



Dolphinholme Conservation Area Appraisal

Adopted June 2016



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1. Introduction

1.1 Conservation Areas

In 1967 the Civic Amenities Act introduced Conservation Areas to the UK. Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance'.

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.



Fig. 1 View of Castle Hill in Lancaster, a collection of Georgian houses.

1.2 Purpose of a Conservation Area Appraisal

A Conservation Area Appraisal sets out how an area has evolved historically and highlights what are the key contributors to the architectural quality and character of the place. The appraisal will identify opportunities for beneficial change or the need for additional protection.

The purpose of this appraisal is to make sure Dolphinholme's historic contribution to the district's heritage is widely recognised as it crucially contributes to our sense of place and community. Building traditions and settlement patterns have developed uniquely to each area and it should be explicitly outlined why the area of Dolphinholme was designated as a conservation area in 1976 to better inform future decisions for change. The appraisal has been prepared by Lancaster City Council's conservation team during December 2015. A public consultation period for the draft conservation area appraisal was held for six weeks between February and March 2016, the document was subsequently amended and adopted in June 2016.



Fig. 2 St Mark's church was constructed at the end of the 19th century in Gothic revival architectural style.

2. Planning Policy Context

2.1 Legal Requirements

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 Conservation Areas.



Fig. 3 View along Morecambe seafront and the Winter Gardens.

2.2 National Guidance

The National Planning Policy Framework (NPPF) was adopted in 2012, 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 (2011) has published guidance on the production of conservation area appraisals, both of which inform this document.

2.3 Local Policies

Lancaster City Council produced a Development Management DPD which was adopted in 2014. 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:

- **DM31:** Development affecting Conservation Areas
- **DM32:** The Setting of Designated Assets



Fig. 4 Dolphinholme Mill, formerly the warehouse in the 19th century. The building was used as a memorial for those who died in the First World War in the interwar period and was converted to housing in late-20th century.

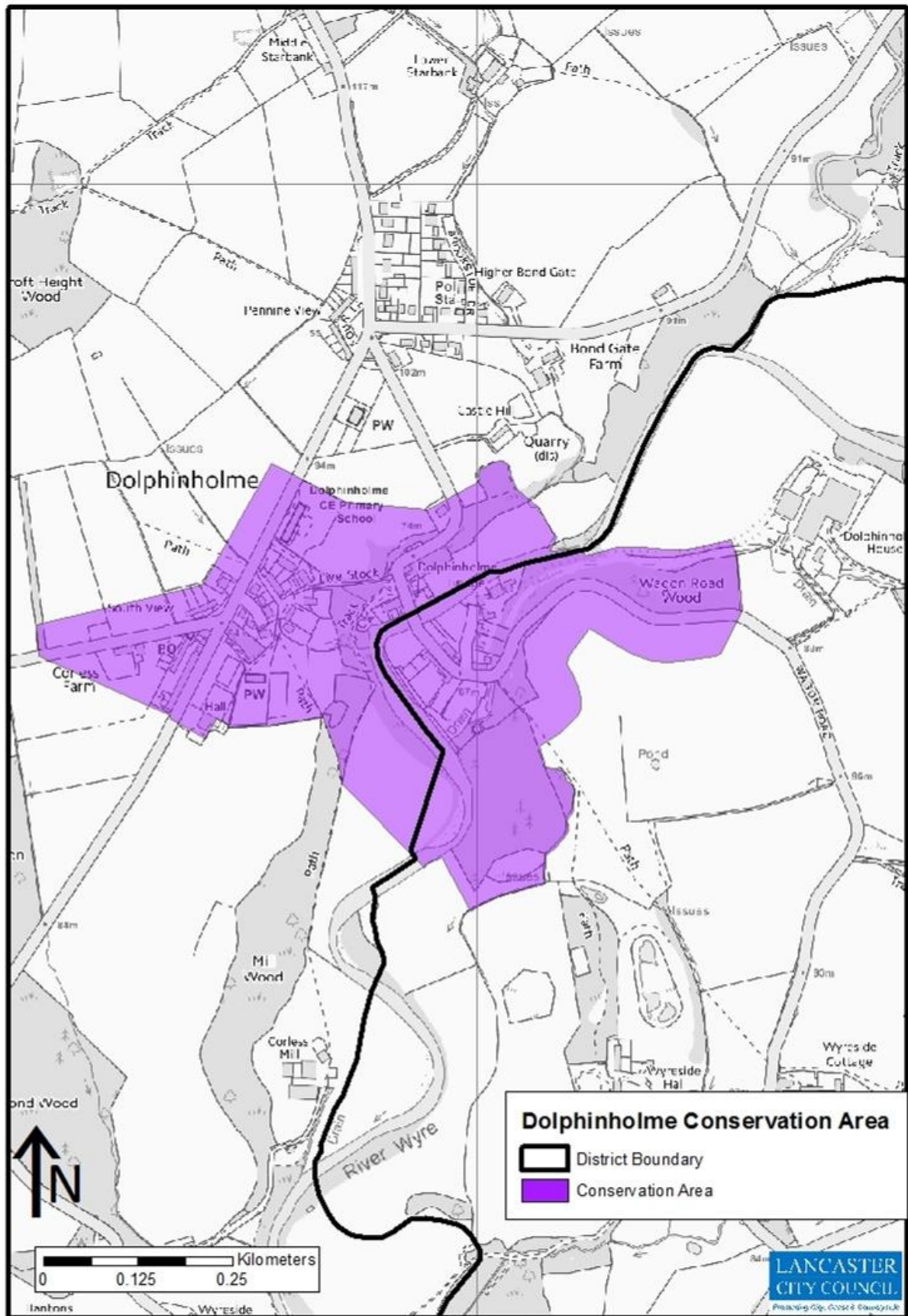


Fig. 5 Map of the boundary of Dolphinholme's conservation area, which is shared between Lancaster City Council and Wyre Borough Council.

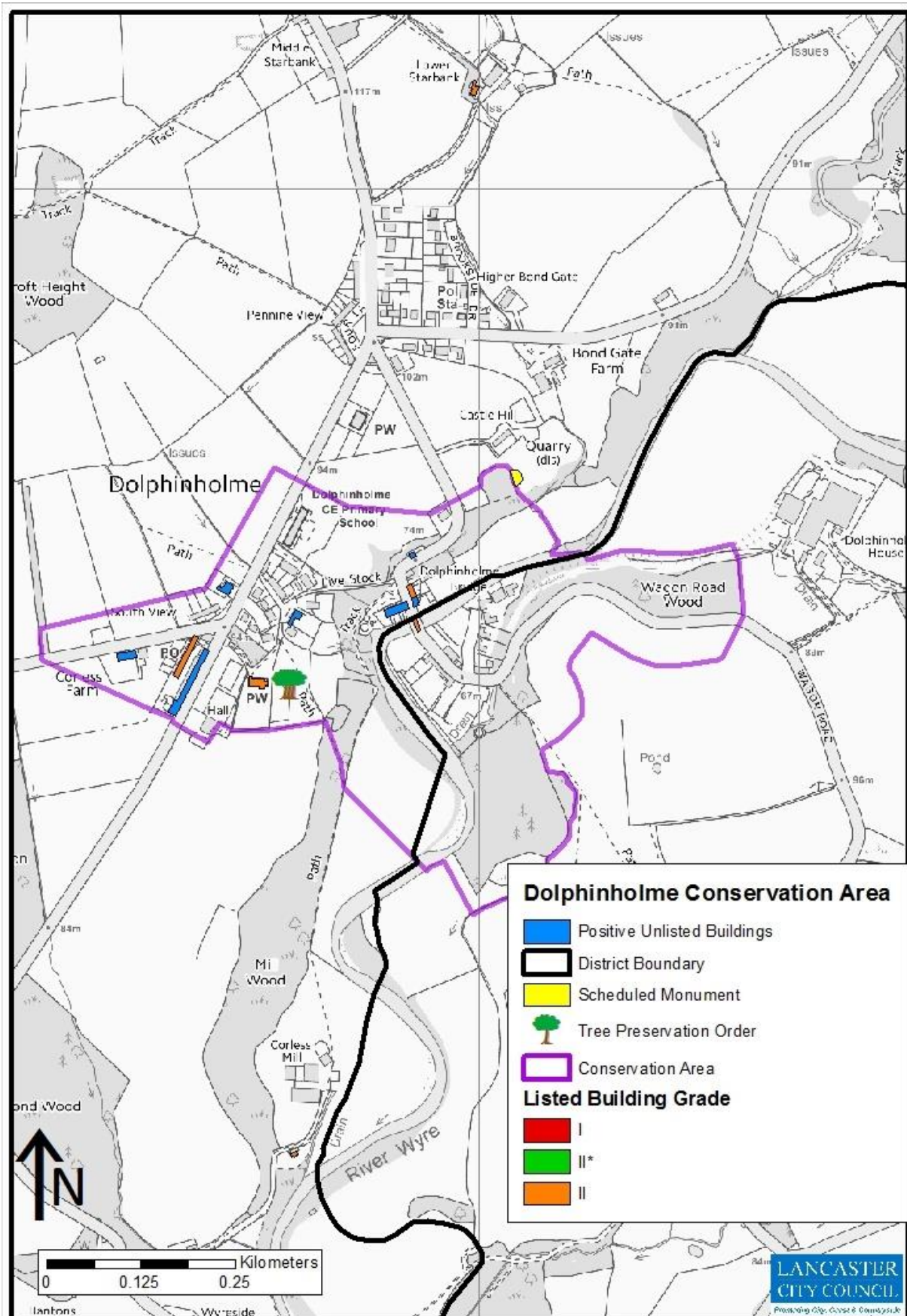


Fig. 6 Townscape analysis map of buildings within the Lancaster City Council district. The map identifies listed buildings, Tree Preservation Orders, scheduled monuments and positive unlisted buildings.

3. Dolphinholme's Conservation Area

3.1 Conservation Area Boundary

As seen in Fig. 5, Dolphinholme's conservation area encompasses the historic core of the late-18th century settlement plan which is situated on both the north and south side of the River Wyre. The whole conservation area is shared between Lancaster City Council and Wyre Borough Council, the boundary of which is divided by the River Wyre.

As visible in Fig. 6, the conservation area boundary within the Lancaster district encompasses the buildings northwest of the river, providing a buffer around these properties. Part of Mill Wood is also located within the conservation area boundary. This townscape analysis map identifies important features within and near the conservation area, including listed buildings, positive unlisted buildings, a scheduled monument and Tree Preservation Orders.

As the conservation area is split between Lancaster and Wyre districts, the history of the village will be discussed as a whole (in Section 4), but the assessment of significance and summary of condition (Section 5 and 6) will focus on the buildings and assets located within the Lancaster district.

3.2 Summary of Special Interest

Dolphinholme's special historic interest primarily relates to its late-18th century industrial expansion. The village developed one of the first worsted spinning mills in England and is believed to be the first place with gas lighting in the mill. The conservation area encompasses the buildings and land which relates to this industrial period. The special architectural interest of Dolphinholme is characterised by four distinctive building types and periods: farm buildings, late-18th century mill workers' cottages and industrial buildings, 19th century public and religious buildings and modern 20th century housing.

Although constructed in different periods with varying economic influences, there is still a sense of unity between the architecture of agricultural buildings, workers' cottages and public buildings through the use of sandstone walling and grey slate roofing. The conservation area, therefore, expresses the local distinctiveness in its built environment as it responds and connects to the surrounding landscape and availability of local materials. Castle Hill Motte is located just outside the boundary of the conservation area. It is the remains of an early Norman conquest fortification, which therefore provides evidence of Dolphinholme's strategic importance in this period.



Fig. 7 Corless Cottages are three storeys, built in 1796. They were constructed to house mill workers; two families lived per property.



Fig. 8 St Mark's Vicarage was built in the late-19th century in Victorian eclectic style with Doric columns and two canted bay windows.

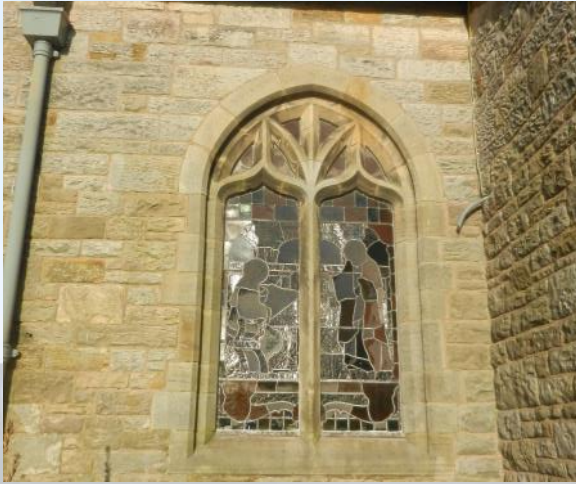


Fig. 9 Stained glass window at St Mark's, the church was designed by local architects, Austin and Paley, 1897-9.



Fig. 10 Window at Corless Cottage is a traditional timber six-over-six paned sliding sash.

Some of the traditional architectural detailing, such as timber sliding sash windows and panelled doors, have been replaced with modern alterations which has somewhat negatively impacted the historic legibility of parts of the conservation area. In addition, some 20th century modern housing appears comparatively inharmonious with the surrounding buildings as it has not attempted to respond to the traditional built character of the area. Nonetheless, parts of the conservation have retained the historic fenestration of windows well, which is useful in identifying the period of the building's construction.

Dolphinholme's special historic and architectural interest chiefly relates to the good retention of buildings which represent the transformation of the village from an area of isolated and sparse farmsteads to a compact industrial hub of wool and cotton production in the late-18th century to late-19th century.



Fig. 11 Woodcock Hall dates from 1800, it is constructed in local sandstone rubble walling and grey slate roof. It shows influence of national architectural styles of the Georgian period as it is designed in a simple Georgian style with symmetrical façade.

4. History

4.1 Historic Development

Dolphinholme has historic connections to the medieval period. During the Norman conquest of England, a motte and bailey castle was built in Dolphinholme as the area was used as a strategically important site to control movement along the Wyre Valley. During and after the medieval period, the area was primarily used as farmland and moorland and was characterised by isolated and sparsely located farmsteads. The area was part of the large parishes of Cockerham and Garstang due to their large churches and the boundaries of which changed throughout the medieval period, but now resides within the Ellel and Nether Wyresdale parish boundaries.



Fig. 12 Derham House in the foreground has a porch with Doric columns and traditional six-over-six paned sliding sash windows. The house is enclosed by a low stone boundary wall with railings.

The late-18th century dramatically transformed Dolphinholme from an area of isolated farmsteads to a rural industrial complex which is associated with many revolutionary developments in early production techniques. At first a corn mill was constructed in the village, but Dolphinholme was largely formed in 1784 when the corn mill was abandoned and a worsted spinning mill using Arkwright frames was constructed. It is claimed to be the first worsted spinning factory in the world, although the area later became devoted to the production of cotton.

Following some serious floods, the original mill was abandoned and a new mill with a weir and tailrace was constructed in 1794 at a different site. Neither mills survive today, but the site of the later mill now forms the garden of The Old Mill House. The waterwheel of the mill, sixty-eight and a half feet in diameter and twelve feet broad, constructed of cast iron and hornbeam, it was considered to be one of the largest waterwheels in Great Britain.



Fig. 13 1840s map Dolphinholme which shows the village at its industrial peak as the mill is still in use. Dolphinholme Church is located opposite Corless Cottages.



Fig. 14 The chimney stack was built in the early-19th century to improve efficiency of the fire and draught in the mill.



Fig. 15 Old Mill House, dates from 1800. The boundary wall also dates from 1800, with an ogee headed doorway,

The new industrial activity provided work for hundreds of spinners and, at its peak, the mill employed approximately 1400 people. This exponential growth in workers led to the development of terraced cottages to provide housing. The three storey Corless Cottages in Dolphinhholme were constructed in 1796 to facilitate this growth and were designed to house two families per property. Accommodation was also provided for the manager of the mill on the south side of the River Wyre, which eventually led to the characteristic hierarchical settlement plan of the village.

At the turn of the 19th century, Dolphinhholme Mill is believed to have been one of the first mills lit by gas, with gas lighting also introduced to the streets in 1811. Throughout the 19th century, the mill continued to be used but there were early signs of struggle as the waterwheel was deemed inefficient and a steam engine was supplemented alongside the wheel in 1822. The draught of the fire was also deemed insufficient and the chimney was then led underground to the hill above Wagon Road. Nationally, 1832 was the year of the Great Reform Bill and a workers' strike began in Dolphinhholme. The mill continued to be used in the 19th century, but this strike is argued to have been the beginning of the mill's decline.



Fig. 16 1-18 Corless Cottages are two storey terraces constructed in coursed sandstone and grey slate roof. Each property has two windows, which originally would have been timber sliding sash, with stone surrounds. This terraced is located south east of 19-28 Corless Cottages, which are three storey grade II listed terraces.



Fig. 17 The 19th century warehouse was converted to housing in late-20th century.



Fig. 18 Dolphinholme Bridge dated 1791 is constructed in sandstone ashlar with a segmental arch.

Despite this decline, there was a growth in public and religious buildings constructed in the 19th century which were funded by the owners of the mill. In 1839, the proprietors built a church for the community opposite Corless Cottages, which is visible on the 1840s OS map as 'Dolphinholme Church'. It is reported to have been very large, seating 668, but it was not consecrated and when the mill did eventually close so did the church. Additionally, the owners founded Dolphinholme Church of England Primary School in 1865. In the 1860s, the Cookes and Margerisons took over the mill and began to use the machines for cotton which continued to be used until 1867 when the mill was eventually closed. Between 1897-9 St Mark's Church was designed in a Gothic-revival style by local architects, Austin & Paley, costing around £3000.



Fig. 19 Dolphinholme CoE Church constructed in 1865 in a Gothic-revival style, was funded by the owners of Dolphinholme mill.

In the interwar period, the former mill warehouse along the river was converted to a memorial for those who died during the First World War and is now currently housing. 20th century social and economic changes, such as a decline in agricultural and industrial activities, once again dramatically transformed Dolphinholme from an industrialised village to a predominantly rural residential area. The area has retained its industrial hierarchical plan form, which has been infilled by modern 20th century detached and semi-detached housing and a few agricultural and industrial building conversions. Recently, the post office at the end of Corless Cottages has closed and converted to residential use.

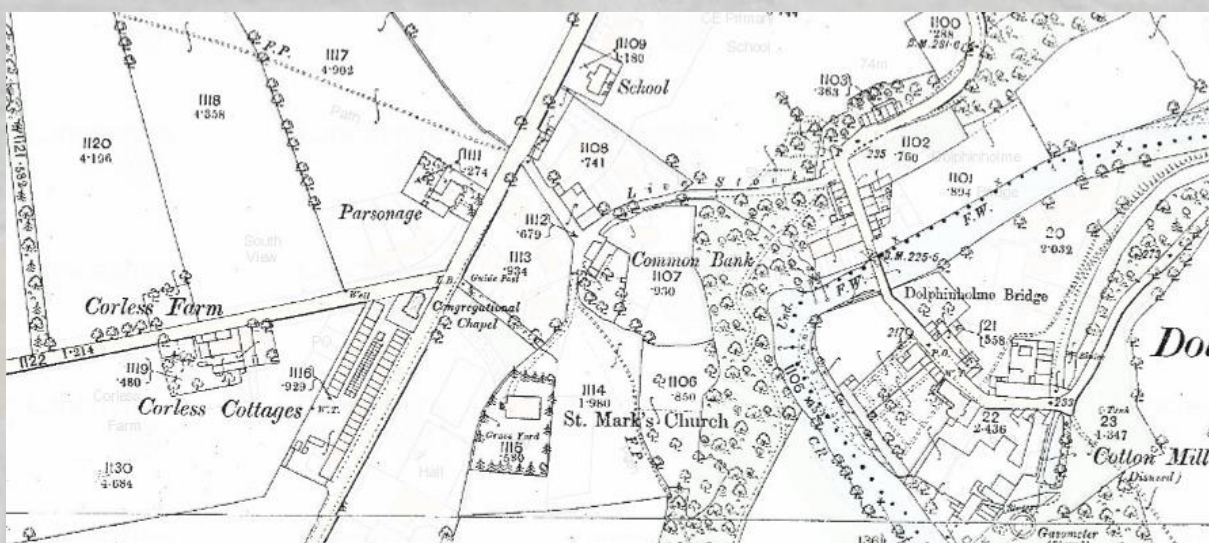


Fig. 20 1890s OS map of Dolphinholme, which identifies the Cotton Mill south of the River Wyre as disused. Possible terraced housing visible on the 1840s OS map along Wagon Road has been partially demolished in the late-19th century. St Mark's church, the parsonage and the school are visible on this map.

5. Assessment of Significance

As the boundary of the conservation area is shared between Lancaster City Council and Wyre Borough Council, the remainder of this appraisal will refer only to the area within the Lancaster district, which will be referred to as Upper Dolphinhholme for clarity.

5.1 Location and Setting



Fig. 21 Vantage point from St Mark's churchyard



Fig. 22 View from Corless Cottages alongside the Village Hall

Dolphinhholme is located in North Lancashire, approximately seven miles south of Lancaster. The village is located in the Wyre Valley; the River Wyre cuts through Dolphinhholme and divides the conservation area between the Lancaster City Council and Wyre Borough Council district. Before the 18th century, the area was characterised by domestic production and agricultural activities. Since the late-18th century development of the mills and industrial activity, the arrangement of the village was significantly altered.

From the river to the north west of the conservation area, there is a steep incline which leads to terraced workers' cottages, modern 20th century housing and St Mark's parish church. From the River Wyre to the south east of the conservation area, the mill managers' housing still remains but the mills which were historically located south of the river have been demolished. This separation of mill workers and managers has created a characteristic division in the plan form of the village, which is further enhanced by the River Wyre's division of the village.

Mature trees have developed and enclose some parts of the Upper Dolphinhholme conservation area, especially along the river embankment. Primarily, views can be obtained of the woodland, some surrounding agricultural land and some distant fells. Two important vantage points within Upper Dolphinhholme include the view facing south east behind St Mark's Church and in front of Corless Cottages, which overlooks Mill Wood and the Pennines.

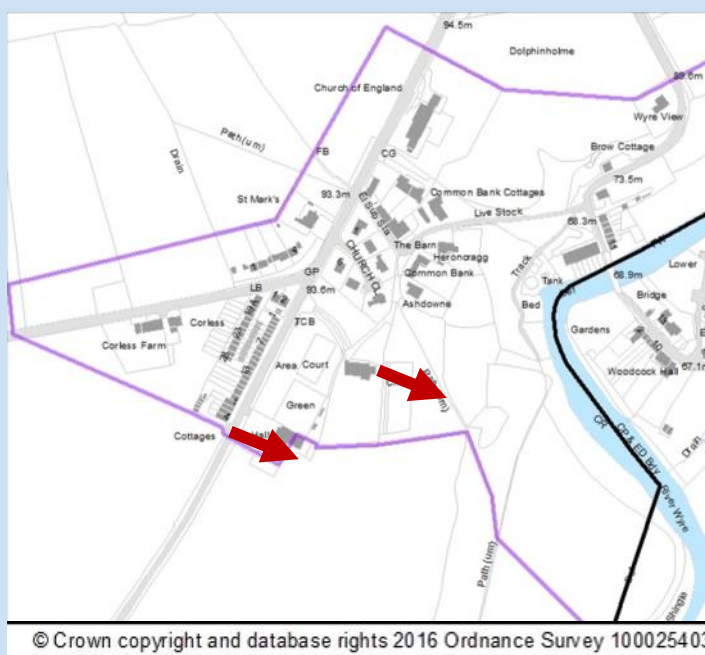


Fig. 23 Map of important vantage points within Upper Dolphinhholme's conservation area.

5.2 Built Form and Architectural Quality

The character of Upper Dolphinhholme's conservation area relates to the area's transformation from an isolated farmstead to a small industrial hub of wool production. The buildings associated with this change introduced new uses, plan forms and architectural styles. Economical building techniques were employed with the introduction of the terraced workers' cottages in a simple elevation design. Later, national architectural styles became much more influential in the area as seen with the Gothic revival detailing of St Mark's church and Dolphinhholme's Primary School and Neo-Classical influence on the Vicarage. Nevertheless, alongside the changes in style of buildings the use of local materials remained important in their construction until the mid-20th century.



Fig. 24 Sandstone walling predominantly characterises the historic buildings in Upper Dolphinhholme, some are also traditionally rendered along Wagon Road.

The built form of Upper Dolphinhholme relates to four distinctive periods and types of buildings: traditional agricultural buildings, late-18th and early-19th century industrial buildings and houses, mid to late-19th century public and religious buildings and 20th century modern housing.

Agricultural buildings, such as Corless Farm and Common Bank, have an elongated plan form. Corless Farm has an attached barn to the left and Common Bank may have been a baffle-entry house which has been extended and altered. What mainly characterises Upper Dolphinhholme is its retention of late-18th to mid-19th century mill workers' housing, including those at Corless Cottages and along Wagon Road. These are a mixture of two and three storey terraces with either a double or single pile plan form. As seen in Fig. 13, a large amount of the terraced housing or industrial associated buildings along Wagon Road has been demolished.

Nonetheless, a former warehouse for the storage of wool (and later cotton) faces onto the River Wyre.



Fig. 25 Traditional early-19th century timber sliding sash window with slim glazing bars. Such features contribute positively to the historic architectural interest of the area.

A late-19th century CoE School and church are located in Upper Dolphinhholme, constructed in the typical Victorian Gothic-revival architectural style. A vicarage which was also built in the late-19th century is constructed in a Neo-classical architectural influence. The 20th century housing has infilled the historic settlement plan of Upper Dolphinhholme and is predominantly detached or semi-detached.

Although there are a variety of building types, there is a sense of unity between the historic and pre-20th century buildings as they are chiefly constructed in sandstone with a grey slate diminishing coursed roof. Originally, the windows of these buildings were timber sliding sash with stone surrounds and doors were timber panelled also with stone surrounds. However, some of these traditional details have been replaced with modern unsympathetic materials and styles in many unlisted historic buildings. This has negatively impacted the historic legibility of these buildings.



Fig. 26 Contemporary unnatural materials such as concrete pantiles for roofing.



Fig. 27 Replacement of traditional timber sliding sash windows with PVCu alternatives.

The historic plan form which originates from the late-18th century has been infilled by some modern housing, which is relatively unsympathetic to the surrounding historic building traditions and materials through the use of rendered or pebble-dashed walling, concrete pantile roofs and PVCu windows. The inharmonious appearance of these buildings has somewhat disconnected the character and special interest of the built environment of Upper Dolphinhholme. However, the negative impact of this development has been partially mitigated by the use of hedgerows along the boundary of some of these properties.

Many of the traditional 18th and early 19th century buildings face onto the highway with no boundary wall, which emphasises the vernacular character and building tradition of the conservation area. A low stone boundary wall surrounds Dolphinhholme's Primary School and modern buildings along Church Close. Within Upper Dolphinhholme's conservation area, there are three grade II listed buildings dating from late-18th to late-19th century. 19-28 Corless Cottages and 1-5 Wagon Road are sandstone constructed terraced housing for Dolphinhholme mill workers. St Mark's is a late-19th century church, designed by Austin & Paley, in gothic revival style. Part of Dolphinhholme Bridge, grade II listed, also resides within the Lancaster district's boundary.

Overall, Upper Dolphinhholme's built character relates to its industrial heritage the character of which has been well retained in the listed buildings and some unlisted buildings, however, there has been some inappropriate alterations and developments which undermine this special historic interest.



Fig. 28 Wagon Road terraced housing early 19th century - constructed in traditional materials such as sandstone, render and slate.

5.3 Archaeological Interest

Outside the border of the conservation area, there is a scheduled monument of Castle Hill motte. The motte and bailey was a medieval fortification introduced by the Normans during their conquest of Britain from the 11th to 13th century. The bailey has since been removed, but the remaining motte provides evidence that the village was occupied during this period and, subsequently, there may be some archaeological potential within and outside the conservation area.

Castle Hill motte in Dolphinhholme was strategically placed to overlook and control movement along the Wyre Valley and it is of particular importance as it is the only known remaining example within this valley. It also contributes significantly to the understanding of the historic development of the village and area, therefore consideration should be given to its inclusion within Dolphinhholme's conservation area boundary. The area surrounding the monument offers a potential resource for future archaeological research and heritage interpretation of the site.

5.4 Open Spaces, Parks, Gardens and Trees



Fig. 29 View from St Mark's churchyard.



Fig. 30 Play area in front of St Mark's church

The conservation area boundary for Upper Dolphinhholme encompasses a variety of open spaces and parks. Formal open spaces and parks within the boundary include a bowling green and play area in front of St Mark's churchyard, St Mark's churchyard and graveyard and Dolphinhholme's CoE school playground. In addition, there are open fields north of Livestock path and the boundary also encompasses open fields and part of Mill Wood south of St Mark's church.

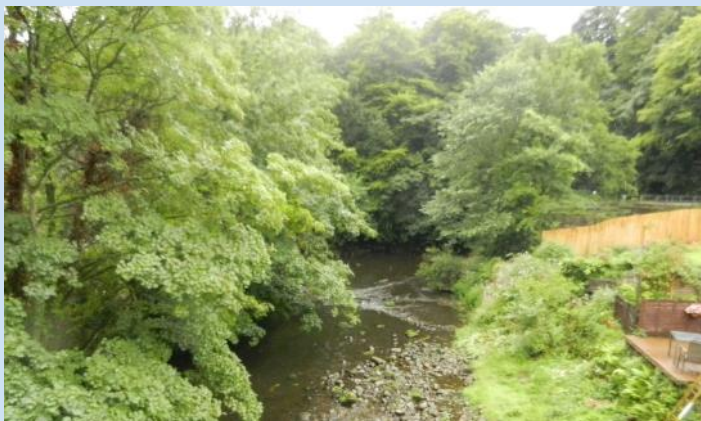


Fig. 31 View looking east from Dolphinhholme bridge of trees along the river embankment.

Mature trees are primarily located along Livestock path, the river embankment and within the grounds of St Mark's church. There are three Tree Preservation Orders within Upper Dolphinhholme's conservation area, which are grouped together in St Mark's churchyard. These can be identified in Fig. 6. Mature trees contribute to the setting of the conservation area and anyone proposing to cut down or carry out work to a tree within a Conservation Area is required to give the Local Planning Authority six weeks prior notice.

5.5 Positive Contributions

There are some grade II listed buildings and structures within Upper Dolphinhholme's conservation area, including St Mark's church, 19-28 Corless Cottages, Dolphinhholme Bridge and 1-5 Wagon Road. 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.

The following structures and buildings have been identified on Fig. 6 as significant unlisted buildings that make a positive contribution to the historic legibility of Dolphinhholme's conservation area:

- St Mark's Vicarage
- Brow Cottage
- Common Bank House
- Corless Farm
- 7,9,11 Wagon Road
- 1-18 Corless Cottages
- Dolphinhholme Mill (formerly the known as the warehouse)



Fig. 32 Corless Farmhouse with attached barn traditionally constructed in sandstone. Agricultural details, such as breather holes and a segmental barn door opening, are still visible.



Fig. 33 Common Bank House constructed in random coursed sandstone and grey slate roof. Originally the property may have been a long house but has been largely extended and altered with the addition of windows, doors and chimneys.

6. Summary of Condition

In summary, the historic interest of Upper Dolphinhholme's conservation area relates to its late-18th century industrialisation and later-19th century associated public buildings along Abbeystead Lane and Gleaves Hill Lane. These buildings are primarily characterised by the use of local materials in their construction - sandstone and slate. The historic settlement plan of the northern part of the village has been infilled by some late-20th century developments, which appears disconnected from the surrounding historic built form and quality. However, the full extent of this unsympathetic development has been mitigated by hedges along the boundaries of these properties.



Fig. 34 Traditional sash windows have been replaced with modern upvc.



Fig. 35 Traditional timber panelled door has been retained.

The assessment of the conservation area has identified it as in a relatively stable condition as no listed or unlisted buildings were identified 'at risk'. However, inappropriate alterations of architectural detailing, such as windows and doors, has negatively impacted the special historic and architectural interest of parts of Upper Dolphinhholme's conservation area. To enhance the area's special interest, owners and developers should be made aware of conservation issues such as appropriate repair and alteration of historic timber sliding sash windows and panelled doors. Appropriate changes in architectural detailing will greatly improve the area's character.

Nonetheless, the area is still of national and local historic and architectural significance as the area has retained buildings and structures associated with the revolutionary thinking and early industrialisation of Britain at the turn of the 19th century. It is suggested that the boundary of the conservation area is slightly extended to include Castle Hill Motte as this strongly contributes to the historic interest and understanding of the area before the 18th century.

In conclusion, there is an opportunity to improve the architectural quality of some of the unlisted buildings within Upper Dolphinhholme's conservation area as these have been subject to modern inappropriate alterations. Continued unsympathetic developments will erode the architectural and historic interest of the area and people wishing to invest in the area should understand how the village has developed and what is the overriding historic and architectural interest of the area so as to best inform appropriate design.



Fig. 36 Early-19th century Wagon Road terraced housing in the foreground and the former Dolphinhholme warehouse in the background were constructed as a result of the industrialisation of Dolphinhholme.

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Glossary

Conservation Area: is a designated area of architectural and historic interest.

Designated Asset: is a heritage assets that has been recognised nationally or internationally. It can include a listed building, conservation area, ancient scheduled monument or World Heritage Site.

Diminishing Courses: layers or rows of slates of the same length in each course, but diminish in height with each course from the eaves.

Heritage Asset: includes designated and non-designated assets, it can be a building, site or structure that contributes positively to the local and/or national historic identity

Listed Building: is a designated asset. It is protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act.

Mullioned Windows: a vertical stone post between the lights of the windows.

Non-designated Asset: is a building or structure that does not meet the national criteria, but may express local historic or architectural interest.

Quoins: large stones coursed at the corner of a building, usually laid in alternate header and stretcher courses

Random Rubble: is the walling construction technique of using rough irregular shapes of stones

Rendered: is the external finish on a stone wall. Common renders can include plaster, pebble-dash and stucco.

Vernacular: is the traditional building technique that was related to the availability of local materials. Unlike buildings that have been designed by an architect, vernacular buildings are usually built for their function rather than their form.

Appendices

Appendix 1 - Listed Building Descriptions in Lancaster District

Church of St Mark's – grade II

Church, 1897-9 by Austin & Paley. Sneked sandstone rubble with green slate roof, the north aisle now felted. Comprises a nave with north aisle and north porch, a crossing tower with north transept and south lean-to, and a chancel. The north aisle has 4 windows of 2 cusped ogee lights under flat heads. The porch has a doorway with pointed head and hood under a gable of shallow pitch with cross finial. The tower has a stair turret at its south-east corner, buttresses on the east and west sides, a solid parapet raised at the corners, and a slate pyramid roof with weather vane. The bell openings have trefoiled lights under flat heads. On the south side, above the lean-to roof, is a 3-light window with segmental head and hood. The chancel has a 2-light window with pointed head on both the north and south sides. The east window is of 5 lights and includes reticulated tracery. The south nave wall is of 3 bays, having windows of 3, 3 and 2 ogee-headed lights under pointed heads. To the west is a doorway with pointed head. Interior. 3-bay nave arcade has segmental arches, hollow-chamfered in 2 orders, and octagonal piers. The crossing arches are pointed, with the hollow chamfers dying into the responds. The boarded nave roof has 6 trusses with braced raised tie beams, collars, and queen struts. The chancel has a trefoiled piscina and a roof with raised tie beam, king post, and arch-braced collar. It is boarded at arch-brace level.

Corless Cottages and Post Office – grade II

Row of mill workers' houses, said to be built for Clarkson in 1796. Sandstone rubble with slate roof. 3 storeys. Each house of one bay, having windows with plain stone surrounds. Most are sashed, but some have modern frames. Each house has door to left, with plain stone surround, and chimney to right. The left-hand house, now part of the post office and shop, has sashed windows with glazing bars on the ground and 1st floor. Its door is now blocked to form a window. At the left is a stair window with plain stone surround. Adjoining to the left, of 2 storeys but of the same build, is the original part of the shop. It has a modern window with plain reveals on the 1st floor. Its end wall has a modern shop front on the ground floor and 2 modern windows with plain stone surrounds on the 1st floor. At the rear the houses are of one bay with a door to the right.

1,3 and 5 Wagon Road – grade II

Row of houses, early-to-mid C19th. Watershot sandstone with slate roof. Chamfered quoins. Each house 2 storeys and 2 bays. Windows sashed with glazing bars and plain stone surrounds, those to No.1 being modern imitations except for the left-hand one on the 1st floor. Doors, in right-hand bays, have plain stone surrounds. Chimneys to the right of each house and on left-hand gable. Towards the rear of the left-hand gable is a window with plain stone surround on each floor, the 1st floor one sashed with glazing bars. To their left is a door with plain stone surround.

Appendix 2 - Listed Building Descriptions in Wyre District

Dolphinholme Bridge – grade II

Bridge, 1791. Sandstone ashlar. Single segmental arch with alternately projecting voussoirs. 2 pairs of end piers. String course below solid parapet with shaped coping. On the upstream side at the northern end a voussoir is inscribed: 'S. Law 1791'. The soffit of the arch has many masons' marks.

Derham House with Gas Lamp – grade II

NETHER WYRESDALE WAGON ROAD SD 55 SW 2/175 Lower Dolphinholme 17-4-1967 No.2 (Derham House) with gas lamp attached GV II House, c.1800. Sandstone rubble with tile roof. 2 storeys, 3 bays. Windows sashed with glazing bars and stone surrounds. Door, in central bay, has doorcase of 2 attached Doric columns. Roof hipped at right. Chimneys to left and set back to right. Right-hand return wall has large tripartite window, sashed with glazing bars and with plain stone surround and flat-faced mullions. On the 1st floor are 2 sashed windows with glazing bars and plain stone surrounds. Attached to the northern corner of the building is a gas lamp on an iron bracket, restored to working order in 1984. Derham House was occupied by the manager of Dolphinholme worsted spinning mill. Gas lighting was installed in the mill in 1811 and also used to light the village street, making Dolphinholme one of the first villages to be lit by gas.

4, 6, 8 & 10 Wagon Road – grade II

Row of houses, c.1800. Sandstone rubble with slate roof. 3 storeys. Each house of one bay having windows with punched stone surrounds. Nos.8 and 10 have windows with glazing bars, those on the 1st floor having horizontal sashes. Nos.4 and 6, at the right, have modern windows with glazing bars. The doors are paired and have stone surrounds. Chimneys at ends of row and between pairs.

Woodcock Hall – grade II

NETHER WYRESDALE WAGON ROAD sn 55 SW 2/177 Lower Dolphinhholme 16.12.1952 Woodcock Hall GV II House, c.1800. Sandstone rubble with slate roof, hipped at left. 3 storeys. North-east wall, facing road, of 3 bays which have sashed windows with glazing bars and plain stone surrounds. Chimneys on right-hand gable and to left of right-hand bay. Doorway in left-hand return wall has plain stone surround. Adjoins rear of Old Mill House (q.v.)

Old Mill House – grade II

House, c.1800. Sandstone rubble with slate roof. 3 storeys, 3 bays. Windows sashed with glazing bars and plain stone surrounds. The left-hand bay has a single-storey ashlar bow with cornice, which contains a bowed sashed window with glazing bars. The door, in the central bay, has a plain stone surround with fanlight. Chimneys on gables, which are coped with kneelers. The right-hand gable wall, facing the road, has one bay which has sashed windows with glazing bars and plain stone surrounds. To the right is a tall narrow stair window with plain stone surround, glazing bars, and 3 transoms.

Wall on north side of garden at Old Mill House – grade II

NETHER WYRESDALE WAGON ROAD SD 55 SW 2/179 Lower Dolphinhholme Wall on north side of garden at Old Mill House, containing 2 gateways and 2 gate piers, with mounting block attached GV II Wall on roadside and running eastwards from Woodcock Hall (q.v.), c.1800. Squared sandstone rubble with coping. Near its western end it contains 2 gateways with moulded stone surrounds, the right-hand one with ogee head, the left-hand one with pointed arch. Between them is a mounting block which is a single block of stone cut with 3 steps. Further left is an opening with 2 gatepiers of square plan, of sandstone ashlar with pyramidal caps.

13 & 15 Wagon Road – grade II

Two houses, early C19. Squared sandstone rubble with slate roof. 2 storeys. No.13, at left, of 2 bays. Windows sashed with glazing bars and plain stone surrounds. Door, in right-hand bay, has similar surround and has a window to its right. No.15 is of 3 bays and has modern windows with glazing bars, and plain stone surrounds except for the middle 1st floor window, which has plain reveals. Door, in left-hand bay, has plain stone surround. Right-hand bay has modern garage door with plain reveals. The right-hand part of the facade is blank. Chimneys between houses, to right of 3rd bay of No.15, and on right-hand gable. Left-hand gable wall, to No.13, has lunette window with plain stone surround below apex.

