

PINFOLD CONSERVATION AREA



DRAFT CONSERVATION AREA APPRAISAL

December 2006

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Acknowledgments

This appraisal has been developed in conjunction with work undertaken by **Pinfold Primary School**. The school undertook a series of site visits and photographed, described and created pictures of the conservation area and individual properties in addition to other work. The results of this have been fed into this appraisal and will also be used to supplement the information presented at the public exhibition as part of the consultation process.

West Lancashire District Council would like to express its thanks to the juniors, infants and teachers at the school for all their hard work, which has proved to be both useful and informative within the appraisal process.

PREFACE

This appraisal is part of a programme of appraisals of all the current and proposed conservation areas in West Lancashire.

The District Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review, from time to time, its conservation area designations and consider any new areas, and under Section 71 of this Act, to formulate and publish proposals for the preservation and enhancement of these areas.

When West Lancashire's existing conservation areas were designated in the 1970's and 1980's it was generally recognised that these areas were of a special character which warranted preservation and enhancement. However, very little was actually written down as to which features were important in this respect. English Heritage now recommend the carrying out of appraisals which will allow a full assessment of the characteristics of existing and proposed conservation areas. This will enable the Council to decide whether the conservation area still has sufficient character to warrant its designation or whether the area needs extending in any way.

The appraisals will also highlight the implications for the future preservation and enhancement of a conservation area.

The policies on conservation areas contained within the West Lancashire Replacement Local Plan 2001-2016 (adopted July 2006) form the basis for determining planning applications for development in these areas. This appraisal should be read in conjunction with these policies and will form a material consideration in the consideration of planning applications and planning appeals. The relevant policies are included in Appendix C.

The appraisals will also provide a basis for: reviewing conservation area boundaries; guiding future local authority action in preparing enhancement schemes and in guiding the actions of others; and, where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Parish Council, the Conservation Areas Advisory Panel and Lancashire County Council.

Finally, this document will hopefully raise awareness of the special qualities of the Conservation Area so that as the area continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations.

What is a Conservation Area?

A conservation area is an area of "special architectural or historic interest", the character of which is considered worthy of protection and improvement. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features which give a conservation area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

Under Planning Legislation the local authority has wider powers than usual to control development which might damage the area's character. The controls which exist in conservation areas are contained at the end of this document.

It is important that there is a consensus on the quality and importance of a particular conservation area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between West Lancashire District Council and the many interests involved in the conservation area's future.

1 INTRODUCTION

The Pinfold Conservation Area was designated by West Lancashire District Council in 1975. The Conservation Area covers an area of approximately 8.3 hectares, is situated in Scarisbrick parish and is located around the cross roads of Southport Road (A570), Pinfold Lane and Smithy Lane to the south west of Scarisbrick Park and approximately halfway between Southport and Ormskirk. Pinfold is a small village or hamlet consisting of a scattering of old farm properties and distinctive stone residences from around the turn of the nineteenth century.

2 LOCATION AND SETTING

Location and Landscape Setting

The area is set within the West Lancashire Plain and surrounded by open agricultural land. The Leeds & Liverpool Canal runs along the northern edge of the conservation area.

Pinfold is set approximately 15-20 metres AOD (Above Ordnance Datum) with the land rising to the south, where a mill was located to catch the prevailing winds. The land falls gently to the north and west onto the reclaimed mossland.

Scarisbrick is exceptionally fertile and houses several hamlets including Bescar & Pinfold. Scarisbrick Parish, the largest in Lancashire, was in early times an area much avoided by travellers. With its vast tracts of poorly drained peat marshes and the huge lake of Martin Mere forming its northern boundary it was difficult terrain to cross. The original small scattered farmsteads of the parish now form the basis of today's hamlets of Barrison Green, Bescar, Carr Cross, Drummerdale, Hurlston, Snape and Pinfold.

Pinfold is on the route, marked by medieval stone crosses, across the moss / marshland from Scarisbrick to Ormskirk market town. One of these crosses is still *in situ* just to the north of Pinfold Conservation Area and is a scheduled monument. The crosses marked a safe way for travellers across the dangerous mossland. The 1845 and 1890s Ordnance Survey maps shows the site of another cross, presumably part of this line, at the centre of the Pinfold Conservation Area, at the junction of Smithy Lane, Pinfold Lane and Southport Road. This is indicated further by the name of the property on this site: 'Stonecross Cottage'.

The draining of this area and adjacent areas including bogs, lakes and Martin Mere, the latter said to be the largest inland lake in England, gradually enabled the lowlands to be developed for agriculture. Celia Fiennes, writing in 1689, "avoided going by the famous Mere called Martin Mere.... It being near evening and not getting a guide I was a little afraid to go that way it being very hazardous for strangers to pass by it" (Duggan, M 1996). The land drainage activity was extremely important in terms of the effect it had on the surrounding landscape.

Pinfold's roads are mostly lined by mature trees, most of which are protected by Tree Preservation Orders. The mature horse chestnut planted throughout the village gives visual continuity to the frontage of properties along the lane sides and is unique in the district. They are classed as having a high prominence in the landscape. A number of poplar trees that are a structural element of the village but have suffered over time may be coming to the end of

their useful life and should be replaced in the future.

The now redundant Scarisbrick Quarry lies partly within and to the south of the area and is likely to have been the source of building stone for some of the houses within the area. The 1845 map records that sandstone, rubble, ashlar, and grindstones came from the quarry. Pinfold Quarry was designated in the 1990s as a Local Nature Conservation Site, which does not afford it statutory protection but is accounted for by policy EN1 in the Replacement Local Plan. A Copy of the description for the site is included as Appendix D.

The route down Pinfold Lane, across the junction and along Smithy Lane has been identified as a major wildlife corridor and as such is protected through Policy EN1 in the WLDC Replacement Local Plan 2001-2016. The area has also been designated as an Area of Landscape History of Regional Importance and as such is subject to policy GD1.8 in the Replacement Local Plan.

Cycle Route 91, the southern ring of the Lancashire Cycleway, runs through the conservation area (Smithy Lane and Pinfold Lane). Regional routes 90 & 91: The Lancashire Cycleway, is a challenging 280 mile tour of the county, taking in the Bowland Hills, south Pennines and coastal plain. The route is largely on quiet roads. It is very scenic, but there are also a lot of steep hills.

Important Views

Views along both Pinfold Lane and Southport Road through the ‘tunnels’ or avenues of trees (from both directions) are characteristic of the area, atmospheric and important to its appearance and to people’s experience and perception (photo1).

Views out of the area across open low lying farmland strengthen the area’s association with its agricultural roots. The uninterrupted view from Scarisbrick (Red Lion) Bridge out over the farmland towards to the northwest is significant to its context (photo 2).

The views of Canal Wood, part of Scarisbrick Park, northwards from along the Southport Road between the Shambles and Stonecross Cottage are also important due to their aesthetic appeal and to indicate the connection between Pinfold and the rest of Scarisbrick Parish.

Views along the canal from the bridge strengthen the area’s historic links with the canal and the settlement’s development, reinforcing the importance of the canal to the area and the entire District (photo 2).

Views of individual buildings are generally limited due to the layout of the settlement, the setting back of properties and the garden divisions. This strengthens the perception of the character of the settlement as scattered properties with individual styles clustering around a location of importance.

These are shown schematically on the plan in Appendix G. It is important to take into account these views when considering the impact of any development or works within or adjacent to the area.

3 HISTORICAL EVOLUTION

Origins

The very name of the settlement gives us a clue about how important the area was within Scarisbrick Parish. A pinfold was a field with an enclosure, a pen or a pound in which stray animals were detained until their owners paid a fine. The exact location of the pinfold is recorded through the Sites and Monuments record as on the site of the current Primary School. An enclosure is shown on the 1839 Tithe map and the 1845 OS map in this location. Robert Scarisbrick records that '*Ye pinstocks sett up June 13th 1733*'¹.

The names of many of the properties hint at a thriving rural village with a smithy, baker, wheelwright, quarrymen, weighbridge and a hotel as well as several farms. The Shambles is an old name for an area of butchers, the name coming from the 'shamels' or benches on which the meat was displayed. The quays and crane alongside the canal marked on the nineteenth century maps may indicate an important loading and unloading place. Certainly a large amount of fertiliser is likely to have been necessary to improve the newly claimed agricultural land around the settlement. Liverpool Corporation sent manure (both natural waste and ash) from Liverpool on barges, which was dropped off at the muck quays along the canal, then used to fertilise the reclaimed farmlands of West Lancashire. Many manure wharves were established in the district to unload the waste. Pinfold is also recorded as a stopping point for passengers to get wagons on to Southport or Ormskirk. It was from Pinfold, where the canal is closest to Southport, that William Sutton picked up waterway passengers for transport to his 'Original Hotel', known better as "Duke's Folly" - the foundation of Southport.

The settlement may have provided services for visitors along the canal, along the path to Ormskirk market or from the surrounding farms. With a mill shown on older maps, a picture of a traditional rural hamlet, typical of the West Lancashire area is revealed. Although its importance to the parish in previous times may have been greater than it appears today Pinfold still provides valuable local services including a primary school and restaurant (until recently a pub, the former Red Lion Hotel).

The Canal

The completion of the Leeds and Liverpool canal in the late eighteenth century saw the towns and villages along its length develop to become important and diverse canal service centres. The canal was a major source of employment and income for all of those involved. It is difficult to exaggerate the importance of the canal to the villages of West Lancashire and much employment was dependant on the canal and the industries that grew up along its banks.

The longest single canal in the country at 127 miles, the Leeds and Liverpool took over 40 years to complete and traverses some of the most impressive upland scenery in Great Britain as it winds its way across the Pennines from Yorkshire to Lancashire. The Liverpool to Gathurst section was opened in 1780, this includes the section through Pinfold. In 1816 the canal was officially declared open along its entire length. The canal largely follows the 50ft

¹ Scarisbrick, R. 'The Missive of Consolation' referred to in Duggan, M. 1996

contour from Liverpool to Wigan. It passes through some of the most densely populated urban areas and bustling towns and cities, making it a canal of great contrasts.

The construction of many of the properties in Pinfold just after the period that this section of the canal opened is unlikely to be coincidence, although building on an earlier, smaller medieval farming base. It is at this period that we can see Pinfold develop into a form that is recognisable today.

4 LAND USES

Most properties within the conservation area are residential private ownership and use, many of these are substantial detached properties within their own grounds. There is perhaps only one property that still runs as a commercial agricultural enterprise and there are three other commercial premises within the conservation area. The Blue Elephant is currently run as an Indian restaurant and is surrounded by a large area of hard standing as car park. The caravan sales site to the extreme north of the area boundaries the canal and includes a variety of caravan types on site. The garage to the east of and adjoining Smithy House is a small local garage with busy forecourt.

The quarry, as clearly shown on the aerial photograph in Appendix G, is clearly the most densely wooded part of the conservation area. For a while the school leased the land and used it for educational purposes. This is no longer the case and the quarry is essentially private, in the ownership of United Utilities.

The main road from Ormskirk to Southport runs through the area and is a busy route, especially during peak travelling times.

In addition, the school takes up a fair proportion of the centre of the settlement with the main building, playground, additional storage sheds and so on.

At the north end of the conservation area is a slipway and mooring (with car park and club room), which is used by Mersey Motor Boat Club, one of the oldest Inland Waterway cruising clubs in existence. This retains the area's historic link with usage of the canal.

Open fields used for arable farming surround the Conservation Area while the north is bounded by the canal.

5 BUILDING FEATURES

Pinfold Conservation Area has ten structures that have been identified as being of special national architectural or historic interest and which have been provided statutory protection through the Listing system. The stone structures are likely to have been built using stone from the nearby quarry and several stone masons and quarry labourers are recorded in the local censuses. It is also recorded that the stone from Pinfold was used for building projects in Ormskirk and Southport, including the fabulous Royal Clifton Hotel on the Promenade.

There is a distinctive architectural style within Pinfold that suggests there is some continuity through the older properties in the conservation area, in terms of designer or builder. This style includes coursed square sandstone walls with sandstone details including quoins, lintels, cills and window surrounds. Often distinct architectural details are to be found in the form of fielded panels, quatrefoils, pediments or tympanium. Georgian or classical revival detailing are also often found, although it appears that the composition of the style may not have been fully understood, as many of the buildings show some attempt at symmetry but fail to achieve a coherent result. This architectural style does not seem to extend further than the village.

The Old Vicarage

This grade II property is located on the Southport Road and dates from the late eighteenth / early nineteenth century, retaining its 'Georgian' style of architecture despite later additions and alterations (photo3).

The presence of an old Vicarage suggests the existence of a church or chapel at some point in the village but none of the early maps show its existence. It is however recorded that a Wesleyan chapel was built on the site of the old pinfold in 1849. Another curiosity is the listing description for 1 Smithy Lane (Stonecross Cottage), which suggests that the two cottages were possibly a Roman Catholic chapel and a cross emblem can still be seen on the front of the building. As to which of these chapels the person who occupied the Vicarage was connected is a mystery at present.

1 Smithy Lane (Stonecross Cottage)

Previously a pair of cottages or a Roman Catholic chapel this is now one property. Date stone reads 1792, this stone property has decorative stone details including quoins and tympanum surmounted by a carved cross in relief. This cottage is close to the site of the medieval cross on the older maps. Listed Grade II.

13 Smithy Lane

Sandstone barn on the north side of Smithy Lane dated 1796, now converted into a residential dwelling. Grade II listed.

Wheelwrights House (+ Hawarden)

An attractive grade II listed property at the side of Southport Road. Built from squared sandstone it has unusual windows and stone decoration in a quatrefoil form, slightly more ornate than the other examples around the village. It is dated 1801 at the first floor. Previously house and workshop, converted to one dwelling and back to two premises (see front cover).

Pinfold Cottage

This grade II listed property is dated 1809 in a fielded quatrefoil and while now mostly rendered it retains its stone quoins and window surrounds in addition to having an attractive pedimented architrave around the door. Interestingly all the features on the front elevation, are set off centre. Forms a group with the stone outbuildings to the rear.

5 Pinfold Lane (also listed as Chestnut Cottage and No.s 4 & 5)

Early farmhouse, probably dating from the seventeenth century or earlier. One of the remnants of the earlier settlement at Pinfold. Cruck framed and partly thatched, a rare example of its type in the district, listed grade II.

Quarry Farmhouse

Grade II listed farmhouse and cottage dated 1807 in coursed squared sandstone. Quatrefoil decoration with the letters L.M.M and date. Openings to front elevation of farmhouse are off centre.

Smithy House

Coursed sandstone house dated 1802 on greek revival Doric porch. Two niches at first floor level with statuettes again more ornate than most of the buildings from this period in the village. Grade II listed. (photo 4.)

It is recorded that the horses were shod in the porch. On the 1845 map the building is shown as the Hare and Hounds Inn. It is said that the land behind the building was used as a race course.

Quarry House

Squared coursed sandstone house, dated 1794 on small quatrefoil. Interesting ogee arched stone door surround and arched window lintels. Two storey extension to the north but it appears that openings to front elevation were again set off centre.

Telephone Kiosk

Type K6, designed in 1935 by Sir Giles Gilbert Scott. Listed Grade II.

Important Unlisted Buildings

As the Conservation Area is limited in size with a small number of properties located within its boundaries it is inevitable that most of the properties have some historic interest and contribute in some way to its character. While there are a large percentage of Listed properties other buildings have no statutory protection and are most at risk from harmful alterations, and in some cases have already been subject to substantial changes. There are also three properties on West Lancashire District Council's List of Buildings of Local Architectural or Historic Interest (LLBs). The majority of buildings are therefore either listed in some way or of modern construction with little contribution to the character of the area.

- *1 / 2 (LLB83) and 3 (LLB82) Red Lion Bridge Cottages* are a pair of semi-detached cottages, originally three cottages with 1 and 2 now converted into one dwelling. Stone tablet at first floor is dated 1821 with the initials T.M.L. (Photo 5).
- *8 Pinfold Lane (LLB81)* is a two storey cottage to the south west of Quarry Farmhouse. It has a first floor stone inscribed with initials I.O. and date 1807
- *Pinfold School* and its site have an interesting history. Not only is it the site of the former pinfold enclosure that gave the hamlet its name, but also it is said that part of the later Wesleyan chapel survives within the existing building. The Wesleyan chapel was built in 1849, a minister and his wife also taught a school there. The 1841 census shows a school mistress living on Southport Road and probably teaching from her own home until this property was built. The chapel / school was closed in the 1860s

and re-opened in 1875 after alterations to the building, explaining its predominantly later nineteenth century appearance.

- *The Red Lion Hotel (The Blue Elephant)* former public house now restaurant. Whilst the existing building appears to date from the early twentieth century a building in this position is shown on the 1845 map and is called the Red Lion Hotel. It seems that many alterations have occurred to an earlier building and it is likely that this hostelry served both the passengers from the canal and travellers on their way from Southport to Ormskirk and vice versa. It is possible it had an even earlier function being located on the medieval route across the moss. From the few surviving earlier exterior architectural details it would appear that the building was either built or substantially remodelled in the first half of the nineteenth century. Until approximately 1994 there was an old stables building in the grounds, which had originally belonged to the canal company.
- *The Old Bakery.* A low, single storey, white rendered cottage with a prominent chimney stack and front porch. Physically attached to Weighbridge House at southern end, it is difficult from the exterior to see where one property ends and the other begins. It has a concrete tiled roof.
- *Weighbridge House.* Fronting onto Southport Road, this two storey cottage is white rendered and seems likely to have been altered. Its name suggests an older property with a commercial purpose connected with the canals, i.e. to weigh the goods and / or vehicles carrying goods on and off the canal barges. It is reported that the weighbridge itself was situated between the main road and the front of the property. Bridgewood Cottage to the north was reportedly a warehouse for the general stores.
- The *farm outbuildings, barns, stables* and so on are indicative of the early agricultural beginnings of the area and must therefore be considered to be of importance. Considering the numbers of these structures, especially those currently not entirely seen from the highway, it has not been possible to identify all those of importance on the map in Appendix G and therefore it should be assumed that most agricultural buildings and structures, especially those predating 1914, are of at least some interest.

Other Important Features

The Sites and Monuments record and the 1845 map record the site of the village stocks as being located in the middle of the cross roads at the junction between Southport Road, Smithy Lane and Pinfold Lane. It is clear that this **centre of the settlement** is important historically and potentially archaeologically as the pinfold, medieval cross and other landmarks were also based here. Older photographs of Stonecross Cottage (1 Smithy Lane, appear to show a grassed area of land in front of the cottage and separate from it, that may have been the remnants of the old village green (photo 6).

The **quarry** (photo 7) has strong historical associations with the settlement, as mentioned earlier in this document. While there is currently no official public access and it is visually secluded from the village, the tree coverage is clearly visible within the surrounding landscape and its special character is worthy of consideration for further protection and possible enhancement. There is also a variety of archaeological evidence relating to the working of the quarry rockface, including putlog holes, tool marks and blasting holes. The workings within the high stone rockfaces have been backfilled in recent years with sludge from the United Utilities' water treatment plant at Mill Brow, which is high in iron and manganese content. This and the enclosed nature of the site has resulted in a damp, high

moisture atmosphere, mainly wooded but with some more open areas (notably to the north and the southeast corner). There are several earthen banks crossing the quarry creating divisions within the site and the lagoons into which the slurry was poured. The site is also registered as a Local Nature Conservation Site with predominant broad leafed semi-natural woodland of elder, sycamore, and some birch and willow but little ground storey cover. There is also a substantial amount of rubbish tipping activity around the edges but most of this seems to have been deposited some time ago.

The **open fields and green spaces** around and within the settlement are indicative of its rural nature and contribute to the slightly scattered and open nature of low density settlement.

The vast majority of **trees** along the roads are protected by Tree Preservation Orders and are an important part of the character of the area. In particular the tunnel like tree canopies along Pinfold Lane and Southport Road are worthy of note. The trees add a strong structural element to the settlement.

The stone walls and hedges which occur frequently throughout the conservation area are important for land division, definition and for demonstrating the local **boundary treatments**. Another form of boundary treatment which is used and is perhaps less common elsewhere is the use of simple metal 'estate' fencing.

The remains of a **mounting block** survives to the northern corner of the Blue Elephant restaurant building. As the level of the car park has risen over the course of time it appears that some of the steps have been covered over. This feature obviously relates to the building's previous use as an inn. Any enhancement to the Blue Elephant's carpark should consider ways to enhance this feature.

6 PRESSURES AND DETRACTING FEATURES

The Council has a duty to preserve or enhance the character or appearance of the conservation area. The effect on the character or appearance of the area has to be considered in all development. Policies EN4 and EN5 in the West Lancashire Replacement Local Plan (see Appendix C) provide the basis on which the Council will consider all development in the conservation area.

However protecting the special character of the area cannot be carried out in isolation. A substantial amount of the changes, both to buildings and the surrounding land and natural features does not come under the control of the Local Authority. Minor changes, may appear small seen in isolation but the cumulative effect can, over time, harm the special character of the area. The long term future of the Pinfold Conservation Area relies a great deal on the sustainable and sensitive approach of the residents who live in the area.

The cluttered nature of street signage, especially around the cross roads, is detrimental to the character of the area, the setting of the Listed Buildings and was also noted by Pinfold Primary School pupils.

The area around the Red Lion bridge has several features that do little to enhance the character of the area. These detracting features include the crash barriers over the bridge

which are obvious on approaching the area from the north. The treatment of the car park of the Blue Elephant (Red Lion Hotel) given the historic nature of the property / site is inappropriate and is in poor repair. The entranceway to the caravan sales park is cluttered with signage and advertisements and could be more sympathetic to the character of the conservation area by incorporating good quality materials and design. The fencing / gates leading to the MMBC car park while providing security for the site do little to aesthetically enhance the area.

One of things that came out strongly from the work done with Pinfold Primary School was the negative impact of the busy road and indeed this is obvious from any visit to the area. Speed within the conservation area is regulated through the use of a traffic camera.

The condition of the Grade II Listed telephone kiosk was classed as fair in the Building at Risk survey conducted in 2005 but highlighted as a 'building to be watched' as the kiosk was not well maintained and the door is difficult to open. The glazed windows have been replaced in a number of areas with plastic.

The use of non-traditional / natural materials for boundary treatments in some places is detrimental to the character of the area. It will be important to encourage the use of traditional treatments.

The lighting columns are a mixture of concrete and metal posts, although these are not attractive elements it is recognised that Lancashire County Council need to provide a high standard of lighting along the busy main road.

The rather uninspired designs of the more recent properties built within the Conservation Area detract slightly from the architectural qualities of the group as a whole. This is especially noticeable at Pinfold due to the small number of properties within the Conservation Area. In this respect future building alterations and extensions should be viewed as an opportunity to provide designs which will contribute positively to the overall character and appearance of the area.

7 CONCLUSIONS

A conservation area is defined as "an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance". This appraisal clearly demonstrates that the Pinfold Conservation Area contains both architectural and historic interest which continues to justify its conservation area status.

This appraisal provides an opportunity to highlight some of the important features and buildings in Pinfold Conservation Area, as well as promoting a better understanding of the issues which specifically relate to the area as a way of retaining the area's special character or appearance.

Many individual properties are of significant value within the local and national context and have been highlighted as making a significant contribution to the special character of the area. The trees in Pinfold also make a significant contribution to the character of the area.

The settlement contains a variety of architectural styles, largely relating to the different periods of development of the settlement, i.e. the earlier farmhouses and the later stone built canal period development. The boundary treatments, trees and mature screening vegetation are important to the character of the Area and significantly contribute to its amenity value.

Pinfold School

The Junior pupils from the school were divided into three groups, each of which took a different route through the Conservation Area. They were sent out with digital cameras and notebooks so they could describe the way they saw the conservation area. The list of words above was produced and can be seen to show some quite strong impressions of the character of the area. Some pupils also added 'smiley' or unhappy faces next to the words to demonstrate whether they felt these were good or bad things. The Infants painted pictures of the conservation area using the photographs taken by the Juniors. The whole was developed into an exhibition. The results of this work give a concise but comprehensive summary of the character of the area by a user group who know it well.

The following words to describe the area were identified by pupils at Pinfold Primary School. These provide a summary of the elements that have a positive effect on the character and appearance of the area and those features that detract from the area (see Appendix E for full list).

Positive contribution to the character of the area:

Farmland / fields
Canal
Old houses / buildings, (Old) School, (Old) garage (Datestones)
Quarry
Trees / Woodland

Detracting features:

Road / traffic signs
Cars going too fast / busy or noisy road / traffic
Caravans / caravan site
Restaurant / pub / car park

8 PINFOLD CONSERVATION AREA PROPOSALS

It is the duty of the local planning authority to determine whether the existing boundary of the conservation area is still appropriate and whether any further parts should be designated as a conservation area or indeed deleted from it.

The local planning authority must also from time to time formulate and publish proposals for the preservation and enhancement of conservation areas. Any enhancement proposals formulated, under this section, will be submitted for further public consideration.

This appraisal document has raised several issues which should form part of any proposed action and be considered alongside policies for the area as set out in the West Lancashire Local Plan.

In common with other conservation area appraisals produced by the local authority, the following issues have been recognised for consideration in respect of Pinfold Conservation Area:

- whether the existing conservation area boundary is appropriate
- whether it is necessary to sanction additional controls over development in the form of the imposition of an Article 4 (2) direction
- to look at further development in the Conservation Area
- to assess the need for environmental improvements in the Conservation Area

The Conservation Area Boundary

Following a full assessment of the area, it is recognised that the Pinfold Conservation Area still retains a special character which is worthy of protection and designation as a Conservation Area.

The importance of the quarry historically has been highlighted through this appraisal and it remains important in ecological and archaeological terms and is intrinsically linked to the construction / development of the hamlet, especially those buildings which have been highlighted as positively contributing to the character of the area. The current boundary includes only the northern half of the quarry within the conservation area and does not follow any natural or definable boundary on its southern edge. *It is therefore recommended that the boundary be extended to include the whole of the quarry within the conservation area (shown on Plan 1).*

Article 4 (2) Direction

There is currently no Article 4 (2) Direction in place at Pinfold Conservation Area and some owners can currently carry out certain minor alterations to their residential properties such as replacing windows and doors and partially removing boundary walls for example without needing planning permission. However a large percentage of the properties in the conservation area are designated as Listed Buildings. Works to these properties and within their curtilage are subject to greater planning controls than ‘normal’ dwellings and any works deemed to affect their special historic or architectural character would require Listed Building Consent and / or planning permission. Other properties are included on the ‘Local List’, which means that their historic or architectural interest must be taken into account when assessing the impact of planning applications on these properties.

An Article 4(2) Direction would allow the Council to remove some of the permitted development rights available to residents meaning that planning permission would then be required for such work albeit only on those elevations which front onto a highway.

Non-residential properties do not benefit from the same permitted development rights, and on the whole planning permission is required for works that would materially affect the appearance of a building.

Under such circumstances it is felt that the potential benefits to be gained by the introduction of an Article 4(2) direction would be limited.

After careful consideration the Council considers that there is currently no need for the application of an Article 4(2) Direction over any part of the Pinfold Conservation Area.

Further Development in the Conservation Area

It has been indicated that much of the more modern construction within the Conservation Area contributes little to the character of the area. Poor building design often detracts from the special character of conservation areas and will be resisted.

The large plot sizes of many of the properties may lead to sub-division of plots while the number of open spaces may also encourage a proposed increased housing / property density. Care should be taken to ensure the scattered nature and mix of architectural styles are taken into account when considering any new development and that the housing density and important open spaces are preserved.

Development would need to be considered in the context of several policies contained within the adopted West Lancashire Replacement Local Plan. In practice the scope for new development is severely restricted as the area is designated as Green Belt. However, it remains essential to retain the buildings which contribute to the character and appearance of the conservation area, retain the plot sizes and protect the existing tree and landscape qualities.

Any new development would have to be considered very carefully if it is not to compromise the character or appearance of the area. It must take account of the important features and character of the area as outlined in this document. Any new or permitted development within or adjacent to the conservation area must also respect its setting in terms of materials, style, scale and quality.

Works to Trees in Conservation Areas

Most trees in conservation areas are subject to controls which exist to protect this special character. If a tree is not protected by a Preservation Order (TPO), but is within the conservation area, 6 weeks notice must be given in writing to the District Council of an intention to carry out works to trees (pruning or felling) or any root systems. This is often difficult to monitor on private land. The existing Tree Preservation Orders in the area are shown on Plan 6 in the appendix to this document.

The Council is keen to promote good tree management within the Conservation Area and the Council's Arboricultural Officer and Tree & Landscape Officer offer advice to owners both indirectly through leaflets and directly with specialist advice.

Environmental Improvements in the Conservation Area

The Appraisal identifies several detracting features within the Conservation Area. Some of these features, and the action required to remedy the situation, are set out below:

Detracting Features	Action Required	Implementation
The cumulative effect of minor alterations and extensions (inc.	Better understanding of architectural designs and the wider	The appraisal should become adopted by the Council and be

demolition) to buildings, which affect the character and erode the special character and appearance of the area.	conservation area and better control and enforcement where necessary. Help and guidance to owners to help them make the best informed decisions relating to alterations.	used by Development Control.
Inappropriate boundary treatments	Replacement with more sympathetic boundary treatments. Prevent loss of material in the future.	Through the development control process and encouragement from Development Control and Heritage Section
Cluttered street signage	Consider enhancement of street scene through careful consideration of signage and its impact on the character of the conservation area	Through discussion and potential partnership with LCC. Consider replacement, if funding becomes available
Detracting features around the Red Lion bridge	Replacement with appropriate materials / design where feasible	Liaison with land owners and users to encourage appropriate replacements. Through discussion and potential partnership with LCC.
Condition of phone box	Repair and maintenance of phone box	Through discussion and potential partnership with BT
Inappropriate lighting columns	Replacement with more appropriate design where feasible from a highways safety viewpoint (potential exists particularly down the smaller side roads)	Through discussion and potential partnership with LCC highways, if funding becomes available.
Inappropriate building design	Encouragement of good design using good quality materials and workmanship. Help and guidance to owners / developers to help them make the best informed decisions relating to design of new buildings / works to older properties.	Through advice from Development Control and the Heritage Section. Adoption of the Appraisal by the Council. Production and use of Design Guide by Heritage Section and Development Control. Control through development control / planning procedures
Pinfold Quarry: lack of public access, fly tipping, lack of	Investigate possible enhancement projects	Partnership working with relevant bodies / individuals /

understanding of its importance		residents
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Summary

Pinfold is an area of architectural and historic interest of importance to the parish of Scarisbrick and further outlying places such as Southport and Ormskirk due to its communication advantages.

The hamlet remains a small and attractive place with a distinctive character and still on a busy transport link.

The Appraisal has identified many positive features and properties within the Conservation Area. It has also identified some opportunities for enhancement, many of which will involve partnership working between the various authorities, private owners and residents. This type of co-operation will be vital if the special character of Area is to be enhanced and maintained for future generations.

How the works are financed largely depends on the ownership situation and on the availability of public sector finance to support those works that are not viable for the landowners. The list above should be used as a starting point for determining the areas for priority action and for where funds should be targeted in the future should they become available.

In addition this appraisal has identified that an extension to the Conservation Area boundary is recommended, as it would be beneficial for preserving the historic interest, and therefore the character, of the settlement.

9 APPENDIX A

PRINCIPAL EFFECTS OF CONSERVATION AREA DESIGNATION

By designating a conservation area the Council is confirming that it regards the area as a place where special care should be taken to maintain and improve its visual character. This means that change in a conservation area is subject to greater control than elsewhere, principally:

1. Special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.
2. Conservation Area Consent is required from the Council for the demolition (with some exceptions) of buildings and walls.
3. The Council must be given six weeks notice of any proposal to carry out any work to any tree within the area.
4. Permitted Development Rights (i.e. those building works that do not require planning permission) can be removed if the Council makes an Article 4(2) Direction to do so, and these rights are in any case more limited than outside a Conservation Area. Even without an Article 4(2) Direction, building works within the curtilage of a single dwelling house in a Conservation Area require planning permission if they involve:
 - the erection of a side or rear extension which is more than 50 cubic metres or 10% of the volume of the original dwelling house, whichever is the greater;
 - the cladding of the exterior with stone, artificial stone, timber, plastic or tiles;
 - the erection of any new building with a cubic content greater than 10 cubic metres;
 - the enlargement of the dwelling by adding to or altering its roof;
 - the installation of a satellite dish/antenna if it is on a chimney, on a building which exceeds 15 metres in height or on a wall or roof which fronts a highway.

[The legislation relating to permitted Development Rights is complicated and could be subject to change. It is, therefore, advisable to check with the planning authority before carrying out any building works].

PRINCIPAL EFFECTS OF LISTED BUILDING CONTROL

The statutory list of buildings of architectural or historic interest is compiled by the Department for Culture, Media and Sport, and includes a wide variety of structures. Inclusion of a building on the list identifies that building as having special interest and brings any alterations to that building under planning control.

There is a general presumption in favour of the preservation of listed buildings because they represent a finite resource. Controls apply to the whole building, both internal and external and to all works which would affect a building's character. Works of basic maintenance are exempt from control - on a like for like basis, unless there is an element of alteration or rebuilding.

It is a criminal offence to carry out unauthorised alterations to a listed building, so it is always best to consult with the Local Authority to determine whether consent for work to a building is required.

10 APPENDIX B

REFERENCES

Bowland Ecology Ltd. 2006. *Local Nature Conservation Sites (LNCSs) in West Lancashire*

Clarke, M. 1992. *Around and About the Leeds and Liverpool Canal*

Duggan, M. 1996. *A History of Scarisbrick*

Farrer, W. & Brownbill, J. (eds). (1907). *The Victoria History of the Counties of England: Lancashire*. Volume 3. (London. Dawson)

Original work by Pinfold Primary School pupils

<http://www.lancslinks.org.uk/linkscontent/mycommunity/localcommunity/westlancs/>

11 APPENDIX C

RELEVANT LOCAL PLAN POLICIES

West Lancashire Replacement Local Plan 2001-2016

Policy EN 1: Biodiversity

The biodiversity of the District will be protected by not allowing development which would destroy or adversely affect important wildlife habitats or geological sites. Development which returns key biodiversity resources to viable levels, by promoting restoration, and re-establishment of habitats and species populations in accordance with National and Local Biodiversity Action Plans, is encouraged.

A. Nature Conservation Sites

In particular, the strongest possible protection will be given to Ramsar Sites, Special Protection Areas, Candidate Special Areas of Conservation and European Protected Species. In the case of National Nature Reserves or Sites of Special Scientific Interest, only development serving an overriding national public need which cannot be located elsewhere will be considered but mitigation measures and compensatory habitat creation will be required.

In County Biological Heritage Sites, Local Nature Reserves, Regionally Important Geological /Geomorphological Sites and Local Nature Conservation Sites, only development which is required to meet an overriding local public need will be considered but mitigation measures and compensatory habitat creation will be required.

Presently designated sites are shown on the Proposals Map.

The nature conservation policies referred to above apply not only to development in or on nature conservation sites, but also to development elsewhere that may indirectly affect such sites. Where development is allowed, planning conditions or obligations will be used to protect or enhance sites' nature conservation interest.

B. Wildlife Corridors

Development will not be permitted which would destroy or significantly impair the integrity of the Wildlife Corridors shown on the Proposals Map, by:-

- i. resulting in the loss of the undeveloped open character of the Wildlife Corridor;
- ii. reducing the width or causing direct or indirect severance of a Wildlife Corridor;
- iii. restricting the potential for lateral movement of wildlife;
- iv. causing the degradation of the ecological functions of the Wildlife Corridor;
- v. directly or indirectly damaging or severing links between Green Spaces, Wildlife Corridors and the open countryside; or
- vi. restricting public access to a Wildlife Corridor.

Development may be permitted where it will provide a substantial environmental gain to include the visual ecological or appropriate recreational functions of the Corridor.

C. Protected Species

Development will not be permitted which may destroy or have an adverse effect, either directly or indirectly, on:-

- i. Badgers;
- ii. Species protected by Schedules 1 (Birds), 5 (Animals) or 8 (Plants) of the Wildlife and Countryside Act 1981 as amended, and Schedules 2 & 4 of the Conservation (Natural Habitats, &c.) Regulations 1994; or
- iii. Habitats that support these species at any time of the year.

NB. This policy covers all the sites and corridors shown on the Proposals Map and any that may be identified in the future.

Policy EN4 Conservation Areas

The special historic or architectural interest of West Lancashire's Conservation Areas will be preserved or enhanced by:-

- i. assessing the special interest of Conservation Areas by preparing Conservation Area Appraisals and producing schemes to preserve or enhance their character and appearance;
- ii. requiring all development in conservation Areas to accord with the objective to preserve or enhance the area's character or appearance and in particular harmonise with its surroundings in terms of mass, scale, form, use of materials and overall design quality;
- iii. requiring all development in Conservation Areas to retain and improve important landscape elements, including walls, tress and hedges, attractive open spaces (especially those elements which are an essential part of the setting to a historic building), traditional paving, plots and thoroughfares and natural building materials;
- iv. requiring all development to respect the setting of important views into and out from Conservation Areas;
- v. the refusal of applications for the demolition of buildings which make a positive contribution to the character and appearance of Conservation Areas. Where the demolition of a building would leave an unsightly gap in a built-up frontage, any consent would be conditional on the building not being demolished before a contract for carrying out work of redevelopment to a high standard of design is made, and for which planning permission has been granted;
- vi. not permitting development which would have a detrimental effect upon trees or require the removal of trees which make a significant contribution to a Conservation Area or important green or open spaces.

N.B. Although the Conservation Area boundaries shown on the Proposals Map were accurate when this Plan was printed the Council has a statutory duty to review the character and appearance of its Conservation Areas, from time to time, in order that an Area's status can be justified. This may involve some variation in Conservation Area boundaries. Up to date plans and details are available from the Council's Conservation Officer.

Policy EN5 Buildings of Historic Importance

The total or substantial demolition of any Listed Building will not be permitted unless there is clear and convincing evidence that:

- a. an assessment shows that it is not economically viable to retain the building. Any such assessment should include details of the condition of the building, the cost of repairing and maintaining and the value derived from its future use. Any such assessment should be based on consistent and long-term assumptions and should take account of the possibility of tax allowances, exemptions and possible grant aid;
- b. all reasonable efforts have been made without success to continue the present use or find compatible alternative uses for the building; and
- c. alternative proposals for the site would bring substantial benefits for the community by contributing to the economic regeneration or environmental improvement which would decisively outweigh the loss resulting from demolition. The partial demolition of a Listed Building will only be granted consent or recommended where it can be proved that the relevant part of the Listed Building is a later addition of no intrinsic architectural or historic interest, or where its poor structural condition requires that it be rebuilt.

Work involving substantial alterations, including the partial demolition of a Listed Building, will only be granted consent or recommended where it can be proved that the relevant part of the Listed Building is a later addition of no intrinsic architectural or historic interest, or where its poor structural condition requires that it be rebuilt.

Applications for works to repair, improve, alter, extend, or change the use of Listed Buildings will only be allowed, if:-

1. they do not detract from the special architectural and historic interest of the building including their interiors or other buildings within their curtilage; and
2. they respect the existing character and function of the original building in terms of either their mass, scale, form, design quality, appearance and materials.

Applications for planning permission/Listed Building Consent will only be approved if they will not have a detrimental effect upon the setting of the Listed Building.

Applications for planning permission which affect buildings which are of local architectural or historic interest will only be approved if they incorporate measures to secure the preservation of authentic original features of architectural or historic significance.

Policy GD 1: Design of Development

Development will be permitted if it complies with the other policies in this Plan and if it meets the following criteria:-

- i. It maintains or enhances the distinctive character and visual quality of the Landscape Character Area, as shown on the Proposals Map, in which it is located.
- ii. It provides landscaped buffer zones and appropriate levels of public open space to screen unsightly features from view and to limit the impact of the development on adjoining sensitive uses and the open countryside.
- iii. It avoids the loss of trees, hedgerows, and areas of ecological value, or provides for their like for like replacement, where loss is unavoidable, and provides for the enhancement of any features of ecological value.

- iv. It incorporates and enhances the landscape and nature conservation value of any water features, such as streams, ditches and ponds.
- v. It incorporates recycling collection facilities, or composting and rainwater collection facilities, unless the applicant demonstrates that it is inappropriate to provide them.
- vi. It is designed to minimise any reduction in air quality.
- vii. It incorporates measures to reduce light spillage.
- viii. It respects the historic character of the local landscape and townscape, as defined by the Areas of Landscape History Importance shown on the Proposals Map.
- ix. It complements or enhances any attractive attributes of its surroundings through sensitive design which includes appropriate siting, orientation, scale, materials, landscaping, boundary treatment, detailing and use of art features where appropriate.
- x. Where the proposal involves extensions, conversion or alterations to existing buildings, its design should relate to the existing building, in terms of design and materials, and should not detract from the character of the street scene or the surrounding area.
- xi. In the case of large scale development proposals or those on sensitive sites a design statement should be submitted with any application for planning permission to enable the Council to assess if the design meets the criteria of this policy.
- xii. It incorporates design features which assist in conserving the use of energy, water and other natural resources.
- xiii. It retains reasonable levels of privacy, amenity and sufficient garden /outdoor space for occupiers of the neighbouring and proposed properties. In the case of new buildings it provides sufficient garden /outdoor space to meet the needs of residents of those buildings.
- xiv. It is designed to minimise the risk of crime and the fear of crime.
- xv. It incorporates sustainable drainage systems where feasible or, where this is not feasible, it incorporates features to reduce the amount of surface water run-off by minimising hard surfaces and using porous materials where possible.
- xvi. It is designed to prevent sewerage problems.
- xvii. It integrates well with the surrounding area and provides safe, convenient and attractive pedestrian and, where appropriate, cycling links, to local facilities. It should also prioritise the convenience of pedestrians, cyclists and users of public transport over that of the car and include traffic calming and traffic management measures to achieve this where appropriate. Applicants for developments over a certain size will be required to provide Transport Assessments and Travel Plans to accord with the requirements of the latest Lancashire Parking Standards.
- xviii. It creates an environment that is accessible to all sectors of the community including children, elderly people, and people with disabilities.

- xix. It provides, where appropriate, suitable provision for public transport including bus stops and shelters.
- xx. It incorporates suitable and safe access and road layout design, and vehicle and cycle parking provision, which meet the requirements of the latest Lancashire Planning and Access Standards.

12 APPENDIX D

SITES AND MONUMENTS RECORD ENTRIES

- PRN 803 - Former site of Pinfold, SD 3901 1152
- PRN 813 - Former site of medieval cross SD 3902 1152
- PRN 8791 - Post-medieval Quay, SD 8720 1176
- PRN 8793 - Post-medieval Quay, SD 3884 1178
- PRN 8792 - The Red Lion, SD 3877 1174
- PRN 8794 - Post-medieval Wells, SD 3889 1170
- PRN 8799 - Site of Hare & Hounds Inn, SD 3904 1150
- PRN 8802 - Scarisbrick Quarry, SD 3902 1133
- PRN 10694 - No. 1, Smithy Lane, SD 3903 1156
- PRN 10695 - 13 Smithy Lane, SD 3908 1153
- PRN 10696 - Chestnut Cottage, SD 3892 1141
- PRN 10697 - Quarry Farmhouse, SD 3888 1138
- PRN 10699 - Hawarden, SD 2886 1171
- PRN 10900 - The Old Vicarage, SD 3889 1162
- PRN 10901 - Pinfold Cottage, SD 3898 1155
- PRN 10902 - Smithy House, SD 3905 1151
- PRN 10903 - Quarry House, SD 3908 1142
- PRN 17462 - Former site of Stocks, SD 3902 1153

13 APPENDIX E - PINFOLD PRIMARY SCHOOL WORK

Words to Describe Pinfold Conservation Area (x10 etc refers to the number of times a word was mentioned by different pupils):

Road / traffic signs (x10)	ER post box	Farmland / fields (x8)
1986	Quarry Dell	Old fashioned
1809	Enlarged 1889	Peaceful
Chestnut	Bus stop	Canal (or river) (x10)
Stop	Speed camera	Old houses / buildings (x11)
Noisy	Weather vein	Village
Litter	Quarry Mount	Roads (x2)
Doves	Cottage 1794	Farms (x2)
Road work	Old Bakery	Quarry (x6)
Cars going too fast / busy or noisy road / traffic (x9)	Lots of (acorns and) trees / Very big, old trees (x10)	Woodland (x4)
Nest	Field overgrown (x2)	Green (x4)
Horseshoe	New buildings (x2)	Brown
1806	Heron	Blue sky
Selling stuff	Farm vehicles (tractors) (x2)	Birds
Bikes	L.T.M. 1821	Boats (x2)
Smithy Lane	Bird song (tweet, tweet)	Cottages
GPO box	1801 – Wheelwrights house	Statues
School (plants)	Caravan site could be nicer – fuel left out	Conkers
School (garden)	Blue Elephant needs better / untidy car park (x2)	Dates on houses

Farm animals	No. 5 Chestnut Cottage – Oliver Cromwell visited. Thatched, studs, weighing machine. Coal fire, beams, stone stove, stained glass window	Caravans / caravan site (x7)
(Old) garage (x7)	Restaurant / pub (x5)	(old) School (6)
Grass	Flowers	Walls
Stone buildings	Old lane	Moss
chimneys	(old) Vicarage (x2)	



The Junior pupils from the school were divided into three groups, each of which took a different route through the Conservation Area. They were sent out with digital cameras and notebooks so they could describe the way they saw the conservation area. The list of words above was produced and can be seen to show some quite strong impressions of the character of the area. Some pupils also added ‘smiley’ or unhappy faces next to the words to demonstrate whether they felt these were good or bad things. The Infants painted pictures of the conservation area using the photographs taken by the Juniors. The whole was developed into an exhibition (shown above). The results of this work give a concise but comprehensive summary of the character of the area by a user group who know it well.