



## **Lancaster District Heritage Strategy**

**Draft - July 2018**

## 1.0 Table of Contents

2.0	Foreword .....	3
3.0	Introduction .....	4
4.0	Significance of Lancaster’s Heritage.....	5
5.0	Heritage Timeline.....	10
6.0	Heritage Assets .....	20
6.1	Types of Designated Assets.....	21
6.2	Non-Designated Assets .....	23
6.3	Legislation and Policy.....	24
6.5	The role of the Conservation Team.....	29
6.6	The role of the Historic England .....	30
7.0	Heritage Themes.....	31
7.1	Agriculture .....	32
7.2	Commemorative .....	36
7.3	Commercial .....	43
7.4	Culture and Recreation .....	47
7.5	Ecclesiastical.....	56
7.6	Education.....	62
7.7	Health and Welfare.....	68
7.8	Industrial.....	72
7.9	Law and Government.....	76
7.10	Maritime .....	81
7.11	Military and Defence .....	84
7.12	Residential.....	88
7.13	Transport and Infrastructure .....	93
8.0	Vulnerabilities.....	99
8.1	Natural.....	99
8.3	Development.....	103
8.4	Change .....	105
8.5	Policy .....	106
8.6	Crime .....	106
9.0	Opportunities .....	110
9.1	Enhancing the quality of life .....	110
9.2	Economic development of the district.....	113
9.3	Improving knowledge and awareness.....	115
10.0	Taking the Strategy Forward.....	118
11.0	Bibliography .....	123

## 2.0 Foreword

Over the next few years, Lancaster district's historic environment will face a number of challenges, as well as great opportunities. The Local Plan seeks to promote opportunities for housing and economic growth and deliver the infrastructure necessary to achieve sustainable development. Our heritage has a central role to play in delivering these aspirations, helping to raise the standard of living, promote the district as a visitor destination and as a place to do business.

This Strategy shows the role the district has played in our national story. It is crucial that historic environment considerations are at the heart of regeneration, development and management decisions.

We must celebrate the district's unique identity and character, capitalise on its rich heritage and develop the district for the benefit of generations to come.

*Councillor Janice Hanson*

*Portfolio Holder for Regeneration and Planning*

### 3.0 Introduction

Lancaster district has an extraordinarily rich and varied historic environment. The heritage assets within the area have all played a major role in helping to shape the district's distinctive identity and character. They also provide a unique opportunity for place-making and guiding and stimulating regeneration.

Due to the inherent richness of the historic environment, many of these qualities will likely continue to contribute to the district's 'sense of place', whether this be consciously and planned or fortuitously. However, it is considered that a Heritage Strategy for the district is essential to ensure that heritage plays a clear role in shaping regeneration, development and management decisions.

It is crucial that the historic environment is not overlooked, and this strategy sets out ways in which the value of the district's heritage can be maximised and how it can directly shape the environmental, economic and social future of the district.

The strategy looks at these opportunities, as well as the vulnerabilities faced by the historic environment. This has resulted in a list of recommendations which it is hoped will ensure that decisions affecting heritage are based on a clear understanding of the place, its significance and its values.

The findings will inform the evolving evidence base for the Local Plan but also form the basis for prioritising the work of the council's Conservation Team.

This strategy does provide a snapshot in time, and it is intended that the document will be up-dated on a five-yearly basis.

The Council set out a series of strategic policies, in its *Strategic Policies and Land Allocations DPD* (Feb 2018), to deliver the conservation and enhancement of the historic environment. The recommendations at the end of document are looked at in terms of how they help deliver these objectives:

- Conserving and enhancing the district's heritage assets and their settings in a manner appropriate to their significance, so that they can continue to be enjoyed by this and future generations;
- Recognising the historic environment's potential for investment and ensuring that it informs regeneration projects in order to secure better outcomes for sustainable growth;
- Respecting the character and local distinctiveness of places, buildings and landscapes through careful design and siting of development, and encouraging new development to make a positive contribution, in order to retain the district's unique character and identity; and
- Realising the tourism and visitor potential and economic benefits of the district's historic environment, and ensuring that engagement with and access to it are increased.

The Strategy begins by looking at the development of the district chronologically, before looking at the legislation and policy context and the role of the Council's Conservation Team. The district's heritage assets are then looked at as a series of thematic studies, in order to try to define its unique character and distinctiveness. The factors which render the historic environment, and these asset groups, vulnerable are considered, before looking at the opportunities for change. The Strategy concludes with a series of recommendations.

## 4.0 Significance of Lancaster's Heritage

The district's archaeology, historic buildings and landscapes are of national and international importance. Lancaster itself has been of considerable regional importance at various stages in its history. It can be listed alongside York, Chester, Newcastle and Carlisle as one of the dominant centres of the North, both in the Roman and in the medieval periods. As a trading port, Lancaster came only behind London, Bristol and Liverpool in 1787, its trade links were particularly strong with America and the West Indies. Lancaster Castle is a place of huge interest, rich in its history and fascinating in its buildings, and a site about which we are learning more all the time. Within Carnforth's former Motive Power Depot are rare survivals internationally of steam-age mechanical plant, which retain their mechanisms (Coaling Plant and Ash Plant), from the peak of the technological development, in the 1930s.

Throughout this strategy, reference is made to the 'Heritage Values' as set out in Historic England's (2008) 'Conservation Principles' document. These values seek to explain why people value historic assets and places. They help to articulate how the significance of a place is understood. The heritage values are inter-related, and range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values which derive from people's identification with the place.

### **Evidential Value:**

Evidential value derives from the potential of a place to yield evidence about past human activity. In the absence of written evidence, then archaeological evidence can provide the only evidence about the distant past.

Until very recently, most prehistoric evidence encountered within the district has been by chance, with Neolithic (New Stone Age) pottery finds on Church Street, and a group of Bronze Age vessels found at various times on Lancaster Moor, which are thought to represent the presence of at least one flat inhumation cemetery, for example.

Warton Crag hillfort is a rare example of Iron Age activity in North Lancashire, and in fact small multivallate hillforts of this type are rare with around 100 examples recorded nationally. In view of their rarity and their importance in understanding the nature of settlement and social organisation within the Iron Age period, all examples with surviving archaeological remains are believed to be of national importance.

Our knowledge is only growing, however, and in 2014, as a result of the construction of the Bay Gateway, the first Neolithic longhouse to be found in Lancashire (built around 5,500 years ago) was discovered. The finds included nearly 1300 artefacts, many of which were flint, thought to date from the Mesolithic period (Middle Stone Age (c.8000-4000 BC)).

We still have much to learn about Lancaster's Roman fort constructed in AD 71-3 under Cerialis, Governor of Britain. Both the Castle and Priory stand within its perimeter, which has obviously limited its excavation potential. There is one remaining above ground fragment of the fort, and that is the Wery Wall, which appears on John Speed's Map of 1610, and has long been of interest. Other than some limited excavations, the large expanse of open ground on the western and northern slopes of the hill, known as Vicarage Fields, which shows significant earthworks is a largely unexplored resource of huge potential significance (it is a scheduled monument).

### **Historical Value:**

Historical Value involves connecting people in the present with the past; telling stories about places and periods and using the places themselves to support the story. Historical value tends to be illustrative or associative.

For example, Lancaster Castle's prison was radically remodelled in c. 1800, based on reformer John Howard's campaign, set out in his *State of Prison's in England and Wales* (1777) to improve conditions in Britain's gaols and reduce the appalling death rate from disease. Howard's ideas are illustrated through Lancaster's new buildings, designed by Thomas Harrison. These include a Governor's House, separate Felons' blocks for men and women and a new Debtor's prison. Later, in 1821, a Female Penitentiary was built to designs by James Gandy incorporating the latest ideas on supervision using a radial plan of cells around a watch house.

In terms of the Castle's historical associations, these are many and varied, particularly since, in addition to its royal associations, both Quarter Sessions and Assizes were held in the courts here, for centuries.



*Lancaster Castle (grade I listed building)*

Well-known is its role as the venue for the Pendle Witch Trial in 1612, as well as numerous religious trials, including that of George Fox, founder of the Religious Society of Friends or Quakers, who was brought before the court for preaching and holding meetings in the area in 1652. Many trials here led to gruesome deaths by hanging, drawing and quartering.

In 1843, 59 Chartists, including Irish Chartist leader Feargus O'Connor, were tried at the Castle Assizes. Perhaps to deter any unrest following this, and the unease caused by revolution in Europe, a barracks building was built for the Royal Lancashire Militia at White Cross.

The former Bowerham Barracks, now Lancaster's University of Cumbria campus, was built as part of a reorganisation of the Army by the Secretary of State for War, Edward Cardwell, after the disastrous failures during the Crimean War (1854-1856).

Cardwell placed the army on a regional basis and allocated particular regiments to particular areas. In 1873 the King's Own Royal Regiment was allocated to Lancaster, and a purpose-built barracks was constructed in Bowerham which reflected the thinking of the time, influenced by Florence Nightingale. Based on her experience of nursing during the Crimean War, she proved that 'a soldier in barracks was twice more likely to die from disease than an individual member of the public'. She provided the driving force to a Royal Commission, and as a result new purpose-built barracks were to house numerous regiments including the King's Own.

A further example of how buildings can be used to illustrate aspects of history, can be seen in the design of the Midland Hotel in Morecambe. The transatlantic liner idiom which is so characteristic of the 1930s reflects the obsession at that time with new modes of transport and the refinement of existing modes to increase speed, particularly the crossing of the Atlantic in the fastest possible time. Streamlining was the order of the day, and this was an approach carried over to other objects, including buildings. This can clearly be seen through the curved nature of the Midland, and its horizontal ledges.

**Aesthetic value:**

This value derives from the power of a place to evoke an emotional response in people and makes a contribution to the human experience. This can be the result of a conscious design, or they can be seemingly fortuitous resulting from the way in which a place has evolved over time.

*“Lancaster remains in one’s memory for many visual beauties, the view from the N to the river and the castle and church to the bay and the fells, and the streets still in a number of cases almost purely Georgian”  
(Pevsner, 1969)*

Lancaster itself appears to have inspired a great many artists and the Castle and Priory across the River Lune, have featured in a great many paintings. Lancaster does possess a number of iconic structures, from the awe inspiring Castle and Priory on the hill, with the sense of foreboding evoked by the Castle’s bloody past and as a prison, and the gothic Moor Hospital building, seen by a great many passing Lancaster on the M6, to the beauty of Belcher’s ‘eye catcher *extraordinaire*’ Ashton Memorial set in parkland (grade II registered park), and seeming to rise out of a wood.

Other notable consciously designed places include the impressive white limestone Leighton Hall which sits framed by trees against a stunning backdrop of Coniston Old Man, Helvellyn and other Lakeland fells. It has been described as “a delightful picture of asymmetry”.

The beautiful Lune Valley and Arnside and Silverdale AONB contain a great number of fortuitously designed heritage assets, whether they be whole villages, with their outstanding churches, or farmsteads and isolated field barns.



*Turner, The Crook of Lune (c.1820)*



In terms of the district's maritime past, Sunderland Point is a very striking and evocative place perhaps more so for its location amongst the marshes, on an isolated peninsula cut off at high tide, and its past, since it developed as a port for Lancaster for slave and cotton ships in the e.C17, rather than its individual buildings. Popular with artists, for the quality of the light and scenery, but also with visitors to Sambo's Grave, a slave or servant who died at Sunderland Point in 1736.

Some of the district's former textile mill buildings remain as a reminder of the innovation and entrepreneurship of the North West's distinguished industrial past, and seeing these impressive and imposing buildings, can instil a sense of pride and a shared inheritance.

*Sambo's Grave, Sunderland Point (Non-Designated Heritage Asset)*

### **Communal Value:**

Communal value derives from the meanings of a place to people who relate to it, or for whom it figures in their collective memory. It can include places where events of the past have brought people together to create or reinforce community.

The Regimental Chapel of the King's Own Chapel in the Priory Church in Lancaster is an example of this. It is very much the spiritual home of the King's Own Regiment (now incorporated into the Duke of Lancaster Regiment), where the fallen are remembered regularly during services at the Priory. The Chapel was built as a memorial to those who had died on active service in South Africa during 1900-1902 during the Boer War, and also commemorates the First and Second World Wars. The fixtures, furniture and pews in the chapel have all been presented from time to time in memory of former soldiers and officers. Old Colours of the Regiment and the Royal Lancashire Militia hang in the chapel, which represent the largest single collection of Regimental Colours in one place, anywhere in the world.

Memorials in general can be seen to represent this value, but the Ashton Memorial in Lancaster is another example perhaps for different reasons. Clearly a landmark building and focal point of Williamson Park, which itself has been the setting of many an event over the past, whether these be celebrations (it is a popular wedding venue) or the popular annual Play in the Park, presented by the Duke's Theatre, which has taken place there since 1987.





*Ashton Memorial (grade I Listed Building)*

In October 2017, a memorial was unveiled at the entrance to the White Lund Estate to commemorate those who died and the acts of heroism during a fire and explosion at the Morecambe National Filling Factory, 100 years before. The factory was established in 1916 to fill shells for the Great War. It appears to still hold a place in the collective memory locally, not least for the major fire and explosions in October 1917 in which 10 men were killed. Firemen, policemen, munitions workers, nurses and children were awarded OBEs, Edward Medals and Officer of the British Empire. More than 30 awards were given.

## 5.0 Heritage Timeline

### Introduction

Lancaster district contains a wealth of historic sites and heritage assets spanning from the prehistoric period to the present day.

### Prehistoric

For a number of reasons, the archaeological background of North Lancashire generally is not well understood. Survival of earthworks has been affected by agricultural practices and subsequent development, but also the climate of North Lancashire means that the cropmarks of levelled sites are much harder to detect as a result of higher rainfall and lower acreage of arable land.

However, almost all phases of pre-history are represented in the district, most encountered by chance during pre-development excavation, rather than by deliberate excavation of known pre-historic sites.

There has been a limited amount of excavation generally within Lancaster, although its known distribution appears to show a concentration in the Castle Hill area.

**Mesolithic** (Middle Stone Age c. 8000-4000 BC) struck flints (used for tools) have been found along the Lune Valley, and most recently during the construction of the Bay Gateway.

However, the first substantial structures found date from the **Neolithic** (New Stone Age 4000-2500 BC), when agriculture became more widespread and communities more settled. The first Neolithic longhouse discovered in Lancashire was encountered during a planned excavation as part of the Bay Gateway, just north of Beaumont Hall.

Stone circles too are rare in Lancashire. However, a very rare type is thought to be represented at a site on Summerhouse Hill in Yealand Conyers, and is said to be one of the largest in Britain. Stone circles tend to date from the **Late Neolithic to the Middle Bronze Age** (c.2400-1000 BC).



*Stone Circle on Summerhouse Hill in Yealand Conyers*

Bronze Age burial mounds were found at High Park, above Cowan Bridge in the 1960s, and further analytical field survey work in 1997 identified Bronze Age field patterns and boundaries as evidence that humans were living and farming on these hillsides as early as the Bronze Age.

In the **late Bronze Age** (c. 1000-700 BC), hilltops began to be lightly fortified, a process which intensified during the **Iron Age** (c. 800 BC-43 AD), when some examples of hill-forts can be identified, such as that on Warton Crag (though this has recently been reinterpreted, as some form of earlier non-defensive hilltop enclosure).

There is no evidence, direct or indirect, for the cultural affiliations of the people living within the district until the Celtic Iron Age tribesmen of the Brigantes, a tribe who occupied the area on the eve of the Roman conquest.

### **Roman (AD 43 – 410)**

The Roman occupation of the area appears to have begun around AD 70, and lasted until around AD 450.

Lancaster's terrain made it the ideal position for a stronghold and a Roman Fort was founded on Castle Hill, overlooking the lowest crossing point of the Lune. The Roman legions under Cerialis, Governor of Britain, were the first to take advantage, building a fort in AD 71-73 as part of their campaign to impose control of the powerful Brigantes tribe.

Relatively little is known about the fort, due to much of the site having been in almost continuous occupation. Only small excavations have taken place since the 1920s, most having been undertaken in rescue contexts (fortunately since 1975, this has not been required, such are the protections in place).



It seems to have undergone several phases of remodelling during the Roman occupation, and the Wery Wall fragment that we see today dates from C4 AD.

Numerous finds within Lancaster indicate that a civilian settlement grew up alongside the fort, beyond its east gate. There is little doubt that Church Street dates from this period, as well as Penny Street. Excavations have revealed buildings of Roman date lining its course.

*Photograph of Roman Bath House taken during consolidation works in 2011*

It is generally agreed that the edge of the Roman settlement lay at the top of Penny Street, where cremations have been excavated. A Roman cavalry tombstone was discovered on Aldcliffe Road, just off King Street in 2005. There were no burial remains associated with it, so it is presumed that it was moved here. It is dated to the late C1 – e. C2 AD.

The most visible remains today are those of the Bath House and hypocaust system, open to view on Vicarage Fields, behind Mitre House. This is likely to have formed part of a large courtyard complex, and likely to have been the residence of an important figure.

There is also a concentration of Roman material from Skerton, as well as evidence of a Roman Road running north from the River Lune. A medallion mined in AD 192 was found in Ryelands Park, and a coin of the Emperor Valentinus was found at Scale Hall.

Outside Lancaster, a Roman fort and civil settlement were discovered in Over Burrow, on the site of Burrow Hall, on the promontory between the Leck Beck and the River Lune. It has the possible Roman place-name, *Galacum* or *Calacum*. It comprises two or three superimposed Roman forts (the earliest from the Flavian period – 69-96 AD).

Roman pottery kilns have been discovered in Quernmore (NE of Fairyhill Cottage, Scheduled Monument), and evidence of a road from Lancaster, which may be connected with the Roman milestone found, in very good condition, suggesting it was never moved, dating from 127-138 AD, at Artle Beck in Caton.

Key Dates:

<b>71-73 AD</b>	The first Roman Fort established in Lancaster under Cerialis
<b>69-96 AD</b>	Roman Fort and civilian settlement established at Burrow
<b>127-138 AD</b>	Roman Milestone dating from this period found was found at Artle Beck, Caton in 1803 (now in the City Museum)
<b>2<sup>nd</sup> Century</b>	Remains of a Roman Bath House at Vicarage Fields, Lancaster date from this period
<b>4<sup>th</sup> Century</b>	Remains of a 'Wery Well' at Vicarage Fields, Lancaster date from this period



*Roman headstone found on Aldcliffe Road in 2005*

## Early Medieval (410 – 1066)

The early medieval period saw the withdrawal of the Roman Empire from Great Britain. This retreat made way for Viking raids however here in the Lancaster District we have much evidence of Angle and Norman activity also. The Silverdale Hoard discovered in September 2011, uncovered over 200 pieces of silver jewellery and coins buried in a lead container. This find is considered to be one of the largest Viking hoards found within the UK and it is believed to date from 900.

Angle activity remains can be found within St Peter's Church at Heysham where the remains of High Cross, thought to be C9 Anglican, is located. The decoration includes a human figure and interlacing and the asset is recognised as a Scheduled Monument.

Norman artefacts found within the district include those remains at the Church of St Paul in Brookhouse. The west wall of the north aisle includes a Norman doorway which has been infilled with medieval cross slabs and coffin lids, shown in the photograph, right.



*Photograph of North Aisle Doorway at St Paul's, Brookhouse (grade II\*)*

Key dates:

<b>410 AD</b>	Roman withdrawal from Britain and the Roman Fort at Lancaster left abandoned
<b>792 AD</b>	Viking raids on Britain began
<b>8<sup>th</sup> Century</b>	St Patricks Chapel established in Heysham
<b>10<sup>th</sup> Century</b>	Rock cut graves adjacent to St Patricks Chapel in Heysham date from this period

## Medieval (1066 – 1540)

Prior to the Norman Conquest in 1066, much of the land within the district was owned by Earl Tostig who was brother to King Harold. The conquest dramatically changed these landholdings to barons whom supported William the Conqueror's invasion. The Halton manor and its villages, including Lancaster, were given to Roger de Poitou (cousin to the King).

The Conquest led to the establishment of some key strategic and military structures in the district. A series of motte and bailey castles were established C11 along the Lune Valley in Whittington, Arkholme, Melling, Hornby and Halton as communication route and a means to monitor movement along the valley. This period saw the shift of power from Halton to Lancaster and the development of Lancaster Castle, initially in timber and later in stone, although the reasons for its construction are unclear. The Castle was further developed by King John in the C13 and developed as a prison and fortress against the invading Scots. A Pele Tower was established at Borwick in the C14 as fortified house to keep watch along the English and Scottish border. Periodic courts, known as Assizes, began in the County of Palatine in C13 and were held at Lancaster Castle.

Much of the landscape was formed in the medieval period, as small Saxon settlements developed into larger villages and towns. Several settlements were granted a charter and burgage plots laid out including Lancaster, Warton and Hornby. Within this period some significant large houses were established, including Warton (late C13), Thurland Castle (C14), Ashton Hall (C14) and Hornby Castle (late C15).

There was significant Perpendicular church building tradition, including Lancaster Priory (late C14), St John's at Tunstall (early C15) and St Margaret's at Hornby (early C16). The Reformation and Dissolution of Monasteries in 1536-40 by Henry VIII dissolved Cockersand Abbey and Lancaster Priory, the latter became a parish church and was restored 1558.



*St Margaret's, Hornby (grade I)*

Key Dates:

<b>1066</b>	Norman conquest, under William the Conqueror, of the area
<b>1070</b>	First Norman fort built on Castle Hill, Lancaster
<b>1180</b>	Cockersands Abbey established at Cockerham
<b>1193</b>	Lancaster granted Borough Charter by Count John of Mortain (later King John)
<b>1196</b>	Lancaster Castle first used as a prison
<b>13<sup>th</sup> Century</b>	King John created a gateway and constructed a curtain wall around the towers of the Castle
<b>1208</b>	Warton Parish Church in existence
<b>Late-13<sup>th</sup> Century</b>	44 Burgage Plots were laid out at Main Street, Warton
<b>1322</b>	Scots attacked and burned large part of Lancaster and raided Heysham
<b>1349</b>	Black Death arrived in Lancaster, decimating the population
<b>1351</b>	County of Palatine established
<b>1357</b>	Leper house dedicated to St Leonard in Lancaster
<b>1389</b>	Lancaster raided by Scots again
<b>14<sup>th</sup> Century</b>	St Peters Church at Heysham established
<b>Mid-14<sup>th</sup> Century</b>	Warton Old Rectory established
<b>15<sup>th</sup> Century</b>	John O'Gaunt Tower at Lancaster Castle constructed at the entrance

<b>1430</b>	St Mary's became the parish church of Lancaster
<b>1469</b>	First record of Lancaster Grammar School along East Road
<b>1539-40</b>	Lancaster Priory and Cokersand Abbey closed by Henry VIII during the Dissolution of Monasteries

### Post-Medieval (1540 – 1714)

Larger houses continued to be built during this period, including Borwick (c.1590), Heysham Hall (c.1598) and Claughton Hall (c.1600). The post-medieval period also saw the early stages of rebuilding of the rural housing stock in stone for some of the most prosperous gentry, notably at Slyne and Whittington.

Nevertheless, this was a period of religious and political strife and upheaval, once more changing land ownerships. Elizabeth I's reign in the C16 prohibited Catholicism through legislation but many rural areas within the district remained Roman Catholic. By the end of C17 many Catholic gentry families were impoverished and ruined. Coinciding with this, there was a growth in the Quaker tradition, with the establishment of a Meeting House at Yealand Conyers c.1690. George Fox, the founder of Quakerism, was sentenced at Lancaster Castle in 1660.

The district was divided during the Civil War with many rural areas associated with the Royalist claim and Lancaster Castle captured by Parliamentary force in 1643. Buildings and land holdings with Royalist association were damaged, such as Thurland Castle, following the defeat by Parliamentarians.

Lancaster's international trading influence grew in the post-medieval period which led to its emergence as the fourth largest slaving port in England by C18.

Key Dates:

<b>1594</b>	Free Grammar School, Hospital of Jesus and Almshouses were founded in Warton by Priest Matthew Hutton under a charter by Queen Elizabeth I
<b>1598</b>	Heysham Old Hall completed
<b>1612</b>	The Pendle Witch Trial took place at Lancaster Castle
<b>1642</b>	Civil War broke out and Lancaster Castle was captured from the Royalists by Parliamentarians
<b>1643</b>	Royalists attacked Lancaster and captured the town, but failed to take the Castle
<b>1690</b>	Friends' Meeting House in Lancaster was founded
<b>1692</b>	Yealand Conyers Friends' Meeting House was constructed
<b>1698</b>	The town of Lancaster was destroyed by fire
<b>Early-18<sup>th</sup> Century</b>	Port established at Sunderland Point by Robert Lawson

### Georgian (1714 – 1830)

Often known as the 'Golden Age' of Lancaster, this was a period of confidence and affluence but also of refinement and style. Lancaster's inclusion in the Northern Circuit of the Assizes led to the twice-yearly influx of lawyers and their clients, along with a growing tradition of social events which accompanied the increase of visitors to the city.

From 1750-1800 Lancaster's prosperity significantly grew as a result of involvement in the Atlantic slave trade. This prosperity led to the expansion of the town centre and subsequent construction of public buildings, such as a town hall c.1781-3, and many fine townhouses. A quay was established in

early C18 along the peninsula at Sunderland Point, but was later superseded by the establishment of St George's Quay from the mid C18.

During this period, there were significant improvements to the road networks with the establishment of turnpike roads through Caton and Carnforth in the mid C18. A significant part of the district's landscape was also shaped by the development of the Canal in the late C18, which runs from the Yealands in the north through to Galgate and on to Preston in the south. The Lune Aqueduct c.1797 carries the canal over the River Lune and is a significant landmark structure of five semi-circular stone arches.

The growth in international trade led to the development of manufacturing within the city and impacted wider areas, such as Dolphinholme, Halton, Caton, Wray and Galgate in the late C18. Many farmhouses and barn buildings in the Lune Valley and Bowland area date from this period and are often illustrative of the growing Neo-Classical tradition in the urban areas.



*St Mary's Presbytery, Hornby (grade II) – a fine example of Neo-classical architecture in the Lune Valley*

The population of Lancaster grew from approx. 9000 in 1801 to around 14,000 by 1841. During the early C19 there was a growth in concerns about health, with the establishment of County Lunatic Asylum c1816. in Lancaster and the growing trend of seabathing in the upper classes at Heysham, Sunderland Point and Poulton-le-Sands. Towards the end of this period, there was a financial decline and economic stagnation in Lancaster resulting from the development of an 'outport' at Glasson Dock, the end of the slave trade and Napoleonic wars.

Key Dates:

<b>1720</b>	Penny's Almshouses was built on King Street, Lancaster by the executors of Alderman William Penny to house twelve people
<b>1727</b>	Plasterwork within the New Inn, Yealand Conyers was created as a Jacobite Rebellion. It is decorated with stag heads and acorns to represent the Stuart dynasty



<b>1736</b>	Lancaster ships began transporting African slaves
<b>1745</b>	Scottish Jacobites marched to Lancaster and proclaimed James as King James III of England at the market cross
<b>1750</b>	Lancaster Port Commission was established to create a port at St George's Quay
<b>1763</b>	Work commenced on the Customs House at newly established St George's Quay, the building was designed by Robert Gillow
<b>1781-83</b>	Lancaster Town Hall was constructed at Market Square
<b>1782</b>	Grand Theatre at St Leonards Gate was established
<b>1783</b>	Lancaster Port Commission began work on a wet dock at Glasson
<b>1783-88</b>	Skerton Bridge in Lancaster was completed, designed by Thomas Harrison
<b>1790-1800</b>	Copper smelting works took place on the shore at Jenny Browns Point, Silverdale
<b>1792</b>	Corn Mill at Galgate converted to a silk spinning mill – one of the first in England
<b>1792</b>	Construction began on the Lancaster to Preston canal
<b>1795</b>	Lower Dolphinholme Mill was founded by slave trader Thomas Hinde
<b>1797</b>	Lancaster Canal and Aqueduct were completed
<b>1800</b>	Dalton Square was developed by John Dalton of Thurnham Hall
<b>1816</b>	A County Lunatic Asylum was established on Lancaster Moor
<b>1819</b>	Tewitfield Locks opened, which gave access of Kendal
<b>1820</b>	First steam powered mill built at White Cross in Lancaster
<b>1826</b>	Glasson Branch of Lancaster Canal opened, including six locks which lift the canal some 15 metres

### **Victorian (1830 – 1901)**

This was the period of industry, railways and commercialisation which led to the rapid growth of Carnforth and Morecambe. During the early C19 there was a stagnation in Lancaster and the economy did not begin to grow until 1850s onwards.

The mass production of textiles such as cotton was important in the Lune Valley in this era, although not on the same scale as other Lancashire towns. In Lancaster, some cotton spinning mills such as Moor Lane Mills and White Cross Mills developed in the early C19. One of Lancaster's most successful industries in this period was the production of oilcloth and linoleum in the late C19, associated with the Storey Brothers and Williamsons. Significant other industries included Gillow's furniture manufacture and Shrigley and Hunt's stained glass production.

The railway arrived to the area in 1840s and Carnforth became an important junction between three main lines – London and North Western Railway, Furness Railway and Furness Midland Railway. The development of the railway led to the growth of Iron Works in Carnforth from 1860s and the subsequent growth in terraced housing for workers.

Morecambe became a popular seaside resort for Yorkshire working class, the population of the former fishing village grew from around 500 people in 1848 to 11,800 by 1900. Morecambe was a popular seabathing area and visitor attraction with many recreational offers such as the Victoria Pavilion and Winter Gardens complex on a par with Blackpool.

Alongside the rapid industrialisation of areas was the growing concerns over health and welfare. Several public parks, such as Williamson Park, were established in the late C19. In addition, hospitals continued to be established within the district with notable examples of hospital architecture remaining east of Lancaster centre on the former moor.

Commercial activities grew in this period which led to the development of many fine bank buildings and shopfront additions to the townhouses in Lancaster.

Key Dates:

<b>1838</b>	First stone laid for the railway viaduct at Galgate
<b>1840</b>	Lancaster's first railway station was completed and Lancaster reached from Preston
<b>1842</b>	Lindeth Tower in Silverdale constructed as a summerhouse
<b>1846</b>	Lancaster to Carlisle railway constructed and Morecambe Harbour and Railway Company formed to build a harbour on Morecambe Bay
<b>1850</b>	St Mary's Church in Yealand Conyers, designed by Thomas Gillow
<b>1852</b>	A brick Silk Mill constructed at Galgate
<b>1855</b>	The first cemetery in Lancaster opened on the moor to the east of the city
<b>1857</b>	Railway line from Lancaster to Ulverston, via Carnforth, was constructed
<b>1863</b>	Public baths and wash houses were opened along Cable Street in Lancaster
<b>1865</b>	Carnforth Ironworks opened
<b>1889</b>	Township of Poulton-le-Sands was officially named 'Morecambe'
<b>1892</b>	Electric street lighting was introduced in Lancaster
<b>1894-96</b>	Church of St Mary, Borwick was constructed
<b>1896</b>	The former Victoria Pavilion building opened
<b>1896</b>	Lancaster Royal Infirmary opened, which was designed by Paley, Austin and Paley
<b>1900</b>	Work began on a new port at Heysham

### **Twentieth Century (1901-2000)**

The turn of the century saw the construction of some key landmark public buildings in Lancaster – the Ashton Memorial and Lancaster Town Hall – which have established fine examples of revival Baroque architecture in the city.

The early C20 was the climax of Morecambe's prosperity as a seaside resort. The beginning of the century saw the flourishing of Art Deco and Art Nouveau architectural styles within the district, notably along the seafront in Morecambe. The Midland Hotel was constructed 1933 by Oliver Hill in a Streamline Moderne Art Deco style. The early C20 continued to be associated with the health and recreation as Morecambe's town motto changed in the 1930s to 'Beauty Surrounds, Health Abounds' and the large lido was constructed next to the Midland Hotel.

The Great War (1914-1918) led to the establishment of a filling factory at Lancaster and Morecambe. The war led to the formation of a War Memorial Village in Lancaster, designed by Thomas Mawson, to house disabled ex-servicemen and several war memorials were erected throughout the district. Two villages – Arkholme and Nether Kellet – are the only two 'Thankful Villages' in Lancashire in which all their members of the armed forces survived WWI.

After the Second World War (1939-1945), there were some significant transport alterations with the development of the M6 motorway through the district and the closure of some railway lines including the one running along part of the Lune Valley. The latter part of C20 saw the decline in industrial activities and alterations to agricultural activities, which resulted in many empty and redundant historic buildings.

Lancaster University was established in the 1960s which led to the construction of a campus out of the city centre and the conversion of the former Bowerham Barracks building led to the establishment of the University of Cumbria campus (formerly St Martin's College). The marshes to

the south were significantly transformed in the late C20 with the establishment of Heysham Power Station in the 1980s.

Key Dates:

<b>1903</b>	Covell Cross built in front of Judges Lodgings, named after a keeper of the Castle
<b>1904</b>	Heysham Harbour opened by the Midland Railway Company
<b>1905</b>	Tram services began operating in Lancaster
<b>1906</b>	Queen Victoria Memorial constructed in Dalton Square
<b>1907</b>	Morecambe Promenade Railway station opened
<b>1909</b>	Ashton Memorial in Williamson Park opened
<b>1909</b>	The new Town Hall in Lancaster opened
<b>1912</b>	A purpose-built cinema opened in Carnforth
<b>1915</b>	National Projectile Factory built between Caton Road and the River Lune in Lancaster to manufacture munitions shells. The shells were then sent on a train to the National Filling Factory in Morecambe to be filled with explosives
<b>1917</b>	White Lund Explosion caused by a fire on the upper floor of Unit C of the National Filling Factory, killed 10 people
<b>1921</b>	Morecambe War Memorial on Marine Road Central unveiled
<b>1924</b>	Westfield Memorial Village, designed by Thomas Mawson, opened
<b>1929</b>	Carnforth Ironworks closed
<b>1932</b>	Morecambe Town Hall opened
<b>1933</b>	The new Midland Hotel in Morecambe opened
<b>1937</b>	Lancaster was granted city status 14 <sup>th</sup> May by King George VI
<b>1939-44</b>	Railway structures for the London Midland and Scottish Railway Company's Motive Power Depot at Carnforth were constructed
<b>1964</b>	Lancaster University established and a campus was built south of the city centre
<b>1967</b>	Morecambe Library, designed by Roger Booth, was opened
<b>1974</b>	Lancaster Municipal Borough was abolished and Lancaster City Council established by combining five authorities
<b>1977</b>	West End Pier at Morecambe was partly washed away by a storm
<b>1983</b>	Heysham 1 Nuclear Power Station was completed
<b>1988</b>	Heysham 2 Nuclear Power Station was completed
<b>1999</b>	Eric Morecambe statue was unveiled by HM Queen Elizabeth

## 21<sup>st</sup> Century (2000 – present)

Since the start of the new Millennium the district has already seen some significant developments and contributions to what will be our future heritage while work continues to conserve, reuse and regenerate our existing heritage.

Key Dates:

<b>2001</b>	Lune Millennium Bridge opened
<b>2005</b>	Slave Trade memorial unveiled along St George's Quay
<b>2007</b>	University of Cumbria campus in Lancaster established
<b>2016</b>	Bay Gateway (Heysham to M6 link) opened 31 <sup>st</sup> October

## 6.0 Heritage Assets



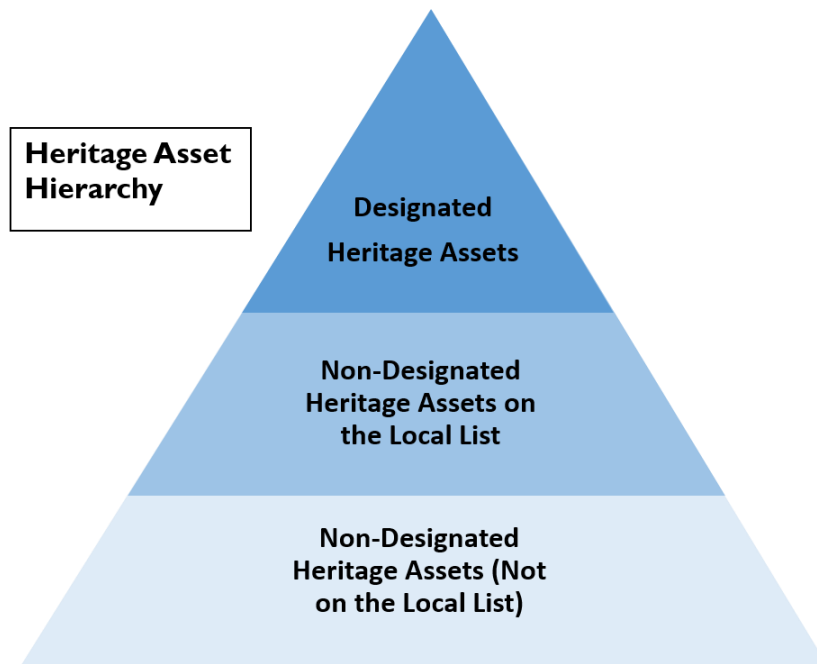
Heritage assets are defined within the NPPF, 2018 as being:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*

Lancaster Castle (grade I)

These heritage assets can be split in to two categories – those that are designated and those that are not. These are defined in the table below:

<b>Designated heritage assets</b>	<b>Non-designated heritage assets</b>
<p>Those recognised nationally and which have been added to a National List. Their protection is governed by Legislation and both National and Local Policy.</p>	<p>Those which have not been registered on a National level but are considered to be of historical or architectural value on a local level. They are protected by both National and Local Policy. Some of these assets are included within Local Lists or have been identified as “positive buildings” within Conservation Area Appraisals.</p>



Above is an image demonstrating the heritage asset hierarchy. Non-Designated Heritage Assets are the first form of identification of heritage assets with this leading up to inclusion on the local list and finally designation.

## 6.1 Types of Designated Assets

### 6.1.1 World Heritage Sites

World Heritage sites are considered as “*having outstanding universal value...*” These sites are placed upon a list maintained by the World Heritage Committee of UNESCO (United Nations Educational, Scientific and Cultural Organization). The UNESCO Conference of 1972 recognised that cultural and natural heritage was becoming increasingly threatened and in reaction to this decided to create the World Heritage designation mechanism.



### 6.1.2 Scheduled Monuments

Scheduling is the selection of nationally important archaeological sites. Assets scheduled are carefully chosen and only the best examples are designated. Scheduling was the earliest form of designation beginning in 1913. Scheduled monuments are monitored on a national level and whilst some change to them may be possible it is considered that future generations should receive them in much the same state that we found them. Historic England oversee the scheduling process which derives its authority from the Ancient Monuments and Archaeological Act 1979.

There are 38 scheduled monuments within the Lancaster district and these include the like of the Skerton Bridge and the High Cross in St Wilfrid’s churchyard, Halton.

*High Cross in St Wilfrid’s Churchyard (scheduled monument)*

### 6.1.3 Listed Buildings

Receiving the designation of listed building shows a national recognition for the historical or architectural importance of a building. Designations are graded in relation to the perceived significance or importance of a building which may be denoted to aesthetic value, historical value, communal value or evidential value.

- Grade I – are of exceptional interest
- Grade II\* - are particularly important buildings of more than special interest
- Grade II - are of special interest, warranting every effort to preserve them

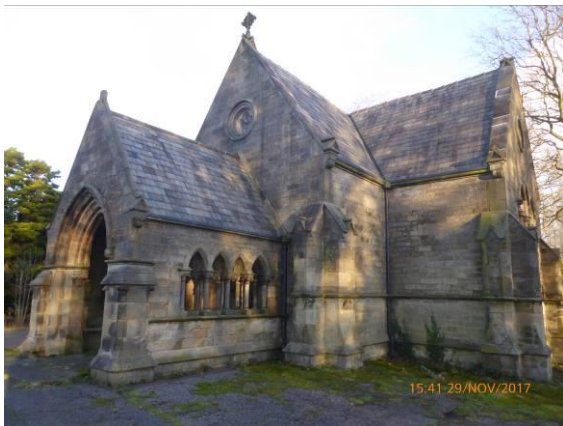
The total number of listed buildings within England remains unknown as some list entries account for more than one building. Within the Lancaster District there is approximately 1500 listed buildings ranging from gate posts to dwellings, from canal locks to industrial mills.

Whilst listed building designations are not preservation orders, only sympathetic alterations and treatments will be considered to be appropriate.

### 6.1.4 Registered Parks and Gardens

There are over 1600 assets upon the “Register of Historic Parks and Gardens of special historic interest in England” and emphasis for inclusion on the register is on gardens, grounds and other planned open spaces, i.e. town squares.

Within the Lancaster City Council District there are 3 Registered Parks and Gardens, these are; Ashton Memorial Gardens and Williamson Park, Lancaster Cemetery and Capernwray.



Above – Eastern Mortuary Chapel. Right – Western Mortuary Chapel. Both grade II listed buildings within Lancaster Cemetery (registered park and garden)

### 6.1.5 Registered Battlefields

Historic England’s Register of Historic Battlefields contains 46 important sites. Via this designation protection can be offered and a better understanding of sites significance can be gained. There are no Registered Battlefields within the Lancaster City Council District.

### 6.1.6 Protected Wreck Sites

Protect Wreck Sites are designated within The Protection of Wrecks Act 1973 which allows the Secretary of State to designate a restricted area around a wreck to prevent interference. Wreck

sites can hold information about ships, trade, sailors and passengers. There are no Protected Wreck Sites within the Lancaster City Council District.

### 6.1.7 Conservation Areas

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as conservation areas. There are some restrictions on development in conservation areas and planning permission may be required for certain developments.

## 6.2 Non-Designated Assets

Non-Designated Heritage Assets (NDHAs) are those which are identified as important to our locality. They are buildings, monuments, sites, places, areas or landscapes which have a degree of significance meriting consideration in planning decisions.

NDHAs may be identified in a number of ways however the most commonly they will be recognised during the process of decision making or plan making. An asset will only be identified as an NDHA where it meets one or more of the following criteria:

<b>Architectural significance</b>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Local architectural style</li> <li>Attributed to local architect, designer or engineer</li> <li>Other (please specify)</li> </ul>
<b>Positive contribution</b>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Landmark</li> <li>View/vista</li> <li>Other (please specify)</li> </ul>
<b>Historic significance</b>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Associated with local historic event</li> <li>Community significance</li> <li>Associated with local famous or notable people</li> <li>Appears in the 1<sup>st</sup> edition c.1845 OS map</li> <li>Other (please specify)</li> </ul>
<b>Designed landscape</b>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>Adds to the setting of a heritage asset</li> <li>Other (please specify)</li> </ul>

NDHA identification table

Those NDHAs which remain to be substantially unaltered may be nominated for inclusion upon the Local List however not all NDHAs will meet the criteria for such. Assets included upon the Local List will remain to be Non-Designated. Exceptional examples may also become subject to an Article 4 (2) Direction to protect and retain their authenticity.

Below is a table demonstrating the process from identifying NDHAs, to inclusion on the local list and then subjection to an Article 4 (2) Direction.

Properties subject to an Article 4 (2) Direction will have their Permitted Development Rights (GDPO) removed. This means alterations and works to the externals of the property will likely

require planning permission. Owners and occupiers of such buildings should seek advice from the Local Planning Authority before carrying out works to avoid enforcement action.

<b>Building, Monument, Site, Place, Area or Landscape identified as a possible NDHA</b>		
<p><b>Is this building, monument, site, place, area or landscape a NDHA?</b></p> <p><i>To ascertain this, does the asset meet one (or more) of the criteria set out in the NDHA identification table?</i></p>	<p><b>Yes</b></p> <p>If this is the case, then NPPF Paragraph 135 and DM DPD Policy DM40 applies. The owner is notified, but there is no right of appeal.</p>	<p><b>No</b></p> <p>No further action is required.</p>
<p><b>Once identified, does the NDHA also merit inclusion on the Council’s List of Local Heritage Assets?</b></p> <p><i>To ascertain this, is the NDHA substantially unaltered, retaining the majority of its’ original features and fabric?</i></p>	<p><b>Yes</b></p> <p>If this is the case, then the NDHA will be nominated for inclusion on the List of Local Heritage Assets. The owner is notified and has a right of appeal.</p>	<p><b>No</b></p> <p>This means that the asset is identified as a NDHA only.</p>
<p><b>Once identified on the List of Local Heritage Assets, is further (exceptional) protection required, via an Article 4(2) Direction?</b></p> <p><i>To ascertain this, could the NDHA be considered as an exceptional example, with a high degree of retention, and which contributes to the community’s heritage and sense of place?</i></p>	<p><b>Yes</b></p> <p>If this is the case, then the NDHA will be considered for an Article 4(2) Direction. A formal process must commence and the owner is notified and has a right of appeal.</p>	<p><b>No</b></p> <p>This means that the asset is identified as a NDHA that merits inclusion on the List of Local Heritage Asset only</p>

### 6.2.1 Article 4 Directions

Article 4 Directions enable the Council to protect assets recognised as locally important. Buildings which receive Article 4 (2) Directions are those which are considered to be least altered and are therefore the most desirable to preserve. The Article 4 Direction removes permitted development rights from a property and therefore works to alter the externals of a property (e.g. changing windows, repainting external walls in a different colour or erecting a porch) require planning permission.

### 6.2.2 List of Local Heritage Assets

Local Heritage assets are those which make a positive contribution to the local area but are not covered by statutory legislation. Inclusion on the list recognises assets as locally important in regards to their architectural form, communal value, associative value and evidential value. Local Lists are currently under development by the Conservation Team and will be developed on a Parish by Parish basis.

Identification on a local level enables successful management and protection of special areas and assets through the planning system and provides opportunities to engage with local communities.

## 6.3 Legislation and Policy

### 6.3.1 – Evolution of British Legislation

The recognition for the need to protect buildings, monuments and sites began with The Ancient Monuments Protection Act 1882 which was the result of a parliamentary campaign by Sir John Lubbock during the 1870’s. This initial act related solely to “ancient monuments” which were described in the Schedule of the act as “other monuments of a like character of which the Commissioners

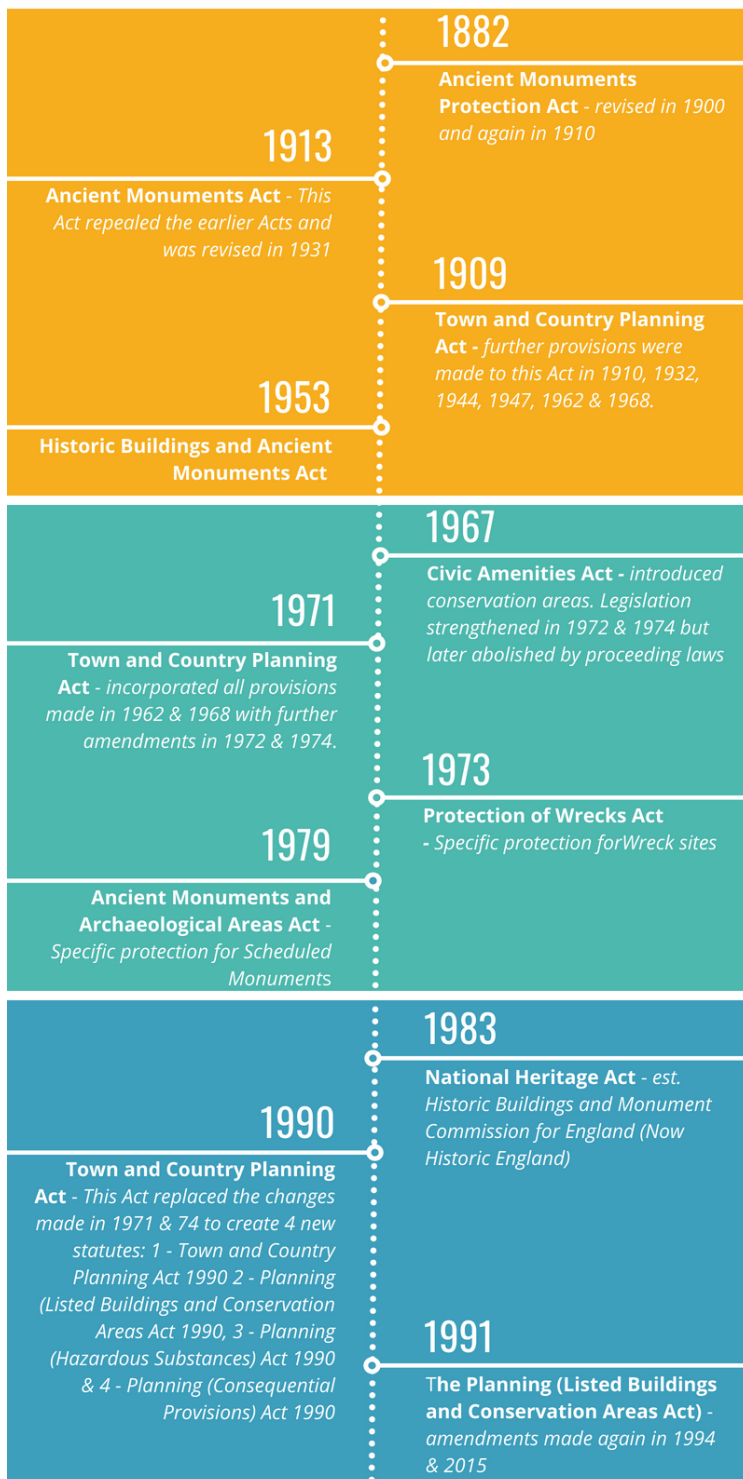


*may consent to become the guardian*". Since this time there have been a number of new Acts introduced through the British Legal system, many of which have been updated and amended as time has passed to improve their effectiveness.

A brief timeline can be found overleaf demonstrating the evolution of British Legislation put in place to protect heritage assets.

# PLANNING LEGISLATION

A brief overview of heritage protections



It wasn't until the revisions were made to the Town and Country Planning Act in 1932 and later in 1944 that existing buildings became protected. These revisions introduced "preservation orders" which controlled alteration, extension and demolition of specific buildings. This 1944 provision also empowered authorities to purchase buildings in need of repair or management. Further provisions of this Act made in 1947 Act allowed local planning authorities to make "building preservation orders" which required consent from the authority to be obtained before works were carried out to specific buildings. In addition, under Section 30 of this Act, the Minister was to produce a list of buildings of special architectural or historic interest, for the guidance of planning authorities. The buildings contained on this initial list did not require consent for works to be undertaken but proposed works were to be notified to the authority so a preservation order could be served if desired. The provisions of the 1947 Act were carried forward in to the Town and Country Planning Act 1962 which consolidated these various pieces of legislation.

The Historic Buildings and Ancient Monuments Act 1953 was the first piece of legislation to refer to "Historic Buildings" and this Act set up 3 new Historic Buildings Councils (For England, Scotland and Wales) advising the Minister of works.

Continued development of the Town and Country Planning Act in 1968 followed the completion of the first listing programme, which had started in 1947, and this Act introduced the system of listed building control, broadly in the form of how it exists today. A further provision of this legislation in 1971 incorporated all earlier provisions made within the

1962 Act together with the amendments made in 1968. Conservation areas were little recognised within this latest legislation however it soon became recognised that buildings within conservation areas required greater protection and the start of control within conservation areas was enabled. A new provision in 1972 of the Act introduced grants for works to buildings within conservation areas along with introducing some control over works to trees in conservation areas. A further iteration in 1974 required consent for any demolition in a conservation area.

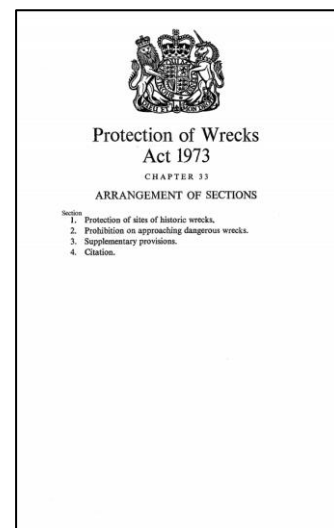
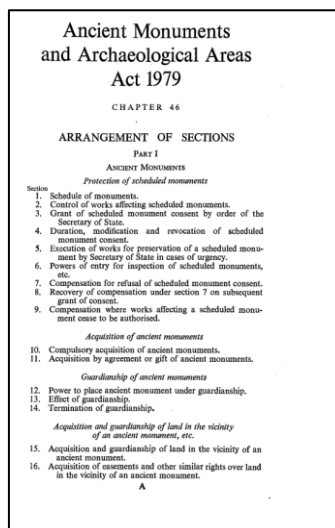
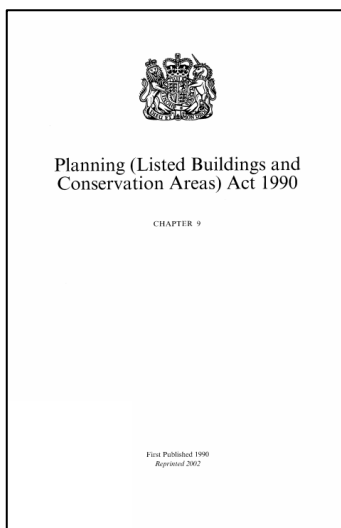
The Ancient Monuments and Archaeological Areas Act of 1979 created the authority for scheduling monuments. The current scheduling system, overseen by Historic England remains to derive its authority from this legislation. In terms of creating new designations and the process of issuing scheduled monument consent (SMC), whilst Historic England are consulted, the final decisions rest with Secretary of State for Digital, Culture, Media and Sport (DCMA). SMC is required for works either above or below ground level with 'Works' being defined by the 1979 Act as demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or tipping material onto the monument.

In England, the second listing programme was completed by 1990 and the majority of conservation areas throughout the country had been designated by this time. Various changes to legislation made during the 1970's and 80's were replaced with 4 new statutes:

- 1) The Town and Country Planning Act 1990
- 2) The Planning (Listed Buildings and Conservation Areas) Act 1990
- 3) The Planning (Hazardous Substances) Act 1990
- 4) The Planning (Consequential Provisions) Act 1990.

The main legislation used within present day planning and to protect the historic environment is:

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- Ancient Monuments and Archaeological Areas Act 1979
- Protection of Wrecks Act 1973



Amendments and regulations continue to be made to all areas of legislation.

The main piece of legislation used by the Conservation Team is the Planning (LB & CA) Act 1990 along with working to the Town and Country Planning Act 1990. Local Planning Authorities pay special regard to the desirability of preserving listed buildings or their settings in considering whether to grant LBC or PP for a development which affects a designated heritage asset or its setting.

### 6.3.2 Policy

#### National policy:

The National Planning Policy Framework (NPPF, 2018) acts as government guidance for Local Planning Authorities and decision-takers (including the Planning Inspectorate) in drawing up plans and making decisions about planning applications. Chapter 16 of the document covers the historic environment.

Paragraph 185 is particularly relevant to the development of this Strategy:

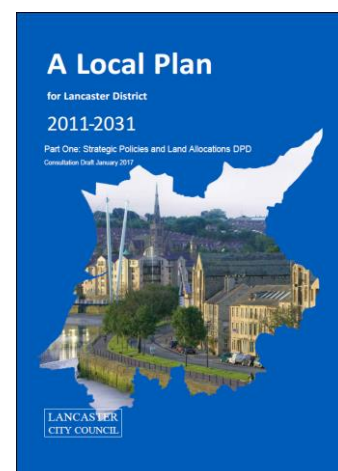
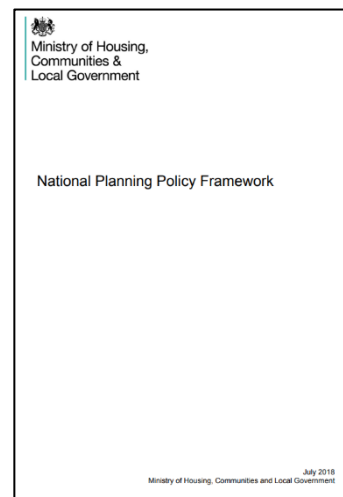
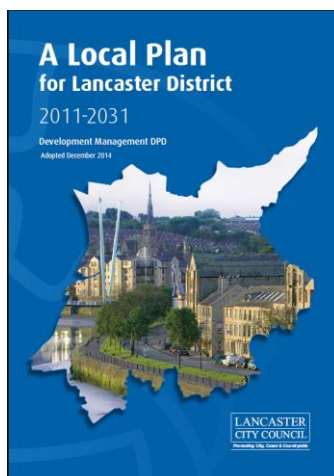
*185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a. *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b. *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. *opportunities to draw on the contribution made by the historic environment to the character of a place.*

#### Local policy:

Local Planning Authorities have a duty to produce a Local Plan. A Local Plan sets out how planning applications should be decided, and identifies areas for development and areas which should be protected from development because of their environmental, social and economic value.

Lancaster has a *Strategic Policies and Land Allocations Development Plan Document (DPD)* (Part One of the Local Plan), which sets out the LPA's strategic policies and strategic objectives, including those for the historic environment. The policies and accompanying map show the sites that will be developed or protected from development. A number of the sites include heritage assets, or affect the settings of heritage assets.



The *Development Management Development Plan Document (DPD)* (Part Two of the Local Plan) (adopted December 2014), provides the policies which are used to consider planning applications and listed building applications. Chapter 11 looks at the historic environment, and Policies DM37-41 deal specifically with heritage assets.

## 6.5 The role of the Conservation Team

The Conservation Team form part of the Housing and Planning Policy Team within the Regeneration and Planning Service of Lancaster City Council. Broadly speaking the role of the Team is to provide specialist advice relevant to the Councils role in identifying and protecting the historic environment of the district. The role of the team is split in to 3 defined areas; policy, development and management and monitoring. Overleaf these roles are further explored.

### *Policy*

- Interpretation of legislation and national policy to shape local policies being developed.
- Contribution to the Local Plan in shaping the protection of heritage assets through allocation of appropriate development sites.
- Consultation responses to new/amended National and Local Policies

### *Development*

- Provide specialist advice in the form of consultations for proposed developments of buildings and spaces.
- Provide specialist advice to property owners and occupiers surrounding the maintenance and upkeep of their property.
- Production of guidance and best practice documentation.
- Undertake Enforcement procedures following the identification of unauthorised works.

### *Management and monitoring*

- Ongoing monitoring of designated and non-designated heritage assets including Conservation Areas, those covered by Article 4 Directions and those on the Local Lists.
- Ongoing development and monitoring of Local Heritage at Risk Register
- Consideration of new designations.
- Development of Local Lists, progressing to subjection of properties to Article 4 (2) Directions.
- Production of Conservation Area Management Plans.
- Production of Heritage Asset Management Plans.



*Lord Street Cottages, Morecambe (Article 4 Direction within Morecambe Conservation Area)*

## 6.6 The role of the Historic England

Historic England are the public body that “*helps people care for, enjoy and celebrate England’s spectacular historic environment*”.

They define their role as:

- Championing historic places
- Identifying and protecting our heritage
- Supporting change
- Understanding historic places
- Providing expert advice at a local level



Historic England provide both general and technical advice to heritage professionals along with building owners and users. Their vast catalogue of advice and guidance documentation is readily available through their online resources.

They deliver training courses on a national scale which enable professionals to align conservation principles with legislation, policy and modern technology to ensure the sector remains forward thinking.

Historic England oversee the designation process for listed buildings and scheduled monuments, whilst also providing consultation responses to listed building consent and planning permission applications affecting grade I and II\* listed buildings, as well as works of demolition to grade II listed buildings or new development over a certain size within a conservation area.

They also offer grant funding under a range of schemes for local authorities, people who own or manage individual historic sites and organisations who want to encourage better understanding, management and conservation of the historic environment.

## 7.0 Heritage Themes

History is richly embedded in Lancaster's identity and built environment, forming an integral part of the area's distinctiveness. Throughout the centuries, the district has been shaped by various social and economic factors including land ownerships, religion, transport networks, law and governance, agriculture, industry and commerce. There is no one defining feature that characterises the area. It is the sum of all these intrinsic qualities which have created the district's fortuitously rich and varied heritage.

However, given the size and variety of the district's historic environment, it was decided that the only way of considering them in a meaningful way was to characterise them by theme and in groups of asset types.

The thematic studies are not intended to provide a definitive list of all heritage assets relating to a particular theme. Instead, they are intended to provide an illustration of significant elements or assets which contribute to the significance of the theme.

There will, of course, be a certain amount of overlap between the themes, and some assets may fall into several themes (these have been cross-referenced, where possible). Equally, there may be some asset types which do not fall into any of the themes. Where these assets come to light, further themes could be considered for future inclusion.

Case studies are used to highlight specific vulnerabilities and opportunities relating to that theme or to a specific asset within that theme, which have in turn helped inform sections 7 and 8.

## 7.1 Agriculture

Agriculture within the UK became the predominant mode of subsistence in Britain sometime after 3500B.C. which replaced the way of life that hunter-gatherer communities had practised.

The Lancaster district has a rich abundance of agricultural buildings of historic and architectural value, a large proportion of which are designated as listed buildings. These buildings types have shaped the character of our rural areas and have given us a distinct identity. Through the examination of these historic agricultural structures we can understand how past generations have utilised the land. Farm buildings were purpose built to provide either crop storage or livestock accommodation, however a common feature readily found within the Lancaster district are combination barns with crop storage on the upper floors above livestock accommodation can be readily found throughout the district. As well as understanding building designs, plan layouts of steadings need to be carefully studied. More formal layouts will suggest a planned farm steading opposed to one which has organically expanded and developed over time.

**0 -1750** – The C12 and C13 saw the development of large farms including monastic and secular estates. What is believed to be the remains of a medieval Monastic Grange was unearthed either side of Howgill Brook during the Bay Gateway construction however little is known about this site at present.

During this period the colonisation of land was achieved via deforestation and the development of land drainage systems. New farmland was also gained in upland areas and on the salt marshes by using these areas for grazing animals, enabling communities to thrive off less fertile or inaccessible lands. The majority of agricultural buildings constructed during this period were timber framed and have therefore perished over time into the landscape. The C14 saw the contraction in farming activity on large estates and leasing out of lands began following on from famines and plagues. In the majority of the England these lands, whilst in the ownership of the Crown Estate or a Manor remained as open field systems within which tenants had their own holding usually in strips of land. When field strips were not cropped all tenants were allowed to graze their animals on the open land. Such open field systems, known locally as town fields, developed in Warton, Whittington, Melling, Arkholme, Hornby and Bolton-le-sands.

Increases in agricultural incomes and productivity were seen nationally during the C15 and by 1660 market based and specialised region economies had been formed. However, here in the Lancaster District the dependency on subsistence agriculture meant that the most profitable trading could only be achieved through buying and selling livestock. The difference between the national trends and the north-west trends is due to the requirement for farmers to utilise upland areas rather than having low lying arable lands available. Within these uplands farmers could grow smaller areas of grain they required for food and feed and could graze considerable numbers of livestock. The C17 and C18 upland farms that survive are characterised by farm buildings being attached to the farmhouse. It is rare for a farmstead of this period to include more than one house and one barn. The remains of these types of farms remain to be found dotted throughout the Lune Valley. Agricultural buildings from this period would have included stone slate roofs, some of which remain in our rural settlements like those seen in Brookhouse.

**1750 -1880** – This period saw a high demand on agriculture through rapid national population growth, rising from 6 million in 1750 to 26 million by 1881. The majority of agricultural buildings within the district date from this time which demonstrates the reliance on agriculture and arguably our success.



In reaction to the increase in demands innovative systems were also being developed. In 1845, Moss House, a model farm was constructed on the northern edge of Wennington by W.A.F. Saunders of Wennington Hall. It is a rare survival of a planned steading and the site includes a U-shaped cattle pens and integral stables around a manure yard and a formerly steam-powered corn and saw mill, smithy and barns survive.



*Former steam powered saw mill, corn mill and smithy (grade II)*

The former steam-powered saw mill, corn mill, smithy and ancillary rooms were constructed to provide mechanised and food-processing elements of the farm with livestock units situated to the south of the building. The complex was designated as a grade II listed building in 1990.

The social status of a farm steading can be understood through the form, fabric and layout of the buildings it contains. A large quantity of



*Barn at Roeburndale (curtilage listed)*

farmhouses from this period have barns attached to them which would have originally housed livestock and denotes a lower social status property. Examples of these steadings can be found scattered throughout the district, particularly in the upland areas of the Forest of Bowland AONB. Similarly, field barns can also be found within these upland areas which provided storage (crop or livestock) for fields located further away from the steading.

On the other hand, farm buildings attached to an estate of higher status often included decorative architectural features and higher quality materials to boast their wealth. An architecturally significant bank barn can be found at Halton Green East which includes dressed stone and grand architectural features. These large barns such as this were able to house cattle in the lower ground floor areas with a threshing barn above and are readily referred to as “combination barns”. A grand collection of agricultural buildings can also be found at Leck Hall which include a dovecote, combination barn, stables and cart shed.

**1880 -1940** – The late C19 onwards saw agriculture becoming increasingly influenced by both national and international fluctuations in prices due to war along with suffering from climatic changes. By the 1930s Britain had become the world's greatest importer of agricultural produce and in reaction to this the government introduced grant aid in the form of price support in a bid to increase national production. New farm buildings within the district were few and far between and a number of smaller farms were bought out by bigger land owners moving back towards estate type arrangements.

**1940 - present** – The Second World War witnessed a 60% rise in productivity within the UK and wider availability of the likes of fertilisers and pesticides aided productivity levels for farmers. These continued developments have encouraged the advancement of farming methods which now require larger agricultural buildings being constructed to enable modern machinery to enter and work in a building. Increased understanding of animal health and welfare has also led to the change in design for animal housing which now have improved ventilation qualities and living conditions for livestock.

The inclusion of large agricultural buildings can sometimes have an adverse impact upon historic farmyards through imposing dominance and scale.

As historic farm buildings rarely meet modern farming requirements the number of redundant barn buildings has been increasing throughout the district. Whilst their conversion is in some cases an appropriate development there is a very real threat of losing all historic farm buildings. It would be beneficial for developed surveys to be undertaken to identify agricultural buildings of high significance to ensure archive information exists.

Similarly, the number of stone boundary walls has somewhat declined in recent years to enable large machinery to operate in small field arrangements. Documentation of field boundaries would be beneficial, again to create an archive of information.

Lower areas of the district have historically been subjective to flooding therefore the land was largely used as pasture with some crop growing. Within the rural settlements of this area the likes of village pounds, used to house stray animals, and village greens, for communal grazing, can be found.

### **Case Study - Gowan Hall Farm**

Gowan Hall Farmhouse is a mid-C18 house with barn attached to the west. The farm buildings are a collection of stone rubble walls with slate covered rooves. The majority of buildings include cattle pens with original timber cow stalls remaining in situ in 2 barns. The most southerly barn in the collection is a bank barn, with access to the upper floor being provided directly from the field to the rear and original cattle stalls found beneath. River pebbles are used to provide a floor within the barns with waste channels to the rear. Within the cattle pens of this building historic graffiti can be found on the beams, seen in the background of the below photograph.



*Cattle stalls beneath the threshing barn*

The most westerly farm building within the collection is a pig sty, a building type which is becoming increasingly rare throughout the UK. This is shown in the photographs overleaf. Pigs were often housed relatively close to the house and farmyard to enable easy feeding. Their ability and desire to eat almost anything meant that the waste products from the house and farm could still be utilised.



*The most westerly farm building within the collection is a pig sty*

The farm was used a dairy and livestock unit until relatively recently which has seen the installation of modern materials and equipment within the site. Unfortunately, a decline in farming activity here led to the farm being placed on the open market. The new owners are now looking at ways of preserving the historic buildings whilst enabling diversification within the site. It is apparent that, whilst there is scope for development, we must carefully consider how the significance of the individual buildings and the wider collection may be affected through development. Conversion will only be acceptable where any harm is justifiable and it is unfortunately likely that some historic farm buildings will struggle to find new uses.

## 7.2 Commemorative

Commemorative assets cover a range of monumental buildings and structures. The theme includes assets which may be funerary monuments, private or civic/public monuments. Within the Lancaster District we have an array of commemorative monuments which pay tribute to historic events and people. Commemorative assets do not necessarily have religious attachments and they may have practical uses, such as buildings and fountains. They have the ability to exude historical information about the evolution of English civilisation and they hold a high value within modern society. Unusually, our commemorative assets include housing in the form of the Westfield Memorial Village, constructed to provide homes for disabled ex-servicemen.

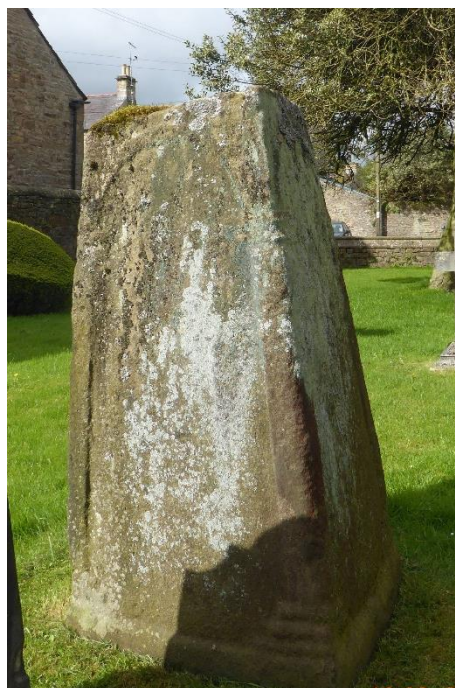
Monuments can be categorised as: Pre-Georgian, Stuart and Georgian public monuments, Georgian funerary monuments, Victorian commemorative structures, Victorian Public Sculpture, Statuary in private grounds, Twentieth-century private commemorative structures, War Memorials and Twentieth-century public sculpture. The commemorative assets within the Lancaster District are mainly War Memorials and Funerary Monuments (both Georgian and Victorian). Funerary monuments are unfortunately regularly found in a state of disrepair due to a lack of ongoing maintenance by the owners, in some cases due to a demise of a family within the area.

### Pre-Georgian monuments

These are monuments which pre date 1700. A large majority of these assets are found within our historic graveyards or within archaeological sites.

Assets include the Rock cut tombs at Heysham and the historic head stones found within the doorway at St Pauls, Brookhouse.

A pre-conquest sandstone cross base, grade II\*, can be seen within the churchyard at St Margaret's in Hornby, shown in the picture, right. There is a socket in the top of this within which the cross would have been originally situated.



*Cross Base at St Margaret's Church, Hornby (grade II\*)*

### Stuart and Georgian public monuments

Public monuments from this era are very rare within the United Kingdom. There are unfortunately no notable asset types from this period understood in our area at present.

## Georgian funerary monuments



*Gillow Mausoleum (grade II\*)*

These are defined as being commemorative monuments to a person or family and date from 1770-1850. Non-designated assets, such as Sambo's Grave, are included within this category. Designated heritage assets include the likes of The Gillow Mausoleum, a grade II\* listed building situated within the churchyard at St Thomas and St Elizabeth's Church, grade II, in Thurnham. It is particularly fine example of this asset type, constructed in an Egyptian style. Whilst there is room for 18 bodies within the building it contains only 3.

The Bradshaw Mausoleum (grade II listed) at St Wilfrid's Church, Halton was constructed c.1775. The Mausoleum has been severely neglected in recent years and provides an opportunity for restoration.

Whilst these family Mausoleums are particularly grand the Quaker headstones found in the burial grounds in Lancaster, Dolphinholme and Yealand Conyers are incredibly modest by comparison.

## Victorian commemorative structures

These commemorative assets pay respect to people or events, dating from 1850 onwards.

The most iconic commemorative structure within the district is the Ashton Memorial, a grade I listed building. The memorial was built to honour Lord Ashton's family, designed by Sir John Belcher and constructed from 1905-9. The setting of the monument, atop the hill within the Memorial Gardens and Williamson Park (Registered Park and Garden) undoubtedly contributes to the special character of this asset.

Lancaster Cemetery (Registered Park and Garden) is a prime example of such an asset within the district. The Lancaster Burial Board was established in 1854 which closed the city's burial ground and replaced it with the newly laid out cemetery we see today. The chapels and Lodge's found within the site are by Edward Paley and the grounds were laid out by registrar, Henry Moore.



*Eastern Mortuary Chapel at Lancaster Cemetery*

Funerary monuments demonstrating extravagant carving skill can be found within the churchyard at St Thomas and St Elizabeth's Church in Thurnham. Below are but a selection of the assets

### **Victorian public sculpture**

Again, this group dates from 1850. Found within this asset type are a number of fountains.

### **Statuary in private grounds**

There is little known about statutory in private grounds due to the nature of these assets. Nationally, designations of such are limited however this is not to say in years to come they will not be more prevalent.

An example of this is the Millennium Angel, or Zoroastrian Icarus, by Anthony Padgett, a local sculpture and artist, is a 2m high bronze cast sculpture situated within the grounds at Leighton Hall. The sculpture won prestigious award following it's unveiling in 2001.

### **Twentieth-century private commemorative structures**

Following the Victorian era C20 private commemorative structures have somewhat reduced in grandeur and abundance. Within the district there is a distinct lack in designation of such types of commemorative structures however it is likely that these will become recognised over time.

### **War Memorials**

There are a broad range of war memorials found throughout the District to commemorate those fallen which range from small modest statues to The Westfield Memorial Village.

Each village within the district has a war memorial which commemorates those who joined the war efforts for both the first and second world wars. Within the district we also have 2 thankful villages:

Arkholme and Nether Kellet. These villages do not have a war memorial as their men, 59 from Arkholme and 21 from Nether Kellet, all returned home after World War I. A remembrance stone is located within the Churchyard of St John the Baptist's in Arkholme to commemorate all soldiers that lived and died.

War memorials throughout the district vary from masonry crosses to more elaborate sculptures with cast bronze figures such as that found in Carnforth.



*Carnforth War Memorial, NDHA*



*Hornby War Memorial, grade II*

An unusual war memorial can be found on Main Street in Hornby. This monument has medieval remains being the chamfered octagonal cross base which originally stood in front of the demolished town hall.

The Crimea War Memorial is a grade II listed building located within the Lancaster Cemetery. The structure is an obelisk situated atop 3 steps and a squared plinth. The memorial is dated 1860 and was publicly funded to commemorate "...*Brave soldiers and sailors, natives of Lancaster and the neighbourhood, who fell in the Russian War...*" The restructuring of the Army following the failures of the Crimean War led to the construction of Bowerham Barracks where The King's Own Royal Regiment. 19 individuals are named upon the plinth and the Lancaster Military Heritage Group have completed research of those named.



*Crimea War Memorial, Lancaster Cemetery (grade II)*

The Memorial is constructed of carboniferous limestone which has been subject to erosion through natural weathering processes. The structure requires reconsolidation through realignment of the blocks, repointing, some re-carving and cleaning. It would also benefit from the adjacent yew tree being pruned to reduce the organic growth and staining. There is opportunity for the project to be funded through the War Memorials Trust.

The churchyard at St Peter's, Heysham contains 8 War graves which commemorate commonwealth service personnel who fell during the World Wars.

### **Twentieth century public sculpture**

A number of public sculptures have emerged within Morecambe during the C20, namely the rich collection of sculptures found upon the stone jetty and promenade, including Venus and Child and Eric Morecambe, all of which attract thousands of visitors per year.

In Bolton-le-Sands the Praying shell, again by Anthony Padgett, was revealed in the winter of 2013 to commemorate the Chinese Cockle pickers who lost their lives in 2004.

Along the river Lune in Lancaster and stretching up towards Halton an array of sculptures can be found. These include the "Captured Africans" piece on St Georges Quay. The work, commissioned by the Lancaster Public Art Commission in 2005 as part of the Slave Trade Memorial Project (STAMP), is by Kevin Dalton-Johnson who combined mosaic tiles, acrylic blocks, steel and stone.





Queen Victoria Jubilee Monument, grade II\*

### **Case Study – Queen Victoria Jubilee Monument**

The Queen Victoria Jubilee Monument found within Dalton Square is a grade II\* listed building located within the Lancaster Conservation Area.

The sculpture, designed and made by Herbert Hampton, was presented by Lord Ashton to the town in 1906. On the plinth beneath Victoria are large bas-reliefs of “*eminent Victorians*” with high-relief representation of Wisdom, Truth, Liberty and Justice at each corner. The monument is set within a formal garden surrounded by balustrades, designated as grade II listed building.

The monument is currently on the Historic England “Heritage at Risk Register” noted for having problems with corroding bronze, graffiti, staining of stonework and requirement for repointing.



Graffiti upon the monument has previously been removed however new graffiti has unfortunately been noted.

The photograph, left, demonstrates excessive water ingress around the joints in the ashlar. It also exemplifies the staining caused by degradation of the bronze through weathering.

There is an opportunity to restore the monument through Historic England grant funding which would enable the Council to benefit not only from monies but also National expertise.

The works would repoint the structure, clean the masonry and stabilise the bronze to reduce corrosion.



*Staining of ashlar*

## 7.3 Commercial

Commercial buildings within the district resulted from a number of factors including; the growth in prosperity and wealth of Lancaster as a trading port in the C18, the increase in visitors associated with Lancaster's inclusion on the Northern Circuit of Assizes and the district's strategic location en route to the North of England and Scotland. Commercial buildings, such as pubs, inns and breweries often have a vernacular appearance whereas hotels, banks, shops are much grander in scale and design. What is significant about these assets is the contribution they often make to the core of settlements and the community. Nevertheless, due to changing economic and social factors some of these assets are increasingly at risk of redundancy and are vulnerable to neglect, inappropriate conversion and even loss.

### Inns, Hotels and Public Houses

Many inns and hotels were established in the rural parts of the district to provide accommodation for travellers along key routes. A collection of inns were built at Slyne and Hest from the C18 due to their position on the highway leading to Kendal, Carlisle and Scotland in the north and also to the crossing of Morecambe Sands to Ulverston. The Cross Keys (grade II) was established in c.1737. The building is constructed in sandstone with rendered finish and overall vernacular appearance, whereas the Slyne Lodge was built (grade II) was built c.1830 and is much more decorative appearance with pediments and architraves.



*Royal Kings Arms Hotel, Lancaster*

Lancaster has a number of hotels contrasting to the simple and traditional inns, these hotels offered culture and luxury often with ballrooms for entertainment in a grand architectural design. The Royal Kings Arms Hotel (grade II) which was established 1629 and rebuilt in 1879 and is designed in a Northern Renaissance style by Holtom and Connor. The building is a grand building of 5 storeys and situated on a key junction of China Street, Market Street and Meeting House Lane. Two gateway buildings to Lancaster from the south include the hotels at Penny Street Bridge – Toll House Inn (grade II) and Alexandra Hotel (grade II) which date from c.1900 also design in a Northern Renaissance style by Austin and Paley.

Morecambe transformed into a seaside resort in the C19<sup>th</sup> and, as such, it has a significant number of hotels and visitor accommodation. The Queens Hotel (grade II) dates c.1800 and is one of the first buildings

associated with the transformation of the area, as sea-bathing was becoming increasingly popular in the early-C19. The Conservation Area is lined with terraced houses providing visitor accommodation to take advantage of the spectacular views over Morecambe Bay. The landmark building of Morecambe is the Midland Hotel (grade II\*), which sits along the promenade proud of this linear arrangement. The building was constructed in 1932-33 by Oliver Hill and designed in an Art Deco style [Section 6.3 Culture and Recreation].

Public houses were dwellings which were often converted to drinking establishments and as a result they have often retained a simple plan form and vernacular appearance throughout the district. The rising competition from gin palaces led to the increased establishment of pubs in the C18 and C19 and many of the settlements in the district have a pub which dates from this period, many of which are listed. Glasson Dock rapidly transformed as an 'outport' for Lancaster in the late C18 and early

C19 [see Maritime] which led to the development of pubs for the large number of dock workers. There are three pubs – Victoria Hotel (grade II) c.1800, Dalton Arms (NDHA) and Caribou (NDHA). Due to the decrease number of users and decline in breweries, some of these pubs have been faced with closure and alteration to residential accommodation.

There have, however, been some recent good examples of reuse and refurbishment of public houses in the district which have helped conserve the significance of these assets. An interesting example is the New Inn in Yealand Conyers (grade II) which dates from early C19 but there is some decorative C17 plasterwork above the fireplace internally, which was retained in the recent conversion. The Royal Hotel in Heysham (grade II) was recently refurbished and during the works a reset date stone of '1669' was uncovered with the removal of a modern C20 extension.

### **Breweries**

Brewing beer originated as a cottage industry and was predominantly produced in the house. The Old Malt House (grade II\*) in Melling, which dates c.1684, is an example of the vernacular appearance and traditional character of these types of buildings. Breweries became increasingly industrialised as companies established and grew regionally. The Malthouse, Brewery Lane (grade II) in Lancaster is a rare example in the North West of a multi storey C18 maltings built on an industrial scale. The timbers within the structure have been analysed and the information indicates they originated from Poland and were felled in c.1750. This has enhanced the understanding of Lancaster's trading links in the C18.

### **Banks and Offices**

Two Lancaster banks were founded by merchant families during the city's period of maritime trading and prosperity, but in the early C19 these two banks collapsed. This depression led to the establishment of Lancaster Banking Co. in 1826 which was one of the first joint stock banks established in the country. There are a number of later bank and office buildings which relate to this company; no.2 New Street, Lancaster (grade II) dates from c.1865, no.68 Church Street, Lancaster (grade II\*) from c.1870 and 44 Market Street, Carnforth (NDHA) from c.1889.



*Example of style of cheque from Lancaster Banking Company, Ulverston Branch (British Banking History Society) Sourced: <https://www.banking-history.co.uk/chequepix/lancaster.html>*

There are two other notable banks in Market Square – the former Midland Bank (grade II) from c.1887 and Barclays Bank (grade II) from c.1900. The Old Town Hall (grade II\*) was also used as a bank by Barclays until 1919 and Natwest until 1977.

The architectural style of banks was often Neo-Classical due to the connotations of longevity and stability with the Roman and Greek empires. The interior of the buildings usually had a large banking



*Natwest Bank (grade II) – the former Lancaster Banking Company building c.1870*

hall or chambers above. No.68 Church Street, Lancaster (grade II\*) is a good example of this as its architectural influence is Italian palazzo and there is a decorative banking hall with Corinthian columns.

Morecambe, on the other hand, has an unusual example of Bavarian revival architecture at the Barclays Bank, Euston Road (grade II).

## **Shops and Markets**

Shopping and trading has medieval origins within the district as several settlements gained market charters, including Lancaster and Hornby in the C12 and C13. Many open spaces are still used for this historic purpose or remain as evidence of the historic markets. Over Kellet's Village Cross (grade II) remains as marker for the historic markets held at the green, although the date of the cross remains unknown.

Within Lancaster, shops originated in Georgian townhouses and later shopfronts were installed on the ground floor in the Victorian and Edwardian eras. 37-43 China Street (grade II) is a row of early C18 terraces with c.1900 shopfronts installed on the ground floor. The designs of the shopfronts were often influenced by changing productions in glass and the increased use of plate glass in the late-C19 allowed for large expanses of glazing, as can be seen from the example at 18-20 Brock Street (grade II) with curved plate glazing. There are some interesting examples of buildings being reused for retail purposes, such as the old cinema at 21 Market Street (grade II) dating from c.1918 which is constructed in steel-framed terracotta façade in a Baroque Revival style. The Co-Operative Store and Hall (grade II) situated on Church Street in Lancaster is an impressive building designed by Austin and Paley c.1900 which is articulated in a Northern Renaissance style and dominates much of the streetscene.

Morecambe and Carnforth are characterised by the collection of purpose-built Victorian and Edwardian retail premises. Two excellent examples of early C20 department stores are the former Woolworths and Littlewoods buildings (NDHAs) designed in Art Deco and Nouveau styles and are considered landmark buildings within Morecambe Conservation Area.

There have been some modern C20 interventions and replacements, particularly in Morecambe, which has detracted from the character of the Conservation Area. The recent Morecambe Area Action Plan (MAAP) and Townscape Heritage Initiative (THI) 2012-2018 has sought to address this and promote reinstatement of traditional details and shopfronts.

## Masonic Lodges and Gentleman's Clubs



*Masonic Hall (grade II), Lancaster*

Many private clubs were established by British upper-classes from the C18, these were predominantly exclusive clubs which were characterised by their members' interests such as politics or literature. Within Lancaster, these have generally been established in houses converted to clubs. The Conservative Club (grade II\*) on Church Street is an exceptional example of well retained early C18 interior. There is also the Skerton Liberal Club (grade II) dating from the early C19 and former Georgian Club (grade II).

The most exclusive club was the Masons. The Masonic Hall in Lancaster (grade II) dates from c.1885 and was designed by Austin and Paley reusing an earlier building in a Jacobean revival style.

## 7.4 Culture and Recreation

This theme looks at the heritage assets which fall within the categories of arts, entertainment and cultural pursuits, including music halls, theatres, cinemas, public parks and libraries. Many of the buildings which survive are evocative reminders of past patterns of culture and leisure.

Lancaster's success as a port, and the prosperity which this brought with it during the C18 and early C19, appeared to coincide with a developing social calendar. Interestingly, it was Lancaster Moor that became the focus of this at different times: the Assizes (held twice each year) brought many visitors to the town, and sometimes ended ultimately with public executions taking place at the Moor (they all took place here until 1800), and the Races. Horse race meetings were originally held on the Marsh until 1797, with a new course developed at the Moor with a grandstand from 1809. Both events attracted the full range of society, from the gentry to the touts and pickpockets.



1840s OS Map extract showing Lancaster Moor race course grandstand at the centre (on the site of the Moor Hospital).

### Assembly rooms and music halls

Lancaster's Assembly Rooms dates from 1759, and was built by the trustees of Penny's Hospital to raise funds. It provided a large room, with musicians' gallery, for concerts, meetings and dancing. Assembly rooms took over the role of some of the entertainment rooms in inns and taverns. Assembly rooms had their heyday during the Georgian and Regency periods and they became places of display for the gentry.

After 1835, aspects of the assembly room tradition transferred to town halls, and they became halls for public events in the traditional sense. Lancaster Town Hall, which dates from 1906-9, has a purpose built concert hall, the Ashton Hall, with an organ, which has its own entrance on George Street.

A few independent concert halls were erected in the C19, but the most lavish concert halls and winter gardens were often found in resort towns, such as Morecambe (see below).

## Music halls and theatres

Music halls from mid-C19 are now very rare and many have become adapted to remain profitable. The Grand Theatre in Lancaster (grade II listed) dates from 1782 and became a music hall in 1843, the Athenaeum. It was then converted back to a theatre in 1897 by Frank Matcham.

The Dukes Theatre in Moor Lane was previously a parish church, St Anne's, dating from 1796, it was converted to a theatre/cinema in 1971. The building is grade II listed and is constructed in ashlar sandstone with a slate roof.

The Winter Gardens in Morecambe is also still in use today. The grade II\* listed building dates from 1896 was designed by Mangnall and Littlewood. Originally called the Victoria Pavilion, the complex originally included a ballroom, several bars, a billiard hall and an aquarium, all of which have now gone. The theatre underwent significant repairs during the 1990s, and has since been run and maintained by the Friends of the Winter Gardens, a building preservation trust.

Lancaster's Palatine Hall (grade II), in Dalton Square, became the Hippodrome Music Hall (after it had been used as a Temperance Institute by the Lancaster Total Abstinence Society from 1859-1907) when it was no longer needed as a church, following the construction of St Peter's, now the Cathedral. It later became the County Cinema in 1920.



*County Cinema, Dalton Square (Palatine Hall) –  
Image copyright Graham Hibbert*

## Cinemas

All the surviving historic purpose-built cinemas are now in an alternative use.

In Lancaster, 21 Market Place, was built as a Cinema, in c.1918 (grade II listed) and is the oldest surviving purpose built cinema building in the city. It is a 3-storey building with grey terracotta façade, designed in a Baroque Revival style, now in retail use, having been converted in 1985. It is grade II listed and within the Conservation Area.

As well as the County Cinema in Dalton Square, was the Palace Theatre (no. 14) which opened in 1929, designed by J. C. Derham of Derham & Kay Ltd. It had a small stage with no flytower and was essentially built as a cinema, with a Christie organ. In 1936, it was re-named the ABC (Associated British Cinemas) in 1966, but closed in 1974. The Odeon Cinema on King Street (demolished) took the ABC name.





*Aerial photograph showing the Palace Theatre and Dalton Square (dated 1929)  
Taken from [www.cinematreasures.org](http://www.cinematreasures.org)*

The Co-op building in Market Street, Carnforth with its neo-classical frontage, once housed the 'Kinema' and dates from 1912, it later became known as the 'Roxy' closing as a cinema in the mid-1960s now in retail use, it is a Non-Designated Heritage Asset and situated within the Conservation Area.

The Odeon Cinema in Euston Road, Morecambe now in retail use opened in 1937. Finished in white glazed tiles and constructed in an Art Deco style. Although not listed or in a Conservation Area, this Non-Designated Heritage Asset is noted in the *Lancashire: North Pevsner* volume.

### **Seaside resort**

The development of Morecambe as a seaside destination followed the arrival of the railways in the town in the mid-C19. Population to serve this new attraction expanding from around 500 in 1848 to some 11800 in 1900. The name of Morecambe being officially adopted in 1889.

After this period Morecambe saw a further expansion in the late 1920s and 1930s.

There are many features of heritage along the promenade which extends for over 4 miles affording a view across the bay of the Lakeland Fells.

The Stone Jetty (grade II) dates from 1851 and has been a feature of interest since that time. Once its initial use finished in 1904 it became a ship breakers yard until 1932, attracting vast numbers of visitors. It later incorporated a walkway and putting green. The Tern project sited on and around the stone Jetty opened in 1995. The Jetty still retains the stone terminus building and an octagonal lighthouse dating from around 1860, both grade II listed.

In 1878 saw the opening of the Summer Gardens at Regent Park, they incorporated a pavilion, race track, bowling green, dance platform and boating lake. The garden was remodelled to its present day form in 1925.



*Winter Gardens, Morecambe (grade II\*)*

Remaining in use today is the grade II\* listed Winter Gardens, a music hall, which opened in 1897 as the Victoria Pavilion. It is the surviving part of the Winter Gardens complex that originated with the building of the “People’s Palace” in 1878 (see Theatres below).

On Marine Road Central is the red brick and stone listed clock tower which dates from 1905 and was presented to the town by Alderman Birkett.

Centrally placed is the former Promenade Station 1907 grade II listed now an arts venue, Tourist Information Centre and Public House/restaurant.

The Alhambra Palace Theatre in Morecambe dates from 1901, it was a music hall on the first floor, with a market at ground floor level, with shops, offices and a restaurant. By 1910, the first floor was in use as a cinema. During the 1920s it was renamed the Astoria Super Cinema, showing both films and putting on a series of variety shows. Unfortunately, in 1970 the interior and roof were destroyed by fire and it has since been used as a nightclub and is now used as an events venue (The Carleton). It is considered to be a NDHA and is situated within Morecambe’s West End Conservation Area.

A number of Art Deco buildings were constructed in Morecambe, following the opening of the Midland in 1933, including the replacement Central Pier. This no longer survives, but amongst those that do are a striking pair of buildings, which appeared relatively late-on in 1939, and which are in close proximity to the Midland: the former Woolworths and Littlewoods buildings (see Commercial).



### **Case Study : The Midland Hotel**

Morecambe's grade II\* listed Midland Hotel, which evokes the Modern Movement, dates from 1933, and was designed by architect Oliver Hill, and includes striking artworks by Eric Gill and Eric Ravilious. Marion Dorn, 'the architect of floors' is also associated with the hotel, having designed floors, carpets and wave-patterned rugs for its public rooms. She was also responsible for the seahorse which has become so emblematic of the hotel. However, the Midland's heyday was relatively short-lived. Following the outbreak of the Second World War, the hotel was requisitioned by the RAF in 1940, and became a military hospital for six years. However, it was handed back in a poor state of repair and so began its gradual decline from the 1950s onwards. From 1993, it stood empty and derelict until it was bought by Urban Splash in 2003. Works to restore the building, whilst making it fit for the C21, commenced in 2005, and the hotel re-opened in 2008. This was achieved with financial assistance from the North West Development Agency, and the Heritage Lottery Fund (HLF) and Lancaster City Council, through the town's first Townscape Heritage Initiative (THI) scheme. The hotel is managed by English Lakes Hotels. The restoration and re-opening of the building is viewed by many as having been the catalyst for change and regeneration of the town.

On the reclaimed land adjacent to the hotel, was the once popular Harbour Band Arena and alongside this, the country's largest and most expensive lido was constructed, opening three years after the hotel. The style of the building, harmonised with the hotel. As well as a large pool, it provided a water polo area, an 'artificial beach for sunbathing', a three-deck promenade and two grandstands on each side which could seat 2000 spectators. It was regularly used as the venue of the Miss Great Britain competition. It closed in 1975, having always suffered from structural defects, and was demolished in 1976. It was replaced by a new swimming complex in the early 1980s, Bubbles, which itself closed in 2001. The site was cleared and the Dome removed in 2011. The site is a sensitive one given that it forms the setting of a number of heritage assets, including the grade II\* listed Midland and Winter Gardens. However, it is a significant site and offers a real opportunity to enhance Morecambe's visitor offer, whilst improving the appearance of this under-utilised space.



*Advertising campaign*

### **Village halls and institutes**

Outside the larger towns, village halls and institutes were often provided and used as meeting spaces or for other social gatherings. A number of the district's villages have such venues. They tend to be modest buildings, and many date from the C20 and C21. The architecture of village halls often acquired pretention when endowed by benefactors, such as Hornby Village Institute (grade II listed). This was funded by Colonel Foster of Hornby Castle and was a gift to his son, on the occasion of his 21<sup>st</sup> birthday, and to the village. It was the work of Austin and Paley, and was the last building designed by the practice before the death of Hubert Austin in 1915. It included a billiard room and a reading room.

### **Libraries**

Prior to the establishment of libraries by local authorities, village institutes often provided reading rooms. This district's libraries date from the inter-war and post-war periods. Most authorities adopted a neo-Georgian style for the libraries built during the inter-war years, and Lancaster Public Library is no exception. The building dates from 1932 and is grade II listed. This included a separate Junior Library with its own entrance on New Street, shown in the image below.



*Junior Library entrance, Lancaster Library (grade II listed)*

Carnforth Library, is not listed nor in the conservation area, but is considered to be a NDHA. It also dates from the 1930s, and is a single storey building which is, again, built in a Neo-Georgian style, with a “powerful arched entrance”.

Between 1966 and 1969, funding for libraries declined and many authorities turned to light-weight or prefabricated solutions, often forming part of larger municipal complexes.

Morecambe’s distinctive modernist library was designed by County Architect Roger Booth in 1965-7. The design is well-liked and the light and airy interior popular with visitors to the library, it is made up of three hexagons each with its own hyperbolic paraboloid roof, clad in copper. The exterior originally featured beach cobble panels which have been altered. This is one of the reasons it has previously been turned down for listing. However, it is considered to be a NDHA.

## **Museums**

The museums in Lancaster District, contained within buildings of historic significance, are located in Lancaster and Carnforth. In Lancaster City Centre there are several of note.

The City Museum in Market Street Lancaster, once the Town Hall with its imposing portico supported on Doric Columns was designed by Thomas Jarratt with additions by Thomas Harrison and was built between 1781-73. It is grade II\* listed and recently it has undergone extensive repair and restoration. The public library to the side was added in 1886 originally for the Board of Health and Police. Besides the City Museum Collection the building also houses the ‘Kings Own Royal Regiment’ Museum.

Lancaster Castle (see *Significance of Lancaster’s Heritage and Military and Defensive*) located on Castle Hill is grade I listed and stands on part of the site of a Roman Fort. It dates from C12, but has seen many phases of development, with a major rebuilding programme in the C18 and C19 centuries, including an impressive Shire Hall and Crown Court, both still in use today. The Castle’s prison function ceased in 2011. Tours of the Castle are offered on a daily basis (excluding the Crown Court, if the Court is sitting), which include the A-Wing (Male Penitentiary), Medieval prison cells, the Shire Hall and Crown Court. .

The Judges’ Lodgings is one of the oldest townhouses in Lancaster, dating from c. 1625, it was built for Thomas Covell, who was Mayor of Lancaster six times and Keeper of Lancaster Castle for 48 years. He was responsible for keeping and executing the ten ‘Pendle Witches’ in 1612. It was later

used by judges when they attended the sessions of the Assize Court, from 1828 until 1975, and was then converted into a museum. It includes a museum of childhood and houses the Gillow furniture collection. Unfortunately, the museum was closed due to County Council, but it has recently been announced that it will re-open Friday-Sunday (excluding the winter months) from July 2018 until October 2019.

The Maritime Museum housed in the Old Customs House is situated on St. Georges Quay. It was designed by Richard Gillow with a portico and columns facing the river Lune, it is grade II\* listed and dates from 1763.

The Cottage Museum is situated on Castle Hill opposite the Castle, this cottage property dates from 1739 and depicts life in the early Victorian period. The building is within the Conservation Area and is grade II listed.

Carnforth Station Heritage centre is housed in the central platform building. It was designed by William Tite and was completed in 1846. It is famously associated with David Lean's 'Brief Encounter' as the Refreshment Room was used as the setting for the film. It was refurbished for its present use between 1996 and 2004. The buildings are considered NDHAs and are situated within the Carnforth Conservation Area.

## **Public Parks**

Lancaster has benefitted much from the philanthropy of its two leading industrial families, but it was from the Williamsons that the city was gifted its two main parks: Williamson Park and Ryelands Park.

Williamson Park is situated to the east of the city centre and was once a quarry for Lancaster's building stone. It ceased as a quarry in the mid-C19 and was laid out as a park in around 1870 for James Williamson with a further phase in 1904 for his son, also James Williamson, who became Lord Ashton in 1895. The park incorporates some important listed buildings, is a self-contained Conservation Area and a Registered Park and Garden (grade II).

The principal historic feature in the park is the Ashton Memorial, a grade I listed building constructed between 1905 and 1909 for Lord Ashton. It is finished in Portland Stone and Cornish granite, it stands some 150 feet tall above the parkland. In view of its elevation it can be seen from many vantage points across the town and is a landmark for the city. Also in the park adjacent to the memorial is the Palm House c.1909, grade II listed, built on a brick plinth with timber and metal glazing bars, it is now used as a butterfly house with the inside laid out as a tropical rain forest.

Also in the park is a tower around 100 metres to the south of the memorial, which is the remains of the Temple Shelter, a garden pavilion c. 1909. Constructed in limestone with a hexagonal plan it is grade II listed. The bridge over the ornamental lake incorporates a single semi elliptical arch in sandstone and dates from 1909 and is grade II listed.



*Temple Shelter (grade II listed), Williamson Park*

Morecambe's popular Happy Mount Park dates from 1927, and whilst it has no heritage designations, its communal value is considered to be considerable, and it does include a number of structures considered to be non-designated heritage asset (NDHA), including its characteristic gate piers and gates.

Ryelands Park was originally the private grounds of the grade II listed Ryelands House, built in 1836, which became the home of James Williamson in 1874. He commissioned Paley and Austin to extend it in 1883.

## 7.5 Ecclesiastical

Lancaster district contains a wealth of ecclesiastical buildings and remains which reflect the varied and often tumultuous history of Christianity in this country.

### Early Christianity



Significant evidence of early Christianity can be found in the Lune Valley and in Heysham, where rare Anglo-Saxon crosses and sculpture have been found. Anglo-Saxon architecture survives in only one place: at St Patrick's chapel in Heysham, shown left. It includes a set of rock-cut graves which are unique in Britain.

*St Patricks Chapel, Heysham (scheduled monument and grade I listed)*

Whilst there appear to have been relatively few monasteries in north Lancaster, within this district several monastic houses were found. St Patrick's is thought to have been a promontory monastery, similar to those on the Northumberland Coast, at Tynemouth and Whitby. There were certainly houses at Lancaster (Benedictine Priory, 1094), Cockersand (Premonstratensian abbey, c.1190), and a Dominican Friary on the site of Dalton Square (pre-1260). Today, there is a community of Cistercian nuns, The Bernardines of Esquermes, who live according to the Rule of St Benedict, at the Monastery of Hyning, in a grade II listed early C19 former country house.



*The Chapter House, Cockersand Abbey (scheduled monument and grade I listed)*

The C14 and C15 saw a period of church building and rebuilding, which continued after the Reformation. Particularly notable churches constructed at this time include the grade I listed Priory Church of St Mary in Lancaster, though parts of it are much older, and other parts later. The tower



is mid-C18, and is familiar to many as one of Lancaster's principal landmarks, situated as it is beside the Castle high above the town and river. St John the Baptist in Tunstall (grade I listed) also dates from C15, though may have Anglo-Saxon origins.

Described as one of the most striking churches in north Lancashire, St Margaret's Church in Hornby, dates from the C16, and its unusual octagonal tower is unlike any other in the county (grade I listed)



*West end of St Margaret's, Hornby (grade I listed)*

### **Beyond the Reformation**

The C17 and C18, saw few new churches constructed. This therefore makes St John the Evangelist in Lancaster (grade II\*), all the more significant. It is a particularly impressive and elegant church dating from the mid-C18 [see case study]. Another church from this period is the grade II listed St Anne's, dating from 1795-6, though became redundant as church as early as 1959, and was converted into the Duke's Theatre in 1970.

Victorian church building in the district was dominated in quality terms by the Lancaster architectural firm, Austin & Paley. Their work is considered to be outstanding in both the regional and national context, though they are not always so well represented on the national statutory list. Of particular note in the district are St Mark's, Dolphinholme, and the Church of the Good Shepherd, Tatham Fell (both grade II). Paley was also responsible for St Peter's RC Cathedral (1857-9) in Lancaster, built following the legalisation of public worship for Catholics at the end of the C18.

The grade II listed Centenary Church in Lancaster, known by many as the Friary, was built to celebrate the centenary of the Independent Chapel (now Trinity United Reformed Church) on High Street. It dates from 1879-81 and was designed by JC Hetherington and GD Oliver of Carlisle in a free Early English Style. From 1996 until 2014 it was used as a pub, but has stood empty since then, and is deteriorating. Like St John's it was badly affected by the December 2015 floods and is still suffering the effects. It is important that a sympathetic use is found for the building, which is on the Council's Building at Risk Register.



*Former Centenary Church, Lancaster (grade II listed)*

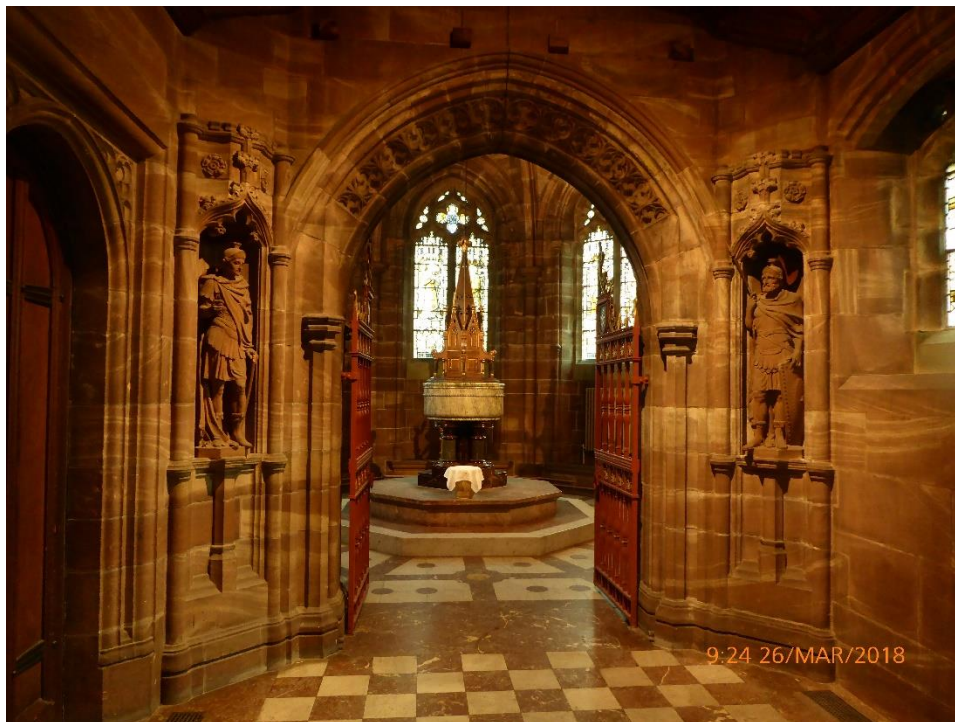
### **Catholic Churches**

Public Catholic worship was illegal in England from the accession of Elizabeth I to 1791 and masses were usually celebrated in private. As the threat of Jacobitism receded, two Catholic Relief Acts were passed at the end of the C18. It was the Second Relief Act of 1791 which legalised public worship and sanctioned church building, though they were still expected to be discreet, without steeples or bells. What is known today as Palatine Hall, in Dalton Square, in Lancaster, was built as a Roman Catholic chapel and presbytery, Dalton Square Mission, in 1798. It is thought that it may be the work of Richard Gillows. The presbytery and chapel were designed to look like a pair of large houses. In a similar vein, St Mary's RC Chapel in Hornby, dating from 1820, was discreetly set back behind the presbytery and was very simple internally, not unlike many Nonconformist chapels.



*Palatine Hall, Dalton Square (former RC chapel and presbytery) (grade II listed)*

However, following the Act of Emancipation of 1829, Catholics were freed from the remaining civil disabilities imposed on them. From 1840s, Catholic churches began to match the scale and architectural pretention of the Established Church. Having outgrown the Dalton Square Mission, an impressive Gothic Revival church, St Peter's, was built on the edge of the town in 1857-9, designed by Edward Paley. The baptistry was added 1895-6 by Paley and Austin, decorated with glass by Shrigley and Hunt, It became a cathedral in 1924 when the Diocese of Lancaster was created. The Cathedral is listed grade II\*.



*Lancaster Cathedral (grade II\* listed), baptistry entrance*

## Nonconformists

Nonconformity was strong in Lancaster throughout the late C17 and C18. The Nonconformist tradition began with the Quakers (the Old Dissent) and was continued by the Methodists during the C19.

The Society of Friends, or Quakers, played a significant role in the development of Lancaster as a successful trade centre. Nonconformity was strong in Lancaster throughout the late C17 and C18. Quakers met beyond Lancaster too, with one of the region's earliest meeting houses being located in Yealand Conyers. This grade II\* listed building dates from 1692, with mid-C18 alterations.



*Quaker Meeting House, Yealand Conyers (grade II\* listed)*

George Fox, the founder of the Society of Friends, arrived in Lancaster in 1652, and the first meeting house was erected in 1677, though was rebuilt in 1708 to accommodate the Quaker's general meeting of the four northern counties, and altered and extended during the late C18 (grade II\* listed).

George Fox was brought to trial at the Lancaster Castle for blasphemy during 1652, though was acquitted. One of his keenest supporters, said to be Lancaster's first Quaker, was John Lawson, who was an eminent merchant. Indeed, many notable Lancaster merchants were Quakers. The Quaker merchants were responsible for culverting the Mill Race watercourse, as they recognised that in developing land closer to the River, it would enable them to export their refined sugar faster.

The Quakers had their own burial ground on Wyresdale Road, dating from C17. It was disused by 1890.

Wray was strongly influenced by the Quaker movement. Records indicated that there was a meeting house there by 1668, and land was purchased for a burial ground in 1676 (at least 265 Quakers lie in unmarked graves there). A purpose-built meeting house was completed in 1704 (now the Methodist Church Hall), which is a grade II listed building.

In comparison to the Old Dissent, the Methodism grew rapidly in the C19. The Wesleyans in Lancaster had a meeting room from 1795, but opened their first chapel in Sulyard Street in 1806,

built on the site of the Dominican friary. This was replaced by a new Gothic Revival church in 1874, by Austin & Paley (now flats), with an attached school, which is now used as an outreach centre, The Cornerstone, by the Lancaster Methodist Church. Further chapels opened in Skerton (1869) and Greaves in 1909. The Skerton chapel moved from Main Street to Owen Road in 1910, where it was built in an Art Nouveau style. In 1909, a chapel was also opened in Scotforth, also with an Art Nouveau feel.

### **Case Study - St John the Evangelist, North Road, Lancaster**



This grade II\* listed church in the centre of Lancaster dates from 1754-55. It is Georgian in style, and its stylish urbane interior reflects the fact that it was built at a time of great prosperity, when the Port was thriving, and the population growing. It was built to house the Priory's expanding congregation, which had reached capacity. It later became the Corporation Church. Sadly, during the late C20, the congregation declined to such an extent that the church was closed in 1981, and passed into the care of the Churches Conservation Trust (CCT)

in 1983. The building is currently vacant and is deteriorating rapidly. It suffered badly during the floods caused by Storm Desmond in 2015, and the effects are still being felt. In addition, the proximity of many of the churchyard trees to the building is having a detrimental impact on the building's fabric. It has been on Historic England's national Heritage at Risk (HAR) Register since 2015. The City Council's Regeneration Team is working closely with the CCT to find a solution for the building. In the meantime, the CCT, together with the City Council's Public Realm Team (who are responsible for maintaining the closed churchyard) are trying to keep on top of the building's maintenance needs. However, without a user, the building will only continue to decline. It is hoped that a possible future Heritage Action Zone (HAZ) scheme may present future funding opportunities, as might a future Lancaster Canal Quarter scheme, which St John's would sit just outside.

## 7.6 Education

Education buildings display some of the finest architecture, but also some of the most modest. They are often much valued elements of the public realm and streetscapes. Schools have been especially vulnerable to conversion or demolition over the years, whether larger city institutions or small village schools.

### Before 1800

It is worth noting that the only C16 and C17 public buildings which remain in the region are former schools. The earliest schools were monastic, but some parish clergy would teach boys, often in the parish church. During the later Middle Ages, wealthy patrons would endow schools.

Lancaster Royal Grammar School began as a chaplain instructing boys in grammar in 1469, provided by John Gardyner, a wealthy landowner and Mayor of Lancaster. By 1472 he had provided income for a school which stood on land SW of the Priory Church (before the School moved to East Road, where the new premises were erected by Sharpe & Paley in 1851-2).



*Lancaster Royal Grammar School, Sharpe & Paley 1851-2 (grade II listed)*

In 1594-5, Matthew Hutton, Bishop of Durham and later Archbishop of York, established a grammar school in Warton, at Cross Bank, built on land to the rear of the medieval burgage plots. However, in 1902 the school was converted into cottages, and the dedication plaque was re-sited on the new school.

Another early purpose-built school building is the Bolton-le-Sands Former Free Grammar School (grade II listed), now a meeting hall, was founded through a bequest of Thomas Assheton. The current building dates from 1637, with an 1857 extension. All boys from the village, Nether Kellet and Slyne-with-Hest were admitted free for education in Latin and Greek. If they wanted to learn to read and write, and for instruction in arithmetic, they were expected to pay a fee. It gradually developed into the village school, which it remained until 1940, when school was amalgamated with Crosshill School, becoming Bolton-le-Sands Church of England Mixed School.

Wray Free School founded in 1685 by Captain Richard Pooley was rebuilt in 1885, though the inscription and decorative door head can be seen on Wray Endowed Primary School.

There was a Bluecoat School on Middle Street in Lancaster of 1772, endowed by Richard Newsham of Preston, though this was replaced by the present Sharpe & Paley school building of 1849-50, Elizabethan in style (grade II listed). Above the entrance is a niche for an inscription supported by two girls. This became the Lancaster Charity School for Girls. It was initially converted into offices, but is now flats.



*Former Girls' Charity School, Middle Street, Lancaster (grade II listed)*

Of particular note from its historical association is the Clergy Daughters' School in Cowan Bridge, which was attended by Maria, Elizabeth, Charlotte and Emily Brontë from 1824 to 1825. The School moved to Casterton in 1833. It is now three cottages, known as Brontë Cottages (grade II listed).



*Inscription on the gable end of Brontë Cottages, Cowan Bridge (grade II listed)*

### **Public Education 1800-1870**

The rate of school building was rapid during this period, fuelled by competition between the dissenting and Anglican churches. The two most prominent school-building bodies were the non-conformist British schools and the Church of England's National schools during the late Georgian period.

A number of Anglican elementary schools were established in Lancaster at this time, including that attached to St Anne's (now The Duke's) in 1853 and St John's in 1868 (now the site of Lancaster Fire Station).



*Original archway for St Johns School now located in the wall of the new Fire Station, Cable Street*

By 1854, there were nine weekday schools in Lancaster, which is an unusually high provision for a mid-C19 Lancashire town. This included the Friends' School, part of the Meeting House, which opened in 1690. There was also a Boy's National School at Green Ayre (1817) and a Girls National School on High Street (1820), grade II listed, which was 'Built by Public Subscription A.D. 1820 to establish Order, check Vice and uphold Virtue'. The building is now used as offices.

Ripley St Thomas School, which began as Ripley Hospital, was an endowed school founded by Mrs. Julia Ripley in memory of her husband, Thomas Ripley, who was a native of Lancaster and a merchant of Liverpool. Opening in 1864, it was built following the example of the Bluecoat School in Liverpool as "a school for teaching poor children to read, write and cast accounts", the parents of whom had to have lived for at least 2 years immediately preceding the death of the father either within 15 miles of Lancaster Priory, or 7 miles of Liverpool Cathedral. The architect was John Cunningham of Liverpool, though was extended by Paley & Austin in the 1880s, with a Chapel added by Paley, Austin & Paley (1884-8).

### **Education from 1870**

The 1870 Education Act permitted school boards within local authorities to finance school building from a local rate and elementary schooling became compulsory in 1880. The voluntary societies increased their efforts to provide schools to thwart the need for boards. This paid off in Lancaster where the provision was so great that, despite the establishment of a school board, no board schools were necessary until the 1890s. Board schools were built in Bowerham in 1895, Greaves in 1906 and Dallas Road in 1912.

Lancaster Girls Grammar School (grade II listed) dates from 1912-14, and was designed by County Architect Henry Littler. It is designed in the Free Renaissance style. It was established at the Storey Institute in 1907, but moved into its new premises in 1913.

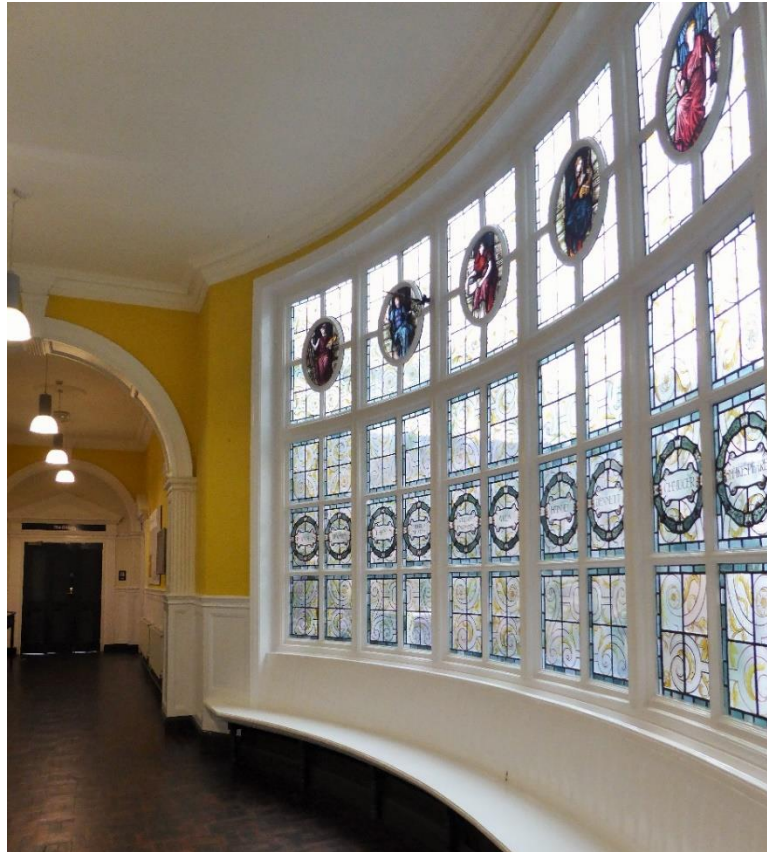




*Lancaster Girls Grammar School, Regent Street (grade II listed)*

### **Higher and Further Education**

The need for an educated workforce encouraged the formation of mechanics institutes and technical schools. The Storey Institute (grade II listed), funded by Sir Thomas Storey, was built as a school of art, technical school, library and art gallery. Its purpose was for 'the promotion of art, science, literature, and technical instruction'. Designed by Paley, Austin & Paley, 1887-91, it was built to commemorate Queen Victoria's Golden Jubilee. Currently, the building is used as a centre for creative industries, and its aim is to maintain Storey's philosophy that the building should be a place for the people and inspire forward thinking. An example of the work of local stained-glass artist Mr Jowitt of Shrigley and Hunt can be seen on the first floor corridor.



*The Storey (grade II listed),  
Shrigley and Hunt window on 1<sup>st</sup> floor corridor*

Morecambe's Art and Technical School on Poulton Road dates from 1908-12, and like Lancaster Girls Grammar, was designed by Henry Littler. It is Queen Anne in style, built in red brick with stone dressings. The cupola with its weather vane topped by a ship in sail are a distinctive feature within the roofscape of Morecambe. The building is grade II listed and has been converted into flats.

Lancaster University campus was inaugurated in 1964 and construction began in the same year. The early buildings, built off a pedestrian spine running north-south are of conventional construction in brick and concrete. Of particular note is the Chaplaincy Centre, by Cassidy and Ashton, of 1968-9, which is of trefoil plan, each of the lobes assigned to a different denomination, and a soaring roof which form a corona, making it very distinctive.

The University of Cumbria, formerly St Martin's College, campus is on the site of Bowerham Barracks, home to the King's Own Regiment from 1876-80 (see also Military and Defensive). Most of the former Barracks buildings are in use, for teaching and as offices. However, additions have been made to the site since it became a college in 1962. Most notable is the Pop architecture Harold Bridges Library by Charles Pike of 1974-5, with its external skeleton of precast concrete piers in exaggerated lozenge shapes.

## Case Study – Ripley St Thomas School (Dining Area Extension)



Ripley St Thomas School is a grade II listed Gothic Revival building designed by J. Cunningham in 1856-64. In 1885, it was altered by Paley and Austin, and the grade II\* listed chapel was added in 1888. Both buildings form the backdrop to a new dining hall extension designed by JMP Architects in 2012. The extension was to a 1960s single storey concrete framed dining hall which was sited in a prominent central location and lined the approach to the entrance of the principal school building.

Any extension to the 1960s dining hall, would have had an impact upon the setting of the listed buildings. However, the existing dining provision was considered to be undersized and requiring improved serving and circulation space. The preferred design involved cloaking the 1960s block with a fully glazed curved single storey block, which sits quietly within the foreground of the listed buildings, but also allows views through to the main school building, as well as reflecting it from certain angles. Whilst it is very different in appearance from the existing buildings around it, it works aesthetically, and in no way detracts from them.

School sites are often restricted, and this has the added complication of falling within the setting of a number of significant listed buildings. However, this is an example of how new buildings can work well alongside historic when carefully designed in context.

## 7.7 Health and Welfare

Health and welfare provisions originated with the English Poor Laws in the late-medieval period, aimed at dealing with the poor and impotent through almshouses and workhouses. Lancaster's built heritage retains examples of these, but notably reflects the changes to healthcare institutions from the late C18 onwards. Settlements within the district, such as Morecambe, were transformed by social movements focussed on recreation and health in the C19 and C20.

### Almshouses & Workhouses



*Penny's Almshouses (grade II\*)*

One of the earliest remaining examples of charitable housing for the poor is Penny's Almshouse (grade II\*) in Lancaster, which was constructed 1718-22 from a request in the will of a former Mayor of Lancaster, William Penny. The complex involves a group of twelve small almshouses centred around a courtyard, with a shaped gable entrance to King Street and a chapel to the west. A tablet above the door of the chapel is inscribed 'Forget not the congregation of thy poor'. The almshouses are a significant example of courtyard housing for the poor in the early C18, visually contrasting to surrounding grander Victorian and Georgian scale of buildings.

A workhouse for the poor was established on the moors east of the city c.1787-8 and was later taken over by Lancaster Union Workhouse c.1839 who expanded and enlarged the site. By the mid C20 the main workhouse building was demolished but some of the surviving buildings (non-designated) now form part of Lancaster Royal Grammar school premises. In the Lune Valley, the Caton Gilbert Union was established early C19 and a workhouse was built south east of Caton. The building, now known as Moorgarth (grade II), was converted to a house c.1900 for the Paley family.

## Hospitals and Dispensaries



*19 Castle Hill*

The first dispensary was established in Lancaster in 1781. 19 Castle Hill (grade II) was built c.1785 as the second home to the dispensary and was subsequently relocated to Owen House (grade II) in 1832. 19 Castle Hill is a fine example of Neo-Classical detailing, with fluted entablatures and an open pediment. Both buildings, however, have a square niche above the doorway which contained a square Coade stone plaque representing the Good Samaritan. Towards the end of the C19, the dispensary facilities were not adequate and the Royal Lancaster Infirmary (grade II) was built 1888-96. The building was designed by notable local architects Paley and Austin and the Coade stone now sits above the doorway of the infirmary.

A significant part of the district's welfare heritage derives from hospitals built to the east and south of the city centre. The former County Lunatic Asylum (grade II\*), situated on Lancaster Moor, was constructed c.1816 and designed by Thomas Standen. The building is an impressive example of Neo-Classical architecture with a Tuscan Doric portico. Later additions to the site include the large fannexe designed by Andrew Kershaw c.1879-82 in a Gothic revival style (grade II), the tower of which punctuates the skyline of the surrounding landscape. Both buildings have since been converted to residential use and their setting subsumed by C20 and C21 suburban housing developments. To the north of Lancaster Moor Hospital is Ridge Lea Hospital, formerly known as the Ladies Villa, which was built in 1916 for wealthy female patients. Whilst the building is not statutorily designated, it is considered to have local historic importance but remains in a vacant and declining state.

To the south of Lancaster is an extraordinary example of architecture is the former Royal Albert Hospital (grade II\*) which was designed by E.G. Paley c.1868-73 in Gothic Revival style. It was originally called the 'Royal Albert Asylum for idiots and imbeciles of the seven northern counties'. Since its closure it has been converted to the Jamea Al Kauthar Islamic College. Royal Albert Farm buildings (grade II) are situated within the vicinity of the hospital and provided work for patients but have since been converted to hospital buildings.

## Wartime and Recovery

After the First World War there were concerns about how to memorialise the loss of life in the war, but also how to support disabled servicemen unable to go back to work. Thomas Mawson, a local landscape architect, advocated the idea of providing a memorial village in Lancaster with cottages to house ex-servicemen centred around a war memorial. Westfield Memorial Village opened in 1924 (designated a Conservation Area) [see case study] and a war memorial (grade II\*) was unveiled in 1926. There have been some later additions to the village, but it continues to provide housing for servicemen and has maintained its Arts and Crafts aesthetic with open green spaces.

The treatment of victims of war were often established on a temporary basis in existing buildings. Within the district, the Midland Hotel in Morecambe (grade II\*) served as the Midland Railway station's hospital during the Second World War from 1940-8.

## Public Parks and Recreation

Seabathing became a popular activity in the late-C18 as a result of various publications on the health benefits of seawater. Following the decline of Sunderland Point as an 'outport' to Lancaster, the warehouses were converted to houses and holiday cottages which attracted the wealthy upper classes, many of which are grade II listed. In the late-C19 Morecambe was transformed to a sea resort for the Lancashire and Yorkshire working classes. The town developed hotels, pubs, public swimming baths and parks along the shoreline of Morecambe Bay with a prominent focus on recreation [see Section 6.3 Culture and Recreation]. In 1926, the motto on Morecambe town's crest was altered to 'Beauty Surrounds, Health Abounds' which is reflective of the attitudes towards health and recreation during the early C20.

Public parks are significant within the Lancaster district, often resulting from the growing concerns of the impact of industry and dense terraced housing on health. One of the most significant public parks in the district is Williamson Park (conservation area and grade II registered park and gardens). Originally, the area was open moorland with some disused quarries situated to the east of the city of Lancaster. However, the public park was laid out during the 1870s for James Williamson Snr and the work continued with James Williamson Jnr (Lord Ashton). The park has some key design features, including sculptures, fountains, a butterfly house and a folly. However the principal focal point is Ashton Memorial (grade I), an English Baroque revival style memorial to Lord Ashton's family which dominates the skyline [see Section 6.2 Commemorative].

## Case Study – Westfield Memorial Village



Thomas Mawson, a local landscape architect, advocated in his book 'An Imperial Obligation' (1917) that settlements and communities should be established for disabled servicemen as well as memorials to the loss of life in the Great War. Derivative of the Garden City Movement in the late-19<sup>th</sup> and early-20<sup>th</sup> centuries, Mawson set about designing a layout for an ex-servicemen village with an axial route which radiated out to other streets. The houses and terraces are of different styles, with an overriding Arts and Crafts impression, open green spaces around properties and greenery and trees lining the verges tributary

roads. The centrepiece of the village is the bronze statue (grade II\*) of a soldier offering water to a wounded comrade. The village was opened 1924 and was extended under Mawson's design in the 1930s and later after the Second World War.

The village still remains in use for its original purpose and many of the buildings are provided for ex-servicemen with a small minority in private ownership. As recognition of its historical association with the Great War and high landscape and aesthetic value, the village was designated a Conservation Area in 1993 and Article 4 Direction in 1986. There are ongoing issues with the maintenance and monitoring of the aesthetic and restricted development rights of properties as owners sometimes remove historic detailing, such as original doors and windows which cumulatively erodes the significance of the area. Due to modern needs of owners and occupational health standards, there is a degree of adaptation and change which is required at present and in the future. For example, the sensitive introduction of ramps, handrails, mobility scooter access for improved access will need to be carefully managed. The production of a Conservation Area Appraisal and Management Plan and engagement with local residents could be an important way to disseminate information about the sensitive alterations to properties.

The War Memorial (grade II\*) is currently in a poor condition with staining and damage. It is hoped that a bid for funding will be made to the Heritage Lottery Fund (HLF) in 2018 for its repair and maintenance.

## 7.8 Industrial

The Lancaster district has a diverse natural environment with outlying fells of the Pennines to the east, the confluence of three main rivers (Lune, Conder and Cocker) running through the district, limestone ridges to the north and the coastal lowland marshes to the south and west. Prior to the development of the canal and railway networks, industrial activities were often influenced by the local natural environment. This has subsequently formed a varied industrial heritage within the district. Similar to other areas in Lancashire, a large portion of the industrial heritage has been lost and demolished as a result of redundancy and obsolescence in the C20. Nevertheless, industrial heritage has shaped some key settlements within the district including; Lancaster, Dolphinholme, Halton, Carnforth, Caton, Wray and Galgate.

### **Wind and Water Power**

Due to the coastal location of the district, many settlements such as Morecambe (formerly Poulton-le-Sands) and Glasson Dock originated as small fishing communities. The Fisherman's Cottages along Morecambe Street and Lord Street (within Morecambe Conservation Area) provide evidence of the fishing association of the area in the early C19.

Early examples of industrial activity, such as grinding corn, resulted from wind and water power. Nationally, there very few pre-1700 examples remaining of corn mills and even less so within the Lancaster district. Nevertheless, evidence still remains in the origins of settlements and buildings. In Lancaster, a mill race and mill is indicated on John Speed's 1610 map which was later built over to allow access to the port. The mill race now runs underneath Damside Street and North Road. In Whittington, there are medieval origins of a corn mill but this has been rebuilt several times. The existing building, Sellet Mill (grade II), possibly dates from late C18 with a C19 wheel and was later converted to a house in C20.

Many corn mills were built in C18 on a larger scale and sometimes later converted to textile mills [see Silk and Textile sub-section], including Willow Mill at Caton (grade II) and Galgate Silk Mill (grade II). Caton was particularly associated with water-powered industries from the C18 due to the number of becks running off the surrounding moors and hillside.

There were associated activities and buildings, such as malthouses, which resulted from the processing of corn. A significant example within the district is the well-preserved C17 Old Malt House (grade II\*) in Melling and the C18 Malthouse in Lancaster (grade II) [see Commercial].

There are no remaining examples of windmills within the district, although known sites existed along lowland areas such as the west end of Morecambe, Thurnham and Overton.

### **Extraction: Mining, Quarrying and Processing**

The extraction of materials, such as coal, metals and stone, has permanently altered the landscape, leaving surface earthwork remains and above ground structures. Clinstfield Colliery (scheduled monument) in Tatham is a rare surviving example of C18 colliery used for mining coal. The site is a dispersed landscape of shafts which connected underground, originally utilising horse-power for the shafts and later replaced by steam power. The site also includes an Engine Shed (grade II) which dates from the early-C19 and is believed to be the only remaining colliery engine house in Lancashire.





*Jenny Brown's Point chimney (grade II)*

A chimney (grade II) at Jenny Brown's Point in Silverdale dates from c.1800 and is constructed in squared coursed limestone. The chimney is believed to be remains of copper smelting works which were active the late-C18 to early-C19.

The development of the canal and railway networks enabled gravel extraction and the development of gravel pits around Carnforth. Extraction activities such as stone quarrying were prominent in rural locations, for example the moorlands of Quernmore to the east of Lancaster. Williamson Park (Conservation Area and grade II Registered Park and Garden) was developed by James Williamson Snr and later James Williamson Jnr (Lord Ashton) in the C19 on the grounds of a disused stone quarry. Whilst the park has significant architectural, aesthetic and communal significance [see Health and Welfare], there is still evidence of the industrial origins of the area.

Many limekilns are situated to the north of the district in Warton, Silverdale and the Yealands. Some of these limekilns, such as the one found in Hying Scout Wood, have no designation but form an important part of the industrial and agricultural history of the area.

### **Iron and Steel Production**

Few examples remain in the district of steel and iron production, nevertheless it has been an important part of the development of the industrial history of the area. Leighton Furnace (grade II) opened c.1718 and the existing remains are believed to be the 'Great Coal House', it was later purchased by the Halton Iron Company and closed in 1806 after a furnace explosion.

Carnforth was one of the most significant areas for iron and steel production. The iron works were established in the 1860s and led to the development of Millhead for workers' terraced housing. Production of iron was later replaced with steel production at the site and by 1883 there were six furnaces at the Carnforth. The furnaces were demolished in the C20 and all that remains is the entrance lettering.

Place names often remain as historic associations to this form of industrial heritage. For example, Foundry Lane in Halton remains as an indication of where the foundry was located in the village. Phoenix Street in Lancaster had a foundry but which was demolished in the early C20.

### **Silk and Textile Production**

A wide range of textile production has formed part of the district's industrial heritage, including cotton, linen, worsted and silk. Prior to the Industrial Revolution, textile production originated on a domestic scale with a workshop often incorporated into the house. In Yealand Conyers, there remains an example of handloom weavers' cottages from early C19 at nos. 5-9 Yealand Road (grade II) which were formerly associated with the neighbouring flax mill.

Factory systems for textile production initially relied on water power and, as discussed above, sometimes resulted from the conversion of former corn mills as a result of changing economic climates. An example of this is Galgate Silk Mill (grade II), a building constructed in sandstone rubble

with a slate roof, which was converted from a water powered corn mill c.1792 to spin waste silk using throstles.

Whilst the remains of the mill are not within the district, Dolphinholme mill shaped the development and transformation of the village in the late-C18 and early-C19. A corn mill was converted in 1784 to the first fully mechanised worsted-spinning mill to use Arkwright frames. The building was demolished in 1867, but significantly transformed the surrounding landscape including Corless Cottages and the remains of a mid-C19 warehouse (within Dolphinholme Conservation Area).

Remaining examples of purpose built textile factories within the district date from the late C18 and C19. Low Mill in Caton (grade II) was built c.1784 as a water-powered cotton spinning mill and steam engines were installed early C19. The mill was built for Thomas Hodgson whose fortunes derived from speculation in trade, including the West African slave trade. A significant portion of water-powered textile mills were situated along the River Lune at Halton, which have since been demolished in C20.



*Low Mill, Caton (grade II)*

Within Lancaster, the complex of mill buildings along Moor Lane – Mill North and Mill South – remain as iconic examples of C19 textile production within the city. Mill North (grade II) was built 1819 as a steam-powered worsted factory and was later converted to student accommodation in C20. Mill South was constructed c.1826 as a steam-powered cotton spinning mill with a water tower added c.1900. The building was converted to offices in the late-C20 and the water tower remains a significant landmark which punctuates the skyline of the city. The buildings are situated immediately on the banks of the canal, which enhances the industrial character and appearance of the buildings.

Another landmark industrial building is Galgate Silk Mill (grade II), which was constructed in 1852 for John Armstrong. The building is 5 storeys and 9 bays, constructed in red brick with a ridge-and-furrow slate roof. Due to the surrounding low-rise buildings of Galgate, the mill dominates the town and surrounding rural landscape.

### **Furniture and Stained Glass Production**

The district's industrial heritage also led to the production of some highly decorative features, including furniture and stained glass. Gillow's furniture is synonymous with the growth in mid-C18 trade in Lancaster, and the imported mahogany from the West Indies and has been associated with the decorative interiors of many historic buildings throughout the district. For example, Judge's

Lodgings (grade I) has a significant example and St John's Church, Lancaster (grade II\*) has retained the Gillow's pews. In the late-C19 two significant buildings were constructed between North Road and St Leonards Gate for Gillow and Waring furniture manufacture – Gillow's showroom (grade II) and St Leonards House (grade II) for the furniture production.

There is an extensive collection of buildings associated with both companies, either for the manufacture or production of glass or its inclusion within the décor. To the rear of 23 Castle Hill, Lancaster is the remains of a glass melting and annealing workshop (scheduled monument) in the cellar which was used by Shrigley and Hunt from c.1890. The company had late C18 origins, but began specialising in stained glass from c.1870. The main building (grade II) formed part of their workshop and some lettering on the fascia is still visible of this use of the building. There are significant examples of the use of stained glass from these companies in various buildings in Lancaster, including St John's Church (grade II\*), Church of St John in Scotforth (grade II), Lancaster Priory Church (grade II) and Storey Institute (grade II). Abbott & co. were founded c.1860 and occupied a workshop in 7 Chapel Street, Lancaster (grade II).

### **Other Industries**

Other industries which have been important to the district include basket making and willow weaving in Arkholme, hat making in Wray and linoleum works in Lancaster. However, many of the buildings associated with these industries either have been demolished or are non-designated and at risk of demolition and/or total loss of significance.

### **Case Study – Galgate Silk Mill**

Galgate Mill was a silk mill built c.1852 for John Armstrong, the building is 5 storeys and dominates Galgate and the surrounding rural landscape. The significance of the building derives from its historic association with silk spinning in the C19<sup>th</sup>, architectural uniformity and retention of historic fabric and boiler room. Similar to other industrial buildings, the mill became redundant in the C20 and was partially used as a warehouse. This use has now ceased and the building is now vacant and in a poor condition. A proposal to convert the building to part student accommodation, part museum was refused by the local authority but allowed at appeal in 2017. The development has not commenced and remains in a deteriorating state. There is a significant opportunity to reuse the building and conserve this landmark building for present and future generations.



*Galgate Silk Mill c.1852 (grade II)*

## 7.9 Law and Government

Whilst Anglo-Saxon society had been essentially feudal in character, it was with the arrival of the Normans that a far more rigid and centralised system became established, with the country divided up into fiefs and distributed amongst William the Conqueror's followers.

It was Roger of Poitou who was installed in the north west, far from the centre of power, to exert some control over what was to become Lancashire. It was on the top of the hill in Lancaster that he decided to site his castle.

Prior to the Norman Conquest Halton appears to have been of considerable importance. In 1066, the lordship was held by Earl Tostig, Brother of King Harold, so this too passed to Roger of Poitou. He rigorously enforced the Norman forest laws in the Manor of Halton to protect the royal hunting grounds until the lands reverted to the King. By the early C13 the land was gifted to the Earls of the Honor of Lancaster and he controlled and exploited the area through his Master Forester within the Quernmore Forest Ministerium.

One of the 25 signatories of the Magna Carta in 1215, acting as guarantors of the rights enshrined in the document, was Roger de Montbegon, who held the barony of Hornby. A copy of the Magna Carter is displayed in St Margaret's Church in Hornby.

The establishment of Manor Courts followed, which were held at regular intervals, usually monthly, to deal with those accused of breaking village by-laws and agrarian business was usually discussed twice a year, in the spring and autumn, to oversee the use of the land. The courts were held in either the parish church, a building owned by the lord of the manor or by the oldest tree in the village. Manor Courts are noted to have been held throughout the Lancaster Districts and disputes discussed in the courts regarding the Warton and Silverdale Manors are well documented.

By the mid C16 Assize courts were fully established to deal with the most serious of offences. Lancaster held the only Right of Assize for the County of Lancashire until 1835 and the regular income to the town brought by the twice-yearly visit of lawyers and their clients was closely guarded. Judge's visiting for the Assize Courts were accommodated in the Judge's Lodgings from the early C17 through to 1975.



*Judge's Lodgings in Lancaster (grade I)*

Lancaster Gaol was located in Lancaster Castle, housing criminals and debtors for centuries. In the mid-C19 Lancaster Castle contained the largest Debtors Prison outside of London, housing 300-400 debtors at any one time.



Before 1800, the condemned would be loaded in to a cart at the Castle to be taken up Moor Lane to the Moors above the Town. The exact site of the gallows remains to be unknown but legend has it the convicted were allowed a final drink at the Lion Inn on their journey. The Golden Lion now which stands on this site is a replacement of the earlier inn.

*Golden Lion, NDHA within Lancaster Conservation Area*

In 1788 a programme of rebuilding commenced at Lancaster Castle which continued until 1826. During this period the Shire Hall, dealing with civil cases, and Crown Court, dealing with Criminal cases, were constructed. The court at Lancaster Castle handed out more death sentences than any other in the country, earning the town to be nicknamed “Hanging Town”. During 1800 the public executions were brought within the Castle Precinct where they remained until 1865. The Drop Room located on the edge of the castle allowed crowds to view the executions. A change in law meant hangings took place within the Execution Yard of the Prison Walls however the last man was hanged in 1910 before the abolition of hanging in 1965. HMP Lancaster closed in 2011 and following decommissioning the buildings were handed back to the Duchy. The Courts remain to be fully operational.

In 1982 Lancashire County Council commissioned the construction of the Magistrates’ Court which is located on Aalsborg Place. Unlike the historic courts this new building is located away from the Castle, in the City Centre.

Lancaster has an abundance of public buildings located within the city which includes bridges, schools, baths, police and fire stations and libraries all mentioned within other sections of this heritage strategy.



The first Town Hall was constructed in 1668 however this was replaced during the 1780s with the 'Old Town Hall' as we know it now, which houses the City Museum and The Kings Own Royal Regiment Museum.

Until The Local Government Act of 1888 sanitary districts and parish councils had legal status but were not part of government. This new legislation enabled local administration to be performed by elected officials through a standardised system of local government. The Act called for the creation of statutory counties which formed the basis of administrative counties however large cities and primarily rural districts could not be well administered in the same body.

*Old Town Hall (grade II\*)*

The growing Lancaster Corporation required larger premises and so, the new Town Hall was constructed between 1906 and 1909 by Edward Mountford. Lord Ashton offered to pay for the new municipal building which was constructed in Longridge stone in an Edwardian Barque style.

The City Council also now occupy Palatine Hall, originally the main Roman Catholic Church and Presbytery situated on Dalton Square.

Morecambe Town Hall, constructed to house Morecambe Town Council in 1932, is a grade II listed building located behind a sunken garden facing on to Marine Road East. The building is Neo-Georgian in style and is constructed of brown brick with stone dressings. At the centre of the building is the Council Chamber, constructed as a formal location for meetings of elected members.

The Local Government District of Lancaster was formed in April 1974 and brought together five local government districts. The Municipal Borough of Lancaster, the Municipal Borough of Morecambe and Heysham, Carnforth Urban District, Lancaster Rural District and Lunesdale Rural District Councils. The Council owns and controls a large number of historic buildings including the town halls of Lancaster and Morecambe.

## **Police**

As the British Legal system evolved the idea of policing was born from Sir Robert Peel when he became home secretary in 1822, before which law enforcement had been organised by local communities and town authorities. The County and Borough Police Act in 1856 made policing a requirement throughout England and Wales paid for by central government and by 1900 Great Britain had 243 Constabularies. It was decided that a combined county police force was required in Lancashire and so in 1839 this was formed.

The police force was established in Lancaster during 1820 and was run by the then Borough Council which became the City Council in 1835 and was operated by them until 1947 when it came under the control of Lancashire Constabulary.

The first police station in Lancaster was located on Sun Street, later moving to Market Street and by 1870 formed part of the old Town Hall, now the City Museum. In 1910 they moved to the New Town Hall in Dalton Square where they had offices, cells and an undercover drill hall. The Lancaster Divisional Police Station is now in George Street in a Modern C20.

The Police Station located upon Main Road in Carnforth can still be identified through the remaining carvings upon the building. Unfortunately the original stone lettering of "Police Station" has been partially removed with the words only faintly remaining. The date stone can still be seen below the crest shown right, aging the building as 1880.



*Carving at former Carnforth Police Station (NDHA)*



*Hornby Police Station, Grade II*

Another notable Police Station is that located within Hornby. Now converted to 3 residential properties this late C19 grade II listed building by Paley and Austin, is unusually large in size as it originally housed the petty session's court.

## **Fire Service**

Similar to the historic police service, the fire brigade from the C17 to C19 was run by local volunteers and crews. The idea of organisation for fire protection began following the Fire of London however, it wasn't until the early C19 when a formalised system was developed.



Adjacent to the Town Hall in Lancaster is the Fire Station, grade II listed, now used as part of the City Councils facilities. The building was constructed at the same time and in a style similar to the Town Hall with a more modest architectural form enabling it to sit subordinately within the site.

Morecambe fire station, an NDHA constructed in 1937, is located on Clark Street and exhibits Art Deco architecture executed in red brick.

*Fire Station, Lancaster, grade II*

### **Case study – Old Town Hall**

Lancaster's City Museum is also known as the Old Town Hall, for which purpose it was built. This grade II\* listed building dates from 1781-83. The building was designed by Major Jarrett, with the cupola designed by a Thomas Harrison. It was extended and altered on several occasions towards the end of the C19, by Paley and Austin. On the first floor of the 1871 rear wing is the New Court Room. The gasoliers still remain in the ceiling. It ceased to be used as the town hall in 1910, when the new town hall on Dalton Square opened, and the building was opened as a museum in 1923. It was listed in 1953.

The building is owned by Lancaster City Council, but the museum is managed by Lancashire County Council. Works of repair are carried out periodically and an extensive programme of works which included re-roofing, stonework repairs, repointing and window repairs and redecoration have recently come to an end. In order to carry out these works the building required full scaffolding. However, fully tying the scaffold to the building was not an option as this would have caused irreversible damage to the stonework. For the scaffold to have been free-standing, low level buttresses and large concrete blocks to ballast the scaffold would have been required, which would have caused great inconvenience to pedestrians, vehicles and market traders on Market Street and Market Square, as well as New Street, for six months. However, the City Council, the Museum and the scaffold company worked together to reach an acceptable solution which involved taking the scaffold through windows, and tying it internally, with minimal disruption to the exhibits.



## 7.10 Maritime

Morecambe Bay, one of the largest estuaries in England, forms the coastal setting of the western part of the district. Due to the tidal properties of the River Lune, which feeds into the bay, Lancaster city has long been used as a port possibly as far back as the Roman period. One of the strengths of the district's maritime heritage is its continued presence in the landscape, often achieved through the sensitive adaptive reuse of buildings.

### Mercantile Lancaster

Whilst in Britain the main ports recognised for their involvement in the transportation of slaves from Africa to the Americas from the mid C16 to early C19 often include London, Liverpool and Bristol, many other smaller ports such as Lancaster were also involved. The Georgian period of Lancaster owes much its economic prosperity to the trade with the Americas and the Baltics and by 1764 the city was Britain's fourth largest slaving port.



*Sunderland Point (Conservation Area)*

Although the Lune had provided Lancaster with a tidal harbour since the medieval period, the shallowness of the river and accumulation of sediment had always made it difficult for larger vessels to reach the port. Consequently a local merchant, Robert Lawson, made attempts to resolve this by establishing warehouses and a jetty along the peninsula of the river at Sunderland Point c.1715. Many of the buildings along the two terraces (grade II) and the wharf (grade II) date from the C18 and early C19 and have a distinctive linear character, cut off by high tides. The grave of Sambo, a servant or slave of a merchant, is located to the west of the terraces (within Sunderland Point Conservation Area) after he died within the old brewery in 1763 [see Commemorative].

St George's Quay, which was established 1750-55 by the Port Commission, was Lancaster's first purpose built quay and superseded the prosperity of Sunderland Point. The fortuitous development of plots along the quay have created a fine sequence of buildings fronting the river; a mixture of houses, warehouses and pubs (grade II & II\*) [see case study]. The C17 Three Mariners (grade II) is a unique example of the pre-Georgian period of Lancaster's port function. Its vernacular appearance contrasts to the overriding Neo-Classical impression of St George's Quay. The grandest part of the quay is the Custom House (grade II\*), designed by Richard Gillow and built 1763-4. The building is an expression of the confidence of Lancaster merchants on the growth of trade with the Americas and an excellent national example of Palladian design which was influential during this period.

The import of materials and growing prosperity resulting from trade led to the rise of manufacturing within the city, including rope making, oilcloth production and furniture manufacture of imported mahogany from the West Indies [see Industrial]. The New Quay was established c.1767 to accommodate larger ships from the growing trade and later became the centre of James Williamson's oilcloth production in the mid C19.

### 'Outport' of Lancaster

In the late-C18 a small fishing village, Glasson, was transformed into an 'outport' of Lancaster as a result of the Port Commission's further exploits to overcome navigation issues up the Lune. A former Custom House is situated along the marshes (grade II), now used for storage. An enclosed wet dock was completed c.1791 for vessels too large to reach Lancaster quay. Later phases of development include a shipyard and dry dock, the latter of which was designed by Jesse Hartley (engineer of Albert Dock in Liverpool) and in use by c.1841. The whole complex (scheduled

monument) is a rare national example of a commercial dockyard surviving from the late C18 and C19.

The Glasson Branch of the Lancaster Canal (non-designated) was constructed 1823-5, which facilitated the transportation of goods to Lancaster, the canal leads to a freshwater canal basin and the lock at the end of the dock. Terraced housing and pubs were constructed in the late C18 and C19 to accommodate the rapid growth in dock workers (within Glasson Dock Conservation Area) and, subsequently, create a fine grain which encloses the dock. The dock remains in active use by the Port Commission, but has become dominated by C20 warehouses, the dry dock has been infilled and much of the complex is inaccessible to the public which has diminished some of the asset's significance.

### **Shipbuilding**

Lancaster's growth as a centre of foreign trade fuelled the development of shipbuilding for local merchants and sale to other ports, but evidence of this history has been substantially lost. Shipyards operated at Skerton and Green Ayre in Lancaster from the C18 to early C19 but evidence of these have been lost since their closure. In Glasson Dock, the graving dock (forming part of the scheduled monument) was used by companies for ship building and repairs from c.1837 to 1968, but has since been infilled by a car park.

### **Nineteenth century onwards**

With the abolition of slavery in Britain in 1807, much of the international trade declined for Lancaster from the early C19 onwards. However, the economic decline of the Lancaster port was cushioned by the manufacture of textiles along the canal and transport development of the railways [see Transport and Infrastructure]. Glasson Dock has remained operational as a port, although shipbuilding and repair activities have ceased since mid C20.

### **Case Study – St George's Quay**



St George's Quay is a mixture of Grade II and II\* listed buildings along the River Lune, situated to the north west of Lancaster city centre. The quay was created by an Act of Parliament in 1749 and was built 1750-55. The Quay Wall (grade II), constructed in coursed square sandstone, defines the frontage of the quay and represents the first developments of the port facilities. The land for the

quay was acquired from the vicar of the Priory Church and subdivided into plots. Apart from the Customs House (grade II\*), plots were let out at different periods with little control over what was built. This has resulted in the fortuitous character and mixture of houses, inns and warehouses.

Warehouse buildings are distinctively three to five storeys with a central loading slot and catheads for hoists. Many of the warehouse buildings are good examples of the sensitive adaptive reuse of designated heritage assets. During the C20 the port facilities became redundant, leading to vacancy and deterioration of many of the buildings along the quay. During the 1980s and 1990s there was piecemeal development and restoration of many of these properties which have transformed the warehouses into a residential apartments. A permanent memorial, 'Captured Africans', was established on the quay in 2005 to remember Lancaster's role in the slave trade.

More recently, the architectural significance of the quay has been somewhat eroded by the development of modern apartment buildings. The pastiche appearance of these buildings diminishes the architectural interest and fortuitous aesthetic of the quayside. Schemes, such as Beyond the Castle, have tried to improve permeability with links between the quayside, Castle, Priory Church and city centre improved.

Storm Desmond in December 2015, significantly impacted the quay wall and the ground floors of the properties along the quay. A flood defence gate has been installed along the quay to protect new developments, but the existing historic buildings still remain at risk from flooding events.

## 7.11 Military and Defence

Lancaster's military associations are widely known, both in terms of its castle, built to defend the river crossing and the route in land, and as home as the King's Own Royal Regiment. However, throughout the district can be seen a number of highly significant earlier defensive structures. Also very interesting is the legacy which remains within the district from the war effort during the two World Wars.

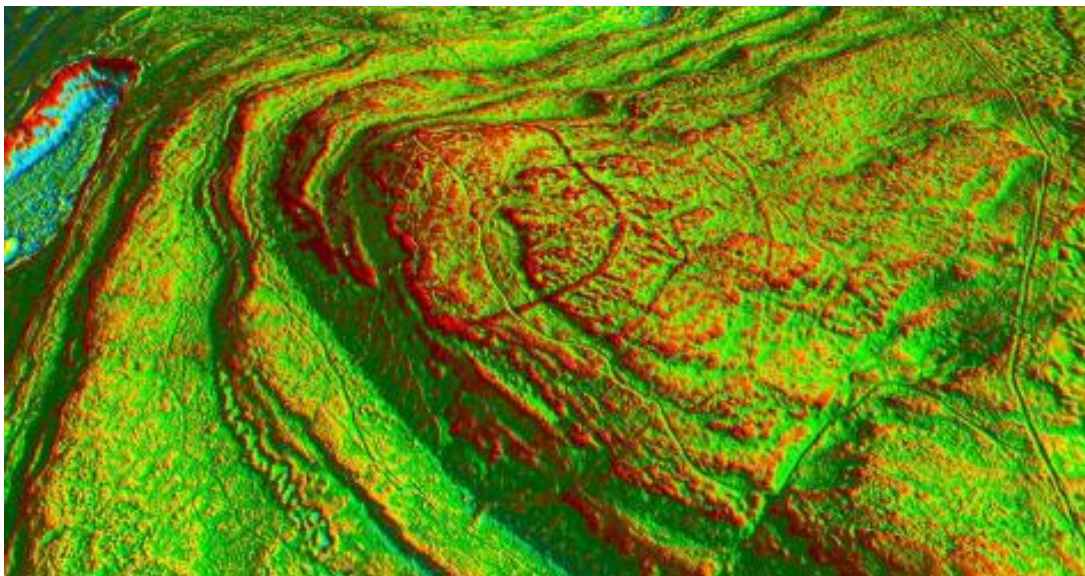
### Pre-history

Warton Crag Hillfort is of outstanding significance in national terms as a rare example of a small Iron Age multi-vallate (meaning that it has more than one layer of defensive earthworks) hillfort. Most were constructed and occupied between C6 BC and C1 AD. It is a scheduled monument and is on the national Heritage at Risk (HAR) Register. It is highly significant in terms of its evidential values.

### Case Study - Warton Crag Hillfort

This scheduled monument was placed on the national Heritage at Risk (HAR) Register in 2012, due to it being heavily overgrown, and concern over the potential for damage from tree and scrub growth.

The tree cover means that the walls are largely invisible on conventional aerial photography although they are just visible on 2m-resolution Environment Agency LIDAR data.



*LIDAR image of hillfort earthworks (Historic England)*

The area containing the monument is owned and managed by a number of different bodies, including Arnside and Silverdale AONB, RSPB, Leighton Hall and Lancashire Wildlife Trust.

Through the Heritage Lottery Funded Headlands to Headspace (H2H) Landscape Partnership Scheme, Morecambe Bay Partnership has been undertaking a suite of projects to investigate and record the site in more detail, alongside developing a conservation management plan (CMP) for the scheduled area. The CMP will balance the preservation and protection of the archaeological asset, with the natural heritage and environmental importance of the site and identify where appropriate land management could assist in removing the site from the Heritage at Risk Register

A bespoke 25cm lidar survey of Warton Crag was commissioned in early 2016 by Morecambe Bay Partnership and Historic England. This survey presented a detailed view of the archaeological

remains that are hidden beneath the trees (see image copyright David Ratledge). Additional aerial mapping and a subsequent analytical field survey were undertaken by Historic England in 2016/2017, the results of which were presented in a research report: Warton Crag Hilltop Enclosure, Warton, Lancashire: Aerial Mapping and Analytical Field Survey (Historic England, Research Report Series no. 33-2017)

Interestingly, the monument has traditionally been classified (it has been scheduled since 1925) as an Iron Age hillfort, but following recent investigations the site has been reinterpreted as a non-defensive hilltop enclosure, possibly dating to the Late Bronze Age.

## Roman

In the same way that the siting of Warton Crag Hillfort will have been chosen for its views over Morecambe Bay, the siting of Lancaster's Roman Fort was chosen to take advantage of the views over the strategic lowest crossing point of the Lune. It is generally accepted that the fort has a Cerilian foundation date of 71-3 AD.

During C4 AD, when the Roman Empire was in crisis, the fort was reoriented and rebuilt on the northern and eastern sectors of Castle Hill. A surviving fragment of the circuit wall (Wery Wall) from this complex can be found close to the Roman Bath House. It is thought that the fort was abandoned at the beginning of the C5 AD.

## Medieval

Whilst the site may have retained a defensive function after the Roman garrisons had departed, we know that it became a strategic stronghold again after 1066 with the arrival of the Normans. It was Roger of Poitou who chose the top of the hill for his castle.



*Lancaster Castle (grade I)*

The Castle evolved and was strengthened over time as military technology developed. John of Gaunt's gatehouse, which provides the forbidding and familiar entrance to the Castle was built in 1399 by Henry IV after the devastating raids by the Scottish armies in 1389.

As well as establishing the Castle we know today, the Normans were also responsible for the group of late C11 motte and bailey castles which can be found along the Lune Valley. These medieval fortifications were introduced to Britain by the Normans, and a number of these early post-conquest

structures survive, most in the form of earthworks at Halton, Hornby, Melling, Arkholme and Whittington, with a further two just outside this district at Kirkby Lonsdale and Burton in Kendal (all are scheduled monuments). These sites were all of strategic importance, enabling control of movement along the river valley. However, more important than this was their role in imposing and demonstrating the new post-conquest feudal order on the area.

That which survives in Halton is considered to be the best example of a motte and bailey castle in Lancashire. The earthworks have survived well and the fact that the site was not subsequently occupied means that buried structures and environmental evidence has remained largely undisturbed. Those at Melling, Arkholme and Whittington are close the village churches and the two latter have seen some disturbance caused by the digging of graves.

Both the Hornby and Halton sites were clearly of such strategic importance that both were re-used during World War II, at Hornby a pillbox was sited (fortunately on the outer edge of the bailey ditch). That at Halton has a look out point built on top of the motte.

## **Nineteenth century**

Following the Civil Wars, the military purpose of Lancaster Castle became less significant and its other functions gained in importance, such as the courts and gaol. However, Lancaster took on a new role in the C19 as the headquarters of the Royal Lancashire Militia. New barracks, known as Springfield Barracks (now White Cross), were constructed in 1856. However, Bowerham Barracks (now the University of Cumbria) was later constructed following the Cardwell Reforms, resulting from some of the disastrous failings of the Crimean War, which involved strengthening links between regiments and their main recruiting areas; Lancaster was selected as the home of the King's Own Royal Regiment. Their purpose-built barracks, addressed the concerns of Florence Nightingale about the unhealthy conditions of existing barracks. The complex included a massive keep, which was used as an armoury and store. Accommodation blocks for married soldiers and for recruits enclosed a huge space used as a parade ground.

A perimeter wall enclosed the complex with angled projections at intervals, with gun loops provided, in case of attack, possibly more from civil unrest, rather than other forms of military operation. The barracks are a good example of historical, aesthetic and communal value. Most of the original structures on the site have been placed on the Council's Local List.

The King's Own Royal Regiment went on to fight in most of Britain's major conflicts until the regiment was amalgamated with the Border Regiment, based in Carlisle in 1959, when the barracks closed (they later became part of the Duke of Lancaster Regiment).

## **1914-45**

In August 1914, the Wagon Works on Caton Road became a temporary barracks before the King's Own Regiment went out to serve in France. It was then used to house hundreds of people of German ancestry who were deemed to be 'enemy aliens', who were interned for the duration of the war, though many were moved to other camps, including those on the Isle of Man.

During WWII, the textile printing business which was housed here switched to military production, manufacturing camouflage fabrics and fabrics for uniforms, amongst other things.

The Castle was used as a prisoner of war camp for German officers, during WWI and the civilian prisoners were removed. Then during WWII, conscientious objectors were imprisoned there.

Lancaster and Morecambe saw the establishment of munitions factories; the National Projectile Factory in Lancaster and the National Filling Factory (NFF) in Morecambe. This work involved a large workforce, many of whom were women, filling empty shells with explosives. Currently one building remains on the former site of the NFF; the former power house. A memorial was unveiled

to those that died and the acts of heroism following the fire and explosion on the site in October 1917.

During WWII, use was again made of the district's coastal position for defence purposes, and anti-aircraft batteries were found in three locations in the Heysham area. Heavy Anti-aircraft Battery Heysham H1 was not far from St Patrick's Chapel. It is visible as structures and earthworks and aerial photographs. An associated military camp, military road, barbed wire obstruction and trackways are also visible. It was armed with four 3.7-inch static guns and two search light batteries. Heavy Anti-aircraft Battery Heysham H2 was at Sunderland Point, again it was armed with four 3.7-inch static guns with GL Mark II radar in 1942. The battery, associated radar station, military camp and pillbox are visible on aerial photographs.

Following WWI, the King's Own list nearly 7,000 men and many more returned home shattered by their experiences and unable to go back into employment. The City responded by establishing Westfield Memorial Village on land donated by Herbert Storey. It was laid out to a plan by Thomas Mawson. It has a Garden City and model village feel to it. It was built largely by public subscription and the names of some of the houses give a poignant reminder of its origins: Somme, Arras and Ypres. It is a conservation area, covered by an Article 4 Direction. The area is considered to be of high significance, demonstrating historical, aesthetic and communal values.

## 7.12 Residential

Residential properties can be categorised in to large houses, small houses and cottages. Local vernacular, i.e. local materials, construction methods and design, has dictated how each of these buildings are aesthetically presented within our settlements.

Within the Lancaster District the oldest surviving buildings are domestic dwellings. The classic period for houses and farmsteads was the late C17 and early C18 from which we have a number of good surviving examples. Earlier building forms were often constructed using perishable materials, i.e. timber and wattle and daub, which accounts for a lack of survival of buildings predating this period.

### Large Houses

The earliest surviving large houses we can see today generally date from around C14, and tended to be fortified.

At Warton Old Rectory (scheduled monument) can be seen the remains of the hall of a manor house dating from the late-C13 or early C14. It is a rare surviving example of an important large medieval stone dwelling house, where courts would have been held in the great hall. The larger medieval houses typically consisted of three components: a hall at the centre, a service end or area occupied by livestock, divided by the hall by a cross-passage, with more private rooms at the other end. The halls tended to be single-storey and open to the roof.

From 1350 to 1600 the construction of Tower houses provided strong holds for important families which were of simple rectangular plan, built with thick walls surrounding several floors of domestic space. Access to upper floors was usually via a singular stone spiral staircase to aid the stronghold. Ashton Hall (grade I listed), now Lancaster Golf Club, comprises of a C14 tower constructed of red sandstone with diagonally set angle towers with embattled parapet. Other examples include Hornby Castle (grade I listed), where the lower part of the tower could be C13, and the upper part C16. The tower at Borwick Hall (grade I listed) may be part of the C16 house, or may have earlier origins. Medieval remains were discovered at Thurland Castle (grade II\* listed) in 1999, which are thought to date it to C14.



*The battlement tower at Ashton Hall (grade I) can be seen to the right in the above photograph*



Borwick Hall is another fine example of a Tower House within the district. This building includes a medieval tower and C16 Elizabethan house, now designated as a grade I listed building.

Non-fortified houses without an open hall were constructed in C16 and C17. They were developed through the increased desire for comfort and privacy which led to buildings of two and three-storeys heated by several fireplaces in conventional wall fireplaces. These houses, if newly built, had no defence provision. This period also saw the introduction of paneled walls and plastered ceilings. The use of glass became more common too. Within the district, two examples dating from this period are Claughton Hall (grade I listed), though the building was moved to its current location in 1930s. The other is Thurnham Hall (grade I listed), built by the Dalton family in 1566, though was refronted in 1823 to modernize, but with impressive, restored, C16 or C17 plasterwork in the hall.

Classical architecture used in country houses made a relatively late appearance in the region, and tended to be from the mid-C18. One example is Burrow Hall (grade I listed), built in 1740, and includes some lavish plasterwork which can only be attributed to the Italian stuccowork of this date. Thomas Harrison's Quernmore Park Hall (grade II\* listed) is a further example of the classical mansion with its main block flanked by set-back links and pavilions.

Greek Revival country houses can be seen at Hall Garth in Over Kellet (grade II) and Yealand Manor (grade II listed), both have porches supported by Doric columns.

Gothic Revival tended to dominate in North Lancashire, more than most other places. As well as being popular with the landed gentry, it seemed equally popular with the rising class of industrialists. The Leighton Hall (grade II\*) remodeling reflects this style, as does the remodeled Thurnham Hall (grade I), Gresgarth Hall (grade II\*), Whittington Hall (grade II\* listed), Capernwray Hall (grade II listed), and Sharpe and Paley's new front range at Hornby Castle (1846-8) (grade I listed).

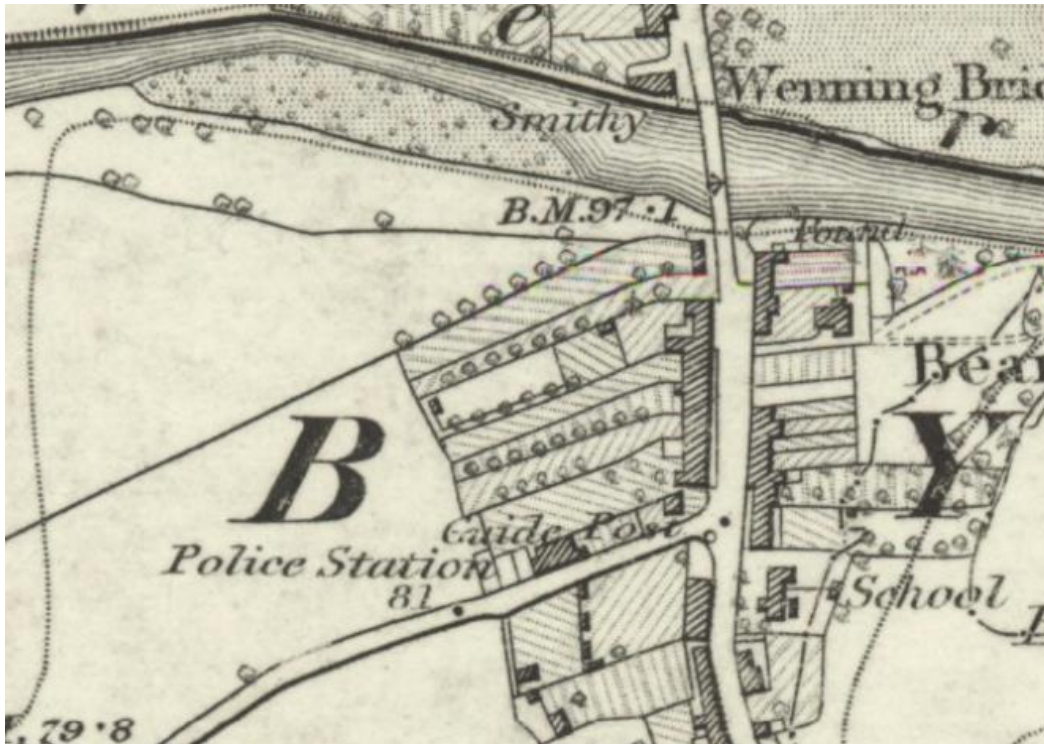


*Properties on Castle Hill*

### **Small Houses**

Small houses were usually occupied by yeomen, customary tenants, leaseholders, minor clergymen and millers, for example. Their development from perishable to permanent materials, i.e. timber to stone, took place in C17. Small houses were available through the creation of burgage plots, which

would have been owned by the lord of the manor. The plots usually included a house and a narrow strip of land with rental payment being usually in money, though sometimes services.



*Burgage plots are shown in this historic map of Hornby to the West of Lancaster Road [online] (National Library of Scotland)*

Two-unit houses are the earliest form of small house constructed between 1650 and 1810 which comprised of a main living room with a smaller second room which served as a bedroom. This smaller room often had a small partition within it to create a buttery or dairy with its own door in to the living room. Above these rooms was a continuous loft which could be reached by a steep ladder or staircase. Gradually the loft space was given taller walls to create full height rooms within the space but only late or superior small houses gained a fireplace at this first floor level. The principal fire would have been found within the living room against the gable wall with a hearthstone and large hooded chimney above to form an inglenook.

Outshut plans were developed as the two-unit plan changed from storage on the first floor to bedroom accommodation. Staircases were developed and were housed in a projecting wing to the rear of the property, or the outshut. Examples of such house forms can be found throughout the rural district.



Townhouses fall within the category of small houses, and some of the best examples nationally can be found in Lancaster, especially in Church Street, High Street and Castle Park. Most are listed and very much in-tact. Some still have their summerhouses, such as Greycourt (grade II listed), and privy buildings, such as those at 20 Castle Park (grade II\* listed).

*Privy (grade II\*), in the garden of No.20 Castle Park.*

They are of great interest for the light they shed on past ways of living. They range from the grand residences to the modest terraces of the working classes; the humblest dwellings of the poor have all but disappeared. The poorest dwellings tended to be found packed around courts and yards, accessed through arches off main streets. Most have been lost, though some now simply have alternative uses, such as those off Market Street, like Sir Simon's Yard. One which does survive is known as Swan Court. This sits within the Canal Quarter site.

Housing associated with early industrialization tends to be highly significant. Rural terraces are often found in the vicinity of mills, and Dolphinhome is no exception. The grade II listed Corless Cottages, within Dolphinholme Conservation Area, were constructed in 1796. They are of three-storeys and were designed to house two families per property.

Within Lancaster, most of the pre-1914 housing consists of terraces of working class houses, usually of a good standard, post-dating the application of bye-laws. The earliest can be found on De Vitre Street, built in 1870-3. Skerton's earliest Victorian terraced housing was in Earl and Lune Streets, developed in the late 1870s.

Primrose Hill developed in 1880s, and was built in a classic grid-iron plan. Freehold was created by the National Freehold Land Society, a political organization which aimed to encourage owner occupation by skilled workmen and thus making them eligible to vote. It has the feel of a garden village, with its open aspect, regular plan and large gardens. A variety of housing types are also found here. The social make-up also varied, with professionals, and workers from Storeys, Williamsons and Waring & Gillows.

The middle-class housing tended to be found around Westbourne Road, The Greaves, South Road and Aldcliffe.

There is some notable C20 housing in the district, considered to be heritage assets. In particular, that at Westfield Memorial Village in Lancaster, which is a conservation area with an article 4 direction. It is considered to be of high significance, not only as an example of how the country responded to the return of its war shattered me in 1918, as an example of 'social reconstruction',

and its planning by Thomas Mawson, the internationally renowned landscape architect. A later example of a housing development, which is also a conservation area, and one which won design awards at the time, is the Bath Mill Estate. Built on the site of Bath Mill in Lancaster, which ceased weaving in 1971, the estate was built between 1976 and 1978, and designed by Building Design Partnership (BDP). It is managed by a housing association and, like Westfield Memorial Village, is the subject of an article 4 direction.

### 7.13 Transport and Infrastructure

The development of transport and its supporting infrastructure has over time had a significant impact on the heritage and character of the district since Roman times to the present day. Much has changed and been lost and some has seen significant recent additions.

In view of the Lancaster District's strategic location, it has over the years been well served for transport and infrastructure links. The principal components being Roads, Railways Canals and Shipping, besides the introduction of traditional infrastructure components, milestones, historic signs, Post Boxes and Telephone Boxes.

#### Canals

The Lancaster Canal which runs from the Southern boundary of the District at Bay Horse through to Hilderstone in the North creates a corridor of significant historic character. An act of Parliament was submitted for its construction in 1792 which received Royal Assent on the 11<sup>th</sup> June the same year.

Construction commenced on the canal in 1793 and was completed to Tewitfield in November 1797. The main structure on the canal being the Lune Aqueduct designed by John Rennie, a grade I listed structure with five stone arches which carries the canal some 62 feet above the river Lune. In almost all instances the stone accommodation bridges over the canal along its entire length are also listed grade II.

The next section of canal beyond Tewitfield was opened in 1819. This link includes the grade II listed flight of 8 locks constructed from gritstone blocks.

The link to Glasson Dock from the Lancaster Canal was opened in 1826 and includes six locks all listed grade II constructed in sandstone.



*Tewitfield Lock (grade II)*

## Roads

The first real evidence of a road network through the District dates from the Roman period with its route through Lancaster with a branch off to Caton. North towards Warton and to the South through Stodday where the road divided with a route towards Forton and the other towards Walton le Dale near Preston.

Examples of Roman milestones from the District are exhibited at the City Museum. These roads established the general direction of routes through the area in use today.



*Toll House, Hornby (grade II)*

Early mapping of the District indicated on Yates Map of Lancashire (1786) indicates an established road network through Lancaster on the lines of the modern day A6 and previous turnpike roads. North to Bolton le Sands, Carnforth and Warton. Southwards to Scotforth, Galgate and Forton. North of the river to Halton, South of the river Lune to Bulk, Caton and Melling.

Besides the main routes there were minor roads linking the established villages and settlements.

The greatest change in the road network was in the 1960 -1970 period with the construction of the now M6 Motorway.

The Lancaster Bypass from Galgate to Carnforth 10.4 miles was opened on the 1<sup>st</sup> April 1960. Two years later the section to link this to the Preston Bypass 13.2 miles was opened on 29<sup>th</sup> January 1965. The final section from Carnforth to Penrith 40.7 miles was opened on the 11<sup>th</sup> Oct 1970.

The latest substantial addition to the road network is the Bay Gateway completing the Heysham to M6 Link opened 31<sup>st</sup> October 2016.

## Railways

The railways arrived in the District in the 1830's and commenced development of an extensive network creating many of the historic features within the landscape which still remain today. Stations remaining today are at Lancaster, Carnforth, Bare Lane, Morecambe, Silverdale and Wennington.



*Plaque, above left, found on A6 elevation, above right, of original railway station*

The first line, the Lancaster and Preston Junction, ran to a terminus building opposite the current Royal Infirmary and was opened on the 25<sup>th</sup> June 1840. The terminus building was designed to look

like a house still remains and is grade II listed. The main structure on the line is the viaduct at Galgate constructed in stone, engineer by Joseph Locke, it has six 30 feet arches carrying the line over the A6 and the River Conder.

Most of the other remaining structures on the line have been cleared but the old LNWR station master's house at Bay Horse still remains along with a small stone warehouse.

A new stone built station was opened at Lancaster in 1846, designed by the railway architect Sir William Tite. It was extended on the western side in 1852 and designed to be in sympathy with the adjacent castle including battlements. It was again extended on the eastern side in 1900, it is grade II listed and within the Lancaster Conservation Area.

The Lune Viaduct was originally constructed of seven stone arches on the Lancaster bank with the river crossed by three 120 feet laminated timber spans. This was replaced 20 years later with a box girder bridge. In 1962/63 the bridge was replaced with the current reinforced concrete and steel design constructed in two halves and includes a pedestrian walkway on the Eastern side.

Between Lancaster and Carnforth two intermediate stations existed one at Hest Bank opened in 1846 where a level crossing gives access to the shore. Some of the original station buildings still exist as does an interesting signal box dating from 1958. The second station was at Bolton le Sands both closed 1969.



*Galgate Viaduct (NDHA)*

Carnforth station opened in 1846 and as Lancaster was designed by the architect William Tite. It was enlarged in 1857 when the line from Ulverston connected. The station was again enlarged in the 1870's and became an important junction for three railway companies. Between 1939 -1944 the loco servicing facilities underwent modernisation providing a new Coaling Plant, Ash Plant, Engine Running Shed, Turntable and Water Tower built by the London Midland and Scottish Railway Company they are a mixture of Grade II and II\* structures. Together with a 300 yard platform with a cantilever roof, entrance building and two listed signal boxes, the stone built 1882 Furness Box and the operational LNWR 1903 box, both listed grade II (refurbished 2014) collectively create a unique railway setting within the Carnforth Conservation Area.

The Furness and Midland joint railway from Wennington to Carnforth opened in 1867 and is still in use today. It built its own depot and engine shed adjacent to the A6 north of Carnforth. The main shed building in red brick with stone dressings still remains today now in a commercial use.

The line known as the 'Little North Western' reached the village of Poulton from Lancaster in June 1848 with a terminus on a timber jetty. The line opened to Wennington in November 1849 with a single track link to Lancaster Castle station in December 1849.

In 1851 the timber jetty was replaced by a stone one complete with a stone terminus building these still remain today and are grade II listed. Originally there was two breakwaters creating an enclosed harbour. In 1851 a new station was opened at Northumberland Street and handled all services when the jetty terminus closed in 1857.

A further station was opened at Euston Road in 1886, with the Promenade Station built by the Midland Railway Company opening in 1908 partly rebuilt using the stone from the demolished station at Northumberland Street. A branch from Morecambe to Heysham Harbour opened in 1898 and was used initially to handle construction traffic for the new Heysham Harbour. Local services from Morecambe to Heysham began in July 1904 when the harbour opened.

In 1908 the Lancaster, Green Ayre, Heysham and Morecambe route was one of the first in the country to be electrified using overhead catenary, it was later used as a test bed to trial designs for catenary prior to its use on the West Coast Main Line in the 1970's.

The station at Euston Road was last used in 1962 and was subsequently demolished, remaining today on site is a single stone warehouse building. The Promenade Station closed in 1964 but remains in use as a public house/restaurant and arts centre, it is grade II listed.

The line between Wennington and Morecambe through Green Ayre closed in June 1967, part of the route is now a cycleway from the Crook of Lune to Morecambe and allows part of this once important route still to be appreciated. The principal historic features remaining on the route are the two railway bridges over the Lune at Crook of Lune, both are grade II listed.

The link from Lancaster station to Glasson Dock opened in 1883 with stations at, Ashton Hall, Conder Green and Glasson Dock. The line closed to passengers in 1930 with freight continuing till September 1964 with the section of line to the Power Station remaining operational till 1969. The majority of the route can still be appreciated as it is now a footpath and cycleway.

## **Shipping**

The principal outlets for shipping today in the District are provided by Heysham Port and Glasson Dock. The heritage significance of Glasson Dock is detailed in the 'Maritime' section.

The development of Heysham Port was undertaken by the Midland Railway Company with work commencing in 1897. It covered some 350 acres and was completed in 1904, replacing the facilities provided by the stone jetty in Morecambe. It was connected to Morecambe by rail in 1898 and is retained today as a single track line giving access to the port. The original canopy roof building was demolished in 1972 and remaining today of historical interest is the line of steel columns which originally supported the roof.

Also remaining on the southern pier at the entrance to the harbour is a small domed lighthouse (c.1904).



## Post boxes

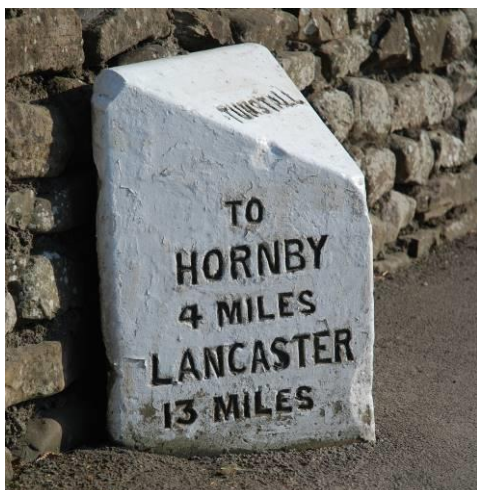
Royal Mail Post Boxes form an important and familiar part of our heritage. They began to appear nationally in the 1850's manufactured in Cast Iron and carrying the cipher of the reigning monarch. Examples from Queen Victoria to Queen Elizabeth II are to be found across the District. Including a rare example from the reign of Edward VIII at Scotforth Road, Lancaster. There are no specific listed examples but many are located within Conservation Areas. There is however a Victorian cast iron letter box in the wall of the grade II listed Royal Bank of Scotland on Church Street, Lancaster.

A policy for the 'retention and conservation' of Royal Mail post boxes was agreed between Historic England and Royal Mail in 2002.

## Telephone boxes

There are four grade II listed telephone boxes situated within the District, one at Borwick village, Priest Hutton, Tatham and Abbystead. They are the K6 Type designed by Sir Giles Gilbert Scott in 1935.

## Milestones



*Milestone at Tunstall (grade II)*

There are some 30 grade II listed milestones distributed across the District. Situated in road side verges adjacent to the principal roads which were in most cases the previous turnpike routes. The majority dating from the mid-C19 usually in sandstone, triangular in shape with the place names and mileage inscribed into the stone.

## Boundary Stones

There are 29 listed grade II Parish Boundary stones situated across the district usually sandstone and triangular in shape with inscribed lettering. The majority dating from the early C19.

## Case Study – Carnforth Railway Structures

The collection of railway structures at Carnforth are nationally and internationally rare examples, but due to their redundancy and deteriorating condition are in a vulnerable state. Carnforth railway station (NDHA) opened c.1846 and was originally used as a wayside halt. Due to the rapid expansion of the railway network nationally, Carnforth later became an important junction for the main line between London and Glasgow. By 1880 it served as a junction between London and North Western Railway's (LNWR) London to Glasgow main line, the Furness Railway to Furness and the Furness Midland Railway to Leeds line. The site at Carnforth, therefore, grew with the provision of servicing facilities for the locomotives which led to the development of a Motive Power Depot (MPD) to house, maintain and repair locomotives.

In 1923, the London Midland and Scottish Railway (LMS) formed and led to single ownership of the railway site. In the late 1930s facilities, such as an ash plant and coaling plant, were commissioned to modernise the Motive Power Depot. Many railway structures associated with MPDs have been demolished and lost following the closure of lines from the mid-1960s onwards. Carnforth has one of the rare examples of a relatively complete complex of MPD railway structures. In 2015, Historic England recognised this rarity and the retained integrity of the site through the upgraded designation

of the Coaling Plant, Ash Plant and Engine Shed from Grade II to Grade II\* listed. The whole complex includes the following heritage assets;

- Ash Plant – grade II\*
- Coaling Plant – grade II\*
- Engine Shed and turntable – grade II\*
- Signal Box – grade II
- Former Signal Box – grade II
- Former Selside Signal Box – grade II
- Water Tower – grade II
- Former Wagon Repair Shop – grade II

In 2017, Carnforth Conservation Area and the Engine Shed (grade II\*) were added to Historic England's 'Heritage at Risk' register due to the deteriorating condition of the railway significance in the town. The Council have been in discussions with landowners on the issues of maintenance and repairs for the site, however a scheme of repair has not been established and the prolonged maintenance and conservation of the site is at risk.



*Carnforth Railway Structures – Coaling Plant (grade II\*) and Ash Plant (grade II\*)*

## 8.0 Vulnerabilities

Heritage assets and their settings are vulnerable to change in many different ways, and are affected by many factors. These can be direct physical impacts, such as coastal erosion, development or crime, or they may be passive, such as neglect or the indirect impacts of climate change, for example changing maintenance requirements.

It is important to remember that the settings of heritage assets are just as vulnerable to change as the asset themselves. The NPPF defines the setting of a heritage asset as, “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*”.

The vulnerabilities set out within this section are considered to be those which place this district’s heritage assets most at risk. Within a table matrix at the end of this section they are cross referenced with the heritage themes to identify the biggest risks to the specific heritage themes. This information has in turn informed the recommendations in Section 9 which will be taken forward.

### 8.1 Natural

#### 8.1.1 Flooding

The risk of flooding in the district presents a very real threat to our heritage assets. This was demonstrated by the severe fluvial flooding experienced during Storm Desmond in the winter of 2015, the effects of which are still being felt by some properties. Lancaster City Centre was particularly badly affected, with over 300 properties and businesses suffering internal flooding and subsequent damage. Halton too was badly affected, where over 33 properties suffered internal flooding. This fluvial flooding was caused by the River Lune overtopping its bank as river levels were the highest ever recorded.

Following the storm, the Council was able to offer flood resistance funding. In many cases this has involved the installation of flood rails and demountable gates to door openings. However, these grants did not take into account the historic construction of properties and more work needs to be undertaken to look into the flood resilience and the historic environment.

The flood defence wall at St George’s Quay, which was completed in 2009, and was carefully designed to work in sympathy with this significant historic quayside, stood up to the surge, but the event showed how vulnerable other areas of Lancaster and the district still are.

A flood defence scheme is currently being designed along the River Lune, between Skerton Bridge and the Lune Aqueduct, which would see the industrial area along Caton Road protected. Given the significance of both bridges, as grade I listed structures (and a Scheduled Monument in the case of Skerton Bridge), any solution must be sensitively designed.

Morecambe has long suffered from coastal flooding, and its coastal defences have developed and been upgraded over many years. Its primary defences include a sea wall, rock armour, rock fish tail groynes and sand recharge areas, Following the severe flooding in the 1970s, a secondary wave reflection was constructed to protect the town from breaches and overtopping of the sea wall. This is currently being replaced; a major project carried out in three phases. This involves protecting two conservation area, numerous listed buildings and vast numbers of NDHAs.

Tidal flooding and coastal erosion are also very real issues for the residents of Sunderland Point, a conservation area. Many of the buildings there are listed, as well as being the location of Sambo’s Grave. Many of the flood defence works have been privately funded over many years, including earth

embankments, stone and concrete walls, rock armour and gabion groynes. Some assistance has been provided by the Council and DEFRA in recent years, for improved flood barriers to estuary fronting properties. A flood defence scheme is currently underway which involves the construction of a new stone-faced sea wall with an integrated bird hide, with an accessible footpath and boundary repair/replacement to Sambo's Grave.

### 8.1.2 Coastal erosion

As a district with a coastline, some of our heritage assets are vulnerable to coastal processes. These might erode the land on which they stand, or alternatively bury features through material deposition.

In 2010, a Shoreline Management Plan was produced by Lancashire County Council, the Environment Agency and the North West England and North Wales Coastal Group. The purpose of the document was to establish the best way to manage the changing coast, now and for future generations. It considers whether to maintain current coastal defences or allow them to weaken and allow agricultural land to turn to marshland.

Within the district are two heritage sites at risk of coastal erosion: the medieval abbey at Cockersand, a scheduled monument, and the post-medieval copper smelting site at Jenny Brown's Point. These were identified in the *North West Rapid Coastal Zone Assessment (NWRCA)* field survey which was undertaken between 2007 and 2012, and are considered to be the sites most at risk of coastal erosion in Lancashire. As well as identifying the most 'at risk' sites, its purpose was to predict the effect that continued sea level rise would have on them in the future.

The two sites face different threats: at Cockersand it is waves overtopping the existing sea wall and causing erosion of known archaeological features. During the survey, a fragment of C13 pottery was recovered from the eroding area of the monument. It is for this reason that the scheduled monument sits on the national Heritage at Risk (HAR) Register.

At Jenny Brown's Point, erosion of the salt marsh around the grade II listed copper smelting chimney has revealed a series of previously unknown buildings and a stone jetty that were poorly understood and are being damaged by further erosion. The entire site will be destroyed within 100 years.

However, since 2015, the site has been the subject of research and a series of surveys as part of the Headlands to Headspace (H2H) Landscape Partnership Scheme. This included undertaking documentary research, on site survey/recording, geophysical survey and a small trial excavation. All the work undertaken at the site has been as part of a community archaeology-training scheme. Some of the survey work has been undertaken in partnership with the Coastal and Intertidal Zone Archaeology Network (CITiZAN), with the geophysical survey facilitated by Archaeological Services-Durham University and excavation supervised by CITiZAN and Oxford Archaeology North (OAN).

The Shoreline Management Plan has categorised both sites as being 'High Risk': Cockersand being covered by a policy of HTL (Hold The Line – i.e. maintain the existing coastline position), then MR (Managed Realignment – i.e. manage the movement of the coastline either landward or seaward). Jenny Brown's Point was covered by the policy of NAI (No Active Intervention).

### 8.4.3 Environmental Changes

As well as the direct impact of flooding and coastal erosion, the indirect impacts of climate change on heritage assets are more widely felt which, for example, may increase and vary the types of maintenance needed. In some areas of the district, such as Morecambe, the coastal conditions are

clearly harsher than in other areas, and this should be considered when specifying materials and finishes, as well programming maintenance works.

Measures designed to adapt and mitigate the effects of climate change are likely to have an effect on the fabric and/or setting of heritage assets, and include fundamental changes to building fabric in an effort to improve comfort or running costs or the use of renewable energy sources, including solar PVs or wind turbines, for example.

However, they do not need to conflict with each other, and it often is possible to strike an appropriate balance between building conservation and energy conservation, which does not cause lasting damage to the building's significance and its fabric. It is essential that the building is well understood, in terms of how it works as an environmental system, but also what makes it significant.

Other environmental changes might include the impact of growing/maturing trees close to buildings, in terms of their physical impact on the structure or from their impact on the setting. For example, the impact of the mature trees in close proximity to St John's Church in Lancaster, whose leaf fall from the overhanging branches resulted in a severe dry rot problem in the roof due to the gutters almost permanently being blocked, or the tree planting close to Lancaster Castle which almost completely obscures it from certain vantage points.

## 7.2 Infrastructure

### 8.2.1 Utilities development

The installation of new utility pipes or cables can result in significant disturbance to the ground, sometimes affecting buried archaeological assets. Often pipes and cables cross historic bridges and are buried within the structure, meaning upgrades need to be carefully monitored.

However, overhead powerlines, pipes or ducts attached to the exterior of a bridge, can clearly have an adverse impact on the settings of heritage assets and landscapes. Therefore, very careful consideration must be given to a number of factors in designing such schemes.

Lancaster's sewerage system was upgraded between 2013 and 2015 by United Utilities. This was a major undertaking, its purpose being to improve the quality of flows being discharged into the River Lune during storm events, by allowing the sewers to hold more storm water with the installation of new storage tanks and pipes. A number of listed buildings within the vicinity were fitted with monitoring systems during the works in order to ensure there was no adverse impact on the structures resulting from the ground disturbance nearby.

An archaeological watching brief was also maintained due to the archaeological potential of the area being disturbed by the works within the historic core of Lancaster, and in close proximity to the medieval Mill Race; its written history starts in 1574 and it was originally an open channel, but was culverted in the C18 [see Ecclesiastical Theme].

The watching brief enabled the recording of the mill race structure, as well finds such as C18 food waste, medieval pottery and some Roman Samian Ware.

Provided such works are monitored and recorded appropriately, they can often provide opportunities to gain a greater understanding of a place, in this case about the changing course of the River Lune, settlement patterns and land use associated with this.

### 8.2.2 Highways

The construction, widening and maintenance of roads can constitute a significant threat to heritage assets, where it involves the loss of above ground and below ground heritage assets, or impacts on their settings.

However, increased traffic can also physically impact on existing structures, such as historic bridges, like Skerton Bridge. In addition, the impact of heavy traffic and congestion on a place can also have a detrimental impact on a historic settlement or centre; from the direct impact of air pollutants on stonework and vibrations from heavy goods vehicles, to the indirect impact of a busy road acting as a barrier to pedestrian movement from one area into another, resulting in underuse of certain buildings. The A6 through Lancaster is an example of this, particularly in relation to the Lancaster Quarter area. The District of Lancaster Highways and Transport Masterplan should provide opportunities for improvements.

Very often, it is the works of highways maintenance, such as re-surfacing, new signage, and lighting which can have the greatest impacts on historic areas. For example, streetscapes constitute a major part of an area's character, and it is crucial that what makes an area locally distinctive is understood before undertaking any maintenance works. Surfacing materials should complement their surroundings in colour, material, size and laying pattern. Cluttered streetscapes can result from signage which is erected in an unthinking way. For example, additional poles should be avoided and redundant signs removed. Street lighting attached to buildings, where appropriate, can help reduce street clutter, and the impact on the settings of heritage assets, whether individual buildings or a wider conservation area, for example. The painting of yellow lines in more sensitive areas of Lancaster, such as the setts in Dalton Square, have previously been carried out sympathetically, where narrower 50mm lines have been painted, rather than the standard 100mm lines. [See Opportunities].

It is also worth noting that major highway construction works, provided they do not result in the loss of heritage assets, can provide an opportunity for improving our awareness of a place, through the opportunity for archaeological investigation. For example, during the construction of the Bay Gateway, a scheme of archaeological investigation and mitigation was put in place, as well as a safeguarding methodology to protect any archaeological feature which was unexpectedly encountered. Five sites were excavated along the route of the Gateway, revealing human activity dating from the Stone Age to the C19, including the remains of a medieval settlement likely to have been owned by Furness Abbey in the Beaumont area of Lancaster. A leaflet was produced by Oxford Archaeology North to raise awareness of the findings.

### 8.2.3 Energy generation

Addressing climate change is a significant global issue, and the threat it poses to the historic and natural environment should be recognised. Nevertheless, some renewable energy technologies can have serious direct physical impacts on heritage assets, as well as impacting upon their setting.

Microgeneration schemes involving the small-scale generation of heat or electricity are increasingly common from householders and commercial properties. The Government encourages this and has made their installation easier with changes to permitted development rights, as well as offering feed-in tariff incentives. These might involve the erection of individual wind turbines or the installation of small-scale solar panels on roofs. However, their installation, whether free-standing or attached, should not result in the loss of an asset's special interest, be visually intrusive or result in long-term damage to an asset's fabric.



*Bailrigg House (grade II) and wind turbine in the setting*

On a larger scale, solar farms and wind farms, can pose a substantial threat both to the settings of heritage assets and a direct physical impact from the construction of cable trenches, access roads, fencing and foundations on buried or upstanding archaeological remains. It is worth noting that the sites chosen for solar farms are often due to their location on south facing slopes, which were also a favoured location for past settlements. In addition, some wind farm sites in this district are found in upland locations and turbine towers tend to exceed 60

metres in height. Not only can they be seen from greater distances, and form the backdrop to a number of heritage assets, but some of these locations were also favoured sites for past settlements, due to their good surveillance.

The Government has confirmed that new nuclear power stations will be necessary if the UK is to meet its carbon reduction targets and meet the nation's energy needs. Heysham Nuclear Power Station is one of the locations safeguarded as a potential site for new nuclear provision and will be considered as part of the national strategic assessment. Part of the safeguarded land has remained relatively undisturbed (land east of Money Close Lane), therefore prior to any development, archaeological field survey and investigation will be required. If a new nuclear facility is required at Heysham, then this will clearly have National Grid implications, which will need careful consideration. National Grid is responsible for transmitting the power generated at the nuclear power stations and the off shore wind farms to homes and businesses across the country. It operates sub-stations and powerline infrastructure in South Heysham. However, as the North West Coast Connections (NWCC) project has shown, there is scope for routing some power cables off the coast. The Middleton Substation is currently under construction, which will form part of the NWCC project.

## 8.3 Development

### 8.3.1 Development of Allocation sites

The potential impacts on heritage assets and their settings are identified in the evidence base for the emerging Local Plan (*Heritage Impact Assessment for Site Allocations in the Local Plan*, February 2018, and the *Initial Desktop Archaeological Assessments*, 2017-8). This evidence demonstrates that the impacts can range from the direct impact of construction on buried archaeological remains, to the impact on the setting of heritage impacts, whether this be due to the loss of views of or from an asset or due to the proposed use of the site, resulting in increased lighting, noise and traffic, for example, and loss of a rural setting. The impact of tall buildings on settings is a significant issue, and one which needs careful considering in Lancaster, in particular where the topography is such that many areas can be visible from a number of vantage points. Views from high ground across the city must always be considered, such as those from Castle Hill and Williamson Park, but this should go further and a skyline policy should be developed which identifies those key heritage assets whose settings require protection, such as the Ashton Memorial, Lancaster Castle, the Priory Church, Moor Lane Mills water tower, Lancaster Town Hall clock tower, for example.

However, the assessments also look at ways in which any enhancements might be maximised, and harm avoided or mitigated. For example, there might be opportunities to increase public access, to allow greater appreciation of heritage assets, which may include heritage interpretation, and through the creation of new viewpoints. Suggestions for harm avoidance and mitigation might involve the provision of a landscape or tree buffer or traffic management systems, or high quality design and materials, minimising building heights and retention of sight lines, for example.

### 8.3.2 Development outside Allocation sites

The impact of development proposals which fall outside of allocation sites is going to be similar to those proposed as part of the allocation process. However, this impact is likely to be incremental as they will tend to be smaller in scale. Nevertheless, their cumulative impact might be wide reaching, and more difficult to manage, for example, from an archaeological perspective. These developments may take the form of domestic extensions, or the infilling of vacant plots or gardens. Not only can they directly impact upon below ground archaeology, but they can have a detrimental impact on the setting of heritage assets, whether this be the development site itself, a nearby heritage asset or the conservation area within which it sits. For example, a new dwelling house might be proposed within a conservation area defined by its linear historic settlement plan. The building of new property which breaks this well-defined pattern, by building in the garden, would be unacceptable and would compromise the contribution that this makes to the character and appearance of the conservation area. Another impact such developments could have might be the loss of a vacant space between properties, which provides a vantage point or view of countryside beyond, or of other heritage assets, or a view back into the settlement from a public right of way. However, without conservation area appraisals and design guides, it is difficult for decision-makers to understand the special interest of the conservation area or its significance. Therefore, it is important to ensure that each conservation area has an up-to-date conservation area appraisal.

### 7.3.4 Permitted development

Of course, not all development requires consent, nevertheless certain alterations to buildings which fall under permitted development rights for some dwelling houses can cause the degradation and loss of character of non-designated heritage assets and historic areas. The replacement of windows and doors, or the inclusion of small extensions are most common. In some historic areas, the decision has been taken to remove permitted development rights, using Article 4 Directions. This is where it is considered necessary to prevent the loss of characteristic architectural detailing or gradual erosion of the character and appearance of the conservation area through inappropriate development. Many of the district's Article 4 Directions are within conservation areas, including parts of Lancaster, the whole of Westfield Memorial Village and Bath Mill Conservation Areas, and parts of Glasson Dock and Heysham Conservation Areas. Design Guidance has been produced for some of these areas. The Article 4(2) Directions in Morecambe Conservation Area have been placed on the properties which benefitted from Townscape Heritage Initiative (THI) funding. The Council will consider further Article 4(2) Directions for the best, and most in-tact examples, on the Local List of Heritage Assets. Additionally, permitted development rights are sometimes removed for new developments in sensitive areas, such as within a conservation area, or to non-designated heritage assets, such as barn conversions. This has tended to happen in this district since the 1990s.



## 8.4 Change

### 8.4.1 Minor Alterations

Minor alterations to properties, whether permitted or unpermitted can have a cumulative impact on a heritage asset or the setting of an area or asset. They could involve the replacement of original or historic rainwater goods, or new signage, or perhaps the installation of a satellite dish. Seemingly minor alterations such of these can also begin to set precedents for an area, resulting in its transformation over time.

### 8.4.2 Economic decline

Areas suffering from decline, can expose heritage assets to neglect and impact upon the setting of well-maintained heritage assets. In addition, areas where there is a perception of a lack of care or interest in maintenance, tend to set a precedent and provide no incentive to others to maintain their properties, nor will they encourage re-use of vacant buildings in the area. Those properties which appear to be neglected also tend to invite other problems [see Crime – section 8.6]. There is a national Heritage at Risk (HAR) Register, maintained by Historic England for designated heritage assets (excluding grade II listed non-places of worship). At a local level, the City Council is developing a Buildings at Risk Register for the district's grade II listed buildings.

As a Local Planning Authority, The Council does have powers to take action to undertake repair when it becomes evident that a building is being allowed to deteriorate.

### 8.4.3 Redundancy

Historic buildings are at their most vulnerable when they are empty. The appearance of disuse: vegetation growing out of the roof, overgrown paths, accumulating litter, smashed window panes and missing slates can begin the downward spiral by advertising the building as an easy target for vandals and thieves. As a Local Planning Authority, The Council does have powers to take action to undertake repair when it becomes evident that a building is being allowed to deteriorate.

However, sympathetic and creative re-use of these buildings is key to securing their future and to assist in the regeneration of an area.

### 8.4.4 Conversions

Where a building's use has become redundant or a building is under-used, then an alternative use should be sought which will see its long-term conservation. For most, this means that the use must be economically viable. However, it is crucial that the use is compatible with the building's form.

Within recent years, Lancaster has seen a great number of conversions of listed buildings to student accommodation. This can be problematic, particularly since a building's plan form can be one of its most important characteristics. This becomes a particular issue where multiple flats are proposed in a listed former townhouse which would involve significant sub-division, numerous kitchens and bathrooms, and perhaps also en-suites, along with the plumbing and ventilation requirements that come with that. Sound insulation requirements can also potentially cause harm to the character of an asset, and methods which will not cause damage to historic fabric should be investigated.

It is also important to note that many of the commercial properties in Lancaster City Centre, which were previously houses, such as those at the top of Church Street, on New Street and King Street, often still have in-tact upper floors, due to under-use. This is particularly true of the second and attic storeys, where former servants' quarters can still be seen. It is unfortunate to lose such fabric and it

is of vital importance that where they are to undergo changes, that an appropriate record is made first.

Sub-division of buildings which were intended to be open in character, such as barns or churches, can also be problematic, since by no longer being able to appreciate their full height spaces and long sight lines, their special interest will clearly be diminished. Clever design solutions would need to be found, which allow the entirety of the space to be read. Where conversions of agricultural heritage assets are proposed, applicants should be encouraged to make use of the advice provided in Historic England's *Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse* (2017).

## 8.5 Policy

### 8.5.1 Designation thresholds

A lack of protection of certain types of heritage assets can lead to inappropriate alterations or demolition. In terms of nationally listed buildings, the listing of C19 and C20 buildings still tends to be very discriminating and only the best examples of all buildings will merit a listing recommendation. Nevertheless, whilst many such buildings may lack the intrinsic special architectural and historic interest required to qualify for national listing, many will have clear local interest. As such, they will certainly be considered Non-Designated Heritage Assets (NDHAs), and the best examples will be nominated for inclusion on The Council's List of Local Heritage Assets. Both of these local designations mean that they are subject to *Policy DM40: Development Affecting Non-Designated Heritage Assets or their Settings* in the Development Management DPD and paragraph 197 of the National Planning Policy Framework (NPPF). The best examples on that list will be considered for Article 4(2) Directions.

### 8.5.2 Monitoring and enforcement

Whilst policies and legislation might be in place to ensure the protection of heritage assets, without regular monitoring and enforcement, they are unlikely to be effective. For example, Article 4 Directions require regular monitoring, and any breaches must be pursued. A photographic survey made at the time the direction is made will provide a useful baseline for future monitoring. This should then be carried out at least every three-years.

Local Planning Authorities have a number of enforcement powers available to them to deal with different situations and stages in the enforcement process. In terms of those relating to keeping buildings in good repair, some of these powers relate specifically to listed buildings, because of their individual importance, and other to the more general amenity value of an area. The powers escalate as the problem does: Section 215 Notices, Urgent Works Notices, Repairs Notices and Compulsory Purchase Orders. Whilst Section 215 Notices are often used quite readily by LPAs, there can be a reluctance to use some of the other powers, because of the perceived financial risk. Historic England does run a grant scheme to help LPAs take this statutory action, by underwriting UWNs and Repairs Notices, or by assisting in the costs of acquisition.

## 8.6 Crime

Heritage crime is a growing problem. In 2016, circa 18.7% (more than 70,000 buildings) of all listed buildings were physically affected by crime. For almost 30,000 listed buildings, the impact was substantial. Metal theft was the most common. Churches are the most threatened building type; 3 in 8 churches or other religious buildings were damaged by crime last year.

As a result, heritage crime is an acknowledge crime category. Its definition is, “Any offence which harms the value of England’s heritage assets and their settings to this a future generations”. Such is the problem, Historic England has a dedicated National Policing and Crime Advisor.

Historic England, together with the police (through the Association of Chief Police Officers (ACPO) and the Crown Prosecution Service (CPS)) has set up the Heritage Crime Programme. Each of these organisations has signed a memorandum of understanding (MOU) which sets out their responsibilities for tackling heritage crime. A growing number of local authorities have also joined this coordinated effort and signed the MOU.

The voluntary sector are also involved, such as ARCH Alliance to Reduce Crime Against Heritage launched in 2011. This is a voluntary national network which takes forward initiatives to tackle heritage crime and galvanise local action as part of the Heritage Crime Programme.

Heritage Watch in Cheshire has resulted from this, and is a network which helps increase the security of heritage assets through awareness, prevention and action. One of their initiatives is an app which makes reporting a heritage crime quick and easy. Historic England is involved and it is run by Country Eye, which enables the easy reporting of crime in rural areas, such as fly tipping.

### 8.6.1 Arson

Unoccupied buildings and those in a dilapidated state are most at risk of arson. Those only in partial occupation are also vulnerable. Historic buildings are irreplaceable, and fire can cause huge amounts of damage in minutes, not only to the building itself but also to its contents.

The Lancashire Fire and Rescue Service takes arson risk to the historic environment very seriously, and are in regular contact with Conservation Officers across the County. As a Service they helped fund the production of a guidance document in partnership with Historic England and the region’s other Fire and Rescue Services, *Arson Risk Reduction: Preserving Life and Heritage in the North West* (2017). The guide provides advice on how to reduce the risk of arson and how to safeguard life, using Arson Risk Assessments.

Unfortunately, in recent times two vacant and derelict heritage assets have suffered arson attacks, Lune Mills (2012) and the Crown Inn (2016).

### 8.6.2 Theft

Metal theft is a significant player in the wider problem of heritage crime. At a time of high global demand for raw materials many historic buildings, particularly places of worship, are attacked by thieves in search of metals including lead, copper and zinc.

Roofs are often the target but thieves also take gutters, downpipes and lightning conductors, as well as stone walling, copings, paving and slates. Such crimes leave buildings vulnerable to further damage through repeat thefts and weather. Historic England offer a lot of advice to building owners at risk, such as risk assessment templates, how to avoid theft and guidance on installing alarms, as well as what to do in the event of theft. Historic England are actively in touch with Police forces, the CPS and local authorities to share information and identify, arrest and punish perpetrators.

In addition to theft in the traditional sense, the removal and theft of architectural fixtures, such as doors and fireplaces, is a criminal offence, whoever carries it out. The current penalty for conviction in a magistrates’ court is a fine of up to £20,000 or imprisonment for up to six months (or both), whilst on conviction in the Crown Court, an unlimited fine or prison sentence of up to two years (or both) may be imposed.

### 8.6.3 Vandalism and anti-social behaviour

It is not difficult to think of examples of damage caused to monuments by acts of vandalism. In Lancaster, the Queen Victoria Monument has suffered many incidents of graffiti, both to the stonework and to the bronze work. Some of this has been cleaned with varying degrees of success. Within the Priory churchyard, a number of memorials have suffered from graffiti and other irreversible damage. Unfortunately, places like church yards and parks, which often suffer from a lack of surveillance can attract anti-social behaviour.

Themes	Generic Vulnerabilities																		
	Natural			Infrastructure			Development			Change				Policy		Crime			
	Flooding	Coastal Erosion	Environmental Change	Utilities Development	Highways	Energy Generation	Development of Allocation Sites	Development outside Allocation sites	Permitted Development	Minor Alterations	Conversions	Economic decline	Redundancy	Designation thresholds	Monitoring and Enforcement	Arson	Theft	Vandalism	Anti-social behaviour
Ecclesiastical	3	4	2	3	4	3	4	3	4	4	3	2	2	4	3	3	1	1	1
Military and Defensive	4	3	3	3	3	3	1	2	3	4	2	2	2	3	3	3	2	1	1
Maritime	1	1	1	2	3	2	5	4	2	3	3	3	2	4	2	3	4	3	4
Transport and Infrastructure	3	4	3	3	3	3	2	3	3	3	3	4	2	3	3	4	1	2	3
Law and Government	5	5	4	4	3	4	4	4	4	3	3	2	3	5	3	5	2	3	3
Agriculture	3	3	3	2	2	2	2	3	2	3	1	2	2	2	2	4	4	4	4
Industrial	2	4	3	3	4	4	2	2	4	4	1	2	1	2	3	2	2	2	2
Education	4	5	3	4	4	4	4	3	3	4	3	3	4	3	3	3	3	3	3
Health and Welfare	5	5	4	3	4	5	2	2	3	3	1	2	2	2	2	3	3	3	3
Culture and Recreation	2	3	2	3	3	3	3	3	4	4	3	3	3	3	3	3	3	2	2
Commemorative	4	3	2	4	4	4	4	4	4	4	5	3	3	4	4	4	2	1	1
Residential	2	4	3	4	3	2	3	2	2	2	2	4	4	3	2	4	3	4	4
Commercial	2	5	4	4	3	4	4	2	3	3	2	2	2	3	2	4	2	2	3

Comment	Scale
Highly vulnerable	1
Considerably vulnerable	2
Moderately vulnerable	3
Slightly vulnerable	4
Unlikely to be vulnerable	5

## 9.0 Opportunities

History is richly embedded in Lancaster's identity and built environment, forming an integral part of the area's distinctiveness. Throughout the centuries, the district has been shaped by various social and economic changes including land ownerships, transport networks, law and governance, agriculture, industry and commerce. As demonstrated in Section 6, there is no one defining feature that characterises the area. It is the accumulation of all of these intrinsic qualities which have created a fortuitously rich and varied heritage, which has significant capacity to contribute to shaping the environmental, economic and social future of the district.

The district's heritage has the potential to provide opportunities in three overarching ways:

- Enhancing the quality of life
- Economic development of the district
- Improving knowledge and awareness

### 9.1 Enhancing the quality of life

#### 9.1.1 Public Spaces

The way in which people experience heritage is often within a public and shared environment, for example streets, squares, commercial areas and tourist attractions. The appreciation of these historic areas can be influenced by the appearance of the 'public realm' and streetscene. An example of a well-retained historic streetscape are the cobbles on Castle Hill in Lancaster which make a significant contribution to the setting and appreciation of the grade I listed Castle. Throughout the district there are various opportunities to reinstate traditional surface treatments to better improve the historic character of public spaces and enhance the appreciation of the historic environment. Many opportunities for improved public realm could be identified through Conservation Area Appraisals and Management Plans, which are currently in need of updating and reviewing.

Improvements in the design and siting of street furniture and highways signage has the potential to complement the local distinctiveness of the area to better reveal the significance of heritage assets. There is an opportunity for the local authority to work in partnership with Lancashire County Highways to utilise Listed Building Consent Orders and to formulate design guidance for signage and street furniture which will provide a broad framework for high quality design whilst balancing the needs of the community and aiding road safety.



*Crow Trees Farmhouse (grade II) in Melling*

Maintenance and repair of buildings, structures and monuments within the historic environment plays a vital role in contributing to the environmental quality of places. For example, the Queen Victoria Memorial (grade II\*), dating from 1906, is on Historic England's 'Heritage at Risk' register due to direct degradation of the asset through corrosion of the bronze and staining of stonework. As the asset is in a state of disrepair it also has an indirect negative impact on the setting of the surrounding heritage assets. A repair scheme would significantly enhance the heritage value of the structure and the wider appearance of Dalton Square within Lancaster's Conservation Area.

The local planning authority (LPA) has the power to utilise enforcement tools, such as Section 215 Notices, Urgent Works Notices and Repairs Notices, to secure the repair and conservation of

heritage assets (be those both designated and non-designated). Currently, 8 of the districts Grade I or II\* listed buildings appear on Historic England’s ‘Heritage at Risk’ (HAR) register. These assets require repair or restoration by private owners, community groups and trusts which could be helped by support from the LPA in the form of technical guidance.

The LPA is currently in the process of creating a Heritage at Risk survey for all Grade II listed buildings in the district to identify areas and buildings in a poor condition and to inform a more proactive approach to the maintenance of designated heritage assets, both in private and public ownership. There are significant examples where neglected and damaged historic buildings could be addressed through the LPA’s enforcement tools, such as the Crown Inn (Grade II) in Lancaster.

### 9.1.2 Visiting Historic Buildings and Landscapes

According to research by VisitEngland, there were 66.7 million visits to historic attractions in England in 2014<sup>1</sup>, which highlights the significance heritage has to national and international visitors. In 2015, heritage tourism generated £2.1 billion in spending by domestic and international visitors in the North West of England alone.

Within the district the predominant focus of heritage attractions, particularly those which require an admission charge to visit, are within Lancaster city centre. The district’s Cultural Heritage Strategy (2011) outlines six key heritage attractions which at the time of publication were open to the public within the city<sup>2</sup>:

Attractions	Designation	Visitor numbers 2009-2010	Admission Charges	Ownership	Management
Lancaster Castle Tours	Grade I & Scheduled Monument	37797	Yes	Duchy of Lancaster	County Museums Service
City Museum	Grade II*	49383	No	Lancaster City Council	County Museums Service
Maritime Museum	Grade II*	15597	Yes	Lancaster City Council	County Museums Service
Judges’ Lodgings*	Grade I	9085	Yes	Lancashire County Council	County Museums Service
Cottage Museum	Grade II	3637	Yes	Lancashire County Council	County Museums Service
Ashton Memorial	Grade I	30,000 (estimate)	Yes	Lancaster City Council	Lancaster City Council

*\*It is noted that at the time of drafting this Heritage Strategy (2018), the Judges’ Lodgings is not open to the public.*

<sup>1</sup> Historic England [online] Heritage and Tourism, Found at: <https://historicengland.org.uk/research/current/social-and-economic-research/value-and-impact-of-heritage/heritage-and-tourism/> [Date accessed 11<sup>th</sup> June 2018]

<sup>2</sup> Blue Sail (2011) Lancaster Cultural Heritage Strategy, pg. 39



*Judges' Lodgings (grade I)*

These museums and attractions are in landmark positions within the city, nevertheless they still have a potential to be better utilised to make Lancaster a visitor destination. The majority of Lancaster Castle (grade I) is not accessible to the public with tours currently only offered to restricted areas and on limited days. The Duchy of Lancaster is in the process of improving the visitor attraction at the castle with a new café, gift shop and access to the courtyard, which will greatly enhance the building's community value and Lancaster as a visitor destination on

a par with other North West heritage destinations such as Chester and Carlisle.

The Judges' Lodgings (grade I) is currently vacant and its well-retained historic interior has significant potential to provide a heritage tourist destination and/or experience, which is significantly under-utilised.

Visiting heritage assets is not just about admission sites, there are a vast range of ways people experience and visit heritage. There is the potential to better improve the heritage interpretation of the Lancaster Roman Fort (scheduled monument). The scheduled monument forms a large part of Castle Hill and has been subject to the 'Beyond the Castle' scheme to improve connectivity and footfall across different parts of the city. However, the site is limited in interpretation and is not well 'signposted' as an attraction within the city. There are limited areas of the scheduled monument which are exposed, such the Bathhouse and Wery Well, the potential evidential value of which could be better harnessed as an educational visitor attraction for schools but also to increase public awareness of the Roman heritage of Lancaster city centre.

Churches and places of worship can also play an important role in increasing visitor experiences within the district, there are many well-preserved and important national examples of ecclesiastical buildings. Currently, Lancaster Cathedral (grade II) offers tours to better understand the Catholic faith and the history of the architecture of the building. St John's in Lancaster (grade II\*) is an empty and deteriorating building which has a significant interior and makes an important contribution to the architectural history of the city. This asset could be better utilised not only as a visitor attraction but also has potential as a stimulus for economic regeneration of the area [see section 8.2.1].

In 2016, the Carnforth Station Heritage Centre won Lancashire Tourism Awards 'Small Visitor Attraction Award' which recognised the contribution the centre has made to visitor experience outside of Lancaster and Morecambe. There is still further potential for promotion of the success of the visitor attraction of the railway heritage, particularly addressing and highlighting the importance of the grade II\* railway structures.

### 9.1.3 Access to the Historic Environment

Enjoyment of the historic environment should be inclusive to everyone. This can be achieved through the removal of both social and physical barriers, thus allowing more people to use and benefit from the value of the historic environment. Maintaining the appearance of the historic environment, notably from public spaces as mentioned previously, will maintain the publicly



accessible heritage which is where many people experience it. Heritage interpretation, such as the boards installed in the Lancaster Square Routes programme, promote understanding and disseminate information in public areas on the surrounding historic environment. There are opportunities to improve heritage interpretation at key settlements within the district including Morecambe and Carnforth.

Access to the historic environment can involve the physical access to the buildings and/or assets. Predominantly, Lancaster is a collection of Georgian and Neo-Classical buildings influenced by symmetry and rhythm of architectural form which can limit inclusive access, particularly to public buildings. In addition, there are areas of rising topography within the city and uneven street surfaces which can restrict the way in which these areas are used. Whilst alterations such as permanent ramps and rails may impact or harm the symmetrical composition of the building, the overriding public benefits of inclusive access will ultimately outweigh this. Sensitive and innovative design for the provision of easy access should be encouraged. The Council owns many significant historic buildings and should set a precedent for the positive change and improvement to access to these assets. A sensitive design has been achieved at Lancaster City Museum (grade II\*), which has altered the balance of symmetry without comprising the significance and appreciation of the asset from Market Square. Wider improvements to the permeability through centres of settlements should be considered in public realm improvement schemes, with consideration given to different users of the spaces through such research as a Spatial Audit. An important permeability issue in Lancaster is the connectivity of Castle Hill, the quayside and the core of the city centre. Further improvements could also be made in Carnforth, which is predominantly a vehicular focussed space with limited public spaces.

## 9.2 Economic development of the district

### 9.2.1 A Framework for Regeneration

Heritage and historic buildings have significant capacity to contribute to the economic growth and regeneration of places as their interest contribute to the local distinctiveness of settlements and areas. Neglected areas and buildings can often be a result of redundant or obsolete uses, such as industrial buildings. The vacancy of heritage assets can have a negative impact on the environment quality of a place which can lead to a decrease in investment, in turn exacerbating the issues of lack of maintenance, risk of vandalism and arson attacks.

Heritage-led regeneration can transform spaces, reinvigorate the character of buildings and stimulate investment into the conservation of heritage assets. There have been various areas identified for wider regeneration areas, predominantly in Morecambe and Lancaster.

Morecambe's Townscape Heritage Initiative (THI) is a programme (2012-2018) which has provided grants for the improvement of Victorian, Edwardian and Art Deco buildings within the heart of the town centre and contributed to the improvement of public realm. The scheme has contributed to significant improvements to individual buildings, such as the former Morecambe & Heysham Visitor building [see Section 6.2 Commercial], which has led to an economic revival of the core of the town with heritage at the heart of the scheme. The formal THI scheme will end in October 2018, but the success of this as a heritage-led enhancement should continue and be at the heart of development and planning considerations within the Conservation Area.

Lancaster Canal Quarter, formerly referred to as the Canal Corridor North, is a defined area within the Lancaster Conservation Area which has been identified for a potential regeneration scheme. The site is located within an area associated with the industrial development of the city, unfortunately a number of the historic industrial buildings are currently neglected and redundant. It is also considered that the scheme could have a positive impact on the urban setting of the canal. The Council is exploring the principles of redevelopment which may lead to commercial, residential,

retail or leisure uses however following consultations the Council is still further developing the potential project. The Council has recently consulted on seven key factors the re-shaped scheme should focus on and further consultation and engagement work is anticipated.

There has also been an area adjacent to the Lancaster Canal Quarter identified for a revitalisation, known as the Heritage Action Priority area. The area involves the buildings along North Road and at the centre of the area is St John's Church (grade II\*) which is currently on Historic England's Heritage at Risk register. Many of the buildings are currently empty or in the process of being developed, and the forefront of this policy and identification is that historic buildings can be instrumental in reinvigorating a neglected part of the city centre.

These schemes will continue to contribute to the long term conservation of heritage assets and the economic revitalisation of areas which have been subject to prolonged neglect and deterioration as a result of changing economic climates in the late C20. They also provide an opportunity to better understand the designated and non-designated heritage assets of these areas.

### 9.2.2 Conservation of Heritage Assets

Heritage-led regeneration projects range from complex schemes which seek to redevelop a collection of neglected historic buildings, as mentioned above, or can be the reuse or refurbishment of an individual building which can act as a catalyst for economic growth. A noteworthy example of the latter is the Midland Hotel (grade II\*) in Morecambe which revitalised the individual visitor attraction and the wider seaside resort through removing a landmark building from the 'Heritage at Risk' Register. There are further opportunities for the reuse and refurbishment of historic buildings throughout the district, which as demonstrated above, could lead to direct investment in our historic building stock whilst also stimulating wider economic benefits through growth and redevelopment.

As discussed in Section 6.5, churches and places of worship are increasingly under pressure to new uses or adapt to the altering needs of the congregation (i.e. requirement for more flexible spaces and the provision of kitchen facilities). Places of worship can have highly decorative interiors with important furnishings, such as pews and decorative plasterwork, which makes an important contribution to the building's significance. Lancaster district has a rich stock of places of worship of historic interest and there is an opportunity to consider innovative ways in which church spaces can continue to be used for present and future communities whilst also conserving the architectural and/or historic interest of the building. The LPA has the potential to assist in community-led projects which reuse and adapt historic places of worships to become more flexible buildings, for example Gressingham Church (grade I).

Industrial buildings are notable 'problematic' heritage assets and many have been left empty or under-utilised for prolonged periods, which has contributed to a lack of maintenance and increased risk of vandalism and arson attacks. These assets are of increasingly rare value and have a crucial role to play in defining the landscape and settlement characters of the district. The loss of these assets is an increasing issue<sup>3</sup>, however the uniform and regular form of many of these building types can create opportunities for creative adaptive reuse schemes, such as the conversion to residential or commercial uses.

With changing agricultural practices, many traditional farm buildings have become disused which has left many structures vulnerable and in a deteriorating condition. The understated and vernacular character of barns and agricultural buildings is evocative of historic development within the district. The potential for their reuse is supported where schemes seek to safeguard their significant modest

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<sup>3</sup> Historic England [online] Industrial Heritage at Risk, Found at: <https://historicengland.org.uk/advice/heritage-at-risk/industrial-heritage/>

and traditional character. There is also a significant opportunity to preserve and sometimes better reveal the setting of these buildings, for example through the removal of modern agricultural buildings which can dominate historic farm steadings. There is potential to better understand and research the unique qualities embodied within the historic agricultural environment of the district by using and contributing to Historic England's 'Farmstead Assessment Framework' [see section 8.3.3].

It is notable that many public houses and banks within both rural and more urban areas have closed in recent times. These are often buildings located at the heart of settlements, which make a key contribution to the character of the area. Neo-Classical architecture has primarily been used in the architectural style of these buildings, often as a result of the historic association of longevity with the Greek and Roman architecture. Due their location within the economic core of settlements, these heritage assets could potentially be reused for commercial purposes and the LPA should assist in considering innovative ways this could be achieved.

### 9.2.3 New design in the historic environment



*Lancaster Girls Grammar School – extension*

Owners, architects, developers and the LPA all play a role in shaping and managing change in the historic environment. The view has sometimes been taken that new development in a historic environment must look 'old' in order to be sympathetic to its surroundings. There are specific circumstances where this approach may be appropriate, for example the extension or alteration of a historic building. However, in some instances this approach has led to a pastiche which has diminished the unique architectural quality and historic significance of the surrounding context.

Some of the best recent examples of new development in the historic environment

are of contemporary design response, which has created value in modern architecture as well as the historic.

New developments should consider how they could contribute to the preservation or enhancement of important settings of listed buildings or conservation areas. For example, areas may be identified for the negative contributions and opportunities for improvements through a Conservation Area Appraisals or Management Plans, which are in need of updating and reviewing.

## 9.3 Improving knowledge and awareness

### 9.3.1 Update and Review Information

There are currently 37 Conservation Areas in the district, with four settlements having buildings subject to Article 4 Directions (Lancaster, Glasson Dock, Heysham and Morecambe). It has been identified that there is currently limited information in the public domain on the significance of these Conservation Areas which needs to be improved.

The following table highlights the Conservation Areas in need of an Appraisal and/or Management Plan:

<b>Conservation Area</b>	<b>Appraisal (Y/N)</b>	<b>Management Plan (Y/N)</b>
<b>Arkholme</b>	Y	N
<b>Bolton-le-Sands</b>	Y	N
<b>Borwick</b>	N	N
<b>Brookhouse</b>	Y	N
<b>Cantsfield</b>	N	N
<b>Carnforth</b>	Y	N
<b>Dolphinholme</b>	Y	N
<b>Glasson Dock</b>	Y	N
<b>Gressingham</b>	N	N
<b>Halton</b>	Y	N
<b>Heysham</b>	N	N
<b>Hornby</b>	Y	N
<b>Lancaster</b>	Y	N
<b>Aldcliffe Road</b>	N	N
<b>Bath Mill</b>	N	N
<b>Cannon Hill</b>	Y	N
<b>Greaves Road</b>	N	N
<b>Westfield Memorial Village</b>	N	N
<b>Williamson Park</b>	N	N
<b>Melling</b>	Y	N
<b>Morecambe</b>	Y	Y
<b>Morecambe West End</b>	N	N
<b>Nether Burrow</b>	N	N
<b>Nether Kellet</b>	N	N
<b>Over Kellet</b>	N	N
<b>Overton</b>	N	N
<b>Priest Hutton</b>	N	N
<b>Slyne</b>	Y	N
<b>Sunderland Point</b>	N	N
<b>Tunstall</b>	N	N
<b>Warton</b>	Y	N
<b>Wennington</b>	N	N
<b>Whittington</b>	N	N
<b>Wray</b>	Y	N
<b>Wrayton</b>	N	N
<b>Yealand Conyers and Redmayne</b>	N	N

The way in which heritage related guidance and information to owners and occupiers of historic buildings and areas is limited and there is an opportunity for the Conservation Team to create more innovative ways of disseminating heritage related information to the wider public. This information may involve the identification of heritage assets, information on the requirement of any permissions, advice and guidance related to alterations and the maintenance and repair of heritage assets. It may also involve the production of an interactive webpage which will help members of the public understand the constraints.



## 10.0 Taking the Strategy Forward

The Heritage Strategy demonstrates the extraordinarily rich and varied historic environment of the district. It illustrates how its heritage assets have played a major role in helping to shape the district's distinctive identity and character.

The historic environment also creates a sense of place and contributes significantly to the quality of life in the district.

However, our heritage assets are irreplaceable and, as Section 8 of the strategy shows, they are vulnerable to many agents of change, and not all of these are easily managed, such as environmental factors or acts of theft and arson. Where we can protect and manage them, they should be looked after in a manner appropriate to their conservation and opportunities to enhance them should be taken, wherever possible.

Section 9 of the strategy looks at the ways in which the historic environment can act as a catalyst for social and economic regeneration through sensitive improvements to public spaces, enhancements to the visitor experience, improvements to access to the historic environment, council-led regeneration schemes, conservation and enhancement of heritage assets, new development sensitively designed in context and improving access to information about the presence of heritage assets.

There are very positive examples where heritage-led regeneration has been used to create a valued sense of place, such as the successful Moor Lane Mills development in Lancaster, which involved converting several mill buildings to office use and student flats, during the 1980s. These listed buildings, together with the landmark water tower are such an intrinsic part of Lancaster's roofscape and its industrial heritage. In the same way, the conversion of the grade II listed Moor Hospital Annexe, and one of its satellite buildings, Campbell House, have successfully seen the re-use of another of Lancaster's iconic landmark buildings which represents Lancaster's role as the regional centre of mental health provision in the C19 and early C20, whilst successfully creating a new community within the city.

Currently, there are other sites which would benefit from the re-use of heritage assets, whether designated or not, which as well as helping to preserve such significant elements of the district's heritage and past, would add value to the schemes, ultimately making the immediate environment a more desirable place to be. These include development schemes at the University of Cumbria (former Bowerham Barracks), the former Ridge Lea Hospital and the Lancaster Canal Quarter.

However, it is also important to remember that as well as these key sites, the daily challenge is to ensure that the historic 'sense of place' of the district's towns, villages and rural areas is maintained and enhanced as the smaller proposals for change are considered.

Positive change and growth are promoted by the National Planning Policy Framework (NPPF) and the historic environment can play an important role in delivering this growth and regeneration that the district needs. However, it is crucial that any changes are informed by a sound understanding of the district's heritage assets, which this strategy aims to encourage.

Being informed hinges on being able to access information about the presence of heritage assets and their significance, with access to the Historic Environment Record (HER) being at the heart of this.

The heritage strategy responds to paragraph 185 in the 2018 NPPF, in terms of setting out "a positive strategy for the conservation and enjoyment of the historic environment..."

NPPF, 2018 Paragraph 185:

*185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. opportunities to draw on the contribution made by the historic environment to the character of a place.*

In terms of taking the strategy forward, four objectives have been defined, and are the same strategic objectives as set out in the Council's Strategic Policies and Land Allocations DPD (February 2018).

1. Conserving and enhancing the district's heritage assets and their settings in a manner appropriate to their significance, so that they can continue to be enjoyed by this and future generations;
2. Recognising the historic environment's potential for investment and ensuring that it informs regeneration projects in order to secure better outcomes for sustainable growth;
3. Respecting the character and local distinctiveness of places, buildings and landscapes through careful design and siting of development, and encouraging new development to make a positive contribution, in order to retain the district's unique character and identity; and
4. Realising the tourism and visitor potential and economic benefits of the district's historic environment, and ensuring that engagement with and access to it are increased.

These objectives respond to the above NPPF, 2018 paragraph 185 (above), but also to paragraphs 187 and 188.

The table overleaf sets out a number of recommendations to come out of the strategy, and in each case the objective(s) which would be met in carrying out the recommendation is indicated.

Recommendation	Heritage Theme(s)	Who may be involved	What may be involved	Timescales			Objectives
				1-2 yrs	2-5 yrs	5-10 yrs	
Development of highways signage and street furniture design guidance	All	Lancaster City Council – Conservation Team Lancashire County Highways	Working in partnership with County Highways to establish bespoke guidelines for the district		X		1, 2, 4
Production of 'Heritage at Risk' surveys for grade II listed buildings	All	Lancaster City Council – Conservation Team	Continuing the survey work when visiting an unsurveyed building/area. Ultimately make a summary list available on website. Ensure SAVE Britain's Heritage Buildings at Risk Catalogue entries are updated in line with any new information gathered.	X	X	X	1-3
Working with Historic England and building owners to see heritage assets removed from the national Heritage at Risk (HAR) Register.	All	Lancaster City Council – Conservation Team	Work with owners and Historic England, encourage viability studies, where appropriate, and look into possible funding streams.	X	X	X	1-4
Production and review of Conservation Area Appraisals and Management Plans	All	Lancaster City Council – Conservation Team	Maintain and up-date priority list and and continue to meet annual targets (linked to Annual Monitoring Report).	X	X	X	1-3
Identification of Non-Designated Heritage Assets and production of a Local List of Heritage Assets	All	Lancaster City Council – Conservation Team	NDHA Form completed for each when encountered, most often via planning application affecting one, but might be via a public nomination. Ensure best examples are put forward for Local List inclusion.	X	X	X	1-3
Monitoring of Article 4 Directions	Residential	Lancaster City Council – Conservation Team, Enforcement Team and Development Management Team	Regular monitoring programmes of Article 4 Directions in the district i.e. annually Publication of Heritage Enforcement Protocol/Procedure (formal adoption process required)	X	X	X	1, 3
Facilitate in the grant opportunities for Council-owned heritage assets	Law and Government Commemorative	Lancaster City Council – Conservation Team, Property Services Historic England Heritage Lottery Fund (HLF) War Memorials Trust	Queen Victoria Memorial (grade II*) – apply for a Repair Grant for Heritage at Risk from Historic England during 2018	X	X	X	1-4
Support grant opportunities across the district	Education Transport and Infrastructure Commemorative Ecclesiastical Culture and Recreation Commercial Military	Lancaster City Council – Conservation Team, Regeneration Team, Economic Development Team Historic England Heritage Lottery Fund (HLF) War Memorials Trust	Carnforth railway structures School buildings – Grammar school Winter Gardens St John's Church Trinity Methodist Church, Morecambe Westfield Memorial (grade II*) Lancaster Canal Quarter	X	X	X	1-4
Development of Management Plan for Council-owned heritage assets	Law and Government Commemorative Residential Military	Lancaster City Council – Conservation Team, Property Services	Employ AABC architects for listed buildings and conduct regular condition surveys of Council-owned heritage assets, including Lancaster and Morecambe Town Halls, public memorials, Storey Institute, Assembly Rooms and Lancaster Roman Fort				1-4
Improve and produce new design guidance	Residential Commercial	Lancaster City Council – Conservation Team	Update Shopfront design guidance Window repair and design guidance Mortar and pointing guidance (take into account latest research into use of hot limes alongside NHL)	X	X		1-4
Update website and improve public understanding of heritage assets	All	Lancaster City Council – Conservation Team	Creation of interactive heritage map for the Council's website Ensure access to HER is maintained/improved for own use and public	X			1-4



Facilitate the development of the Lancaster Canal Quarter scheme	Industrial Residential Transport and Infrastructure Commercial Culture and Recreation	Lancaster City Council – Conservation Team, Regeneration Team, Development Management Team Historic England	Provide information to help inform as to the significance of heritage assets	X	X	X	1-4
Sign up to the Memorandum of Understanding of Heritage Crime as an authority	All	Lancaster City Council – Conservation Team	Contact Mark Harrison, Head of Heritage Crime & Policing Advice at Historic England for further details.  Advise PPCLG of process. Likely a Cabinet decision following an endorsement by the Portfolio Holder for Regeneration and Planning.	X	X		1-4
Promote arson risk and lead theft reduction guidance	All	Lancaster City Council – Conservation Team Historic England	Place guidance on our website, on a dedicated Heritage Crime webpage, with links to Historic England's advice and checklists.	X	X		1-4
Continue developing knowledge and understanding of technological advances in conservation methods and practices	All	Lancaster City Council – Conservation Team and Development Management Team	Keep up-to-date with the research into the use of Natural Hydraulic Limes (NHL) alongside quicklime (hot lime).	X	X	X	1-4
Contribute to the review of the Cultural Heritage Strategy (2011) and identify areas for improved visitor attraction of the district	All	Lancaster City Council – Conservation Team, Economic Development Team, Regeneration Team	Updates are currently in progress.	X	X		1-4
Improved use of enforcement tools and production of enforcement protocol/procedure for heritage assets	All	Lancaster City Council – Conservation Team, Enforcement Team and Regeneration Team	Encourage greater use of Section 215 Notices, Urgent Works Notices (UWNs), Repair Notices (RNs) and Compulsory Purchase Orders (CPOs). Consider use of Historic England grants to underwrite the costs of serving UWNs and RNs. Publication of Publication of Heritage Enforcement Protocol/Procedure (formal adoption process required by means of a Cabinet decision following an endorsement by the Portfolio Holder for Regeneration and Planning).	X	X	X	1-3
Working in partnership with Historic England to develop research and understanding of flooding resilience in historic buildings	Residential Commercial Industrial Ecclesiastical	Lancaster City Council – Conservation Team Historic England Environment Agency Cumbria Action for Sustainability (CAFS)	Specifically in relation to Lancaster, Halton and Galgate	X	X		1-4
Working in partnership with Historic England to develop research and understanding student conversions in historic buildings	Residential Commercial Industrial	Lancaster City Council – Conservation Team Historic England	Consider examples of converted listed buildings to student conversions and how they have impacted the performance and their significance.	X	X		1-4
Production of a skyline policy to identify key heritage assets in the Lancaster skyline to be protected	Commemorative Military and Defence Ecclesiastical Industrial Law and Government	Lancaster City Council – Conservation Team and Policy Team	Ashton Memorial Lancaster Castle Priory Church Water tower Moor Lane Mills Town Hall Lancaster	X	X		1-4
Facilitate heritage research opportunities	Military and Defence Industrial	Lancaster City Council Arnsdale & Silverdale AONB Forest of Bowland AONB	Roman fort Lancaster Warton Crag Hilltop Enclosure Mill Race, Lancaster Colliery, Tatham		X	X	1-4
Facilitate research and production of 'National Farmstead Assessment Framework' to identify character areas for the district	Agricultural	Lancaster City Council – Conservation Team Historic England DEFRA and Natural England		X	X		1-3

Monitoring and reviewing Heritage Strategy recommendation outcomes on an annual basis	All	Lancaster City Council – Conservation Team	Creation of annual monitoring report.	X			I-4
Updating Heritage Strategy on a 5-yearly basis	All	Lancaster City Council – Conservation Team	Public consultation and formal adoption process.		X		I-4

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