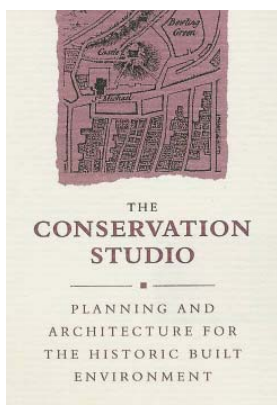


# HORNBY

## CONSERVATION AREA APPRAISAL

DECEMBER 2009





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## CONTENTS

1.0	Introduction and summary of special interest	1
2.0	Location and setting	5
3.0	The historical development of the conservation area	7
4.0	The character and appearance of the conservation area	11
5.0	The buildings of the conservation area	19
6.0	Negative features and issues	23

## APPENDICES

1	Glossary
2	Further information
3	References



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](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 Hornby Village Institute on Monday 23rd 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 Hornby is a small town with medieval origins. It was built as a planned settlement overlooked by a castle close to a river crossing. The medieval borough failed to develop into a town of any great size and lack of industrialisation in the 19th century contributed to its decline from medieval borough to rural village. Today, however, the town contains many facilities and is a focus for local commercial and community interest.
- 1.2 Most of the town's buildings are built in the vernacular tradition from the late 17th century to the early 19th century. Its key features are Hornby Castle, the River Wenning and the large number of historic stone buildings.
- 1.3 The Hornby Conservation Area encompasses Hornby Castle and its grounds, the full extent of the medieval borough, a short length of the Wenning and nearly all of the town's historic buildings.
- 1.4 The Hornby Conservation Area was first designated in 1973 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'.



**St Margaret's Church**



- 1.5 In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Hornby 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.
- 1.6 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.
- 1.7 This document provides a firm basis on which applications for development within the Hornby Conservation Area can be assessed. It should be read in conjunction with the policies of the adopted local plan.



**The Old Smithy, 45/47 Main Street**



## Summary of special interest

1.8 The special interest that justifies the designation of Hornby Conservation Area can be summarised as follows:

- A settlement layout that appears to have been planned, with the market, burgage plots and castle demesne laid out in one development phase during the 13th century;
- A medieval nucleated settlement at a crossing point of the River Wenning;
- The town's setting in the fertile valley of the River Lune close to its confluence with the River Wenning;
- Hornby Castle, a grade I listed building of 13th century origin but much altered and extended in the 19th century, which perches above the town and dominates the surrounding landscape;
- The private grounds of Hornby Castle, including listed lodge and entrance gates piers, which once formed part of the castle demesne land and included the castle chapel and a deer park;
- St Margaret's Church, a grade I listed building with an unusual octagonal tower and a polygonal apse, a rarity in England;
- An architecturally varied townscape of historic buildings containing a high number of buildings dating from the 17th to the early 19th centuries, many with datestones;
- Two imposing public buildings from the late 19th/early 20 centuries: the former Police Station and The Institute;
- A fine concentration of listed historic buildings north of Hornby Bridge which form a specially pleasing and varied ensemble;
- Architectural and historic interest of the area's buildings, including 27 listed buildings and many 'buildings of special character';
- Three interesting elements of the streetscene: War Memorial (incorporating the base of the medieval market cross), early 19th century milestone, and 19th century drinking fountain featuring the 'cat and rat' monogram of Pudsey Dawson who owned the castle estates in the 1840s;
- Prevalent use of locally quarried building stone for walling and boundary walls, occasionally for roof slates;
- Historic stone boundary walls and isolated areas of stone paving;
- Trees and greenery particularly in the castle grounds, beside the river and in St Mary's Garden;
- Wooded backdrop to the village east of Bridge End Farm;
- River Wenning, flowing east to west along the east side of the castle estate, dividing the town;



- Hornby Bridge (Grade II listed and a Scheduled Ancient Monument), of 17th century origin, although it was substantially widened during the 20th century;
- The planned vista from Hornby Bridge over the River Wenning to Hornby Castle;
- Views of open countryside from the western edges of the conservation area and a view to the Forest of Bowland south from Hornby Bridge.



**Hornby Bridge**



## 2.0 LOCATION AND SETTING

### Location

- 2.1 Hornby is situated at a crossing point on the River Wenning on the road from Lancaster to Kirkby Lonsdale. The settlement is orientated north-south. Modern development has respected this orientation, with new areas added to the settlement at both its northern and southern ends. It is situated about 13km east of Lancaster and more than 10km from Kirkby Lonsdale.



### Boundary

- 2.2 The boundary of the Hornby Conservation Area has been drawn in such a way as to include the full extent of the medieval borough settlement and almost all of the town's pre-1919 historic buildings. Hornby Castle and the majority of its extensive grounds are included because of their special architectural and historic interest.
- 2.3 Late 20th century cul-de-sac housing developments such as Post Horse Lane and Hornby Hall Close (some of which is built upon the site of Hornby Hall, a mid-18th century house burned out in 1946) cannot be said to contribute to the historic character and appearance of the conservation area. However, their inclusion is justified by the desirability, for archaeological and historic reasons, of enclosing the extent of the town's medieval boundaries.
- 2.4 The recent development of Strands Farm Court has left the conservation area boundary passing through the built fabric of the modern development. To rectify this anomaly, it is recommended that the boundary be amended to follow the rear boundaries of nos. 24 to 40 (even) Station Road thereby excluding the whole of the Strands Farm Court development.



Entering the conservation area on Lancaster Road



- 2.5 The proposed boundary change is illustrated in detail on the Townscape Appraisal Map that accompanies this written appraisal.

### Topography and landscape setting

- 2.6 Hornby formed as a nucleated settlement at a crossing point of the River Wenning near where it joins the River Lune to the west. Its historic core is situated in the centre of the modern settlement by the river. The valley floor is flat and the only significant change in level of Main Street is the rise of the road over Hornby Bridge. The bridge thus creates a visual barrier between the two parts of the town, north and south of the river.
- 2.7 The countryside rises to the north, and more sharply to the south where it ascends the northern flank of the upland massif of the Forest of Bowland, an area of heather moorland. Looking south from Hornby Bridge the southern part of the village can be seen beneath the a ridge of extensive moorland.
- 2.8 Hornby lies within an area of rich agricultural land, comprising mainly improved pasture with some arable fields. At the beginning of the 20th century the land was exclusively pasture, with no areas of woodland and it is still dominated by pastureland bounded by hedgerows.
- 2.9 Hornby Castle stands on a rise in the land and holds a dominating position overlooking the town and surrounding countryside thereby displaying the historic relationship between the lord and his demesne. A bank of trees to the rear (east) of The Institute forms a rural backdrop to the southern part of the town.

### Geology

- 2.10 The underlying solid geology of the area consists of Carboniferous sandstones featuring Millstone Grit. Drift deposits in the immediate vicinity of Hornby are dominated by recent alluvial deposits from the River Wenning.

### Archaeology

- 2.11 Hornby Bridge is a Scheduled Ancient Monument. To the north of the town (outside the conservation area) lies Castle Stede, one of the best-preserved motte and baileys in Lancashire and possibly the earliest site of the settlement.
- 2.12 The Hornby Historic Town Assessment Report (2006) states: "Areas of below-ground potential within the historic core of Hornby are constrained by eighteenth-century and later development, some of which will have included cellared buildings. The relative lack of redevelopment in this town from the nineteenth century onwards indicates a high potential for surviving buried medieval and post-medieval remains, however, especially within the remaining undeveloped back plots. The relative lack of archaeological investigation in Hornby to date makes it impossible to characterise the nature of any potential below-ground remains. It is likely that survival of medieval deposits will be greater to the south of the Wenning than to the north, where the settlement appears to have undergone substantial post-medieval replanning. There is a high potential for surviving above-ground remains dating from the seventeenth to early nineteenth centuries."



### 3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

- 3.1 The Hornby Historic Town Assessment Report (2006), on which much of this short history section is based, suggests that the name Hornby is derived from the old Danish suffix 'byr', meaning a farm. The prefix may be derived either from an old Norse term indicative of a horn shaped piece of land or, perhaps more likely, the east Scandinavian personal name 'Horni'. The latter suggests that Hornby may be a renaming of an earlier settlement and that there was activity in the environs of Hornby in the post-Roman and early medieval period.
- 3.2 In the churchyard of St Margaret's Church is a large stone base to a cross shaft. The decorative motif suggests a 9th century, certainly pre-Conquest date, and is further evidence for the vill of Hornby having been a place of some consequence before the Norman Conquest. The placename is first mentioned in the Domesday Book of 1086, where it is referred to as 'Hornbei' but at this time the area would have been characterised by dispersed farmsteads. It was probably not until the creation of the borough (see below) that a nucleated settlement came into existence beside the river.
- 3.3 The manor of Hornby came into the ownership of the Montbegon family shortly after 1086. They built a castle and established a borough. The motte and bailey castle of Castle Stede, a mile to the north of today's castle, is likely to have been the earliest element in the creation of the medieval settlement of Hornby.



Castle Lodge



Hornby Castle



- 3.4 The present location of Hornby owes its siting and plan to the establishment on either side of a bridge over the River Wenning of a seignioral borough i.e. a town established by a lord within the shadow and protection of a castle. The settlement layout appears to have been planned, with the market, burgage plots and castle demesne laid out in one development phase.
- 3.5 There is no known foundation date for the borough or castle although the borough is known to have been in existence by 1285. The present castle is largely a construct of the 19th century but there is evidence of 13th century fabric. Extensive additions and remodellings in the 18th and 19th centuries have given the castle its current Gothic appearance. Title to a market and fair was granted at Hornby in 1292. By the late 13th century it had a fulling mill and a corn mill. A population of c. 200 can be surmised in the early 14th century, a total similar to that of the early 19th century.
- 3.6 St Margaret's Church appears to have been a private chapel until the 16th century. Topographically it appears to form part of the castle grounds rather than part of the borough. It therefore seems likely that St Margaret's came into existence following the establishment of the castle in the 13th century. Lord Monteagle oversaw the building of the church's octagonal tower in 1514. The nave was rebuilt in 1817 and large scale restoration of St Margaret's took place in 1889 under the direction of the Lancaster architects Paley, Austin & Paley, who added arcades and a clerestorey. St Mary's Roman Catholic Church on the other side of the street, beside The Presbytery, was erected in 1820. It was the home of Dr John Lingard, priest and historian, from 1811-1851. There was a Wesleyan mission in Hornby in 1899 but no chapel was built.



- 3.7 In 1626 a market hall was built beside the market place, later named as a 'Town Hall' on a map of 1847 but Hornby's heyday appears to have come soon after its foundation as a borough and it was in decline or at least stagnating by the later medieval period. Overall, Hornby seems to have lost its urban status from the 16th century onwards, perhaps out-competed by neighbouring Lancaster.
- 3.8 The Town Hall was demolished in 1853, its datestone of 1626 is now set into a bus shelter. By the mid-19th century the burgage plots within the northwest quarter of Hornby had long ceased to have any integrity, a further sign of the town's decline.



**St Mary's Church**



- 3.9 By 1842 Hornby was described as ‘a small inconsequential place’. Hornby did not develop an industrial base and it functioned as only a minor commercial centre during the 19th century. The few entries in a trade directory of the mid-19th century suggest that Hornby was by this time no more than a small market village. The directory also reported that both the medieval market and the fair had ‘become obsolete’.
- 3.10 However, Hornby did retain some importance as a livestock market for much of the 19th century. The railway arrived in Hornby in 1849 with the opening of the North Western Railway Company’s line from Wennington to Lancaster. It had little impact on Hornby other than to assist its local prominence as a livestock market. The Wennington to Lancaster route closed in 1966. A station and goods shed remained for a time, but both have subsequently been demolished.
- 3.11 Despite the medieval borough’s decline, the town retains two substantial public buildings. The earliest of these is the Police Station (grade II) an imposing late Victorian stone-built structure, now in residential use. The Institute was completed c.1920 and remains in community use.
- 3.12 Hornby stayed roughly within its medieval bounds until the second half of the 20th century when new houses were built mainly in the north of the town. This process of enlargement has continued in more recent times with houses being built upon the old railway station site in the 1990s and even more recently the residential development of Strands Farm Court.



## 4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

### Street pattern and plan form

- 4.1 Hornby was originally a medieval planned nucleated settlement, laid out along the main road between Lancaster and Kirkby Lonsdale. Its current plan form mirrors its original two-row form. The main street widened to the north of Hornby Bridge to form a market area. Centrally placed within it, from the medieval period, was a market cross. By the later sixteenth century there appear to have been buildings to the north of the market cross, and to these was added a market hall in the early seventeenth century. The market hall was demolished in the mid-nineteenth century, and the remainder of the buildings and the cross were removed in the twentieth century in order to facilitate traffic flow.
- 4.2 Medieval settlements were typically laid out with long narrow plots, known as burgage plots, at right angles to the main street. Burgage plots were held by full citizens, or burgesses, under a medieval form of tenure. They generally had a house on the narrow frontage with workshops and gardens behind, giving rise to a compact urban form with a distinct rhythm.
- 4.3 Evidence of the original quarter-acre burgage plots at Hornby can be seen in a block of properties between the River Wenning and the Lancaster Road on the west side of Main Street. Elsewhere the burgage plots have largely been removed, with the properties north of the river seemingly having been redeveloped before or during the eighteenth century.



The width of buildings determined by the burgage plots



- 4.4 The principal route through Hornby for most of its history was the road from Wray to Kirkby Lonsdale. As the town is based around a crossing point of the River Wenning, it is likely that Hornby Bridge originated in the medieval period before the establishment of the town.
- 4.5 The road from Lancaster and from Hornby to Kirkby Lonsdale became the turnpike road to Richmond in 1752. Over time, this changed the status of Hornby from being an important part of the commercial and administrative framework of the Lancashire-Yorkshire border area to being no more than a local staging post on one of the main routes across the Pennines.

### Townscape analysis

- 4.6 Hornby consists of three different character areas. These are: (1) south of the River Wenning, (2) north of the River Wenning, and (3) Hornby Castle and its grounds.

#### ***Character Area 1 – South of the River Wenning***

- 4.7 This area is primarily residential. Main Street contains the Institute, Post Office, two shops and working farm buildings to the rear of The Institute. Station Road, with the exception of a children's nursery housed in the former Victorian school, is exclusively residential. Development is mostly two storey but there is a wide variation in building height. The majority of buildings face the highway; most are set back behind small walled front 'gardens', others open directly onto the street. The Institute (grade II), former Police Station (grade II) and former school (now a nursery) are detached buildings that stand out in a townscape that is mainly characterised by short rows or terraces of stone-built 18th and 19th century dwellings.



Main Street south of the river





The tower of St Margaret's Church and historic roadside buildings

- 4.8 The area west of the main road retains evidence of burgage plots with at least two original plots surviving. At the rear of the properties is a bank, at the core of which is a low wall that may be a remnant of the original boundary to the borough. Nineteenth century redevelopment has obscured evidence of burgage plots east of the main road.
- 4.9 This is the commercial focus of the town. Although there are shops and a pub north of the river, the public car park lies in this area. The presence of the post office, shops and Institute gives the area, at times, a busy atmosphere.

***Character Area 2 - North of the River Wenning***

- 4.10 This area is composed of built development, historic and modern, on either side of Main Street. The tower of St Margaret's Church is the focus of the area and a local landmark. Between Hornby Bridge and St Margaret's Church is a compact collection of historic roadside buildings, most of which are listed. This outstanding ensemble includes St Margaret's Church itself, The Old Vicarage, St Mary's Church, The Presbytery and The Castle Hotel. The east side of the road has a more spacious character where the well tree'd grounds of Hornby Castle abut the road south of the Castle's lodge and entrance gates.
- 4.11 The area's historic buildings are mostly two storeys in height but built on a noticeably larger scale than the rows of dwellings south of the river. The Castle Hotel rises to fully three storeys. Modern development built to the north of The Presbytery on the site of Hornby Hall is single storey and is the first break in the continuity of historic development north of the bridge. From here northwards the historic character and appearance of the conservation area becomes diluted by modern housing and the fire station. A grass verge on the east side of the road lends a rural ambience to the area.



4.12 A notable feature of the area is the widening of the road just beyond (north of) The Castle Hotel. This was the site of the 'Town Hall' which stood in the centre of the road and overlooked a market place. In 1853 the Town Hall was demolished and replaced by a row of cottages which were in turn demolished to ease the flow of heavy traffic.

4.13 The area to the west of Main Street was originally part of the mediaeval borough. It underwent great changes in the 18th and 19th centuries (the construction of Hornby Hall and its estate seems to have led to the removal of a number of burgage plots). In the second half of the 20th century three cul-de-sac housing developments and other backland development infilled the extent of the medieval town west of Main Street.



**Modern housing on the north bank of the river**



### **Character Area 3 - Hornby Castle and its grounds**

- 4.14 The grounds of Hornby Castle are private. The Castle stands about 400m east of Main Street at the end of a drive that ascends gently to the Castle from a formal lodge and entrance gates in Main Street. To the north of the Castle is a walled garden with polytunnels and a glasshouse. The boundary of the conservation area follows the course of the River Wenning east of Hornby Bridge before turning northwestwards to enclose the walled garden, a pond and a 'square' of 19th century estate buildings at the east end of Monteagle Drive, now converted to residential use.
- 4.15 The grounds contain a mixture of open space and narrow copses and avenues of trees beside the drive and the Castle itself. The extent of the grounds can only be appreciated from a public viewpoint by looking along the planned vista to the Castle from Hornby Bridge. Historically, the area east of Main Street appears to have been castle demesne land and included the castle chapel and a deer park.



### **Focal points, views and vistas**

- 4.16 The definitive view of Hornby is the view of Hornby Castle from Hornby Bridge. The Castle's elevated location, framed by trees and with the river in the foreground creates an exceptionally fine planned vista. The Castle can also be seen from much further afield, from the edge of the village of Wray for example.
- 4.17 The tower of St Margaret's Church is the second defining view of Hornby. Its unique octagonal tower is a landmark along Main Street and from other locations within the conservation area.
- 4.18 One of the features of the conservation area is the way in which open countryside presses right up to the rear of properties on the town's western edge. This results in several views outward from the conservation area of open countryside just beyond the town's boundaries. From Hornby Bridge there are views up and down the River Wenning and to the wider landscape.
- 4.19 The following significant views are shown on the Townscape Appraisal Map:

- A – view from Hornby Bridge across the weir and up to Hornby Castle;
- B – views east and westwards along the River Wenning;
- C – view southwards from the castle lodge over Hornby Bridge to the fells beyond;
- D – view from the gardens of St Mary's Church eastwards to St Margaret's church tower and the turrets of Hornby Castle;
- E – views of St Margaret's unusual octagonal church tower from Main Street;
- F, G, H – views westwards from the edge of the conservation area



### Current activities and uses



- 4.20 The conservation area is primarily residential with many residents working outside the town. However, Hornby serves as a commercial and community focus for the wider area and there are a number of facilities within the town. Most of these lie within the conservation area, many are historic buildings. The active Anglican and Roman Catholic churches, the 'community resource centre' located at the Institute, The Royal Oak Public House, The Castle Hotel (closed in February 2009) and some of the town's shops (general store, florist) are all located within statutorily listed buildings. The Post Office, a children's nursery and other shops are also housed in historic 'buildings of special character'.
- 4.21 The fire station is modern, as are two schools (outside the conservation area). The town also has a doctors' surgery and a community swimming pool.
- 4.22 Farm buildings of Bridge End Farm to the rear of The Institute are still in use. A public footpath leading to Wray passes through the 'yard'. Public footpaths follow both sides of the riverbank west of Hornby Bridge. The footpath along the northern riverbank leads to the confluence of the Wenning and the Lune.
- 4.23 A small riverside public car park is available for visitors to the town. A children's playground is situated near by and there is a bowling club and green just north of St Margaret's Church.



The Royal Oak Hotel

### Open spaces, landscape and trees

4.24 With the exception of the former marketplace and the churchyard, there are no formal public open spaces within the conservation area. The former marketplace was once located roughly outside The Castle Hotel but is now marked only by a widening of the highway. The churchyard of St Margaret's remains a place of tranquillity abutting the grounds of Hornby Castle and, to the north, the small recreational area of Hornby Bowling Club.



4.25 The largest and most notable open space within the conservation area is the private grounds of Hornby Castle, equivalent to Character Area 3 of the conservation area (see above). The area is characterised by grassed open spaces and copses of trees. The grounds form the setting for Hornby Castle but do not merit inclusion within English Heritage's 'Register of Parks and Gardens' of special historic interest.



Riverside path





- 4.26 St Mary's Garden is private but visitors are invited to walk around. The garden, to the rear of St Mary's Church, west of Main Street, was restored and replanted c.2000. It comprises green open space, mown walks and a rose garden and is well planted with trees.
- 4.27 The River Wenning cuts a wide open swathe through the town.
- 4.28 There are few roadside trees along the main thoroughfare. The area's most significant trees are to be found within the grounds of Hornby Castle, St Mary's Garden and beside the River Wenning but there are other fine trees within private gardens behind the street frontage. A large sessile oak in the centre of St Mary's garden was grown from an acorn collected by Dr John Lingard in Italy in 1825. Dr John Lingard (1771-1881) was a priest and historian best known for his eight volume 'History of England' (1819), the success of which enabled him to build St Mary's Church.
- 4.29 There is an especially fine yew at the rear of no. 23 Main Street (Yew Tree Cottage). Trees at The Old Vicarage and around the castle entrance provide a foil to the concentrated collection of stone buildings along this northern length of Main Street.
- 4.30 In addition to the woods and copses in the castle grounds, a strip of woodland on a small escarpment in the southeast of the area, east of Bridge End Farm, provides a green backdrop to the town.
- 4.31 Significant trees or tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference does not imply that a tree or group is not of value.

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

- 4.32 Hornby's public realm is mainly functional but is appropriate to the setting and is unobtrusive. Pavements are mostly of tarmac and street lights are black-painted tubular steel. Grass verges in the north of the area add to the spacious width of the street and contribute to a semi-rural atmosphere. Street furniture consists of the occasional bench, bus shelter and litter bin, again of functional design.
- 4.33 A particular characteristic of the Hornby Conservation Area is that boundaries are formed primarily by stone walls. These vary from rubble field walls to formal walls of cut and squared limestone with stone gate posts. There are indications of bee boles, cavities for bee hives, in the wall of The Presbytery. The area's stone walls, combined with the prevalence of stone as a walling material for buildings, add to the area's sense of place. Small areas of historic stone paving further contribute to local identity.
- 4.34 Three street items have special interest: war memorial, milestone and drinking fountain. The War Memorial dates from 1920 but its base is formed with part of the medieval market cross. A sandstone milestone outside The Old Vicarage is mid-19th century and is inscribed 'TO LANCASTER 9 MILES'. The drinking fountain at the junction of Station Road and Main Street dates from the late 19th century and carries the cat and rat monogram (also to be found on the entrance gate piers to Hornby Castle). All three buildings are grade II listed.



## 5.0 THE BUILDINGS OF THE CONSERVATION AREA

### Materials, styles and detailing

- 5.1 Hornby, in common with many settlements, was substantially rebuilt from the later seventeenth into the eighteenth century.
- 5.2 The majority of buildings were built as dwellings or farmhouses and these have mainly been built in the local vernacular tradition i.e. by local people using readily available materials and constructed with locally known practices and principles. From the end of the 18th century the town's more prestigious buildings began to follow Georgian building techniques. The Presbytery and The Castle Hotel have facades of planned symmetry and carefully designed proportion. Victorian building in the area is not common (perhaps as a result of the lack of industrialisation). The main mid/late 19th century buildings are The Old Vicarage, the former Police Station and the school in Station Road, each a good example of its type. The Institute (1914) is the work of Paley & Austin, architects of Lancaster who also undertook work in St Margaret's Church (1889).
- 5.3 Most of the historic buildings are built of local stone, a few are rendered. Most are of sandstone rubble but well-squared sandstone is a feature of the more important buildings such as The Presbytery and the Castle Hotel. St Margaret's Church and the Castle were constructed using ashlar.



**The Presbytery**



- 5.4 The prevalence of local sandstone as building material for walling and boundary walls is one of the main characteristics of the conservation area. Even late nineteenth- to early twentieth-century buildings such as the police station and the Institute fit the general pattern of building in local stone.
- 5.5 Roofs are generally of slate but some earlier roofs of stone flags survive. For example, Nos.11 and 13 Main Street (mid-18th century, grade II) have a stone slab roof.
- 5.6 Most buildings are plain with plain squared door and window surrounds. Earlier buildings (late 17th and early 18th century in date) may have chamfered or plain stone mullions in their windows, or traces of their having been removed. Small paned side-hung casement windows would once have been common but many have been replaced. Mid/late-19th century buildings have vertical sliding sashes.



The Institute - use of ashlar and squared rubblestone



## Listed heritage assets

- 5.7 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:



• Hornby Castle	Grade I
• Terrace wall on SW and SE sides of Hornby Castle	Grade II
• No 54, 2 pairs of piers and adjoining walls to entrance	Grade II
• Hornby Hall Cottage, Hornby Hall Close	Grade II
• Church of St Margaret	Grade I
• Cross base south of Church of St Margaret	Grade II*
• Police Station, Lancaster Road	Grade II
• 11 and 13 Main Street	Grade II
• Mossmire House, 19 and 21 Main Street	Grade II
• Yew Tree Cottage, 23 Main Street	Grade II
• 45 and 47 Main Street	Grade II
• Castle Hotel, Main Street	Grade II
• House adjoining to north of Castle Hotel	Grade II
• 56 Main Street	Grade II
• Wall with 3 gateways approx. 90 m SE of no. 56	Grade II
• 58 and 60 Main Street	Grade II
• The Presbytery, Church of St Mary	Grade II
• Church of St Mary, Main Street	Grade II
• Hornby Bridge	Grade II
• Milestone, Main Street	Grade II
• 26 and 28 Main Street	Grade II
• Monteagle House, 41 and 43 Main Street	Grade II
• Royal Oak Hotel, Main Street	Grade II
• War Memorial, Main Street	Grade II
• Drinking fountain adjoining no. 2 Station Road	Grade II
• 11 Station Road and adjoining garage to south	Grade II
• Hornby Village Institute, Main Street	Grade II



### Significant unlisted buildings

- 5.8 A number of unlisted buildings have been identified on the Townscape Appraisal Map as being “Buildings 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.
- 5.9 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. The most notable are St Margaret’s Church and Hornby Castle.



Converted barn on Lancaster Road



## 6.0 NEGATIVE FEATURES AND ISSUES

### Loss of original windows and doors

- 6.1 Some owners of historic houses 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 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, door and window openings have been altered, for example to create large wide windows in place of taller narrow ones. 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 host buildings.

### Road signs

- 6.3 The setting of the grade II listed drinking fountain is spoiled by a profusion of road signs set extremely close to the building.



Road signs set close to the fountain



### 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 which detracts from the character and appearance of the conservation area.

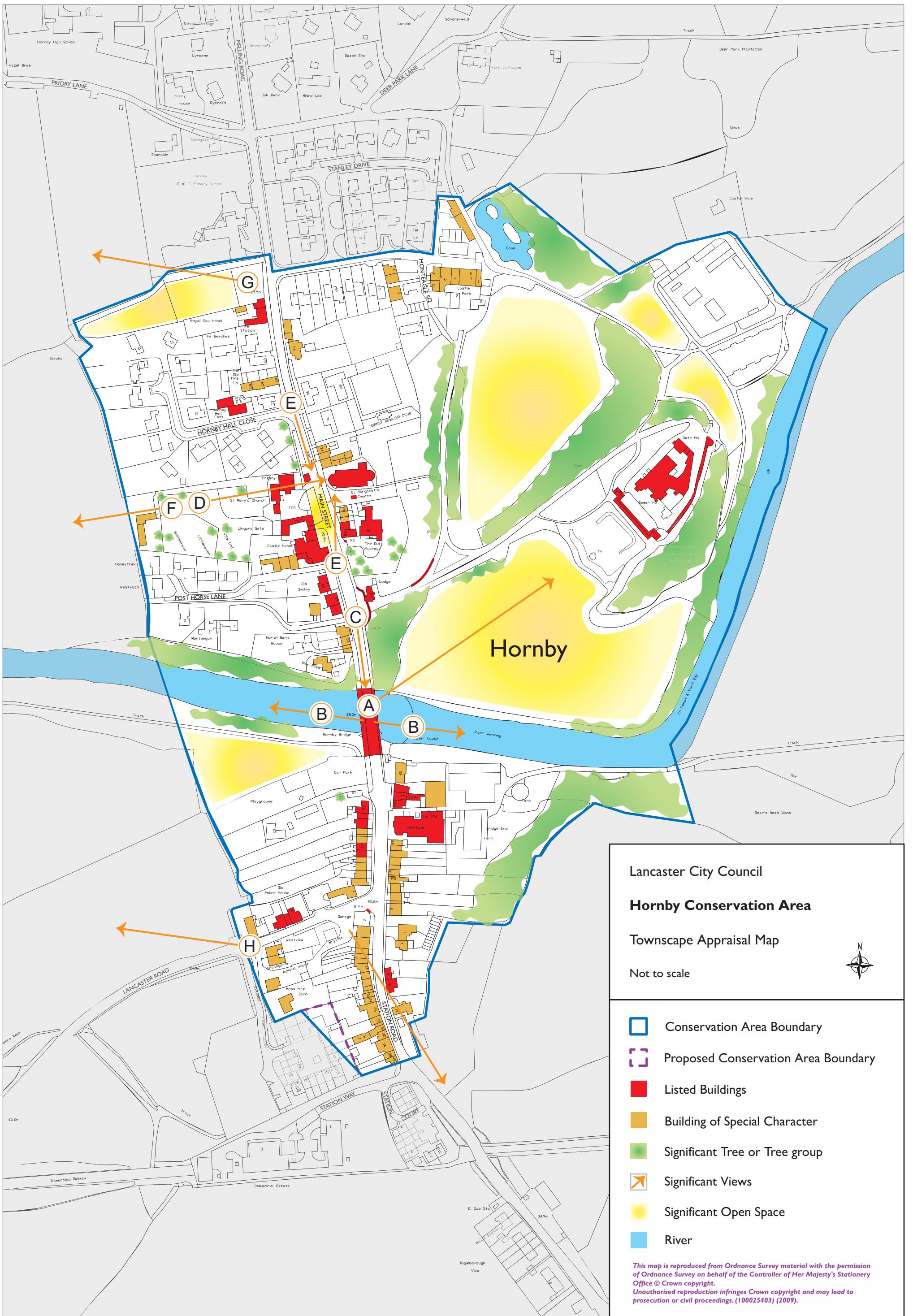
### Buildings at Risk

- 6.5 Building condition in the conservation area is generally good. However, The Castle Hotel (grade II) is currently vacant, in a poor state of repair and at risk of further deterioration and decay unless a use is found. The listed milestone by The Old Vicarage is in need of minor remedial works.

### Threats to archaeological sites

- 6.6 The biggest threats to the survival of the historic integrity of the settlement are the expansion of the settlement and the infilling of back plots, both of which are compromising its historic character. The scale and positioning of the recent development at Strands Farm, for example, are very much at odds with the historic character of the town.





Lancaster City Council

**Hornby Conservation Area**

Townscape Appraisal Map

Not to scale



- Conservation Area Boundary
- Proposed Conservation Area Boundary
- Listed Buildings
- Building of Special Character
- Significant Tree or Tree group
- Significant Views
- Significant Open Space
- River

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## 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:

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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:

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

Lancashire County Council – *Hornby Historic Town Assessment Report* – 2006

Hornby Village information leaflet

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

White, A – *Hornby, A Guide and Brief History* – 2008

### 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)



