

**INGLEWHITE CONSERVATION AREA
CHARACTER APPRAISAL
Consultation Draft: August 2011**



1.0 Introduction

- 1.1 Inglewhite is a small, rural village situated to the north of Preston. The area has its origins as an ancient enclosure and settlement which became established over time as the location for markets and fairs for the surrounding agricultural area.
- 1.2 Inglewhite was first designated a conservation area in 1986 with the most recent appraisal dating from 1996. This review reevaluates its special architectural and historic interest in line with the requirements of the Town & Country (Listed Buildings and Conservation Areas) Act 1990 using the latest best practice guidance produced by English Heritage¹.
- 1.3 An up to date appraisal provides a sound basis for development management decisions affecting the conservation area and for the development initiatives for improving the area. The review also provides an opportunity to raise public awareness of the village's historic character and engage the local community in the process. The final version of the appraisal will set out how the views of the community have been incorporated into the document.

2.0 Planning Policy Context

- 2.1 A conservation area is an 'area of special architectural or historic interest' the character or appearance of which it is desirable to preserve or enhance'. The designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries.
- 2.2 Section 69(2) of the Town & Country (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Local Authority to review their conservation areas on a regular basis to ensure that standards remain sufficiently high and their distinctive character is preserved and enhanced. This would also include reviewing existing conservation area boundaries.
- 2.3 Section 72 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'In the exercise, with respect to any building or any other land in a conservation area, of any functions... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

¹ Understanding Place: Conservation Area Appraisal, Designation and Management, English Heritage 2011

- 2.4 The following planning policy guidance is relevant to any development proposal in the conservation area;
- a) Planning Policy Statement 5, Planning for the Historic Environment;
 - b) Central Lancashire Publication Core Strategy Policy 16 , Local Development Framework, December 2010,
 - c) Retained Local Plan Policies C1, C2, C3, C4, C5, C6, C7 & C8 on Conservation of the Historic Environment and policy G3 on Green Space in the adopted Local Plan (Preston City Council 2004)

3.0 Summary of Special Interest

- 3.1 The special character of Inglewhite Conservation Area derives from a range of elements, some more tangible than others;
- The orientation of the properties facing the central village greens; the cobbled forecourts, front and rear gardens, the spaces between the buildings and their informal relationship to each other as a series of several groups of buildings.
 - The Village greens and the Market Cross historically used as a market place for agricultural produce of the wider areas and also the site of annual fairs for the surrounding agricultural community.
 - The architectural quality of the buildings; the traditional vernacular characteristic of localised building materials and construction techniques; primarily random and coursed sandstone rubble walls, dressed with stone quoins and window jambs and lintels. Slate roofs, including surviving examples of random Westmorland slate.
 - The scale and appearance of the buildings are in the main fairly simple, two-storey, double-depth domestic properties. Some are former farmhouses, inns & agricultural buildings.
 - Surviving boundaries and long-established routes and thoroughfares.
 - The historic pattern of irregular field boundaries enclosed with hedging that reflects the separate common fields.
 - The back drop to the village provided by the views of the fells in the Forest of Bowland, an Area of Outstanding Natural Beauty.

A) Inglewhite Methodist Church
C) Black Bull Cottage
E) Barn on the Green
G) Manor House Farmhouse

B) The Green Man Inn
D) Bridge Cottages
F) Agricultural building, Manor House Farm
H) Sandersons Joiners

A)



B)



C)



D)



E)



F)



G)



H)



4.0 Assessment of Special Interest

Location & Setting

- 4.1 Inglewhite Conservation Area is situated nine miles north east of Preston and six miles south east of Garstang. It is a small village covering around 13 hectares, at the edge of the Forest of Bowland, an Area of Outstanding Natural Beauty). It falls under the civic parish of Goosnargh and there are close associations with the nearby village of Whitechapel.

General Character & Appearance

- 4.2 Inglewhite derives its character from the spatial and visual relationship between the village greens, the meeting of the four roads that converge at the heart of the village and the groupings of buildings that enclose this space. This creates a layout that is linear and compact in its form. The significance of many of the buildings is enhanced by and is dependant upon their retaining evidence of a reliance on agriculture and associated trade through the village's location for markets and fairs. The relationship of the enclosed area around the green and the surrounding farmland and the views to the fells of the Forest of Bowland is also an essential element of its character.

Views northwards, along Button Street
Beacon Fells in the distance
(view (i) on map 4)



Views of the Village Green and Button Street



Landscape Setting

- 4.3 The topography and its geology comprises of Boulder Clay drift, Salop soil and Worsten Shale solid. Running from north to south along the eastern side of Button Street and Silk Mill Lane is Factory Brook.²
- 4.4 The existing Inglewhite Conservation Area boundary has been drawn up to match the boundary of an area identified by the Lancashire Historic Landscape Characterisation Programme as an 'Ancient Enclosure' or settlement which means it has been enclosed before 1600 AD. One of its characteristics is its large proportion of small fields (usually no more than 3 hectares each). Most enclosures in Lancashire are irregular in layout and are indicative of land enclosed (leased or owned) by individual farmers for their own use or by agreement of small groups over a considerable period of time.
- 4.5 In line with other characteristics of Ancient Enclosures, Inglewhite has an irregular enclosure pattern with wavy-edged field boundaries, usually formed by hedges, and winding lanes connecting a dispersed settlement pattern of isolated farmsteads and small villages and hamlets. Inglewhite has been enclosed from open field and contributes to just 7% of 'ancient enclosure' type within Lancashire.

Views and Vistas

- 4.6 The uninterrupted roofscapes, low height and generous spaces between the buildings allow constant views of the countryside and Beacon Fell beyond. Views are generally short and unfolding along the roads but open character and green space is provided by the surrounding fields. A view of the cross can be seen from all approaching directions hence its positioning was not accidental. This further highlights its historical significance as a landmark for the surrounding community and travellers.
- 4.7 Similarly Bridge Cottage, Cringle Brooks Farm and the Black Bull (all former Inns) and Toll Bar Cottage are all well positioned, sitting at the termination of routes into the village green to maximise their presence within the village.

Toll Bar Cottage, Button Street

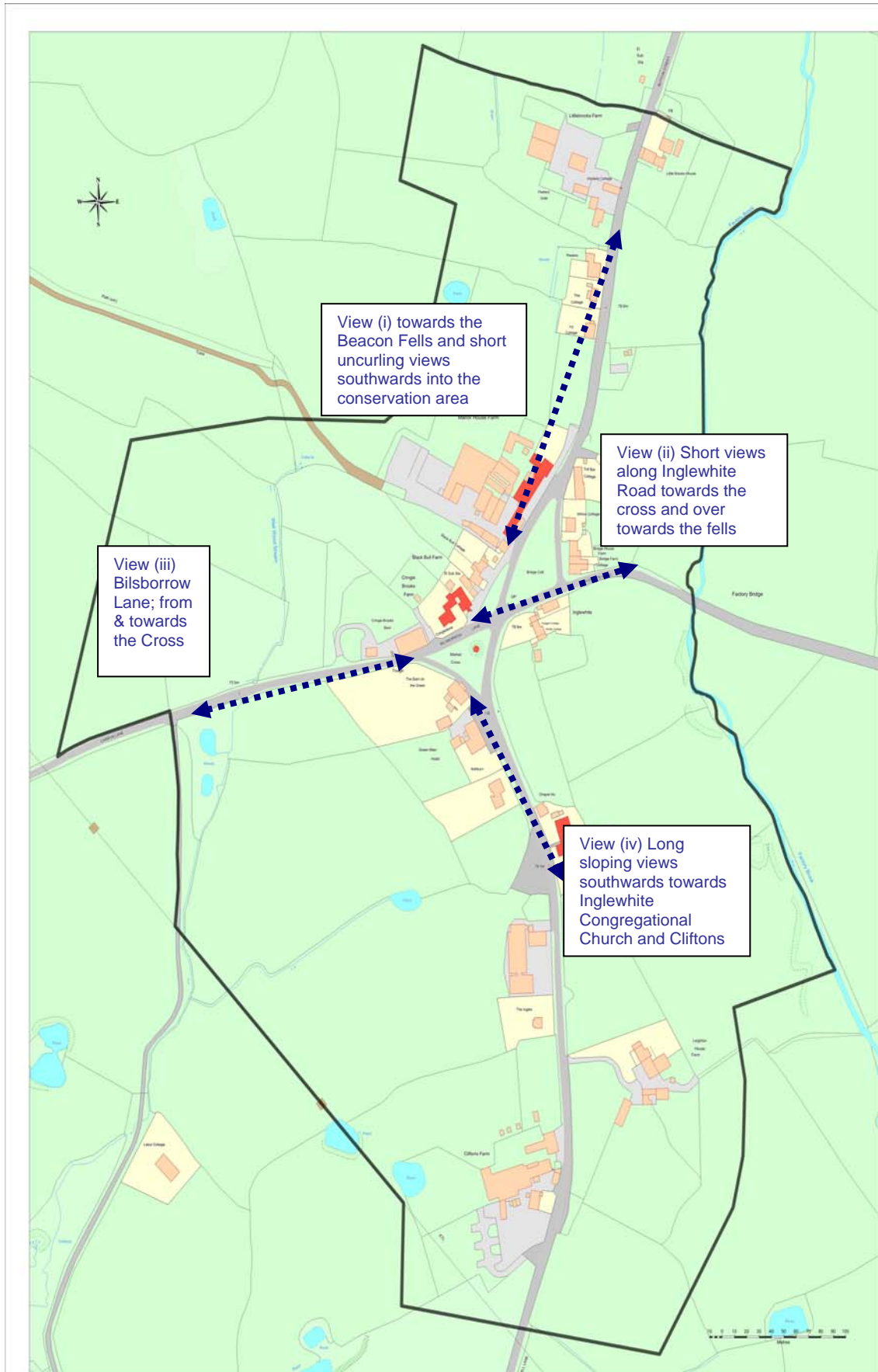


Green Man Inn, Silk Mill Lane



² Lancashire Historic Landscape Characterisation Programme, Lancashire County Council, December 2002

Map 4) Significant views and vistas



Historic Development

- 4.8 The village originated as a small number of farmhouses grouped around open greens that were historically used as a market and trading area for cattle and sheep fairs. Traditionally there were three annual Fairs held at Inglewhite; the most important was horned cattle on Monday and Tuesday of Rogation week³. Sheep were sold on the 25th April and cattle and calves on 18th October. The ancient fair became known as 't' Inglewhite Bull Fair i th North. Toll Bars were erected crossing the roads at certain points on the four roads approaching the village for the fairs. A curved-shaped stone, used for holding a toll-bar is still there near to Manor House Farm and the Toll Cottage is on the opposite side of the road.
- 4.9 Button Street, Silk Mill Lane and Factory Bridge are symbolic of the industrial past of Inglewhite. It is documented a button mill was in the village and similarly at Silk Mill Lane there still exists a property known as Silk Mill and Silk Mill Bridge. Also in this area was the Inglewhite Workhouse that was built from £300 bequeathed to the Parish in 1728 by William Waring. The workhouse closed a century later and was sold in 1838-9 and has been since used as a joiner's premises for a company called 'Sandersons'.
- 4.10 Open to the public for the purpose of selling ale and spirits were The Green Man, The Black Bull and the Queens Arms and the fifteen houses situated within the toll bars. Richard Cookson, the Goosnargh Historian wrote: "the Green was the focus of the scum and dregs of all the neighbouring district". The holding of the Fairs on a Sundays was eventually stopped by the vicar of Goosnargh, Reverend Robert Shuttleworth who also became known as the 'Inglewhite Reformer'.⁴
- 4.11 It is documented the original Market Cross was dismantled by the 19th century Vicar of Goosnargh, the Reverend Wilkinson, a vehement protestant. It was re-erected in 1911 by public subscription.
- 4.12 The former Goosnargh Police Station⁵ is now a residential property situated adjacent to Peelers Farm on Button Street. The building is a red brick building and stands apart from the majority of stone built properties in

³ (Rogation Week is traditionally the Monday, Tuesday, and Wednesday before Ascension Day, (40 days after Easter) on which, before the Reformation, priests led processions round the fields, blessing crops and praying for good harvests. A secondary purpose was to bless the main boundary markers of each parish, in towns as well as rural areas. A cross, relics, hand-bells, and banners were carried; those taking part were sometimes given a communal meal supplied from church funds, or received food at the houses they passed. The event was also known as Cross Days or, in northern districts, Gang Days, from *gang* = 'walk').

⁴ Chapter 1, Cowell, DM, From Inglewhite Cross, Cloughton Press Ltd, 1985,

⁵ Site and Monuments Records,

the area. The design reflects the standardisation of building types and materials that became more common place from the mid 19th Century.

The former Goosnargh Police Station,
Button Street

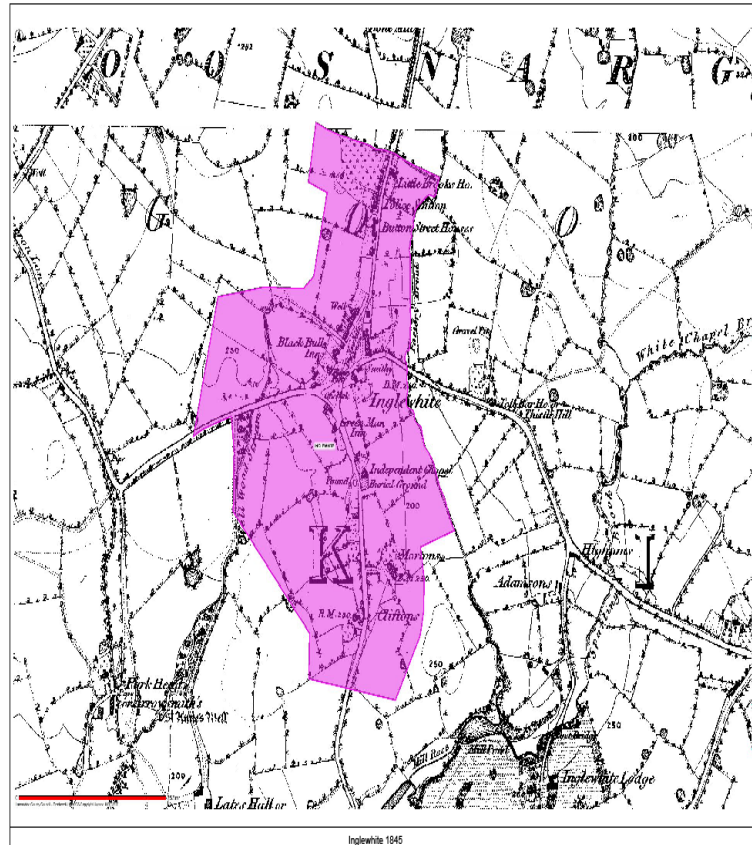


Archaeology

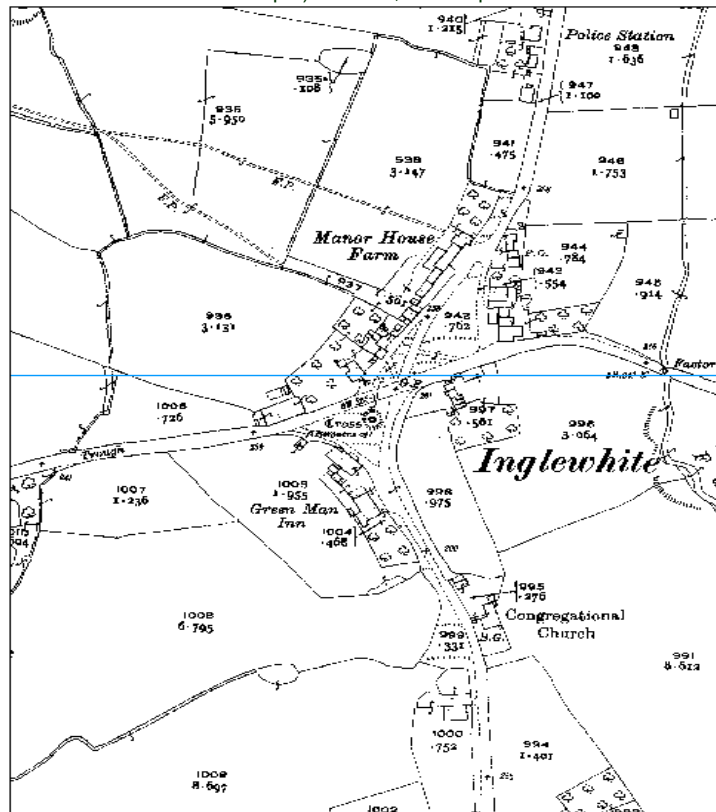
4.13 The principle archaeological components of an Ancient Enclosure such as Inglewhite are the boundaries that define the enclosed land, the dispersed settlement pattern and the pattern of roads and tracks that connect them. Hedges tend to be mixed but are usually Hawthorn, along with drainage ditches typify the boundaries of small irregular fields. Occasionally the remains of early ridge and furrow survive as too will gateposts and stiles. In the main traditionally constructed buildings are of local sandstone however some have a rendered finish such as the Green Man Inn.

4.13 The following plans show how little the built character of the village has changed since the mid nineteenth century. Interestingly on the second map the cross is referred to being remain only confirming the original cross was dismantled.

Map 1) 1845, O.S Map showing conservation area boundary



Map 2) 1931-32, O.S Map



Architectural Quality and Built Form

- 4.15 The oldest buildings date from the 18th century and are of a plain vernacular design constructed of random stone rubble with dressed stone quoins, window surrounds or lintels and cills. Buildings to the centre of the village are mainly of stone, either random or coursed. Some properties have had their stonework covered with smooth or rough cast render. Most nineteenth and twentieth century buildings are generally constructed of brick.
- 4.16 The older buildings were originally roofed with random Westmorland slate some of which survives. Some older properties have been reroofed with regular sized welsh blue slate. Later 19th century buildings also have welsh slate roofs.
- 4.17 The older buildings originally had timber casement windows with side hinges, nineteenth century buildings had vertical sliding timber sash windows. These survive on certain properties.
- 4.18 Buildings are set generally parallel to the road except for some ranges of former out buildings and the row of white rendered cottages to the southern edge of the green which are at 90 degrees to the highway. Forecourts are a common feature, though a number of former farm buildings form an interesting edge to the highway.

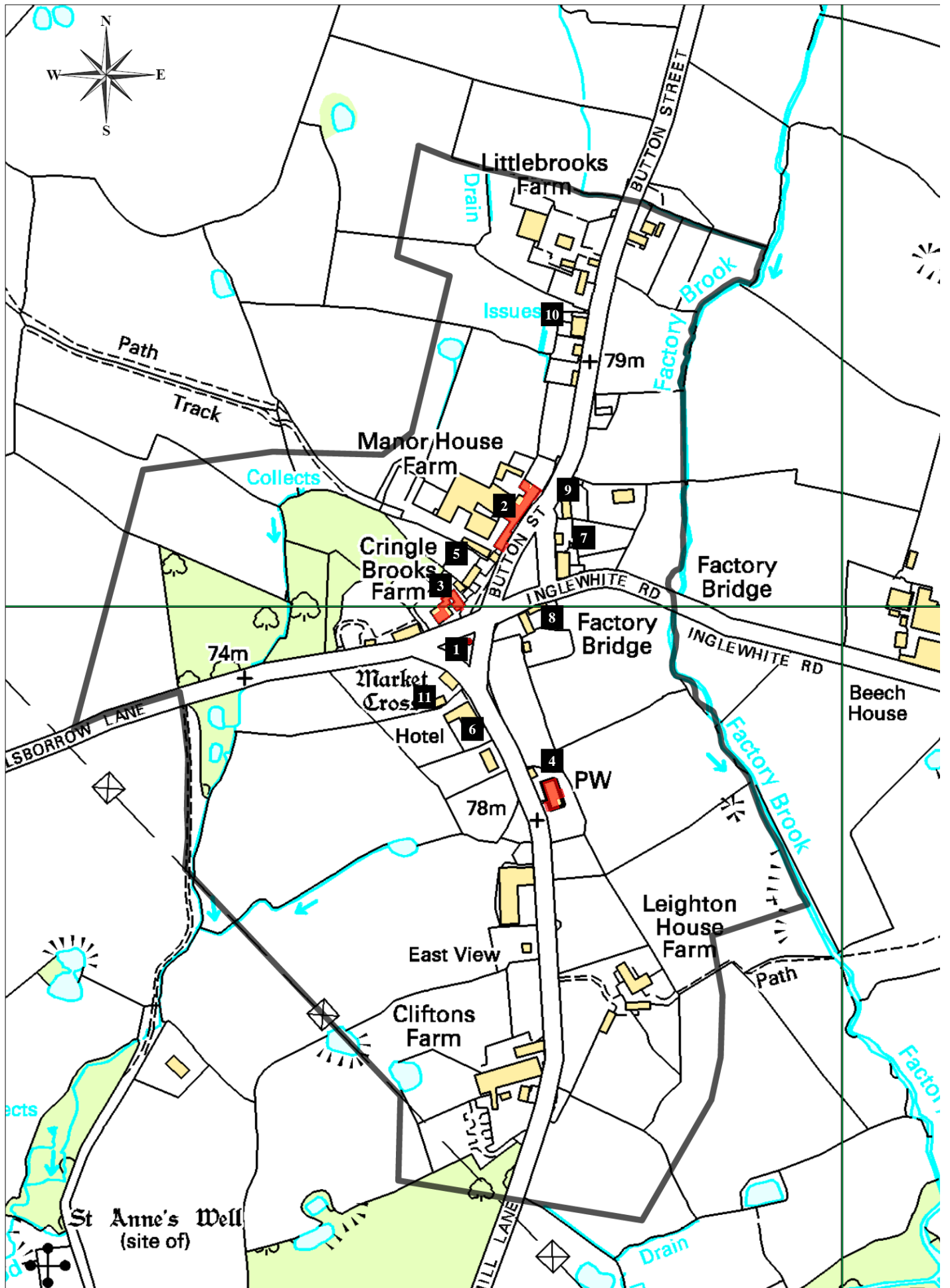
Key Historic Buildings within the Conservation Area

- 4.19 The most outstanding buildings architecturally are the Market Cross, Manor House Farm, Cringle Brooks Farm and the Congregational Church all of which are all Grade II Listed Buildings.

Map Ref No.	Address	Grade	Summary Description
1	Market Cross, Inglewhite Green	II	Sandstone market cross, dated 1675, but probably earlier. Restored 1911.
2	Manor House Farmhouse and attached barn	II	2 storey sandstone farmhouse and attached barn, the latter dates 1726. Now 2 dwellings
3	Cringle Brooks Farmhouse, Inglewhite Green	II	2 storey farmhouse C18. Roughcast stone with quoin pattern render.
4	Congregational Church, Silk Mill Lane	II	Congregational Church dating from 1826. Sandstone with gable elevation to road.

4.20 In addition to the listed buildings there are other buildings, less significant in their own right, but which together contribute to the special character, and interest and integrity of the conservation area. Several of these buildings were on the statutory list until removed in the 1980's. However they still make a positive contribution to the character and appearance of the conservation area. They are of key importance for their 'townscape' quality and wider historic role in the development of Inglewhite and should be regarded as non-designated heritage assets:

Map Ref. No.	Address	Description
5	Black Bull Cottage, Inglewhite Green	Former Black Bull Inn, building dates from early C18. 2 storey in random stone and part stone slate roof.
6	The Green Man Inn, Silk Mill Lane	Public House thought to date from early C19 – appears on 1845 OS Plan. 2 storey, rendered with slate roof.
7	Bridge House Farm, Bridge Farm & Bridge Cottage, Inglewhite Green	Group of 3 attached properties dating from early C19 – appear on 1845 OS Plan. 2 storey coursed sandstone with quoin details.
8	Cloggers and Smithy Cottage, Inglewhite Road	Early C19 2 storey rendered house with separate single storey sandstone building. Building shown as smithy on 1845 OS Plan.
9	Toll Bar Cottage, Button Street.	Early C19 2 storey rendered house. Building shown on 1845 OS plan. A curved shaped stone used for holding a toll bar is still in situ.
10	Former Police Station, Button Street	Mid C19 2 storey building typically Victorian in appearance in red brick that differs from neighbouring smaller, stone built properties. Now in private ownership as a dwelling.
11	Barn on the Green, Silk Mill Lane,	Two storey, stone built former barn now residential property. Large central barn door opening now window with a projecting canopy at first floor level.



Landscape and Open Space

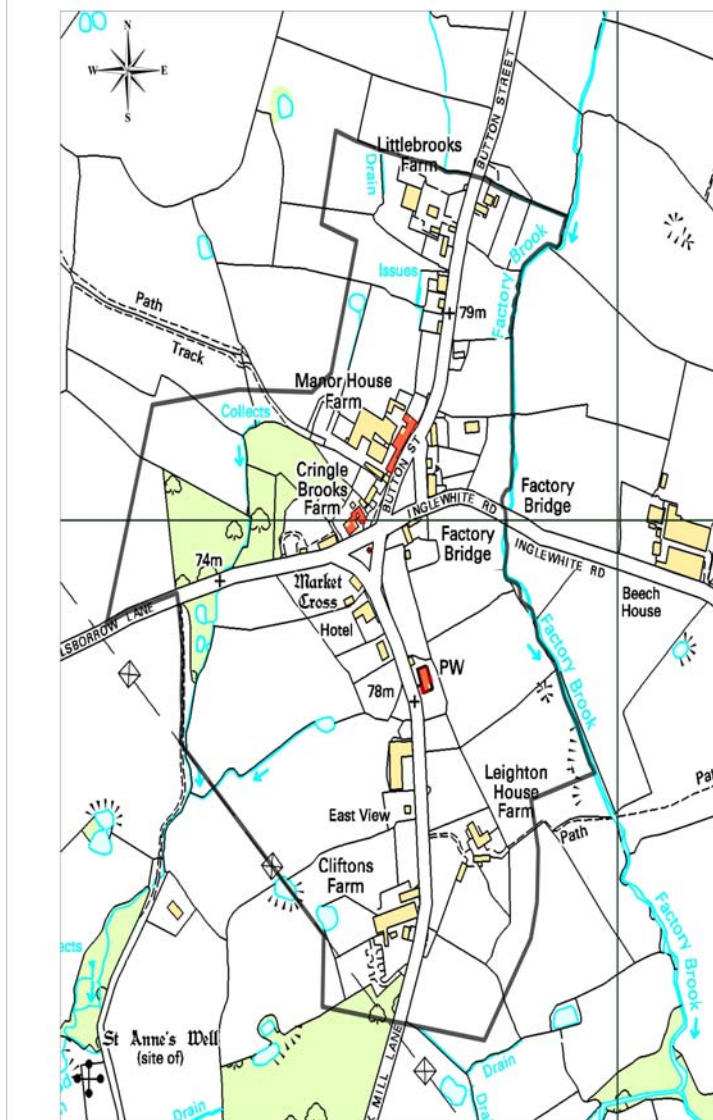
- 4.21 The green spaces both within and outside the conservation area are key elements of the character of Inglewhite village.
- 4.22 The three village greens provide an important setting for the farm buildings and cottages grouped around them. They are also historical reminders of the former markets held in the village. The southern part of the village is more open in character. Views to the open country beyond are clearly visible from here through gaps in the buildings and along the roads.
- 4.23 The farmland within and around Inglewhite also provides an important setting for the groups of buildings and is an essential element of its rural character. The conservation area has a more enclosed feeling towards the north of the green, which is created by the edge of the buildings and mature tree cover.
- 4.24 The boundary treatment around the green is varied; the most prevalent type is stone walling, hedgerows, and mature trees most of which has remained unchanged for the last 150 years and as such present historical enclosure patterns⁶. Walls and hedges have a small grass verge adjacent to the highway.



⁶ 1845 O.S Map

4.25 The key elements of both built and landscape character are shown on the following plan.

Map 3) 2011, Conservation Area boundary, street names and properties (listed buildings shown in red)



All three maps show very little change since 1845. The road infrastructure, the field patterns and the extent of properties are largely the same. Some properties have been extended and some small buildings added.

The changes most apparent are;

- The Black Bull Inn shown in 1845 is now an empty house
- Littlebrooks Farm has had a building added.
- The Congregational Church was referred to as the Independent Chapel in the 1845 map;
- The Police Station on Button Street is now residential
- Toll Bar House,

5.0 Assessment of Condition

5.1 Inglewhite Conservation Area is a very well looked after village; buildings, structures boundaries, open spaces and trees all are maintained to a very high standard. The one property that is of concern is the former Black Bull public house, adjacent to the village green on Button Street. It is currently vacant and is in a serious state of disrepair.

5.2 In terms of the public realm, Inglewhite shows typical features of a small rural village. There are no pavements and there is often no clear distinction between private land and public open space. Little remains of historic interest in the highway. Street signage is limited and

standardised solutions have been used. The quality and positioning of the street furniture detracts from the rural character. Resolution of this issue will require a coordinated approach.



- 5.3 There are no major development proposals affecting Inglewhite.
- 5.4 Despite the generally good condition of the buildings in the village a number of buildings have been altered in ways which are not in keeping with their traditional rural character. For example the conversion of agricultural buildings to residential use has led to the introduction of more domestic features to the buildings detracting from their original character and form. There has also been loss of cobbled forecourts through being covered with asphalt and the loss of original boundary treatments
- 5.5 There remains a wealth of timber windows, timber doors, original front gardens, boundaries and uninterrupted roof slopes to unlisted properties that significantly add to the character and integrity of the area. Cumulative changes through inappropriate development can have a dramatic and detrimental effect on the overall area and it must be recognised that heritage assets are a non-renewable resource.
- 5.6 Therefore the main threat to the character of Inglewhite is considered to be 'householder permitted development rights'. General planning permission is granted for a range of minor developments that when carried out in an insensitive manner can have a cumulative impact on the character and appearance of the conservation area.

6.0 Boundary of Conservation Area

- 6.1 The existing boundary of the Inglewhite conservation area is considered to be accurate in terms of identifying the boundary of the historic settlement. Therefore at this point there is no recommendation for any alteration or extension to it.

7.0 Issues for Further Action

Opportunities for Enhancement

- 7.1 Based on the issues identified in Section 6 the following have been identified as potential areas for improvement:
- The introduction of an Article 4 Direction to remove permitted development rights for householders.
 - Reinstatement of a more traditional road surface to the front of Cringle Brook Farm, the former Black Bull and Bridge House, Bridge Farm and Bridge Cottage;
 - Adoption of a co-ordinated strategy to improve quality of the public realm including reinstatement of more appropriate surfacing materials and street signage.
 - Safeguarding the former Black Bull from further disrepair

Future Management Proposals

- 7.2 The implementation of an Article 4 Direction (relating to Conservation Areas only) allows the Local Planning Authority to remove specific householder's permitted development rights safeguarding traditional and historic architectural features. This will allow sensitively managed change that will make a positive contribution to the local character and sense of place.
- 7.3 The majority of buildings within the conservation area are between 150 to 300 years old and as such contribute to the historic environment however only 3 buildings (less than a quarter) are statutory listed and are afforded a higher level of protection. Unless permitted development rights are removed the remaining properties can be altered without need for planning consent. Removal of permitted development rights would prevent the loss of characteristic architectural detailing or the gradual erosion of the character and appearance of the conservation area through inappropriate development. However it would not prevent residents from making alterations to their properties it is just that they would now require planning consent.

7.4 The roads within the conservation area have been covered with tarmac which does not enhance the village's rural character and setting. The roads that could easily accommodate the reinstatement of something more traditional and improve the setting of a listed building are:

- The road directly in front of the former Black Bull and Cringle Brook Cottage - a grade II listed building; (1) and
- The road in front of Bridge House Farm, Bridge Farm and Bridge Cottage. (2)

1)



2)



- 7.5 Both these roads are primarily to provide access to the houses rather than for general traffic and this would be made clearer if the road was surfaced differently. Secondly the grey, harsh surface of the tarmac means that the two adjacent parts of the village green are seen as simply traffic islands.
- 7.6 The street furniture is standardised and is not of a fitting colour and design. These could be supplemented with more traditional and sympathetic alternatives such as cast iron street signs affixed to walls instead of on short metal posts. This would need to be done in partnership with the County Council as they are responsible for highways matters.
- 7.7 Prepare a Design Guide for owners on alterations, extensions and repairs to their properties. This would set out the Council's approach to renewal of roof coverings, replacement windows and doors and alterations to front boundary walls. The design guidance could also include technical information on traditional local techniques and materials.
- 7.8 Work with the current owners of the Black Bull Cottage to ensure it is brought back into occupation through sensitive repair and restoration. If necessary the Council would need to consider use of its statutory powers to prevent the further deterioration and possible loss of this key building within the conservation area.

8.0. Community Involvement

- 8.1 Public consultation is an important part of the appraisal process not only to include the community but to raise awareness and appreciation of heritage issues.
- 8.2 This draft appraisal will be published on the council's website along with an electronic comments sheet/feedback form to allow the participation of the wider community before the appraisal is too far advanced to exclude further influence on the outcome. The final version of the appraisal will include a summary of the results of the consultation and how it has been taken into account in defining the special interest of, and recommendations for the future management of the area.
- 8.3 In addition letters will also be sent to all properties in the conservation area informing them of the proposals and seeking their views on the draft appraisal. Officers are also proposing to hold a drop-in session and display of the proposals at Inglewhite Congregational Church. The drop-in session will give residents chance to ask Council Officers questions regarding the issues and opportunities resulting from the re-appraisal.

9. Policy Guidance for Inglewhite Conservation Area

National Planning Guidance

- 9.1 Planning Policy Statement 5, Planning for the Historic Environment (PPS5) is the primary document for assessing development proposals affecting the historic environment. It replaces Planning Policy Guidance 15 (Planning and the Historic Environment) and Planning Policy Guidance 16 (Archaeology and Planning). PPS5 sets out the Governments' national policies on the conservation of the historic environment both in terms of plan making (HE2 to HE5) and development management (HE6 to HE12).

Local Planning Guidance

- 9.2 Local Planning Policy is set out in the following documents:
 - Preston Local Plan, April 2004, Chapter 8, Conservation of the Historic Environment.
 - Policy C1: Development in Conservation Areas
 - Policy C2: Demolition of Listed Buildings or Buildings in Conservation Areas
 - Policy C3: Conservation Areas – Changes of Use
 - Policy C4: Setting of Listed Buildings

- Policy C5: Use of Listed Buildings
 - Policy C6: Alteration of Listed Buildings
 - Policy C7: Listed Buildings and S106 Agreements
 - Policy C9: Archaeological Features
- Central Lancashire Publication Core Strategy, Local Development Framework, December 2010.
 - Policy 16: Heritage Assets
 - Policy 17: Design of New Buildings
 - Policy 21: Landscape Character Areas
- 9.3 In addition to the Development Plan Policies there are a number of other documents that provide additional guidance on development relating to the historic environment and rural buildings.
- 9.4 The adopted Supplementary Planning Guidance (SPG) documents are:
- SPG No. 5 - Design Guide on the Repair & Replacement of Traditional Doors & Windows
 - SPG No. 7 - Extensions
- 9.5 The Council also have a Design Guide on Conversion of Buildings in the Countryside.
Supplementary Planning Guides:
- Design Guide, converting Buildings in the Countryside;

11. References

- 11.1 The following documents have been referred to in the preparation of the appraisal.
- Planning Policy Statement 5, Planning for the Historic Environment, DCLG, March 2010
 - Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, 2011
 - Understanding Place, English Heritage, 2010
 - Character Assessment Toolkit English Heritage, Oxford Preservation Trust & Oxford City Council,
 - Preston Local Plan, 2004
 - Central Lancashire Publication Core Strategy, Local Development Framework, December 2010

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