

Lancaster Moor Conservation Area Appraisal



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1.0 INTRODUCTION AND SUMMARY OF SPECIAL INTEREST

- 1.1 In 1967 the Civic Amenities Act introduced Conservation Areas to the UK. The protection was later consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation Areas are defined in the legislation as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance’ (s.69). Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance’.
- 1.2 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 an extraordinary collection of Georgian townhouses and shops, Victorian and Edwardian public buildings. Morecambe has the novelty of the seaside resort architectural style; an eclectic mix of revival and art deco styles. Many rural conservation areas within the district are characterised by their vernacular building construction.

Legislation

- 1.3 The 1967 Civic Amenities Act introduced Conservation Areas. The legislation has since been consolidated by the 1990 Planning (Listed Buildings and Conservation Areas) Act. This Act outlines that every local planning authority has a duty to determine whether parts of its area warrant designation as Conservation Areas.

The National Planning Policy Framework

- 1.4 The National Planning Policy Framework (NPPF) was adopted in 2012 and recently updated, which outlines the government’s aims for sustainable development. In paragraph 127, it is outlined that local planning authorities should ensure that an area justifies the status of special architectural or historic interest. In addition, Historic England (2019) has published guidance on the production of conservation area appraisals, both of which inform this document.

Local Planning Policies

- 1.5 Lancaster City Council developed a Development Management DPD which was adopted in 2020. The document provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which will inform this document include:
- DM37: Development Affecting Listed Buildings
 - DM38: Development affecting Conservation Areas.
 - DM39: The Setting of Designated Heritage Assets
 - DM40: Registered Parks and Gardens
 - DM41: Development Affecting Non-Designated Heritage or their Setting

Summary of special interest

1.6 The special interest that justifies the designation **Lancaster Moor Conservation Area** can be summarised as follows:

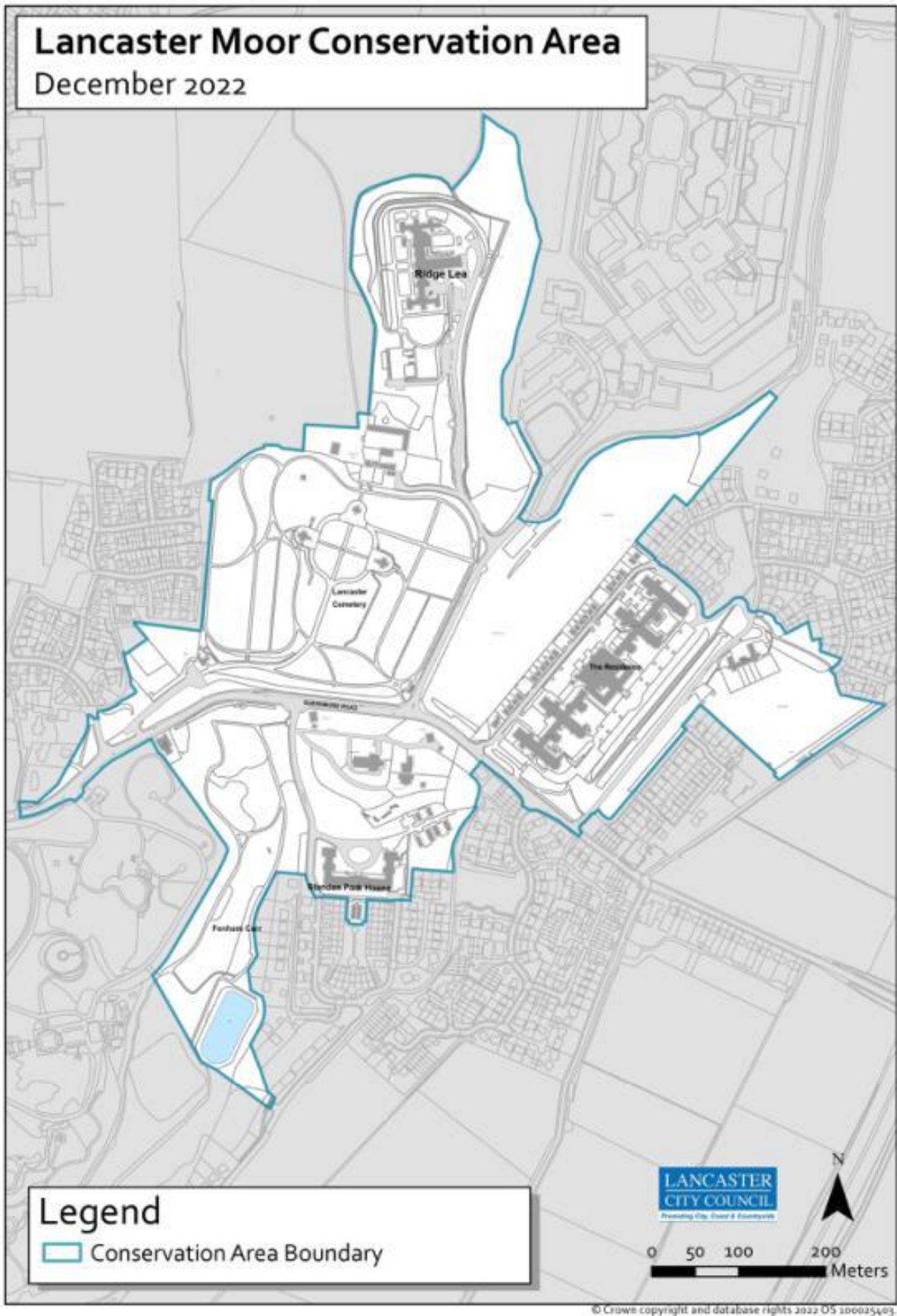
- The Lancaster Moor Conservation Area comprises the buildings and landscapes predominantly associated with Lancaster's 19th and 20th Century suburban expansion, developed for the provision of hospital buildings, cemeteries, and parkland
- the cohesive character and appearance of the area in terms of historic land-uses; the social provision of facilities for the benefit of the public; the common inter-related use of much of the area as part of the Asylum complex; the character of predominantly large buildings of polite architectural design in generous grounds; and a wooded context with tree-line streets.
- The historic significance of the former hospitals and the cemetery in representing the emergence of large-scale social provision within the city.
- The building of fine and distinctive hospital buildings, including the Moor Hospital (1816 Block) (grade II* listed), Lancaster Moor (grade II) and Ridge Lea (unlisted).
- A spaciouly environment, planned over a 100 year period from 1816-1916, previously an area of moorland, its design seeking to create an idealised picturesque character, influenced by evolving practices in patient treatment.
- A green and leafy character providing the setting for buildings, streets and spaces, with notable survival of good 19C planting.
- Street tree planting and stone walls forming avenues that define principal routes through the area, a good example of Victorian suburban design.
- The Lancaster Cemetery, a registered Park and Garden (grade II) designed by the prominent Lancaster architect Edward Paley, with three chapels, lodge and Crimea War Memorial, all grade II listed within an informal parkland setting.
- The small historic farmstead of Stone Row, with a characterful vernacular group of 18th and 19th Century farm buildings with 19C farmhouse within a wooded setting, with a distinctive cobbled approach.
- The area of Fenham Carr which consists of woodland with footpaths and now forms a scenic element of the wider public park environment.

2.0 LOCATION AND SETTING

- 2.1 Lancaster Moor Conservation Area covers an area of Lancaster to the east of the city centre in an elevated location that, as the name suggests, was previously open moorland. The area is within a suburban location that is situated between 19C housing development to the east and west with open countryside nearby a little further to the east, through which the M6 motorway runs from north to south. Beyond that the land rises up toward the Forest of Bowland Area of Outstanding Natural Beauty. Quernmore Road is the principal road through the conservation area, bisecting the conservation area in two. A secondary route along Stone Row Head leading north towards Ridge Lea further bisects the area to the north.

Description and Boundary

- 2.2 The Lancaster Moor Conservation Area comprises the buildings and landscapes predominantly associated with the Lancaster Moor Hospital complex. The three largest surviving structures are Ridge Lea Hospital, The New Block (now known as The Residence), and the original County Asylum building (now known as Standen Park). There are several surviving ancillary structures which contribute to the understanding of the expansion and development of the complex while also contributing to the character and appearance of the conservation area as a whole. These include the Church of St. Michael's (originally St. Saviour's), 1 and 2 The Woodlands, and the asylum chapel which is immediately to the south of the main the Moor Hospital (1816 Block) building. To the north of Quernmore Road there is Campbell House within the immediate curtilage of the New Block, and Stone Row Head, a farmstead to the immediate south of Ridge Lea Hospital. The conservation area also includes important greenspaces, such as Fenham Carr, an area of woodland associated with the the Moor Hospital (1816 Block) site and Lancaster Cemetery, first laid in 1855. The cemetery has clear ties to the Hospital complex but is also an exemplary piece of civic design.





The New Block seen through its wooded setting providing memorable townscape character

- 2.3 The boundary has, therefore, been defined to preserve the principal hospital buildings and the surrounding green areas and ancillary buildings which are crucial to understanding the area's development and its use as a mental health hospital. The boundary follows some of the buildings very tightly, particularly at the Moor Hospital (1816 Block) and New Block sites where modern development has occurred within the curtilages of the buildings. Such modern development has, therefore, been excluded from the boundary where possible, although the location of some newer development, particularly to the west of the New Block, makes it impractical to exclude.

Topography and landscape setting

- 2.4 The conservation area is situated on former moorland to the east of Lancaster that forms the elevated backdrop for the city when viewed from the west. The land steeply rises from the north and west before reaching a north-south ridge which is inclined more gently to the east. The area is contiguous with Williamson Park, also a conservation area and Registered Park and Garden and an area of very similar character to much of the Lancaster Moor Conservation Area. The tree'd character of the Park forms a continuous wooded setting to the south-west, reinforced by roadside trees planted to create a formal avenue along Quernmore Road. More recent housing is found to the west, north-east, east and south of the area. The HMP Young Offenders facility is located just to the north of the conservation area. However, the spacious leafy character and elevated location of the conservation area means the adjacent housing areas and prison do not impinge on the setting except in views from the east, where housing development is visible in the foreground of the New Block of Lancaster Moor Hospital, with its distinctive tower.

Archaeology

- 2.5 Bronze Age urns were discovered and reported in 1865 during 19th century development on the moorland area. This is described by J Harper Esq. when workers were uncovering a new seam of sandstone, likely for quarrying, discovered a stratum of 'dark vegetable soil' in which pairs of urns were placed two feet below the soil at yard intervals in a line running east-west. The quantity of urns was not described.

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

Origins

- 3.1 The Conservation Area occupies a site which was originally moorland. Stone Row, a small upland farmstead, was most likely the only building in the area during the 18th Century, though the earliest maps are not conclusive of this. A racecourse with a small grandstand was also located to the east of the site of the New Block (mostly outside the conservation area boundary) at the beginning of the 19th century, although the open moorland character was retained. Fields on the Ridge Lea site were enclosed by the middle of the 19th century. As Lancaster's centre began to expand in the late-18th and early-19th centuries, the moorland area was quarried for stone which was used to construct housing and industrial buildings. The quarries remained until they were subsequently developed into the original Moor Hospital Complex in the early 19th century. The development of Asylum is shown on the maps below.

Lancaster County Asylum

- 3.2 In response to the 1808 *County Asylums Act*, the first hospital in Lancaster was built on the moorland site, designed by Thomas Standen and opened in 1816. As one of the first asylums built in response to this Act there was no established definition of asylum design. Consequently, the County Lunatic Asylum was built in the Neo-Classical style and appears as a wealthy residential dwelling. However, the hospital had been successful in housing patients and was extended in 1824. The building was enlarged to the rear initially by Edmund Sharpe in 1824 and then added to as required until c.1850. The Asylum is now diminished in size through some demolition of later buildings. The original building is the most intact part of the hospital that survives, with some of the extension buildings retained as part of the modern redevelopment to the south. The 1816 block is Grade II* Listed.
- 3.3 In 1841 Dr Edward de Vitre and Dr Samuel Gaskell carried out the first review of the County Asylum and discovered that there was a diverse demographic of patients with a mixture of those with mental illnesses and others who were incarcerated due their personal circumstances or non-mental illness related reasons. Consequently, in 1866 Gaskell built a chapel to create a sense of community for the growing number of patients. This is the Grade II Listed St. Saviour's Church. Shortly after a catholic chapel was also built to the east, although this has since been demolished.
- 3.4 Despite extensions and the introduction of chapels, the main hospital was overrun with patients and, following on from de Vitre and Gaskells findings from the 1840s, land and funds were found to build a new hospital. This was endorsed by Queen Victoria and consequently the Royal Albert Hospital was

built in Lancaster's urban centre and welcomed its first patients in 1870. Although this does not lie within the Conservation Area it is illustrative of the extent of the expansion of Lancaster Moor Hospital throughout the 19th and early 20th Centuries.

The development of the Lancaster Moor Hospital 1816 - 1916

1818 (Greenwood – Map of Lancashire)



1844 (HM Ordnance Survey)



1893 (HM Ordnance Survey)



1933 (HM Ordnance Survey)



Expansion

- 3.5 Despite the creation of the Royal Albert Hospital and redistribution of patients away from the Moor Hospital complex, the hospitals still became overcrowded, and the County Asylum expanded across the moorland site. In 1879 land was being cleared over the road from the County Lunatic Asylum on land called 'Lancaster Moor'. This made way for an annexe or "New Block" (now known as "The Residence") which was subsequently constructed in Gothic Revival style in 1882, with a pavilion planform flanked by corridors which housed the wards. This new annexe created space for a further 825 patients. Architecturally the annexe is a stark contrast to the country house style of the original 1816 building.
- 3.6 In 1855, the Lancaster Cemetery was laid out by Lancaster Burial Board, after closing the city's burial grounds. The chapels were designed by local architect Edward Paley and the grounds laid out by the registrar Henry Moore. The design resulted in the modification of the access to Stone Row and it is likely that cobbled approach to the farmstead to the east of the cemetery boundary was constructed at this time.



Landscaping became an important aspect of later Asylum design as here in the grounds of the New Block

- 3.7 Further subsidiary buildings were added to the Asylum thereafter, to house and service an increasingly diverse patient population. By 1890 the total population of in-patients was 1,883 and further annexes and villas were constructed to manage this demand. This included Cassidy House (1907), Campbell House (1909), de Vitre House (date not known). The complex begins to mirror national trends in segregation by sex, class and race with the Ladies Villa (Ridge Lea Hospital) and Campbell House (also known as the Gentlemen's Villa) being built due to the complaints of wealthy patients' families who were upset that their family members were being housed with those of a lower class.

- 3.8 In 1908, the Asylum Board acquired Stone Row Head Farmstead with 92 acres of land. Patients assisted in the cultivation of crops and caring for livestock and enable the Asylum to become more self-sufficient in food. New buildings to the north of the farmstead were added soon after this acquisition and further construction thereafter consolidated these additions. The complex we see today was largely completed by the inter-war period.



Ancillary housing buildings to the north of the New Block, now demolished for modern residential development (<https://www.bing.com/maps/>)

- 3.9 Ridge Lea (The Ladies Villa) and Campbell House (The Gentlemen's Villa) both survive however many of the other subsidiary buildings to the north of the annexe have been demolished and replaced by modern residential development.

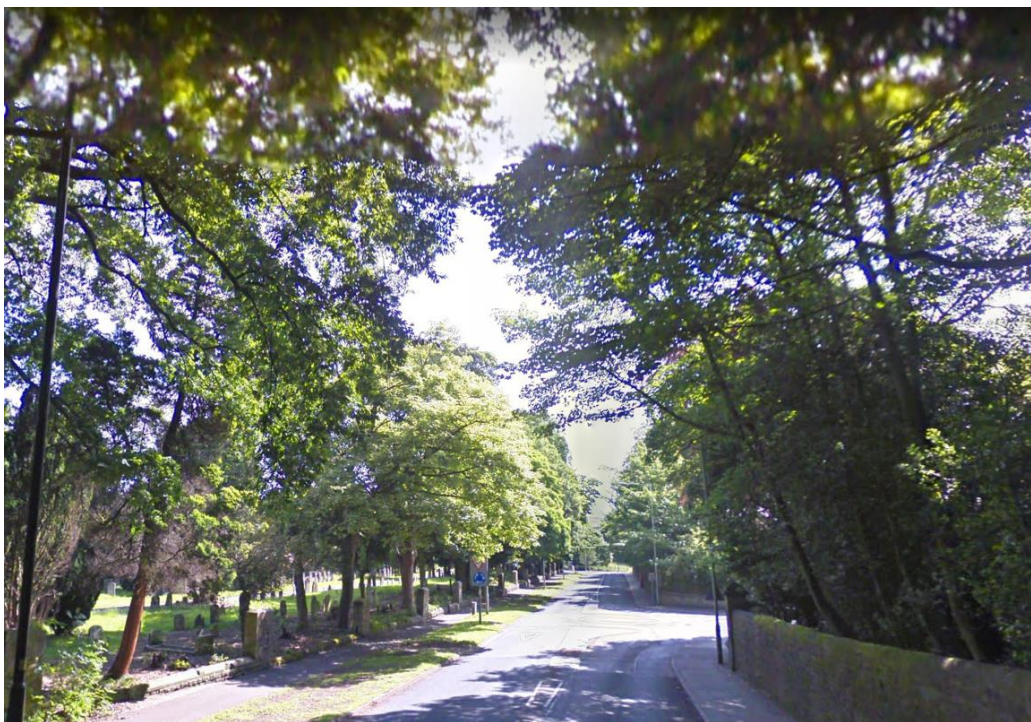


Campbell House and cricket pitch looking towards the New Block

4.0 CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Townscape, views and vistas

- 4.1 Lancaster Moor Conservation Area comprises a distinctive historic area of Lancaster, which is now a mature, leafy suburb which spans across Quernmore Road (see Townscape map below). The conservation area is a designed environment that has developed over a century, resulting in the transformation of open moorland into a picturesque suburb. Within this landscape context is the core of the former Lancaster Moor Hospital complex which comprises three principal buildings, namely the original Moor Hospital Building of 1816 (now known as Standen Park), The New Block of 1882 (now known as The Residence), and Ridge Lea of 1916. Each building has its own, predominantly tree'd environment with generous green spaces and other surviving ancillary structures adding to the character of the area.
- 4.2 Quernmore Road is the main route east-west through the centre of the conservation area. This treelined road has a regular and spacious character and offers partial views of the New Block and the Moor Hospital (1816 Block) as well as the stone walls and deliberate planting. Stone Row Head proceeds north from a junction with Quernmore Road. It is an exceptionally straight and quiet route, with a stone wall emphasising its linearity. Though lacking tree planting, trees within the cemetery and alongside the football pitch frame long views along the street.



The treeline streets of the conservation, with fine views into the Cemetery

- 4.3 The Cemetery, Stone Row Head farmstead and Ridge Lea are located further away from the main Quernmore Road thoroughfare in more secluded locations, often adjacent to much denser areas of woodland which provide screening. The delightful approach to Stone Row, fringed by woodland and

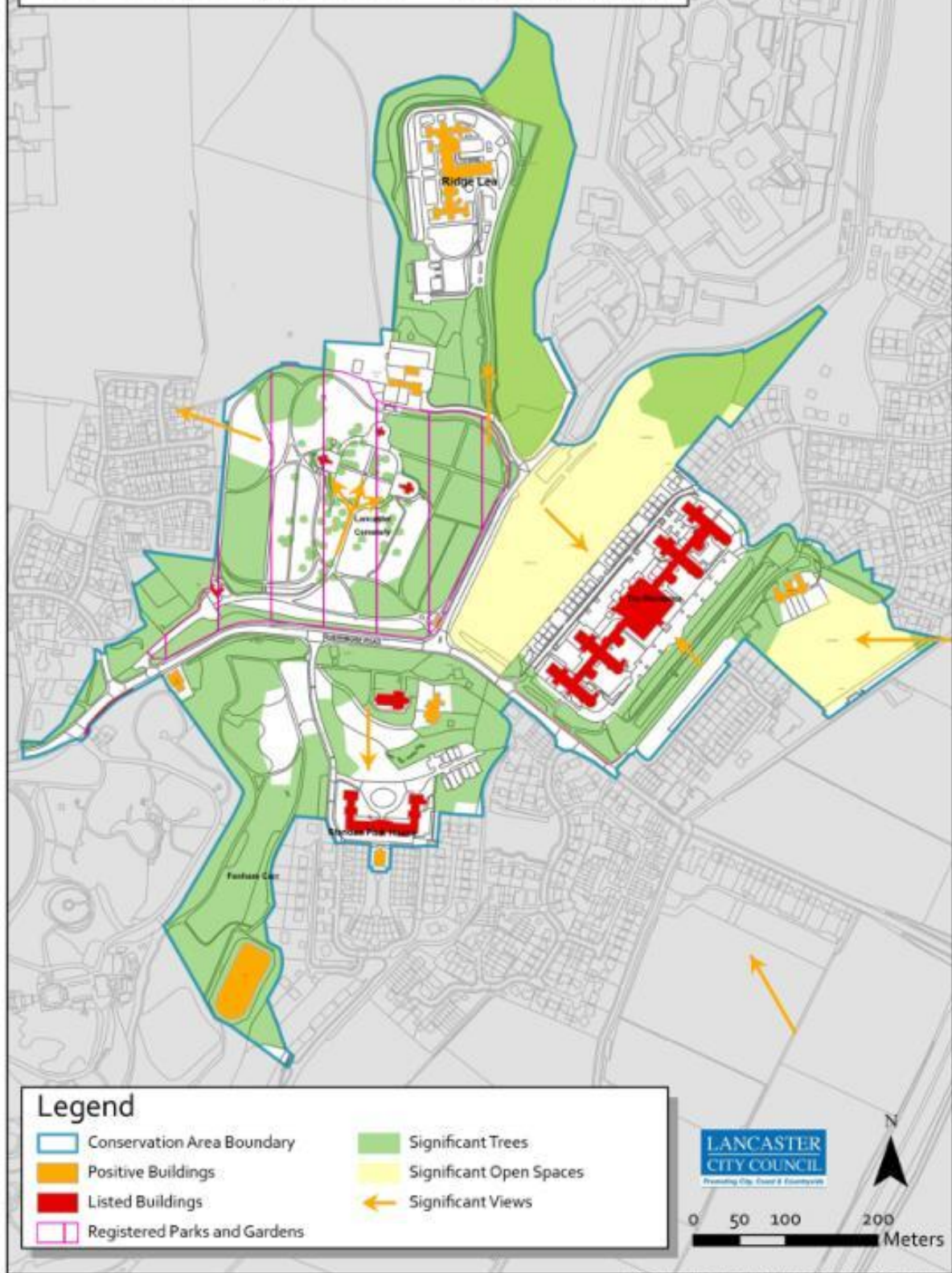
cemetery trees, is along a cobbled lane, an unusual and distinctive feature given the suburban location. The approach to Ridge Lea is similarly attractive through a woodland glade, though this is now becoming overgrown following the closure of the facility.



The distinctive cobble approach to Stone Row Head with cemetery trees to the right

- 4.4 The principal buildings are all developed on a grand scale. The woodland and trees mean that only tantalising glimpses of the buildings are possible from many vantage points in the conservation area. Longer views from outside the conservation area to the east reveal the tower of the New Block and the roofscape of the Moor Hospital (1816 Block). The nearby Ashton Memorial was once described as “eyecatcher extraordinaire” by the architectural historian Nicholas Pevsner and a similar epithet could be given to the soaring New Block tower, which is a memorable feature visible from the motorway and the approach from Quernmore Road. Ridge Lea, on the other hand, is hard to view from outside the conservation area, being entirely surrounded by woodland.
- 4.5 The elevated location of the conservation area mean there are memorable views towards the surrounding countryside, with the Forest of Bowland AONB to the east and Morecambe Bay and the Lake District to the north and west. Views from the Cemetery across Lancaster and towards the Bay are particularly noteworthy.

Lancaster Moor Conservation Area Townscape Appraisal December 2022



5.0 THE BUILDINGS OF THE CONSERVATION AREA

- 5.1 Administratively, the Hospital was historically one site with varying architectural styles which reflected the development of the complex over a 100-year period. Likewise, the changing use in building materials reflected changing architectural trends. The ample supply of local sandstone means that it is the most prevalent building material, used almost exclusively for walling of pre- 1916 buildings and for boundary walls. The Moor Hospital (1816 Block) uses locally quarried ashlar sandstone, the New Block using a much redder dressed sandstone with sandstone dressings, and Ridge Lea using pitched faced sandstone with dressed stone details and stone coping and kneelers.
- 5.2 The majority of buildings are slated with local Burlington blue/grey slate from Cumbria (though, the quarry was within Lancashire at the time and the slate then known as Lancashire blue/grey slate). More roughly dressed but still squared stones, and those of coursed or uncoursed rubble construction can all be found in the older buildings at Stone Row and within boundary walling. Timber windows, mainly sliding sash, are predominantly used along with timber doors and joinery.
- 5.3 The first Moor Hospital, now known as **Standen Park** was built 1811-1816 to the designs of Thomas Standen. It is in the Neo-Classical style and typical of high-status Georgian buildings. The later, Victorian wings were also built in the same style. The building is grade II* listed and is a building of high significance. Constructed in stone with hipped slate roofs it has a typically formal character, featuring porticoed frontage with pediment, rusticated ashlar, with side wings of Palladian character. It is set within expansive grounds which include other historic buildings, some of which are listed. The latter includes **Saint Michaels** church to the north, the latter designed by Edward Paley and dating from c.1866.



The Moor Hospital (1816 Block), grade II* – The earliest Asylum building designed as a country house in classical style

- 5.4 Lancaster Moor Hospital annex, or the **New Block**, on a separate site to the north of Quernmore Road and the Moor Hospital (1816 Block), was completed in 1882 to designs of AW Kershaw. Listed at grade II, it is a building in Victorian Gothic Revival style albeit austere in character, with its remarkable soaring tower visible widely in the local area. With a linear planform with a series of distinctive wings accessed off a central spine, this striking building is also located in generous, leafy grounds and includes recreation fields to the north-west and a cricket pitch with a pavilion to the east. Its impressive stone entrance walls, railings, gate piers and iron gates are listed grade II in their own right.



The New Block set within landscaped grounds

- 5.5 Both the Moor Hospital (1816 Block) and Lancaster Moor Hospital have since been converted for residential accommodation and developed in their grounds for housing over the last few decades. This housing was largely to fund repairs to the Listed buildings, although significant areas of landscaping to the buildings frontages and principal elevations was preserved.
- 5.5 **Ridge Lea** is a building of similar form and Gothic architectural character to the New Block. It is located to the north of the two other hospital sites, again in generous grounds surrounded by woodland. It was constructed in 1916, and is unusual in its continued use of the Gothic Revival, which is very late for this architectural style. The building has a very distinctive character, employing Dutch gables and is well constructed with some fine stone detailing and architectural features beneath a slate roof. The building is in poor condition with some loss of lead flashing and stone details. The building was known as the Ladies Villa and accommodated wealthier patients.



The distinctive Dutch gabled character of Ridge Lea

- 5.6 The three **cemetery chapels**, all designed by renown local architect Edward Paley in c 1855, are situated towards the centre and north of the site. The chapels (all listed grade II) are built of stone in Gothic Revival style, the Roman Catholic one being slightly simpler in design than the other two. The chapels lie on a platform at the highest point of the cemetery; to the north is the Roman Catholic chapel, the Nonconformist chapel lies to the east, and the Anglican chapel to the west. A small windowless stone shed beside the Anglican chapel was probably a hearse house.



The Roman Catholic Chapel at Lancaster Cemetery

- 5.7 To the north of the cemetery is a small farmstead known as **Stone Row**. This consists of a characterful group of historic buildings, consisting of 18C and 19C vernacular stone farm buildings and a 19C farmhouse together with more modern 20th century buildings of less historic interest. A distinctive cobbled road provides the approach to the farmstead. The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with an understanding of agricultural work. It was later taken over and used by the nearby prison during the 1960s. During its evolution, the farm developed from a small stone group of historic buildings to a much larger complex after its acquisition by the Asylum.



Stone Row Head farmstead, pre-dating the Asylum but later incorporated

- 6.1 Landscaping became a prominent aspect of asylum design and the creation of a natural setting was a deliberate and important aspect of the treatment for patients. The green spaces that surround the complex demonstrate important shifts in the treatment of mental health patients in the C19 when a more sympathetic and dignified approach was adopted and hospitals were provided with grounds reminiscent of country houses. Informal planting and a network of footpaths for patient's recreation were provided, the outdoors and fresh air being considered an important part of their treatment.

The Moor Hospital (1816 Block)

- 6.2 While the Moor Hospital (1816 Block) has a mature landscape setting, with a winding approach within woodland, the first edition OS map (see 1844 OS map edition above) suggests a more austere setting, with the hospital situated within the surrounding moorland and a small formal landscaped garden. However, as treatment evolved the surrounding area had been planted in a more informal, picturesque parkland style, with footpaths providing perambulation routes around an enlarged estate, as shown on the second edition OS map (see 1893 OS map edition above). This included Fenham Carr, which is an area of woodland to the west of the Moor Hospital (1816 Block) and contiguous with Williamson Park, a Registered Park and Garden. This naturalised setting is an important component of the conservation area's leafy character as well as providing a positive setting for the grade II* listed building.
- 6.3 Within Fenham Carr there is a small reservoir with a tall stone wall with large gates at each end. One aspect of asylum design is that a water source had to be provided, especially given the elevated location remote from water courses. It is understood that this reservoir provided water for the County Asylum.

New Block

- 6.4 The leafy character of the conservation area continues around The New Block (now The Residence) which is screened from Quernmore Road by trees just inside of the listed walls and gates. The perimeter of the building was historically lined by trees with a small woodland to the north prior to the recent development on the north side. The remaining trees still contribute to the designed landscaped which forms the setting of the listed building and picturesque leafy character and appearance of the conservation area.

Ridge Lea

- 6.5 The site for Ridge Lea was formerly open moorland at the edge of Lancaster and to the north of the other hospital buildings. This new hospital annex was built on a terrace of land which sharply rises up on the moor side. Embankments were created to provide a level site and trees planted on the surrounding land, much of it now mature woodland. The approach to the site is through a delightful woodland glade.



The woodland approach to Ridge Lea

Football pitch

- 6.6 The green area between the New Block and Ridge Lea hospital is a historic open green space which has been preserved and is now used as a sports field. This provides uninterrupted views of the New Block. Following conversion and erection of houses in the grounds, a new wall to the “The Residence” was constructed to the west side. However, this rendered wall is prominent and intrusive and would benefit from remedial works, painting or landscaping.

Lancaster Cemetery

- 6.7 Lancaster Cemetery is a grade II Registered Park and Garden situated between the Moor Hospital (1816 Block) and Ridge Lea. It was established in 1855 and was designed by the prominent Lancaster architect Edward Paley. The wooded slopes associated with Lancaster Moor Hospital and Williamson Park form the setting towards the south. To the north, trees along the boundary with Stone Row and woodland beyond form an attractive backdrop to the cemetery chapels.
- 6.8 The Cemetery includes three chapels of different denominations and formally laid out burial grounds in an elevated location with stunning views towards Morecambe Bay and the city centre. The site is laid formally at the heart of the site with a cruciform plan of paths forming vistas that are terminated by the three grade II listed chapels. The lodge adjacent to the cemetery entrance and the Crimea monument are also grade II listed.



The attractively landscaped grounds of the Cemetery

- 6.9 The cemetery contains a mixture of evergreen trees including yews and other examples of beech, oak, and sweet chestnut. The 1877 maps shows that planting was concentrated on the perimeter, near to the chapels, and the junctions of paths. The cemetery is bounded by a substantial coped sandstone wall. It is a beautiful and picturesque environment with informal landscaping complementing the formal arrangement of the site.

Quernmore Road

- 6.10 Quernmore Road is the main route through the conservation area and is a significant contributor its special character and appearance, as experienced from the main road. The road is lined with stone walls and trees screening most of the important buildings. On the roadside of the pavements there are large trees forming an avenue which helps define the street itself.

7.0 CHARACTER AREAS AND SUMMARY OF CONDITIONS

- 7.1 Lancaster Moor Hospital conservation area has been designated to preserve and enhance the character and appearance of this Lancaster suburb, including the buildings and open spaces which formed part of the former hospital complex and contribute to its understanding. As the area has a cohesive character that developed in several phases over a 100-year period (with the exception of Stone Row Farm, which has a longer history), no separate character areas have been defined. Instead, the whole of the conservation area represents a cohesive entity in terms of its visual, historical and functional character and appearance.

Positive Contributors

- 7.2 There are several key listed buildings and structures within Lancaster Moor conservation area, as well as a registered park and garden. In addition to these designated heritage assets, there are some non-designated heritage assets which add to the character of the conservation area and local identity of the district. Non-designated heritage assets that contribute to the significance of the conservation area are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF). It is important to clearly identify these buildings as proposals for their demolition normally constitute substantial harm to the conservation area, which will require strong justification. There is a presumption in favour of the conservation of unlisted buildings that contribute to the character of the conservation area. There are many unlisted buildings which positively contribute to the architectural and historic character of Lancaster Moor's conservation area. Positive elements of the area have been included within the Townscape map of the conservation area above

Negative Contributors and Condition

- 7.3 Overall, the conservation area has been designated due to the retention of buildings which show the origins and expansion of Lancaster Moor Hospital including ancillary buildings which reflect national trends in changing mental health care provision. The Moor Hospital (1816 Block) and New Block have been converted into residential dwellings and are therefore in very good condition. However, some inappropriate Upvc windows and outbuildings have been identified on curtilage buildings, particularly on the the Moor Hospital (1816 Block) site.
- 7.4 Other residential development within the setting of the Moor Hospital (1816 Block) and the New Block do negatively contribute to the setting of these assets and the conservation area.
- 7.5 Fenham Carr and the playing fields are presently in good condition, however, the modern housing development and boundary wall are negative features of its setting.
- 7.6 The conservation area appraisal has identified that Ridge Lea has been vacant since it ceased to function as a hospital in the early 21st century and is in a deteriorative condition, with some loss of slates, lead flashing and stone details. At the time of writing the building has not been secured and is vulnerable to further damage through loss of roofing material and vandalism. While a positive contributor in terms of its architectural and historic interest its condition is a negative contributor to

the conservation area. However, the building is still capable of conversion to other uses. The residential conversions of the other Lancaster Moor buildings illustrate the potential.

- 7.7 Stone Row Head Farm is vacant and while also a positive contributor in terms of its architectural and historic interest, its poor condition is similarly a negative contributor to the conservation area.
- 7.8 HM Prison is well enclosed with only glimpsed views from within the conservation area, although it is visible from the M6. It does have a negative effect on the setting of the conservation area.
- 7.9 The removal of trees on Quernmore Road also has a negative impact on the townscape character of this attractive avenue. The trees are planted close to the highway edge and the footpath is relatively narrow. Parking by visitors to Williamson Park and damage to trees by vehicles is an added problem. The condition of the footpath is also a concern expressed by local residents, in part caused by the planting of the trees in the footpath, parking on the pavement and the narrowness of the pavement.
- 7.10 The poor condition of elements within the conservation area and the negative contributors are not so great that they indicate a conservation area should not be designated. They are far outweighed by the many and various positive qualities in the conservation area.

- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1391761
- ✓ MOOR HOSPITAL, NEW BLOCK
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195079
- ✓ CRIMEA MONUMENT IN LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298304
- ✓ LANCASTER CEMETERY LODGE
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212683
- ✓ WATER CLOSET CUBICLE IMMEDIATELY SOUTH OF WEST PORCH OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195077
- ✓ MOOR HOSPITAL, BLOCKS 40,41,42,44 AND 46
 - Heritage Category: Listed Building
 - Grade: II*
 - List Entry Number: 1289436
- ✓ WESTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298305
- ✓ CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289454
- ✓ NORTHERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212689
- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1391761

- ✓ EASTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195078
- ✓ WATER CLOSET CUBICLE IMMEDIATELY NORTH OF APSE OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289423
- ✓ LANCASTER CEMETERY
 - Heritage Category: Park and Garden
 - Grade: II
 - List Entry Number: 1001567
- ✓ RIDGE LEA
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted
- ✓ STONE ROW
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted

(Please note that the list of Non-Designated Heritage Assets is not definitive)

APPENDIX 2 - REFERENCES

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Conservation Area Name

Area (ha)

Designation Date

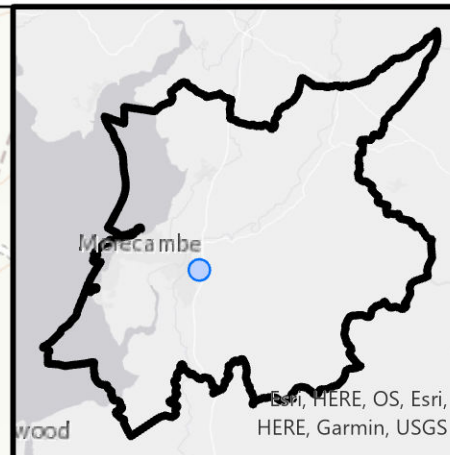
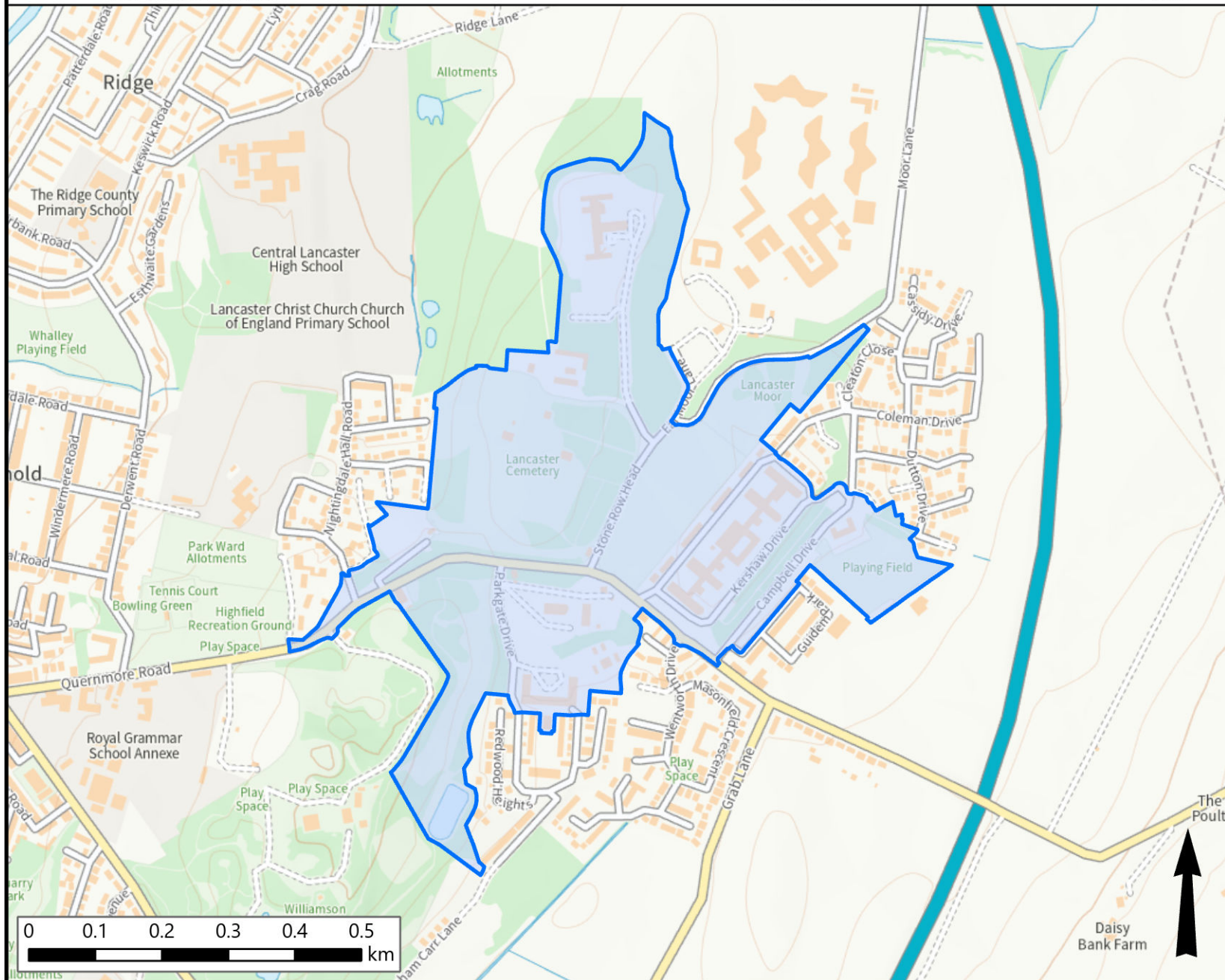
Lancaster Moor

37.38

2022

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside



Legend

-  Conservation Areas
-  Lancaster District Boundary

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