



Cannon Hill Conservation Area Appraisal

Adopted June 2014

Contents

1.0	Introduction	3
2.0	Conservation Area Appraisal: Area-wide Overview	5
3.0	Conclusions and Recommendations	21

Appendices

	Appendix 1: Glossary of Terms	25
	Appendix 2: Sources	29
	Appendix 3: Checklist for heritage assets that make a positive contribution to the conservation area	33
	Appendix 4: Contacts for Further Information	37

List of Figures

Figure 1.1: Conservation Area Designations	5
Figure 2.1: Figure Ground Analysis	11
Figure 2.2: Townscape Analysis	12
Figure 2.3: Listed and Positive Buildings	21

Produced for Lancaster City Council by the Architectural History Practice and IBI TaylorYoung (2012)



IBI TaylorYoung



1. Introduction

This report provides a Conservation Area Appraisal of the Cannon Hill Conservation Area. Following English Heritage guidance (Understanding Place, 2011), it describes the special character of the area, assesses its current condition and makes recommendations for future conservation management, including for the public realm. The appraisal will also be used to inform future planning decisions, to help protect the heritage significance of the area.

The first draft of this appraisal formed the subject of a six-week public consultation period from 4 February until 15 March 2013. The appraisal was posted on the Council's website, with hardcopies available to view in Lancaster and Morecambe Town Halls, as well as in Lancaster, Morecambe and Carnforth Libraries.

A Consultation Report was produced, and final amendments made. The final draft was then considered by the Planning Policy Cabinet Liaison Group on 8 May 2013, and received Management Team approval on 9 June 2014. Final approval was given by Individual Cabinet Member Decision on 16 June 2014, with an implementation date (following a call-in period) of 24 June 2014.

Conservation areas are designated under the 1990 Planning (Listed Buildings & Conservation Areas) Act, which requires local authorities to review conservation area designations and if, appropriate, to designate additional areas. This appraisal has been produced to define and record the special architectural and historic interest of the Cannon Hill Conservation Area, following designation in 2010.

The authors are grateful for assistance with research and historic mapping from Lancaster Library and Lancashire County Archaeology Service.

1.2 Planning Policy Context

The National Planning Policy Framework (NPPF, 2012) requires local planning authorities to identify and assess the significance of heritage assets (including Conservation Areas). It requires that information about the significance of the historic environment should be made publicly accessible. This Appraisal directly responds to these requirements.

The Lancaster Core Strategy was adopted by Lancaster City Council in 2008. Within this document, the vision for Lancaster is a "prosperous historic city with a thriving knowledge economy". Policy SC5 seeks to achieve quality in design of new buildings and this will have a particular focus on Lancaster City Centre and its approaches, and the conservation areas generally. A Development Management Document is currently in draft and is due to go out to public consultation in October 2012. This contains important planning policy relevant to development within conservation areas and Lancaster City Centre.

Cannon Hill is a recently designated Conservation Area. Following a scoping report recommending designation in 2009, by the Conservation Studio and approved by Lancaster City Council, the designation took effect on 17 September 2010. The designation process included consultation with local residents and landowners.

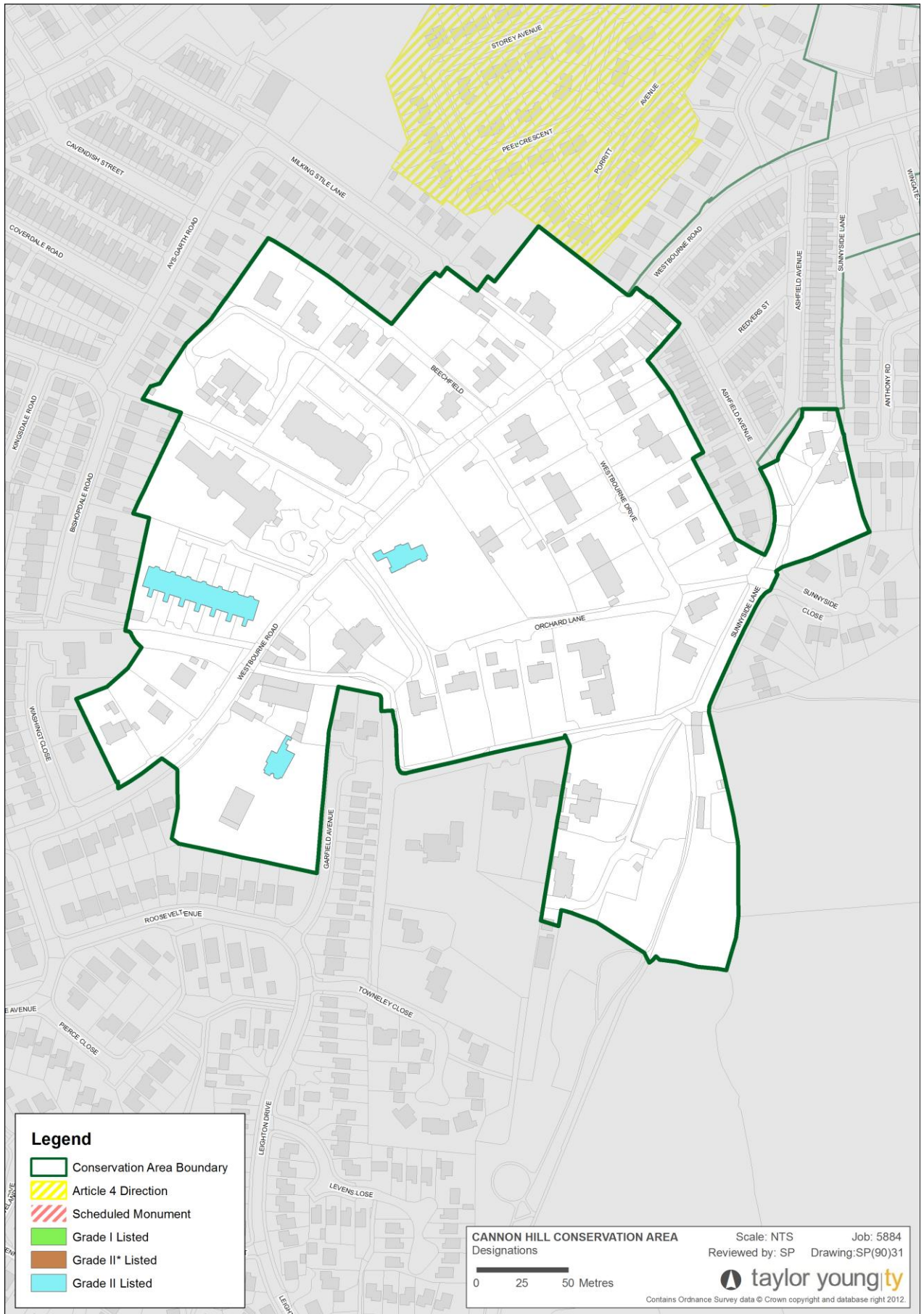
Figure 1.1 illustrates the current conservation area designations in the area. In addition to the Cannon Hill Conservation Area boundary it shows Listed Buildings. Conservation areas are designated under the 1990 Planning (Listed Buildings & Conservation Areas) Act, which requires local authorities to review conservation area designations and if, appropriate, to designate additional areas. This appraisal has been produced to define and record the special architectural and historic interest of the Conservation Area, following the adoption of the extended area in 2011.

There are nine listed buildings within the Conservation Area (in three entries), all Grade II listed. There are no Scheduled Monuments or other heritage designations, and no significant land-use allocations affecting the area. There are currently no Article 4 Directions.



Laurel Bank

Figure 1.1: Conservation Designations



1.3 Summary of Special Interest

“Cannon Hill takes its name from one of the earliest Victorian houses built in this leafy suburb on the west side of Lancaster. It has been designated as a good example of a residential suburb of low density housing built for the middle classes in the late 19th century. The area reflects an important aspect of the city’s historic development, as well as containing some fine examples of Victorian domestic architecture. It is characterised by large stone-built houses set in spacious grounds, with a plot layout that reflects earlier field boundaries. A few buildings express the earlier farming role of this area, and property boundaries

reflect the historic field pattern. The three best examples of Victorian houses or groups of houses are listed, such as The Knoll which was designed by Hubert Austin for himself in 1879. Many other houses also make a positive contribution to the character of the area. The archaeological potential of the area is fairly low.

The landscape value of the area is high with mature trees and shrubs important to the area and giving it a wooded character. Some designed historic gardens provide the setting for larger houses. Stone boundary walls define the street scene and provide privacy to the houses. There is a mixture of public and semi-private roads and lanes that make this a distinctive area, giving the impression of a private enclave. Some later development has taken place but on the whole this has not eroded the special character of the area, and has retained the leafy spacious character of plots.”

2. The Conservation Area Appraisal

2.1 Location and Setting

Cannon Hill is a clearly distinguishable area of higher ground to the west of Lancaster City Centre. It is reached by travelling westwards on Westbourne Road, a kilometre away from central Lancaster. This Conservation Area immediately adjoins the Lancaster City Centre Conservation Area, and is directly adjacent to the Westbourne Road character area (see Lancaster Conservation Area Appraisal).

Whilst the area was developed for middle class villas that would have taken advantage of views over surrounding countryside; today it is largely surrounded by later suburban housing. Nevertheless, it remains as a distinct area of different character from surrounding housing.

2.2 Conservation Area Boundary

The Conservation Area Boundary is shown on Figure 1.1. This neatly encloses this largely self-defining area, including all of the Victorian middle class housing, and excluding surrounding later suburban development.

2.3 Historical Development

This area on the west side of Lancaster area was semi-rural until the late 19th century. The 19th century maps show long curvilinear fields and the possible remains of lynchets associated with open arable fields, probably of medieval origin. This area was known as Abraham Heights in the mid-19th century. Meeting House Lane was an important route into the countryside west of the city, with fields either side. Sunnyside Lane ran south from this main road, crossed by tracks or foot paths. The 1848 OS map shows a

strip of detached gardens along the east side of Sunnyside Lane with a house

the use of concrete for other buildings on their estate. Other new houses shown on

called Sunny Side and further south a solitary building marked as a barn, now Edenbreck Cottage.

Below: Extract from 1848 OS (surveyed 1844)



In the 1870s, the middle classes began to move from the town centre to new homes on leafier streets on the west and south sides of the city centre. The earliest villa development in the area was along Meeting House Lane (re-named Westbourne Road in the late 19th century) with plots laid out in former fields. The 1877 map shows The Elms (now Fair Elms), Elmgrove (now Longcroft) and Cannon Hill, all large detached villas. Other houses constructed by 1877 include those now called Rivendell, Rose Cottage, Abraham Heights Farm and The Lodge, Edenbreck and Edenbreck Farm and The Chestnuts. These houses were built of local stone, but brick was used for The Knoll, designed by Hubert Austin, of Austin & Paley for himself in 1879.



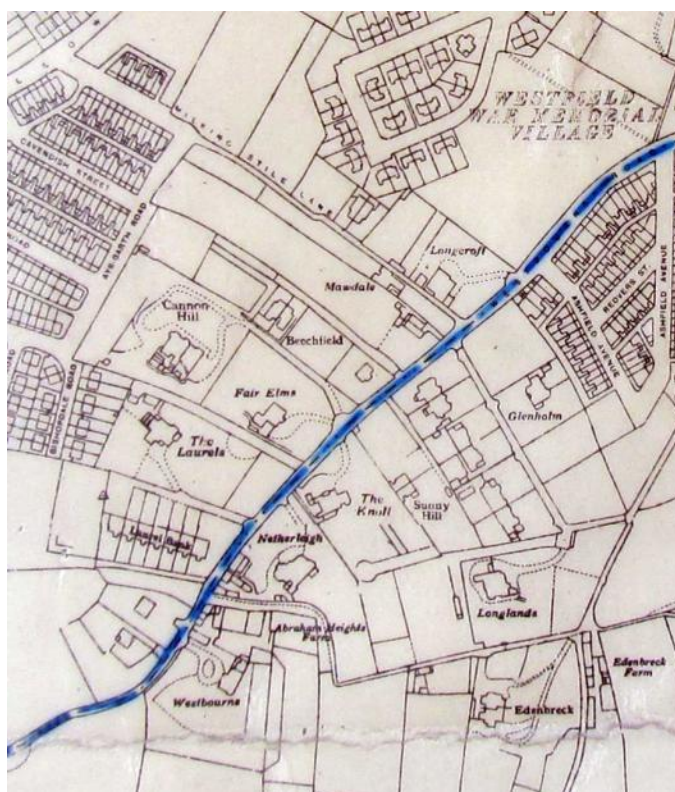
Westbourne Road on the 1877 map by Harrison & Hall

Further development took place in the 1880s, including the building of Westbourne House in mass concrete in 1882 for a member of the Dawson family of Aldcliffe Hall, who experimented with

the 1892 OS map include those now called numbers 5 and 7 Beechfield, the original house at The Laurels, the terrace of Laurel Bank, The Hollies and Longlands. Westbourne Drive is shown on the 1892 OS map, laid out along an old field boundary with new semi-detached houses built along the south-west side. Additional buildings had been constructed

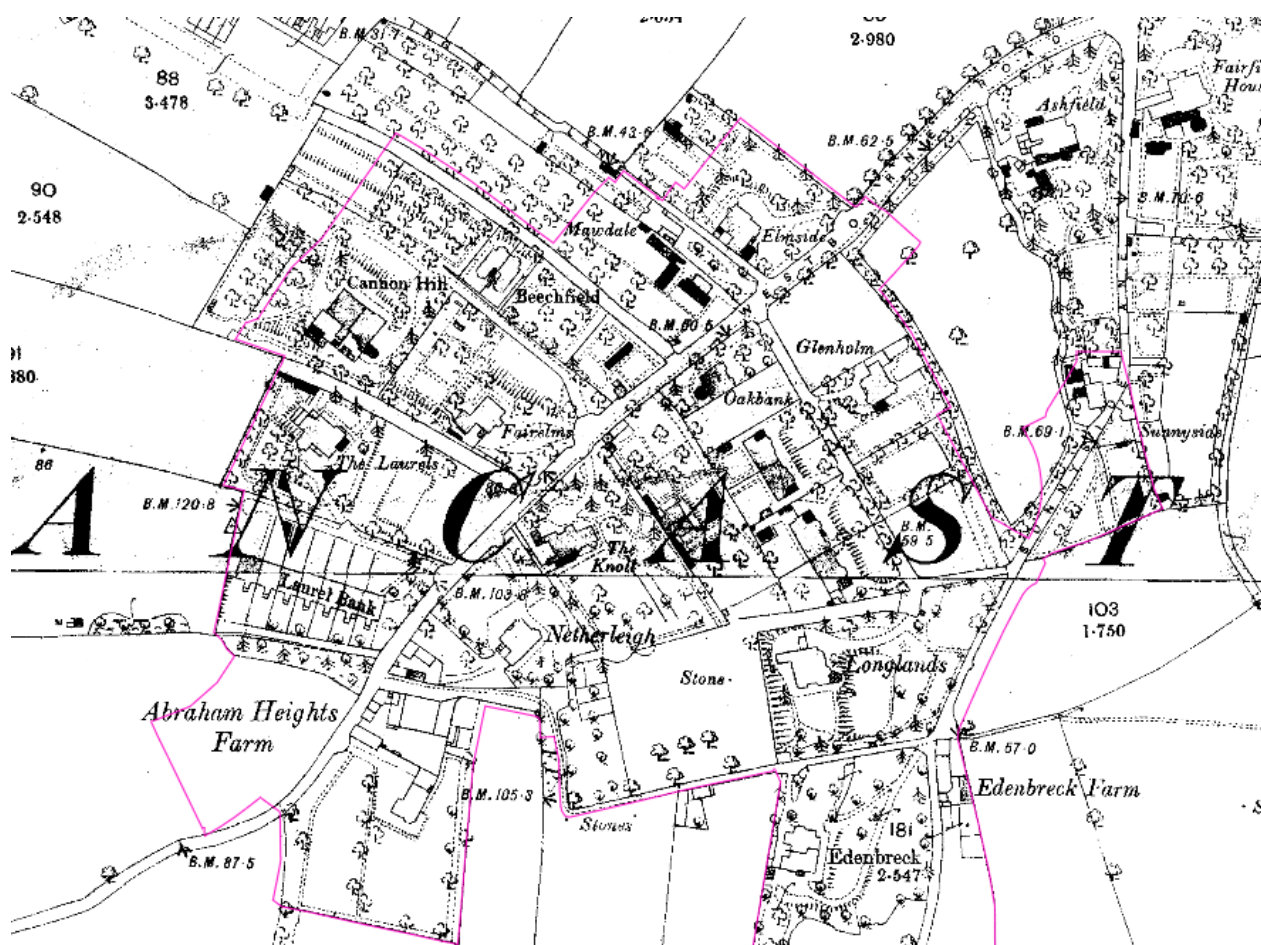
at Abraham Heights Farm. By 1899, local residents included a silk manufacturer, two engineers, a dentist and Thomas Edward Storey, a member of one of the most important local industrial and political families, who lived at Underfell on Westbourne Drive.

Gardens were landscaped and trees and shrubs planted to create an attractive residential area; some of the Victorian planting is shown on the 1892 1:2500 scale OS map.



Right: Extract from 1938 OS Map

Below: Extract from 1893 OS Map (surveyed in 1891) showing garden layouts



After the early 1890s, the pace of development slowed and by 1913, the only new houses included Sunny Hill, the short terrace on the corner of Westbourne Road with Ashfield Avenue and the last house on Westbourne Drive.

Development was still slow in the 1930s, with Strawberry Bank, Woodmuir and West Winds built by 1938, although The Cedars was finished soon after. These houses were smaller than the Victorian development and built at a higher density, all were finished with characteristic rough-cast render. Some plots remained undeveloped, used as gardens.

Further infill development took place in the late 20th to early 21st centuries, with the construction of bungalows along the north-east side of Westbourne Drive, and later, detached houses to the south along Orchard Lane. By the late 20th century, some of the large Victorian villas were no longer in use as single dwellings and had been converted to flats or other uses; Fair Elms and The Laurels were demolished and replaced by large new development, for a nursing home and flats, respectively. The Knoll was adapted as a centre for people with disabilities.

2.4 Archaeological Potential

This area was outside the boundary of the study area for the Lancaster Urban Archaeological Database but a few sites of archaeological interest are included on the Historic Environment Record (HER). There have been no chance finds from prehistoric, Roman or Medieval periods in the area..This was farm land until the late 19th century; the HER notes that ‘the area formed part of the town fields of Lancaster, called New Close, that had been reorganised from an earlier open field called Swallowholme, and that strips were still extant here until at least 1702’. The arable use of these fields is likely to have removed surface traces of earlier occupation before the development of the present built-up area, but buried remains of

settlements have been found in such fields during excavation and development in other similar places. Open spaces, particularly on the shallower south-facing slopes around Edenbreck and Abraham Heights Farm, offer some potential for earlier remains to survive. This should be taken into account when considering development proposals.

A series of boundary stones is shown on the OS first edition 1848 1:10,560 and 18931:2,500 OS maps. These stone boundary markers were perhaps associated with the enclosure of strips within the former town fields, but their date is not known and none seem to survive.

There was scattered rural settlement before 1850; a barn at Edenbreck survives, and a single house called Sunnyside. The historic field pattern was partly respected by Victorian plot boundaries, and the access to houses set back from Westbourne Road followed the lines of earlier field boundaries, including Westbourne Drive. Abraham Heights Farm was built in the 1870s and further development has taken place there since.

The archaeological potential of the area is generally low although the potential may be higher in some areas, as explained above.

2.5 Townscape Analysis

Cannon Hill is a relatively compact area of consistent character. It is therefore treated as a single character area and not subdivided into separate character areas.

2.5.1. Urban Form

The urban form of the area consistently comprises large residential buildings within their own plots, mostly set some distance back from the street. Historic properties are usually detached or semi-detached but also include the terrace of Laurel Bank. These houses are all generously proportioned and many have

small outbuildings, though some are significantly larger than others. Post-war infill development (on Sunnyside Lane and Westbourne Road) also follows this pattern. This is one of the most important characteristics of the area.

There are also a few vestiges of earlier agricultural development that pre-date this Victorian suburban development: i.e. at The Chestnuts/Sunnyside Cottage and at

Figure 2.1: Figure Ground Analysis

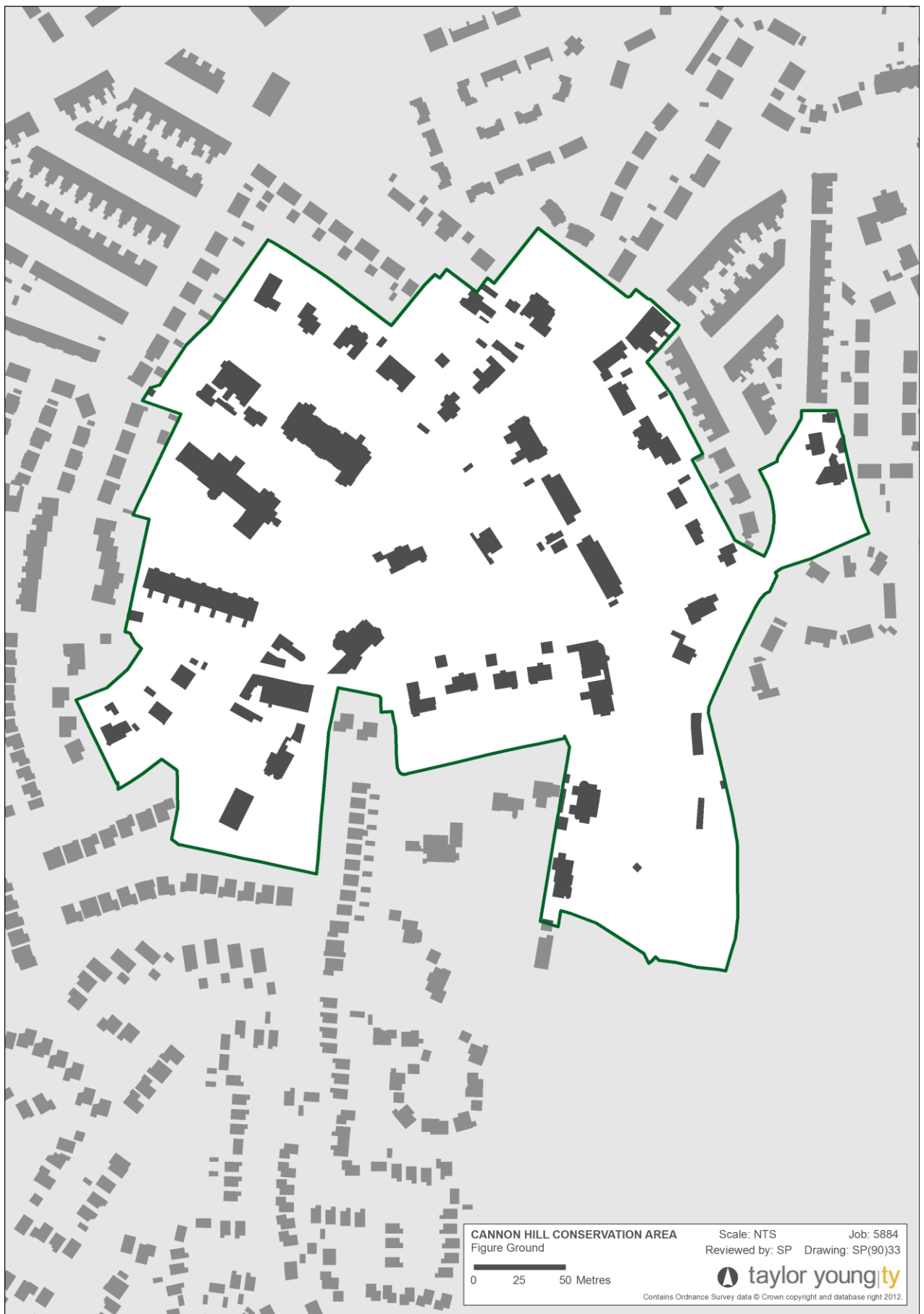
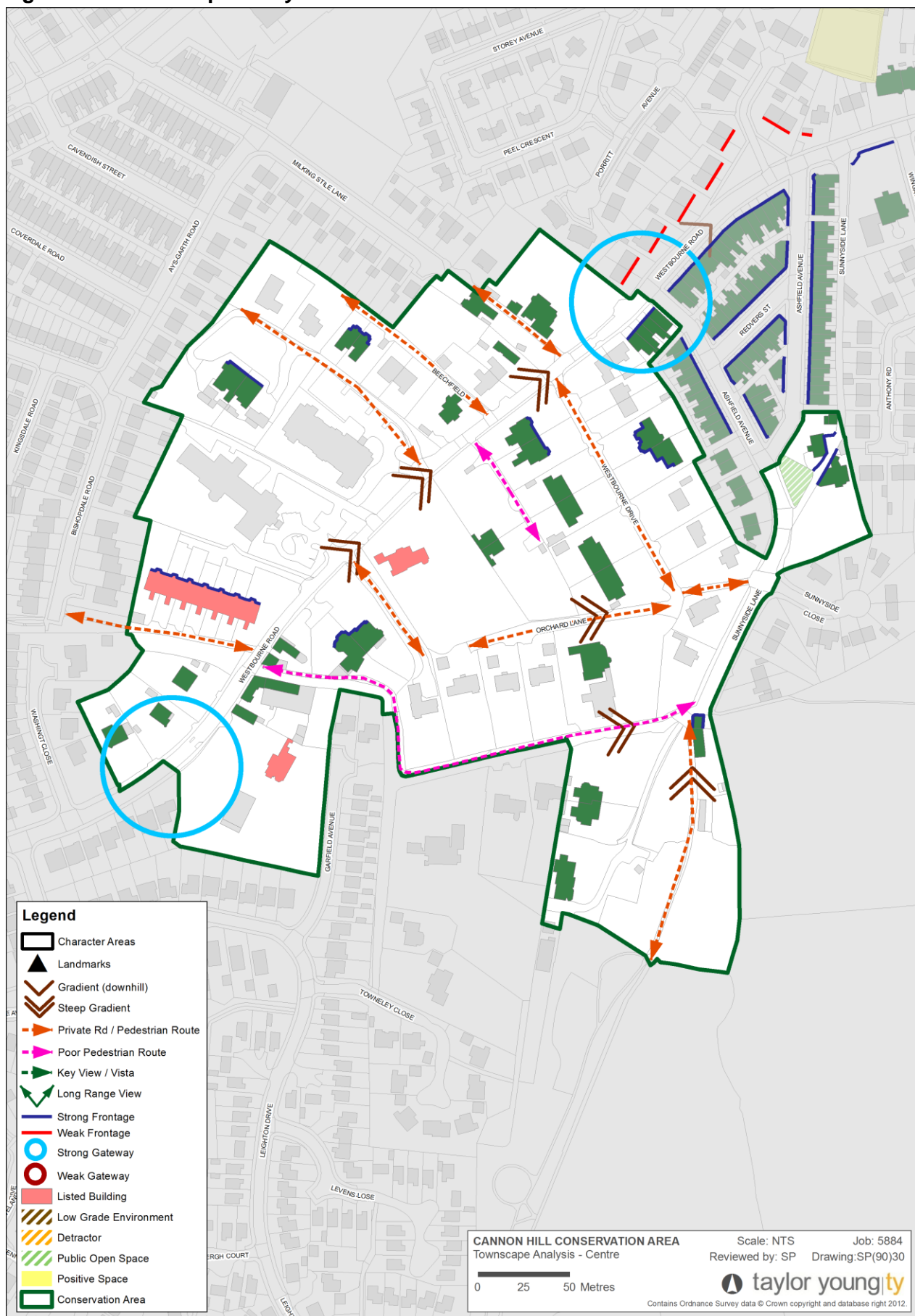


Figure 2.2: Townscape Analysis



Edenbreck Cottage/Edenbreck Farm. This earlier form comprises simpler, more domestic scale properties that directly front lanes and would have had a relationship with surrounding fields.



Earlier agricultural buildings have a different relationship with the street.

2.5.2. Topography

The topography, as the name of the area suggests, is another important characteristic. The area sits upon a hill, rising westwards from the City Centre. This has led to the location of this middle class suburb, up-wind of pollution from the City Centre and its industrial fringes.

The topography is particularly noticeable on Westbourne Road, which rises steeply as one travels south-westwards through the area.



Steep topography on Westbourne Road.

2.5.3. Views

When the area was developed, its topography meant that it benefited from long range views to the City and over the surrounding countryside. Today this feature has been largely lost due to the heavy levels of mature vegetation within plots. During winter, views to the Priory Church from high ground is possible in the area. A perennial long range view is a glimpsed view south-west over the allotments, and development beyond, from the southern end of Sunnyside Lane.



View across the allotments

Due to the deep set back of houses within plots and the presence of mature vegetation, there are few views to key buildings. Nevertheless Edenbreck Cottage terminates a vista looking southward on Sunnyside Lane, adding character and a reminder of an agricultural past. Glimpsed views of Victorian buildings between frontage vegetation, i.e. of Laurel Bank and Cannon Hill, also add to the streetscene experience. Some gardens were landscaped in the late 19th century using designs that were intended to provide privacy to the perimeter of plots using evergreen shrubs and woodland trees; now the planting is mature this characteristic has been reinforced.



Vista to Edenbreck Cottage

This relative invisibility of key historic buildings, coupled with the residential use and private setting, means that there are no real 'landmark' buildings in the area.

2.5.4. Nodes and Gateways

Westbourne Road acts a spine through the area. Properties are either directly accessed from this road or are reached via many private and semi-private lanes that run off Westbourne Road. Sunnyside Road also provides access but this is a more peripheral, secondary road that skirts the edge of the area.

Cannon Hill therefore benefits from two clear gateways, located on either end of Westbourne Road as it passes through the area. The presence of traffic-calming features at these points further serve to signpost arrival and departure but the change in character and street environment at these points is a clear enough marker at these points.



Eastern gateway on Westbourne Road.

2.5.5. Streets, Routes and Frontages

Another of the defining characteristics of the area is its street pattern. Most properties do not have a clear relationship with streets. They often face away from the street frontage, are set back deep within plots and screened by trees and shrubs.

Furthermore, many properties are not located on streets; and instead sit on private or semi-private routes and lanes. Some of these are publicly accessible, some are not. Some of them are accessible by vehicle, some only on foot or cycle. Some provide through access to adjacent public streets; others only provide access to houses. Across the area this is a confusing feature. It is not clear to the casual visitor what is public or private, through access or not; and it is not apparent which of these routes are adopted. The quality of these pedestrian routes and drives also varies considerably.

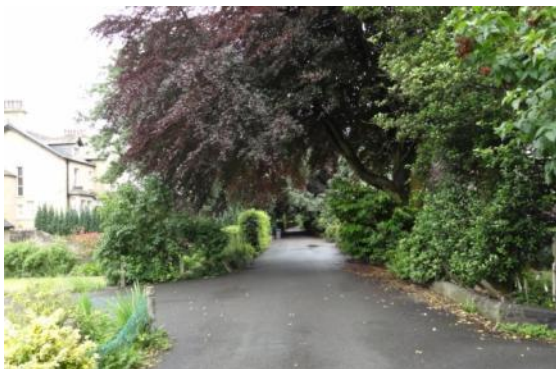
The heavy vegetation and lack of strong building frontages adds to this confusion and makes many through routes and public routes uninviting, and potentially unsafe in a few cases. Whilst this is an important historic feature of the area and a survival of its private exclusivity, today it can result in poor legibility and a poor pedestrian experience. It also means that the quality of the architecture cannot be fully appreciated in the streetscene.

Good and bad examples of pedestrian routes and lanes are provided on the following page. There is scope to improve the environment of many of these linkages. In particular, Westbourne Drive should be the key setting to many villas within the heart of the area. This is the route that these properties present their principal elevation to but at present, in summer months, views to properties here are severely limited.

Poor Pedestrian Routes and Lanes



Route at rear of Milking Stil Lane: overgrown planting creates a dark unwelcoming place. Also potential for pedestrian/cycle conflict.



Westbourne Drive should be a strong setting within which to enjoy the adjacent architecture but overgrown planting limits views to properties. This is also an ill-defined private/public, vehicle/pedestrian space.



The public footpath between Westbourne Road and Sunnyside Lane has been segregated into a narrow enclosed and overgrown space that lacks surveillance.

Good Pedestrian Routes and Lanes



This lane off Westbourne Road is wide, well landscaped and benefits from retained piers.



A wide lane with well maintained hedges and planting and glimpses to houses.



This route, alongside Edenbreck Cottage, benefits from an historic boundary wall, open landscaping and surveillance from directly adjacent buildings.

2.5.6. Street Public Realm

On the principal streets themselves (Westbourne Road and Sunnyside Lane) the environment is different and benefits from a more conventional character. This is characterised by strong boundary treatments of sandstone walls and hedges and heavy vegetation from adjoining properties. Again, properties are often hidden by vegetation, and largely present in only glimpsed views.

Westbourne Road also suffers from relatively heavy traffic and narrow pavements. The steep gradient is also a challenge for pedestrians. Sunnyside Lane has a more traditional suburban character that echoes less the distinctive character of the area. The post-war houses here have much less vegetation, sit closer to the street and have a boundary treatment of close-boarded timber fences which present a relatively poor street environment given the special character of the area.



Poor boundary treatment on Sunnyside Lane

2.5.7. Open Spaces

The vestiges of former agricultural activity provide another important element of open space. This includes open spaces around The Chestnuts/Sunnyside Cottage. These include a small grassed open space fronting the road and enclosed open space behind a boundary wall. This public space is not particularly well landscaped or attractive but the presence of these spaces, together with

the vernacular form of these properties and their relationship with Sunnyside Lane provide an important visual reminder of an agricultural past, which is rather different to the dominant suburban form of the area, and is important. This is also true of the more private spaces located alongside Edenbreck Cottage and Farm, and in a way, the adjoining allotments which provide a reminder of the farm land that would once have been associated with these cottages.



Small open space by The Chestnuts/Sunnyside Cottage

2.5.8. Boundary Features

In Cannon Hill, boundary walls separating front gardens from the public realm are an important part of the character of the streets. The walls that front the large detached properties along Westbourne Road are higher than those fronting terraced houses such as those at the north-east end of the Road which have rustic blocks of limestone for cappings. The local sandstone is the predominant material, usually laid in courses, and also used for the triangular or weathered copings used to protect wall tops. Stone gate piers are a distinctive feature, either made of plain monoliths or decorated with moulded capping details. The set-back entrances to Cannon Hill, the former Fair Elms and to the Laurel Bank terrace have a semi-circle enclosed with stone walls to provide a carriage turning area. This immediately expresses the historic status of the property. Where they survive, Victorian iron or timber gates are an

attractive feature of the area. Boundaries along earlier streets such as the south end of Sunnyside Lane reflect the area's farming character; at Edenbreck Cottage walls have half-round copings.



Terrace behind stone boundary wall with limestone cappings

2.5.9. Buildings and Architectural Quality

Buildings in the area are all in domestic or managed residential use and with the exception of a few former farm buildings, all were built as private houses for a largely middle class community. The size of historic houses range from large detached, two to three storey villas such as Cannon Hill, to two-and-a-half storey terraces. Building materials in the area are dominated by the local buff coloured sandstone, usually in ashlar or dressed stone with ashlar details to front elevations, with coursed rubble stone to the rear. There is a distinct hierarchy in the use of materials with the finest materials, such as ashlar used for houses of the highest social status. Exceptions to stone are The Knoll (by Hubert Austin), which is built in red brick with some timber framing and a gabled clay tiled roof, Longlands which is also in red brick and Westbourne House, unusually built of mass concrete finished with a smooth render. Roofs are laid with Cumbrian slate and chimneys are local stone. Some houses have decorative clay ridge tiles and 1930s houses are finished in a rough-cast render to the first floor, a vernacular variant on typical inter-war suburban housing.



The Knoll, designed by Hubert Austin for himself, 1879, listed Grade II

The earliest buildings in the area date from the early 19th century and are in a plain vernacular style. Edenbreck Cottage, a former agricultural building, is built in roughly coursed stone with dressed stone detailing and Sunnyside is built in dressed stone. These pre-date the Victorian suburban development of the area. The farm buildings at Abraham heights are also in the local vernacular, although later 19th century in date, with features such as coursed stone and raised plain door and window surrounds.



Edenbreck Cottage has vernacular character

The predominant style of the housing is a loose interpretation of Tudor or Gothic Revival that typifies middle class housing in Lancaster in the late 19th century. Houses built in the 1870s are either detached or semi-detached and all are two to three storeys. Some, such as Rose Cottage and Abraham Heights farmhouse, are built in a simple vernacular style with plain ashlar window and door architraves.

Cannon Hill has window surrounds of ashlar quoins, prominent ashlar chimneys with moulded cornices and gabled dormers. The design of the The Knoll is quite different; the red brick house has a variety of features such as a roof-top viewing platform, oriel windows and timber bellcote. A tower is used to emphasise the status of Westbourne House.



Cannon Hill

Houses built between the 1880s and c.1910 tend to have more elaborate decoration, such as ground floor and two-storey bay windows, moulded door and window surrounds, timber panel doors with over lights, mullioned windows, sliding sash windows, quoins and moulded timber storm porches. Characteristic roof details of this period include gables with finials, iron ridge cresting, decorative or plain barge boards, dormer windows, cast-iron rainwater goods, stone chimneys, decorative fish-scale roof slates to storm-porches and bay windows.

Good examples of late Victorian houses include 5 and 7 Beechfield, Laurel Bank, Glenholm, Sunny Hill and the short terrace on the corner with Ashfield Avenue which also features casements with leaded lights. The Hollies is similar, except for one bay which features a pair of round-arched windows at the second floor under a hipped roof rather than a gable.



Handsome Gothic Revival at Glenholm, 1880s, with bay windows, gable and decorative timber porch



Typical Victorian details at 5 Beechfield



Elaborate Revival detailing with French influence at Laurel Bank, a listed terrace of seven houses

Houses built in the 1930s and up to the early 1940s are characterised by the use of rough-cast render to the first floor, two-storey bay windows and arched entrances.



Rendered finish and hipped roof to a typical 1930s house

Properties are generally set back from the road in their own grounds, with some terraces fronted by small front gardens behind low stone boundary walls with iron railings or hedges. Mature gardens are important to the character of the area, and a few are significant for their association with Thomas Mawson, the landscape architect; the gardens of The Knoll and Netherleigh were designed by him. Later infill includes some mid to late 20th century bungalows, but these contrast with the prevailing Victorian and Edwardian character and contribute less to the area's special character.

2.5.10. Assessment of Condition and Impact of Development

The area is in generally good condition and the high standard of maintenance reflects the relative affluence and stability of this area. Boundary walls are largely intact protecting the historic appearance of the streetscene. However, there are a few instances of neglect; 2 Laurel Bank has vegetation growth on its roof and an outbuilding at Edenbreck Farm is derelict.



Derelict outbuilding at Edenbreck Farm

Late 20th century infill development has taken place within the Conservation Area in a range of styles and often using materials such as brick and tiles that do not reflect the character of earlier buildings. Some traditional windows have been replaced in inappropriate styles and materials, eroding the character of the conservation area. Front gardens are an attractive feature of the Conservation Area and some have been lost for car parking, with the removal of sections of boundary wall. Modern installations, such as carports added at the side of properties, are often prominent and detract from the streetscene. A large extension has been added to Glenholm but this is well screened. Fair Elms and Laurel Bank are recent developments on the sites of historic villas both much larger in scale than surrounding houses, and a nursery has been built in the grounds of Westbourne House, although they also fairly well screened.



Late 20th century development in brick

2.5.11. Listed and Unlisted Buildings

The three best examples of Victorian domestic architecture in the area are Listed buildings; Hubert Austin's The Knoll, Westbourne House and the Laurel Bank terrace. These retain some high quality interior features as well as little altered exteriors that typify Victorian suburban development.



Westbourne House, 1882, listed Grade II

There are a number of buildings and structures within the Conservation Area which, although they are not statutorily listed, contribute positively to the character or appearance of the Conservation Area. Listed and positive buildings are marked on Figure 2.3.



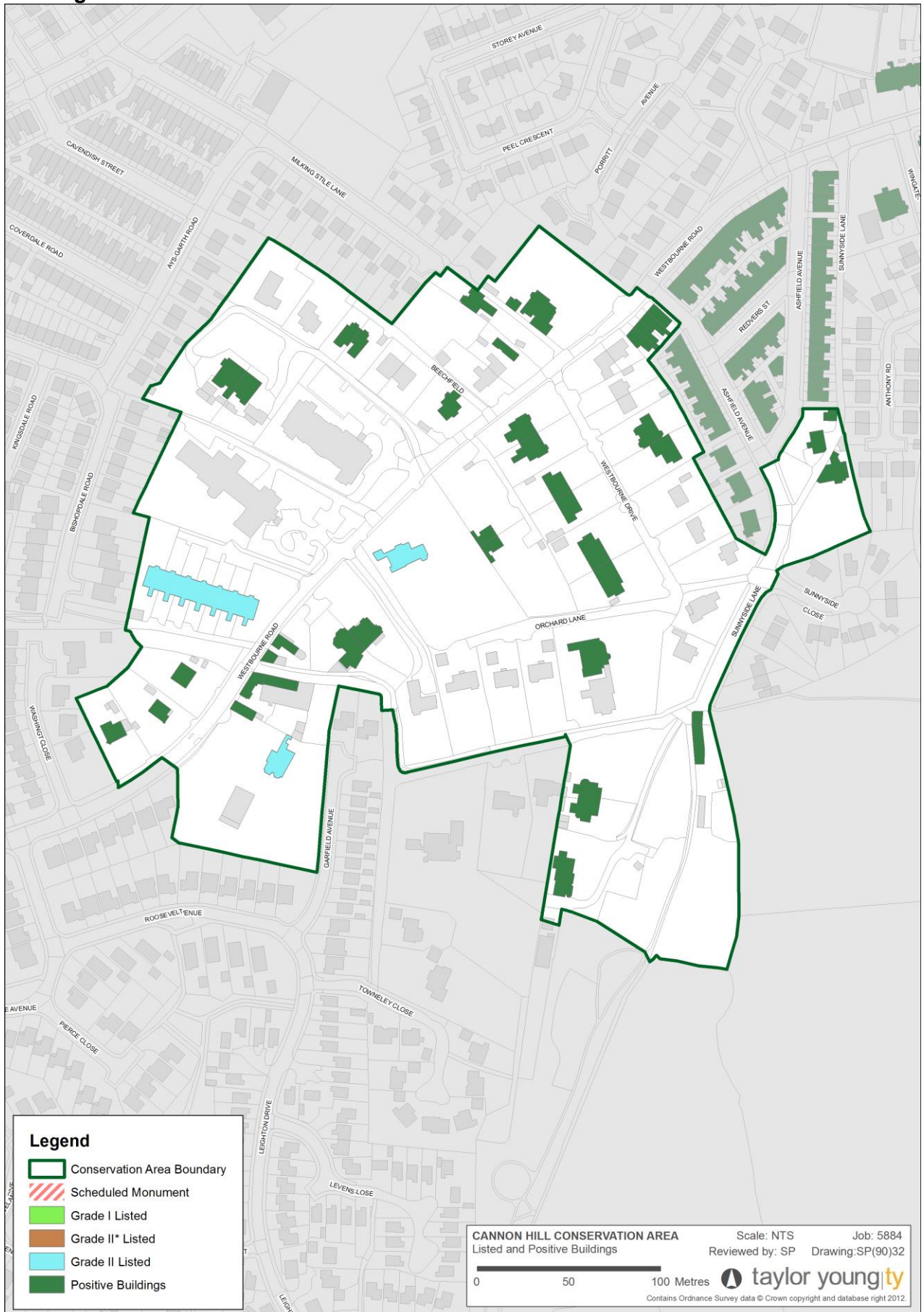
Abraham Heights Farm, an unlisted building that makes a positive contribution to the area

Buildings that were not built for domestic purposes and that make a positive contribution to the Conservation Area include Edenbreck Cottage and Abraham Heights Farm which illustrate former farming activity in the area. Most of the late 19th century houses express the development of the area as a residential suburb, and have positive architectural interest. They possess characteristics in common such as being built in a relatively narrow timespan using Victorian Revival architectural details, all built in local stone, of similar size and most are set back from the road within gardens. The short terrace on Westbourne Road contributes positively to the setting of the adjacent designated Westbourne Road Character Area of Lancaster Conservation Area. The good quality 1930s detached houses illustrate the continued development of the settlement and reflect other elements in the conservation area in that they are detached, constructed of stone and are set in their own grounds. Late 20th century and more recent houses generally do not contribute to the character of the conservation area.



Rose Cottage, Westbourne Road – an older surviving Georgian property

Figure 2.3: Listed and Positive Buildings



3. Conclusions and Recommendations

3.1 Capacity to Accommodate Change

The area remains largely in the residential use for which the buildings were first constructed. Some of the buildings are now in a managed residential use. The residential use appears to be stable with little likelihood of alternative uses or significant new development.

The vast majority of the area is in private residential ownerships. The main area of expected development is likely to be in the form of extensions to properties and other ancillary development within residential plots. In managing this development it will be important that property owners understand the significance of their buildings and the value of the Conservation Area. New development needs to be designed to ensure that it does not detract from the significance of the principal dwelling within the plot and must preserve or enhance the existing character of the Conservation Area.

This will mean ensuring that new extensions and ancillary buildings are subordinate in form and massing to the main house. They should be of a consistent appearance, in a simpler form that will not detract from the appearance of the principal dwelling. The siting and arrangement of these additions within the plot must also be carefully considered. This should follow the established pattern in the area and should not weaken the relationship between the principal dwelling and the street (or drive). Replicating the form established by historic stables or outbuildings within the grounds of villas would be a good starting point for design. Planning applications should be considered in the context of this Appraisal.

Given the large size of many of the private gardens and grounds, there may be

pressure for new houses within the grounds of existing properties. In considering such planning applications relevant factors include:

- the existing pattern of development (see Figs 2.1 and 2.2);
- the relationship of existing properties to each other and to their gardens;
- the contribution of the plot's spatial character to the Conservation Area;
- the relationships to the street or drive that the house faces;
- Where a house is listed, the setting of the house is a material consideration and the way in which the garden contributes to the significance of the listed house should be protected.
- The design quality of the garden itself may also be a factor, including whether they were by a well-known designer such as Mawson.

New properties should only be considered appropriate in conservation terms if they do not cause harm to the Conservation Area. This is likely to be achieved only where new dwellings can be sited alongside existing properties, on the established building line and face the same direction as neighbouring properties. They should also follow the established density and pattern of separation and distances between properties. New properties should never sit in front of existing properties, where they will remove the relationship of that house with the street. This means that new properties are only likely to be acceptable within plots that are significantly larger than is typical for the area. Where the plot is to be subdivided to accommodate new dwellings the established form of landscaping and boundary treatments between properties in the area should be followed.

In some cases it may be possible to locate properties behind existing dwellings in areas of excess land, a pattern that has some historic precedent here. If this is the case then these properties should have their own separate point of access and their own direct relationship with a street or drive that replicates the typical form of the surrounding area. This is likely to mean the provision of a new access road or driveway. If more than one property is proposed in such a location then these properties should establish a new building line, with separation distances and a relationship with the street that echoes the typical form of the area.

It should be noted that proposals will also need to be considered in the context of other relevant planning policies. It will be important that issues of amenity space, overlooking and overshadowing and access and parking are fully considered in the context of surrounding properties.

In cases where a suitable location is found, and an appropriate relationship to existing properties is proposed, it will then be necessary to ensure that the design of the new building responds to the character of the Conservation Area and nearby listed buildings. This will mean following the established massing, height, plan form, proportions, colour palette and roofscape of surrounding buildings. The choice of materials and elevational design should complement existing historic properties and the overall character of the Conservation Area. This does not necessarily rule out the use of contemporary materials or design.

3.2 Condition of Public Realm

As Section 2 has suggested, there is significant scope for improvement of the public realm. Many of the public roads and lanes in the area suffer from overgrown trees and planting. This limits views to buildings, which detracts from character, but more significantly also causes a potential risk to personal security because this creates a lack of

surveillance. It creates a poor environment in some cases and makes routes and spaces unwelcoming. Improving the public realm (including private drives) would create a more appropriate setting for Listed and Positive Buildings and would enhance the character of the Conservation Area.

The planting within the area is located almost wholly within the private grounds of properties. Property owners should be encouraged to better maintain their trees, shrubs and bushes, especially on the boundary to properties and where they overhang public routes.

The boundary treatments themselves are generally in good condition and benefit from a number of retained stone walls and gate piers. There are some boundary treatments that could be improved, for example the close-boarded timber fencing on Sunnyside Lane.



Limited signposting of routes in the area

Legibility and circulation through the area could be improved through better signposting. There is some limited signposting in the area but this is far from comprehensive. It is important that pedestrians and cyclist clearly understand which routes are public and which are private. It would also be beneficial to signpost which are through routes and where these lead. Signposts should be designed in an appropriate style and materials. There is potential for routes in the area to link to wider pedestrian and cycle networks, including routes to the City Centre which avoid vehicle traffic. This would enable the area to be more

widely enjoyed by the public and would encourage more travel by sustainable modes, which would contribute to strategic objectives within the Core Strategy.

Better demarcation and clear identification of routes for vehicles, pedestrians and cycles would also be an improvement that could be made.

It will be important that this improved accessibility does not prejudice the individual security of dwellings. Property owners should be engaged with as part of any such proposals. Given the boundary treatments and level of planting that currently exists around residential plots, this should not be problematic. Opening up views and encouraging greater use of routes will improve security for both dwellings and individuals. Residents' security concerns should be addressed through collective thinking to avoid the individual and segregated approach which has led to the route between Westbourne Road and Sunnyside Lane with its rather hostile-looking palisade steel fencing, which creates an unwelcoming environment and detracts from local character.



Palisade fencing on the route between Westbourne Road and Sunnyside Lane

3.3 Boundary Changes

This is a recently designated Conservation Area and no changes to its boundary are recommended. The area does include some post-war housing on

Sunnyside Lane that does not contribute to its special character, but this land clearly fits within the urban form and historic layout of the area, as defined by the road framework. It is therefore not recommended to make any changes to the Conservation Area boundary.

3.4 Article 4 Directions

There are currently no Article 4 Directions in the area. Given that the special character of the area is derived in large part by the architectural detailing of buildings (see 3.3 above) and that changes and extensions to individual buildings could affect the character of the area, it is recommended that an Article 4 Direction is considered for the area. This should include properties on Westbourne Road, Westbourne Drive, Laurel Bank, Beechfield, the houses at Cannon Hill and the Positive buildings accessed from Sunnyside Lane.

Appendix 1

Glossary of Terms

Arcade: architectural feature comprising a series of arches on piers or columns.

Ashlar: masonry laid in regular courses using smooth-faced blocks of stone.

Burgage plot: a plot belonging to a land owner or burgess in the medieval period, usually long and thin with a narrow frontage onto the street.

Classical: an architectural style inspired by ancient Rome and Greece, using features from temples such as columns, pediments and refined carved details. Revived in varying forms in the Georgian, Victorian and Edwardian eras.

Chamfer: an angled edge cut on blocks of stone or timber beams and doorways.

Cobbles: rounded stones from a beach or river, used to make a surface on a yard, lane or forecourt.

Conservation: the process of maintaining and managing change to heritage asset (a historic feature, building or place)) in a way that sustains or enhances its significance.

Cupola: small domed turret on top of a roof.

Edwardian Baroque: a grand style of architecture fashionable between c1900 and 1914, using features and designs inspired by late 17th century classical architecture. Popular for municipal and commercial buildings.

Georgian: the period between 1714 and 1837, covering the reigns of Kings George I, II, III and IV and also William IV. Used to describe a style of architecture.

Gothic: medieval architectural style using pointed arches, spires, rich stone carving and colourful decoration such as stained glass.

Hoodmould: a moulded stone detail above a door or window, used to shed water.

Italianate: an architectural style popular in the mid 19th century, using arched windows, roofs with deep eaves and asymmetrical features such as towers, derived from Italy.

Jamb: the vertical side of a door or indow opening.

Lintel: the horizontal top of a doorway or window, in timber or stone.

Lynchet: A ridge or ledge created by ploughing along the contours, associated with prehistoric farming.

Mullioned window: window with stone verticals between the panes.

Parapet: the top part of a building wall that hides the roof, or the wall on a bridge.

Pediment: formal gable or triangular feature on a building front, associated with classical architecture.

Pier: a vertical column used to support an arch or lintel.

Pilaster: a flat vertical feature representing a pier, used in classical architecture.

Plinth: the lower part of a pier or wall in classical architecture, or the base for a statue.

Portico: a formal porch or entrance, usually with columns and a pediment to the roof.

Portland stone: a white limestone, quarried on Portland Bill in Dorset and fashionable for facing large 20th century buildings.

Public Realm: the outdoor parts of a town or city that are accessible to the public, especially streets and public squares.

Quoins: blocks of stone on the vertical corners of a building, either flush or laid to

project from the rest of the front, and sometimes chamfered.

Revival style: refers to a type of architecture that uses features and details derived from earlier periods, including Gothic or Classical Revival.

Rainwater goods: gutters, pipes and hoppers used to take rainwater away from a roof, traditionally made of cast-iron, lead or timber.

Render: a finish on an external wall, traditionally made using lime. Roughcast render contains small stones or aggregate to give a textured finish.

Rock-faced: stone cut with a rugged front face, fashionable in Victorian architecture.

Rubble: Rough walling using irregular sized stones, often not coursed.

Rustication: a type of ashlar masonry cut with chamfered edges or patterned faces, sometimes used in classical architecture for the lower part of a building.

Setts: small quarried stone blocks used for road and yard surfaces, cut with square edges and not to be confused with cobbles.

Topography: the shape and form of the landscape, particularly referring to whether it is hilly.

Townscape: a short-hand term used in planning and urban design to describe the appearance, character and physical form of a town or city.

Vernacular: in architecture, a term used to describe a building made of local materials following local traditions and not designed by an architect.

Appendix 2: Sources

Historic Maps

(courtesy of Lancaster Library, Lancashire County Archaeology Service and Lancaster University Library)

- 1821 Binns map of Lancaster
- 1848 Ordnance Survey, surveyed 1844, 1:2500
- 1877 Harrison and Hall's plan of Lancaster
- 1893 Ordnance Survey, surveyed 1891, 1:2500
- 1913 Ordnance Survey, 1:2500
- 1931 Ordnance Survey, 1:2500
- 1938 Ordnance Survey, 1:2500

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- W.Farrer and J.Brownbill, *The Victoria County History of Lancashire*, 8 volumes, 1908-1914
- Clare Hartwell & Nikolaus Pevsner, *The Buildings of England, Lancashire: North*, 2009
- Andrew White, ed, *A History of Lancaster*, 2001
- A. White and M.Winstanley, *Victorian Terraced Houses in Lancaster*, 1996

Unpublished Sources

- Lancashire County Council and Egerton Lea Consultancy, *Lancaster: Historic Town Assessment Report* (2006)
- S. H. Penney, *Notes on the Topography of Medieval Lancaster*, report for Lancaster Museum, nd, c1980s
- The Conservation Studio, *Cannon Hill Scoping Report to Assess the Potential for Conservation Area Designation* (July 2009)
- Lancashire County Council, Historic Environment Record

**Appendix 3: Checklist
for heritage assets that
make a positive
contribution to the
conservation area**

This checklist is extracted from the English Heritage guidance, *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011). It is intended to assist local authorities identify which buildings or structures make a positive contribution to a conservation area. If any of the following factors apply, and provided the historic form and value of the structure has not been damaged, it is included on the mapping in this document.

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Appendix 4: Contacts for Further Information

Conservation Team

Regeneration & Planning 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

For general planning and building control enquiries:

Planning Advice Team
Regeneration & Planning Service

Address as above

Tel. 01524 582950
Email:
developmentcontrol@lancaster.gov.uk

For advice about works to trees:

Tree Protection Officer
Regeneration & Planning Service

Address as above

Tel. 01524 582384
Email:
developmentcontrol@lancaster.gov.uk

