
GISBURN CONSERVATION AREA APPRAISAL



This document has been written and produced by The Conservation Studio, 1 Querns Lane,
Cirencester, Gloucestershire GL7 1RL **Final revision 25.10.05/ photos added 18.12.06**

CONTENTS

Introduction

Purpose of the appraisal
Summary of special interest

The planning policy context

Local planning policy

Location and setting

Location and context
General character and plan form

Landscape setting

Topography, geology, relationship of the conservation area to its surroundings

Historic development and archaeology

Origins and historic development

Spatial analysis

Key views and vistas
The character of spaces within the area

Definition of the special interest of the conservation area

Activities/uses
Plan form and building types
Architectural qualities
Listed buildings
Buildings of Townscape Merit
Local details
Green spaces, trees and other natural elements

Issues

Strengths
Weaknesses
Opportunities
Threats

Recommendations

Conservation Area boundary review
Article 4 Direction
Improvements to the public realm
Monitoring and review

Bibliography

GISBURN CONSERVATION AREA APPRAISAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features that give the Gisburn Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal Map along with significant trees, surviving historic paving, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Gisburn Conservation Area can be assessed.



East and West Lodge, Park Road

Summary of special interest

The Gisburn Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Gisburn Conservation Area derives from the following features:

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;

- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its ‘polite’ architecture, gatehouses and park boundary walls.

The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.



Coaching inns, cottages and cobbled paving Main Street

Local planning policy

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled ‘Landscape and Heritage’).

Location and setting

Location and context

Gisburn is located along the A59, a major thoroughfare that links Preston to York, via Skipton and Harrogate.

Gisburn also marks the point where the A682 crosses the A59; this north south route links the mill towns of Nelson, Colne and Burnley with the sheep-grazed moorlands of the Forest of Bowland and the Yorkshire Dales. It is the most heavily used of several routes following this north south alignment, some of which have survived as tracks and minor roads (Gisburn Old Road, for example, links Barrowford to Gisburn but is now no more than a footpath for much of its length).

Gisburn is located roughly equidistant between Barrowford and Long Preston (on the north south route) and Clitheroe and Skipton (on the east west route), and once served as a staging post for foot and horse-borne travellers.

The Ribble Valley Railway line from Settle to Blackburn passes close to the village but is enclosed in a tunnel (whose portals are listed Grade II) at the insistence of the 19th-century owners of Gisburne Park, through which the line passes.



The former Ribblesdale Arms, Park View

General character and plan form

Gisburn is a linear village, with dwellings and enclosures laid out along the length of the Main Street (the A59). The street broadens at the western end to accommodate the market that was held here until 1911, when the livestock market moved to its present site at the western end of the village, alongside the now defunct railway station. Part of the original market place was built over in the 19th century.

A back road to the south of the village (Bentlea Road) suggests that Gisburn could have been one of the many linear villages that were planned and laid out in the tenth century, with properties facing on to the main street and tenement plots at right angles to the road, running down to a back lane. The line of a corresponding back lane on the northern side of the Main Street is suggested by the property boundaries running behind the church, Talbot Yard, the White Bull and the Ribblesdale Arms. The vestiges of a strip field system can be traced in the narrow field boundaries to the south, east and north of the village.

In character, Gisburn is a mix of large coaching inns with stable yards and small rows of cottages. The more genteel houses are located at the extremities of the village. The church at the eastern end is the focal point for the vicarage and 18th-century detached houses sited deliberately to provide a view of the church. At the other end of the village, Park Road is another haven of gentility, dating from the creation of Gisburne Park in the early 18th century.



Park Road's listed houses

Landscape setting

Topography, geology, relationship of the conservation area to its surroundings

The village is surrounded by gently rolling pasture, with numerous small hillocks rising to around 140 metres on either side of the River Ribble, which passes 1km to the north of the village. The whole of the area north of the village and up to the Ribble was enparked in the 18th century, and a large mansion was built in 1724 in the angle formed by the conjunction of the Ribble and Stock Beck.

Gisburn is located on alluvial clay and glacial deposits, but with durable building stone available in abundance in the near vicinity. Most of the buildings and boundary walls are built from carboniferous limestone or from gritstone, with window and door dressings of sandstone and roofs of carboniferous sandstone or Welsh slate.

Historic development and archaeology

Origins and historic development

Evidence of very early settlement at Gisburn comes from the excavations of Richard Atkinson in the mid-1940s on the site of The Old Vicarage, north of St Mary's Church, which found Bronze-Age worked flints that could date from as early as the second millennium BC.

The manor of 'Ghiseburne' is mentioned in Domesday, and the layout of the village suggests that of a planned tenth-century village. The name could mean either 'Gysla's stream' or 'gushing stream'. Though there are numerous springs around the village, there is no obvious stream today: it is possible that the name refers to a stream that has since been covered over (running along Park Street) or to streams that lie within what is now Gisburne Park.

The Percy family of Northumberland owned the manor of Gisburn at the time of Domesday, and the manor passed to Sawley Abbey in 1224, some time after the Abbey was established 1147 on land granted to the Cistercian order by William Percy II.



The medieval church of St Mary

A dispute arose in 1226 over the patronage of Gisburn church, which was founded in 1135, predating Sawley Abbey by 12 years. The patronage of Gisburn belonged to the Prioress of Stainfield Nunnery in Lincolnshire, another Percy foundation. When Sawley Abbey attempted to claim the living in 1226, the Archbishop of York found in favour of the Prioress. Just northeast of the churchyard is a house called 'The Priory' which probably stands on the site of a property that was used by the nuns of Stainfield, who also owned the manor of Rayhead, in Gisburn Forest. Richard Atkinson's excavations on the adjacent Old Vicarage Site found medieval fishponds, which would be consistent with this interpretation.

It is likely that the monks of Sawley owned the western part of the village, which was the site of a market every Monday and of a three day fair, held on 8 to 10 September; Henry III

granted the charter for these fairs to the monks in 1260. The proximity of Sawley Abbey and Stainfield Nunnery land caused further tensions in 1285, when the vicar of Gisburn was accused by the Abbot of Sawley of stealing game from the Abbot's warren.

After the Dissolution, the Abbot of Sawley's land in Gisburn was acquired by Thomas Lister, of Westby Hall Farm (south west of the village), who is buried in Gisburn churchyard. His grandson, also Thomas, built the large house of 1635 known as the Ribblesdale Arms on the Main Street, overlooking the market place. Another Lister property – Lower Hall, on the site of today's Gisburne Park – played host to Oliver Cromwell and his troops when they passed through the village in mid August 1648.

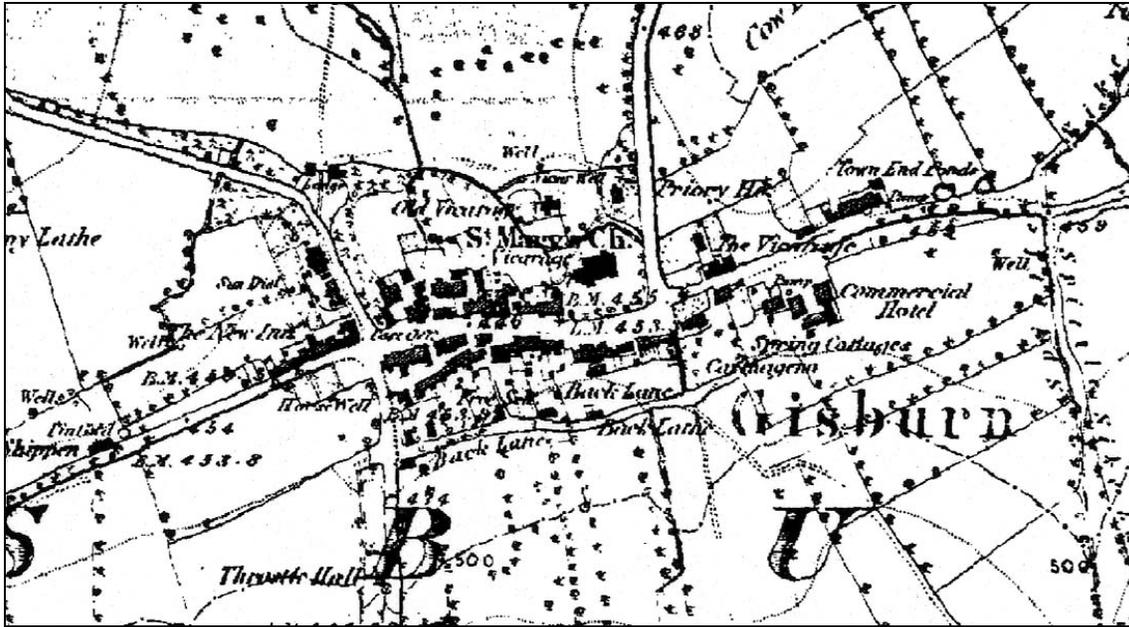


Nos 1 to 4 Park Road (right), formerly the New Inn, and No. 9 Park View (1851 Post Office)

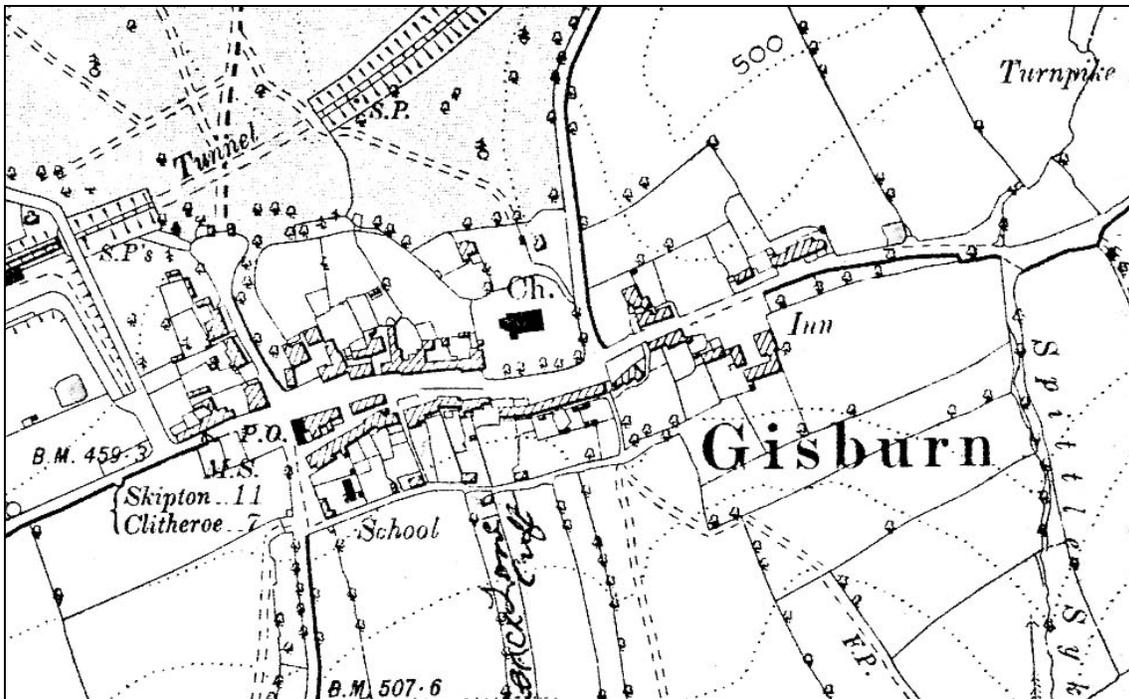
In 1724, Lower Hall was rebuilt as Gisburne Park, and when another Thomas Lister was ennobled in 1797, as the first Baron Ribblesdale, he celebrated by planting the park with 'over a million' oak trees.

The third Lord Ribblesdale (1828–67) and the fourth Lord Ribblesdale (1854-1925) both built cottages in the village, all of which are marked by date stones and the Ribblesdale coat of arms.

The Ribblesdale family line ended at the death of the fourth baron, his two sons having been killed in the Boer War and the First World War. Gisburne Park is now a private hospital, and though most of the park lies outside the conservation area, the entrance to the park from the Main Street is a very attractive part of the conservation area.



O.S. 1850



O.S. 1896

Spatial analysis

Key views and vistas

Gisburn's Main Street is lined by an unbroken sequence of dwellings. The principal views are of the Main Street itself, and the gently curving S-shape of the road draws the eye to key buildings (such as the Ribblesdale Arms and the church) as one passes through.

The character of spaces within the area

The principal open space in the village is the churchyard. This divides into two areas. The area to the south of the church has been cleared of tombs, headstones and memorials and is now a rather sterile area of grass with a couple of recently planted ornamental trees. The northern section of the churchyard has more character, being the location of those headstones moved from the front section of the churchyard along with many 19th century memorials. Among the more notable memorials is that of the hymn-tune composer Francis Duckworth, and a cast-iron memorial said to depict Jennet Preston, the 'Pendle Witch', stirring a cauldron, but more probably consisting of the corroded image of a cherub and urn.

Private gardens, yards and fields lie to the north of properties on the Main Street, all backing onto the extensive private parkland of Gisburne Park, and effectively blocking any northward extension of the village.



Lyndale Terrace, cottage dated 1674

The eastern side of Park Road is lined by woodland and is used by dogwalkers, with permission, as a 'canine facility'. On the south-western exit from the village, the war memorial, in the form of a Celtic cross, sits at the apex of a corner site, flanked by well-maintained shrub and flower borders.

Definition of the special interest of the conservation area

Activities/uses

Gisburn is primarily a residential village, with several former inns and stable complexes now converted to residential use (the Ribblesdale Arms, for example, and the former New Inn, on the corner of Park Road and Main Street).

The village retains one public house (the White Bull, so named because of the white ornamental cattle that once grazed Gisburne Park), and a post office and village store.

It has two restaurants (one Italian and one English) within the conservation area and another (the Gisburn Country Store and Diner) just outside the conservation area.

On the western side of the village, outside the conservation area, the Auction Mart is the largest cattle market in the region, holding weekly auctions (every Thursday and alternate Saturdays).

Gisburne Park provides employment in its capacity as a private hospital; the maintenance of the extensive park also provides employment. New housing is under construction at the eastern edge of the Park.



The Dower House, Park Road

Plan form and building types

Although Gisburn has some striking individual buildings, no one property type dominates. The result is a pleasing mix of small-scale two-up, two-down cottages built in rows, larger double pile detached houses with symmetrical front elevations, and coaching inns or public houses, each with its own individual style. In addition, there are houses of more individual design at the extremities of the village, including the Gothick-style Priors and the neo-Tudor Vicarage to the east and the bay-fronted houses of Park Road to the west. Former barns at both ends of the village have been converted to dwellings.

Architectural qualities

The historic buildings of Gisburn are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls and roofs all built from local stone with boundary walls, front steps and cobbles.

Some of the oldest surviving dwellings in the village are the rows of cottages on the southern side of Lyndale Terrace where No. 4 has a datestone inscribed 'RAA 1675' and its neighbour has a datestone inscribed 'RA.AA.TA. 1674 IR'. Similar cottages stand on the opposite side of the Main Street, and it is possible that they too are of 17th-century date. The 1674 cottage has mullioned windows, but none of the other rows have dateable features: they are in the simple vernacular style of the Ribble Valley, built of rubble, (sometimes rendered) under a roof of sandy brown carboniferous sandstone 'flags'. Doors and windows are dressed with simple sandstone slabs, often painted in a contrasting colour to the render.

Larger detached houses are built of light-grey carboniferous limestone (squared and coursed) or rendered rubble under a roof of sandstone 'flags'. Like their vernacular neighbours, doors and windows are dressed with simple sandstone slabs. Some doors have triangular door hoods resting on brackets. Usually symmetrical with a central door, the windows either side have sashes of four by four or three by four panes, though Kirk House differs from this pattern in having a segmental pediment and windows with square mullions and transomes.



Kirk House, Main Street

Listed buildings

Altogether, 28 structures within the parish of Gisburn are listed, but 12 of these lie outside the conservation area, leaving the following 14 structures within the conservation boundary:

- **The Church of St Mary:** on the north side of Main Street, Grade II*, founded 1135 (possibly on the site of a pre-Norman church), with Norman tower and tower arch, 13th-century chancel arch and 15th-century nave arcades, aisles and chancel.
- **The Priory:** to the north east of the church, Grade II, early 19th, of slobbered rubble under a hipped slate roof, with Gothick pointed arched windows and sashed windows with pointed intersecting arches.
- **The Grove:** on the south side of Main Street, south east of the church, Grade II, early-19th, set at an angle to the road to benefit from the view of the church, rendered front elevation under slate roof, symmetrical four by four sash windows either side of a front door with delicately timber doorcase with reeded side panels and cornice.
- **Snow Hill House and Snow Hill Studio:** on the south side of the Main Street, south west of the church, Grade II, 17th house and shop, of slobbered and painted rubble under a sandstone roof, with mullioned and hooded windows. Local historians regard this as the oldest house in Gisburn, dating from 1430 and once called the Bluebell Inn.



Gisburne Park, estate boundary walls

- **Kirk House:** on the south side of the Main Street, Grade II, early 18th house of coursed rubble (no longer slobbered, as stated in the schedule description), under sandstone, two bays either side of a central door, with a moulded segmental pediment and original door, with blank circular plaque above, mullioned and transomed windows of six lights on first floor and five lights on ground.
- **Nos 6 and 8 Main Street:** Grade II, late 18th, part of a row of four properties built on an island at the apex of the triangular market place at the western end of Main Street, house and former shop (now a dwelling) of rendered rubble under sandstone, symmetrical, each with a central door, No. 6 has four by four sashes and No. 8 has

three by four sashes. Nos 2 and 4 in the same block are not listed but appear to be of similar date, of slobbered and painted rubble; No 2 has original door and four by four sashes, No. 4 has treated timber door and windows.

- **Lindale House:** Lindale Terrace, Grade II, dated 1674, formerly known as the Village Institute and The Reading Room, rubble under sandstone, with four and three light mullioned windows on ground and first floor.
- **Pimlico House:** Grade II, datestone inscribed 1705 above the front door, coursed rubble under sandstone, with hooded mullioned windows.
- **Mews adjoining Pimlico House:** Grade II, early 19th, rubble under a hipped Welsh slate roof, with circular pitching hole and three semi-circular stable windows.
- **No. 1 Park Road:** Grade II, early 19th, rubble with sandstone dressings and sandstone roof, two-story bay window with gutter of lead-lined stone, sashes and gutter gutter on brackets. Only No. 1 is listed, but the house is now divided into two dwellings.
- **The Dower House:** Park Road, Grade II, early 18th, sandstone ashlar under a sandstone flag roof, with two 2-storey canted bay windows topped by stone urns, with two further urns at each end of the front elevation.
- **East and West Lodge:** Park Road, at the entrance to Gisburne Park, Grade II*, of around 1800 in Gothick style, an identical pair of two-storey gatehouses, with gate piers and gates, the front elevations of sandstone ashlar enlivened by ornate crocketed gables enclosing windows and statue niches.
- **Ribblesdale Arms:** north side of the Main Street, Grade II, a former coaching inn, fronted by a three-storeyed gabled porch, with an inscription dating the house to 1635. The house and its stables and outhouses have all now been turned into housing.
- **The White Bull:** north side of the Main Street, Grade II, late-18th public house, rendered rubble under Welsh slate, stone gutter brackets, all windows replaced.



The Grove and Nos 1 to 12 Church View, Main Street

Buildings of Townscape Merit

These and a number of other *unlisted* buildings that have been judged as making a positive contribution to the character and appearance of the conservation area have been marked on the Townscape Appraisal Map for the Gisburn Conservation Area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

Several of these buildings have distinctive architectural features that make them stand out from other dwellings:

- **The Old Vicarage:** 17th century exterior of rubble under sandstone flags but internal features (including a rare *in situ* timber mullioned window) suggests a medieval date
- **Vicarage:** possibly mid-19th, rendered elevations under a Welsh slate roof, with flat-arched, two-light windows and drip moulds, coved eaves, and original boundary walls and railings
- **Sunny Meade:** 19th, rubble under Welsh slate with sandstone door and window dressings and a centrally placed door with triangular door canopy on brackets/
- **Nos 1 to 7 Church View:** Ribblesdale estate cottages, dated 1861, the main ridge, running parallel to the road is interrupted by a ridge at right-angles to the road with decorated barge boards.
- **Nos 8 and 9 Church View:** now one property, 19th, rubble under sandstone flags, front door has a triangular sandstone canopy.
- **Nos 10 to 12 Church View:** rubble under Welsh slate, 1853 datestone, original doors and windows, stone gutter brackets.
- **Park House:** mid 19th, squared coursed limestone under sandstone, three bay, bay window on ground floor to left of central door with triangular stone hood on brackets.
- **Nos 14 and 15 Church View:** 19th, squared limestone under Welsh slate, raised on a terrace with sandstone steps to the front doors.
- **Old Cottage restaurant:** 19th, painted watershot gritstone under sandstone flags
- **Appletree House:** dated 1855, squared coursed limestone under Welsh slate, three bay, central door, original doors and windows.
- **Nos 1 to 4 Lyndale Terrace:** possibly 17th (datestone RAA 1675, could be reset), rendered rubble cottages under sandstone flags, with a tiny four-light staircase window at the western end.
- **Parker Terrace:** Ribblesdale estate cottages, dated 1898, ground floor of sandstone ashlar with tall three-light mullioned windows, rendered timber upper storey, with some exposed half-timbering in the gable set at right angles to the road, all with original front boundary walls, railings and gates.
- **Nos 1 to 4 Park Road:** formerly the New Inn, mid 19th, now four dwellings with ground-floor bay windows, steps up to front doors, stone gutter brackets, but replaced doors and windows.

- **Nos 1 to 5 Main Street:** 19th, rendered rubble under clay tiles, Nos 1 and 3 forming a shop, with original 3 by 4 sash windows.
- **Nos 2 and 4 Main Street:** 19th, slobbered and painted rubble with original windows and doors.
- **Nos 1 to 7 Park View:** Ribblesdale estate cottages, dated 1889, rusticated sandstone the main ridge, running parallel to the road with decorated eaves boards, interrupted by a ridge at right-angles to the road with decorated barge boards.
- **No 9 Park View (Post Office):** Ribblesdale estate, purpose built as post office in 1851, slobbered rubble under sandstone flags, with original ground floor door and window, simple shop window of later date, EIIR iron pillar box.
- **Rose Alley, 1 and 3 Old Chapel Cottages, Norcott and Cranberry Cottage:** row of five cottages of 1850, slobbered painted rubble with sandstone door and window dressings of contrasting colour, with clay tiles. Cranberry Cottage has original 3 by 4 sash windows.
- **Nos 1 and 2 Church Gates and Inglenook Cottage:** row of three cottages of rendered rubble under sandstone flags, No. 1 has mullioned windows and sashes.



Tethering ring, Pimlico House, and cement based repointing

Local details

- **Steps and retaining walls:** the dwellings on the south side of the Main Street, from The Grove to Kirk House are set up on a terrace and fronted by the retaining wall of an embankment with raised cobbled pavements and steps from street level up to the front doors.
- **Historic paving:** a great deal of historic paving has survived in Gisburn, with substantial areas of cobbled paving in front of the houses on both sides of the Main Street. The eastern end of Lyndale Terrace retains all of its historic paving, with a cobbled road flanked on to the south by a raised kerb and pavement of sandstone flags and to the north by a gutter of sandstone with a hollowed-out semi-circular drainage channel.
- **Historic shopfronts:** there is a modest Edwardian shop front to the post office.
- **Boundary walls:** most of the properties along the southern side of Gisburn's Main Street have metre-high boundary walls built from limestone or gritstone, as does the

churchyard, all topped by semi-circular coping stones. Both sides of Park Road and the walls surrounding the gatehouses at the entrance to Gisburn Park are lined with a handsome 1.5m-high sandstone ashlar walls, with copings stones that are moulded on the side facing out from the Park, and left rough on the side facing into the Park.

- Railings and gates: original railings and gates survive at The Vicarage, Parker Terrace and Nos 5 and 7 Park View.
- Tethering rings: two iron tethering rings are found on the roadside elevation to Pimlico House and one on the same elevation of the adjacent stable block.



Nos 2 to 8 Parker Terrace

Green spaces, trees and other natural elements

Trees lining the northern boundary of the churchyard provide an attractive backdrop to the church.

These and other significant tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference on the map does not imply that a tree or group is not of value.

Issues

This section provides a summary of the SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified during the appraisal process.

Strengths

The most important *positive* features of the Gisburn Conservation Area are:

- the historic character of the Main Street, which largely preserves its 19th-century appearance, including 14 listed buildings and 18 groups of buildings of townscape merit;
- well kept houses and gardens;
- local amenities, including the public house, restaurants, church, post office, village hall and school;
- its strong sense of community, manifested in the musical weekend (organ and brass band music) held in early August, its website and the activities of its local history society, its many clubs, and its well-kept war memorial and playing field;
- Gisburn Festival Hall, the village hall, which is well-used and booked by various local clubs and activities throughout the week;
- a number of businesses located in the parish, including several restaurants that make the village a destination for travellers and visitors;
- Gisburn Auction Mart on the edge of the village, a lively and regionally important agricultural market and a source of local employment
- Of the 50 per cent of the current inhabitants of Gisburn who are employed, half work for businesses located within the parish.

Weaknesses

The principal *negative* features of the Gisburn Conservation Area are:

- the lack of a bypass and the constant presence of traffic passing through the village on the A59, resulting in stained and dirty stonework from vehicle exhaust pollution and road dust, and the constant noise of traffic;
- front gardens sacrificed to hard standing and car parking, especially on the south side of the Main Street;
- insensitive alterations to historic buildings, diminishing the conservation area's strong historical and architectural character;
- three buildings that are in a poor state of repair and that will deteriorate further if not sensitively restored or maintained: No 2 Main Street, which appears to have been uninhabited for some time and which retains its original 19th-century door and windows; The house to the west of the Lyndale Terrace, which is boarded up and empty lacks part of its roof and back walls; Nos 1 and 3 Main Street, which is in use as Zivann's Village Shop, selling garden plants and horticultural supplies, but which is uninhabited and in a poor state of repair.

Opportunities

- The churchyard, having lost its mature trees (only dead stumps now survive) and its headstones (cleared to the northern half of the churchyard), is a rather sterile open space that could be made more attractive by planting traditional churchyard trees and shrubs, such as yew.

Threats

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Many of the buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the use of treated timber windows and uPVC windows in place of painted softwood joinery;
- the replacement of historic sash windows with large single-paned windows;
- the replacement of original doors of traditional local design with mass-produced DIY-store products;
- satellite dishes and burglar alarms sited on the front elevations of historic buildings;
- roof lights, and highly visible polished metal ventilation shafts and cowls on converted agricultural buildings;
- thick coloured mortar used for repointing instead of the local white/grey lime-based mortar;
- rendered and slobbered buildings painted with modern gloss or vinyl paints, some in eye-catching but unhistorical colours.



Church View, Main Street

Recommendations

Conservation Area boundary review

A small adjustment to the boundary is recommended just south of the war memorial to take in the two stone troughs set into the bank below the playground on Nelson Road. Named 'The Horse Well' on the Ordnance Survey Map of 1849, the sandstone troughs are probably of early 19th-century date and were once an important part of Gisburn's water supply.

Article 4 Direction

The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Gisburn Conservation Area, particularly the replacement of timber sash windows and timber doors with uPVC alternatives. For family houses, such changes are called "Permitted Development" as set out in Town and Country Planning (General Permitted Development) Order 1995, and owners do not need permission from the Borough Council. However, these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area.

It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area that have not already been too adversely affected by unsympathetic alterations, which form notable groups within the townscape. Some individual properties are also proposed for inclusion in the Article 4 Direction. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

The buildings which are proposed for inclusion within the Article 4 Direction are:

- The Vicarage
- Appletree House
- Nos 2 and 4 Main Street
- Nos 1 to 9 Park View
- Parker Terrace
- Rose Alley and Cranberry Cottage.

The kinds of work that it is proposed to control include:

- installation of new windows and doors;
- alterations to the roof, including changing the roof materials and installing rooflights;
- building a porch;
- the erection of sheds and other outbuildings;
- creating an access onto the road;

-
- building a hard standing;
 - the erection or alteration of gates, fences or walls;
 - painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties or houses that are in use as flats (i.e. in “multiple occupation”), which are already controlled more rigorously as they have far fewer “permitted development” rights than family houses.

Monitoring and review

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Bibliography

Ordnance Survey maps of 1849 and 1896

Nikolaus Pevsner, *The Buildings of England: North Lancashire*, 1969

B P Tryer, *St Mary the Virgin, Gisburn: church guide and village history*, 2001

The Gisburn Village website at <www.gisburn.org.uk>

Gisburn 2001 Village Appraisal

***List of
photographs***

<i>Photograph 1</i>	<i>East and West Lodge, Park Road</i>
<i>Photograph 2</i>	<i>Coaching inns, cottages and cobbled paving Main Street</i>
<i>Photograph 3</i>	<i>The former Ribblesdale Arms, Park View</i>
<i>Photograph 4</i>	<i>Park Road's listed houses</i>
<i>Photograph 5</i>	<i>The medieval church of St Mary</i>
<i>Photograph 6</i>	<i>Nos 1 to 4 Park Road (right), formerly the New Inn, and No. 9 Park View (1851 Post Office)</i>
<i>Photograph 7</i>	<i>Lyndale Terrace, cottage dated 1674</i>
<i>Photograph 8</i>	<i>The Dower House, Park Road</i>
<i>Photograph 9</i>	<i>Kirk House, Main Street</i>
<i>Photograph 10</i>	<i>Gisburne Park, estate boundary walls</i>
<i>Photograph 11</i>	<i>The Grove and Nos 1 to 12 Church View, Main Street</i>
<i>Photograph 12</i>	<i>Tethering ring, Pimlico House, and cement based repointing</i>
<i>Photograph 13</i>	<i>Nos 2 to 8 Parker Terrace</i>
<i>Photograph 14</i>	<i>Church View, Main Street</i>