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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/CAAs with hard copies made available to view at Lancaster and Morecambe Town Halls and at Bolton-le-Sands Library.

Public consultation ran for 28 days following an initial launch at the Old Free Grammar School on Tuesday 3rd 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 Bolton-le-Sands is a small town located some 5km (3 miles) north of Lancaster, along the A6. As the name suggests, the town borders the extensive sands of Morecambe Bay, and the parish takes in a large area of coastal salt marsh: the Lancashire Coastal Way Long Distance Footpath follows the line of the estuary to the west of the parish.
- 1.2 The conservation area takes in the historic core of the town, which sits back from the coast on an inland terrace on the eastern side of the A6. This major north-south road once passed through the centre of the town, but now by-passes the conservation area, running along the flat coastal plain below and to the west of the town. The by pass dates from 1928 and has been the focus for much post-war development to the south of the town centre and to the west of the A6, though the conservation area itself continues to provide many services to the larger parish, including schools, churches, shops and recreational facilities.
- 1.3 The conservation area is very varied in its historic buildings. These are mainly to be found lining both sides of the road that runs through the centre of the town, but there are also significant clusters of agricultural buildings and farmhouses, some still used as such, along the triangular plot bounded by Bolton Lane and The Nook to the east of the town, which still has a surprisingly rural feel, with a backdrop of rising hills, woodland and green pasture.



The town centre at Cross Hill



Lancaster Canal



- 1.4 Superimposed on this largely agricultural settlement is the linear landscape of the historic Lancaster Canal, which introduces an entirely different character to the conservation area, so that the frontages of some of the houses along Main Road are part of the denser town centre landscape, but at their rear enjoy the tranquil character of a navigable canal.

- 1.5 Superimposed again are a number of more recent developments which have seen new buildings introduced to the core of 17th and 18th century dwellings, including a large Roman Catholic church, in neo-Gothic style, occupying the highest point in the town, and more recently a large school, recreation centres and burial grounds. Development continues, with the former Vicarage, opposite the church, being converted into two houses, with further houses being built within its gardens, at the time that this survey was carried out.
- 1.6 The Bolton-le-Sands Conservation Area was first designated in 1981 by Lancashire County Council under provisions that are now contained in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines a conservation area as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- 1.7 In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Bolton-le-Sands 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.
- 1.8 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.



Former Vicarage site

- 1.9 This document provides a firm basis on which applications for development within the Bolton-le-Sands Conservation Area can be assessed. It should be read in conjunction with the policies of the adopted development plan.

Summary of special interest

- 1.10 The special interest that justifies the designation of Bolton-le-Sands Conservation Area can be summarised as follows:

- Bolton's historic origins as a community whose origins can be traced back to at least the 11th century, pre-Norman in origin and part of the extensive landholdings of Earl Tostig, brother of King Harold I of England.
- With a church that is pre-Norman in origin, and that has evidence of Anglo-Saxon use in the survival of sculpture from the period.
- With a significant number of dwellings that survive from the late 17th- to early 19th centuries, including a town houses and farm houses and barns, reflecting the town's mixed economy.
- Creating an architecturally varied townscape of historic buildings that follow the sinuous curves of Main Road, as it climbs from the south to the junction of five routes at Cross Hill, then descends to the A6 at Bolton Turnpike and continues northwards.
- With several buildings of architectural and historical interest, including 21 designated heritage assets (listed buildings and scheduled monuments), one of which is the nationally important Grade-II* Hawkshead Farmhouse (Grade I and II* buildings represent the top 8 per cent of listed buildings in England).
- Four of which consist of structures along the Lancaster Canal, which passes through the conservation area and which adds greatly to the area's character.
- As does the backdrop to the conservation area, with its tree clad hills rising to the east, a landscape that 19th-century commentators described as making Bolton-le-Sands 'one of the neatest, best built and pleasantest villages among many on this favoured shore' (Dr Whitaker, 1820).

2.0 LOCATION AND SETTING

Location

- 2.1 Bolton-le-Sands is located in north Lancashire, some 5km (3 miles) north of Lancaster and 1km (0.6 miles) south of Carnforth, along the A6 Lancaster to Carlisle road.
- 2.2 The town centre benefited from a by-pass as early as 1928; this passes along the flat terrace below and to the west of the town, avoiding the heart of the historic town, though the conservation area boundary also takes in a stretch of the A6 to the north of the town that suffers from the noise and pollution from heavy traffic as a consequence.



Houses fronting the A6

Boundary

- 2.3 The boundary of the Bolton-le-Sands Conservation Area has been drawn in such a way as to include all of the town's pre-First World War historic buildings.
- 2.4 Any boundary that takes in all of these buildings is bound to take in later buildings as well, and this is especially the case at the northern and southern edges of the conservation area, where the denser grain of the historic town centre gives way to farmsteads and larger Victorian and Edwardian houses set in extensive grounds with open spaces in



between. Many of these gardens and open spaces have subsequently been developed and in reviewing the boundaries, it was necessary to ask what impact that development has had on the architectural and historic character of that part of the conservation area, and whether it still justifies inclusion within the boundary.

- 2.5 As a result, it is recommended that the boundary be adjusted to exclude the small area to the south of Christ Church and the burial ground, at the southernmost edge of the conservation area. The area recommended for exclusion consists largely of houses built in the 1950s that are not historically or architecturally integral to the conservation area; it is likely that the original boundary was drawn to include Church Court and its large garden, but the historic character of this plot has now been altered as a result of recent house building.



Christ Church



- 2.6 Another area that calls for a boundary reassessment is the western part of the conservation area around St Michael's Grove. Here changes have been proposed to exclude modern housing and an electricity sub station, but to retain an area of former allotment gardens and open ground that is potentially vulnerable to development, because it is one of the few areas of open space left undeveloped along the A6. Retaining this within the conservation area will ensure that extra controls are available to the planning authority to ensure that any development enhances the character of the conservation area at a point that is highly visible from the canal towpath.

- 2.7 Consideration was also given to excluding a large part of the existing conservation area from Bolton Turnpike Bridge northwards, as this part of Bolton-le-Sands has seen substantial development, and includes a large number of buildings that are not architecturally distinguished nor historically significant. It is very difficult, in practice, to draw new boundaries that exclude these and that yet include the many listed and significant unlisted buildings in this part of the conservation area, so, but for a minor adjustment at the northern edge to exclude the recently built Croftland Garden housing estate, this boundary has been left intact.
- 2.8 One final boundary question arises in relation to the Lancaster Canal. It is arguable that the canal, with its own historic character, separate from that of the settlements through which it passes, ought to be a conservation area in its own right and for the entirety of its length, rather than just those few stretches that happen to be designated as such by virtue of the fact that they pass through a conservation area. If the Canal were ever to be designated separately, the boundaries of Bolton-le-Sands would also have to be reviewed afresh.



Lancaster Canal



St Michael's Lane rising to Cross Hill



Topography and landscape setting

- 2.9 Bolton-le-Sands parish rises noticeably from west to east, through the conservation area. To the west, flat coastal marsh fringing Morecambe Bay is steadily encroaching on the Red Bank, the eroded edge of the hill on which Bolton-le-Sands sits, to form a cliff along which the Lancashire Coastal Way passes. About 500m inland, the A6 marks the boundary between the flat landscape to the west and the rising slopes upon which the historic town sits: threaded between the road and the town centre, the Lancaster Canal follows the 25m contour, above which the contours rise sharply to the centre of the town, so that some of the houses that have frontages on to the Main Road have gardens that fall sharply back to the canal.

The contours continue to rise from west to east through the town, gently at first but then sharply again so that wooded hills rising to 75m seem to surround and embrace much of the eastern edge of the town.

- 2.10 There is also a marked south to north upward gradient and an equivalent downward gradient from the centre of the town, so that the approaches to the town centre from either direction are uphill. The oldest surviving buildings occupy the highest point, which consists of a narrow flat knoll called Cross Hill, marking the meeting point of five roads, and on which Holy Trinity Church is located, as well as the prominently sited Catholic Church, along with Hawkshead Farm and the associated farm buildings that line Bolton Lane and The Nook.

- 2.11 This topography is responsible for much of the character of the conservation area, with the historic buildings of the own centre slowly being revealed as the road into the centre bends and climbs, finally leading the eye to the cluster of listed buildings at the road junction at its heart.



Geology

- 2.12 Bolton-le-Sands sits above an area of marine alluvium on top of loam and boulder clay of glacial origin. It is surrounded by hills composed of sandstone, gritstone and carboniferous limestone, and so is close to sources of good building stone (disused limestone quarries lie within 500m of the conservation area boundary to the north east of the town). This stone is used to good effect in the town's historic buildings and canal bridges.

Archaeology

- 2.13 Within the conservation area, the church of St Michael is an area of archaeological potential, because of its pre-Norman origins, indicated by the survival of two fragments of stone sculpted with interlace, typical of Anglo-Saxon cross carvings.



St Michael's church



2.14 In a settlement of the age of Bolton-le-Sands, 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 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.

2.15 The Lancaster Canal is itself a significant monument of industrial archaeology. Constructed over seven years, from 1792, the canal catered to the demand for a transport link between Manchester, Preston, Lancaster and Kendal, but the canal was never continuous and its middle section – consisting of an 8km (5-mile) gap across Preston and the River Ribble – was bridged by a tramway whose closure in 1857 left the Lancaster Canal, from Preston to Kendal, isolated from the national canal network. Even so, it was a significant achievement, noted for its 65km (41 miles) of lock-free canal, which meant that transport along the canal was far swifter than along equivalent lengths of canal with locks; hence it competed effectively with horse-drawn road transport and later trains, and which in part accounts for its survival in use for more than 200 years.



Lancaster Canal

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

- 3.1 Bolton is a relatively common English place-name. The Oxford Dictionary of English Place-names says that it derives from the Old English (Anglo-Saxon) word *bōþltūn*, meaning the village proper as distinct from its outlying parts. In medieval documents the settlement is simply styled Bodelton, Bothelton, Boulton and Bolton. Le-sands is a relatively late addition to the name, added to distinguish it from other settlements with similar names. Various known in the 16th and 17th centuries as Bolton-by-the-Sands, Bolton-in-the-Sands and Bolton-on-the-Sands, the name was finally standardised when the London and North Western Railway company opened a station which they named Bolton-le-Sands to differentiate it from similarly named stations along the same line, including Bolton, near Manchester.
- 3.2 The Victoria County History for Lancashire (published in 1914) notes that ‘the history of [Bolton-le-Sands] is destitute of any very noteworthy event’. Even so we have some facts from which to reconstruct the broad outlines of Bolton’s history. Before the Norman Conquest, Bolton was owned by Earl Tostig, brother of Harold I, and already had a church; later documents record the existence of a water mill, and a mix of larger landholdings belonging to the earls of Lancaster and the abbots of Furness and smaller tenanted properties whose economy was based on agriculture and fishing. The diary of William Stout (1665–1752) gives an account of the agricultural life of the time, based on sheep farming on the salt marshes to the west of the parish, seaweed harvesting for use as fertiliser on the ploughed fields, of shearing and haymaking. He also describes rapid coastal erosion in 1677, when the marshland on which the sheep were grazed was ‘washed away’ and the value of his father’s farm much diminished as a result.
- 3.3 Of the town’s historic buildings, the church is the earliest, having been founded before the Norman Conquest and then, in the immediate post-Conquest period being governed from St Martin’s Abbey, in Sées, in the Normandy department of Orne. Largely rebuilt in the late 15th century (and again in 1813 – the nave – and 1836 – the chancel). The town’s Grammar School was founded in 1637, and the original schoolroom (where the diarist William Stout was educated) survives in St Michael’s Lane, to the north of the church. Hawkshead Farmhouse was built (or rebuilt) in 1665 according to its date stone, and several similar date stones on Bolton properties testify to the rebuilding in stone of former timber houses that took place in Bolton from the mid-17th century onwards, a pattern that is reflected all over Lancashire and beyond.
- 3.4 Road improvements were made from 1751 with the formation of the Garstang and Syke Turnpike Trust, and the name of Bolton Turnpike Bridge, across the Lancaster Canal, indicates the position of a former toll booth. The canal itself came in 1797, being excavated through the centre of the settlement, connecting Bolton with the industrial heartland of southern Lancashire, as did the railway, which opened in 1846, passing between the town and the estuary. Three years later, in 1849, the New Industrial School was established, perhaps with the aim of producing pupils skilled enough to enter employment in the burgeoning iron foundries and engineering works of nearby Carnforth; later renamed Crosshill School (where the original school building survives, though now converted to a dwelling), it merged with the Grammar School in 1940, and relocated to the present site, just outside the conservation area boundary, in the 1960s.



- 3.5 1880 not only saw further alterations to the parish church to provide vestry and south porch, it also saw the completion of the massive Roman Catholic church of St Mary of the Angels on Cross Hill, with its associated presbytery, school, school-master's house and burial ground, a very large addition to the village, and one that now dominates this central point in the town. The scale of the church reflects the size of the local Catholic population in a county that always had the largest proportion of Catholics of any English county after the Reformation, but that was prohibited from worshipping openly until the mid-19th century.
- 3.6 The construction of the bypass in 1928 was significant not only for removing through traffic from the steep, narrow and winding streets of the town centre, but also for providing the focal point for new inter-war and post-war development.



St Mary of the Angels

4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Townscape analysis

4.1 Bolton-le-Sands consists of an number of different character areas.

Character area 1 – Cross Hill

4.2 At the centre of the town is Cross Hill, which marks the highest point in the town, and a crossroads at which five ways meet: the southern and northern parts of Main Road are joined here by The Nook, Bolton Lane and St Michael's Lane. The townscape at this point is very varied, as it includes some of the town's largest buildings – the Anglican and Catholic churches, the former Vicarage (hidden behind a high wall), the former Crosshill School and the Blue Anchor Hotel. Each of the roads that enters the junction is narrow, but the junction itself forms a broad plateau, with some buildings set back from the road while others are built up to the pavement edge. This variety is further enhanced by the number of trees that help to frame the townscape, in the Vicarage garden, the churchyard and fronting the Catholic Church.



Blue Anchor Hotel



Character area 2 – South of Cross Hill

- 4.3 The area to the south of Cross Hill takes in the churchyard and its extensive churchyard, which has been extended southwards to take in areas of former paddock backing on to the canal. Paddock continues southwards to the edge of the conservation area, and is mirrored on the opposite side of the road by the burial ground surrounding Christ Church, and by the extensive gardens of the former Vicarage, which, though hidden behind high walls, make their presence felt in the form of the mature trees that tower above the wall and arch over the road. The townscape here is essentially green, open and semi-rural, with westward views to Morecambe Bay and beyond.



St Michael's Church graveyard

Character area 3 – East of Cross Hill

- 4.4 The triangle of land east of cross hill that is bounded by The Nook and Bolton Lane has a distinctly agricultural townscape. This is because of the large farm that occupies much of the land within the triangle, at whose apex sits the main farmhouse, Hawkshead Farm, while to the rear lie various barns and farm buildings. Farm buildings and outhouses form long continuous stretches of unbroken walling, without windows or doors, along the first stretch of Bolton Lane, before this constricted townscape opens up to provide wide panoramic views to the hills east of the town. The same agriculture flavour is found along The Nook, with its sheep-grazed paddocks and orchard, and farmstead located in the angle where The Nook turns through 90 degrees from an east-west orientation to north-south.



Character area 4 – West of Cross Hill / St Michael's Lane

- 4.5 St Michael's Lane is a former back lane that led from the town centre down to the open grazing lands of the salt marsh alongside Morecambe Bay. Located along the first stretch are larger town houses with large gardens that fall steeply down the hillside. The gradient is so steep that the roof line of the 1637 Grammar School is still significantly lower than the churchyard on the knoll above. The originally straight lane now takes a dog-leg route necessitated by the construction of a bridge to carry the lane over the Lancaster Canal. The original route of the lane is indicated by the line of cottages in St Michael's Grove, whose roof line is now well below the level of the new road, which is carried on a steep embankment supported by a high stone retaining wall. Running alongside the embankment wall is a small stream whose source is not visible: the name St Michael's Well appears on the map but there its location is not evident, and it is possible that the original site was built over during construction of the canal. The townscape here then modulates from larger town houses at the town end of the lane, through canal architecture, which interrupts the continuity of the lane, to smaller artisans dwellings at the edge of the town.

Character area 5 – North of Cross Hill

- 4.6 Main Road falls away from Cross Hill to the north and is lined by town houses of varying form, from large, detached high status houses with fine architectural detailing at either end, and rows of relatively plain terraced cottages in between. Some of the larger houses also have barns attached, though now converted to domestic or office use. Here the townscape is at its most dense, with few gardens or open spaces, and many dwellings built up to the pavement edge or separated only by a small front garden. The townscape here includes many of the town's shops, which gives this part of Bolton-le-Sands its busy commercial character.

Character area 6 – Packet Lane

- 4.7 At Bolton Turnpike Bridge, Main Road meets and crosses the Lancaster Canal. This stretch of Main Road has its own character formed by the junction, which was once the site of a wharf, and is still the site of a public house – the Packet Boat Inn – built to cater for bargees and other canal workers. The Inn sits in an island between Main Road and Packet Lane: the latter now forms a cul-de-sac, leading to the car park that serves the town's community centre and various playing fields, but earlier maps show it continuing northwards, as a back lane to properties fronting the eastern side of Main Road. The truncation of that lane by the canal has resulted in the formation of an especially picturesque part of the conservation area, where canal, towpaths, green banks, bridge, inn and the architecture and gardens of Nos 81 and 83 Main Road all combine to pleasing effect, in which the steepness of the drop from Bolton Turnpike Bridge northwards, and the rooftop views from the bridge, all contribute.



Character area 7 – Along the A6

- 4.8 Along the A6, from the point where Main Road rejoins the A6 northwards to the northern boundary of the conservation area, is a stretch of busy road that seems at first sight to be blighted by traffic and to offer little by way of historic or architectural character. Closer inspection reveals a number of 19th-century terraces on both sides of the road, slightly set back behind small front gardens, some incorporating barns for animal and hay storage. Further north, is the town pinfold, now truncated by road widening, and several high status houses, set in large gardens between the road and the canal, and a farmstead, at Sunnybank Farm, now run as a livery stable and riding school. The larger houses mainly date from the 19th century and were built on the edge of the town to take advantage of views and large gardens, though the leafy green character that must once have attracted the original owners, has now been lost to the development of their gardens and the surrounding fields.

Character area 8 – The Lancaster Canal

- 4.9 The Preston to Kendal canal was insinuated into an existing settlement and it still has a character that is separate from the rest of the town. To step onto the canal towpath, as many do to escape the traffic of Main Road, is to enter a linear open green space enhanced by green banks, woodland, wild birds and views over gardens. Light reflected from the surface adds to the open character, which becomes even more rural beyond Bolton Turnpike Bridge. To the south, the canal caused Main Road to be diverted leaving Town End isolated from the main settlement.



Former barns fronting the A6



View northwards from Cross Hill

Focal points, views and vistas

4.10 These are shown on the Townscape Appraisal Map. Many of these are views to be had from the edges of the conservation area, looking out to the landscape beyond – either to the hills to the east of the town or westwards to Morecambe Bay and the Furness peninsula hills beyond. The canal also offers many vantage points, with views along the canal or from the towpath and bridges onto the lower parts of the town.



- A – views from the southern edge of the conservation area over paddocks to the canal, or uphill to the church.
- B – views along The Nook to the farmstead that closes the lane.
- C – views into the conservation area from the high lane to the south of The Nook.
- D – extensive views to the countryside beyond the eastern edge of the conservation area, including the stands of mature trees around the entrance to the school.
- E – views from Bolton Church Bridge down onto the rooftops of the town below.
- F – extensive views of the canal and the landscape beyond, with Kellett Park Wood to the north east and Warton Crag to the north west as focal points in the more distant views.
- G – views from the steeply rising Sunnybank lane back down to the ensemble of early 19th-century houses around No 15 Main Road.



Current activities and uses

- 4.11 The Bolton-le-Sands Conservation Area serves as a commercial and community focus for the larger parish. It has several churches (Anglican, Catholic and Non-conformist) and associated church halls and burial grounds. There is a large primary school on the eastern edge of the conservation area, which adjoins a large community centre with meeting rooms, playgrounds, playing fields, tennis courts and bowling green, all of which lie just outside the conservation area, but contribute to it by projecting the eastern edge of the conservation area from development. There is a branch of the county library service in the Main Road, a doctor's surgery and pharmacy on the A6, and a mix of social housing, sheltered accommodation and nursing homes.
- 4.12 Among commercial businesses, there is a choice of pubs and hotels, both in the centre of the conservation area (the Blue Anchor and the Packet Boat) and along the A6 (Royal Hotel), and there are other food outlets, ranging from a large roadside Chinese restaurant and a fish and chip shop to traditional Lancashire pie shop (Pott's Pies), which supplies products to a wide range of outlets all around this part of the



The Forge at Main Street

county. Among several shops are the post office, newsagents and general stores, a Spar convenience store, businesses supplying printing services and computer supplies, hairdressers, butcher, undertakers, accountancy firm and solicitor, two garages selling and servicing motor vehicles, and garden machinery and quad-bike sales and service centres. Manufacturing is represented by Ironcraft, which not only sells and installs stoves, it also makes ornamental gates and railings, several examples of which are found in Bolton itself, but also well beyond the town.



- 4.13 There are two farms within the conservation area: Hawkshead Farm and the farmstead at No. 9, The Nook, while Sunnybank Farm provides horse-riding and livery services.
- 4.14 In all, Bolton-le-Sands has the mixed economy that is essential to local employment, prosperity and community life.

Open spaces, landscape and trees

- 4.15 The Lancaster Canal is the conservation area's greatest green asset, forming a linear corridor that runs through the town but that yet has own separate semi-rural character, formed of water, bird-life, grass covered banks, trees and gritstone bridges. The canal has multiple access points and is a popular alternative route for pedestrians avoiding the busy Main Road, which runs parallel, or the even busier A6.
- 4.16 Also very important in contributing to the character of the conservation area are the meadows and playing fields to the east of the town, although these all lie outside the conservation area boundary, they nevertheless form the backdrop to views from the town and form a green buffer, protecting this side of the town.
- 4.17 Trees are an especially important component of the southern entrance to the town, where they frame views of church and churchyard. Other important groups of trees include the self-sown yew trees embedded in the pavement outside the gate to the Catholic Church and the trees that contribute to the sheltered and tranquil character of the adjacent burial ground. There is also a relict orchard alongside the farm at the end of The Nook, and the paddocks surrounding that farm, and the adjacent Hawkshead Farm, are an important link to their agricultural function, that would be lost if the fields were to be developed.
- 4.18 The green to the north-west of Bolton Church Bridge is valued as a place for sitting and enjoying the views to Morecambe Bay, and is an important community green, as is the green at Brookfield View. Further out along the A6, the large trees that line the western side of the road help to soften the impact of traffic noise and pollution on adjacent houses, and help to screen the housing estate that now occupies the once-extensive garden of The Chestnuts.

Boundaries

- 4.19 Property boundaries within the Bolton-le-Sands conservation area range from rubble field walls to formal walls of cut and squared limestone with gate posts, gates and railings. Most are up to 1m in height, with triangular coping stones.



- 4.20 Some larger houses have ornamental walls and gate posts that make an important contribution to the character of the conservation area, including the walls and gates at the entrances to the Anglican and Catholic churches, the Catholic burial ground, Bolton Lodge, The Chestnuts and No 15 Main Road.
- 4.21 A few of Bolton's smaller cottages and terraces also retain historic boundaries, and sometimes where the wall and railings have gone, the sawn sandstone gateposts survive.
- 4.22 Examples of more unusual boundary features include the date stone set into the garden wall of 58 Main Road, the (now missing) milestones set into a recess at the base of this wall to the south of the churchyard, the cast-iron boundary marker by Bolton Church Bridge (perhaps reset, rather than in situ) and another cast-iron boundary marker with a royal crown on Main Road, north of Bolton Turnpike Bridge.
- 4.23 For the most part the edges of the Lancaster Canal are marked informally by hedges, self-sown trees or wire fencing, but the occasional bridge or embankment receives more formal treatment, with steps, bridges, parapets and walling of squared blocks of gritstone.

Public realm: floorscape, street lighting and street furniture

- 4.24 Bolton-le-Sand's public realm is mainly 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. Such historical paving as exists is found in association with the listed bridges along the Lancaster Canal.

5.0 THE BUILDINGS OF THE CONSERVATION AREA

Materials, styles and detailing



- 5.1 Bolton-le-Sands has a great variety of architectural forms, but the commonest forms of dwelling are detached farmhouses (from late 16th to early 19th century in date), detached town houses (18th to 19th), and rows of terraced cottages (mainly 19th century in date). All three are found side by side along Main Road, sometimes with attached barns or detached barns and stables as well.
- 5.2 The buildings of Bolton-le-Sands are mainly constructed from the local carboniferous limestone, sandstone or gritstone. Some have exposed stone faces of fine cut ashlar; others are of rubble and are typically rendered. Several of the older farmhouses, along The Nook, for example, have slobbered rubble elevations, part rendered, but with the faces of some of the stones showing through.



Fine detail with slobbered rubble

- 5.3 Higher status detached buildings and simple terraces are alike in having simple sawn sandstone slabs for door and window surrounds, though higher status houses (such as Bolton Lodge) are more likely to have such decorative features as porches, parapets and moulded eaves cornices.



- 5.4 Welsh slate roofs are common, but a few older listed houses have roofs of split sandstone (Nos 6 and 7 Packet Lane, for example) or of green Lakeland slate (Nos 1 to 4 Packet Lane). Quite a number of Bolton's 18th and 19th century houses have projecting stone brackets at eaves level to support either stone or lead-lined timber guttering.
- 5.5 Again, older houses (late 17th and early 18th century in date) have rectangular mullioned windows, though upright sashes are more normal in the later 18th and 19th century properties.
- 5.6 Agricultural buildings with high-arched cart entrances, are common as adjuncts to town houses, even in prominent Main Road positions, indicating the importance of an agricultural economy to the 17th to 19th century town. Most of these barns in the town centre have now been converted to dwellings or offices, though a significant number remain in their original state in The Nook, at Hawkhurst Farm and along the A6.
- 5.7 Bolton-le-Sands has a number of fine date stones, ranging from those that record just the year of construction, to lengthier inscriptions, such as the one on 54 Main Road, which proclaims in fine lettering that: 'James Bibby Built these Houses in 1745'. In The Nook, there are some fine examples of moulded door surrounds with stepped mouldings to the door lintels incorporating date and initials.



No. 62 Main Road

Listed heritage assets

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



• Pinfold	Grade II
• Bolton Turnpike canal bridge	Grade II
• Darwen House, 58 Main Road	Grade II
• Garden wall to 58 Main Road (in St Michael's Lane)	Grade II
• Blue Anchor Hotel, 12/13 Main Road	Grade II
• St Michael's Church, Main Road	Grade II*
• Cross base in St Michael's churchyard	Grade II
• Westbrook Lodge, 15 Main Road	Grade II
• Waterloo Lodge, 21 Main Road	Grade II
• Packet Boat Hotel, 93 to 95 Main Road	Grade II
• Bolton Lodge, 107 Main Road	Grade II
• Catholic Church of St Mary and the Angels	Grade II
• Hawkshead Farmhouse, No 1 The Nook	Grade II*
• Farmstead, No 9 The Nook	Grade II
• Farmhouse, No 8 The Nook	Grade II
• 6 and 7 Packet Lane	Grade II
• St Michael's Cottage and Hillcroft, St Michael's Lane	Grade II
• Former Free Grammar School, St Michael's Lane	Grade II
• Bolton Church canal bridge	Grade II
• 60 and 62 Main Road	Grade II
• Chorley's canal bridge (behind 124 Main Road)	Grade II



Significant unlisted buildings

- 5.9 A number of unlisted buildings have been identified on the Townscape Appraisal Map as being of “special character”. These buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Historic buildings are normally included under this heading unless they have been so heavily altered that the changes are irreversible and restoration would be impractical.
- 5.10 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.



No. 85 Main Street - A landmark but unlisted

6.0 NEGATIVE FEATURES AND ISSUES

Loss of original windows and doors

- 6.1 Because Bolton-le-Sands suffers from traffic noise and pollution, many house owners have replaced original timber windows with uPVC alternatives. A number of the historic buildings within the conservation area also display timber door and window joinery which has been stained and/or varnished in a bright 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.

Modern installations: satellite dishes, rooflights, and alarm boxes

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

Loss and alteration of traditional stone boundary walls

- 6.4 Stone boundary walls are an attractive feature of the conservation area and are generally well maintained throughout the settlement. There is an occasional loss of sections of walling through lack of maintenance and this loss detracts from the character and appearance of the conservation area.



Buildings at Risk and potential development sites

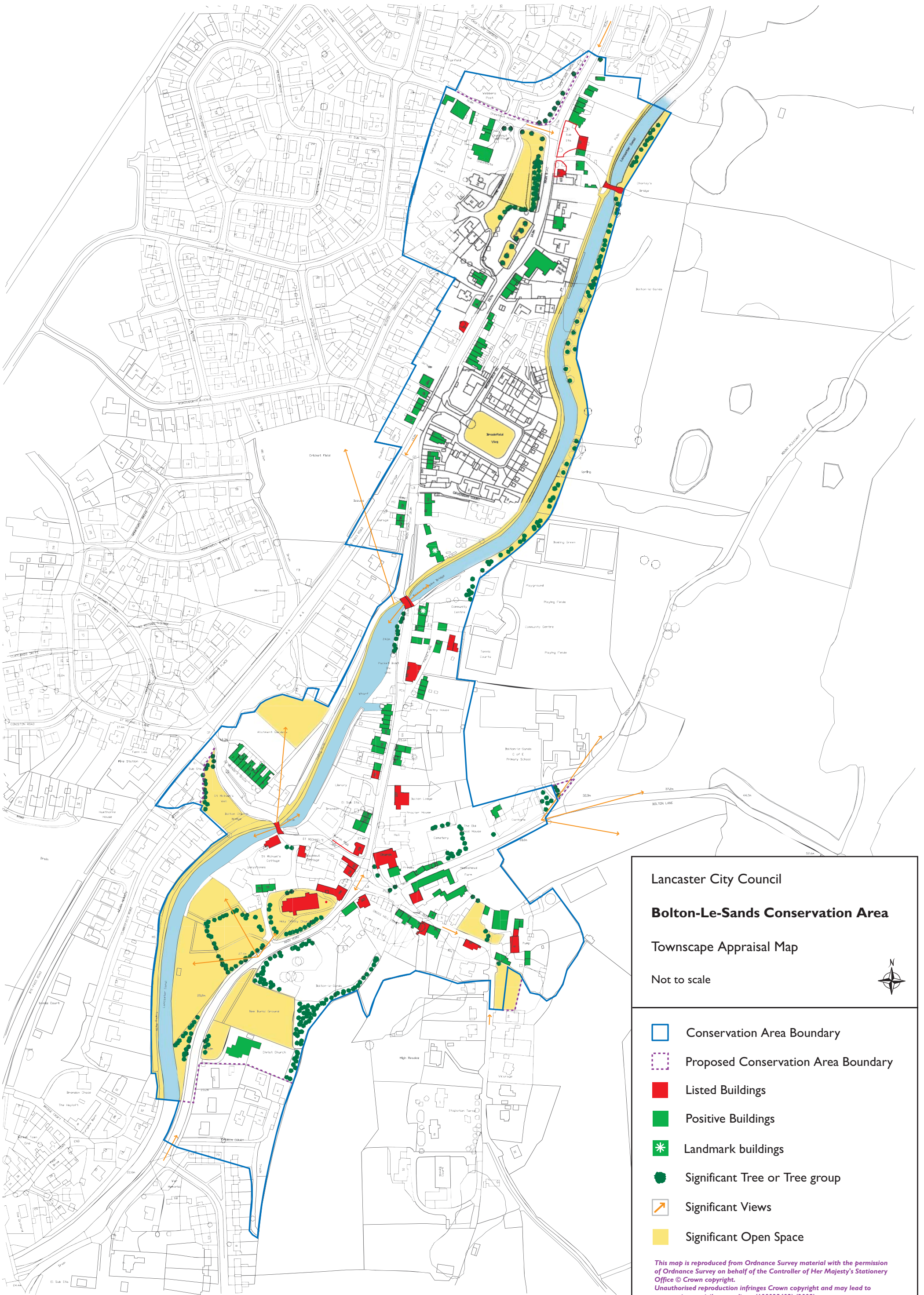
- 6.5 There has already been a considerable amount of barn conversion in Bolton-le-Sands, and much of it that falls short of best practice in converting barns in such a way that they retain their essentially agricultural, rather than domestic, appearance and character. Those barns that remain unconverted 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. Buildings that are potentially at risk from neglect or from inappropriate 'restoration', include the barns and farm buildings at Hawkshead farm and at No 9 The Nook, as well as along the A6 at No 37 Main Road.
- 6.6 Another area of potential development pressure is the area to the rear of St Michael's Grove, which is one of the few areas of open space left undeveloped along the A6; this part of the conservation area is visible from the canal towpath and any development needs to be designed with care if it is not to suffer the same fate as adjacent plots.

Encroachment on to the canal

- 6.7 The Lancaster Canal's character and appearance are vulnerable to uncontrolled bankside developments, and in several places within the conservation area this is a particular problem, either through the use of non-traditional boundary materials, or because of over development of the bankside.



Canal bank development



Lancaster City Council

Bolton-Le-Sands Conservation Area

Townscape Appraisal Map

Not to scale



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Positive Buildings
- Landmark buildings
- Significant Tree or Tree group
- Significant Views
- Significant Open Space

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APPENDIX 1: GLOSSARY

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

APPENDIX 2: FURTHER INFORMATION

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

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Morecambe
LA4 5AF

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LA1 1QR

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APPENDIX 3: REFERENCES

Publications:

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

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www.boltonlesandsfirestation.co.uk/History.htm

www.british-history.ac.uk

www.heritagegateway.org.uk

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

www.lancaster.gov.uk

