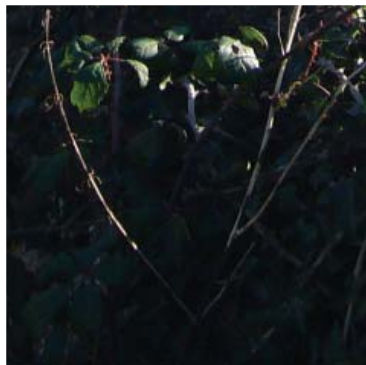
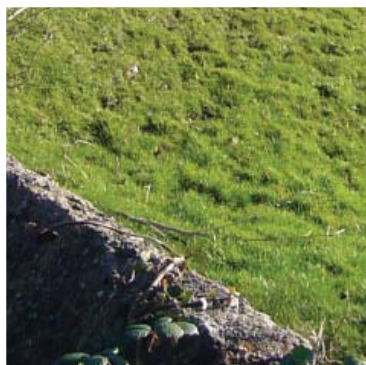
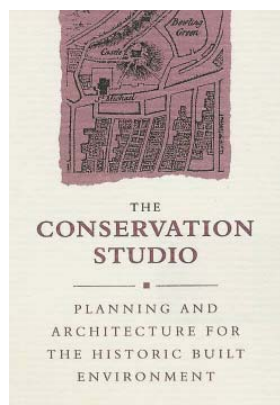






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Yates' map of 1786

## 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/](http://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 the Church Hall, Main Street on Wednesday 4th 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 Warton is a large rural village that lies close to the boundary of Lancashire and Cumbria, about 1km (0.67 miles) north of Carnforth, on the slopes of Warton Crag. From here it overlooks extensive bog, as well as the A6 trunk road and M6 motorway, in the broad valley of the River Keer. Warton has a long history, beginning with Palaeolithic settlement in the caves of the Crag, and it was an important town of some stature in the medieval period, though later eclipsed by the growth of the industrial and railway town of Carnforth.
- 1.2 The Conservation Area consists of the entire historic core of the village of Warton, taking in the almost continuous run of buildings that line both sides of Main Street, as well as short stretches of the narrower side and back streets. Though few of the dwellings are architecturally distinctive in themselves, taken together they form an impressive townscape of largely post-medieval terraced cottages, farmhouses and barns, mixed with public houses, shops, church and village hall and higher status houses, such as the Warton Old Rectory. A particularly distinctive feature of the conservation area is the regularity of the housing plots, which reflects the plot sizes of the underlying medieval borough.
- 1.3 The Warton Conservation Area was first designated in 1972 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'.



**Warton Old Rectory**



- 1.4 In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Warton 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, view or open space, from this appraisal means that it is not of interest.
- 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 Warton Conservation Area can be assessed. It should be read in conjunction with the policies of the adopted development plan.

### Summary of special interest

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

- A substantial village with evidence of prehistoric settlement and a church that is 14th-century in its current form, but that might have a pre-Norman origin;
- Consisting mainly of rows of late 17th- to late 19th-century dwellings, built on regular sized plots that reflect underlying medieval land divisions;
- Creating an exceptional townscape of continuous street frontages, composed of buildings of similar size and design, built up to the edge of the road with few front gardens, following the sinuous curves of the Main Street, with roofs that step upwards as the street climbs;
- With several buildings of architectural and historical interest, including 20 designated heritage assets (listed buildings and scheduled monuments), one of which is the nationally important Grade-I Listed Warton Old Rectory, a rare example of a mid-fourteenth century dwelling, and thus contemporary with the church;
- Together representing the built heritage of a settlement with agricultural, weaving and industrial origins;
- Enhanced by the woodland nature reserve of Warton Crag, whose slopes form the backdrop to views to the west of the conservation area;
- Enjoying panoramic views eastwards across the Keer Valley to Dalton Crag and the gently rolling hills of the western side of the Lune Valley.

## 2.0 LOCATION AND SETTING

### Location

- 2.1 Warton is located in north Lancashire, close to the Cumbrian border, some 8km (5 miles) north of Lancaster and 1km (0.67 miles) north of Carnforth, on the southern edge of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (designated 15 December 1972). Modern transport routes – the busy A6 and M6 – pass less than 1km (0.67 miles) to the east of Warton, following the bottom of the broad flat valley of the River Keir. Main Street, linking Carnforth, Warton and the Yealands, is an older route, avoiding the often-flooded low-lying mosses and marshes through which the modern roads run.



The centre of the village on Main Street



## Boundary

- 2.2 The boundary of the Warton Conservation Area has been drawn in such a way as to include all of the town's historic buildings, but to exclude many buildings that are of more recent (ie later 20th-century) date. As a result, the boundary mainly follows the back property boundaries of the historic dwellings, pubs and shops that line both sides of Main Street.
- 2.3 The Townscape Appraisal Map that accompanies this written appraisal suggests some small adjustments to the existing boundaries. These are principally designed to ensure that the conservation area boundary follows property boundaries, rather than cutting through properties, but also to exclude areas of the village that were gardens when the Conservation Area boundary was originally defined, but that have now been developed.

## Topography and landscape setting

- 2.4 Warton sits between the flat bogs and wetland landscape of the Keer Valley and the slopes of Warton Crag. The Main Street of the village climbs up from the valley bottom, which lies at sea level, along the south-eastern slope of the crag, to reach a height of 50m at the north-eastern exit from the village. This noticeable gradient means that the houses lining the Main Street climb upwards, and this is especially noticeable in the way that the gable ends of houses are stepped upwards from one end of the village to the other, a feature that lends the village part of its character.



Houses lining the east side of Main Street



St Oswald's churchyard

- 2.5 Not only does Main Street climb from the south west to the north east through the village, the side streets also fall away to the east and climb very steeply to the west, up to Warton Crag. One consequence is that the very large churchyard has a marked slope, and another is that the western side of the village has several large late Victorian and Edwardian houses deliberately sited to take advantage of the extensive views from this part of the village.



### Geology

- 2.6 Warton sits at the foot of Warton Crag, a bluff that rises to 165m, with prehistoric monuments and a limestone pavement on its flat-topped summit. The Crag has a sharp scarp to the south west, overlooking Warton Sands and the wide estuary of the River Kent. This prominent hill is composed of carboniferous limestone, the source both of the basic building materials for Warton's dwellings and of the curiously shaped water-eroded stones that top many of the boundary walls.
- 2.7 Stone from the crag was also converted to calcined lime for use as a soil improver on surrounding agricultural land from the late 18th to the early part of the 20th century. Several lime-burning kilns survive in the vicinity – all of them outside the conservation area boundary – including the restored Grade-II Listed kiln that stands beside Crag Road, just beyond the western edge of the conservation area.
- 2.8 Just within the conservation area, alongside Crag Road, is a former quarry, now used as a car park for visitors to the village. This also provides access to the Warton Crag nature Reserve and to exposed quarry faces rising some 50 feet, used as training walls by local climbers.



## Archaeology

- 2.9 There is much archaeology both within the immediate vicinity of the conservation area, and within the conservation area itself.
- 2.10 The most prominent site in the vicinity is the hillfort on Warton Crag, which dates from the Iron Age (500 BC TO 100 AD). However, there is evidence of much earlier human activity dating from the Upper Palaeolithic (up to 13,000 years ago) in occupation debris from the caves of Warton Crag and from the Neolithic (3800 to 2100 BC) in cairns, burial monuments and finds of axe heads from the Langdale quarry in Cumbria.
- 2.11 Within the conservation area, the church of St Oswald is an area of archaeological potential, because the dedication to an Anglo-Saxon saint suggests pre-Norman origins, as does the circular churchyard, often a sign of a pre-Norman foundation. In addition, the grounds of Warton Old Rectory are protected for their potential archaeological value. Limited excavations here have already revealed that there may have been an earlier structure on the site of the Rectory, and the precinct once included a tithe barn (marked on the first edition of the Ordnance Survey map), evidence for which is likely to have survived below the ground.
- 2.12 In a settlement of the age of Warton, 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.

### 3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

- 3.1 The Oxford Dictionary of English Place-names defines Warton as being of Old English (Anglo-Saxon) derivation, from weard-tun, meaning 'watch-place', or 'look-out place', which is an apt description of the peak of Warton Crag, on which warning beacons continued to be lit well into the twentieth century.



105 Main Street: a listed building dating from the mid 17th century



Back Lane

- 3.2 According to the Victoria County History for Lancashire, Warton formed part of the property of the lords of Kendal during the medieval period. Some time between 1246 and 1271, the burgesses of Warton had their rights and privileges confirmed by a charter issued by Walter Lindsay, and the details contained in this charter have been used by local historians to recreate the settlement pattern of the medieval borough. This consisted, in the thirteenth century, of 44 narrow burgage plots stretching back from Main Street, each of one rood (a quarter of an acre) in area, with each burgess entitled to an acre of land within the common arable fields of the parish. Some of these quarter-acre plots survived intact into the 19th century, when they can be traced on the tythe map of 1846.
- 3.3 Today's village layout is still based on this underlying pattern of land division, known as a 'two-row plan form'. From Crag Road up to Coach Road / Sunset Well Lane there were originally 22 plots on each side of the road, and though some of the plots have been subdivided or amalgamated, the regular width of the house frontages along both sides of Main Street reflects the medieval land divisions. Also surviving from the medieval period are the alleys that run between some of the plots on the eastern side of Main Street, which once led out to the common fields below the village. Another medieval feature is Back Lane, which runs parallel to Main Street, and that gave access to the rear of the burgage plots.

- 3.4 This planned borough is flanked by two separate areas of development. To the south west lies the 14th-century church and Warton Old Rectory, also dating from the 14th century. The large circular churchyard and the extensive grounds of the Old Rectory, which once included a tythe barn and that today also includes the more recent (18th-century) Rectory, makes this part of the village much more open in feel by comparison with the denser occupation of the borough. This is a pattern that is common in many medieval villages, where church, rectory and manor are often grouped apart from the rest of the settlement, as a statement of superior status. In the past, however, this part of the village had several more buildings than it does now: almshouses shown on the 1848 Ordnance Survey map south of the church and Old Rectory were demolished in 1965.



**Yew Tops Cottage to the south of St Oswald's Church**



- 3.5 To the north east of the borough, the plot sizes are considerably larger, and here the properties are either large Victorian and Edwardian houses set in generous gardens, or they are agricultural. This area marks the beginning of the open countryside that once surrounded Warton, but that is now largely built up with post-war housing estates. One exception to this is the row of narrow plots opposite Boon Town Farm, on the north eastern limits of the conservation area: these are of similar size to the burgage plots of the centre of Warton, and perhaps represent a planned extension to the medieval borough, but are shown as vacant plots on late 18th and early 19th century maps.
- 3.6 Clearly Warton did not grow much beyond its 13th-century boundaries until the 20th century, and local historians have characterised it as a 'failed' borough, in the sense that it remained a village and did not develop the characteristics of a market town, as did some of the more successful planned towns of the medieval period. Even so, the prosperity of the burgesses is indicated in the fact that the borough underwent considerable rebuilding from the late 17th century, as indicated by the number of date stones found on the fronts of houses along Main Street, giving the initials of the original owners and the construction date.
- 3.7 For the burgesses to be able to afford to rebuild in stone and tile, what were probably timber crofts before, suggest that they were prosperous and had sufficient surplus income to invest in property improvement. This prosperity was based on a multitude of economic activities, and records show that the inhabitants of Warton parish made a living as wool spinners, hand loom weavers and cloth finishers, as smallholders and farmers, as quarrymen and even as shipbuilders. Their independence is indicated in the number of Dissenters in Warton in the early 18th century when parish registers record the existence of Quaker and Presbyterian meeting houses and later a community of Wesleyan Methodists.
- 3.8 Limestone processing became an important industry from the 18th century with the recognition that adding lime to the soil helped in the release of nitrogen from manure. The 1792 map produced to show the line of the proposed Lancaster Canal shows many features around Warton connected with lime quarrying and burning. Ultimately, though, local historians attribute Warton's relative stagnation to competition from nearby Carnforth, which shared Warton's agricultural history up to the beginning of the 19th century but then developed rapidly. This was the result of the construction of two turnpike roads through Carnforth linking Lancaster and Kendal, then the routing of the Lancaster Canal and the construction of the Lancaster to Carlisle railway line through the growing town.
- 3.9 Railway construction provided additional employment, and these transport links influenced the decision of the businessmen who formed the Carnforth Haematite Iron Company to bring coal and haematite to Carnforth for the manufacture of iron. As a result, Carnforth grew into today's extensive town, while Warton remained relatively small scale and rural by comparison. Carnforth's development, however, provided new sources of employment for Warton's residents, and continues to do so today, when most of Warton's inhabitants work outside the village.

## 4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

### Townscape analysis

- 4.1 Warton is, in essence, a planned 'double row' town of the thirteenth century, with long narrow plots of equal width and area aligned along both sides of the Main Street and a Back Lane to the east of Main Street providing back access.
- 4.2 The dense urban fabric of the centre of the conservation area is in part the result of this land ownership pattern, but also of the fact that the houses are built right up to the street frontage of their plots, rather than being located further back. Front gardens are few and where they exist they are very narrow. The result is a dense area of continuous street frontage along both sides of Main Street. Even so, the appearance is far from monotonous; the steepness of Main Street, especially at its south western end, and the pronounced S-shaped curve at the southern end results in a townscape that is never fully revealed in one view, but that unfolds from one end to the other and that has an attractively stepped roofline, punctuated by large gable-end chimneys.



### Focal points, views and vistas

- 4.3 These are shown on the Townscape Appraisal Map. There are few views from the centre of the conservation area, except up and down Main Street itself; occasionally, alleys between housing plots on the eastern side of Main Street afford a glimpse of the countryside beyond, but only when the doors that disguise the existence of these alleys are open. Otherwise, it is from the margins of the town that the majority of the views are to be found, and these are especially panoramic from the heights of Crag Lane, over the churchyard to the Keer valley.

- A – views uphill to the tower of St Oswald's church;
- B – views from The Thoroughfare across open fields to the south-east of the conservation area;
- C – views glimpsed between the houses of Main Street across open fields to the south-east of the conservation area;
- D – views from the field-edge path that defines the boundary of the conservation area of Warton Old Rectory and Archbishop Hutton's School;
- E – views up to the woodland on the eastern flank of Warton Crag;
- F – views from Crag Lane across the graves and trees of the churchyard to St Oswald's Church
- G – panoramic views across the rooftops of Warton to the landscape beyond the settlement, taking in the Keer valley and the hills beyond that form the western edge of the Lune valley.



### Current activities and uses

- 4.4 The Warton Conservation Area is principally residential. The last working farm at the edge of the conservation area, at Boon Town Farm, is being converted to residential use. Main Street has a Post Office and general store, and an interior design business, Ashleigh Interiors. Tourism is focussed on Warton Old Rectory, which is in the guardianship of English Heritage. Walkers, climbers and nature lovers use Warton as a base for exploring the Warton Crag Nature Reserve. The town has two historic pubs, in the form of the George Washington (formerly the Red Bull), dating from the late 18th century, in the centre of the village, and the Malt Shovel, dating from the seventeenth century, at the southern edge.
- 4.5 Warton's Town Plan (Warton Parish Council 2006) also singles out for special mention as important village hubs, the church, the two community halls (one beside the George Washington and the other alongside the school), the primary school – Archbishop Hutton School – with its 150 pupils, and the many societies and organisations that thrive in the village.

### Open spaces, landscape and trees

- 4.6 Warton's most significant open space is Warton Crag, a nature reserve important for its rare Pearl-bordered Fritillary, Small Pearl-bordered Fritillary and High Brown Fritillary butterflies, for its lichen-covered rocks, lime-loving wildflowers, and ferns, and its birdlife.



The School House

- 4.7 The nature reserve extends well beyond the conservation area boundary, but part of the reserve, including the car park that serves the reserve's visitors, is located in a quarry at the western edge of the conservation area, which leads to an attractively wooded slope on the southern edge of the Crag.
- 4.8 Small patches of open ground are found at the southern edge of the conservation area, to the west of the Malt Shovel, and to the south of Warton Old Rectory, part of which has allotment gardens. Although lying outside the boundary, the pasture to the east of the Old Rectory and south of Archbishop Hutton's School are nevertheless an important part of the setting of the conservation area. They have historic significance too as the location of the common fields of the medieval borough.
- 4.9 Although it currently lies outside the conservation area boundary, it is recommended that the boundary be adjusted to include the meadow to the north and east of Boon Town Farm, because this is an integral part of the farm, whose buildings lie within the boundary, and to provide an extra degree of planning control over a piece of land that could be subject to development pressure at some future date.



**The Malt Shovel**



### Boundaries

- 4.10 The boundaries within the Warton Conservation Area are delightfully varied and range from rubble field walls, built without visible mortar, to formal walls of cut and squared limestone with gate posts, gates and railings.
- 4.11 A particular feature of Warton is the number of cottage and house walls that are topped by water-eroded limestone, in various zoomorphic (animal-like) and anthropomorphic (human-like) shapes. These derive from the limestone pavement on top of Warton Crag, and the abundance of good limestone from the Crag accounts for the abundance of walling generally, much of which is relatively informal, up to 1m in height, with triangular coping stones.

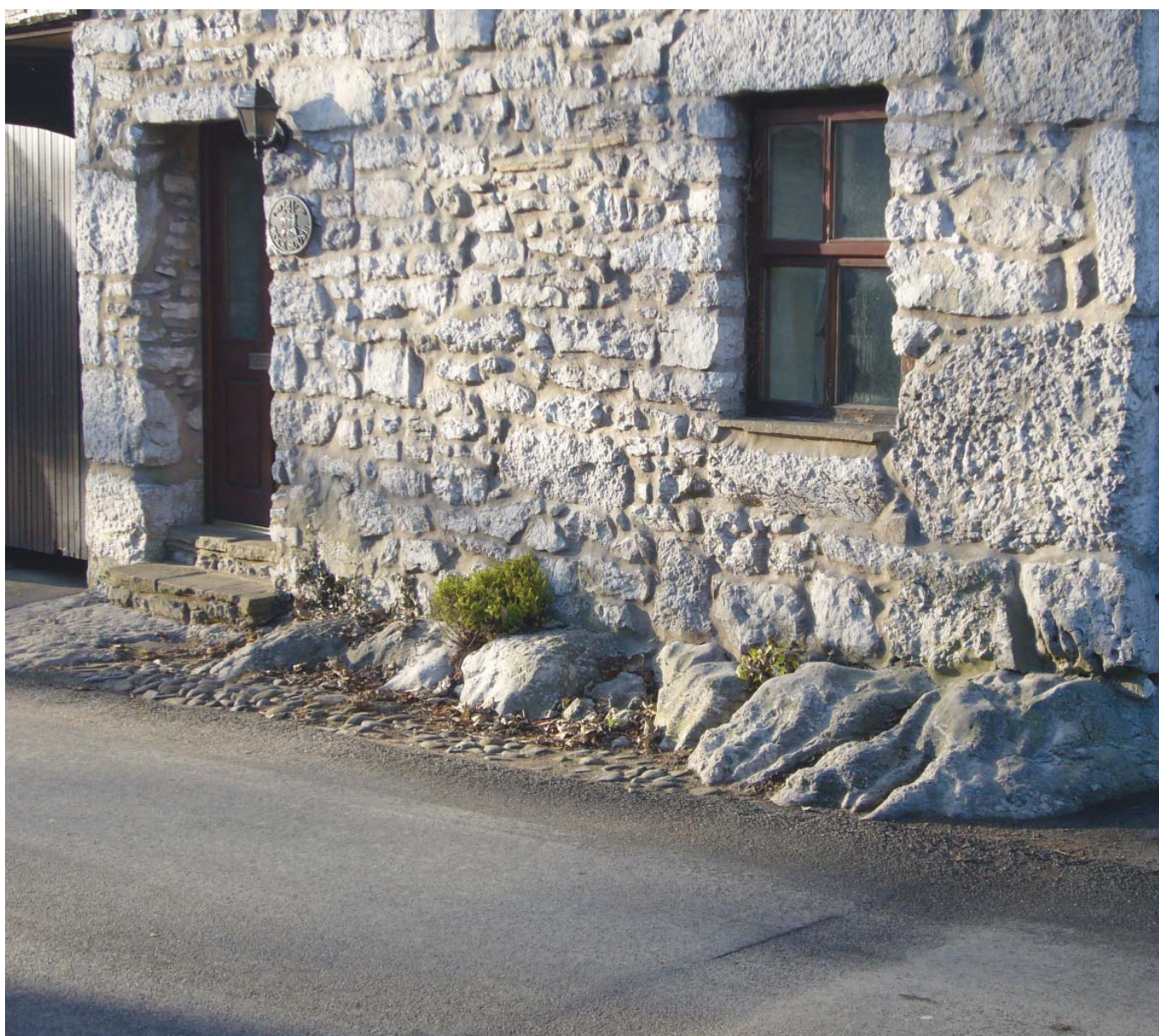
### Public realm: floorscape, street lighting and street furniture

- 4.12 Warton's public realm is strictly functional and lacks distinctive features, but is appropriate to the setting and is unobtrusive. Pavements are of tarmac and street lights are of black-painted or silver tubular steel or concrete. Street furniture consists of the occasional bench, bus shelter and litter bin, again of functional design.

## 5.0 THE BUILDINGS OF THE CONSERVATION AREA

### Materials, styles and detailing

- 5.1 The buildings of Warton are mainly constructed from the local carboniferous limestone, quarried from Warton Crag. Other forms of building stone are abundant in the locality and sawn sandstone is used for window and door surrounds. Often the main walling is made smooth by a thick coat of lime render. Some of Warton's buildings have since been stripped of render to reveal the rubble construction, with door and window surrounds that project further out from the wall than was the original builder's intention.
- 5.2 By contrast, functional agricultural buildings, which simply have gaps for windows, are appropriately left unrendered, and in once case the barn seems literally to grow out of the bedrock as its foundations are of massive in situ limestone blocks.



Former barn with bedrock foundations



- 5.3 Much of Warton's architecture is functional and unpretentious, of two bays, with simple rectangular openings for doors and windows, their front elevations undecorated apart from the occasional string course or datestone, and a shallow pitched slate-covered roof with gable-end chimneys. A few have projecting eaves brackets designed to support timber guttering.
- 5.4 With pretensions to slightly higher status are three-bay houses with a central door, some with prominent drip moulds over the windows and a canopy over the door, or houses with a single-storey canted bay window and a door case of moulded timber and door canopy.



A well detailed Edwardian example of a canted bay window

## Listed heritage assets

- 5.5 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 datestones, as well as other features, such as doorcases, staircases, fireplaces, windows or roof trusses that are typical of their period. These are:



|                                                            |          |
|------------------------------------------------------------|----------|
| • 68, 70 and 72 Main Street                                | Grade II |
| • 74 and 76 Main Street                                    | Grade II |
| • 78 Main Street                                           | Grade II |
| • 94 and 96 Main Street (Beech House)                      | Grade II |
| • 98 Main Street (Windsor House)                           | Grade II |
| • 130 Main Street (Washington House)                       | Grade II |
| • 150 and 152 Main Street                                  | Grade II |
| • Boon Town Farmhouse, Main Street                         | Grade II |
| • 61 and 63 Main Street                                    | Grade II |
| • 65 and 67 Main Street (Yew Tops Cottage)                 | Grade II |
| • The George Washington (formerly Black Bull), Main Street | Grade II |
| • 105 Main Street                                          | Grade II |
| • 115 Main Street and adjoining barn                       | Grade II |
| • St Oswald Vicarage, Main Street                          | Grade II |
| • 137 Main Street (Tudor Cottage)                          | Grade II |
| • 148 Main Street                                          | Grade II |
| • Church of St Oswald, Main Street                         | Grade II |
| • Warton Old Rectory (also a scheduled monument)           | Grade II |
| • 168 Main Street                                          | Grade II |
| • 170 Main Street                                          | Grade II |



### Significant unlisted buildings

- 5.6 A number of unlisted buildings have been identified on the Townscape Appraisal Map as being “Positive Buildings”. 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.
- 5.7 The Townscape Appraisal Map also singles out one or two buildings that have been described as ‘Landmark Buildings’. These are buildings that are especially important within the conservation area because of the prominent positions they occupy within the conservation area, often on road junctions or at focal points of views, and/or that retain significant historic features that make them especially good examples of their kind.

## 6.0 NEGATIVE FEATURES AND ISSUES

### Loss of original windows and doors

- 6.1 Perhaps because Warton suffers from traffic noise and pollution, many house owners have replaced original timber windows with plastic 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 orange or dark brown 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, the door and window openings have also been altered, for example to create large wide windows in place of taller narrow ones. Large porches have also been added and over-large 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, and has the effect of creating an overly busy street scene in place of the original simplicity, regularity and homogeneity.



**The character of a barn can easily be lost through residential conversion**



### **Modern installations: satellite dishes, rooflights, and alarm boxes**

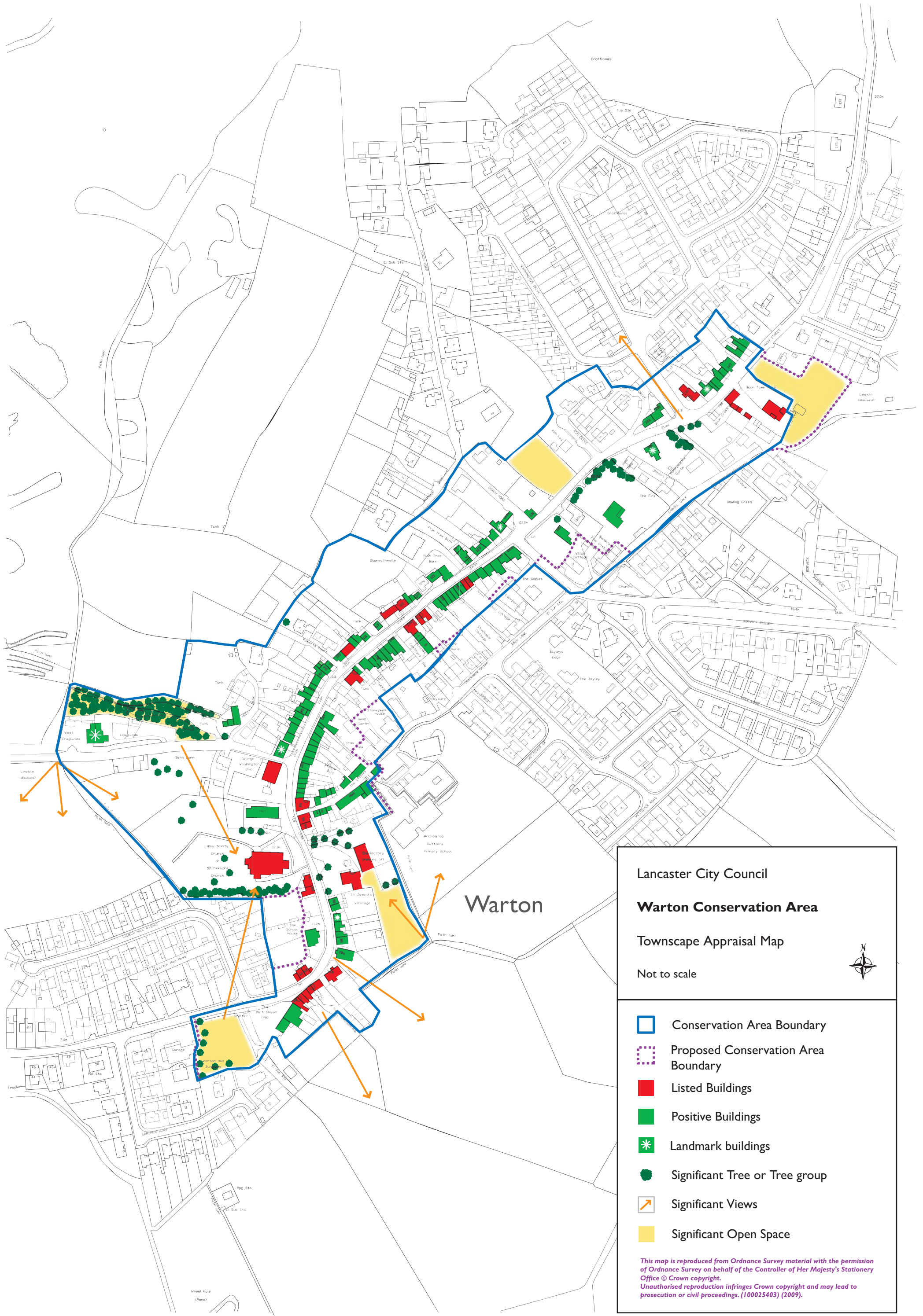
- 6.3 There are a number of instances where accretions such as satellite dishes, extractor vents and alarm boxes have been made on the elevations or chimney stacks of the historic buildings or where drainage pipes have been inserted in prominent positions or rooflights inserted into the principal roof slope. 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 this loss detracts from the character and appearance of the conservation area.

### **Buildings at Risk and potential development sites**

- 6.5 There has already been a considerable amount of barn conversion in Warton and much of it that falls short of best practice in converting barns in such a way that they retain their essentially agricultural, rather than domestic character. Those barns that remain unconverted are all the more precious as a result, and any future development needs to be in keeping with the character of the conservation area and enhance that character rather than detracting from it.
- 6.6 Buildings that are potentially at risk from neglect, or from inappropriate 'restoration', include the listed barn attached to 115 Main Street, the listed buildings forming the farmyard around Boon Town Farmhouse, and the forge and barn on the corner of Crag Road and Holly Bank at the approach to the Crag Road car park.



## APPENDIX 1: GLOSSARY

|                          |                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appraisal</b>         | Assessment of the special qualities of the area                                                                                                                                                                                                                                                                                                                                                        |
| <b>Carboniferous</b>     | 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                                                                                                                                                                                                                                      |
| <b>Conservation area</b> | 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                                                                                                                                                                   |
| <b>Enhancement</b>       | Actions to improve the qualities of, for instance, a conservation area                                                                                                                                                                                                                                                                                                                                 |
| <b>Floorscape</b>        | Surface materials, such as paving or tarmac                                                                                                                                                                                                                                                                                                                                                            |
| <b>Georgian</b>          | Historical and stylistic period relating to the reigns of King George I-IV (1714-1830)                                                                                                                                                                                                                                                                                                                 |
| <b>Heritage assets</b>   | Products of history that have cultural value. They include historic buildings and structures, historic gardens, landscapes and townscapes                                                                                                                                                                                                                                                              |
| <b>Listed buildings</b>  | 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                                                                                                                                                                           |
| <b>Medieval</b>          | 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                                                                                                                                                                                                                                                             |
| <b>Millstone Grit</b>    | Geological term for a particularly hard, but coarse-grained, sandstone                                                                                                                                                                                                                                                                                                                                 |
| <b>Negative building</b> | 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                                                                                                                                                                                                |
| <b>Nucleated village</b> | Dense, tightly-defined settlement. The opposite of a dispersed settlement                                                                                                                                                                                                                                                                                                                              |
| <b>Positive building</b> | 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 |
| <b>Public realm</b>      | Areas to which the public has general access. These include the public highway, public footpaths and public open space                                                                                                                                                                                                                                                                                 |
| <b>Rubblestone</b>       | Unfinished stone used for building. Squared rubblestone is laid in courses but still has a rough face                                                                                                                                                                                                                                                                                                  |
| <b>Saxon</b>             | Historical period between the end of Roman rule in 410 and the Norman Conquest in 1066                                                                                                                                                                                                                                                                                                                 |
| <b>Slobbered</b>         | Uneven lime render applied to the rough surface of rubblestone walling                                                                                                                                                                                                                                                                                                                                 |
| <b>Topography</b>        | The arrangement of physical features in the local landscape                                                                                                                                                                                                                                                                                                                                            |
| <b>Townscape</b>         | The relationship of buildings and spaces in an urban landscape                                                                                                                                                                                                                                                                                                                                         |
| <b>Turnpike</b>          | Toll roads of the 18th and 19th centuries                                                                                                                                                                                                                                                                                                                                                              |
| <b>Victorian</b>         | Historical and stylistic period relating to the reign of Queen Victoria (1837-1901)                                                                                                                                                                                                                                                                                                                    |

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## 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](mailto:planningpolicy@lancaster.gov.uk)

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## APPENDIX 3: REFERENCES

### Publications:

English Heritage Education Service – *Warton Old Rectory* – Undated

Ed Farrer and Brownhill – *A History of the County of Lancaster: Vol 8* – Victoria County History 1914

Lancashire County Council – *Lancashire Historic Towns Survey* – 2006

Norman, R J – *St Oswald's Church – A guide for the visitor* – Undated

Pevsner, Nikolaus – *The Buildings of England* – Lancashire: North - 2009

Warton Parish Council – *Warton Parish Plan* – 2006

### Websites:

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

[www.british-history.ac.uk](http://www.british-history.ac.uk)

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

[www.lan-opc.org.uk](http://www.lan-opc.org.uk) Lancashire Online Parish Clerk Project

[www.lancaster.gov.uk](http://www.lancaster.gov.uk)

**Conservation Area Name**

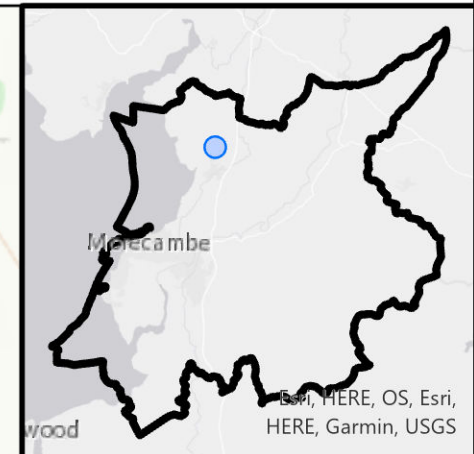
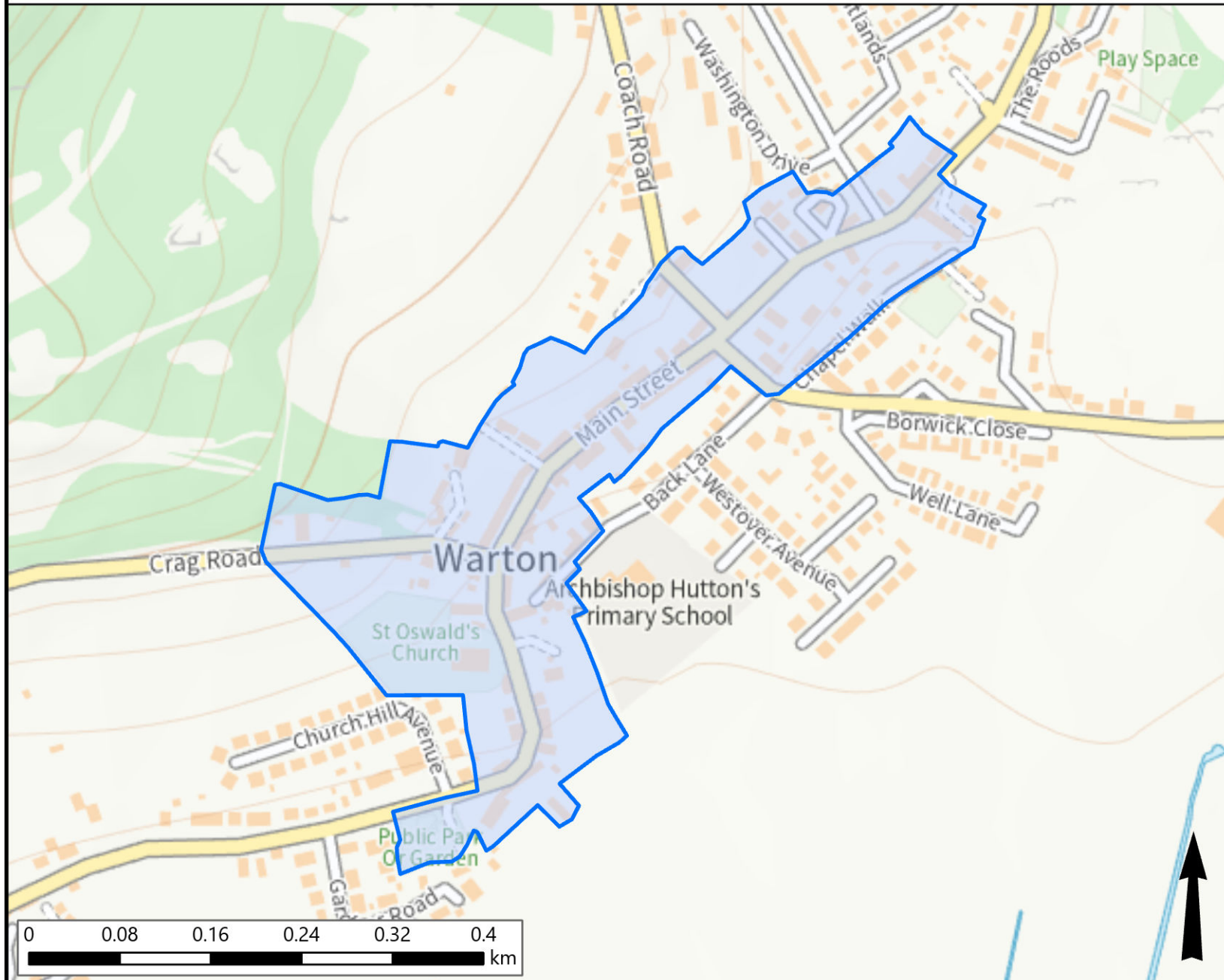
**Area (ha)**

**Designation Date**

Warton

12

1972



## Legend

- Conservation Areas
- Lancaster District Boundary

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