



Glasson Dock

Conservation Area Appraisal

April 2017

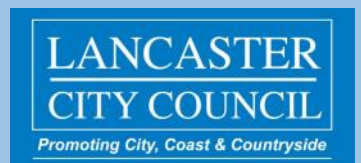


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1. Introduction

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 37 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.



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

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.

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 Glasson Dock'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 Glasson Dock was designated as a conservation area in 1977 to better inform future decisions for change. This appraisal has been prepared by Lancaster City Council's conservation team during July 2016. The draft document was taken to public consultation October to December 2016 and was formally adopted April 2017.



Fig. 2 Anchor along Bodie Hill in Glasson Dock conservation area.

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 published 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 has produced *Conservation Area Designation, Appraisal and Management* (2016), both of which inform this document.

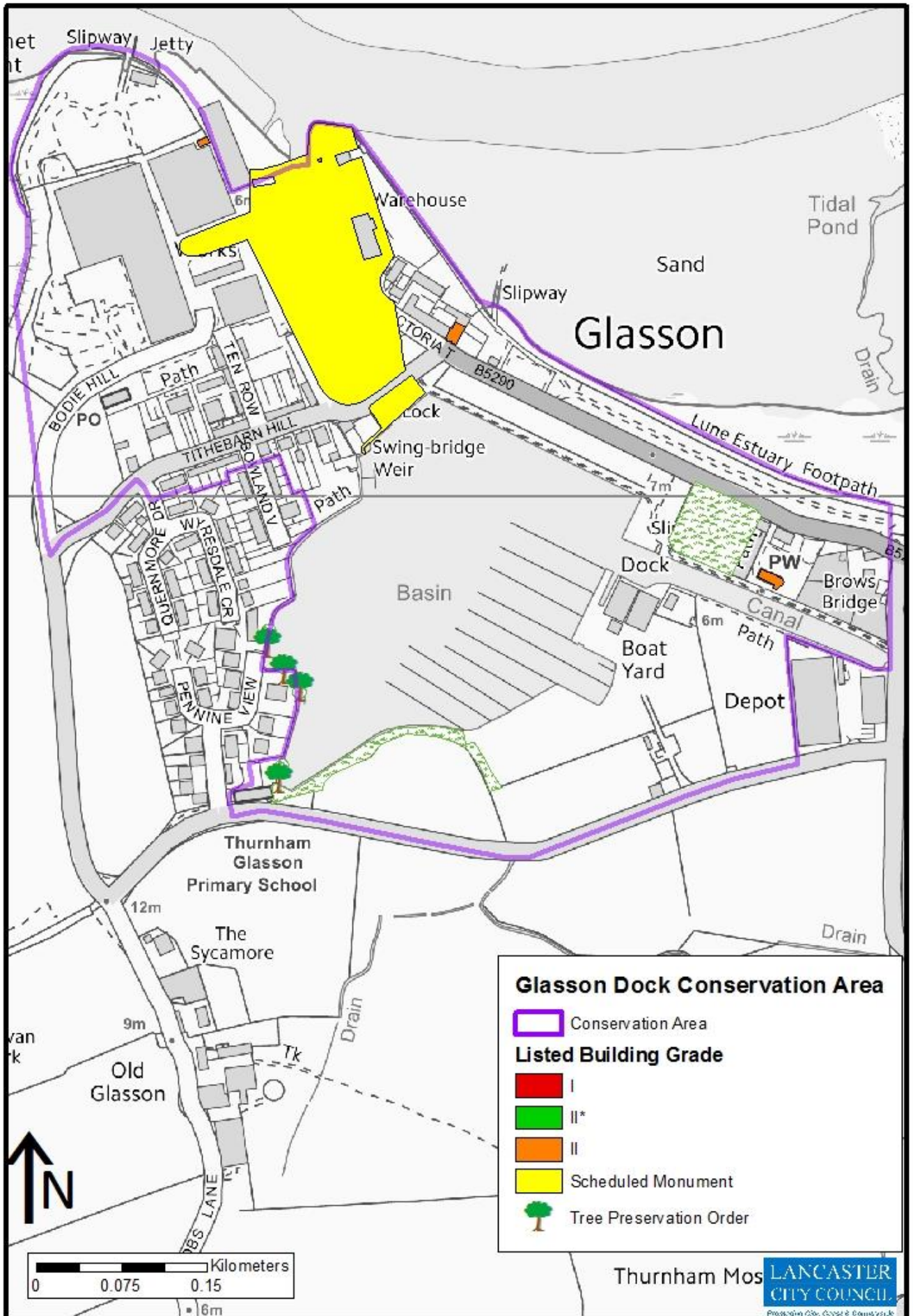
2.3 Local Policies

Lancaster City Council developed 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
- **DM33:** Development Affecting Non-Designated Heritage Assets or their Settings

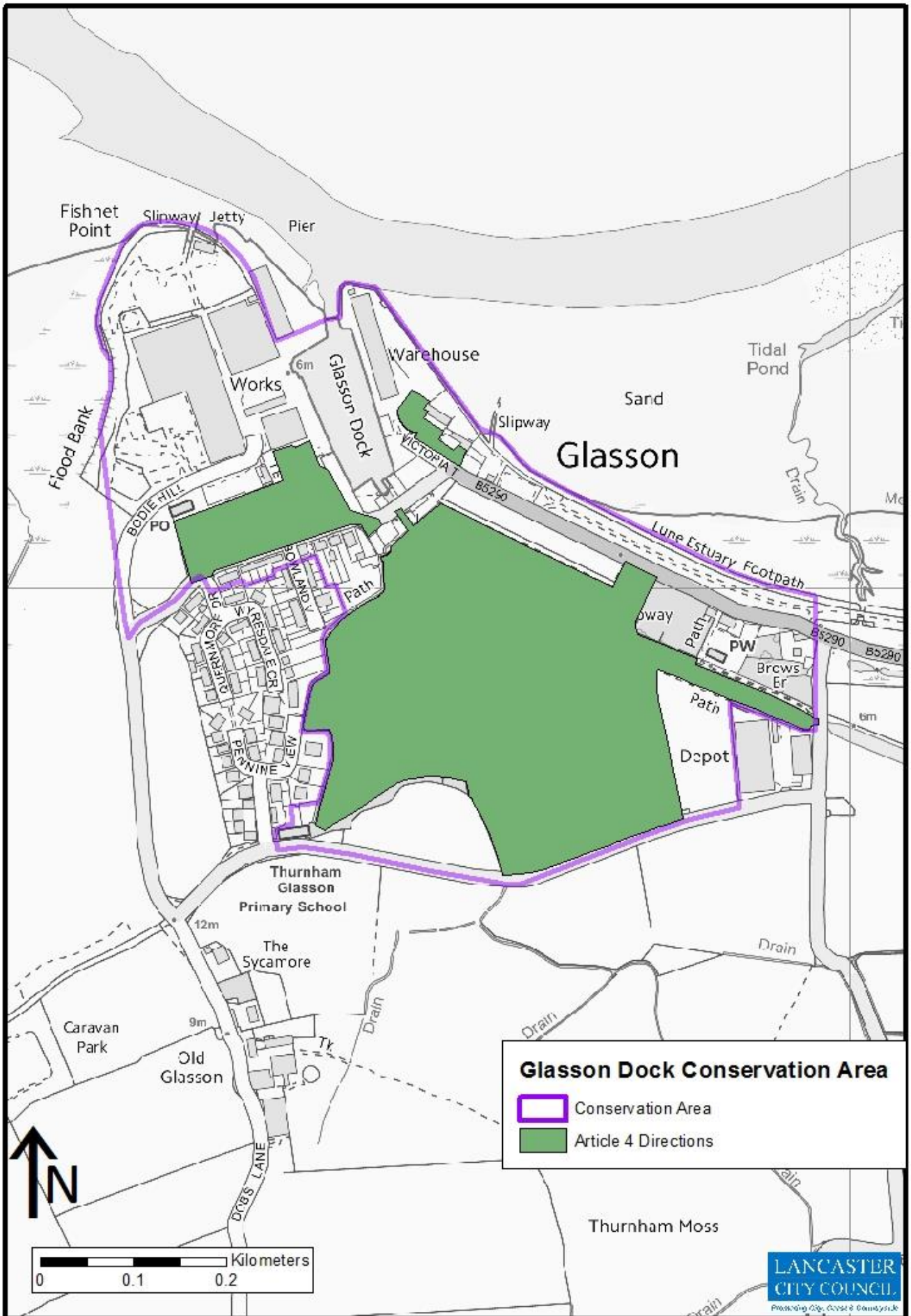


Fig. 4 View along Lancaster's Glasson Branch canal , looking underneath Brow's Bridge.



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Fig. 5 Map of conservation area boundary - illustrating the scheduled monument, Tree Preservation Orders and listed buildings within the boundary.



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Fig. 6 Map of Glasson Dock's conservation area boundary and the Article 4 Directions within the boundary.

3. Glasson Dock's Conservation Area

3.1 Conservation Area Boundary

As seen in Fig. 5, Glasson Dock's conservation area encompasses the historic core of the settlement which relates to its late-18th to early-19th century establishment as a dock. The boundary excludes modern 20th century housing to the west.

The conservation area is a mixture of nucleated buildings, open spaces and water features. Buildings and structures are compact around the dock, to the north of the conservation area. To the south, there is a small cluster of buildings adjacent to the canal.

3.2 Summary of Special Interest

The special interest of Glasson Dock conservation area derives from its relationship with late-18th century transport developments; from its early origins as a small fishing and farming village to a major 'outport' of Lancaster. The backdrop of the conservation area includes the views of the Lune estuary, marshland and Sunderland Point.

The late-18th and early-19th century maritime transformation of Glasson Dock can still be understood through the layout of the settlement plan and the historic buildings and features which remain. Important features which strongly contribute to the character of the conservation area include the wet dock, lock, canal basin and canal. Buildings primarily face inland towards these features, further emphasising their significance.

A mixture of building types are located within the conservation area: houses - detached and terraced - public houses, warehouses and a church. Whilst there is a variety of uses, the pre-20th century buildings share a similar character as they are constructed in sandstone, some rendered, with a pitched blue-grey slate roof. Many late-20th century buildings, such as the warehouses and shops, are unsympathetic and detract from the architectural interest of the area. Nevertheless, the dock is still used for its original purpose.

In summary, the special historic interest of the Glasson Dock area relates to its ascension as an important industrial hub in the late-Georgian and Victorian period and this is evoked through the retention of features and buildings which illustrate this transformative period.



Fig. 7 London and North Western Railway boundary marker. L&NWR owned the Lancaster Canal and the dock was owned by Lancaster Port Commissioners, this marked the end of L&NWR's ownership.



Fig. 8 West View terrace are late-18th century stone-built houses for shipyard and port workers.

4. Assessment of Significance

4.1 Location and Setting

Glasson Dock is located approximately 5 miles south of Lancaster along the River Lune estuary. The village is located on the opposite side of the Lune estuary to the villages of Overton and Sunderland Point. The conservation area predominantly covers flat open spaces, including the dock and canal, although there is a steep incline up Tithebarn Hill in the north west of Glasson Dock.

The setting of Glasson Dock is formed by the surrounding river landscape, marshes and distant views of hills and settlements. Primarily, important views can be obtained from Tithebarn Hill of Overton, Sunderland Point and Glasson marshes. In addition, views of the marshes and distant fells are available along the Lune Estuary Footpath.

These picturesque and scenic views create a striking backdrop to the industrial impression of Glasson Dock.



Fig. 9 View of Lune estuary and marshes from Lune estuary footpath.



Fig. 10 View of Glasson Marsh and distant view of Sunderland Point from Tithebarn Hill.

4.2 Historic Development

'Old Glasson' was a small fishing and farming village. As a result of issues navigating large vessels up the River Lune to Lancaster, the village of Glasson was transformed in the late-18th century. A chain and mooring stone had been located in the village since 1751, but it was not until Lancaster's Port Commission decided in 1779 to locate a new dock at Glasson that the area dramatically changed. The dock is constructed of Overton stone and was opened in 1787, but not fully completed until 1791.

To assist in the transportation of goods to Lancaster, the Glasson Branch Canal was built 1823-25 and joins the Lancaster canal at Galgate. The Canal Basin at Glasson was also built at the end of the Glasson Branch Canal 1823-25 by the Canal Company, the lock between the basin and wet dock was constructed in the Phoenix Foundry.



Fig. 11 Lock gear at Glasson Dock, made at Phoenix Foundry (Price 1983: 52)



Fig. 12 1840s OS map of Glasson Dock

Terraced houses, such as Tithebarn Hill and Ten Row, date from the late-18th to early-19th century and were built to accommodate the growth in dock workers. This part of the settlement also includes a Lock Keeper's Cottage and the Dalton Arms, a late-18th century terrace converted to a public house. Many houses and public houses, such as those along Victoria Terrace, date from the early to mid-19th century. The Caribou, originally known as Pier Hall, is speculated to be one of the oldest buildings in Glasson Dock as it got its first licence in 1781.

A shipyard was opened in 1834, and a dry dock was built in 1837 by Jesse Hartley (the architect who was also involved in the design of Liverpool's Albert Dock). Shipbuilding began in 1837 and was an important trade for the area for the next 70 years. In 1883, a railway for the London & North Western Railway (L&NWR) was opened into Glasson Dock and acquired the terrace now known as Railway Place. However, the railway was closed in 1930 and removed in 1967. The graving dock has now been filled in and, presently, the dock is dominated by 20th century warehouses.

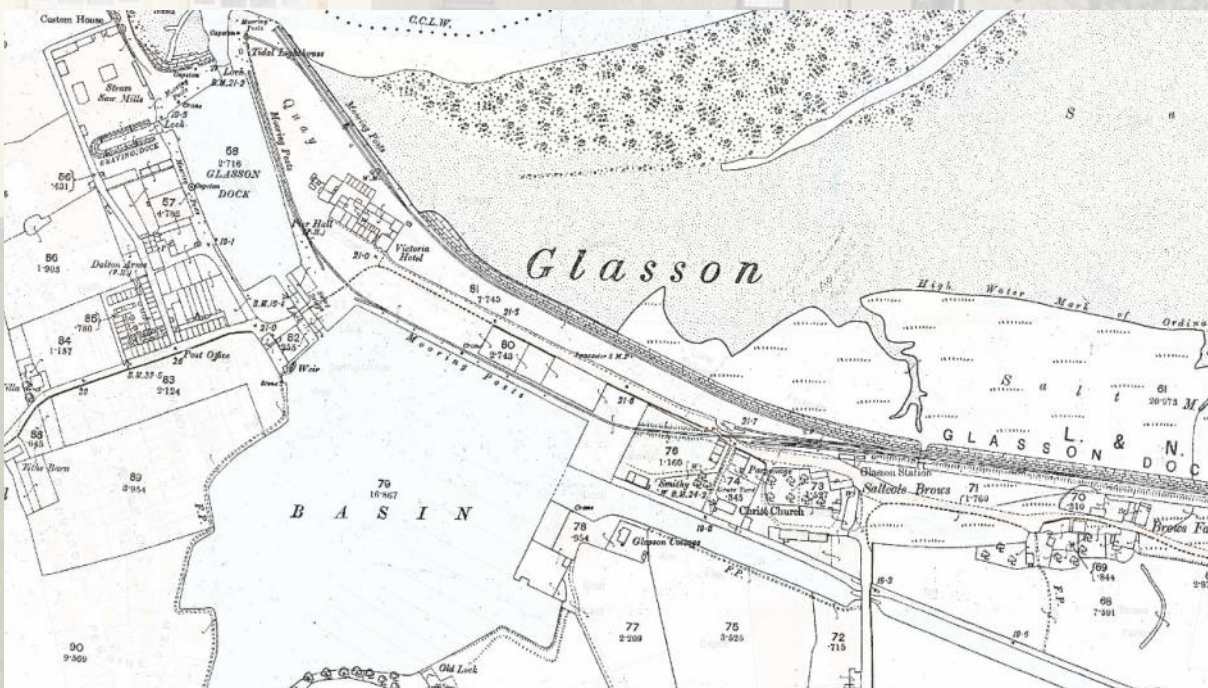


Fig. 13 1890s OS map of Glasson Dock

4.3 Built Form and Architectural Quality



Fig. 14 Victoria Terrace was constructed in late-18th to mid-19th century. The Caribou, on the left of the terrace, was formerly a pub and potentially one of the oldest buildings in Glasson Dock.

Layout and Street Pattern

Glasson Dock has an industrial nucleated settlement plan as buildings are primarily orientated around man made water features. There is a higher concentration of buildings to the north of the conservation area around the dock, buildings become sparser towards and along the canal basin and there is a small cluster of buildings towards the east.

Near the dock, there is a relatively finer grain and linear pattern to the streets. Predominantly, houses and public houses face immediately onto the highway with some buildings enclosed by a low stone boundary wall. Some historic warehouses remain which have elongated plan form and run perpendicular to the dock, whereas modern 20th century warehouses have a large mass and footprint and dominate the surrounding land of the dock. Buildings become much more scattered next to the canal and Brows Bridge.

Building Types

Buildings within Glasson Dock's conservation area boundary are included for their historic association with growth of late-18th 'outport' of Lancaster. They comprise a mix of houses - terraced and detached - a church, custom's house, lighthouse, lock keeper's cottage and public houses. In addition to these, there has been some later additions including modern detached housing on south side of Tithebarn Hill, a village hall and modern warehouses. Primarily, buildings are two storeys with the exception of The Caribou and Victoria Hotel.



Fig. 15 View along Tithebarn Hill - buildings face immediately onto the highway.



Fig. 16 Lock Keeper's Cottage - a detached early-19th century house.

Public Realm

In general, the streets of Glasson Dock are of tarmac and are lined with pavements which are also of tarmac with a stone kerb. However, along West View there is still some cobbles retained along the street which gives an indication of the surfaces of the past.

There is a frequent amount of street furniture, mostly benches placed at outlook points along Lune Estuary Footpath and the top of Tithebarn Hill and some around the dock. Features such as anchors have become a focal point and make a maritime reference to Glasson Dock's development. In addition, there are some interpretation boards located adjacent to the dock, both of which contribute to the historic understanding of the area.



Fig. 17 Cobbles retained along West View add historic interest to the streets in Glasson Dock.



Fig. 18 Anchor located in public area, which enhances the historic understanding of the area.

Architectural Styles and Materials

Sandstone is prevalent within the conservation area of Glasson Dock, it was used for the dock, buildings and boundary walls up to the 20th century. Stonework is predominantly coursed sandstone with finer detailing seen on buildings such as the Vicarage, to rougher dressed stone on terraces along Tithebarn Hill. The stonework and quoins are often left exposed, but there are also some examples of rendering. For example along Victoria Terrace, buildings are a mix of stucco and roughcast render.



Fig. 19 View of Victoria Hotel, a grade II listed public house, which dates from the 19th century which has a smooth render finish.

Principally, roofs are natural slate laid in diminishing courses and this feature has generally been well maintained amongst the historic buildings of the conservation area. Modern houses, such as those along Tithebarn Hill, were constructed with modern concrete tiles which detracts from the architectural interest of the area.

Many buildings in the area date from the late-18th to 19th century, with a mixture of styles and detailing. Along Victoria Terrace, there is a degree of formality in the styles of the buildings. The Caribou and Victoria Hotel have formal arrangement of proportioned stone surrounds of windows. Victoria Hotel has a double height canted bay windows added in the 19th century.



Fig. 20 20 - 34 Tithebarn Hill are terraced houses designed in mock-Tudor style. There has also been much unsympathetic alteration to windows and doors.

20 - 34 Tithebarn Hill have an unusual free 'Gothick' style with the stone mullioned windows with label-stop hood mould and a Tudor arch above the door. In comparison, those houses at 2-18 Tithebarn Hill, along West View, Ten Row and Railway Place have a more vernacular style influenced by the function rather than form. These either have simple stone surrounds or lintels to doors and windows. There has been some retention of original cast iron rainwater goods in some areas.

Historically, windows were timber sliding sash and doors were timber panelled doors. Although there has been Article 4 Directions in place since 1981 along Tithebarn Hill and Victoria Terrace, the area has seen a significant amount of unauthorised upvc replacement windows and doors and satellite dishes installed along the front elevation. These have severely detracted from architectural significance, thus undermined the historic interest in many of the buildings.

In the latter half of the 20th century, there has also been some unsympathetic development concentrated around the dock area including some large corrugated metal warehouses and some flat roof cafes south west of the dock. In addition, there has been significant amount of detached modern houses constructed to the west of the dock, most of which are excluded from the boundary. Overall, there still remains an overriding historic impression through retention of buildings, but modern developments and alterations to detailing have undermined this significance.

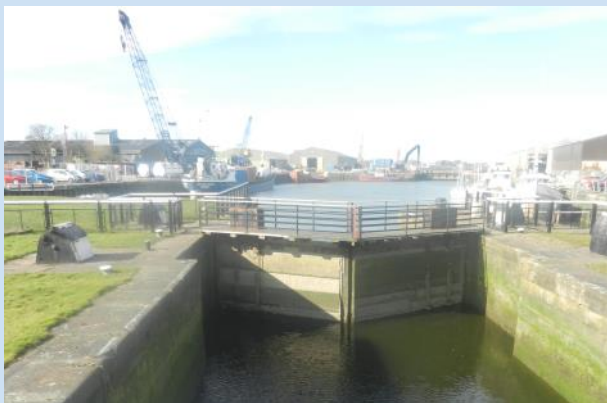


Fig. 21 Modern development adjacent to the dock dominates the historic significance of the site.



Fig. 22 The Dalton Arms, is a converted terrace of houses into a public house.

4.4 Archaeological Interest



Fig. 23 Lock of Glasson Dock which leads to the canal basin. The locks have solid masonry walls with a modern swing bridge across.

Within the conservation area, there is a scheduled monument which is protected under the Ancient Monuments and Archaeological Areas Act 1979. The scheduling covers a rare surviving example of a late-18th and 19th century commercial dockyard. As seen in Fig. 5, the scheduled area includes the wet dock which was constructed in 1800, the East pier, pier head, graving dock and lock entrance to the canal basin.

The area largely remains in use for trade, but as a result has become dominated by modern late-20th century warehouses. In addition, the graving dock has been infilled to be a car parking area, which erodes its significance. Nonetheless, the site provides evidence of the historic development of the area and is a potential resource for future archaeological research or interpretation.

4.5 Open Spaces, Parks, Gardens and Trees



Fig. 24 Seating located at the top of Tithebarn Hill.

There are a variety of open spaces within Glasson Dock's conservation area, including public footpaths along the Lune estuary and canal, a seated view point on top of Tithebarn Hill and a grassed area either side of the locks. Whilst the dock remains enclosed by warehouses, the canal basin remains relatively open due to minimal development alongside it. On the opposite side of canal to St John's Church is some open agricultural land.

There is a bowling green next to the Victoria Hotel within the boundary.

There are Tree Preservation Orders along the boundary line of the conservation, location south west of the canal basin. The Council must be given six weeks prior notice to any proposed works to a tree in a conservation area.

4.6 Positive Contributions

Within Glasson Dock's conservation area there are 4 listed buildings and a scheduled monument. In addition to these designated heritage assets, there are some non-designated heritage assets which contribute to the historic and architectural interest of the conservation area. Non-designated heritage assets which contribute to the character of the area are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF).

It is important that these buildings and structures are identified as proposals for their demolition normally constitute substantial harm to the conservation area, and a strong justification would need to be made for this loss as there is a presumption in favour of the conservation of unlisted buildings which contribute to the significance of the conservation area.

As identified in Fig. 28, there are many unlisted buildings which positively contribute to the architectural and historic character of Glasson Dock's conservation area. The following buildings have been identified for their positive contribution to the area:

- 2 - 18 Tithebarn Hill
- 20 - 34 Tithebarn Hill
- 46 Tithebarn Hill
- 1 - 4 West View
- 1 - 10 Ten Row
- The Vicarage
- Station House
- Dalton Arms
- The Caribou
- 1 - 4 Victoria Terrace
- 1 - 7 Railway Place
- Harbour House
- Lune Villa
- Canal Cottage



Fig. 25 Harbour House along Victoria Terrace dates from 1800.



Fig. 26 2 - 18 Tithebarn Hill was constructed in the late-18th century. Some of the houses had shopfronts and used a post office, but returned to a house.



Fig. 27 The Vicarage is a late-19th century house in connection to St John's Church, has retained its 6-over-6 sash windows and timber panelled door with fanlight.

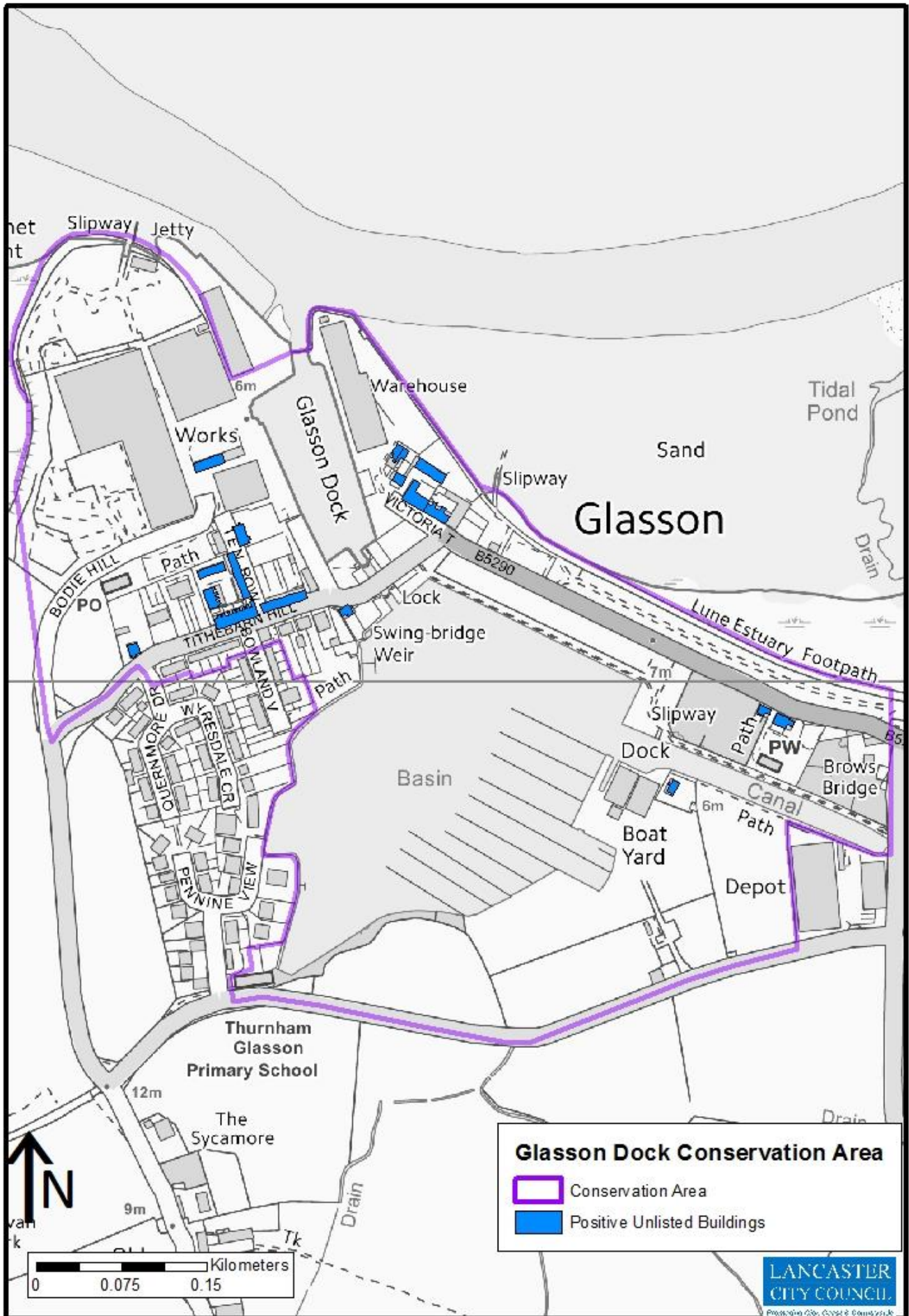


Fig. 28 Townscape map of the positive unlisted buildings in the conservation area, these buildings contribute to the historic character of Glasson Dock.

5. Summary of Condition

In summary, the conservation area has become vulnerable to inappropriate alteration and development. The significance of the area and collection of buildings derives from its association with the late-18th century dock development. Whilst many of these features and buildings have been retained, material changes and new development have undermined this by not respecting the historic character of the area. The continued cumulative inappropriate changes could devalue the designation process as the special interest of Glasson Dock could be eroded.

Loss of historic windows and doors



Fig. 29 Inappropriate top hung uPVC windows have a negative impact on the area.

In some buildings, traditional windows and doors have been replaced with uPVC alternatives or have inappropriate dark stained timber rather than traditional paint finish. In addition, the openings have been significantly altered with these modern alternatives. Traditionally, windows were sliding sash and often been replaced with top-hung casement openings. These non-traditional doors and windows negatively impact the character and appearance of the buildings, which subsequently has a detrimental impact on the special interest of the conservation area.

Modern installations: satellite dishes and alarm boxes



Fig. 30 Satellite dishes along front elevation.

There are numerous instances of satellite dishes and alarm boxes situated in prominent position on a building, such as the front elevation. This severely impacts and undermines the historic character and architectural interest in the area. Many of these are unauthorised as they would normally require planning permission and this alteration would be strongly discouraged to be located in prominent position.

Buildings at Risk

In general, the building condition in Glasson Dock conservation area is good. However, Canal Cottage is identified as a building vulnerable to deterioration and at risk from decay. The building appears vacant and is covered in vegetation which could lead to long-term structural issues in stonework. In addition, the lock gates are also at risk from decay and erosion.

Future initiatives

To prevent and mitigate further inappropriate alteration and development, a design guidance notice document could be provided to those properties subject to an Article 4 Direction. This could advise what would require planning permission and indicate what changes would be looked upon favourably. A consultation event could be held to promote awareness of conservation issues.

New development within the conservation area needs to have due regard for the designation as an area 'of special architectural or historic interest' and the Council's policy DM31: Development affecting Conservation Areas.

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Glossary

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

Designated Asset: is a heritage asset that has been recognised nationally or internationally. It can include a listed building, conservation area, 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

Glasson Dock - Scheduled Monument

Scheduled area included the wet dock, constructed in 1800, the E pier (c.1785), the pier head and the Harbour Master's offices (1789), the graving dock (1800) and the lock and entrance to the canal basin (1824). The graving dock was recently back filled and is now used as a car park, but Lancs. C.C. hope to reopen it and put it back on display in working order. The whole complex constitutes a rare surviving example of the late C18th and C19th commercial dockyard.

The graving dock is thought to be the first of its type to be built in England. Constructed in the 1840s to the design of Jesse Hartley, the engineer who designed Liverpool's Albert Dock.

Enclosed wet dock, rectangular in shape, 152m x 61m with stone faced quays constructed of Overton stone, covering about two acres. NE side comprises the original E pier (c.1785) with a later breakwater (not within scheduled area) built onto its eastern side. The E pier appears to have been built in three stages, the inland section being of better cut stone and less worn than the middle section where there has been much patching. The pier head carrying the harbour gates and the original turntables is much abraded and patched and the harbour gates are in a bade state. Roman numerals cut into the W side of harbour entrance are totally abrade above XV (feet of the tide). In the NW part of the dock can be seen the gates of the graving dock, built in 1837 by Jesse Hartley but filled in in 1970. Further S and parallel with the filled in dry dock is the Harbour Master's office, original used as a sailcloth loft. To the N and outside the SA is a silencer factory and beyond that the old Customs House, part of the original dock complex, now used as a store by local youth club but in need of repair. The SW side of the dock, which was originally sloping ground, was built up during the 1950s. At the S end of the dock are the lock gates and lock leading to the freshwater canal basin (1824). The locks have solid masonry walls and are crossed by a swing bridge. The lock gates at the canal end are made of wood and those the dock end of iron.

At the NE end of the pier head is an early wooden lighthouse which has been moved from its original position. The dock is a working commercial operation have 340 boats through in 1985, mostly loading animal feedstuffs and coke. The dock is also used by the yachts moored in the upper basin marina.

Old Customs House - Grade II

Former custom house, now used for storage, late C18th. Squared sandstone rubble with slate roof. 2 storeys. Windows sashed with glazing bars and plain stone surrounds. North wall has 2, on 1st floor at outer sides. Under the right-hand one is a door with plain stone surround. Chimney in centre of wall. East gable wall, facing slipway and dock, has a wide doorway on the ground floor with plain reveals and stone lintel. Above is a window. South wall has a window on each floor at its western end.

Lighthouse - Grade II

Lighthouse, late C18th. Slobbered sandstone with slate roof, now covered by felt. Single storey. West wall has small window with plain reveals. At the left is a lean-to porch. The south gable has a chimney with square cap broached to an octagon with a string course. At the north end of the ridge is an octagonal lantern with a window on each side and a pointed metal roof.

Victoria Hotel - Grade II

Public house, c.1800. Rendered rubble with slate roof. Double-pile plan. A symmetrical composition of 3 storeys and 3 bays with chamfered quoins and cornice with blocking course. Windows have glazing bars, those on the ground and 2nd floors also being sashed. All have plain stone surrounds. The outer bays have 2-storey canted bay windows. Door has plain stone surround. Gable chimneys.

Christ Church - Grade II

Church, 1840, with later C19th chancel. Sandstone rubble with slate roof. Comprises a nave with lower chancel. North wall of 4 bays separated by buttresses. Right-hand bay has single lancet. Other bays have triple stepped lancets. South nave wall similar. Chancel north wall has 2 bays with windows of 2 lights with plate tracery. East end 3-sided with central triple stepped lancet. West end has angle buttresses-, bellcote, 3 lancets, and a doorway with pointed head. Interior has west gallery, nave roof of bolted scissor-braced trusses, and chancel roof with raised tie beams, king posts, and arch-braced collars.