether Kellet Road, leading to the church, is also coursed in this way, with sandstone dressings, and dates from the late C19 in its current form. A free school is marked on the 1840s OS map, though the building we see today is clearly a larger later building (Figure 14).

Blue/grey Burlington slate laid in diminishing courses is the predominant roofing material now, though the earlier buildings would have had stone slate roofs. Some stone slate roofs survive within the village.



Figure 29: Cockle Hill Barn, rear elevation roof with stone slates



Figure 30: Brookside Cottage, with surviving stone slates

Massing and form

The historic houses are mainly of two storeys. The former barns tend to tie in with this roofline.

Whilst there is no regular building line as such, the grander properties around the main green tend to be set back within gardens, though Shenstone House is an exception to this, which steps forward, occupying a prominent position facing the Green.

As well as lining the main routes, others are grouped off the main streets in closes or farms, or down narrower lanes. These are indicated on the Townscape Appraisal Map (Appendix A), since they provide important intimate and enclosed views.



Figure 31: Longton's Cottages, Kirkby Lonsdale Road

A number of houses are built right up against the main roads, either facing onto them (e.g. Longton's Cottages), or in the case of the properties close to the entrances into to the historic core of the village, they are built perpendicular to the road, with their gable ends abutting the road, creating narrow pinch points. This is most marked at the west entrance to the village (Figure 43).

Architectural detailing

Over Kellet is notable for the high number of dated lintel stones found on the houses, though South Lonsdale is recognised as having high numbers generally. The area is said to have experienced its 'Great Rebuilding' after 1660, with the most vigorous activity between 1670 and 1700.²³ It was at this time that the yeoman class was able to modernise their houses (for various reasons), and this resulted in the construction of more durable buildings, which now had chimneys, meaning that the fire risk was much reduced. They were typically of two storeys, with chamfered and mullioned windows, and were of a two-unit central entry plan. In many cases, these were subsequently altered, and windows were enlarged, with new stone surrounds and sash windows inserted.

²³ Garnett, M.E., 'The Great Rebuilding and Economic Change in South Lonsdale 1600-1730', *Transactions*, vol. 137, The Historic Society of Lancashire & Cheshire, 1987



Figure 32: (L) Mullioned windows at Brookside Cottage, (R) Yew Tree House, dated lintel



Building types

Vernacular farmhouses, barns and cottages are interspersed with much grander houses and architectural styles, including the late-Georgian Hall Garth (Figure 49) and the Victorian former vicarage (Figure 34). The operational farms are now located outside the Conservation Area. The Eagle's Head represents the only commercial property in the village, the village shop and Post Office, and antique shop, having closed a few years ago. The parish church sits outside the conservation area boundary, though the former Methodist chapel and former village school building do feature.

A number of C17 and early C18 farmhouses survive. They tend to be built along the main routes. Some of the earliest include Old Hall Farmhouse, just off the Green, and Yew Tree House which is up the hill on Kirkby Lonsdale Road, close to the Top Green. Both houses are of a 2-unit central entry plan with end stacks and have attached farm buildings as might be expected. With a date stone of 1668, Old Hall could be the earliest surviving farmhouse within the Conservation Area, though evidently altered during the C19 as reflected by the form of the window openings. Yew Tree House, with a date stone of 1684 (Figure 32), retains its original appearance with its smaller rebated and chamfered windows, and a number of surviving mullions.

There are a large number of other C17 to C19 houses within this village, some of which are listed. A significant group can be found around the Top Green at the top of Cockle Hill, on Kirkby Lonsdale Road. This group includes two listed houses: Croft House (1697) and Cragg House (1712), both of 2-unit central entry plan with gable stacks. Again, the earlier of the two has later enlarged windows (sashes). They sit alongside former agricultural buildings and a mid-C19 cottage and, facing the green from the other side of the main road, is a former agricultural building which is now a residential property. This group could be viewed as illustrating the evolution of Over Kellet in miniature, since it also retains its multi-period character (Figure 33).



Figure 33: Top Green, looking south

An early cottage of particular note is the listed Brookside Cottage, a C17 cottage with surviving rebated and chamfered mullioned windows with hood moulds, as well as a now rare stone slate roof (Figure 30). Lamond Cottage too retains its mullioned windows, though is a little later than the former. Longton's Cottages are a row of pre-1840s worker houses, though nos 1 and 2 are likely to be of an earlier date (Figure 31). At the time of the 1901 Census, they were occupied by a boot maker, three limestone quarrymen, a hairdresser, a highway labourer, a coachman, a general labourer and their families.²⁴

Architects

The village's grander houses which include the elegant Hall Garth, date from the 1800s and are the work of Lancaster and Kendal architects William Coulthart (1787-1833) and Joseph Bintley. The 1820s Hall Garth, described as "not at all provincial", is the work of Coulthart, whose work is likened to that of George Webster, with whom he is said to have sometimes collaborated.²⁵ Mere Fell, the former vicarage, is an earlier building, which appears to have been updated by Joseph Bintley of Kendal (1837-1921) in the 1860s.²⁶ Its enlarged proportions mark it out as a distinctive style alongside the adjoining vernacular buildings. Bintley has been described as chameleon-like for his ability to take on the styles of other architects.²⁷

²⁴ 1901 Census online, from <https://www.findmypast.co.uk/>

²⁵ Stansfield, C. and Clark, G., 'William Coulthart, 1787–1833: A Lancaster Architect', *Contrebis* 2021 v39, p.53

²⁶ Contractor and builder tenders invited for alterations and additions to the Vicarage, Over Kellet by Mr J. Bintley, Architect, Kendal, *Kendal Mercury*, Sat. 1 March 1862 (British Newspaper Archive)

²⁷ Hartwell, C. & Pevsner, N., *Pevsner Architectural Guides, Lancashire: North*, 2009, p.62 & p.317.



Figure 34: Old Vicarage (Mere Fell), an earlier building updated in the 1860s, probably by Joseph Bintley of Kendal

The architect of Shenstone House (Figure 25), which is of a similar date to Hall Garth, is unknown, but is of particular interest as it is thought to have been built as a country house for a Lancaster merchant whose town house would have been in Lancaster when the port and town were thriving as a result of trade with the West Indies.²⁸

Joseph Parkinson (1851-1909), a popular Lancaster architect, who was responsible for the St Leonard's Gate Carriage Showroom and no. 9 Moor Lane in Lancaster, amongst many other buildings, appears to have carried out the additions to the Wilson's Endowed School in the late 1890s.²⁹

Modern housing

Interspersed amongst the historic houses are a small number of modern houses dating from the second half of the C20 and early C21. These tend to follow the rough building line of the nucleated settlement, along the main roads, and have evidently been built on adjacent small fields. Some have responded to the village's vernacular construction, including adopting the appearance of converted barns, or farmhouses.

²⁸ Listing: <https://historicengland.org.uk/listing/the-list/list-entry/1396571?section=official-list-entry>

²⁹ J. Parkinson, Architect, inviting building tenders for his additions at Wilson's Endowed School, *Lancaster Standard and County Advertiser*, 13 May 1898 (British Newspaper Archive).

Another provision of modern housing within the Conservation Area comes from barn conversions. Some of these date from the C20, others are very recent or ongoing. Importantly, most of the barn conversions have seen cart door openings and other agricultural features retained so that they are still legible as such, thereby preserving the village's agricultural character. Encouragingly, more recent examples have kept new window openings to a minimum and have avoided fenestration of an overly-domestic appearance.



Figure 35: Barns at Old Hall Farm, which are undergoing conversion

Archaeological interest

In a settlement of the age of Over Kellet, it is possible that archaeological deposits underlie many of the dwellings of the conservation area and the land around them, so the lack of specific archaeological designation should not be taken as meaning the absence of archaeology. There is the potential to find evidence of post-medieval farming, potentially through ridge and furrow evidence in some instances.

Many of the buildings within the conservation are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction.

An excavation near Manor Farm in Borwick in 1982 revealed evidence of a Bronze Age burial site which suggests there may have been settlements in the area then.³⁰

The oldest dated building in the parish is Birklandbarrow, just to the south of the village. The house was rebuilt in 1663, but it had been a working farm attached to Cockersands Abbey for centuries before that.³¹

³⁰ Over Kellet Parish Appraisal 1996, p.4 (https://www.overkellet.org/?Parish_Appraisal_1996:Page_4)

³¹ Over Kellet Parish Appraisal 1996, p.4 (https://www.overkellet.org/?Parish_Appraisal_1996:Page_4)

Boundary treatments

A number of the buildings front the road directly without boundary treatments. However, many are set back from the road behind low stone walls, in sandstone and limestone, with a variety of shaped coping stones (such as hogsback, triangular or rectangular). Most are uniform, though some distinctive limestone toppings can be found. A number of them are combined with hedges too. The field boundaries are the same, though there is hedgerow above walls in places, as well as traditional metal estate fencing along Nether Kellet Road and Kellet Road.



Figure 36: Capernwray Road domestic boundary treatments, showing low boundary walls with hedges



Figure 37: Field boundary, Cockle Hill



Figure 38: Field boundary, Kellet Road

Railings set in a stone plinth can be found to the front of the former Wesleyan Chapel, enclosing a small, cobbled area behind.

Open spaces, gardens and trees

This conservation area is characterised by its greens and views of the surrounding farmland and by the more extensive views of the landscape beyond. In addition to the greens, the parkland setting of Hall Garth with its fine mature trees makes a highly significant contribution.

These have been indicated as ‘Positive Tree Groups’ on the Townscape Appraisal Map (Appendix A). However, just because a tree or group has not been singled out, it does not mean that it is not of value or interest. All trees within the conservation area are protected (six weeks’ notice must be given to the Council if works include the felling, lopping, topping and cutting the roots of a tree in a conservation area) and a number will also be covered by Tree Preservation Orders (TPOs), so this should also be checked.



Figure 39: Hall Garth, parkland setting with mature trees, with long distance views beyond

The long-distance views west towards Warton Crag and Morecambe Bay and north towards the Lake District are provided by the open land to the north side of Kellet Road, between Greenbank Farm and Hall Garth, as well as Bay Croft Field to the north of Cockle Hill which links the two parts of the conservation area between the two greens.

As well as providing these views, the fields which connect these dispersed parts of the conservation also provide the visual link to the surrounding countryside and the agrarian association that is key to its history.

In addition to the open spaces, other important green spaces include the former Methodist cemetery, now a private cemetery, in the north-east corner of Bay Croft Field. This is surrounded by trees and enclosed by wrought iron railings and a gate, providing a peaceful enclosed space. It is accessible via a lane (Maggie Eglin Lane) from Cockle Hill.



Figure 40: Iron gates and railings at the entrance to the Methodist cemetery

The churchyard at St Cuthbert's also provides an important green space, again a peaceful one, elevated above Nether Kellet Road. From here you get the sense of being surrounded by pastureland and are rewarded with long-distance views to the north and east.



Figure 41: St Cuthbert's churchyard and surrounding open pasture, with views north west towards Over Kellet and Morecambe Bay beyond.

Trees provide a backdrop to the south, lining the slope of Kellet Seeds beyond the open fields which can be glimpsed behind the properties on the southern side of Kellet Road, to the west of the green, as well as between the built-up areas of the village and St Cuthbert's and Kirk House Farm.



Figure 42: The tree-line slopes of Kellet Seeds behind the properties on Kellet Road, with the open Green in the foreground

Views and vistas

Many views are worthy of note within Over Kellet, no matter which of the four roads you enter the village on. Those across the Green and Top Green are considered to be key views. Many of the notable views are also dynamic; having passed through the narrow points, where buildings are located perpendicular to the road, which themselves provide an attractive scene, the view then opens out with vistas provided across the Green, from where the mix of farmhouses, barns, cottages and grander houses can be viewed, before narrowing again as you leave the green.



Figure 43: Green Meadow, 1744, built perpendicular to the road, at the western gateway into the village



Figure 44: Close to rear of Hogarth House

As you pass through these routes, glimpses of more intimate views can be had, these include enclosed closes or yards, or the view down The Ginnel. Some of these have been indicated on the Townscape Appraisal Map.



Figure 45: Close at rear of Green Leigh and Plough House. Forecourt includes surviving cobbled surface



Figure 46: Looking south east along The Ginnel

The long-distance views to the landscape beyond are also significant contributors to the character of Over Kellet, and they can be had from several locations within the village, these have been indicated on the Map.



Figure 47: Long-distance view towards Morecambe Bay from the top of Cockle Hill (Kirkby Lonsdale Road)

Also identified on the map are several landmarks. Hall Garth is identified as one of these since it provides a focal point from several directions. Depending on the time of year, the mature trees might only offer tantalising glimpses of the house from certain vantage points. The former Wilson’s Endowed School building too, which is in an elevated position on Nether Kellet Road, is prominent as you pass through the village heading north or south. St Cuthbert’s Church and Kirk House Farm have been singled out as landmarks given the distance for which they provide a focal point, with a woodland backdrop, when travelling south out of the conservation area along Nether Kellet Road. The views of them are dynamic, changing with the curvature of the road.



Figure 48: View south along Nether Kellet Road towards St Cuthbert’s Church

Positive contributors

As well as the green areas and the meadow and pastureland setting which make such an important contribution to the character of Over Kellet, are the village’s heritage assets.

The conservation area contains a large number of listed buildings, dating from the C17-C19. These are buildings considered to be of special architectural or historical interest in their own right at a national level but they also make a significant contribution to the character and appearance of the conservation area, particularly for their group value. They are

identified on the Townscape Appraisal Map, and a list of them can be found in Appendix A. In addition, there are a large number of 'positive buildings'. These buildings are undesignated but are those which help shape the character of the conservation area. They are also identified on the Townscape Appraisal Map. Their criteria for inclusion can be found in Appendix B.

As well as 'positive buildings' are those which have already been identified as 'non-designated heritage assets' (NDHAs)³² most likely through the planning process, though buildings can be nominated at any time. These are indicated on the Council's NDHA Map. Those included have been assessed by the Conservation Team and meet a defined criteria. The criteria can be viewed on the Council's website, though they fall into three categories, visual, historic or social interest. It is likely that most of the positive buildings identified will also meet these criteria, though not necessarily all. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy and local plan policy. However, the omission of any particular building should not be taken to imply that it is of no interest. Further buildings are likely to be added as part of this conservation area appraisal process.

³² *Non-designated heritage assets (NDHAs) are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. NDHAs play an essential role in building and reinforcing the distinct character of our district. The Council has produced criteria for identifying such buildings: <https://www.lancaster.gov.uk/planning/conservation/non-designated-heritage-assets>. At the time of this appraisal, the following properties had been identified as such: Yew Tree Cottage and the Old School House.*



Figure 49: Hall Garth, a grade II listed building and the work of William Coulthart



Figure 50: The Homesteads and Dendron Cottage, identified as positive buildings and likely to be treated as Non-designated heritage assets (NDHAs)

Negative contributors

Some of the modern infill development, particularly that dating from the second half of the C20, has not attempted to imitate the village's vernacular style, either in form or materials. The eastern half of the village greatly expanded from the 1960s onwards, with bungalows and new housing developments. Some of this development can be seen to detract from the historic core, particularly where it is set on higher ground, making them especially prominent.

The infilling of gaps does erode the distinctive dispersed character and appearance and harms the separation of the historic components of the village. Further development of such areas would have harmful effect on the area's character.

The loss of original windows and doors in the traditional buildings, and their replacement with unsympathetic alternatives, often in uPVC which appear much heavier in appearance (and with unconvincing glazing bars), and of the wrong proportions, has eroded the appearance and character of the conservation area to a degree. Owners need to be made aware of the relevant window guidance available, including the Council's Planning Advice Note 14 on Traditional Sash Windows.

Accretions to the principal elevations, of items such as satellite dishes, do not appear to be a major issue in this conservation area, but there are some dishes which are highly visible and detract from the character of the historic environment.



Figure 51: Examples of uPVC replacement windows, where you would expect to see sliding sashes.

Summary of condition

Condition

The condition of Over Kellet's conservation area is considered to be good.

The buildings within it are well maintained and the area has clearly seen much investment in recent years and continues to at the current time. The conversion of former farm buildings, which began in the C20 as farming practices changed, is on-going. These tend to be carried out sympathetically, more so in recent years, and ensure that the village retains its agrarian character and appearance.

As set out above, traditional architectural features, such as rebated and chamfered windows and doors, with datestones are a familiar feature within the village's housing. Traditional joinery details, such as windows and doors, have also been retained in many instances, particularly on the listed buildings, as might be expected, but can also be seen on a number of unlisted buildings. Nevertheless, there has evidently been some loss and replacement with unsympathetic alternatives, which should be seen as causing harm to the area's special architectural interest. There are a few important surviving stone slate roofs, which are not only restricted to listed buildings. However, slate is clearly the now the characteristic roofing material, which tends to be of the blue/grey Burlington slate.

It is important to note that the village's street lighting is largely provided by black lighting columns topped with heritage style lanterns. This is certainly the case around the Green, though rather than the black columns, earlier concrete columns can be found as you leave the Green, though still topped with heritage lanterns. These are preferable to the standard galvanised steel columns in terms of their impact on the village's setting.

The village is an attractive and evidently appealing place to live and being within easy reach of Carnforth and the M6 makes it all the more desirable. The village expanded from the mid-C20 which saw housing developments, particularly to the south east of the village core, such as that at Church Bank, which have been excluded from the conservation area boundary. More recently Kellet Gardens has been developed just outside the northern extent of the conservation area. However, as set out above, it is important that development pressure does not further erode the village's special dispersed character and its setting. The open land surrounding and penetrating between the cores is a vital component of the character of this poly-focal settlement.

Furthermore, new housing has not always responded well to the village's vernacular and tends to be uniform in its construction. Any new development within the conservation area needs to take account of how the village has developed and of its local built tradition and character.

Boundary Review

Open land surrounding and penetrating between cores is a vital component of the character of poly-focal settlements. The dispersed special character is a quintessential aspect of this conservation area character. Therefore, the gaps between each group of buildings are as important to its character as the buildings themselves and allow views to and from the surrounding countryside. Land to the east of the historic village has been developed in the latter C20 but many of the rural gaps to the north and west remain. This open land is important in terms of the character and appearance of the conservation area as well as its setting.

For this reason, it is proposed to include Bay Croft Field, on the north side of Cockle Hill. This would connect the two parts of the conservation area which are currently detached. The inclusion of the Methodist cemetery, a significant space in terms of the village's historic narrative as well as providing a peaceful green space. Unfortunately, the adjacent new development has encroached and is visible between gaps in the boundary planting to its east. However, it is important to ensure that its setting is not further eroded.

It is further proposed to include the field opposite the Old School House, to the south east of Court House, on Nether Kellet Road. Until recently, this steep slope had long been used for grazing sheep. This field is considered to contribute to the dispersed spatial character of this conservation area, forming part of its rural setting, and, as such, should be included within the boundary.

To the south of the village centre is the village church of St Cuthbert's and Kirk House Farm. The open land between these listed buildings and the conservation area boundary provides an important component of the setting of all these designated heritage assets. Bringing the village church and this land within the boundary of the conservation area would seem the natural thing to do. The line of the suggested western boundary follows the line of the old route of the Nether Kellet Road, now a track, which passed to the west of the church until the early C19. These suggested boundary changes can be seen on the map in Appendix B.



Figure 52: Bay Croft Field, looking west



Figure 53: View of Kirk House Farm in its open pasture setting from St Cuthbert's churchyard



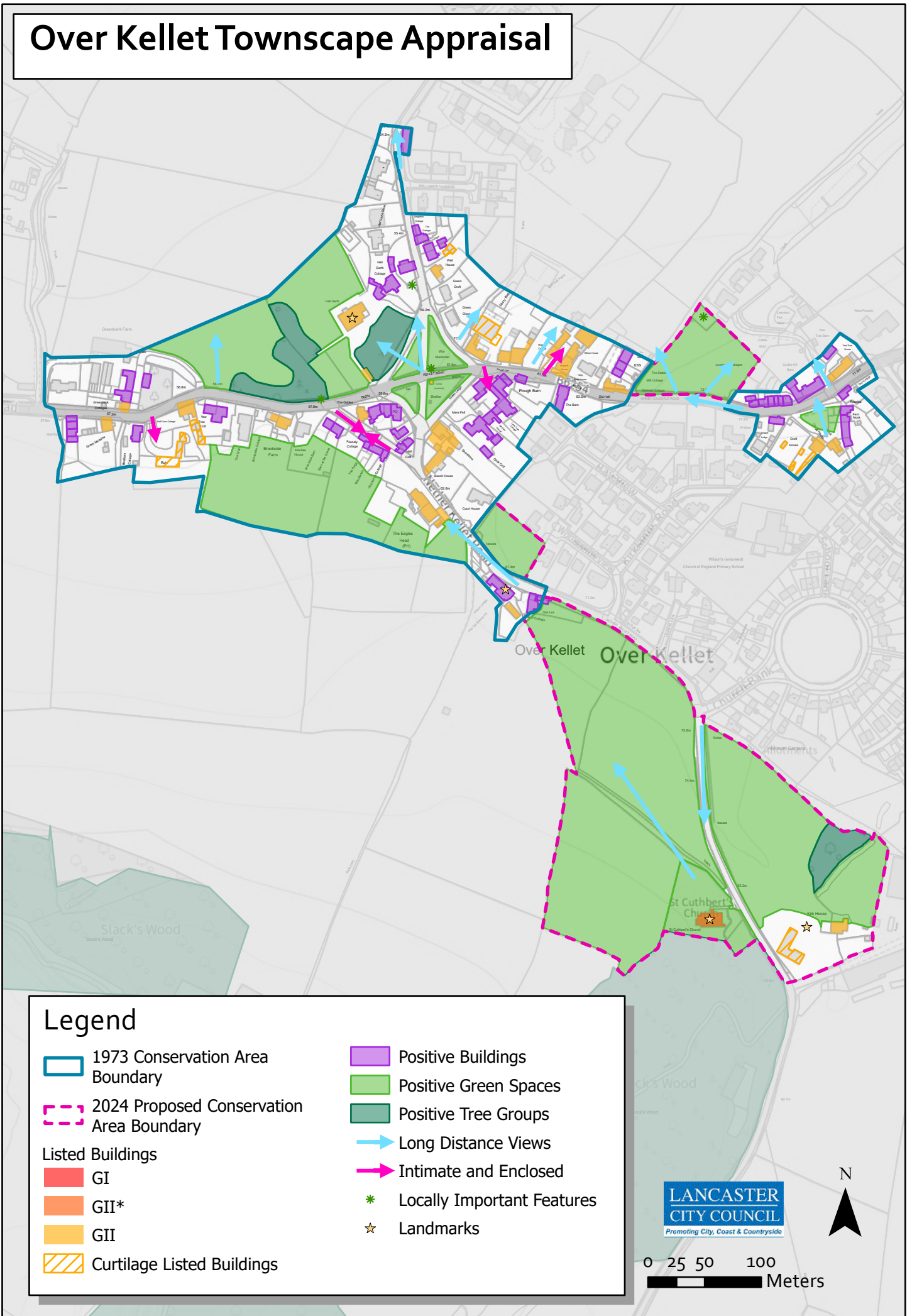
Figure 54: The village's other War Memorial in the churchyard

Appendices

Appendix A: Townscape Appraisal Map

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Over Kellet Townscape Appraisal



Legend

- 1973 Conservation Area Boundary
- 2024 Proposed Conservation Area Boundary
- Listed Buildings**
- GI
- GII*
- GII
- Curtilage Listed Buildings
- Positive Buildings
- Positive Green Spaces
- Positive Tree Groups
- ➔ Long Distance Views
- ➔ Intimate and Enclosed
- ✳ Locally Important Features
- ★ Landmarks

LANCASTER CITY COUNCIL
Promoting City, Coast & Countryside

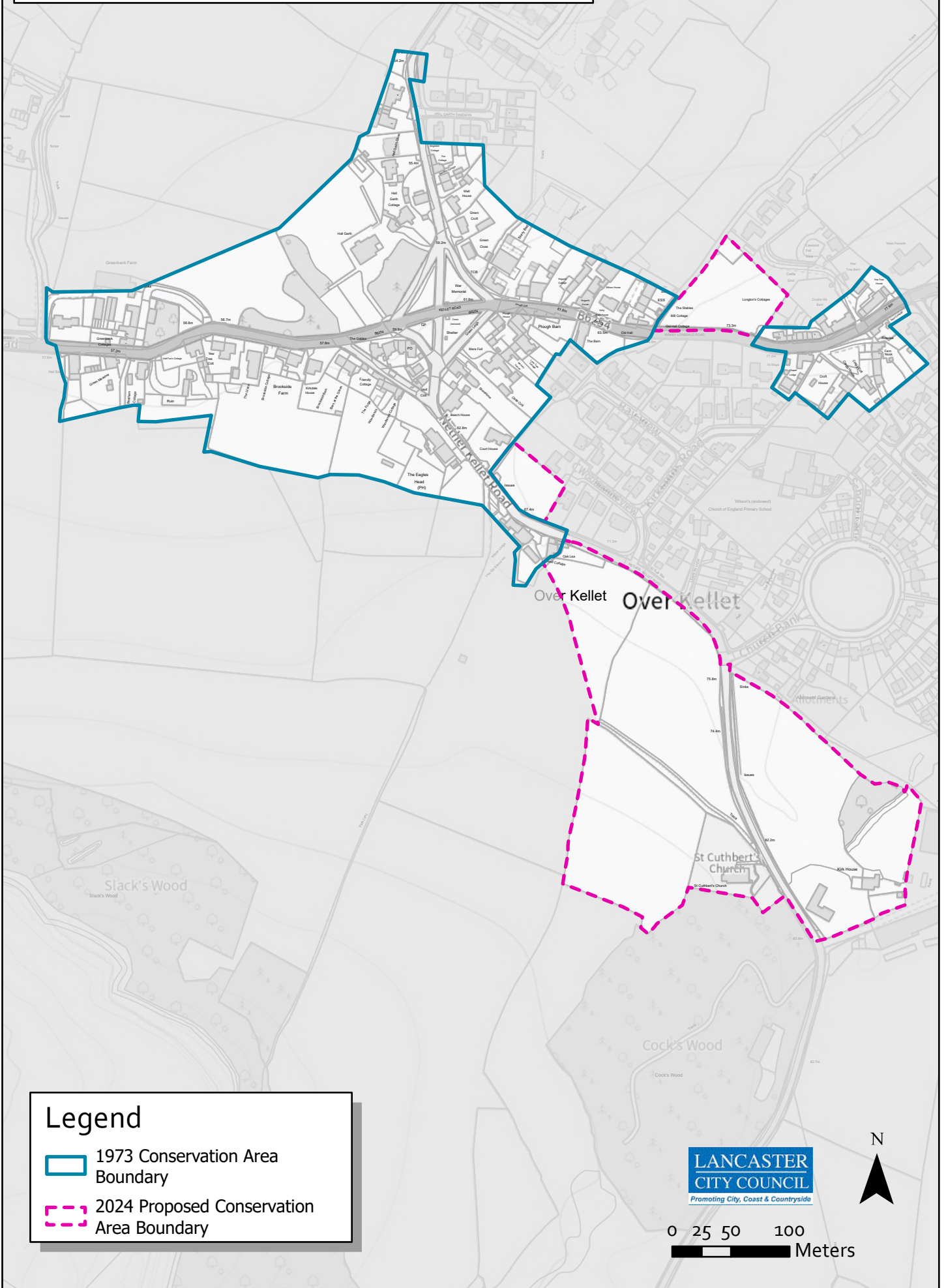


0 25 50 100
Meters



Appendix B: Suggested Boundary Changes Map

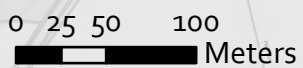
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Over Kellet Conservation Area



Legend

-  1973 Conservation Area Boundary
-  2024 Proposed Conservation Area Boundary



Appendix C: Listed buildings within the conservation area boundary

- **GREEN MEADOW, KELLET ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362440

- **GREENBANK FARMHOUSE, KELLET ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362441

- **HALL FARMHOUSE, KELLET ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071870

- **BROOKSIDE AND BROOKSIDE COTTAGE, KELLET ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071869

- **THE GABLES, KELLET ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1362439

- **HALL GARTH, KELLET ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071871

- **GATES AND GATE PIERS TO HALL GARTH, KELLET ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1317626

- **VILLAGE CROSS, ON VILLAGE GREEN**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071868

- **WELL HOUSE, CAPERNWRAY ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362437

- **BARN TO THE WEST OF OLD HALL FARMHOUSE, ON NORTH-EAST CORNER OF VILLAGE GREEN, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071872

- **OLD HALL FARMHOUSE AND BARN ADJOINING TO THE LEFT, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1317595

- **WALL FROM THE SOUTHERN CORNER OF HOGARTH COTTAGE EXTENDING AS FAR AS GATEWAY, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1164831

- **HOGARTH COTTAGE AND ADJOINING BARN, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1362442

- **WILSON HOUSE, ADJOINING THE REAR WING OF HOGARTH HOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071874

- **HOGARTH HOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071873

- **PAIR OF GATEPIERS AND GARDEN WALL IN FRONT OF HOGARTH HOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1164859

- **OLD HALL AND NOS 1 AND 2 OLD HALL COTTAGES, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1362443

- **YEW TREE FARMHOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1164868

- **CRAGG HOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071875

- **CROFT HOUSE, KIRKBY LONSDALE ROAD**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1164921

- **SHENSTONE HOUSE AND ASSOCIATED STABLE, PIG STY AND CART SHED, GREEN LEIGH**
 - Grade: II
 - Date listed: 22-FEB-2011
 - List Entry Number: 1396571

- **BEECH HOUSE, NETHER KELLET ROAD**

- Grade: II
- Date listed: 07-Nov-1983
- List Entry Number: 1164930

- **EAGLE'S HEAD, NETHER KELLET ROAD**

- Grade: II
- Date listed: 07-Nov-1983
- List Entry Number: 1362444

- **LAMOND COTTAGE, NETHER KELLET ROAD**

- Grade: II
- Date listed: 07-Nov-1983
- List Entry Number: 1164987

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Appendix D: Positive buildings

Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards. Whilst designated status (ie nationally listed) or previous identification as non-designated heritage assets (such as through local listing) will provide an indication of buildings that are recognised as contributing to the area’s architectural and possibly historic interest, it will be important also to identify those unlisted buildings that make an important contribution to the character of the conservation area. A checklist of questions to help with this process can be found in Table 1. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.

Table 1. Criteria to identify buildings that contribute positively to the conservation area

<input type="checkbox"/>	Is it the work of a particular architect or designer of regional or local note?
<input type="checkbox"/>	Does it have landmark quality?
<input type="checkbox"/>	Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
<input type="checkbox"/>	Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
<input type="checkbox"/>	Does it contribute positively to the setting of adjacent designated heritage assets?
<input type="checkbox"/>	Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
<input type="checkbox"/>	Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
<input type="checkbox"/>	Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
<input type="checkbox"/>	Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
<input type="checkbox"/>	Does it have historic associations with local people or past events?
<input type="checkbox"/>	Does it reflect the traditional functional character or former uses in the area?
<input type="checkbox"/>	Does its use contribute to the character or appearance of the area?

From *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*, pp. 20-21, 2019

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DRAFT

