

INGLEWHITE CONSERVATION AREA CHARACTER APPRAISAL

July 2022



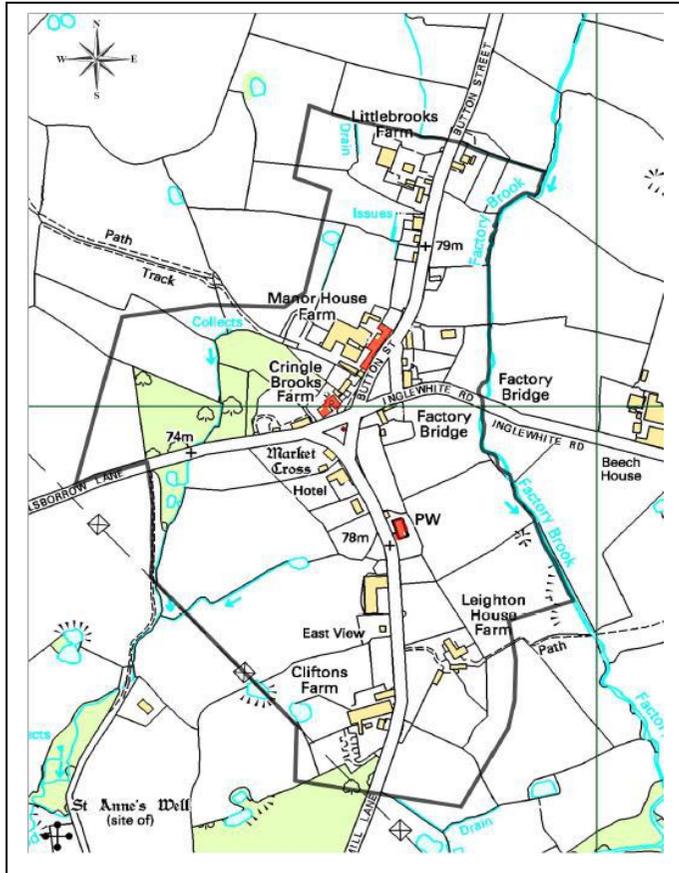
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1.0 Introduction

1.1 The Inglewhite Conservation Area



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.

Inglewhite was first designated a conservation area in 1986 with the most recent appraisal dating from 2011. 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 Historic England¹

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.

1. Conservation Area Appraisal, Designation and Management | Historic England Advice Note 1 (Second Edition) | Published February 2019

1.2 Statement of Special Interest

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 location of the Market Cross situated on the green at the intersection of the roads from Longridge to Garstang and from Broughton to Beacon Fell, illustrates the importance of these thoroughfares in the 16th century to present day.
- The Village greens and the Market Cross were 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 craftsmanship embodied in 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 largely 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 backdrop to the village provided by the views of the fells in the Forest of Bowland, an Area of Outstanding Natural Beauty.
- There has been very little change to the original street pattern from Inglewhites establishment as a market place and from its agricultural and industrial past.

2.0 Planning Policy Context

2.1 Conservation Areas

A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as 'the Act') as an 'area of special architectural or historic interest' the character or appearance of which it is desirable to preserve or enhance'. Designation places certain duties on local authorities including the requirement to review the overall extent of designation in their areas regularly and, if appropriate, to designate additional areas. Designation remains the principal means by which local authorities can apply conservation policies to a particular area, which include:

- increasing control over significant or total demolition of unlisted buildings.
- strengthening control over minor development and protects trees within its boundaries.
- the advertisement of planning applications for development that would affect the character or appearance of the area; and
- the requirement for the submission of notifications for works to trees.

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'.

2.2 Review & Updating

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time, to ensure that standards remain sufficiently high and their distinctive character is preserved and enhanced. Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. When reviewing a conservation area, it is important to reassess the special interest identified through surveying and recording the streets, buildings, thoroughfares and open spaces within the area's boundary. If the original outlined area has been so eroded by subsequent changes that its character is no longer special, boundary revisions or even cancellation of designation may need

to be considered. Fittingly the assessment should be considered against the current legislation, planning policies and conservation principles. This will provide an accurate and valid appraisal.

2.3 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was first published in March 2012 and updated in July 2018, February 2019 and most recently in July 2021. The policies directly addressing the conservation and enhancement of the historic environment are contained in Chapter 16. The Framework clearly states in paragraph 191: 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'. Furthermore, when determining planning applications local planning authorities should take into account:

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

2.4 Local Planning Policy

The Preston Local Plan (2012-2026), adopted by the Council on 2nd July 2015 and the Central Lancashire Publication Core Strategy – Local Development Framework - July 2012; provides guidance on planning and development across the district.

The following planning policy guidance and strategy are relevant to any development proposal in the conservation area;

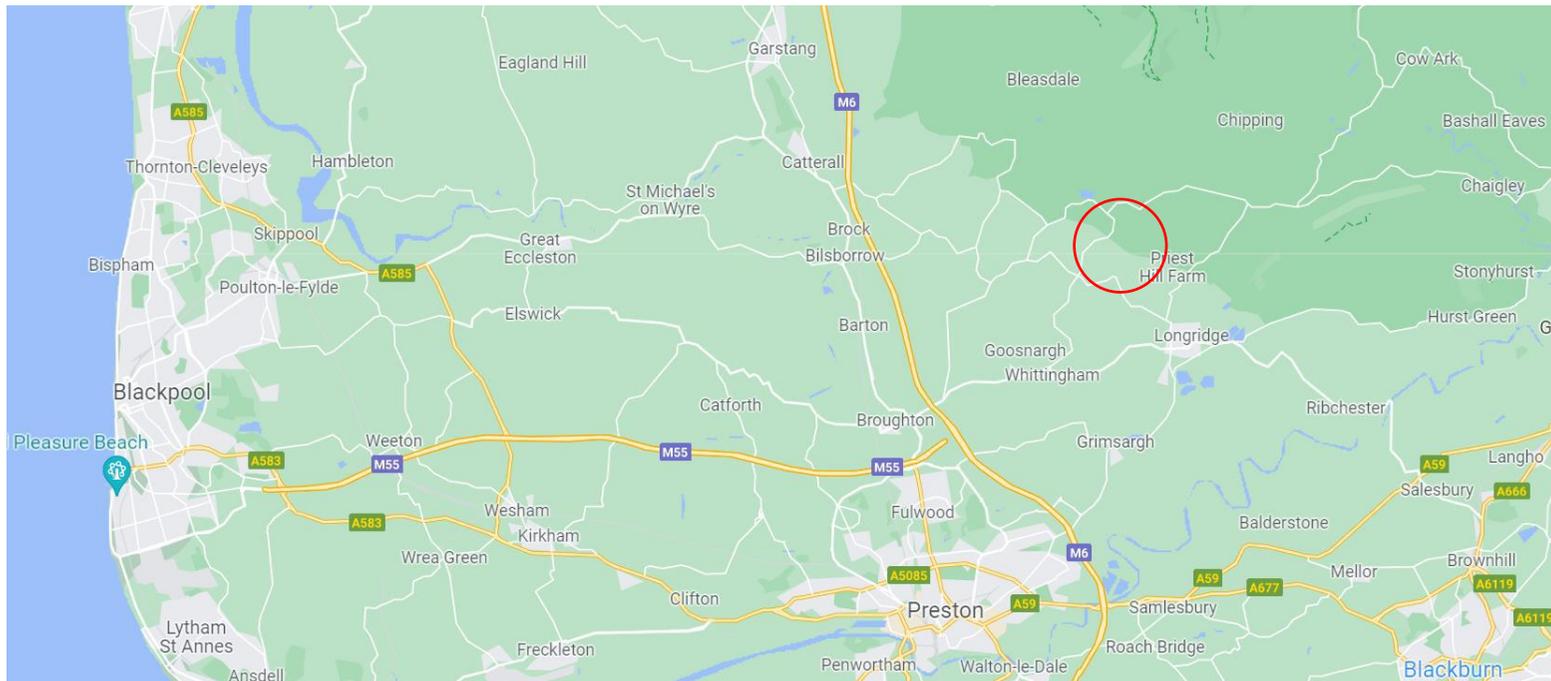
- a) Policy EN8 - Development and Heritage Assets and Policy EN1 – Development in the Open Countryside of the Preston Local Plan (2012-2026)
- b) Central Lancashire Core Strategy Policy 16 - Local Development Framework, July 2012.

3.0 Location and Setting

3.1 Geographical Location

The village of Inglewhite is situated nine miles northeast of Preston and six miles southeast 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.

Inglewhite is situated on the route from Longridge to Garstang and from Broughton to Beacon Fell. The Inglewhite Conservation Area includes the main thoroughfares of Button Street, Inglewhite Road, Silk Mill Lane and Billsborrow Lane.



Map illustration, demonstrating the geographical location of Inglewhite (circled in red) in relation to Preston, Garstang, Longridge, Goosnargh and the Forest of Bowland

3.2 Landscape Setting

Inglewhite village is established as a loose compact nucleated settlement with a linear appearance created by the meeting of the four roads that converge at the heart of the village and the groupings of buildings that enclose this space.

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

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.

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.

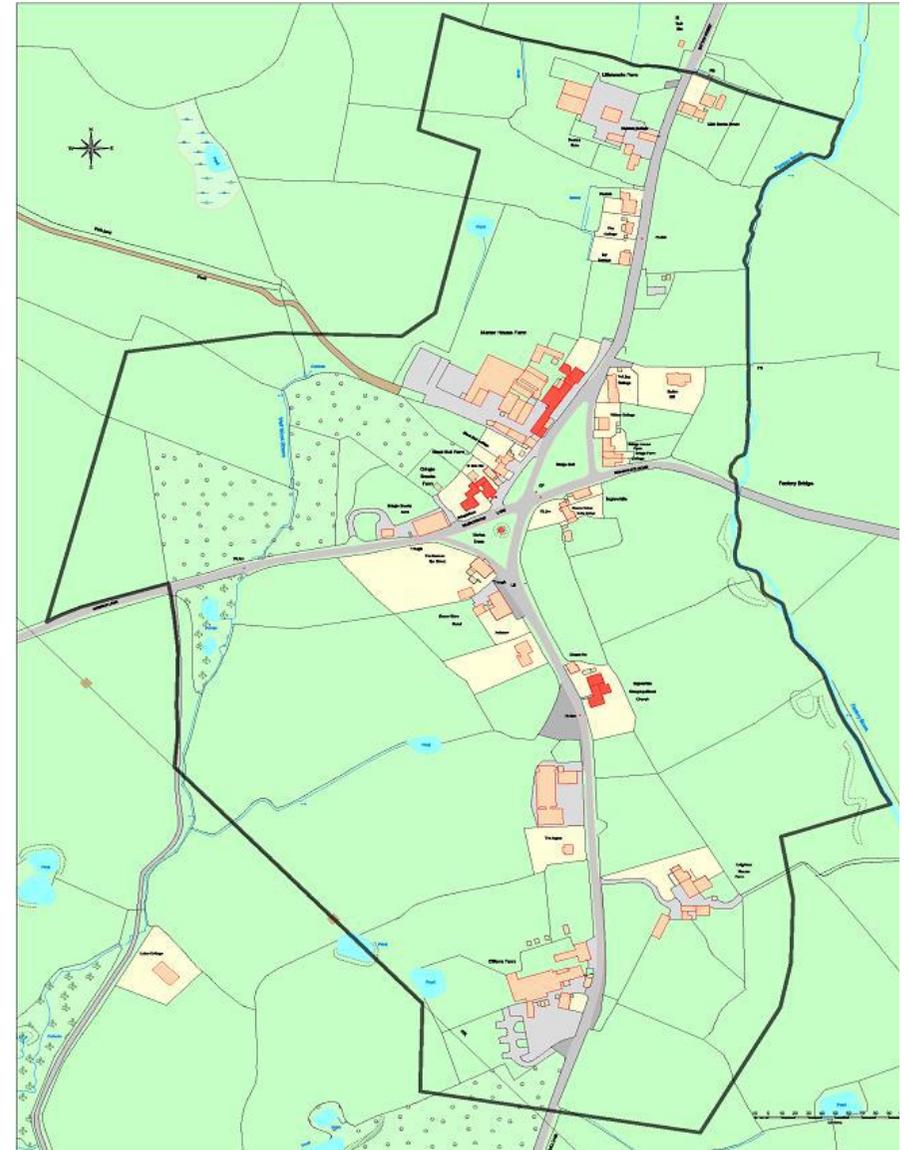
² Lancashire County Council (2017) *Lancashire Historic Landscape Characterisation (HLC)* [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1041581>

3.3 General Character, Form & Appearance

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.

Although the village, at its core around the Green, is a loose nucleated settlement, its small size creates a layout that is more linear in its form starting at Silk Mill Lane in the south to Button Street in the north.

The significance of many of the buildings is enhanced by and is dependent 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.



4.0 Historical Development

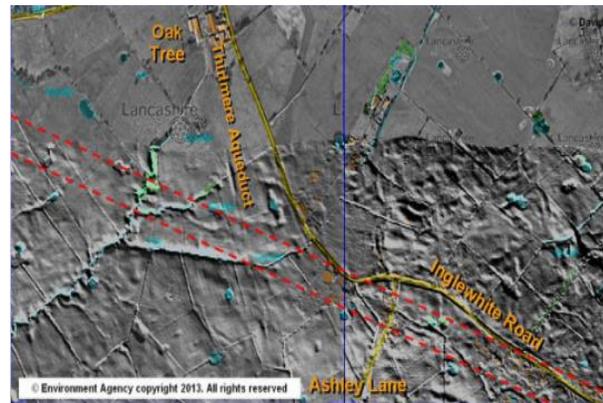
An overview of the history and development of Inglewhite is described below.

4.1 Prehistoric

There is no known prehistoric activity within Inglewhite.

4.2 Roman Period

In recent times, the use of Lidar data (high precision height data) was used to reveal and establish the course of missing Roman roads throughout the country. In Lancashire, whilst trying to establish the missing Roman route from Ribchester to Lancaster using Lidar imagery from the Environment Agency, it was discovered that the actual route of this missing road did not follow the Ordnance Survey route, but took a sensible and economical route via Longridge and Inglewhite to Catterall, near Garstang. Here it joined another Roman Road, the main road from the south heading to Lancaster.



The raw Lidar data used here is courtesy and copyright of the Environment Agency - This stretch of agger in the photo above is just off the village green and this view is from the side of Chapel House. It aligns with the short road on the western side of the green passing The Barn on the Green.

The alignments used are typical of Roman engineering, running straight for several miles but cleverly dog-legging up to Longridge to reduce the gradient. Site visits and trial pits confirmed it is real with several stretches surviving well even though the Romans stopped maintaining it over 1600 year's ago³.

4.3 Post Roman and Early Medieval Period

Inglewhite is not recorded in the Domesday Survey of 1086.

4.4 Medieval Period

There is no known medieval activity within Inglewhite.

4.5 Post Medieval Period

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 week⁴. 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.

The triangular green, on which stands the market cross, is perhaps a chief feature of Inglewhite. The green is divided by five lanes and the main Inglewhite Road, is surrounded by a few gracious 18th century houses, a smithy and the well-known Green Man Inn. The market cross is some 10 ft high and inscribed on the stone is 'H.C.I.W.1675', the initials being those of the lord of the manor. However, it is thought that the market cross may have been erected earlier.

⁴ (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').

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”.

4.6 Industrial Revolution and the 19th Century

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’.

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’⁵.

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.

The former Goosnargh Police Station⁶ 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 the area. The design reflects the standardisation of building types and materials that became more commonplace from the mid-19th Century.

4.7 20th Century

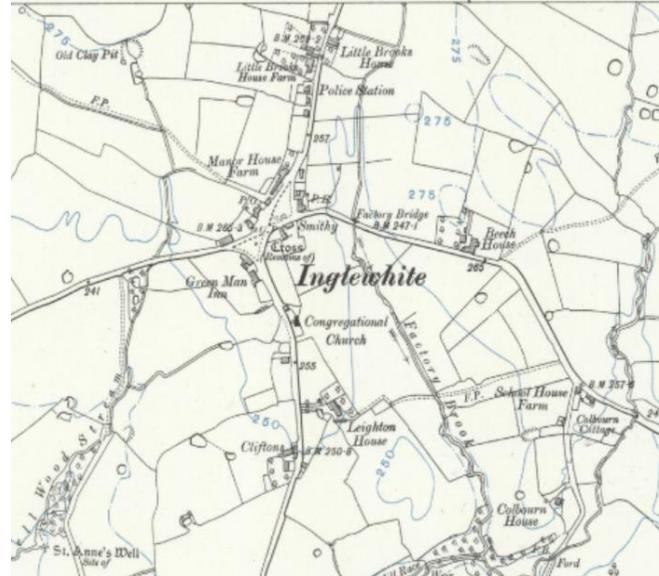
Inglewhite remained largely the same throughout the 20th Century, with no spread of development taking place. The following OS maps evidence how little the built character of the village has changed since the mid nineteenth century. Interestingly on the 1910 map below, the cross is referred to being remains only confirming the original cross was dismantled.

⁵ Chapter 1, Cowell, DM, *From Inglewhite Cross*, Cloughton Press Ltd, 1985.

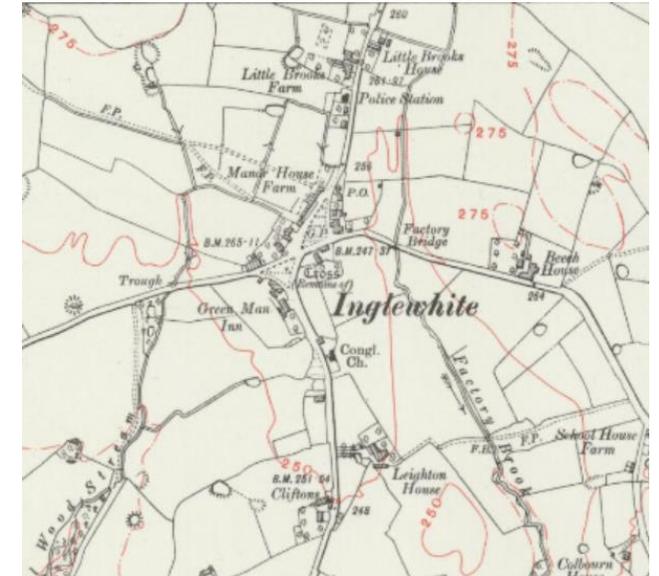
⁶ *Site and Monuments Records*.



Lancashire Sheet LIII.NW Surveyed: 1892, Published 1895.



Lancashire Sheet LIII.NW Surveyed: 1910, Published 1914.



Lancashire Sheet LIII.NW Surveyed: 1930, Published 1933.

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4.8 Place Name

The origin of the name Inglewhite is uncertain. One popular interpretation is that the name means 'white fire', from the Gaelic aingeal meaning 'fire'. It is thought to refer to will-o'-the-wisps that were once prevalent on the village green⁷.

⁷ Chapter 2, Rigby, J, *A Journey in Time Through Goosnargh, Whittingham & Inglewhite*,

5.0 Character & Appearance

5.1 Overview

The character and appearance of the Conservation Area is largely replicated throughout the building types, scale, mass and architectural style, with the occasional variation. For example, the Former Goosnargh Police Station, located on Button Street which is a mid-late Victorian property constructed from red Brick.

The Inglewhite Centre Conservation Area includes the historic core of the village at its market cross, with residential development spreading out towards its boundary, some of which formerly had commercial purposes. It is a loose compacted nucleated settlement, which has remained largely the same overtime, with little development and expansion. As such, the early street pattern remains, which includes Button Street, Inglewhite Road, Silk Mill Lane and Billsborrow Lane.

The width of the streets in the centre of the village remain narrow and reflective of their original size. Most of the buildings within Inglewhite are located directly on the main thoroughfares (with the exception of more recent developments) either directly fronting the roads or set back slightly beyond small front gardens or lawns. The residential buildings are detached houses or small rows of terraced cottages in the conservation area. Most are 18th and 19th century in age; with some modern 21st Century, developments set back off Button Street.

5.2 Setting, Views and Approach

The existing Inglewhite Conservation Area boundary has been drawn up to match the boundary of an area of Ancient Enclosure or settlement (enclosed before 1600 AD). The characteristics of the enclosure is encapsulated in the proportion of small fields in an irregular enclosure pattern with wavy-edged field boundaries, formed by hedges, and winding lanes connecting nearby dispersed settlements of isolated farmsteads, small villages and hamlets.

The central green and the market cross at the intersection of roads in Inglewhite indicate the importance and focal point of the historic core of the village. The meeting of the four roads that converge at the heart of the village and the groupings of buildings that enclose this space enable focused views of the market cross when approaching from all directions; hence, its positioning was not accidental.

The market cross and green acts as a focal point and local landmark within the historic core of the village; further highlighting its historical significance as a landmark for the surrounding community and travellers.



View from Silk Mill Lane to Village Core



View from Bilsborrow Lane to Village Core



View from Button Street to Village Core



View from Inglewhite Road to Village Core



Longer range view to Market Cross from Silk Mill Lane



Longer range view to Market Cross from Button Street

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. Similarly, Bridge Cottage, Cringle Brooks Farm, 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.



View of the open countryside from Silk Mill Lane



View of the open countryside from Silk Mill Lane



View of Beacon Fell from Silk Mill Lane



View of the open countryside from Silk Mill Lane



View moving away from the village core along Inglewhite Road



View of the open countryside from Manor Farm Mews



View of the open countryside from Manor from Manor Farm Mews



View of the open countryside from Button Street



View of the open countryside from Button Street



View of the open countryside from Button Street



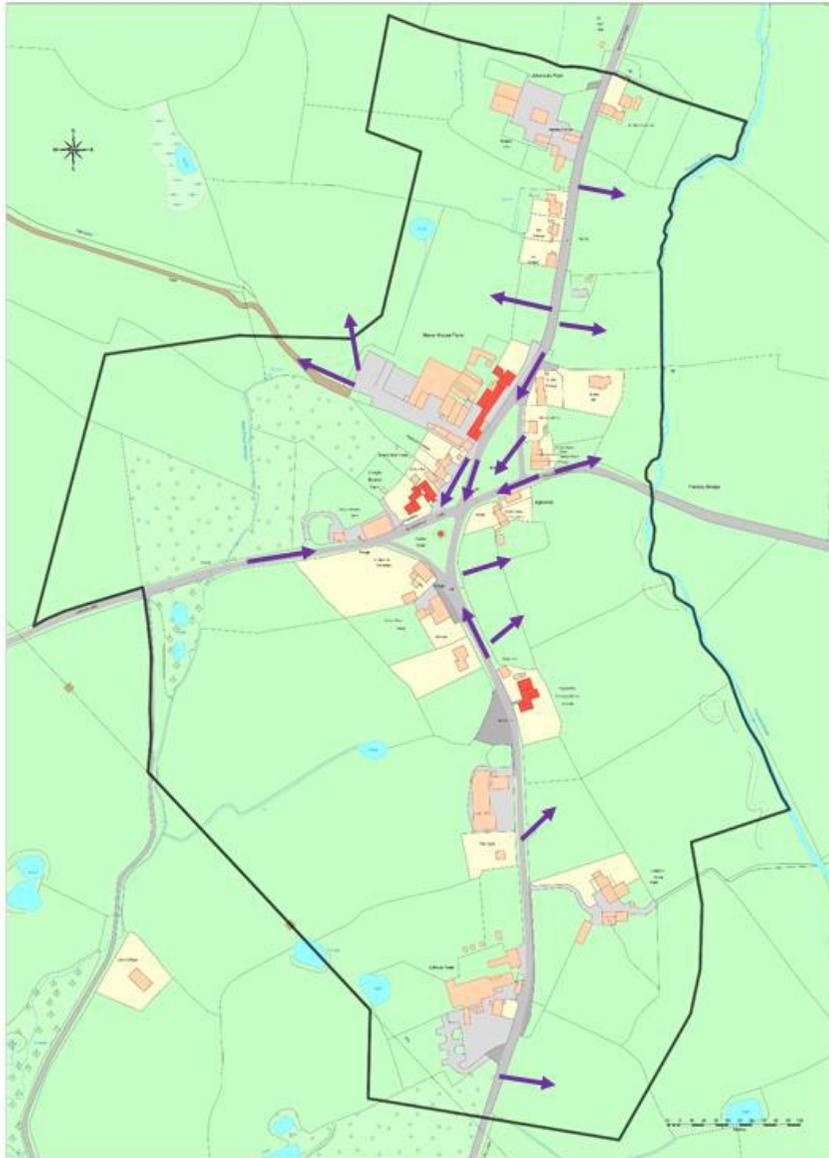
View of the open countryside from Button Street



View of the open countryside from Button Street



View of the open countryside from Button Street



Key



Significant View/Panorama

5.3 Architectural Built Form

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 roughcast render. Some nineteenth and twentieth century buildings are constructed of brick.

The traditional 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.



Examples of timber casement and sash windows

The cottages and farmhouses originally had timber casement windows with side hinges; nineteenth century buildings had vertical sliding timber sash windows. These survive on certain properties.

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.

More recently new development has been constructed in Inglewhite, with the creation of Manor Farm Mews, which lies off Button Street to its north-west, located on a small plot of land that formerly belonged to Manor House Farm. Manor House Mews was granted permission in August 2019 and is formed by four detached dwellings in a contemporary style, constructed from a combination of random stone cladding and standing seam zinc cladding. The newly constructed dwellings are a contemporary interpretation of the local vernacular; an evolution of the former appearance of the site with inspiration taken from the listed former barn of Manor House Farm and metal clad agricultural outbuildings. The design acknowledges the lands former use, whilst modern and respectful of the conservation area status.



Staggered views of Manor Farm Mews



Staggered views of Manor Farm Mews Facades

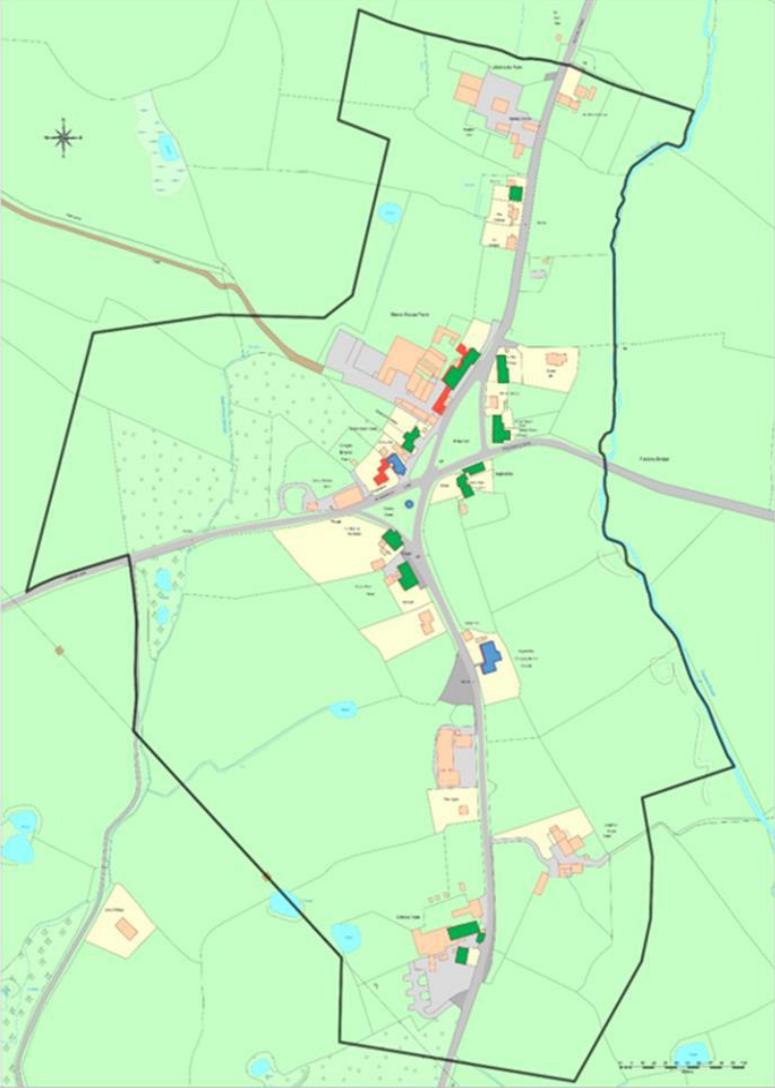


Rear views of Manor Farm Mews

5.4 Archaeology

The principle archaeological components of an Ancient Enclosure such as Inglewhite, are the boundaries that define the enclosed land, the loose compacted nucleated settlement, wider 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 and some of the more recently redeveloped former agricultural buildings.

5.5 Key Historic Buildings within the Conservation Area - Listed Buildings & Buildings of Positive Note



Key



Listed Building



Positive Building of Note

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.



Inglewhite Cross, Inglewhite Green – Grade II Listed Market Cross (List Entry 1073539). Market cross, dated 1675, but possibly earlier, restored 1911. Constructed from Sandstone. Wide hexagonal plinth of 5 steps, chamfered hexagonal base (lettered on the north RESTORED BY PUBLIC SUBSCRIPTION 1911), tall shaft octagonal in the lower half and cylindrical above, with moulded collar and cap bearing a weather vane topped by a figure in Carolean costume. The top of the octagonal part of the shaft has on each side an oval panel with a raised letter: "H" "C" "I" "V" "1" "6" "7" "5"; "IW"; are thought to be the initials of the lord of the manor at that time, John Warren of Poynton in Cheshire - Mr. Justice Warren, member of the Council of the Welsh Marches, Judge of Chester, etc, d.1706. History: probably associated with ancient cattle and sheep fairs held in Rogation week and in October each year, and said to have been famous as "Inglewhite Bull Fair i'th'North". References: VCH Lancs vii p.191; Fishwick Goosnar h p.8; Richard Cookson Goosnargh Past and Present p.16⁸.

<https://historicengland.org.uk/listing/the-list/list-entry/1073539>



Cringle Brooks Farm, Inglewhite Green - Grade II Listed Farmhouse (List Entry 1164703) C18, said to have been an inn, now a house. Roughcast stone with quoin-pattern render, stone eaves cornice, slate roof with brick chimney at right gable. Double depth 2-bay plan. Two storeys, almost symmetrical; offset slightly right of centre a single-storey gabled porch of squared sandstone with white pointing, open rectangular doorway and stone side benches; 2 horizontal rectangular windows on each floor, all 8-pane sashes with 4 panes in each leaf⁸.

<https://historicengland.org.uk/listing/the-list/list-entry/1164703?section=official-listing>



Manor House Farmhouse and attached barn – Grade II Listed Farmhouse and attached barn (List Entry 1073540), the latter dated 1726, farmhouse now 2 dwellings. Sandstone, the house roughcast and the barn random rubble, with slate roof. Attenuated L-shaped plan with crosswing at the right end. Two storeys; glazed porch in the angle, one 20-paned sashed window on each floor to the left, and one similar window on each floor of the projecting gable of the wing; the dwelling to the left has altered openings; the barn range continued to the left beyond this has various irregularly spaced openings at ground floor, 2 square doors at 1st floor, and towards the left end a square date stone inscribed "James Brandwood built this barn ann. dom. 1726". Interior of house altered⁸.

***Note – Manor House Farm has undergone alterations and modern additions and the attached Barn, has been converted into dwellings after it was listed.**

<https://historicengland.org.uk/listing/the-list/list-entry/1073540?section=official-listing>



Congregational Church, Silk Mill Lane - Grade II Listed Church (List Entry 1073546). Congregational church dated 1826 on doorhead. Squared sandstone with scored render on sides and rear, slate roof. Small rectangular single cell, gable to road. Symmetrical; prominent quoins, 1st floor sill band; at ground floor a round-headed doorway with impost, a panelled door, plain fanlight, and an inscription on the head "ERECTED A.D. 1826"; at 1st floor 2 round-headed windows with altered glazing. Right side wall has 2 larger but similar windows, left side has one, and a side extension for a school or meeting room, rear has one round-headed window. Interior: pitch pine furnishings including raised and panelled minister's desk with side stairs, panelled dado behind this; west gallery with panelled front supported by 2 slim iron columns with foliated heads⁸.

***Note – The Congregational Church has had a rear extension finished in render erected, after it was listed.**

<https://historicengland.org.uk/listing/the-list/list-entry/1073546?section=official-listing>

There are no other buildings within the Inglewhite Conservation Area, which have been identified as of being of such value and significance that they should be considered to be put forward for consideration for Statutory Protection.

5.5 Positive Buildings of Note

In addition to the listed buildings, there are other buildings less significant in their own right, but which together contribute to the special character, interest and integrity of the Conservation Area. Several of these buildings were on the statutory list until removed in the 1980's. Nevertheless, 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.

⁸ Historic England Official Listing



Black Bull Farm, Inglewhite Green – Formerly known as Black Bull Cottage is a C18th building that was a former Inn known as the Black Bull. The property was previously rendered, but restored to show random rubble sandstone, stone sills and lintels, stone quoins it was constructed from and has a slate roof. The property has a mix of timber heritage style casement windows and 8 over 8 timber sliding sashes and a traditional style timber front door.

Located at the termination and meeting point of the main thoroughfares, which is a key location for former travellers. The building fronts the slip road, and has a small band of cobbles/setts between the property and the Tarmac, which adds to the character of the area.

In addition, a former ancillary/farm building associated to the site in its southeast corner, has been recently converted to a dwelling, now known as Black Bull Cottage. The property is 2 – stories, constructed in random stone with a grey slate roof. Although converted to a dwelling, the property has simple fenestration and the design and proportions resemble a traditional style small cottage.



The Green Man - Inn, Silk Mill Lane - Large imposing 4 bay rendered property (Public House) which is located close to the junction with the Village Green. The Public House is dated 1809 at first floor level on front elevation and map regression shows the building (marked as Green Man Inn) on 1845 OS Map; the principle range retains the appearance of a C19 building. In addition, map evidence shows the Inn being associated to a stone barn (now house) which lies immediately to the north. Likely a coaching Inn.

A key building within the streetscene; The Green Man has been recognised by the local authority as a non-designated heritage asset and therefore is included on the Preston Local Heritage List For The Rural Areas of Preston.



Bridge House Farm, Bridge Farm & Bridge Cottage, Inglewhite Green - Group of 3 terrace properties dating from early C19 – appear on 1845 OS Plan. They have 2 stories and are constructed from coursed sandstone with, lintel and cill bands and quoin details. Two stone arched doorways front the row of cottages, it is likely that there will have been 3, one of which removed for modern alterations.

Some sash windows and timber doors remain on the dwellings, adding to the character of the buildings and the Conservation Area.

The building fronts the slip road, and has have hardstanding constructed from cobbles/setts and flags to accommodate off-street parking, reducing the impact between to the character of the area.



Cloggers and Smithy Cottage, Inglewhite Road - Early C19 2 storey rendered cottages, with simple fenestration and slate roof. Retains timber casement windows and some original boundary treatments and gateposts.

From the entrance point on Inglewhite Road, leading up to the cottages is an attractive drive constructed from stone setts and cobbles, which adds to the historic character of the area.

Located at the intersection of the main thoroughfares. Identified on the First Edition OS map and associated to the Old Forge (Smithy) adjacent to the north west.



The Old Forge, Inglewhite Road – A C19 single storey building, constructed from sandstone, with a grey slate roof.

The building is shown as Smithy on First Edition 1845 OS Plan. The village Smithy is associated to the adjacent Cloggers and Smithy Cottages.

The Smithy was later used as a café, and in 2010 was granted permission to be converted into a dwelling. The dwelling has retained the architectural form and materials of the Smithy, which contribute to its local significance.



Toll Bar Cottage, Button Street - Early C19 2 storey, constructed from random rubble, which can still be identified on the side elevation and rendered to the front elevation. The property retains stone detailing including quoins.

The building is identified on the First Edition OS map and is located at the termination and meeting point of the main thoroughfares, which is a key location of the village and is where a Toll Bar was located for stopping travel at that point to take tolls. A curved shaped stone used for holding a Toll Bar is still in situ.



Former Police Station, Button Street - Mid C19 2 storey building typically Victorian in appearance, constructed from red brick in stretcher bond, a slate hipped roof (the front elevation is half gabled).

The property retains key features including, stone cills and wedge brick lintels, a stone band along the bottom of the building, a timber door in a round headed doorway with semi-circle fanlight. The partially gabled front elevation has a decorative timber bargeboard. There is a half-hipped canopy above the door, with slate tiles, situated upon large timber brackets.

The former Police Station differs from neighbouring smaller, stone built properties, however it does not detract from the wider area. Now in private ownership as a dwelling and known as 'Peelers'.



Barn on the Green, Silk Mill Lane - Two storey, stone built former barn with stone features such as quoins. The barn has been converted to a residential property.

The dwelling has retained some of its key features including the projecting canopy at first floor level and the large central barn door opening, formerly used to allow carts, farm vehicles and equipment access. The former cart entrance is now a large glazed window with a single entrance door.

In addition, map evidence shows the barn being associated to The Green Man (Inn) which lies immediately to the south.



Cliftons Farm and farm buildings, Silk Mill Lane - Large 2 storey, 2 bay Georgian, stone farmhouse, 2 storey extension on north side. The farmhouse is constructed from coursed stone with corner quoins on front elevation, which stand slightly proud of the stonework and has grey slate roofs. The farmhouse is dated 1772 above the door on the front elevation.

A group of traditional brick and stone outbuildings/barns lie to the north of the farm entrance. The main one, gable onto the roadside is constructed from brick with slate with full height cart entrance on farmyard side with cheeked end to provide weather protection. Adjoining behind is likely an earlier stone barn. A smaller single storey, stone shippon sits by the roadside.

The farmhouse and single barn (to the north) are Identified on the 1840's First Edition OS Map; by the 1890's the other farm buildings have been added.

The overall appearance is rustic vernacular and the farmhouse and barns form an attractive group of moderate quality/significance.

5.6 Negative Buildings of Note

Largely, there are no buildings that are deemed to be particularly negative within the Inglewhite Conservation Area. However, there are a limited number of buildings that slightly detract from the wider Conservation Area. This is a result of them being a contrast to the overall character of the area; for example, they are C20th additions, which conflict with the prevalent design and materials that contribute to the character and appearance of the Conservation Area; or have elements that have some element of disrepair.

Most notably, these are:



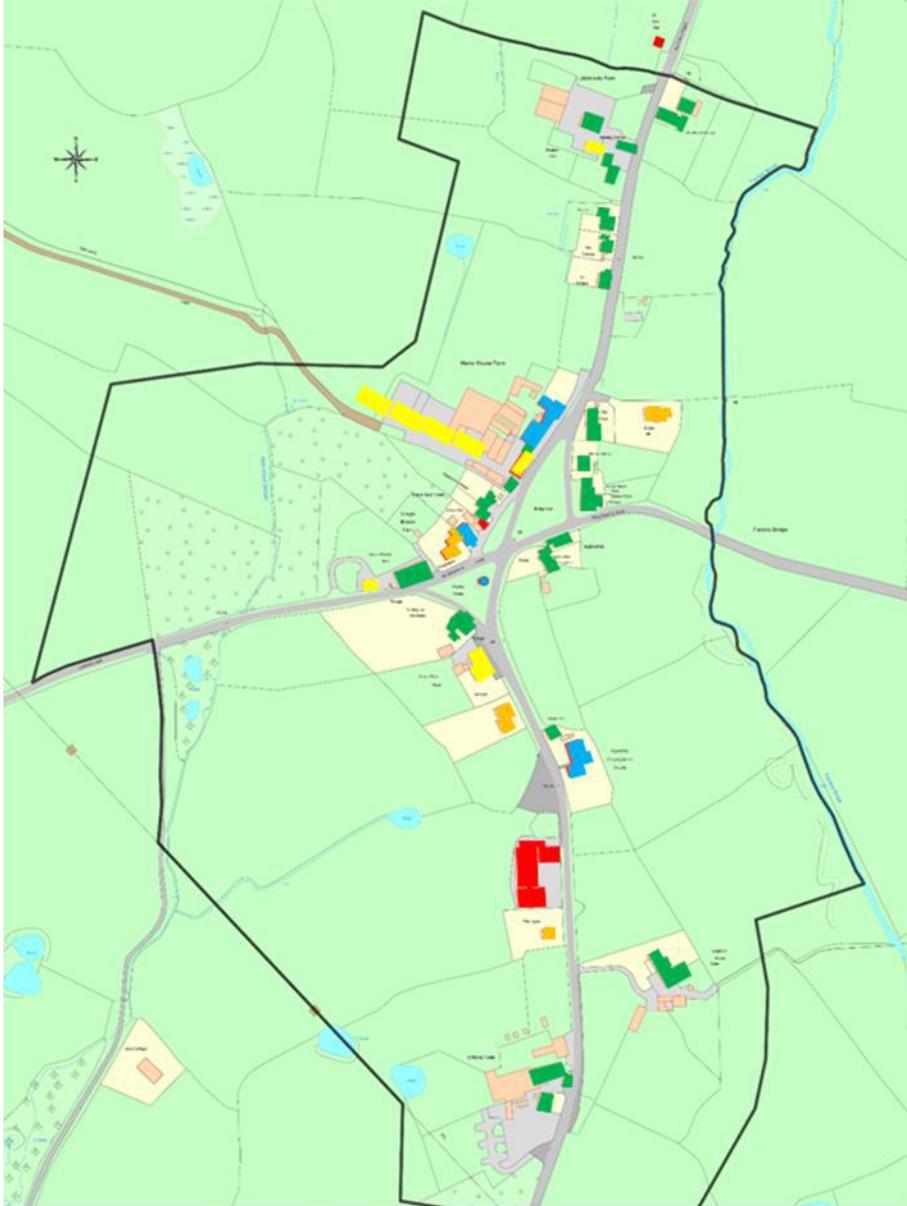
Manor House Farm has had its external render removed, which has exposed its façade showing not only its original stone work, but also, a mixture of materials including brick and what is likely to be a series of repairs throughout time. The façade has been left in what visual appears as an unfinished and damage front elevation.



Cringledene, is a modern single storey-dwelling, constructed in the latter half of the 20th Century. The dwellings finish is a modern pebbledash render that is out of character in comparison to the rest of the village, particularly as it is located at the village green, which is both the focal point and historic core.

5.7 Building Significance

The Conservation Area generally has a good building stock, most of which provide a positive contribution to the collective character of the Conservation Area. There is a very limited number of buildings and public realm that detract from the character and appearance of the village and wider significance of the Conservation Area. The following map highlights the level of significance each individual building contributes to the Conservation Area.



<u>Negative Buildings</u>
Detracts/takes away from the area.
<u>Neutral Buildings</u>
Neither detracts or adds to the area.
<u>Positive Buildings of a Low Significance</u>
Slightly adds to the wider area.
<u>Positive Buildings of a Moderate Significance</u>
Moderately adds to the wider area.
<u>Positive Buildings of High Significance</u>
Significantly adds to the wider area – Listed Buildings

5.8 Open Spaces & Trees

The green spaces both within and outside the conservation area are key elements of the character of Inglewhite village. 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.

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.

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, presents historical enclosure patterns⁹. Walls and hedges have a small grass verge adjacent to the highway.



⁹ 1845 O.S Map

5.9 Boundaries

The wider characteristics of the ancient enclosure of small fields in an irregular enclosure pattern have wavy-edged field boundaries, formed by hedges.



Within the historic core of Inglewhite, the majority of residential properties either directly front the roadside, with narrow elongated lawned areas or hardstanding formed by, stone flags, setts and cobbles, some of these areas are used for parking.

Although the most common boundary feature is hedgerows, dispersed throughout the Conservation Area are masonry boundary walls that are located on all approaches to the historic core; particularly along Button Street, where the residential properties have high quality stone boundary walls, with some original stone gateposts still extant.

Such stone gateposts can be seen forming the boundary at The Cottage and Little Brooks Farm on Button Street, the extensive stone boundary wall at the Congregational Church on Silk Mill Lane and on the rear boundary of Bridge Cottage located on Inglewhite Road.



Fencing is a much less common boundary feature in the Inglewhite Conservation Area, but simple agricultural style, post and rail fencing is evident around Manor House Farm, Chapel House and The Barn on the Green as well as timber and steel farm gates located occasionally throughout the Conservation Area.

5.10 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture.

Other than the historic layout, little remains of historic interest in the highway, the surface is modern tarmac, with modern road markings. Street signage is modern but limited and standardised solutions have been used and there is a combination of modern timber and concrete bench and timber and metal bench, positioned on the green. The quality and positioning of the street furniture marginally detracts from the rural character of the village.

There are no pavements but distinction between private land and public space is clear. Stone setts, cobbles and flags border some of the dwellings located around the historic green, such as those outside Cringle Brooks Farm and the row of cottages that include Bridge House Farm, Bridge Farm and Bridge Cottage. Surfaces such as cobbles and setts contribute to the historic interest of the conservation area.



6.0 Assessment of Condition

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. Since the last Conservation Area Appraisal (2011) the former Black Bull public house, adjacent to the village green on Button Street, has been renovated to a good standard and is now back in use as a dwelling. The former Black Bull public house was noted in the 2011 appraisal, as property of concern, currently vacant and is in a serious state of disrepair. The former Black Bulls ancillary building located on the southeast corner of the plot has also undergone restoration and conversion work and is now in use as a dwelling.



In addition, the former barn that forms part of the listing of Manor House Farm, and the adjoining farm buildings, have been converted to residential properties. The works have resulted in the loss of the hedge boundary located at the front of the properties. Nevertheless, the front aspect is now an elongated lawn area, the listed barn has been converted in a way that is sympathetic to its significance. Whereas the adjoining farm buildings are a more contemporary designed, but of good quality that add to the visual quality of Inglewhite.

There are no major development proposals affecting Inglewhite at present. However, a small residential development consisting of 4no. dwellings have been constructed, since the 2011 Conservation Area Appraisal; creating Manor Farm Mews to the north of Inglewhite, located directly behind Manor House Farm. Although the new small development in design is a contrast to the wider conservation area and its historic significance; the properties are of an appropriate scale and materials. The contemporary design has taken reference from the local vernacular, former appearance of the site with and inspiration from the listed former barn of Manor House Farm.

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, such as the Barn on the Green. The conversion of agricultural buildings to residential use has led to the introduction of more domestic features to the buildings, which in some cases detract very slightly from their original character and form. However, whilst modern alterations may have eroded some of the individual value and significance of a building, they remain attractive buildings, which contribute to the wider character and appearance of the Conservation Area.

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. Nevertheless, scattered throughout the Conservation Area modern alterations including modern timber windows and uPVC and some front facing roof lights can be identified. Cumulative changes through inappropriate development can have a dramatic and detrimental effect on the overall area, particularly in a small Conservation Area, such as Inglewhite, where small amounts of modern interventions become very noticeable. It must be recognised that heritage assets are an irreplaceable resource.

There has also been loss of some cobbled forecourts that have been covered over with asphalt. In the case of the former Black Bull, this has been remedied and cobbles reintroduced. In addition, Inglewhite has lost some of its original boundary treatments.

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.

7.0 Issues for Further Action

7.1 Opportunities for Enhancement

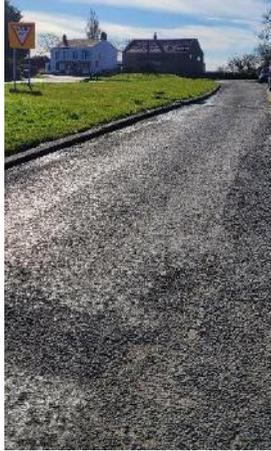
Based on the issues identified in Section 6 the following have been identified as potential areas for improvement:

- 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.

7.2 Future Management Proposals

Inglewhite has seen some gradual modern change over time, from the introduction of less sympathetic windows and doors, for example uPVC, to the more recent installation of front facing rooflights and use of render. Modern alterations can be seen on properties such as The Chapel House on Silk Mill Lane and Manor House Farm Barn and its adjoining buildings. At this stage the degree and pace of change is not detracting from the character of the Conservation Area.

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 if opportunities arise are:



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

-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 traffic islands.

-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. If funding became available, this would need to be done in partnership with the County Council,

as they are responsible for highways matters.

8.0 References

8.1 Legislation and Guidance

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning Act 1990
- The National Planning Policy Framework (2021)
- Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management
- The Preston Local Plan (2012-2026)
- Central Lancashire Adopted Core Strategy Local Development Framework – July 2015
- Local Heritage List for The Rural Areas of Preston

8.2 Other Sources

- Inglewhite Conservation Area Appraisal (2011)
- National Library of Scotland (maps)
- Oxford Character Assessment Toolkit
- Lancashire County Council (2017) Lancashire Historic Landscape Characterisation (HLC) [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1041581>
- Chapter 1, Cowell, DM, From Inglewhite Cross, Cloughton Press Ltd, 1985.
- Site and Monuments Records.
- Chapter 2, Rigby. J, A Journey in Time Through Goosnargh, Whittingham & Inglewhite
- Historic England Official Listings