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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	9
4.0	The character and appearance of the conservation area	13
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 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 Wray Village Institute on Tuesday 24th 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 Wray is a small former agricultural/industrial settlement which is now primarily a residential community. Seventeenth century Quakers in the village refused to pay agricultural tithes to the established church and this led them and the village towards manufacturing industry rather than farming. This, together with the proximity of the fast-flowing Roeburn, led to the village's emergence in the 19th century as a centre of hat, nail and bobbin making. Many buildings survive from the 17th and 18th centuries, often identified by the datestones set into their frontages. There are also 19th century buildings, some built with greater architectural pretension than their earlier vernacular neighbours did. The architectural historian Nikolaus Pevsner describes Main Street as "a specially pretty village street with the houses as continuous terraces and a late Georgian three-bay house...as the point de vue..."



Main Street



- 1.2 The conservation area contains 28 listed buildings, a high proportion for such a small settlement. The special historic and architectural interest of the conservation area is indicated by the fact that almost all of the buildings along Main Street are listed buildings or buildings of special character.
- 1.3 The Wray 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'.



The Old Vicarage



Jubilee Lantern

- 1.4 In response to government guidance on best practice, this appraisal defines and records the special architectural and historic interest of the Wray Conservation Area. These features are also marked on the Townscape Appraisal Map that accompanies this written commentary. While the descriptions go into some detail, it should not be assumed that the omission of any characteristic, such as a building, view or open space, from this appraisal means that it is not of interest.
- 1.5 Section 72 of the same Act specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 1.6 This document provides a firm basis on which applications for development within the Wray Conservation Area can be assessed. It should be read in conjunction with the policies of the adopted local plan.





Summary of special interest

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

- Origins as a planned and planted medieval village established as a farming community in the 12th century;
- Distinctive linear village street pattern with little backland development;
- Rural setting of the village between Forest of Bowland and the Lune Valley;
- Located on land rising from the Roeburn valley just west of the confluence of the Rivers Hindburn and Roeburn;
- Significant number of dwellings that survive from the late-17th to late-19th centuries;
- Distant views out of the conservation area to surrounding rural landscape, to Hornby Castle and along the River Roeburn;
- Views of historic buildings within the conservation area, notably landmark buildings such as Wray House and Windsor House which hold prominent positions at the north end of Main Street;
- Architectural and historic interest of the area's buildings, including 28 listed buildings;
- Varied townscape of vernacular historic buildings that follow the sinuous curves of Main Street, as it climbs from the valley of the River Roeburn;
- Prevalent use of locally quarried building stone for walling, roof slates and boundary walls;
- Features and details that contribute to local identity e.g. small areas of cobbled stone floorscape, decorative datestones and the Queen Victoria Jubilee lamp;
- The Flood Garden, site of houses demolished in the flood of 1967, wherein lies a commemorative cobblestone mosaic designed by Maggy Howarth;
- Trees, particularly in the southern part of the conservation area beside the Roeburn and Bank Wood, a steep backdrop to the conservation area;
- The River Roeburn and Wray Bridge (1780), listed grade II.

2.0 LOCATION AND SETTING

Location

- 2.1 Wray is located in north Lancashire, some 16km (10 miles) east of Lancaster, reached by taking the A683 towards Kirkby Lonsdale before branching off on the B6480 to Bentham, Clapham and Settle. The nearest station is at Wennington 3km away.
- 2.2 The settlement stands just west of the confluence of the River Hindburn and the River Roeburn. A short distance beyond the village, to the north, is Meal Bank Bridge over the Hindburn; Wray Bridge, at the southern end of the village, carries a narrow road over the Roeburn.



Boundary

- 2.3 The original boundary of the Wray Conservation Area was drawn to include almost all of the village's built development. It also included a short length of the River Roeburn and a field and wood south of the River Roeburn that forms an important green backdrop to the village.



Woodland along the River Roeburn



- 2.4 However, although the current boundary encloses all the historic buildings within the main settlement, the omission from the conservation area of the nearby former mill, terrace of workers' cottages and other historic buildings in the Roeburn valley is an anomaly, especially given that the mill was a vital part of the economy and history of the village in the 19th century and earlier. It is therefore recommended that the current conservation area be extended southwards to include Roeburn Cottage, Roeburn Terrace, Old Bobbin Mill and other historic stone-built buildings and walls in this small area of historic industrial interest. Although many of the buildings have been altered and extended, the mill and associated buildings retain their form and relationship to road and river and thereby merit inclusion within the Wray Conservation area.



Old Bobbin Mill



Holy Trinity churchyard

2.5 Since designation as a conservation area, late 20th century housing developments have been built on the edge of the village (Lane Head, Gars End) and within the core of the village (The Orchard). These developments, though obviously modern in comparison to their 18th and 19th century neighbours, do not significantly detract from the historic character and appearance of the conservation area. Recent development at Home Farm Close means that the existing boundary is no longer appropriate and it is recommended that the boundary is redrawn to make a more meaningful boundary that excludes the modern houses of Home Farm Close. In addition it is recommended that the boundary be amended to include the extension to the churchyard and the stone wall surrounding it.



2.6 The proposed boundary changes are illustrated in detail on the Townscape Appraisal Map that accompanies this written appraisal.

Topography and landscape setting

2.7 The conservation area lies wholly within the Forest of Bowland Area of Outstanding Natural Beauty, an area of sprawling heather moorland and blanket bog. An area of undulating lowland farming lies to the west of the village and to the north lies the valley floodplain of the Rivers Lune, Wenning and Hindburn. To the south and east of Wray lie wooded rural valleys. Roeburndale Woods, a deciduous woodland designated a Site of Special Scientific Interest (SSSI) flanks the River Roeburn south of the village (outside the conservation area).

- 2.8 School Lane rises steeply from Main Street into open farmland. The conservation area is relatively flat at its northern end but slopes slightly and then more markedly southward and eastward along Main Street to Wray Bridge. Just upstream from here the River Roeburn emerges from the hills to run round the edge of Wray village at the point where its course opens and flattens out.

Geology

- 2.9 The underlying solid geology of the area consists of carboniferous sandstone featuring Millstone grit.

Archaeology

- 2.10 Traces of prehistoric activity in the Forest of Bowland survive in the form of a number of monuments including the cairn on Parlick Pike and the nearby Bleasdale Circle.
- 2.11 In a settlement such as Wray, which has a history of small-scale industry and manufacturing, it is very probable that archaeological deposits underlie many of the dwellings of the conservation area; the area around the mill may well contain interesting features of industrial archaeology. The lack of specific archaeological designation should not be taken as meaning the absence of archaeology. Many of the buildings within the conservation area are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction that is only likely to be uncovered during building work.



Industrial landscape south of Wray

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

- 3.1 The name Wra, later Wray, first appears in 1227. The Oxford Dictionary of English Place Names suggests that Wray, Wrea and Wreay are derived from an old Scandinavian word 'wra' meaning a nook or corner, here used in the sense of a remote or isolated place.
- 3.2 When Hornby was 'upgraded' to a town by the Lord of Hornby in the 12th century, Wray was established as a farming community. The Victoria County History for Lancashire (published in 1914) notes that Wray was named in the grant of free warren to Geoffrey de Nevill in 1279 and that in 1319 there were twenty tofts, 16 oxgangs of land and 76 acres of land and meadow in the hands of various tenants. Despite these early references, there is little trace of the village in written records until the 17th century.
- 3.3 Wray was strongly influenced by George Fox's mid-17th century Quaker movement. Records indicate that there was a Quaker Meeting House in Wray in 1668 and land was purchased for a burial ground in 1676. A purpose built stone Quaker Meeting House was completed in 1704, now the Methodist Church Hall. In its graveyard (now a car park) at least 265 people lie in unmarked graves.
- 3.4 The village grew up around a junction between an old road from Lancaster to Bentham and a smaller road leading southwards to a crossing over the River Roeburn. The Gars probably means 'the grass', and marked the northern end of the village and the beginning of farmland. The main Lancaster to Bentham road used to follow this track; Wray House was a farmhouse that originally faced The Gars until the construction of a new road in the early 19th century.



Wray Methodist Church



- 3.5 Deerstalking in the locality can be deduced from the place names of the area (e.g. Roeburn, Harterbeck and Bowskill Wood) and agriculture was central to the village economy of the 17th century. For example the original house and farmbuildings of nos. 91 and 92 Main Street were erected c.1691, and there are several cottages dating from the late 17th century. One of the earliest surviving dwellings in the conservation area is No. 2 Holme View, Main Street, and dated 1656. However, it was the proximity of the flowing River Roeburn that gave rise to the small-scale water-powered industrial activity that characterised the village through the 18th and 19th centuries.



No.2 Holme View



Workers' cottages beside the mill

- 3.6 Wray's main industrial building was the mill on the far side of the Roeburn. It can be reached by road or via The Spout, a millworkers' footpath behind the school leading to Kitten Bridge (perhaps a distortion of 'kitting' bridge). The mill had a varied history and was used at different times for wool-carding, cotton-spinning, silk-throwing, and bobbin-turning. The buildings have now been converted to dwellings, but some traces of the old water-powered installation are apparently still visible from the road. The mill was a big employer in the early 19th century and a row of roadside workers' cottages was built beside the mill. The mill closed in the 1930s.
- 3.7 Timber from nearby woodlands was taken to Wray where clog-making was an integral part of the village economy as was nailmaking and hat-making. The village had coalpits and quarries as well as the mill. Enclosed yards survive within the village from these industries. Most of the workshops have disappeared, or been converted to other uses; The Orchard, a small development of houses built in 1999, stands on the site of a coal yard.
- 3.8 Being an industrial village, Wray, in the early nineteenth-century, was crowded with nail-makers, hatters, weavers, coalminers and quarrymen. The village was smaller then, but the population three times as large. A Lancaster newspaper recorded, in 1833, that it was "absolutely dangerous for respectable persons to venture out after dark, especially females; there exists such a set of unruly persons whose conduct ought to be put a stop to by enforcing the law."





- 3.9 On the other hand, those who profited from the local economy brought some wealth to the village and added a degree of formality to the village architecture. Wray House was an ordinary farm house until about 1820, when one of the Marshall family, rich with money earned in the Liverpool trade, gentrified it, turned it round to face the new turnpike road, and built an enormous garden wall for seclusion.
- 3.10 Wray's non-conformist tradition that began with 17th century Quakers was continued with a Methodist Chapel (1847) and a United Methodist Chapel (1867). At that time, there were apparently seven beer shops in the area, the Quaker Meeting having dwindled substantially! There was no Anglican church until 1840. A Captain Pooley endowed a school in his will of 1684. The date and initials are inscribed on the doorhead of today's Wray-with-Botton Primary School, which was rebuilt on the site of the old school in 1884 and has been much altered and extended.
- 3.11 Wray's history became associated with the River Roeburn again in 1967. In August of that year, a freak cloudburst on the Bowland Fells dropped two inches of rain in twenty minutes. There was flooding all along the Lune and Hodder valleys, and a farm and ten houses were destroyed in Wray. Bridge End House, now standing alone on the other side of the road, was one of a row of six. The bridge in the village stood firm, increasing the damage as the floodwater piled up behind. The much older Meal Bank Bridge, on the Wennington Road, was swept away.
- 3.12 A small development of houses and bungalows was built in Wennington Road as a replacement for the lost cottages. In the last quarter of the 20th century, the settlement has been enlarged by four small cul-de-sac housing developments on the outskirts of the village.
- 3.13 The creation in 2000 of the 'Flood Garden' and a commemorative mosaic on the site of the demolished houses is an indication of the community spirit of the village.

4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Townscape analysis

- 4.1 The main thoroughfare through Wray consists of a long and sinuous street with near-continuous development on either side, especially along Main Street. Buildings do not exceed two storeys in height, but building height varies. The built form is comprised of a small number of detached buildings (such as Wray House, Holy Trinity Church, The Old Vicarage and the Village Institute) with, more commonly, short rows of three or more dwellings fronting the highway.
- 4.2 The terraced form of development is prevalent to the north of Main Street but becomes more broken as one approaches Wray Bridge, not least because of the loss of several houses in the flood of 1967. Carriage archways occasionally breach the built frontage, now mostly blocked, and there are small gaps in the frontage where properties such as Hope Cottage and no. 73 Main Street have been built gable-end-on to the street. Density is higher in the level north of the conservation area than in the south where the land is sloping or is prone to flooding.
- 4.3 The width of the thoroughfare is not constant. In the upper length of Main Street, the wide cobbled areas in front of many houses contribute to a generous width of street. There is almost a 'square' between Poplar House and Thistle House. In contrast, Main Street narrows to a pinchpoint outside nos. 94 Main Street. The Gars, a quiet old lane without pavements, varies in width as it winds its short way between Hornby Road and Wennington Road.



Thistle House



- 4.4 There are no front gardens in Main Street but garden space to the rear is generally long, following the width of the property. There is virtually no backland development pre-dating the mid-19th century.

Focal points, views and vistas

- 4.5 These are shown on the Townscape Appraisal Map. Wray is a rural village and, from the edges of the conservation area, there are good views looking out to the landscape beyond. Of particular note are the views from Hornby Road northwestward to the elevated site of Hornby Castle. From the ends of Wennington Road and School Lane, in the conservation area, there are similar views across open countryside, confirming the village's rural location. From a highpoint along The Spout, there are good views looking back (east) over the rooftops of the village. A similar view can be gained from the top of School Lane (outside the conservation area).
- 4.6 Internal views are restricted to oblique views across and along the streets, with occasional glimpses of backland building or countryside between houses and at road junctions. Wray House attractively closes the view northwards along Main Street, its formal Georgian frontage slightly at odds with the otherwise modest vernacular architecture of the rest of the village.
- 4.7 Open space on the south side of Main Street, beside the River Roeburn, enables fine views of greenery and the river itself, but Bank Wood and the wooded banks of the river restrict distant views in this southern part of the conservation area. Here there are many pleasant enclosed views across the river and up and down its length, especially from Wray Bridge.
- 4.8 The conservation area's most distinctive and representative views are marked on the Townscape Appraisal Map. These are:

- A, B – views over the village from School Lane and The Spout;
- C – views along the Roeburn from Wray Bridge;
- D, H – view of surrounding countryside from School Lane and Lane Head;
- E – view of Wray House from Main Street;
- F – view of Windsor House on the western entrance to the village;
- G – view between roadside buildings on Hornby Road to nearby fields;
- I – view of Hornby Castle from Hornby Road.



Former Congregational Chapel, 1867

Current activities and uses

- 4.9 In the 19th century, Wray was a centre of hat, nail, clog and bobbin making, but these trades have long ceased and the Wray Conservation Area today is primarily residential with a population of about 500.
- 4.10 Many buildings are no longer in their original use. The former 17th century Quaker Meeting House is now a hall for the Methodist Church, and the former Congregational Chapel (1867) is a dwelling. With the exception of Hoskin's Farm, the village's former agricultural/industrial buildings have either been demolished and redeveloped (e.g. Home Farm on the edge of the conservation area) or have been converted to residential uses. Farm buildings at Bridge House Farm have been converted into tearooms.



- 4.11 The conservation area also includes an active Anglican and a Methodist Church, a Post Office and general store and two pubs (George and Dragon, Inn at Wray). Wray-with-Botton Primary School remains in educational use, rebuilt and extended since its 17th century origin. The Wray Institute shows films several times a year. The conservation area contains a large playing field, a small churchyard and a well tree'd length of the River Roeburn south of Wray Bridge. Here, at the south of the area, there is also an open field crossed by a public footpath and the steep-sided Bank Wood
- 4.12 Wray is popular with walkers and cyclists exploring the Lune Valley. Traffic is generally light but the main street is often lined with parked cars. The Wray Scarecrow Festival and Fair, in which elaborate and topical scarecrows are made by the local community, takes place over a week in May and can attract up to 30,000 visitors.

Open spaces, landscape and trees

- 4.13 The boundary of the conservation has been drawn tightly around the built development of the village, but encloses significant areas of open space to the east and south. The former is comprised of semi-formal semi-public areas (playing fields and churchyard); the latter comprised of private pastureland.



Playing fields



- 4.14 The spine of the conservation area formed by Hornby Road and Main Street is fronted by near-continuous built development and is not characterised by open space. However, there are variations in the street's width and a distinctive 'square' outside Poplar House. Unfortunately, the additional width of the street is usually an opportunity for more parked cars, understandable given the lack of rear vehicular access and lack of garages, but nevertheless a regrettable blot on the streetscene.
- 4.15 The Flood Garden is a small but vital part of the character and appearance of the conservation area. The space and the walled mosaic were created in 2000 on the site of houses demolished in the flood of 1967. As well as being a commemorative garden, it is important in townscape terms because of the views provided across the river and because of the opportunity afforded to view the fine row of historic buildings opposite, on the north side of Main Street. Five of these are listed buildings.
- 4.16 Holy Trinity churchyard, though small, can be seen from Main Street and provides a setting for this low-lying place of worship. To the north, out of sight of the village streets, lies a large playing field. The playing field has a managed appearance with short machine-mown grass and a rather exposed atmosphere. This is in contrast to the conservation area's other large green open space, namely the field below the steep-sided Bank Wood to the south of the river. This is grazed by animals and has a distinctively enclosed and rural feel. Both spaces play an important role in the transition between the built form of the village and open countryside beyond.
- 4.17 Trees are an especially important component of the southern part of the conservation area beside the River Roeburn. Bank Wood provides a wooded backdrop to the village and riverside trees bring a rural sylvan atmosphere right up to the edge of the village.
- 4.18 Trees are not a notable feature of the village's main thoroughfare, but their absence gives added significance to those trees that are present. These include roadside yews beside The Vicarage in Wennington Road, a holly beside Wray House and trees in the Flood Garden. These all make an especially positive contribution to the appearance of the conservation area. Specimen trees on the edge of the playing field, in the churchyard, and in private rear gardens are also of note.
- 4.19 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.

Boundaries

- 4.20 The area is notable for the presence of a variety of stone boundary walls. These range from rubble field walls (e.g. along The Spout and beside the footpath from Main Street to the playing fields) to formal walls of cut and squared stone (e.g. beside Wray House). Some houses on Main Street have with stone walls with stone gateposts. Most are up to one metre in height, with triangular or half-round coping stones. The wall around Wray House is exceptionally tall and a distinctive feature of Hornby Road.



- 4.21 There are iron railings along the front of Holy Trinity churchyard, but railings are not a particular feature of the area. Those fronting Wray House were removed many years ago.

Public realm: floorscape, street lighting and street furniture

- 4.22 Wray's public realm is distinguished by roadside 'pavements' of cobblestones alongside Main Street and The Gars. Typically the stones are laid in rows at right-angles to the road, often with a path of stone slabs leading to a front gate or door. Such cobbled frontages and stone slabs are most notable at the north end of Main Street where, outside Windsor House, the letters WW 1820 are written in cobbles. William Wainman was a hatter.
- 4.23 Continuing the theme of decorative cobblestones, the mosaic in the Flood Garden is an important new feature in the village that adds to its distinct sense of place. It was designed by Maggy Howarth and executed by her and the people of Wray as a Millennium project. It uses mainly black pebbles from a Cumbrian seashore, white pebbles from Wales, and carved insets made from green Elterwater slate. But the brown stones representing the main flood water were gathered by a village working party, appropriately enough from the bed of the Roeburn and Hindburn.
- 4.24 The green sward of grass in front of the old listed farmbuilding at Hoskin's Farm adds to the rural character of the village. Elsewhere, pavements are of tarmac, with concrete kerbs. Street lights are of black-painted tubular steel topped with lanterns. Street furniture consists of the occasional bench, bus shelter and litter bin, mostly of functional design but appropriate to the setting, and unobtrusive. As an exception, a unique item of street furniture is a little figure holding a lantern outside Poplar House. The figure set upon a stone plinth was put up as an oil lamp for Queen Victoria's Jubilee in 1887. In 1989 it was converted to electricity.

5.0 THE BUILDINGS OF THE CONSERVATION AREA

Materials, styles and detailing

- 5.1 The ample supply of local sandstone means that it is the most prevalent building material, used almost exclusively for walling of pre-1914 buildings and for boundary walls, and there are many examples of stone slab roofs. Structures of well-dressed rectangular blocks, of more roughly dressed but still squared stones, and those of coursed or uncoursed rubble construction can all be found. The stone is normally left exposed but examples of a local tradition of 'slobbering' (i.e. the application of an uneven render to a rubblestone surface, nowadays often painted white) can be seen in Duck Street and The Gars.
- 5.2 Stone slab roofs are present on the former Quaker meeting house and nos. 71 and 72 Main Street amongst others. Here they are laid in a traditional way with diminishing courses i.e. with large stone slates at the eaves, decreasing in size to small slates at the ridge. Slate roofs are common on mid/late 19th century buildings; especially those which were built after the railway made the transport of distant building materials easier.
- 5.3 Generally speaking, the buildings, particularly those dating from the 17th, 18th, and early 19th century, have been built in the local vernacular tradition i.e. by local people using readily available materials and constructed with locally known practices of stone building and roofing. These buildings do not conform to a uniform architectural style.



71/72 Main Street



However, from the early 19th century onwards, a degree of formality and architectural pretension enters the village perhaps starting with the Georgian frontage applied to Wray House in c.1820. Poplar House and Thistle House, examples from the mid 19th century, have symmetrical frontages with doors in the middle bay, the former with crude Doric pilasters, the latter with stone door surround with the jambs treated as pilasters.

- 5.4 Houses of similar design with names such as Poplar House, Windsor House, Thistle House and Malvern House, in the upper part of the village, represent the wealth of the small industrial masters of the 19th century. Several 17th and 18th century houses were substantially altered in the 19th century.
- 5.5 Most buildings are plain with plain squared door and window surrounds. Earlier buildings may have chamfered 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.
- 5.6 Chimneys are a feature of the old buildings. Viewed from School Lane or The Spout, the conservation area has a lively roofscape of chimney stacks, pots and gables. A number of fine date stones exist in the village, some in distinctive ‘Lune Valley’ style, with a stepped or castellated outline.

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 late 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:

• Fern Cottage, The Gars	Grade II
• Wray House, Hornby Road	Grade II
• New Inn, Hornby Road,	Grade II
• Friends Meeting House, Hornby Road	Grade II
• Windsor House, Main Street	Grade II
• Greystones Cottages, 1, 2, and 3, Main Street	Grade II
• 71 and 72 Main Street	Grade II
• Poplar House, Main Street	Grade II
• 73 Main Street	Grade II

• Holme View 1, 2, and 3, Main Street	Grade II
• Bridge End Cottage, Main Street	Grade II
• Burnside, Main Street	Grade II
• Bridge End House, Main Street	Grade II
• Wray Bridge	Grade II
• Walnut Cottage, Main Street	Grade II
• Oak Cottage, Main Street	Grade II
• Malvern House, Main Street	Grade II
• Barn north of Hoskin's Farmhouse, Main Street	Grade II
• Thistle House, Main Street	Grade II
• Post Office and house adjoining to south east, Main Street	Grade II
• 91 and 92 Main Street	Grade II
• 94 Main Street	Grade II
• Roeburnside, Main Street	Grade II
• Vicarage, Wennington Road	Grade II
• Ivy Cottage and Ivy House, Main Street	Grade II
• Home Farm Cottage, 81 Main Street	Grade II
• Top Cottage, School Lane	Grade II
• Hope Cottage, Main Street	Grade II
• Holme Cottages	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 provide 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 Notable examples of buildings of special character are: Holy Trinity Church (1840, with a chancel of 1880), the former non-conformist church (1867, now a dwelling), Wray's early 20th century Post Office (1907) and the old part of Wray-with-Botton School (1884) which, as the older doorhead shows, was endowed by a Captain Pooley in his will of 1684.

5.10 The Townscape Appraisal Map also singles out Wray House and Windsor House 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.



Wray House

6.0 NEGATIVE FEATURES AND ISSUES

Loss of original windows and doors

- 6.1 Some 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 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.



An inappropriate bay window and poor condition detract from this cottage of 1746



Well maintained stone walls are important to the area's character

Modern installations: satellite dishes, rooflights, and alarm boxes

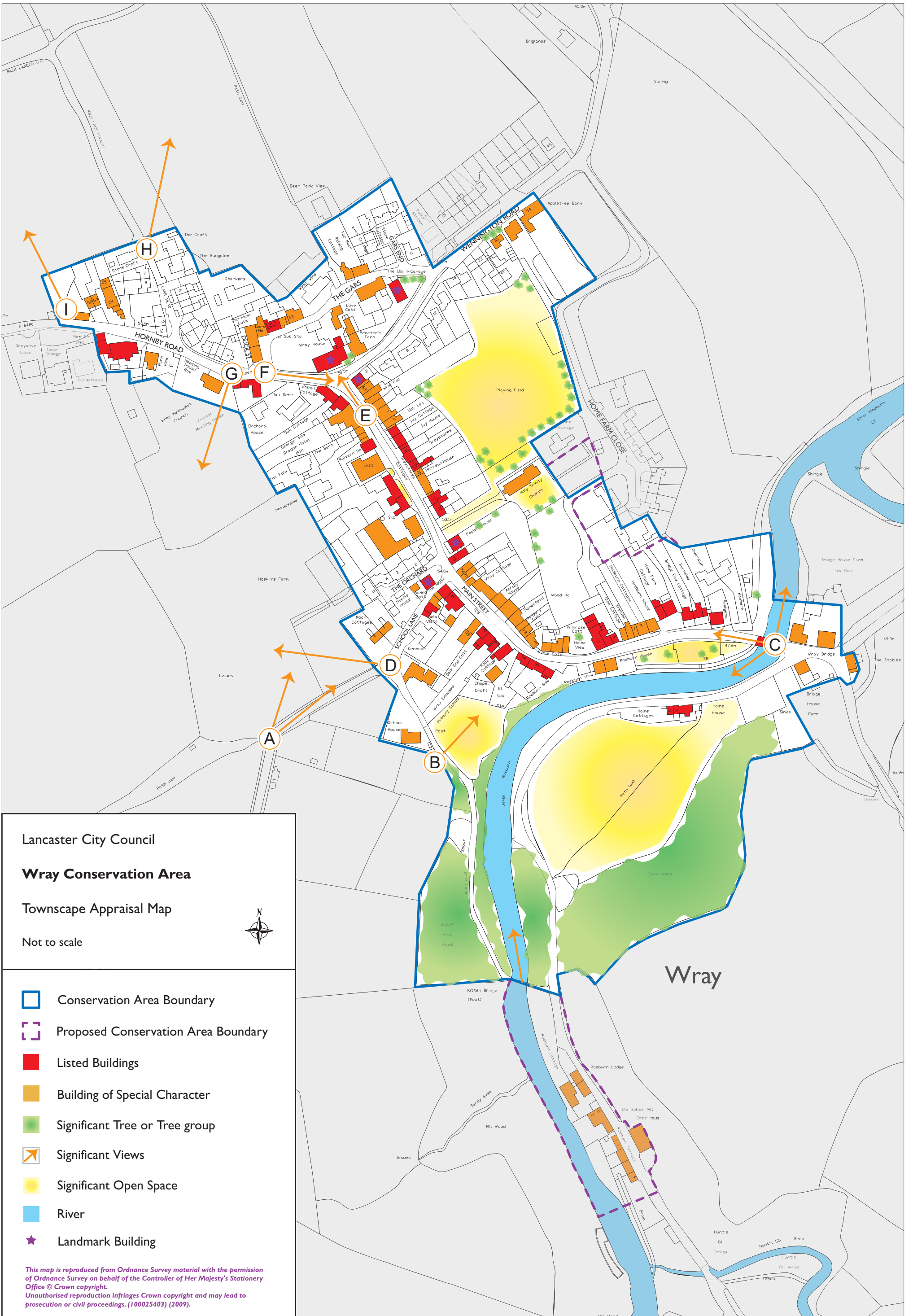
- 6.3 There are a number of instances where accretions such as satellite dishes and alarm boxes have been made on the elevations or chimney stacks of the historic buildings or where drainage pipes have been inserted in prominent positions, or rooflights inserted into the principal roofslope.

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

- 6.5 Building condition in the conservation area is generally good. However, the house adjacent to the Post Office, listed grade II, is currently in a state of disrepair and potentially at risk of decay.



Lancaster City Council

Wray 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
- ★ Landmark Building

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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:

Conservation Team
Regeneration & Policy Service
Lancaster City Council
Morecambe Town Hall
Marine Road East
Morecambe
LA4 5AF

Mail to:

PO Box 4
Lancaster Town Hall
Lancaster
LA1 1QR

Tel. 01524 582535 or 01524 582340

Email: planningpolicy@lancaster.gov.uk

APPENDIX 3: REFERENCES

Publications:

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

Garnett, E – *The Wray Flood Remembered* – 2007

Kenyon, David – *Wray and District Remembered* – 2008

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

Wray Hall Institute noticeboard

Wray Village information leaflet

Websites:

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

www.british-history.ac.uk

www.heritagegateway.org.uk

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

www.lancaster.gov.uk

