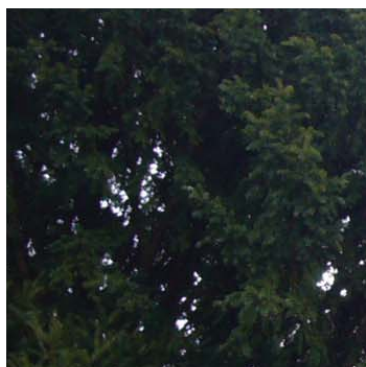
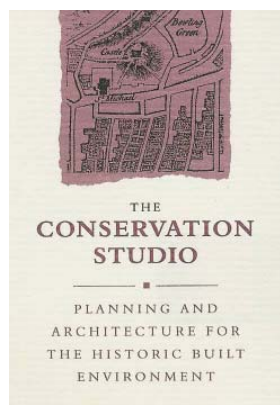


BROOKHOUSE

CONSERVATION AREA APPRAISAL

DECEMBER 2009





This appraisal has been prepared on behalf of Lancaster City Council by:

The Conservation Studio
1 Querns Lane
Cirencester
Gloucestershire
GL7 1RL

01285 642428

www.theconservationstudio.co.uk

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'

Section 69 - Planning (Listed Buildings and Conservation Areas) Act 1990

There are about 9,300 conservation areas in England and Wales. The designations include the historic centres of most cities, towns and villages.

The effects of designation are:

- Conservation Area Consent is required for the demolition of buildings, with a few minor exceptions;
- Formal notice must be given to the local authority for six weeks before any work is undertaken to lop, top or fell any trees larger than a minimal size. This allows the Council to consider whether the tree should be preserved.
- Permitted development rights are more restricted with an Article 4 Direction;
- Local authorities must pay special attention to the preservation of the character of the conservation area when considering any planning proposals that might affect it;
- Extra publicity must be given to planning applications affecting conservation areas. This is usually achieved through advertisements in the local newspaper.

For further information on the law and policy relating to conservation areas, please contact the Conservation Team at Lancaster City Council - see Appendix 2.

Consultation and adoption

The first draft was posted on the Council's website: www.lancaster.gov.uk/CAAs with hard copies made available to view at Lancaster and Morecambe Town Halls.

Public consultation ran for 28 days following an initial launch at St Paul's Church Hall on Tuesday 17th February 2009.

Following final amendment, the appraisal was considered by the Planning Policy Cabinet Liaison Group on 30th July 2009 and it received Management Team approval on 13th November 2009.

Final approval was given by Individual Cabinet Member Decision on the 20th November 2009 with an implementation date (following call-in period) of 4th December 2009.

1.0 INTRODUCTION

- 1.1 Brookhouse is a small rural village with medieval origins. The Brookhouse Conservation Area, focussed on St Paul's Church, abuts open countryside to north, south and east although the village has expanded westwards (almost merging with the larger settlement of Caton).
- 1.2 The conservation area comprises well over 50 dwellings, the majority of which date from c.1650-1900. These historic stone-built dwellings (detached, semi-detached and in short rows) combine with a 19th century church, school and chapel to create a place of special historic interest with a strong local identity. In order to delineate a clear boundary, the conservation area also includes some 20th century development that does not form part of the area's special historic interest.
- 1.3 The Brookhouse Conservation Area was first designated in 1981 by Lancashire County Council under provisions that are now contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines a conservation area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
- 1.4 In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Brookhouse conservation area. These features are also marked on the Townscape Appraisal Map that accompanies this written commentary. While the descriptions go into some detail, it should not be assumed that the omission of any characteristic, such as a building, tree, view or open space, from this appraisal means that it is not of interest.



No. 1 Church Hill



- 1.5 Section 72 of the same Act specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 1.6 This document provides a firm basis on which applications for development within the Brookhouse Conservation Area can be assessed. It should be read in conjunction with the policies of the adopted local plan.

Summary of special interest

- 1.7 The special interest that justifies the designation of Brookhouse Conservation Area can be summarised as follows:

- Origins as a medieval unplanned nucleated village with a remnant of a 12th century church;
- Varied topography between two streams on either side of a low promontory on which stands the parish church;
- Irregular street pattern comprising a haphazard layout without uniformity;
- Bull Beck and Kirk Beck and four stone bridges;
- St Paul's Church, listed grade II*, one of a number of Victorian churches designed by E G Paley of Lancaster;
- Views of the tower of St Paul's Church and longer views across surrounding countryside that help to place the area in its rural context;
- Architectural and historic interest of the area's buildings, including eight listed buildings;
- Prevalent use of locally quarried building stone for walling, roof slates and boundary walls;
- Semi-rural setting of the village between moorland and river valley;
- Trees, especially around St Paul's Church, beside Bull Beck and Kirk Beck and in the garden of Brookhouse Old Hall;
- Features and details that contribute to local identity e.g. small areas of historic stone floorscape, decorative datestones, the plague stone.

2.0 LOCATION AND SETTING

Location

- 2.1 Brookhouse is a small village located in north Lancashire, some 5km (3 miles) east of M6 junction 34 on the Lancaster – Kirkby Lonsdale road in the valley of the River Lune.
- 2.2 It is one of a number of small villages situated alongside, or close to, the A683, a modern road that roughly follows the line of the 18th century turnpike along the level low-lying Lune valley bottom. Brookhouse's main thoroughfare (Brookhouse Road and Caton Green Road) is part of an older route created well before the turnpike and, since through-traffic by-passes the village along the A683, the village is relatively quiet and traffic-free.
- 2.3 To the south lies the Forest of Bowland Area of Outstanding Natural Beauty, an area of sprawling heather moorland, and to the north runs the broad sweep of the Lune Valley, an attractive stretch of meandering river.



Bull Beck



Boundary

- 2.4 The boundary of the Brookhouse Conservation Area has been drawn to enclose all of the village's pre-First World War historic buildings. The boundary justifiably includes open space and a length of Kirk Beck east of church and school, but less reasonably includes late 20th century development on the west side of both Moorside Road and Littledale Road. These modern properties do not contribute positively to the special historic interest of the conservation area. Indeed, their presence serves to dilute the otherwise strong historic character in the environs of St Paul's Church and Brookhouse Old Hall.
- 2.5 While there is a case for revising the conservation area boundary to exclude the modern properties on Littledale Road and Moorside Road, this would lead to an ever greater imbalance. Keeping the boundaries as they are, acknowledges the importance of having good garden walls and fences on both sides of the roads. Important too, is the need to maintain tree cover along both banks of Bull Beck in order to protect wildlife habitats.

Topography and landscape setting

- 2.6 Brookhouse sits on a raised spur above the southern bank of the River Lune just as the land begins to rise up from the valley bottom southwards. The area to the south of the village is hilly ascending to Clougha Pike (413 metres). To the north there is a short descent to the level valley of the serpentine River Lune. The majority of the old village, and the conservation area, lies on a mound just above the confluence of two brooks, Bull Beck and its small tributary, Kirk Beck. The tall tower of St Paul's Church, located at the head of the spur, has a commanding presence over much of the village.



St Paul's Church, towering over the village

- 2.7 The rise and fall of the land and the constraints to the street pattern occasioned by four bridges gives the conservation area a lively and interesting topography and an intimate scale to its streets and buildings. Even within such a small area there are yet smaller pockets of distinct identity (Rotten Row, Chapel Square, New Street) which contribute to a strong sense of place.



Geology

- 2.8 The underlying solid geology of the area consists of carboniferous sandstone featuring Millstone grit.



The geology is reflected in the buildings

Archaeology

- 2.9 Traces of prehistoric activity in the Forest of Bowland survive in the form of a number of monuments including the cairn on Parlick Pike and the nearby Bleasdale Circle. The village is located on a Roman road from Lancaster to Burrow.
- 2.10 Within the conservation area, St Paul's Church is an area of archaeological potential, because of its Norman origins, indicated by the old doorway built into the west wall of the church. It is of a 12th century date with a sculptured arch depicting the temptation of Eden.
- 2.11 In a settlement of the age of Brookhouse, it is very probable that archaeological deposits underlie many of the dwellings of the conservation area, so the lack of specific archaeological designation should not be taken as meaning the absence of archaeology. Many of the buildings within the conservation area are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction that is only likely to be uncovered during building work.



St Paul's Church

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA



- 3.1 Brookhouse stands in the parish of Caton-with-Littledale which comprised four original settlements: Town End (part of present day Caton), Brookhouse (site of the parish church and conservation area), Caton Green and Littledale. Before the construction of a turnpike in the early 19th century, Caton lay on an ancient track. Later, the Romans built a road through here, from Lancaster to Burrow.
- 3.2 The site of present-day Brookhouse was established where the Roman road from Lancaster was joined by a track leading southwards up to Littledale to another Roman road going east over the fells.
- 3.3 Rotten Row in today's Brookhouse is a remnant of the much earlier Celtic track where this old track forded the stony beck by the Black Bull. The name perhaps derives from "rhodden", Celtic for wheels, and "ruh", Old English for rough, i.e. a stony ford over the beck, rough for wheels.
- 3.4 A settlement grew up at this junction of roads emerging as the Saxon community of Katti-tun, set on a rise with a good stream for water.
- 3.5 In the 12th century, a stone church dedicated to St Paul was built on the mound between the two streams and the hamlet clustered around it became known as Cattun or Caton. The settlement saw few changes until the 16th century when the church tower was built. In common with many English villages Caton began to expand in the 17th century and the earliest extant farmhouses within the area date to the late 17th century, notably Old Hall Farmhouse. Brookhouse Old Hall was erected in 1713.



17th century farmhouse



- 3.6 The water-powered industrial revolution of the late 18th/early 19th century saw the establishment of eight mills in the area, taking water from the Arkel Beck, a mile west along the road from the hamlet clustered around St Paul's Church. A separate settlement grew there to service the mills, around the ancient hamlet known as Town End (i.e. the part of Caton nearest Lancaster Town). By the time of the Napoleonic Wars, Town End had become a principal supplier of sails to the Royal Navy and Merchant Navy.
- 3.7 Yate's map of 1786 makes no mention of Brookhouse. This is because the name Brookhouse did not exist until the 19th century when the G.P.O., having difficulties with the wide area of the "Caton" address, arranged with Lancashire County to formally split Caton into two villages. The area around St Paul's Church became "Brookhouse" (after Brookhouse Hall) and Town End, the mill area and by now the larger of the settlements, became "Caton". This explains why the parish church for Caton is in Brookhouse.
- 3.8 Statutory authority for the construction of a turnpike road was granted in 1750 but it was not fully opened until 1812, later becoming the A638. The North Western Railway station in Caton opened in 1850 and by 1851 Caton's population had risen to 1,434. The railway was closed to passengers in 1966 and closed completely in 1968. The stretch from Lancaster to Bull Beck is now a cycle path.
- 3.9 In 1841 a new incumbent to St Paul's Church, Rev. Edward Thurtell, insisted that a parsonage be erected (still existing on Brookhouse Road), had a new school built (on Moorside Road, now part of Caton St Paul's C of E Primary school) and planned a rebuilding of the church for the well-being of the mill workers and mill owners. At the time, the church was in a state of disrepair. He died before the new church, rebuilt east of the tower, was consecrated in 1865 by which time the mills were beginning to fall into decline as the demand for sailcloth decreased.
- 3.10 During the 20th century Brookhouse has expanded westwards and has almost joined with Caton (the former Town End) although the two settlements still have very separate and distinct identities.

4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Townscape analysis

- 4.1 Brookhouse has a complex, haphazard layout arising from the constraints of the two streams, and a rising and falling topography. Historic development is primarily two storeys in height (Brookhouse Old Hall, exceptionally, rises to three storeys). The built form comprises single, semi-detached and short rows of buildings laid out beside an irregular network of narrow streets and alleys.
- 4.2 There is no regular formality to the street pattern, and buildings are seemingly scattered arbitrarily beside the streets with no consistent relationship to the streets or each other – some buildings front the highway, others are gable-end-on; some open directly onto the street, others retire behind small front ‘gardens’. Even ‘streets’ is a misnomer, for each length of built development is short and soon twists into another thoroughfare.
- 4.3 Only the village’s most prestigious buildings stand in large plots e.g. St Paul’s Church, Brookhouse Old Hall, Old Hall Farm and Moorside Cottage. Within the core of the area (New Street, Chapel Square), gardens are small and narrow, generally only the width of the dwelling, bounded by a low stone wall.



Brookhouse Old Hall



- 4.4 One of the characteristics of the area is the irregular width of the streets, reflecting the piecemeal growth of the village, in stark contrast to the planned housing development immediately to the west, outside the conservation area. However, Moorside Road and Littledale Road, both of which contain a mix of historic and modern houses, have a regular width. The uniform road width and the single storey 20th century dwellings on one side of the road dilute an otherwise historic character and appearance.

Focal points, views and vistas

- 4.5 These are shown on the Townscape Appraisal Map. Many rural views are to be had from the edges of the conservation area, looking north, south and east out to the landscape beyond. From the north of the conservation area (Holme Lane) there is a view across the Lune Valley to Burton Wood on the far side of the River Lune; from the south of the area (Littledale Road) there is a view upwards to open fields. These views help to confirm the hamlet's rural location between moor and valley, albeit adjoined to the west by an area of modern houses.



Open views to the east

- 4.6 Long views within the area are restricted by the historic village's tightly knit built development and, in summer, by trees. The sinuous form of the street pattern gives rise to ever-changing oblique views and glimpses of stone cottages, boundary walls and, occasionally, the streams.
- 4.7 The tower of St Paul's Church is the defining visual feature of the village standing on a low rise overlooking the historic core of the village which is primarily located between the two streams. There is no formally planned vista of the church but the most notable view of the tower is looking northeast along Brookhouse Road and from Brookhouse Bridge with the Black Bull Inn in the foreground. The tower can be glimpsed from other parts of the conservation area and is a local landmark.



- A – views eastward along Brookhouse Road and from Brookhouse Bridge to St Paul's church tower
- B – views from Holme Lane across the brook and over rooftops to St Paul's church
- C – view from the end of Holme Lane to open countryside across the Lune valley (north)
- D – views from the entrances to St Paul's churchyard towards the church
- E – from the churchyard and church hall car park eastward to open countryside
- F – views up Little Dale Road to the historic façade of Old Hall Farmhouse

Current activities and uses

- 4.8 The Brookhouse Conservation Area is primarily residential. There is an active church (with adjacent church hall), a primary school and a public house. Farming activity has ceased and former farm buildings (e.g. Bull Beck Barn and Northend Barn) have been converted to residential use. There are currently two beside the main thoroughfare shops (a hairdresser and a bridal shop) but the village's main shops and facilities lie outside the conservation area in Sycamore Road and further afield in Caton. Brookhouse has one pub, the Black Bull Inn.
- 4.9 A former Methodist chapel in Chapel Square has been converted to a dwelling and the Victorian school has been absorbed within an enlarged 20th century primary school. Traffic through the village is generally light, an exception being school start and finish, and there is a tranquil and quiet atmosphere throughout.
- 4.10 Brookhouse lies near the start of the North Lancashire Bridleway, a 45 km route from the Lune Valley through the Forest of Bowland to Chipping and the village is a waypoint on a circular walk from Caton. Lune Valley towns and villages are serviced by buses to and from Lancaster.



Open spaces, landscape and trees

- 4.11 There are no significant areas of public open space within the conservation area. The school playing fields, church hall grounds and graveyard, bounded by Kirk Beck in the east of the conservation area, form a green buffer between the village and open fields. Elsewhere, development is tightly-knit and the main areas of significant green open space are private gardens which, in the case of Brookhouse Old Hall, Old Hall Farm and Moorside Cottage, provide a semi-rural green setting for these attractive 17th century listed buildings.
- 4.12 Second to the school playing fields, the most expansive open space is the churchyard of St Paul's Church, which is stocked with gravestones and bounded by mature trees. In contrast, the conservation area's irregular layout gives rise to small pockets of open space at the junction of streets, for example Chapel Square and New Street. These tiny urban spaces, sometimes used by parked cars, add to the area's distinctive historic intimate ambience.
- 4.13 Trees are an important component of the village and play a vital role in helping to consolidate the rural character of the conservation area. Of particular note are the trees in St Paul's churchyard and mature beech and yew trees along the front boundary of Brookhouse Old Hall. Trees and greenery line the sides of the two streams, most notably alongside Kirk Beck which, in the north of the conservation area, runs through a steep-sided deep cutting.



St Paul's Churchyard



Tree cover along the beck is vital for wildlife

- 4.14 Significant trees or tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference does not imply that a tree or group is not of value.

Boundaries

- 4.15 The characteristic boundaries within the conservation area are stone walls. Older walls which relate to the village's agricultural past seem roughly built and are uncoursed, others are more formally squared and coursed, e.g. the boundary of Brookhouse Old Hall and the walls and gate piers to St Paul's churchyard. Most are about one metre in height, with triangular or half-rounded coping stones.
- 4.16 Some of the 19th century houses between nos. 33 and 49 Moorside Road retain historic boundaries, and sometimes where the wall and railings have gone, the sawn sandstone gateposts survive. Similar gateposts can be found at the entrance to no. 5 Sunny Bank.



Public realm: floorscape, street lighting and street furniture

- 4.17 Brookhouse's public realm is mainly functional and lacks distinctive features, but is appropriate to the setting and is unobtrusive. Pavements, where they exist, are of tarmac and street lights are mostly of black-painted tubular steel. Street furniture consists of the occasional bench, bus shelter and litter bin, again of functional design. Historical stone paving is uncommon with the notable exception of an area outside Nos. 1 and 2 New Street where there are stone cobbles, slabs and kerb stones. Stone slabs lead to the entrance to St Paul's Church and a stone floorscape can be seen at Bull Beck Farm, presumably a relic of its agricultural use.
- 4.18 There is an ER II red post box in the wall at New Street; in the bridge parapet outside the Black Bull Inn can be seen a hollow, bowl-shaped stone in which it is said that plague sufferers left money in exchange for food.



Hollow, bowl-shaped stone outside The Black Bull Inn

5.0 THE BUILDINGS OF THE CONSERVATION AREA

Materials, styles and detailing

- 5.1 The area's most prevalent building material is local sandstone, quarried locally. This stone has been used almost exclusively for walling of pre-1900 buildings and for boundary walls, and there are many examples of stone roof slates. Most 17th and 18th century buildings are constructed with 'rubblestone' i.e. stone that has been worked slightly to shape but has basically an unfinished surface. The stone is normally left exposed but a local tradition of 'slobbering' (i.e. the application of an uneven render to a rubblestone surface, nowadays often painted white) can be seen at Brookhouse Old Hall, Old Hall Farm and Church Hill, the latter with raised stone quoins. Later buildings such as the former Methodist chapel and nos. 33 to 49 Moorside Road have a more uniform appearance, deriving from regular coursing of tooled stonework.
- 5.2 Stone slates are present on Moorside Cottage, Old Hall Farm and Church Hill amongst others. Here they are laid in a traditional way with diminishing courses i.e. with large stone slates at the eaves, decreasing in size to small slates at the ridge. Welsh slate roofs are more common on mid/late 19th century buildings after the railway made the transport of distant building materials easier. The contrast between stone slate and Welsh slate can be seen by comparing, for example, nos. 11 and 13 Moorside Road.



Traditional stone detailing



- 5.3 The majority of buildings were built as dwellings or farmhouses but include a Victorian chapel and school and some former agricultural buildings now converted to residential use. There is no uniform architectural style and few pretensions to anything other than modest building. Some mid-19th century buildings such as the chapel and school may have been designed by an architect but, generally speaking, the buildings, particularly those dating from the 17th, 18th, and early 19th century, have been built in the local vernacular tradition i.e. by local people using readily available materials and constructed with locally known practices and principles such as the already mentioned use of rubblestone, slobbering and roof slates laid in diminishing courses.
- 5.4 The single notable exception is St Paul's Church which, although it has 12th century origins, was almost completely rebuilt to the designs of E G Paley, renowned Victorian church architects of Lancaster.
- 5.5 Higher status detached buildings and simple terraces are alike in having simple sawn sandstone slabs for door and window surrounds, though higher status houses such as Brookhouse Old Hall have doorways with chamfered surrounds and a battlemented lintel – see also Old Hall Farm and nos. 1 and 2 New Street.
- 5.6 Older houses (late 17th and early 18th century in date) have rectangular windows with stone mullions, although upright sashes are more normal in the later 18th and 19th century properties. Chimneys are a feature of old buildings and the conservation area has a lively roofscape of chimney stacks, pots and gables with the occasional glimpse of the top of the church tower.



Old Hall Farm

- 5.7 A number of fine date stones exist in the village, the earliest examples with a date and initials but later with a date and the name of the building. They are usually to be found above the main doorway. The historic ones are typically inscribed on a battlemented lintel e.g. no. 5 Sunny Bank has 'HG 1717' and nos. 1 and 2 New Street has 'WB 1683'. At Old Hall Farm a date of 1685 remains but the initials have been removed. This tradition is continued with, for example, a datestone of 1861 at the former chapel and one of 1907 on no. 15 Moorside Road.



Listed heritage assets

- 5.8 A listed heritage asset is a one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings and structures are protected by law, as are all structures within the curtilage of the main structure, and consent is required before any works of alteration, extension or demolition can be carried out. Listed heritage assets are marked on the Townscape Appraisal map. Most are late 17th to early 19th century in origin and many have date stones, as well as other features, such as doorcases, staircases, fireplaces, windows or roof trusses that are typical of their period. These are:

• Brookhouse Old Hall	Grade II
• Church of St Paul	Grade II*
• Old Hall Farmhouse, 5 and 7 Littledale Road	Grade II
• Moorside Cottage, New Street	Grade II
• 1 and 2 New Street	Grade II
• Church Hill, Caton Green Road	Grade II
• Barn south of Brookhouse Old Hall	Grade II
• No. 5 Sunny Bank	Grade II

Significant unlisted buildings

- 5.9 A number of unlisted buildings have been identified on the Townscape Appraisal Map as being "Buildings of Special Character". These buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Historic buildings are normally included under this heading unless they have been so heavily altered that the changes are irreversible and restoration would be impractical.
- 5.10 Of particular note is the former Primitive Methodist Chapel (1861), typical of mid-19th century non-conformist places of worship, and Brookhouse Hall, a robust late 19th century dwelling with an imposing symmetrical façade.

- 5.11 Government guidance in PPG15 'Planning and the historic environment' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27).
- 5.12 The guidance states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.



The primitive Methodist Chapel - significant, but not listed

6.0 NEGATIVE FEATURES AND ISSUES

Loss of original windows and doors

- 6.1 Many house owners have replaced original timber windows with uPVC alternatives. A number of the historic buildings within the conservation area also display timber door and window joinery which has been stained and/or varnished in a bright colour. There are also examples of the use of anachronistic styles, such as 'Georgian style' doors in 19th-century cottages. These non-traditional doors and windows severely erode the appearance and character of historic buildings, to the detriment of the special interest of the conservation area.



Alterations to door and window openings

- 6.2 In some cases, door and window openings have been altered, for example to create large wide windows in place of taller narrow ones. Large porches have also been added and dormers or roof lights in prominent roof slopes. There are also instances where buildings have been extended in a manner which does not reflect the traditional design of the area's buildings, or that uses non-traditional construction materials. All of these have the effect of detracting from the original character of the buildings.



Non-traditional extension



Important detailing of boundaries



Modern installations: satellite dishes, rooflights, and alarm boxes

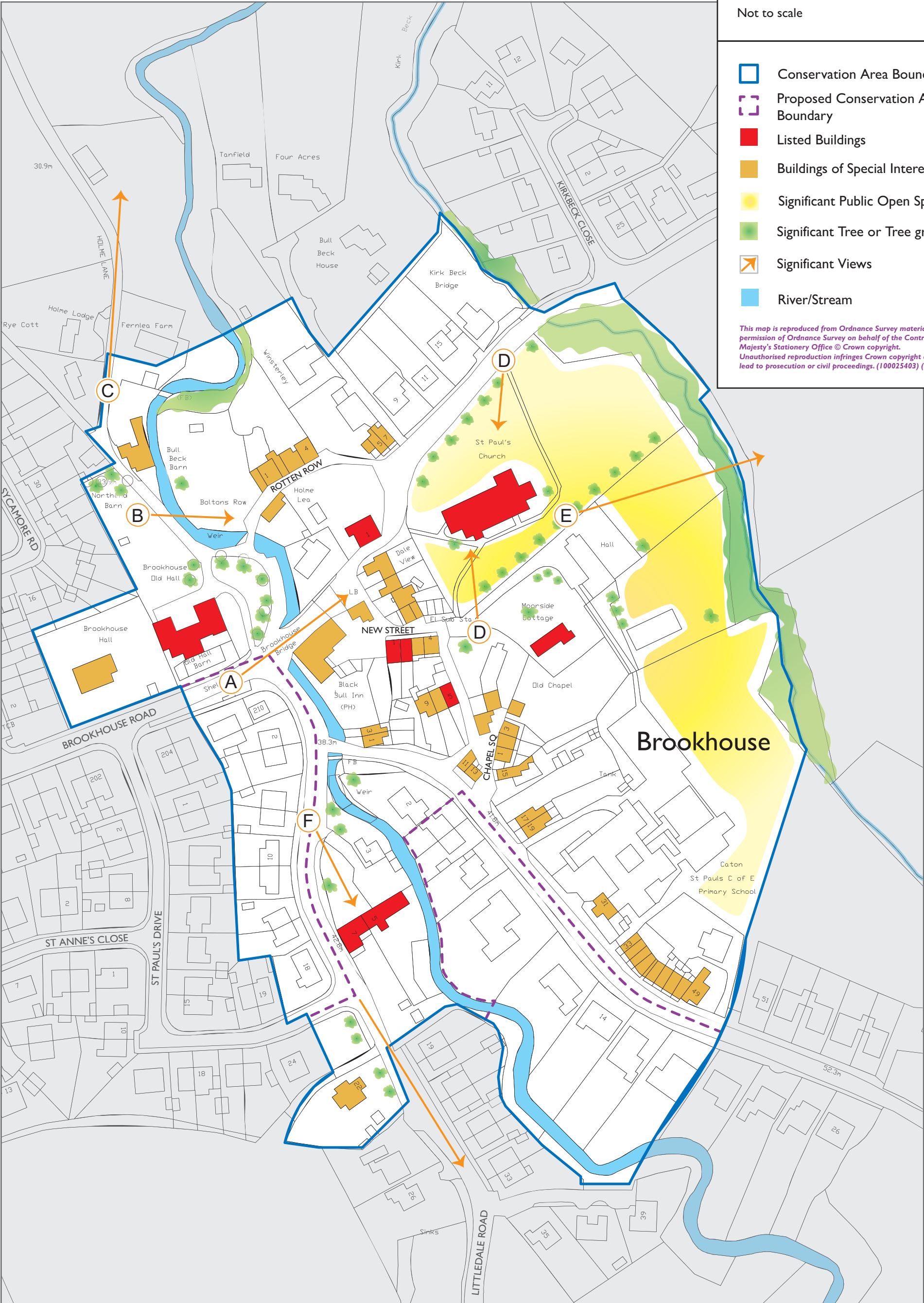
- 6.3 There are a number of instances where accretions such as satellite dishes, extractor vents and alarm boxes have been made on the elevations or chimney stacks of the historic buildings or where drainage pipes have been inserted in prominent positions or rooflights inserted into the principal roofslope. Such additions, along with large conservatories and non-traditional fencing, are highly visible and detract from the character of the historic environment.

Loss and alteration of traditional stone boundary walls

- 6.4 Stone boundary walls are an attractive feature of the conservation area and are generally well maintained throughout the settlement. There is an occasional loss of sections of walling through lack of maintenance, and incorrect cement pointing has in places detracted from the appearance of the wall and the character of the conservation area.

- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Buildings of Special Interest
- Significant Public Open Space
- Significant Tree or Tree group
- Significant Views
- River/Stream

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APPENDIX 1: GLOSSARY

Appraisal	Assessment of the special qualities of the area
Carboniferous	Geological term for part of the Palaeozoic era about 290-350 million years ago. This is the period that produced coal measures as well as limestone and sandstone
Conservation area	Defined in the Planning Acts as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Conservation areas are designated by the local planning authority
Enhancement	Actions to improve the qualities of, for instance, a conservation area
Floorscape	Surface materials, such as paving or tarmac
Georgian	Historical and stylistic period relating to the reigns of King George I-IV (1714-1830)
Heritage assets	Products of history that have cultural value. They include historic buildings and structures, historic gardens, landscapes and townscapes
Listed buildings	Defined in the Planning Acts as 'buildings of special architectural or historic interest' that are included on a list published by the government's Department of Culture, Media and Sport on the advice of English Heritage
Medieval	Historical period of the middle ages. In England, this is commonly taken to be from the Norman Conquest of 1066 to the Reformation of 1533
Millstone Grit	Geological term for a particularly hard, but coarse-grained, sandstone
Negative building	A building that detracts from the character of a conservation area to the extent that it would be preferable for it to be demolished or redeveloped. Negative issues can often be seen as opportunities
Nucleated village	Dense, tightly-defined settlement. The opposite of a dispersed settlement
Positive building	A building that makes a positive contribution to the character of a conservation area. Government policy includes a presumption that positive buildings will be retained. All listed buildings are considered to be positive. Further buildings which, although not listed, are considered to be positive are identified on the Townscape Appraisal Map includes with each conservation area appraisal
Public realm	Areas to which the public has general access. These include the public highway, public footpaths and public open space
Rubblestone	Unfinished stone used for building. Squared rubblestone is laid in courses but still has a rough face
Saxon	Historical period between the end of Roman rule in 410 and the Norman Conquest in 1066
Slobbered	Uneven lime render applied to the rough surface of rubblestone walling
Topography	The arrangement of physical features in the local landscape
Townscape	The relationship of buildings and spaces in an urban landscape
Turnpike	Toll roads of the 18th and 19th centuries
Victorian	Historical and stylistic period relating to the reign of Queen Victoria (1837-1901)

APPENDIX 2: FURTHER INFORMATION

The Conservation Team at Lancaster City Council are always interested in receiving further information or updates in relation to conservation areas. They can also give advice on the repair and maintenance of historic buildings and on the management of conservation areas:

Conservation Team
Regeneration & Policy Service
Lancaster City Council
Morecambe Town Hall
Marine Road East
Morecambe
LA4 5AF

Mail to:

PO Box 4
Lancaster Town Hall
Lancaster
LA1 1QR

Tel. 01524 582535 or 01524 582340

Email: planningpolicy@lancaster.gov.uk

APPENDIX 3: REFERENCES

Publications:

Ed Farrer and Brownhill – *A History of the County of Lancaster: Vol 8* – Victoria County History 1914
Pevsner, Nikolaus – *The Buildings of England* – Lancashire: North - 2009

Websites:

<http://mario.lancashire.gov.uk>

www.british-history.ac.uk

www.heritagegateway.org.uk

www.lan-opc.org.uk Lancashire Online Parish Clerk Project

www.lancaster.gov.uk

Conservation Area Name

Area (ha)

Designation Date

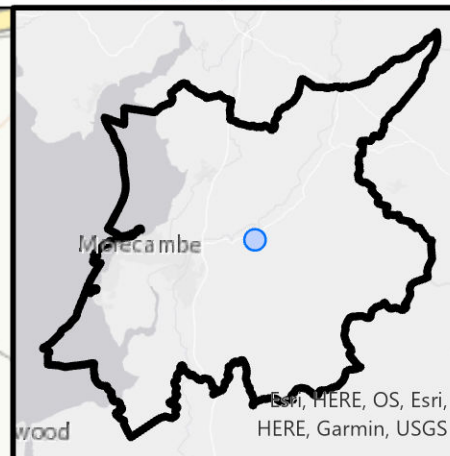
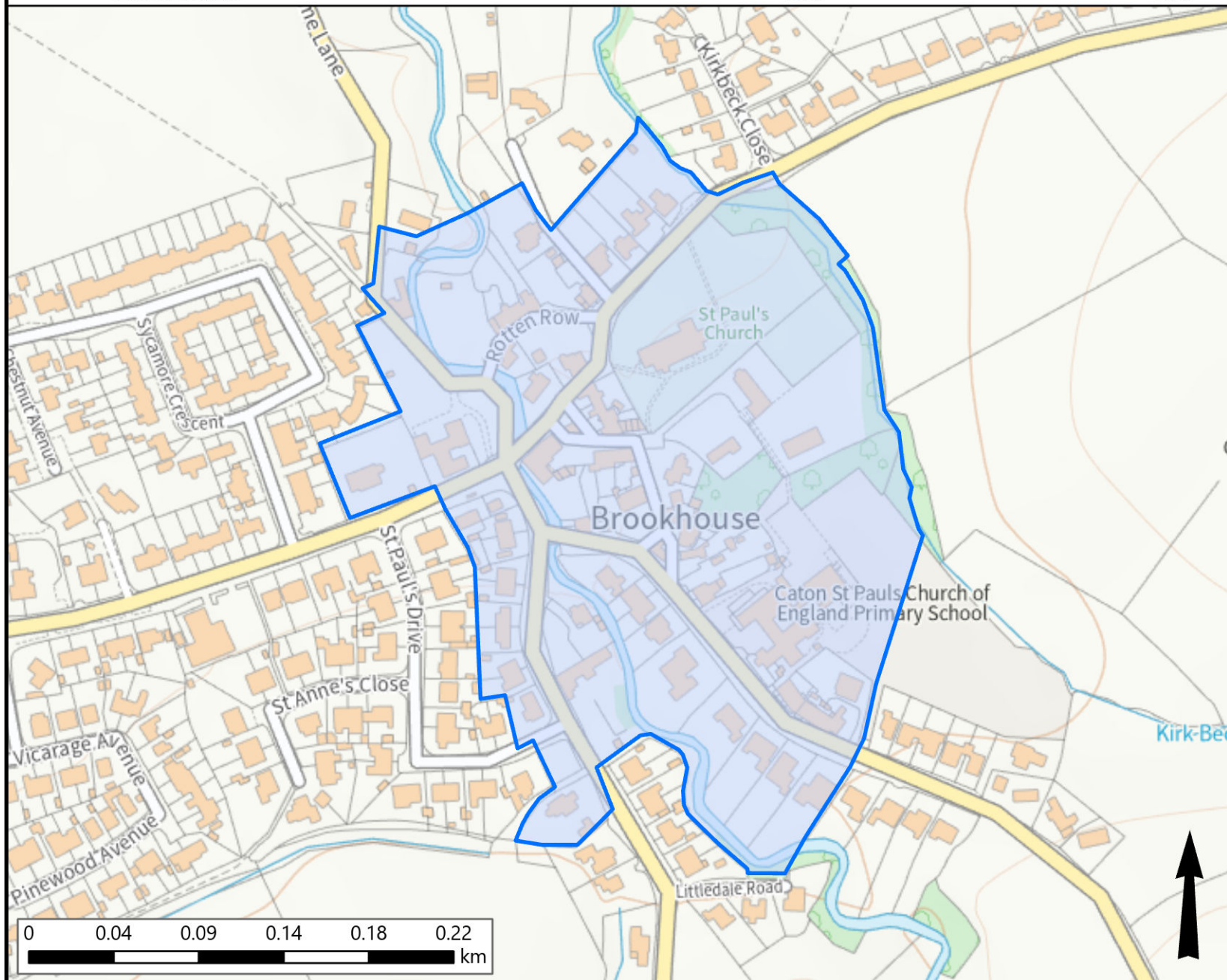
Brookhouse

7.81

1981

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside



Legend

- Conservation Areas
- Lancaster District Boundary

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