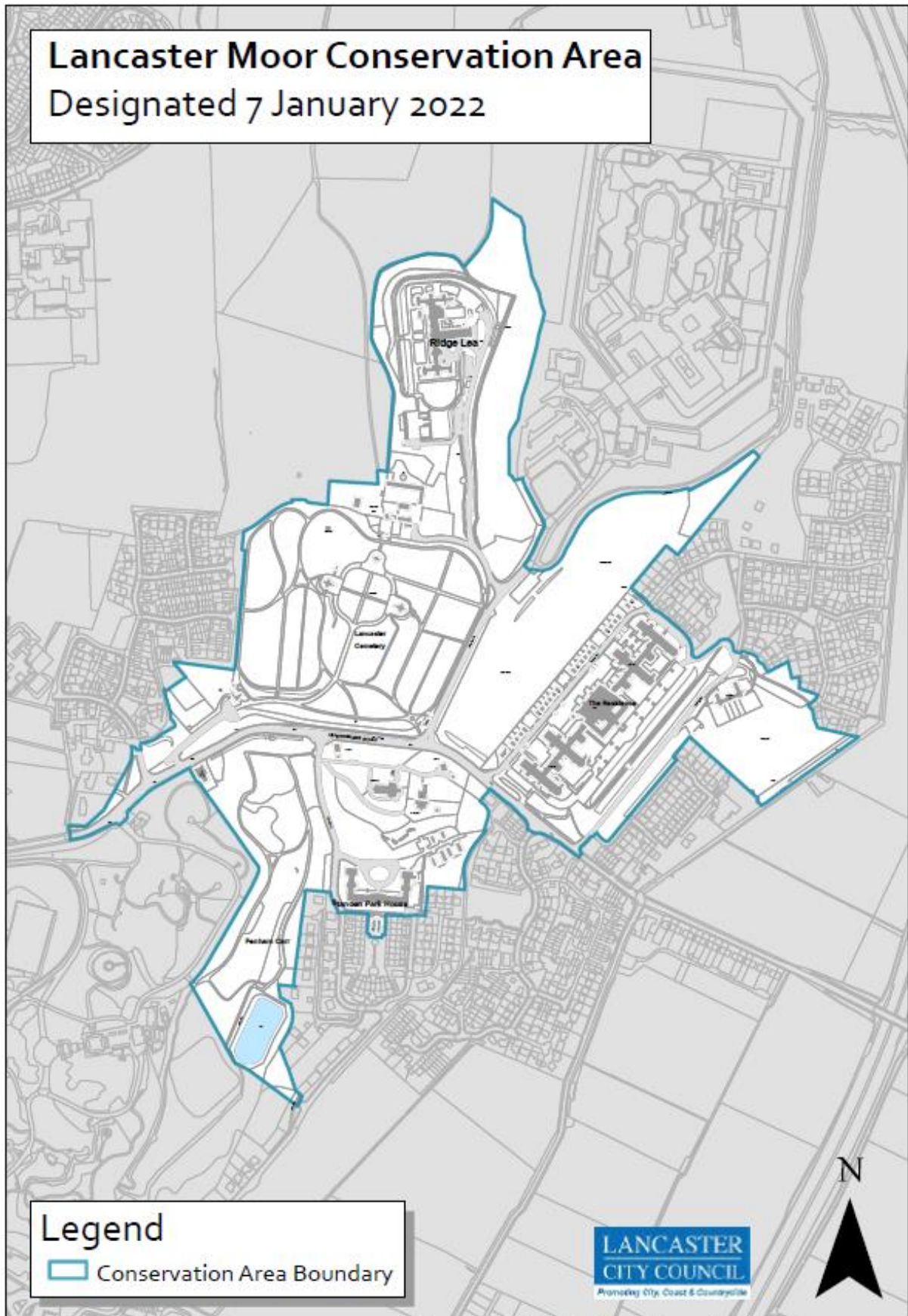


Lancaster Moor Conservation Area – Appendix 1

Boundary Map of Lancaster Moor Conservation Area – January 2022



**Lancaster Moor Conservation Area – Appendix 2:
Consultation letter and consultation information.**



Contact: David James
Telephone: 01524 582535
Email: planningpolicy@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref: DJ/JJS/GM/PP
Your Ref:



Planning and Place Service
Economic Growth and Regeneration
PO Box 4
Town Hall
Lancaster LA1 1QR

Date 10 August 2022

Dear

Lancaster Moor Conservation Area

You may recall that a conservation area was designated for the Lancaster Moor area on 7 January 2022. This was in recognition of the area's special architectural and historic interest, the character or appearance of which we considered was desirable to preserve or enhance. The conservation area boundary is shown on the map attached to this letter.

Due to the urgent circumstances which led to the designation, the Council was unable to carry out public consultation of local residents and other people who might be affected by it.

Public consultation

We now wish to obtain the views of those with an interest in the area on the designated conservation area status for Lancaster Moor. We would welcome comments from the local community and other interest groups on whether a conservation area designation should be retained (either as currently designated or in an amended form).

Once we have received responses to the consultation, we intend to report to a meeting of the Council's Cabinet. The City Council will consider all representations, including suggestions for alternative boundary proposals or for rescinding the designation.

What is the effect of conservation area designation

Conservation areas help to protect our historic environment and the sense of place which is valued by the local community. Designation provides protection to historic buildings and features in the area to prevent the character from being eroded through demolition and inappropriate development. Further information about conservation areas is attached to this letter.

Why is the Lancaster Moor area special?

We consider that the Lancaster Moor area has the following qualities:

- A cohesive area associated with Lancaster's 19th Century suburban expansion, developed for the provision of hospital buildings, cemeteries, and parkland.
- The historic importance of the former hospitals and the cemetery in representing the emergence of large-scale social provision within the city.

[Type here]

- The building of fine and distinctive hospitals at Standen Park (grade II listed), Lancaster Moor (grade II) and Ridge Lea (unlisted).
- A spaciouly planned environment, previously an area of moorland, that was designed to create an idealised, picturesque character.
- A green and leafy backdrop providing the setting for buildings, streets and spaces.
- Street tree planting and stone walls forming avenues that define principal routes through the area.
- The Lancaster Cemetery, a registered Park and Garden (grade II) designed by the prominent Lancaster architect Edward Paley, with three chapels, lodge and Crimea War Memorial all grade II listed within an informal parkland setting.
- The small farmstead of Stone Row, with a fine group of historic buildings dating from the 18th and 19th century within a wooded setting, with a distinctive cobbled approach.
- The area of Fenham Carr which consists of woodland with footpaths and now forms part of the public park.

We have prepared a conservation area appraisal to assess the character and appearance of the area that make it worthy of designation. The public consultation is for a period of **six weeks**.

Before commenting we recommend that you read all the consultation documents found on the council consultation page: <https://keepconnected.lancaster.gov.uk/lm>

Have your say

We want to hear the views of the local community and interest groups about the proposed conservation area designation. Comments can be provided as follows:

- online: <https://keepconnected.lancaster.gov.uk/lm>
- by email: conservationteam@lancaster.gov.uk
- by post to: Lancaster City Council, PO Box 4, Town Hall, Dalton Square, Lancaster, LA1 1QR

Please send your comments to us by **Monday 26 September 2022**

Yours faithfully,



David James
Principal Conservation Officer – Planning and Housing Strategy

ENC:

- 1. Conservation Area Map**
- 2. Conservation Area FAQ**

Conservation areas

What is a Conservation Area?

Conservation areas are legally defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider the designation of a conservation areas for places that have these qualities.

Conservation areas help to protect our historic environment and the sense of place which is important to the local community. The special interest of an area relates to those qualities that gives an area its distinctive character and appearance.

The designation of a conservation area can be based on qualities such as:

- the historic layout of streets, plots and boundaries
- the quality, character and "group interest" of its buildings and their materials
- boundary features and their materials
- the character of spaces that the buildings enclose, including historic paving
- the contribution of trees and green spaces.
- the views, vistas and 'townscape' character created by the buildings and spaces
- traditional uses and activities which characterise the area
- the activity and atmosphere which give an area its distinctive character

Designation provides protection to historic buildings and features to prevent the character from being eroded through demolition and inappropriate development. However, conservation area may need to evolve to meet the changing demands and pressures of daily life. Well-designed, sustainable new development that is sensitive to the local character can benefit the area and need not be detrimental. Our policies and guidance seek to manage change without undermining the conservation area's character.

Benefits of living in a Conservation Area

Does a conservation area mean that the area can never change?

The designation of a conservation area does not mean every building will be preserved and no changes allowed. Some change is inevitable and may be necessary for the day-to-day life and enhancement of an area. Designation helps ensure changes respect the area's character and appearance. The additional planning powers and policies within conservation areas aim to ensure new development is of good quality while giving protection to important historic buildings and features.

How does being in a conservation area affect demolition?

Applications for permission to totally or partially demolish any building within a conservation area must be made to us. Procedures are similar to listed building consent applications. Generally, buildings which make a positive contribution to the character or appearance of the conservation area should be retained.

What about minor developments?

Within Lancaster district, areas both within or outside a conservation area have "permitted development rights" unless they have been removed by an Article 4 Direction (see below). These rights permit development such as small extensions and alteration, to be carried out without planning permission. Where planning permission is required, new development and alterations to existing buildings need to be well designed and employ good quality materials so that they preserve or enhance the character or appearance of the area.

Can you still cut down trees in a conservation area?

Trees make an important contribution to the environment within conservation areas. Anyone proposing to cut down, top or lop a tree above a certain size in a conservation area, whether or not subject to a tree preservation order, has to give us notice. We can then consider the contribution the tree makes to the character of the area and may seek to protect important mature trees and groups of trees by making a tree preservation order.

What is an Article 4 Direction?

We can introduce more sensitive controls through an 'Article 4 Direction', to manage alterations to houses. Such Directions prevent the loss of important historic features and details which contribute to the area's character such as original roof slates, doors, windows, boundary walls and other architectural details. But reasonable alterations which are of good quality are permitted. Such controls currently exist in a number of our conservation areas. We have to have good reason to introduce an Article 4 Direction and must take account of public views before doing so.

**Lancaster Moor Conservation Area – Appendix 3:
Lancaster Moor Conservation Area Appraisal.**

Lancaster Moor Conservation Area Appraisal



CONTENTS

1.0 Introduction and summary of special interest	3
2.0 Location and setting	4
3.0 The historical development of the conservation area.....	7
4.0 Character and appearance of the conservation area	11
5.0 The buildings of the conservation area	14
6.0 Open spaces, parks, gardens and trees	17
7.0 Character areas and summary of conditions.....	20
Appendix 1 - Heritage Assets within the Conservation Area.....	22

DRAFT CONSULTATION

1.0 INTRODUCTION AND SUMMARY OF SPECIAL INTEREST

1.1 In 1967 the Civic Amenities Act introduced Conservation Areas to the UK. The protection was later consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation Areas are defined in the legislation as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance’ (s.69). Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance’.

1.2 Lancaster City Council has 38 Conservation Areas, many of which have been designated for very different architectural and historic interests. For example, the city of Lancaster has an extraordinary collection of Georgian townhouses and shops, Victorian and Edwardian public buildings. Morecambe has the novelty of the seaside resort architectural style; an eclectic mix of revival and art deco styles. Many rural conservation areas within the district are characterised by their vernacular building construction.

Legislation

1.3 The 1967 Civic Amenities Act introduced Conservation Areas. The legislation has since been consolidated by the 1990 Planning (Listed Buildings and Conservation Areas) Act. This Act outlines that every local planning authority has a duty to determine whether parts of its area warrant designation as Conservation Areas.

The National Planning Policy Framework

1.4 The National Planning Policy Framework (NPPF) was adopted in 2012 and recently updated, which outlines the government’s aims for sustainable development. In paragraph 127, it is outlined that local planning authorities should ensure that an area justifies the status of special architectural or historic interest. In addition, Historic England (2011) has published guidance on the production of conservation area appraisals, both of which inform this document.

Local Planning Policies

1.5 Lancaster City Council developed a Development Management DPD which was adopted in 2020. The document provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which will inform this document include:

- DM37: Development Affecting Listed Buildings
- DM38: Development affecting Conservation Areas.
- DM39: The Setting of Designated Heritage Assets
- DM40: Registered Parks and Gardens
- DM41: Development Affecting Non-Designated Heritage or their Setting

Summary of special interest

1.6 The special interest that justifies the designation **Lancaster Moor Conservation Area** can be summarised as follows:

- A cohesive area associated with Lancaster’s 19th Century suburban expansion, developed for the provision of hospital buildings, cemeteries, and parkland.
- The historic importance of the former hospitals and the cemetery in representing the emergence of large-scale social provision within the city.
- The building of fine and distinctive hospitals at Standen Park (grade II* listed), Lancaster Moor (grade II) and Ridge Lea (unlisted).
- A spaciouly planned environment, previously an area of moorland, that was designed in order to create an idealised picturesque character.
- A green and leafy character providing the setting for buildings, streets and spaces.
- Street tree planting and stone walls forming avenues that define principal routes through the area.
- The Lancaster Cemetery, a registered Park and Garden (grade II) designed by the prominent Lancaster architect Edward Paley, with three chapels, lodge and Crimea War Memorial, all grade II listed within an informal parkland setting.
- The small historic farmstead of Stone Row, with a fine group of historic buildings dating from the 18th and 19th century within a wooded setting, with a distinctive cobbled approach.
- The area of Fenham Carr which consists of woodland with footpaths and now forms part of the public park.

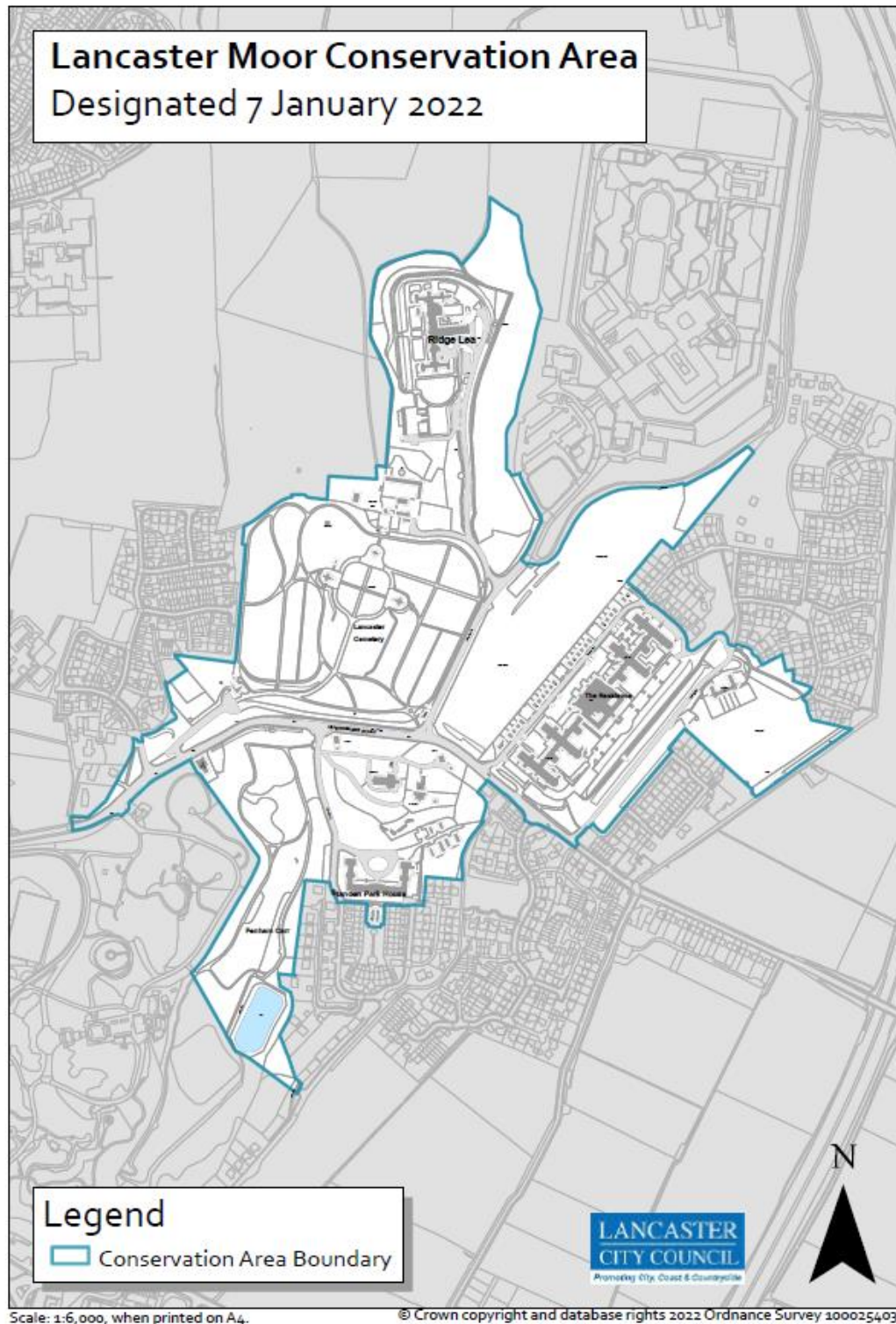
2.0 LOCATION AND SETTING

2.1 Lancaster Moor Conservation Area covers an area of Lancaster to the east of the city centre in an elevated location that, as the name suggests, was previously open moorland. The area is within a suburban location that is situated between 19C housing development to the east and west with open countryside nearby a little further to the east, through which the M6 motorway runs from north to south. Beyond that the land rises up toward the Forest of Bowland Area of Outstanding Natural Beauty. Quernmore Road is the principal road through the conservation area, bisecting the conservation area in two. A secondary route along Stone Row Head leading north towards Ridge Lea further bisects the area to the north.

Description and Boundary

2.2 The Lancaster Moor Hospital Conservation Area comprises the principal buildings and landscapes associated with the Lancaster Moor Hospital complex. The three largest surviving structures are Ridge Lea Hospital, The New Block (now known as The Residence), and the original County Asylum building (now known as Standen Park). There are several surviving ancillary structures which contribute to the understanding of the expansion and development of the complex while also contributing to the character and appearance of the conservation area as a whole. These include the Church of St. Michael’s (originally St. Saviour’s), 1 and 2 The Woodlands, and the asylum chapel which is immediately to the south of the main Standen Park building. To the north of Quernmore Road there is Campbell

House within the immediate curtilage of the New Block, and Stone Row Head, a farmstead to the immediate south of Ridge Lea Hospital. The conservation area also includes important greenspaces, such as Fenham Carr, an area of woodland associated with the Standen Park site and Lancaster Cemetery, first laid in 1855. The cemetery has clear ties to the Hospital complex but is also an exemplary piece of civic design.





The New Block seen through its wooded setting providing memorable townscape character

- 2.3 The boundary has, therefore, been defined to preserve the principal hospital buildings and the surrounding green areas and ancillary buildings which are crucial to understanding the area's development and its use as a mental health hospital. The boundary follows some of the buildings very tightly, particularly at the Standen Park and New Block sites where modern development has occurred within the curtilages of the buildings. Such modern development has, therefore, been excluded from the boundary where possible, although the location of some newer development, particularly to the west of the New Block, makes it impractical to exclude.

Topography and landscape setting

- 2.4 The conservation area is situated on former moorland to the east of Lancaster that forms the elevated backdrop for the city when viewed from the west. The land steeply rises from the north and west before reaching a north-south ridge which is inclined more gently to the east. The area is contiguous with Williamson Park, also a conservation area and Registered Park and Garden. The tree'd character of the Park forms a continuous wooded setting to the south-west, reinforced by roadside trees planted to create a formal avenue along Quernmore Road. More recent housing is found to the west, north-east, east and south of the area. The HMP Young Offenders facility is located just to the north of the conservation

area. However, the spacious leafy character and elevated location of the conservation area means the adjacent housing areas and prison do not impinge on the setting except in views from the east, where housing development is visible in the foreground of the New Block of Lancaster Moor Hospital, with its distinctive tower.

Archaeology

- 2.5 Bronze Age urns were discovered and reported in 1865 during 19th century development on the moorland area. This is described by J Harper Esq. when workers were uncovering a new seam of sandstone, likely for quarrying, discovered a stratum of 'dark vegetable soil' in which pairs of urns were placed two feet below the soil at yard intervals in a line running east-west. The quantity of urns was not described.

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

Origins

- 3.1 The Conservation Area occupies a site which was originally moorland. As Lancaster's centre began to expand in the late-18th and early-19th centuries, the moorland area was quarried for stone which was used to construct housing and industrial buildings. The quarries remained until they were subsequently developed into the original Moor Hospital Complex in the early 19th century. The development of Asylum is shown on the maps below.

Lancaster County Asylum

- 3.2 In response to the 1808 *County Asylums Act*, the first hospital in Lancaster was built on the moorland site, designed by Thomas Standen and opened in 1816. As one of the first asylums built in response to this Act there was no established definition of asylum design. Consequently, the County Lunatic Asylum was built in the Neo-Classical style and appears as a wealthy residential dwelling. However, the hospital had been successful in housing patients and was extended in 1824. The Standen building was enlarged to the rear initially by Edmund Sharpe in 1824 and then added to as required until c.1850. The Asylum is now diminished in size through some demolition of later buildings. The original building is the most intact part of the hospital that survives, with some of the extension buildings retained as part of the modern redevelopment to the south. The 1816 block is Grade II* Listed.
- 3.3 In 1841 Dr Edward de Vitre and Dr Samuel Gaskell carried out the first review of the County Asylum and discovered that there was a diverse demographic of patients with a mixture of those with mental illnesses and others who were incarcerated due their personal circumstances or non-mental illness related reasons. Consequently, in 1866 Gaskell built a chapel to create a sense of community for the growing number of patients. This is the Grade II Listed St. Saviour's Church. Shortly after a catholic chapel was also built to the east, although this has since been demolished.
- 3.4 Despite extensions and the introduction of chapels, the main hospital was overrun with patients and, following on from de Vitre and Gaskells findings from the 1840s, land and funds were found to build a new hospital. This was endorsed by Queen Victoria and

consequently the Royal Albert Hospital was built in Lancaster’s urban centre and welcomed its first patients in 1870. Although this does not lie within the Conservation Area it is illustrative of the extent of the expansion of Lancaster Moor Hospital throughout the 19th and early 20th Centuries.

The development of the Lancaster Moor Hospital 1816 - 1916

1818



Greenwood – Map of Lancashire

1844



HM Ordnance Survey

1893



HM Ordnance Survey

1933



HM Ordnance Survey

Expansion

- 3.5 Despite the creation of the Royal Albert Hospital and redistribution of patients away from the Moor Hospital complex, the hospitals still became overcrowded, and the County Asylum expanded across the moorland site. In 1879 land was being cleared over the road from the County Lunatic Asylum on land called 'Lancaster Moor'. This made way for an annexe or "New Block" (now known as "The Residence") which was subsequently constructed in Gothic Revival style in 1882, with a pavilion planform flanked by corridors which housed the wards. This new annexe created space for a further 825 patients. Architecturally the annexe is a stark contrast to the country house style of the original 1816 building.



Landscaping became an important aspect of later Asylum design as here in the grounds of the New Block

- 3.6 Further subsidiary buildings were constructed to house and service an increasingly diverse patient population. By 1890 the total population of in-patients was 1,883 and further annexes and villas were constructed to manage this demand. This included Cassidy House (1907), Campbell House (1909), de Vitre House (date not known). The complex begins to mirror national trends in segregation by sex, class and race with the Ladies Villa (Ridge Lea Hospital) and Campbell House (also known as the Gentlemen's Villa) being built due to the complaints of wealthy patients' families who were upset that their family members were being housed with those of a lower class.



Ancillary housing buildings to the north of the New Block, now demolished for modern residential development (<https://www.bing.com/maps/>)

- 3.7 Ridge Lea (The Ladies Villa) and Campbell House (The Gentlemen’s Villa) both survive however many of the other subsidiary buildings to the north of the annexe have been demolished and replaced by modern residential development



Campbell House and cricket pitch looking towards the New Block

4.0 CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

Townscape, views and vistas

- 4.1 Lancaster Moor Conservation Area comprises a distinctive historic area of Lancaster, which is now a mature, leafy suburb which spans across Quernmore Road (see Townscape map below). The conservation area is a designed environment that has developed over a century, resulting in the transformation of open moorland into a picturesque suburb. Within this landscape context is the core of the former Lancaster Moor Hospital complex which

compromises three principal buildings, namely Standen Park, The New Block, and Ridge Lea. Each building has its own, predominantly tree'd environment with generous green spaces and other surviving ancillary structures adding to the character of the area.

4.2 Quernmore Road is the main route east-west through the centre of the conservation area. This treelined road has a regular and spacious character and offers partial views of the New Block and Standen Park as well as the stone walls and deliberate planting. Stone Row Head proceeds north from a junction with Quernmore Road. It is an exceptionally straight and quiet route, with a stone wall emphasising its linearity. Though lacking tree planting, trees within the cemetery and alongside the football pitch frame long views along the street.

4.3 The Cemetery, Stone Row Head farmstead and Ridge Lea are located further away from the main Quernmore Road thoroughfare in more secluded locations, often adjacent to much denser areas of woodland which provide screening. The delightful approach to Stone Row, fringed by woodland and cemetery trees, is along a cobbled lane, an unusual and distinctive feature given the suburban location. The approach to Ridge Lea is similarly attractive through a woodland glade, though this is now becoming overgrown following the closure of the facility.

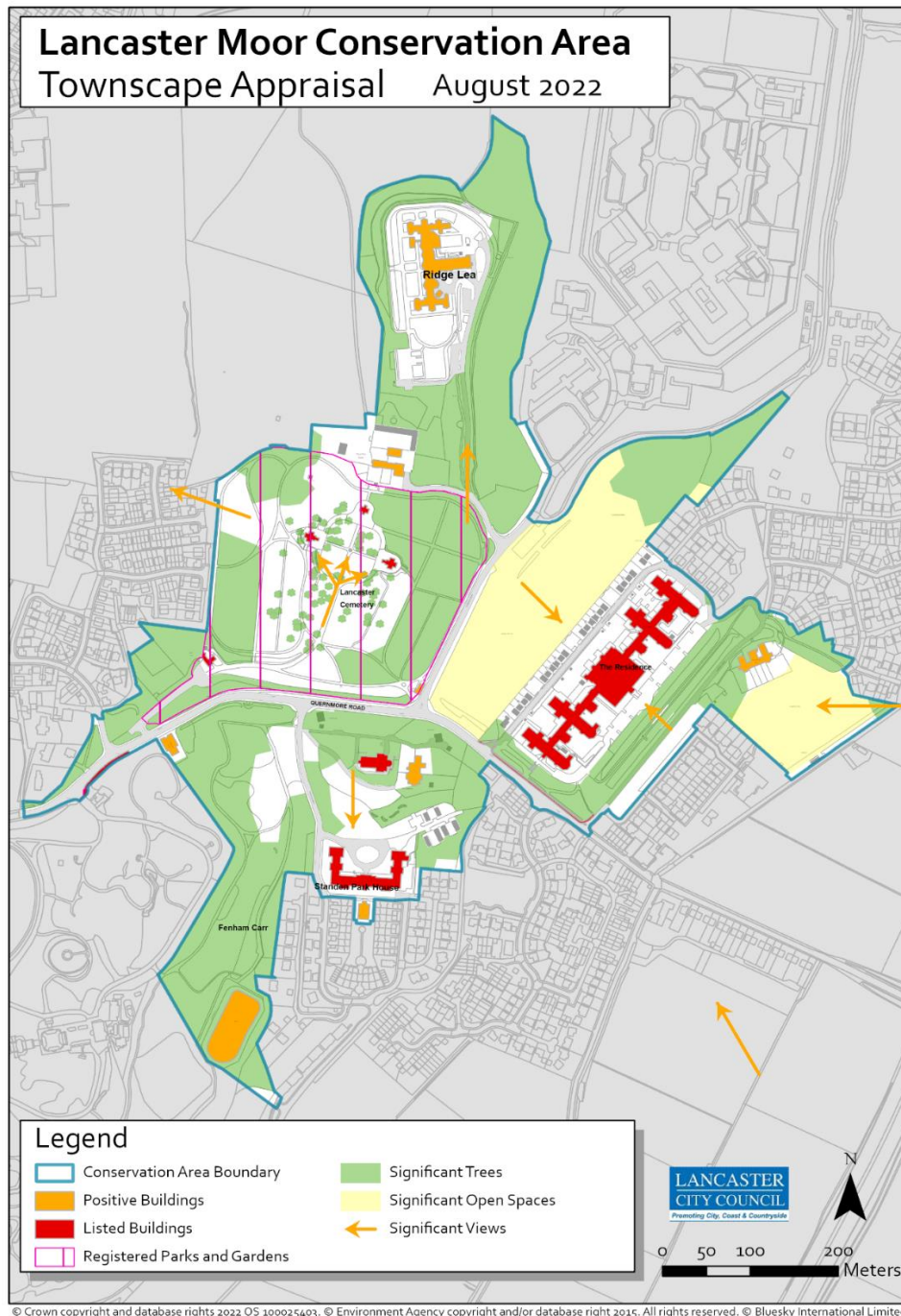


The distinctive cobble approach to Stone Row Head with cemetery trees to the right

4.4 The principal buildings are all developed on a grand scale. The woodland and trees mean that only tantalising glimpses of the buildings are possible from many vantage points in the conservation area. Longer views from outside the conservation area to the east reveal the tower of the New Block and the roofscape of Standen Park. The nearby Ashton Memorial was once described as “eyecatcher extraordinaire” by the architectural historian Nicholas Pevsner and a similar epithet could be given to the soaring New Block tower, which is a

memorable feature visible from the motorway and the approach from Quernmore Road. Ridge Lea, on the other hand, is hard to view from outside the conservation area, being entirely surrounded by woodland.

- 4.5 The elevated location of the conservation area mean there are memorable views towards the surrounding countryside, with the Forest of Bowland AONB to the east and Morecambe Bay and the Lake District to the north and west. Views from the Cemetery across Lancaster and towards the Bay are particularly noteworthy.



5.0 THE BUILDINGS OF THE CONSERVATION AREA

- 5.1 Administratively, the Hospital was historically one site with varying architectural styles which reflected the development of the complex over a 100-year period. Likewise, the changing use in building materials reflected changing architectural trends. The ample supply of local sandstone means that it is the most prevalent building material, used almost exclusively for walling of pre- 1916 buildings and for boundary walls. Standen Park uses locally quarried ashlar sandstone, the New Block using a much redder dressed sandstone with sandstone dressings, and Ridge Lea using pitched faced sandstone with dressed stone details and stone coping and kneelers.
- 5.2 The majority of buildings are slated with local Burlington blue/grey slate from Cumbria (though, the quarry was within Lancashire at the time and the slate then known as Lancashire blue/grey slate). More roughly dressed but still squared stones, and those of coursed or uncoursed rubble construction can all be found in the older buildings at Stone Row and within boundary walling. Timber windows, mainly sliding sash, are predominantly used along with timber doors and joinery.
- 5.3 **Standen Park** Hospital was built 1811-1816 to the designs of Thomas Standen. It is in the Neo-Classical style and typical of high-status Georgian buildings. The later, Victorian wings were also built in the same style. The building is grade II* listed and is a building of high significance. Constructed in stone with hipped slate roofs it has a typically formal character, featuring porticoed frontage with pediment, rusticated ashlar, with side wings of Palladian character. It is set within expansive grounds which include other historic buildings, some of which are listed. The latter includes **Saint Michaels** church to the north, the latter designed by Edward Paley and dating from c.1866.



Standen Park, 1816, grade II* – The earliest Lancaster Moor Asylum building designed as a country house in classical style

- 5.4 Lancaster Moor Hospital annex, or the **New Block**, on a separate site to the north of Quernmore Road and Standen Park, was completed in 1882 to designs of AW Kershaw. Listed at grade II, it is a building in Victorian Gothic Revival style albeit austere in character, with its remarkable soaring tower visible widely in the local area. With a linear planform with a series of distinctive wings accessed off a central spine, this striking building is also located in generous, leafy grounds and includes recreation fields to the north-west and a cricket pitch with a pavilion to the east. Its impressive stone entrance walls, railings, gate piers and iron gates are listed grade II in their own right.



The New Block set within landscaped grounds

- 5.5 Both Standen Park and Lancaster Moor Hospital have since been converted for residential accommodation and developed in their grounds for housing over the last few decades. This housing was largely to fund repairs to the Listed buildings, although significant areas of landscaping to the buildings frontages and principal elevations was preserved.
- 5.5 **Ridge Lea** is a building of similar form and Gothic architectural character to the New Block. It is located to the north of the two other hospital sites, again in generous grounds surrounded by woodland. It was constructed in 1916, and is unusual in its continued use of the Gothic Revival, which is very late for this architectural style. The building has a very distinctive character, employing Dutch gables and is well constructed with some fine stone detailing and architectural features beneath a slate roof. The building is in poor condition with some loss of lead flashing and stone details.



The distinctive Dutch gabled character of Ridge Lea

- 5.6 The three **cemetery chapels**, all designed by renown local architect Edward Paley in c 1855, are situated towards the centre and north of the site. The chapels (all listed grade II) are built of stone in Gothic Revival style, the Roman Catholic one being slightly simpler in design than the other two. The chapels lie on a platform at the highest point of the cemetery; to the north is the Roman Catholic chapel, the Nonconformist chapel lies to the east, and the Anglican chapel to the west. A small windowless stone shed beside the Anglican chapel was probably a hearse house.



The Roman Catholic Chapel at Lancaster Cemetery

- 5.7 To the north of the cemetery is a small farmstead known as **Stone Row**. This has historic buildings dating from the 18th and 19th century together with more modern 20th century buildings. It is understood that the farm was used by the hospital in the treatment of patients and later by the nearby prison. A distinctive cobbled road provides the approach to the farmstead.



Stone Row Head farmstead, pre-dating the Asylum but later incorporated

6.0 OPEN SPACES, PARKS, GARDENS AND TREES

- 6.1 Landscaping became a prominent aspect of asylum design and the creation of a natural setting was a deliberate and important aspect of the treatment for patients. The green spaces that surround the complex demonstrate important shifts in the treatment of mental health patients in the C19 when a more sympathetic and dignified approach was adopted and hospitals were provided with grounds reminiscent of country houses. Informal planting and a network of footpaths for patient's recreation were provided, the outdoors and fresh air being considered an important part of their treatment.

Standen Park

- 6.2 While Standen Park has a mature landscape setting, with a winding approach within woodland, the first edition OS map (see 1844 OS map edition above) suggests a more austere setting, with the hospital situated within the surrounding moorland and a small formal landscaped garden. However, as treatment evolved the surrounding area had been planted in a more informal, parkland style, with footpaths providing perambulation routes around an enlarged estate, as shown on the second edition OS map (see 1893 OS map edition above). This included Fenham Carr, which is an area of woodland to the west of

Standen Park and contiguous with Williamson Park, a Registered Park and Garden. This naturalised setting is an important component of the conservation area's leafy character as well as providing a positive setting for the grade II* listed building.

- 6.3 Within Fenham Carr there is a small reservoir with a tall stone wall with large gates at each end. One aspect of asylum design is that a water source had to be provided, especially given the elevated location remote from water courses. It is understood that this reservoir provided water for the County Asylum.

New Block

- 6.4 The leafy character of the conservation area continues around The New Block (now The Residence) which is screened from Quernmore Road by trees just inside of the listed walls and gates. The perimeter of the building was historically lined by trees with a small woodland to the north prior to the recent development on the north side. The remaining trees still contribute to the designed landscaped which forms the setting of the listed building and picturesque leafy character and appearance of the conservation area.

Ridge Lea

- 6.5 The site for Ridge Lea was formerly open moorland at the edge of Lancaster and to the north of the other hospital buildings. This new hospital annex was built on a terrace of land which sharply rises up on the moor side. Embankments were created to provide a level site and trees planted on the surrounding land, much of it now mature woodland. The approach to the site is through a delightful woodland glade.



The woodland approach to Ridge Lea

Football pitch

- 6.6 The green area between the New Block and Ridge Lea hospital is a historic open green space which has been preserved and is now used as a sports field. This provides uninterrupted views of the New Block. Following conversion and erection of houses in the grounds, a new wall to the “The Residence” was constructed to the west side. However, this rendered wall is prominent and intrusive and would benefit from remedial works, painting or landscaping.

Lancaster Cemetery

- 6.7 Lancaster Cemetery is a grade II Registered Park and Garden situated between Standen Park and Ridge Lea. It was established in 1855 and was designed by the prominent Lancaster architect Edward Paley. The wooded slopes associated with Lancaster Moor Hospital and Williamson Park form the setting towards the south. To the north, trees along the boundary with Stone Row and woodland beyond form an attractive backdrop to the cemetery chapels.



The attractively landscaped grounds of the Cemetery

- 6,8 The Cemetery includes three chapels of different denominations and formally laid out burial grounds in an elevated location with stunning views towards Morecambe Bay and the city centre. The site is laid formally at the heart of the site with a cruciform plan of paths forming vistas that are terminated by the three grade II listed chapels. The lodge adjacent to the cemetery entrance and the Crimea monument are also grade II listed.

- 6.9 The cemetery contains a mixture of evergreen trees including yews and other examples of beech, oak, and sweet chestnut. The 1877 maps shows that planting was concentrated on the perimeter, near to the chapels, and the junctions of paths. The cemetery is bounded by a substantial coped sandstone wall. It is a beautiful and picturesque environment with informal landscaping complementing the formal arrangement of the site.

Quernmore Road

- 6.10 Quernmore Road is the main route through the conservation area and is a significant contributor its special character and appearance, as experienced from the main road. The road is lined with stone walls and trees screening most of the important buildings. On the roadside of the pavements there are large trees forming an avenue which helps define the street itself.

7.0 CHARACTER AREAS AND SUMMARY OF CONDITIONS

- 7.1 Lancaster Moor Hospital conservation area has been designated to preserve and enhance the character and appearance of this Lancaster suburb, including the buildings and open spaces which formed part of the former hospital complex and contribute to its understanding. As the area has a cohesive character that developed in several phases over a 100-year period (with the exception of Stone Row Farm, which has a longer history), no separate character areas have been defined. Instead, the whole of the conservation area represents a singular, cohesive entity in terms of its visual, historical and functional character and appearance.

Positive Contributors

- 7.2 There are several key listed buildings and structures within Lancaster Moor conservation area, as well as a registered park and garden. In addition to these designated heritage assets, there are some non-designated heritage assets which add to the character of the conservation area and local identity of the district. Non-designated heritage assets that contribute to the significance of the conservation area are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF). It is important to clearly identify these buildings as proposals for their demolition normally constitute substantial harm to the conservation area, which will require strong justification. There is a presumption in favour of the conservation of unlisted buildings that contribute to the character of the conservation area. There are many unlisted buildings which positively contribute to the architectural and historic character of Lancaster Moor's conservation area. Positive elements of the area have been included within the Townscape map of the conservation area above

Summary of Condition

- 7.3 Overall, the conservation area has been designated due to the retention of buildings which show the origins and expansion of Lancaster Moor Hospital including ancillary buildings which reflect national trends in changing mental health care provision. Standen Park and

New Block have been converted into residential dwellings and are therefore in very good condition.

- 7.4 The conservation area appraisal has identified that Ridge Lea has been vacant since it ceased to function as a hospital in the early 21st century and is in a deteriorative condition, with some loss of slates, lead flashing and stone details. At the time of writing the building has not been secured and is vulnerable to further damage through loss of roofing material and vandalism. However, the building is still capable of conversion to other uses. The residential conversions of the other Lancaster Moor buildings illustrate the potential.
- 7.5 Stone Row Head Farm is vacant and in a similarly poor condition. Elsewhere, some inappropriate Upvc windows and outbuildings have been identified on curtilage buildings, particularly on the Standen Park site.
- 7.6 Fenham Carr and the playing fields are presently in good condition, however, the modern housing development and boundary wall are a negative features of its setting.
- 7.7 The removal of trees on Quernmore Road also has a negative impact on the townscape character of this attractive avenue. The trees are planted close to the highway edge and the footpath is relatively narrow. Parking by visitors to Williamson Park and damage to trees by vehicles is an added problem. The condition of the footpath is also a concern expressed by local residents, in part caused by the planting of the trees in the footpath, parking on the pavement and the narrowness of the pavement.

- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1391761
- ✓ MOOR HOSPITAL, NEW BLOCK
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195079
- ✓ CRIMEA MONUMENT IN LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298304
- ✓ LANCASTER CEMETERY LODGE
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212683
- ✓ WATER CLOSET CUBICLE IMMEDIATELY SOUTH OF WEST PORCH OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195077
- ✓ MOOR HOSPITAL, BLOCKS 40,41,42,44 AND 46
 - Heritage Category: Listed Building
 - Grade: II*
 - List Entry Number: 1289436
- ✓ WESTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298305
- ✓ CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289454
- ✓ NORTHERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212689
- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II

- List Entry Number: 1391761
- ✓ EASTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195078
- ✓ WATER CLOSET CUBICLE IMMEDIATELY NORTH OF APSE OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289423
- ✓ LANCASTER CEMETERY
 - Heritage Category: Park and Garden
 - Grade: II
 - List Entry Number: 1001567
- ✓ RIDGE LEA
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted
- ✓ STONE ROW
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted

(Please note that the list of Non-Designated Heritage Assets is not definitive)

**Lancaster Moor Conservation Area – Appendix 4:
Comments received from Seemore Properties and officer
response.**

SEEMORE PROPERTIES COMMENTS ON THE CONSERVATION AREA DESIGNATION FOR LANCASTER MOOR

(SEEMORE PROPERTIES ARE THE OWNERS OF THE RIDGE LEA SITE)

Consultee Comment	Lancaster Conservation Team Response
<p>The company not been formally advised about the consultation on the merits of the ongoing designation of the Conservation Area and the existence of the Appraisal. This is a procedural and legal failing.</p>	<p>There is no legal requirement to carry out consultation for the designation of a conservation area under the 1990 Act. The Councils procedures allow for the decisions to be made.</p>
<p>The original and current basis of the designation of the Conservation Area is flawed and should be rescinded because there is insufficient special historic or architectural interest.</p>	<p>We disagree and have prepared a draft conservation area appraisal outlining the special architectural and historic interest of the area.</p>
<p>“4. Reference is made on the Council’s website to the “urgent circumstances which led to the designation, the council was unable to carry out public consultation of local residents and other people who might be affected by it.” The Emergency Report to Cabinet included:</p> <p>“While there is no statutory requirement of the public consultation under the 1990 Act, we would normally seek the views of the local community and other stakeholders affected by the proposed designation. The LPA’s Statement of Community Engagement (paragraph 6.34) also provides that:</p> <p>‘The Council currently consults with the local civic societies and preservation groups to undertake asset surveys of conservation areas, undertake heritage at risk audits and compile a list of locally important heritage assets in their areas.’</p>	<p>As set out in the Cabinet report dated 7 January 2022, the timing of the designation had been influenced by the proposed demolition of the former hospital at Ridge Lea. An application for demolition of the building had been submitted with an imminent determination date. Ridge Lea is an architecturally significant building that positively contributes to the character of the area, with its strong physical and historic associations with the other historic buildings of the Lancaster Moor Asylum. The loss of Ridge Lea would have caused considerable harm to the historic and physical character of the area and the loss of an important component of the city’s historical development.</p> <p>We understood that Star Planning were still retained as Seemore Properties’ agent, so we sent Star Planning details of the designation in January. Star Planning responded to this on 13 January.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>“Given the application to demolish the significant building at the former hospital at Ridge Lea (received just prior to the Christmas holidays – 13 December 2021), there is insufficient time for consultation and given the urgent need for the Conservation Area designation, the LPA proposes that decision be made without consultation.”</p> <p>5. This was an incorrect statement and a flawed approach because there was no imminent risk of demolition of Ridge Lea Hospital at that time.</p> <p>6. It is accepted that Seemore Properties did apply for Prior Approval to demolish the Ridge Lea Hospital buildings (the merits of which are discussed below) but this was refused by the Council on the basis of the need for more information concerning the presence of any European protected bats and the impact of the demolition works on protected trees. Even if a further Prior Approval application had been submitted, the time taken to obtain the requested information and the determination of a further application, consultation about the designation of the Conservation Area could readily have been undertaken.</p> <p>7. However, the key procedural issue remains that the Council has again failed to follow its own Statement of Community Engagement by not contacting other people, such as Seemore Properties, who might be affected by the designation of the Conservation Area.</p>	<p>Immediately prior to the current consultation we carried out a search of the Land Registry for the land at Ridge Lea. However, Seemore Properties’ interest in the land was not registered at the Land Registry.</p> <p>However, a consultation letter was sent to Star Planning on 10 August 2022 as the Council understood that it represented Seemore Properties who were the owners of Ridge Lea (even though this was not contained on the Land Registry title). Further correspondence from Star Planning during the current consultation indicate that Star Planning are still retained as Seemore Properties agent. The submission written on behalf of Seemore Properties in response to the current consultation dated 26 September has been emailed to us by Star Planning on the same day so we assume that Star Planning continue to act as Seemore Properties’ agent.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>It was by luck that Seemore Properties found out about the consultation during an on-site meeting with the Planning and Conservation Officers well after the consultation period had started. Accordingly, the failure to notify Seemore Properties has mean that the drafting of this representation had to be accomplished in a time period which was significantly less than the claimed 6 seek period stated on the website.</p>	
<p>The inadequacy of the justification to designate the Lancaster Moor Conservation Area is evident in the Emergency Report which included the original, rather than now updated, justification for designation. It stated at paragraph 3.3 that “An assessment of the proposed conservation area has been prepared and can be found in Annex 2. This helps to provide an assessment of the character of the area that warrants its designation.” This assessment is materially different to the Conservation Area Appraisal now being consulted upon.</p> <p>12. The assessment was just a series of descriptors about some of the buildings within the area and sought to create a cohesive whole by refencing “The designation of a conservation area would recognise the historic importance of the former hospitals and the cemetery to the history of social provision within the city and the realisation of idealised and picturesque environments. The designation of Williamson Park yet the lack of designation for the wider area is inconsistent as the latter has similar historic qualities and character.” However, the Conservation Area Appraisal has no refence to the</p>	<p>We do not agree that the conservation area assessment within the designation report and the conservation area appraisal are materially different. Both documents review the historical development of the area from moorland to asylum, outline the building character and the character of spaces and landscape setting within the conservation area.</p> <p>We consider that Lancaster Moor Conservation Area shares many of the qualities which contribute to the special interest of Williamson Park. We recommend the appraisal be amended in paragraph 2.4 to include reference to this as part of the justification for the designation, as follows (additional text underlined).</p> <p><i>“The area is contiguous with Williamson Park, also a conservation area and Registered Park and Garden <u>and an area of very similar character to much of the Lancaster Moor Conservation Area.</u>”</i></p>

Consultee Comment	Lancaster Conservation Team Response
<p>inconsistency point for Williamson Park raised in the original assessment.</p>	
<p>Appraisal states that the area is “A cohesive area associated with Lancaster’s 19th Century suburban expansion, developed for the provision of hospital buildings, cemeteries, and parkland.”</p> <p>It is not a cohesive area in the manner described. The original Asylum was an isolated building located away from the City of Lancaster rather than being part of a planned suburban expansion. The same applies to the erection of other related hospitals which were all set in their own grounds. There have been considerable changes to the original character and appearance (sic) of these sites and area as a whole which have reduced any cohesive value, including the demolition of hospital buildings over a prolonged period and their replacement by new homes.</p>	<p>We consider that the area has a highly cohesive character and appearance in terms of historic land-uses; the social provision of facilities for the benefit of the public; the common inter-related use of much of the area as part of the Asylum complex; the spacious layout of buildings, landscaped grounds, road and trees; the character of predominantly large buildings of polite architectural design in generous grounds; the consistent use of sandstone and local slate in building materials; and a wooded context with tree-line streets. We have amended the Summary of Special Interest and Section 4 Introduction to reflect this more clearly.</p> <p>The area was not planned at one time but designed incrementally over a period of many years. The changes to the area such as the loss of buildings and new homes has not adversely affected the areas within the conservation area. Most new homes have, in any case, been excluded from the designation where possible.</p>
<p>Appraisals states that “the historic importance of the former hospitals and the cemetery in representing the emergence of large-scale social provision within the city”.</p> <p>The erection of the hospitals and a cemetery are acknowledged but the historic interest has been diluted by the demolition of hospital buildings over a prolonged period and their replacement by new homes.</p>	<p>As above</p>

Consultee Comment	Lancaster Conservation Team Response
<p>Appraisals states that “The building of fine and distinctive hospitals at Standen Park (grade II* listed), Lancaster Moor (grade II) and Ridge Lea (unlisted). “</p> <p>As a statement of fact, Ridge Lea Hospital is not a fine and distinctive building. In any event, and as catalogued in the Appraisal, the hospital buildings have their own architectural style and settings and there is not a cohesive character and apperance (sic).</p>	<p>We consider Ridge Lea to be a highly distinctive building with a series of bays with Dutch gables, good quality stonework and dressed stone details. With regard to the cohesive character see above.</p>
<p>Appraisals states that “A spaciouly planned environment, previously an area of moorland, that was designed in order to create an idealised picturesque character.”</p> <p>There is some support for this attribute in there being a designed environment for each hospital but there was no overall master plan as such which is associated with planned estates. The designed environment was associated with the individual hospital buildings and the cemetery rather than the area being planned. The area evolved on an ad hoc basis in response to the need for additional capacity in the hospital and the establishment of the cemetery.</p>	<p>Each phase of the development was carefully designed. The planning of the area was not in one phase but incrementally over a period of years. A common character emerged from the mid 19C of buildings sets within a spacious tree’d character and this links the planning of each phase. Planning of an area does not necessarily require a masterplan and urban planning is invariably an incremental activity.</p> <p>To clarify this we suggest the following amendment to the Summary:</p> <p style="text-align: center;"><i>“A spacious environment, that was planned incrementally and developed in phases over a period of 100 years, from 1816-1916. Previously an area of moorland, its design created an idealised picturesque character, much influenced by evolving practices in patient treatment and Victorian suburban and landscaping design.”</i></p>
<p>The appraisals states that the area is “A green and leafy character providing the setting for buildings, streets and spaces.”</p>	<p>The green and leafy character is not unique to the area but is far more predominant than other areas of the city and particularly with regard to large areas of woodland which does not exist to the same extent elsewhere. Colour</p>

Consultee Comment	Lancaster Conservation Team Response
<p>This is acknowledged but does not amount to a special interest because this equally applies to other parts of Lancaster. The majority of the trees within the Conservation Area are already the subject of blanket Tree Preservation Orders which would retain this verdant character and appearance.</p>	<p>aerial photographs of the city reveal the exceptional amount of greenery from trees in the area compared to other parts of the city.</p> <p>The green and leafy character is one of a number of qualities which contribute the character and appearance of the area. The nature of conservation areas is that it is the combination of various qualities which gives them their special interest. While TPOs do protect trees they clearly do not protect historic buildings which may also contribute to the special interest of an area.</p>
<p>The appraisal says “The Lancaster Cemetery, a registered Park and Garden (grade II) designed by the prominent Lancaster architect Edward Paley, with three chapels, lodge and Crimea War Memorial, all grade II listed within an informal parkland setting.”</p> <p>This is a statement of fact. The cemetery is already recognised as a designated heritage asset and it already protected.</p>	<p>The statutory listing of heritage assets within the area is a measure of the areas architectural and historic interest. It is common for conservation areas to contain a number of listed heritage assets. Unlike individual heritage assets, conservation areas designation ensures that consideration is given to the entirety of qualities that contribute to an area’s character and appearance when there are development proposals. It provides a test for the quality of development affecting these qualities within s72 of the 1990 Act based on preserving or enhancing the character and appearance of the conservation area. This is a higher test than exists outside of conservation areas. It also gives enhanced protection to unlisted buildings and unprotected trees.</p>
<p>The appraisals states that “The small historic farmstead of Stone Row, with a fine group of historic buildings dating from the 18th and 19th century within a wooded setting, with a distinctive cobbled approach.”</p> <p>This is acknowledged but does not amount to a special architectural or historic interest to justify the designation of a Conservation Area. Indeed, it is an outlier in terms of the large-scale social provision referred to above.</p>	<p>This small former farmstead contributes to the overall character and appearance of the area and one of a number of qualities which, taken together, justify the conservation area designation. It is part of the historical development of the area, much of it pre-dating many of the 19C buildings. It was later acquired by the Asylum in 1908 and used as a facility for the production of food and the treatment of patients by the Asylum, becoming an integral part of the welfare provision. It is therefore an important element in the understanding of the asylum complex</p>

Consultee Comment	Lancaster Conservation Team Response
<p>The appraisal states that “The area of Fenham Carr which consists of woodland with footpaths and now forms part of the public park.”</p> <p>This is acknowledged but does not amount to a special architectural or historic interest to justify the designation of a Conservation Area.</p>	<p>This woodland forms part of the historic landscape of the First Moor Hospital Block (1816) and contributes to the overall character and appearance of the area and one of a number of qualities which, taken together, justify the conservation area designation. It is an important component in the green and leafy character of the area.</p>
<p>Further, the Appraisal is incomplete in a number of matters. For example, unlike other Appraisals, there is no consideration given the negative elements (or detractors) which would be expected to have been considered in any objective assessment process. The negative elements include Ridge Lea Hospital (which is claimed to be Positive Buildings) and, although mentioned, the impact of HM Lancaster Farms Prison and the modern housing development has significantly eroded the setting of the designated heritage assets.</p>	<p>We do not consider Ridge Lea, in terms of its intrinsic architectural character and setting, to be a detractor although its condition is of considerable concern. This condition does have a negative impact on the qualities of the area. However, this does not justify excluding it from the conservation area given there is potential to repair and re-use the building.</p> <p>The Summary of Condition section of the appraisal outlines negative contributors and this section can be re-titled and amended to discuss negative contributors in more detail. However, the existence of negative elements within a conservation area is very common and does not indicate that the designation should be rescinded.</p>
<p>The Appraisal also fails to recognise that Ridge Lea Hospital, including the complex of farm buildings, are allocated for housing development in the Local Plan. Further, there is agreement between Seemore Properties and the Council that the main access to the East Lancaster Urban Extension will be via Ridge Lea Hospital which will inevitably change the character and appearance of this part of the Conservation Area, including what is described as a Significant View. This is currently envisaged to comprise a 7.3 metre wide carriageway with footway and cycleway.</p>	<p>The appraisal is intended to assess the special architectural and historic interest of the conservation area. It does not seek to identify proposed development sites but would provide important information in the design of development proposals and their subsequent assessment through the planning application stage.</p> <p>Policy H3, allocating the Ridge Lea site, makes clear the need for a heritage-led approach to the re-development of the site.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>Accordingly, the Conservation Area’s designation should be rescinded because there is not the required special architectural or historic interest which justifies its continued designation. The attributes identified by in the Appraisal do not individually or collectively amount to especially great or important features of the area which have a cohesive quality. Further, the attributes are neither extraordinary nor unusual because they are evident elsewhere in Lancaster. Some of the attributes are already protected through there being designated heritage assets, blanket Tree Preservation Orders local landscape designations and, to some degree, ownership of open spaces by public bodies.</p>	<p>We strongly disagree and consider the area has a high degree of special interest, including 12 listed buildings and one Registered Historic Park and Garden all within a cohesive spacious and leafy environment. Other designations and public ownership are very common in conservation areas and do not preclude designation.</p>
<p>However, the Appraisal significantly underestimates the appearance (sic) and condition of the buildings which are now a significant detector from the Conservation Area. There is also a statement which is made that the buildings are only in a poor condition and are still capable of conversion to other uses. These statements are without reference to any assessment of the buildings’ actual condition nor providing any specific or cogent evidence to justify their re-use. The only reference being capable of re-use is to other hospital buildings which have been converted but these works were undertaken based upon their design, layout and viability circumstances which are not directly applicable to Ridge Lea Hospital.</p>	<p>The building was until recently occupied and based on a visual inspection and our experience it would be capable of conversion following repairs. We accept that the repairs might be extensive and may involve extensions and alterations. The viability of this is outside the scope of the appraisal and would be assessed at the application stage. Very many historic buildings, including several in much worse condition, have been repaired and brought back into use in the recent years. This has often occurred despite initial claims that the works are not viable.</p>
<p>Well before the purchase of the site by Seemore Properties, the hospital buildings had significantly deteriorated to such a condition that any special architectural interest had been substantially lost.</p>	<p>The special architectural interest of the building is clearly visible in the distinctive architectural character of the exterior and the high quality of masonry and dressed stonework. The building is a positive contributor to the special interest</p>

Consultee Comment	Lancaster Conservation Team Response
<p>Despite the security measures adopted by the NHS, the roofs of the buildings have been stripped of lead enabling water ingress which has resulted in concrete rot; the valuable stonework, slate and ridge tiles stolen again enabling ingress by water; the theft of chattels, fixtures and fittings of value; the destruction of virtually all the openings and the extensive internal vandalism. The buildings' condition is not just "poor", but they are in a state of disrepair (indeed described by the Council as being in a dangerous state in a letter dated 9 September 2022). Ridge Lea Hospital cannot reasonably be described as being "Positive Buildings" in respect of the special architectural or historic interest of the Conservation Area, it is to remain designated. Instead, the hospital site is a significant detractor from the character and appearance of the Conservation Area.</p>	<p>of the conservation area but its current condition has a negative impact on its character and appearance. This could be resolved repairing and finding a new use for the building.</p>
<p>The condition of the buildings, even before their purchase by Seemore Properties, is such that they are beyond economic repair to enable their re-use or conversion to residential purposes, even with a modest enabling development of new homes within the grounds. This original reference to the Conservation area giving "justified protection to Ridge Lea and help encourage its repair and conversion" is no longer a reality and is a clear indicator that the hospital buildings should be excluded from any designated Conservation Area.</p>	<p>The building is positive contributor to the special interest of the conservation area. The viability of this is outside the scope of the appraisal and would be assessed at the application stage. Very many historic buildings, including several in much worse condition, have been repaired and brought back into use in the recent years. The inclusion of the site within the conservation is in recognition of its architectural and historic interest. Designation encourages the sensitive repair, adaptation and re-use of historic buildings rather than their loss through demolition.</p>
<p>In simple terms, Ridge Lea Hospital does not justify being part of the Conservation Area. Unlike other hospital buildings in the area,</p>	<p>While a building may not meet the criteria for statutory listing it does not mean that the building is of no architectural or historic interest nor does not positively</p>

Consultee Comment	Lancaster Conservation Team Response
<p>the Council failed to get the building designated as a heritage asset. Historic England recognised that they did not have any special architectural or historic interest. However, the Council is still trying to say that this is the case through the pretext of originally designating the Conservation Area to include Ridge Lea Hospital. Ridge Lea Hospital should not be included in any retained designated Conservation Area because it not a positive feature, is not of the necessary special architectural or historic interest and its inclusion would devalue the heritage value of any Conservation Area.</p>	<p>contribute to a conservation area. There are very many unlisted historic buildings in conservation areas which are essential to their special interest.</p>

**Lancaster Moor Conservation Area – Appendix 5:
Comments received from City Portfolio and officer
response.**

CITY PORTFOLIO COMMENTS ON THE CONSERVATION AREA DESIGNATION FOR LANCASTER MOOR

(CITY PORTFOLIO ARE THE OWNERS OF STONE ROW FARM)

Consultee Comment	Lancaster Conservation Team Response
<p>NPPF paragraph 191 sets out a specific requirement for considering the designation of conservation areas:</p> <p><i>“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”</i></p> <p>It is important to note that Paragraph 191 states that the LPA should <i>“ensure that an area justifies such status ...”</i>. Therefore, national planning policy clearly anticipates that the LPA will have undertaken a proper appraisal of an area proposed for designation to ‘ensure’ that it holds the ‘special architectural or historic interest’ necessary to justify the proposed status. The designation of the Lancaster Moor Conservation Area did not benefit from a proper appraisal, supported by evidence to support the conclusion that the designation was valid. The designation therefore failed to meet the requirements of national planning policy in this respect.</p>	<p>While an appraisal was not produced at designation, because of the urgency of the situation, a conservation area assessment was prepared and the area carefully surveyed. Historic England’s guidance on the Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (2019, Second Edition) paragraph 16 supports this approach where rapid assessment and designation is necessary to avoid harm. See further details below.</p>
<p>The draft Heritage Strategy does not include a</p>	<p>The draft Heritage Strategy clearly describes the former Asylum buildings as an inter-related site. The Local Plan states that new conservation areas will be</p>

Consultee Comment	Lancaster Conservation Team Response
<p>recommendation to designate new conservation areas and does not identify Lancaster Moor as a potential conservation area associated to the above health care heritage.</p>	<p>designated where appropriate in accordance with our statutory duties. The fact that the area has not been identified for designation as a conservation area within the Strategy does not necessarily mean it is not suitable for designation.</p>
<p>In considering futures areas, the national Planning Practice Guide (PPG) reiterates the need for proper analysis:</p> <p><i>“What do local planning authorities need to consider before designating new conservation areas?”</i></p> <p><i>Local planning authorities need to ensure that the area has sufficient special architectural and historic interest to justify its designation as a conservation area. Undertaking a conservation area appraisal may help a local planning authority to make this judgement. Further advice on conservation area designation, appraisal and management can be found on Historic England’s website [Conservation Area Appraisal, Designation and Management, Historic England, 2019]” (Paragraph: 024 Reference ID: 18a-024 20190723)</i></p> <p>The original designation of the conservation area in January 2022 clearly did not benefit from the degree of analysis and understanding of special architectural or historic interest as required in national policy and guidance. The Council’s draft Heritage Strategy prioritised the need to prepare Appraisals for existing conservation areas (in 2018) and did not anticipate the need to designate further conservation areas, at that time twenty one of the designated conservation areas did not have a Conservation Area Appraisal and only one had a Management Plan.</p>	<p>We disagree with this unsubstantiated assertion. The character and history of the area was well-known, evidenced by the detailed assessment within the Local Plan and Heritage Impact Assessments. The conservation area assessment produced for the designation carefully summarised the special interest of the conservation area. The survey of the area was accurate and has resulted in only one minor change recommended for the conservation area boundary.</p> <p>That the Heritage Strategy did not anticipate the designation is irrelevant. It clearly outlined the inter-related architectural and historic interest of the heritage assets in the area and while it did not anticipate the need for a conservation area this does not mean the area did not warrant designation.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>A draft Conservation Area Appraisal was prepared in August 2022 and has been issued alongside the public consultation. The draft Appraisal indicates that the Historic England guidance on Conservation Area Appraisal, Designation and Management has informed the preparation of the document. However, at paragraph 1.4 the draft Appraisal refers to the 2011 edition of the guidance.</p> <p>That earlier edition of the guidance clearly pre-dated the NPPF, first published in 2012, and the Enterprise and Regulatory Reform Act (2013), which replaced the Conservation Area Consent regime. Importantly, in respect to Lancaster Moor, while the 2011 edition included advice regarding appraisal, the significance of conservation areas and community and owner consultation, the latest guidance, published in 2018, provides greater clarity and emphasis regarding a staged approach to designation and the importance of understanding the significance of the affected area before moving on with a potential designation.</p>	<p>The reference to the 2011 Historic England guidance is a typographical error because this standard paragraph was not fully updated. The most recent version of the guidance was used in the preparation of the appraisal.</p> <p>However, this representation states that the Historic England guidance was published in 2018. This is incorrect. The latest guidance, in fact, was published in February 2019 not 2018. We assume this is also a typographical error. The appraisal will be amended accordingly to show the correct date.</p>
<p>The Historic England guidance suggests that the designation of a new conservation area is exceptional in the national context:</p> <p><i>“5 While the number of wholly new conservation areas designated has now declined to just a handful each year, and is unlikely to rise significantly in the immediate future, the consideration of appraisal, designation, management and review of conservation areas is</i></p>	<p>The suggestion that designation of conservation areas is “exceptional” is misleading and is not stated within the Guidance. The word implies that conservation area designation is something that rarely occurs and only in very special circumstances. However, the Local Planning Authority has an ongoing statutory duty under s69 of the 1990 Act to consider the designation conservation areas, where there is special architectural and historic interest, the character or appearance of which warrants preservation or enhancement.</p>

Consultee Comment	Lancaster Conservation Team Response
<p><i>described from first principles in this advice to ensure that the full process is addressed.”</i></p>	<p>Designation is not, therefore, an exceptional activity or outcome and it is not uncommon for new conservation areas to be designated, although we would agree the number is likely to decline over time.</p>
<p>The Historic England guidance advocates a staged approach, based on an understanding of significance:</p> <p><i>“9 All designations and management of assets, whether large or small, within the historic environment is based on a staged approach, starting with understanding the significance of the affected assets, before moving on to understanding possible impacts on that significance, then seeking to avoid, minimise and mitigate those impacts and pursuing opportunities to better reveal or enhance significance, then ensuring any unavoidable harmful impacts are justifiable by public benefits that are necessary and otherwise undeliverable.”</i></p> <p>However, in this case, Lancaster Moor Conservation Area appears to have been designated because of a threat to one particular building (Ridge Lea) rather than a consideration of the wider ‘character and appearance’ of the area as a whole. The Appraisal has been written after the event of designation, rather than as a means of informing the designation process.</p> <p>Historic England advises that, ideally, appraisals are prepared prior to designation to inform the designation process.</p> <p>The Historic England guidance provides a range of advice for</p>	<p>It is important not to selectively quote the Historic England guidance as this gives an incomplete view on the process of designation. It is not the case that the preparation of a conservation area appraisal is a pre-requisite of designation as implied here. Although this is clearly desirable it is not a legal requirement under s69 of the 1990 Act. It also takes no account of more urgent situations where rapid designation may be justified, although this is clearly recognised later in the same guidance (our emphasis):</p> <p><i>“16 Having determined that an area may meet the definition in the Act, it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. It is helpful to consider these as separate criteria (see paragraph 11 above). This often follows a similar format to a conservation area appraisal and, indeed where this leads to designation it will inform future decision-making. <u>Nevertheless, where a rapid designation is necessary to prevent harm and where proportionate consideration is given in decision-making, the special interest is relatively clear or the area has an easily defined boundary, it may be expedient to prepare a shorter report setting out how the area meets the statutory definition and how the appropriate boundary has been determined, thus ensuring the area’s designation is robust.”</u></i></p> <p>The above guidance for rapid designation was the approach taken in preparing our “Conservation Area Assessment” which we presented to Cabinet in January 2022.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>conducting appraisals, including the use of Historic Environment Records, characterisation studies, historic map regression, archive research and engagement with local community partners. Site survey is also vitally important, and Historic England recommend that assessors visit prospective conservation areas during different seasons, different times of day and in different weather conditions to properly understand the sense of place.</p>	<p>We agree that the timing of the designation was influenced by the threat to Ridge Lea. This fact was recognised in our designation report in January 2022. However, the historic interest of the wider area is well known. It was an area which had previously been identified as a candidate for conservation area designation within the Heritage and Design Team before the proposal to demolish Ridge Lea. Its potential is visible by a simple review of the historic maps for the area, a brief understanding of the area’s historic development and a review of historic assets in Historic England’s National Heritage List.</p> <p>Moreover, the area’s potential was recognised through previous work on the Local Plan 2020. It is recognised in the Local Plan Policy H3 and within the associated Heritage Impact Assessments, which form part of the Plan’s evidence base. The latter reviews the various assets at Lancaster Moor Hospital as a collective group of inter-related heritage assets in its consideration of the proposed allocation of the Ridge Lea site.</p>
<p>The ‘Summary of Special Interest’ reads as a ‘catch-all’ list rather than articulating the defining attributes that justify the designation for its ‘special architectural or historic interest’. It simply describes the elements of the conservation area rather than identifying their special interest with an evidence-based approach that would satisfy the statutory requirements of S.69 of the 1990 Act.</p> <p>The description of the boundary perhaps provides a more succinct description:</p>	<p>We disagree. The summary defines the special interest that justifies designation and which define the area’s character and appearance. It is presented as a list to make it easier for users of the document and to cover the main points in a concise way.</p> <p>We proposed that the boundary description referred to is integrated into to the draft appraisal summary of special interest, as follows</p> <p><i>“The Lancaster Moor Conservation Area comprises the buildings and landscapes predominantly associated with Lancaster’s 19th and 20th Century suburban</i></p>

Consultee Comment	Lancaster Conservation Team Response
<p>“The Lancaster Moor Hospital Conservation Area comprises the principal buildings and landscapes associated with the Lancaster Moor Hospital complex.”</p>	<p><i>expansion, developed for the provision of hospital buildings, cemeteries, and parkland.”</i></p> <p>Other minor changes to the wording of the summary have been added for further clarity.</p>
<p>Clearly, Stone Row Head falls entirely outside this physical and historical context.</p>	<p>Stone Row was an integral part of the Asylum complex, having been purchased by the Asylum in 1908 for use as the farm serving the hospital. It was used in the treatment of patients who worked at the farm. This context is widely available. It is contained with the Local Plan 2011-2031 Heritage Impact Assessment of the site dated February 2018 and available on the Council’s website (this document was sent to this objector’s planning agent in February 2022); it can found within the supporting text of Policy H3 of the Local Plan (July 2020) in paragraph 20.14; and supporting evidence can be found from routine research of historical and archival sources. We would specifically refer to the sources relating to Silverston et al (1948, p5) and Williamson (1999, p17) referred to in the References within the amended Appraisal (see Appendix 8 of this report).</p>
<p>Curiously, the description of the boundary refers to the conservation area as the ‘Lancaster Moor Hospital Conservation Area’, while the rest of the draft Appraisal simply refers to it as the ‘Lancaster Moor Conservation Area’. The description of the historic development of the conservation area (Section 3 of the draft Appraisal) briefly refers to the earlier moorland and quarrying on the eastern edge of Lancaster, prior to any hospital development. However, the focus is clearly on developments that took place after the Asylum Act of 1808 and the development of County Lunatic Asylum from 1816.</p>	<p>Lancaster Moor Hospital Conservation Area is a typographical error and the reference to the “hospital” will be removed.</p> <p>The special interest of the conservation area is largely, though not entirely, in its development in association with the Asylum complex. The earlier period before the Asylum is mentioned and shown in map regression. It has some influence over character and appearance of the area and remains integral to its special interest, albeit much of the area has been significantly modified. We have suggested further information relating to the earlier period below.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>In considering the 'Character and Appearance of the Conservation Area (Section 4), the draft Appraisal includes the following:</p> <p>"... Within this landscape context is the core of the former Lancaster Moor Hospital complex which comprises three principal buildings, namely Standen Park, the New Block, and Ridge Lea. Each building has its own, predominantly tree'd environment with generous green spaces and other surviving ancillary structures adding to the character of the area."</p> <p>The description of the 'character and appearance of the conservation area' also confirms that:</p> <p>"The principal buildings are all developed on a grand scale".</p> <p>The emphasis of the conservation area therefore seems to be related to the cluster of former mental health institutes. If the designation is to be confirmed following the public consultation a focus on those institutes may provide a more specific basis for considering a conservation area in this part of Lancaster.</p>	<p>The principal hospital buildings are first Moor Hospital Block (1816), the Moor Hospital New Block (1882) and Ridge Lea (1916). Stone Row was a pre-existing farmstead brought into the complex in 1908, and though not one of the principal buildings, it became integral to it. It is, therefore, important to the understanding of the development and function of the Asylum complex as a whole, as well as a characterful group of historic buildings in its own right.</p>
<p>However, returning to the 'Summary of Special Interest' of the draft Appraisal, several specific concerns are apparent:</p> <p>The conservation area is described as a 'cohesive area'. The basis for this description is unclear. The three principal buildings spanned a period of c.100 years, are located in their own grounds</p>	<p>Town planning is typically an incremental process yet can often result in cohesive character. We consider the area to have been developed in phases over a period of 100 years from 1815 to 1916, which each phase relating to the one before in terms of use, location, form and character. We acknowledge that this was not necessarily to a masterplan, although, in reality masterplans conceived at one time are rarely seen outside of New Towns.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>separately from one another and were conceived in different architectural styles.</p> <p>The Appraisal asserts that the area was developed for the provision of hospital buildings, cemeteries and parkland. Clearly, those facilities are located in the Lancaster Moor area, but other than the availability of a larger area of underdeveloped land beyond the main urban centre it is unknown whether a particular historic association resulted in the co-location of those facilities.</p> <p>The 'Summary of Special Interest' refers to "a spaciouly planned environment". Evidence for the hospital townscape to have been consciously 'planned', as opposed to simply co-located, should be provided as part of the process of 'appraising' the conservation area.</p>	<p>However, the historic association between the sites is very clear. The implication that the "co-location" of three large asylum buildings in such close proximity to one another is, in some way, merely co-incidental is not credible. It ignores the inter-related use and development of the sites, all of which functioned together as the "Lancaster County Lunatic Asylum", all as described in the appraisal.</p> <p>To clarify this, we suggest the following amendment to the Summary:</p> <p style="text-align: center;"><i>"A spacious environment, that was planned incrementally and developed in phases over a period of 100 years, from 1816-1916 for use by the Lancaster Asylum and Cemetery. Previously an area of moorland, its design created an idealised picturesque character, much influenced by evolving practices in patient treatment and Victorian suburban and landscaping design."</i></p> <p>We consider that the area has a highly cohesive character and appearance in terms of historic land-uses; the social provision of facilities for the benefit of the public; the common inter-related use of much of the area as part of the Asylum complex; the spacious layout of buildings, landscaped grounds, road and trees; the character of predominantly large buildings of polite architectural design in generous grounds; the consistent use of sandstone and local slate in building materials; and a wooded context with tree-line streets. We have amended the Summary of Special Interest and Section 4 Introduction to reflect this more clearly.</p> <p>The appraisal does not state that the architectural style is common to all buildings, though apart from the first Moor Hospital, most buildings are neo-Gothic. However, all the principal buildings share a clearly designed (as opposed</p>

Consultee Comment	Lancaster Conservation Team Response
	to vernacular) character, with warm sandstone masonry under Burlington slates roofs which is so common to the city and help give the area a cohesive character.
<p>The Appraisal advises that the area was previously an area of moorland, however the historic maps included in the Appraisal seem to illustrate a racecourse and areas of enclosed fields.</p>	<p>The area is predominantly unenclosed on both the 1818 Greenwood Map and the 1844 OS First Edition. The latter has clear cartographic symbols across the majority of the area, with the exception of the 1816 building, representing moorland. These cartographic symbols are also used to denote moorland (defined as “Bracken, heath or rough grassland”) on modern day OS maps. Only the Ridge Lea site is enclosed farmland on the 1844 map.</p> <p>“Racecourses” are commonly sited in such upland areas. A racecourse, therefore, does not imply that the area is not moorland nor does not retain the character of moorland. The 1844 OS map identifies the racecourse and a small grandstand located on “Lancaster Moor” but the cartographic symbols extend across the racecourse area. Notwithstanding this, only a small part of the former racecourse is located within the conservation area boundary anyway.</p> <p>It is proposed to clarify the above by inserting the following into paragraph 3.1</p> <p><i>“Stone Row, a small upland farmstead, was most likely the only building in the area during the 18th Century, though the earliest maps are not conclusive of this. A racecourse with a small grandstand was also located to the east of the site of the New Block (mostly outside the conservation area boundary) at the beginning of the 19th century, although the open moorland character was retained. Fields on the Ridge Lea site were enclosed by the middle of the 19th century.”</i></p>
<p>The Appraisal continues that the area “... was designed in order to create an idealised picturesque character”. It seems unlikely</p>	<p>It is important, when considering the special interest of the conservation area, not to overly focus on the design of individual buildings. The special interest</p>

Consultee Comment	Lancaster Conservation Team Response
<p>that such a design ethos was foremost in the minds of those commissioning and designing mental health facilities at that time. The Neo-classical motifs of the former Lunatic Asylum were more likely to engender a sense of power and status, while the vast Gothic New Block might well have been approached with a sense of foreboding. Elements of the original grounds would have provided quite functional spaces, such as the kitchen garden to the New Block, which has been developed for housing and a retail store.</p>	<p>relates to the combination of the elements that gives the area its character and appearance. This includes architecture but also many other qualities, such as townscape and spatial character, greenery and landscaping.</p> <p>The first Moor Asylum building (now known as Standen Park) was designed in the polite classical style to resemble a country house because hospitals were new building typologies with no blueprints for their architectural appearance. Polite architecture to represent ancient classical buildings is clearly of intentional idealised character, as is architecture that seeks to give the impression of a country house.</p> <p>Later, the appreciation of the importance of fresh air and exercise became important to treatment in the mid 19C onwards. Landscape design at this time was influenced by well-known landscape architects such as Capability Brown and Humphry Repton, often of imagined idealised natural landscapes. At the first Moor Hospital, informal landscape grounds were created with a parkland character from the open moorland, clearly visible on the 1893 OS map. The layout framed views of buildings and provided footpaths for patients.</p> <p>This picturesque parkland character remains in evidence and it became fused with spacious Victorian suburban design, common in many villa style developments of this period, characterised by generously proportioned streets lined with trees to form avenues and a more formal character of landscaping, in evidence on Quernmore Road, around the New Block and Cemetery. Ridge Lea, although not Victorian, continued this more formal design.</p> <p>These environments were designed and intentional in character and, again, are idealised in their conception. The landscapes were not necessarily designed at</p>

Consultee Comment	Lancaster Conservation Team Response
	<p>one time but emerged over time as medical practices and Victorian suburban and residential design evolved.</p>
<p>The Summary of Special Interest refers to Stone Row Head as follows: <i>“The small historic farmstead of Stone Row, with a fine group of historic buildings dating from the 18 and 18th century within a wooded setting, with a distinctive cobbled approach.”</i></p> <p>Describing the buildings as a <i>“fine group”</i> is a significant concern and is not considered as a fair representation of the site. A proportionate description of the historic development and adaptation of the Stone Row Head properties was provided in the Heritage Statement, submitted with the recent application for a residential development (Reference: 20/01334/FUL) and was available to the City Council prior to the conservation area designation.</p>	<p>Reference here to <i>“18th and 18th century”</i> is a typographical error within the representation response. The text of the summary within the appraisal correctly describes the historic buildings as 18th and 19th century.</p> <p>We agree that the word <i>“fine”</i> gives the impression of a designed and high-status group whereas the buildings are more humble and vernacular in character, with the exception of the farmhouse.</p> <p>We proposed that the words <i>“a fine group of historic buildings dating from the 18th and 19th century”</i> is replaced with the words: <i>“a characterful vernacular group of 18th and 19th Century farm buildings with a 19C farmhouse”</i></p>
<p>The above Heritage Statement provided summarised the historic development of the application site, with reference to a series of historic maps and described the process of adapting the buildings. The character and appearance of the buildings was described and illustrated with a series of photographs. The information provided in the Heritage Statement, which formed part of a validated planning application, is considered in further detail in Section 4, below.</p> <p>However, the only description of Stone Row Head included in the draft Appraisal, benefits from a single photograph and comprises:</p>	<p>The conservation area appraisal assesses the character and appearance of the area as a whole. The heritage significance of individual buildings is not intended to be assessed in great detail and this is clear in the Historic England guidance, which focuses on broad architectural, historical and group interest of buildings in the area.</p>

Consultee Comment	Lancaster Conservation Team Response
<p><i>“To the north of the cemetery is a small farmstead known as Stone Row. This has historic buildings dating from the 19th and 19th century together with more modern 20th century buildings. It is understood that the farm was used by the hospital in the treatment of patients and later by the nearby prison. A distinctive cobbled road provides the approach to the farmstead.”</i></p> <p>The above description is, at best, cursory, and provides no meaningful appraisal of the buildings at Stone Row Head or their contribution to the conservation area. A total lack of evidence is provided for the ‘understanding’ that the site was once used for treating patients from the hospitals, which should be substantiated in a more detailed appraisal of the conservation area.</p> <p>The ‘Townscape Appraisal’ map provided in the draft Appraisal (page 13) identifies Stone Row Head as a ‘positive contributor’ Further consideration of the Stone Row Head site is provided in Section 4, below.</p>	<p>Reference to “19th and 19th century” is a typographical error within the representation response. The section referred to within the appraisal correctly describes the historic buildings as “18th and 19th century”.</p> <p>The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with experience and an understanding of agricultural work. This context is widely available. It is contained with the Local Plan 2011-2031 Heritage Impact Assessment of the site dated February 2018 and available on the Council’s website (this document was sent to this objector’s planning agent in February 2022); it can found within the supporting text of Policy H3 of the Local Plan (July 2020) in paragraph 20.14; and supporting evidence can be found from routine research of historical and archival sources. We would specifically refer to the sources relating to Silverston et al (1948, p5) and Williamson (1999, p17) referred to in the References within the amended Appraisal (see Appendix 8 of this report).</p> <p>We agree that the appraisal text could say more about the character and history of the farmstead. We propose the following text to replace the existing:</p> <p><i>“To the north of the cemetery is a small farmstead known as Stone Row. This consists of a characterful group of historic buildings, consisting of 18C and 19C vernacular stone farm buildings and a 19C farmhouse together with more modern 20th century buildings of less historic interest. A distinctive cobbled road provides the approach to the farmstead. The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its</i></p>

Consultee Comment	Lancaster Conservation Team Response
	<p><i>patients with experience and an understanding of agricultural work. It was later taken over and used by the nearby prison during the 1960s. During its evolution, the farm developed from a small stone group of historic buildings to a much larger complex after its acquisition by the Asylum.”</i></p> <p>The farm is assessed as a non-designated heritage asset and an integral historical and architectural component of the conservation area and the Asylum complex. It is important to the understanding of the history and development of the conservation area.</p>
<p>The ‘Summary of Significance’ provided in the draft Conservation Area Appraisal refers to Stone Row Head as a “... <i>fine group of historic buildings ...</i>”</p> <p>The ‘Townscape Appraisal Map’ included in the draft Appraisal (Page 13) identifies the buildings at Stone Row Head as ‘positive contributors’, with the exception of the ‘L’ shaped block that encloses the northern courtyard.</p> <p>Those references to Stone Row Head are clearly not consistent with the reality on site. Indeed, with reference to the Historic England guidance on Conservation Area Appraisal, Designation and Management (2018), Stone Row Head does not meet any of the criteria suggested for identifying positive contributors to conservation areas. A copy of the Historic England criteria is provided in Appendix 2 and their relevance to Stone Row Head is considered item by item at paragraph 4.25, below.</p>	<p>The Historic England Guidance used in our appraisal of the conservation area dates from 2019 not 2018, as stated in this representation. The guidance suggests that previous identification of heritage assets provide an indication of positive contribution (our emphasis):</p> <p><i>Whilst designated status (i.e. nationally listed) or <u>previous identification as non-designated heritage assets (such as through local listing) will provide an indication of buildings that are recognised as contributing to the area’s architectural and possibly historic interest</u>, it will be important also to identify those unlisted buildings that make an important contribution to the character of the conservation area. (paragraph 49)</i></p> <p>The assertion in this representation that the buildings do not positively contribute to the special interest of the conservation area conflicts with the same heritage consultant’s earlier conclusion within the Heritage Statement</p>

Consultee Comment	Lancaster Conservation Team Response
	<p>accompanying the recent planning application for the site (under reference 20/01334/FUL) which is that the barn buildings (but not the farmhouse)</p> <p><i>“have potential to be identified as non-designated heritage assets by the LPA as it determines the planning application.” (paragraph 4.51)</i></p> <p>The representation in response to this consultation would now seem to suggest that Stone Row has no heritage significance whatsoever, although the same buildings are under consideration.</p> <p>We disagree that Stone Row does not meet the criteria for positive contributors and have previously assessed the group of 18C and 19C buildings, including the attached farmhouse, to be non-designated heritage assets. This assessment has been forwarded to the site’s planning agent in September 2021. As such, the above guidance indicates that the building’s at Stone Row Farm are likely to be positive contributors to the conservation area, a fact confirmed by our assessment of the special interest of the area.</p>
<p>The draft Conservation Area Appraisal includes a series of historic maps and provides a summary of ‘The Historic Development of the Conservation Area’ (Section 3). That section of the Appraisal is perhaps notable for not referring to Stone Row Head, and instead is focused entirely on the development of the hospital buildings.</p> <p>The draft Appraisal includes an extract from Greenwood’s Map (surveyed in 1818) which identifies Stone Row Head. The Appraisal includes Ordnance Survey map extracts from 1844, 1893 and 1933. However, the changes that took place at Stone Row Head during that</p>	<p>We agree that section 3.1 should refer to Stone Row. We propose to insert the wording to included reference to Stone Row Farm, bearing in mind it is the only building in the area, as follows:</p> <p><i>Stone Row, a small upland farmstead, was most likely the only building in the area during the 18th Century, though the earliest maps are not conclusive of this.</i></p> <p>More information is proposed on the acquisition of the site by the Asylum in section 3 (after para 3.6) as follows:</p>

Consultee Comment	Lancaster Conservation Team Response
<p>period are not assessed. Furthermore, by ending the review of the historic development of the area during the inter-war period, the understanding of Stone Row Head is incomplete.</p>	<p><i>In 1908, the Asylum Board acquired Stone Row Head Farmstead with 92 acres of land. Patients assisted in the cultivation of crops and caring for livestock and enable the Asylum to become self-sufficient in food. New buildings to the north of the farmstead were added soon after this acquisition and further construction thereafter consolidated these additions. The complex we see today was largely completed by the inter-war period.</i></p> <p>The detailed historical assessment of the evolution of Stone Row is beyond the scope of a conservation area appraisal, which relates to the character and appearance of the wider area and the detailed consideration of individual buildings. However, more detail is proposed to be provided within the appraisal of the farmstead’s historical development within the section discussing the “Buildings of the Conservation Area”, (after para 5.6) as follows:</p> <p><i>To the north of the cemetery is a small farmstead known as Stone Row. This consists of a characterful group of historic buildings, consisting of 18C and 19C vernacular stone farm buildings and a 19C farmhouse together with more modern 20th century buildings of less historic interest. A distinctive cobbled road provides the approach to the farmstead. The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with an understanding of agricultural work. It was later taken over and used by the nearby prison from the 1960s. During its evolution, the farm developed from a small stone group of historic buildings to a much larger complex after its acquisition by the Asylum.</i></p>
<p>A series of historic map extracts is provided in Appendix 3. The 1844 map indicates that Stone Row Head comprised two principal linear ranges, with a southern range located between the alignment of the existing farmhouse and the boundary to the cemetery. That</p>	<p>This level analysis, while of interest, is beyond the scope of conservation area appraisal, which relates to the character and appearance of the wider area and more general architectural character, not to the detailed consideration of individual buildings. Nor is such detailed assessment of individual buildings</p>

Consultee Comment	Lancaster Conservation Team Response
<p>range of buildings, which may have comprised a short row of farm cottages, was demolished between 1956/57 and 1969/70.</p> <p>The Ordnance Survey maps of 1893 and 1956 indicate that the rear elevation of the farmhouse was extended slightly during that time and a porch, or other projection, was added to the western elevation. The rear elevation of the barn attached to the farmhouse was subject to change during that time. The footprint of the barn located to the north-east of the farmhouse also changed considerably during that period.</p> <p>The 'L' shaped building that encloses the northern and eastern sides of the northern courtyard were constructed between 1893 and 1913, while the western side of that courtyard was enclosed by a further building, between 1913-33, which was subsequently removed.</p>	<p>needed within the appraisal, other than assessing each against a checklist of qualities to identify positive contributors. This is clear within the Historic England Guidance.</p>
<p>The draft Conservation Area Appraisal makes several references to the “<i>distinctive</i>” cobbled driveway at Stone Row Head. However, no assessment is provided of the adaptation of the drive over time. For example, the 1844 and 1893 Ordnance Survey maps indicate the approach to Stone Row Head was altered to accommodate Lancaster Cemetery. Following the construction of the cemetery, the Ordnance Survey maps of 1893 and 1913 illustrate a square, inverted 'L' shaped building on the northern side of the drive, outside the main farmyard. At that time the access into the farmstead was through the eastern side of the enclosure around the farmyard. However, the above building had been removed by</p>	<p>Reference to the development and evolution of the cemetery and farm access has been added to Section 3 of the appraisal (after para 3.5), as follows:</p> <p><i>In 1855, the Lancaster Cemetery was laid out by Lancaster Burial Board, after closing the city's burial grounds. The chapels were designed by local architect Edward Paley and the grounds laid out by the registrar Henry Moore. The design resulted in the modification of the access to Stone Row, and it is likely that the cobbled approach to the farmstead to the east of the cemetery boundary was constructed at this time.</i></p>

Consultee Comment	Lancaster Conservation Team Response
<p>1933 and by 1956 the western end of the drive, entering the farmyard, incorporated a wide, curved radius.</p>	<p>However, the detailed analysis of the evolution of individual buildings at the site, including those that have been demolished over time, is beyond the scope of a conservation area appraisal.</p>
<p>The footpath that runs alongside the cemetery boundary wall is surfaced in tarmac, in common with part of the western end of the drive to Stone Row Head. The exposed cobbled drive is constructed of regular stone setts, but the surface is very even, not suggesting the patina of age that might be associated with the approach to a farmstead.</p>	<p>The lack of patina, or evolved character and variety, relates to the construction of the access at one time when building the cemetery. The improvement was most likely part of the deal brokered with the farmer to acquire the cemetery site, the farm previously being approached by a track over open moorland. The cobbled track is of fine construction. We strongly disagree, if it is implied, that the track does not make a positive contribution to the character and appearance of the conservation area, quite the opposite. While it is not typical to have such an approach to a farm its character reflects the development of the wider area.</p>
<p>The cobbled drive is referred to in the 'Summary of Significance', even though the draft Appraisal provides no assessment of its origins or significance.</p>	<p>Reference to the development and evolution of the cemetery and farm access has been added to Section 3, as mentioned above.</p>
<p>The draft Appraisal refers to the potential use of the buildings:</p> <p>"5.7 It is understood that the farm was used by the hospital in the treatment of patients and later by the nearby prison. ..."</p> <p>It is imperative that the City Council provides evidence for that 'understanding', however no evidence is provided in the draft Appraisal.</p>	<p>Stone Row Head Farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with experience and an understanding of agricultural work. The farm was later acquired by the HM prison to teach young offenders about farming work.</p> <p>This context is widely available. It is contained within the Local Plan 2011-2031 Heritage Impact Assessment of the site dated February 2018 and available on the Council's website (this document was sent to this objector's planning agent in February 2022); it can be found within the supporting text of Policy H3 of the Local Plan (July 2020) in paragraph 20.14; and supporting evidence can be found from routine research of historical and archival sources. We would specifically refer to the sources relating to Silverston et al (1948, p5) and Williamson (1999,</p>

Consultee Comment	Lancaster Conservation Team Response
	<p>p17) referred to in the References within the amended Appraisal (see Appendix 8 of this report).</p> <p>The simple assessment of the buildings associated with the 20C re-development of the farmstead gives clear physical evidence of the major expansion of buildings and facilities. The character and appearance of these later buildings is strongly suggestive of the subsequent use of the site for institutional purposes and is clearly indicative that the site was not an ordinary farm during this period.</p> <p>Policy H3 of the Local Plan requires that development proposals for the Stone Row site should be led by an “informed understanding of the significance of the farm buildings.” However, the understanding of the site’s history and association with the Asylum is absent within the recent planning application’s Heritage Statement (under reference 20/01334/FUL) and also within these representations, despite this information being widely available in published sources and Council planning documents. We are concerned that this lack of basic understanding may have led to or encouraged this objection.</p>
<p>The draft Appraisal contains a single photograph of Stone Row Head, which does not accurately reflect its character and appearance, particularly in respect to the farmhouse. Photographs of Stone Row Head were provided in the Heritage Statement that was submitted with Planning Application 20/01334/FUL and further photographs have been provided in Appendix 4 of this Heritage Review.</p>	<p>There is a limit to the number of photographs that can be reasonably included within a conservation area appraisal to ensure the document is both comprehensive and concise. The conservation area covers a large area and it is not possible to incorporate many photos given Stone Row forms only part of the area. The photo is for illustrative purposes to show the character and appearance of the farmstead.</p>
<p>The adaptation of the farmhouse has had a considerable impact on the character and appearance of the building. The eastern part of the northern elevation has been rendered, while the western part of</p>	<p>We agree that some alterations have been carried out to the farmhouse but it retains its relatively simple polite 19C character typical of its period and is</p>

Consultee Comment	Lancaster Conservation Team Response
<p>that elevation is clad in stone and is clearly a later adaptation of the building. The western gable has been clad in a smooth render, presumably to cover previous adaptations, which have included the construction and subsequent removal of a porch/extension. The rear elevation has also been rendered to the western end of the building, which corresponds to an extension that is evident on the historic map regression.</p>	<p>important to the understanding of the farmstead group as a whole. A detailed assessment is beyond the scope of the conservation area appraisal.</p>
<p>In this context the farmhouse cannot be described as having ‘special interest’. However, this is not reflected in the draft Conservation Area Appraisal.</p> <p>The ‘L’ shaped building to the northern side of the farmstead, dating from 1893-1913, provides a sense of enclosure to the northern courtyard, but architecturally can be best described as ‘ordinary’, has been adapted over time and does not have ‘special interest’.</p>	<p>It is not necessary for the farmhouse or farmstead buildings to have “special interest”. Special interest for individual buildings is a criterion for statutory listing of buildings under section 1(i) of the 1990 Act but not for assessing buildings within conservation areas. It is a requirement, however, that the conservation area as a whole has special architectural and historic interest, under s69 of the 1990 Act. We consider that the farm buildings at Stone Row, both architecturally and historically, positively contribute to the special architectural and historic interest of the conservation area. We consider the farmhouse is important to the understanding of this group.</p> <p>Despite its association with the Asylum use, the L shaped building is not identified on the appraisal map as a positive building because of its more utilitarian architectural character.</p>
<p>The significance of the conservation area appears to be focused on the cluster of mental health buildings that were co-located at Lancaster Moor over a period of c.100 years. Indeed, paragraph 2.2 the draft Appraisal refers to the ‘Lancaster Moor <u>Hospital</u> Conservation Area’, which may provide a more accurate reflection of the conservation area.</p>	<p>The reference to “hospital” in paragraph 2.2 is proposed to be removed. The Asylum is clearly a key aspect of the conservation area but the cemetery is also vitally important to its character.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>Key hospital buildings were developed on a grand scale, although annexes associated with the new Block and the vast wards of the former Lunatic Asylum have been cleared and redeveloped with housing. Several buildings and spaces at Lancaster Moor, such as the New Block and cemetery, were clearly formally planned. However, the extent to which the area as a whole could be described as a 'planned environment' or a 'cohesive area', identified in the Summary of Special Interest, has not been justified in the draft Appraisal.</p>	<p>With regard to the planning of the area and its cohesive character, see comments above</p>
<p>In this context, the description of Stone Row Head as a 'fine group of historic buildings' is misleading. The draft Appraisal has not provided an adequate assessment of the buildings and spaces at Stone Row Head, it has not considered how the buildings have been adapted over time or fully articulated their current character and appearance.</p>	<p>We have proposed the re-wording of this sentence, replacing "fine group" with "characterful group" as outlined above. A detailed assessment of the buildings is beyond the scope of the Appraisal.</p>
<p>Two of the buildings at Stone Row Head have been identified as 'positive buildings' on the Townscape Appraisal Map. However, none of the buildings at Stone Row Head compare favourably with the checklist provided by Historic England for considering positive contributors in conservation area appraisals:</p>	<p>As already stated, this is not consistent with the heritage statement accompanying the planning application (under reference 20/01334/FUL) where the same consultant considers that the barn buildings would warrant consideration as potential non-designated heritage assets</p>

Consultee Comment	Lancaster Conservation Team Response
<ul style="list-style-type: none"> • There is no evidence to suggest that the buildings were designed by a particular architect or designer, the character and appearance of the buildings indicates that this would be highly unlikely. • The building does not form a landmark within the conservation area, indeed the opposite is the case as it is screened from the rest of the conservation area, other than a glimpsed view of the roof from the cemetery. • Stone Row Head does not reflect the age, style, materials or form of the other elements in the conservation area, particularly the mental health institutes. • It does not relate to adjacent designated heritage assets in respect to age, materials or historic significance. Even the later 'L' shaped building to the northern courtyard pre-dated Ridge Lea. • Stone Row Head does not contribute to the setting of the listed hospital buildings. It is partially visible from the cemetery but 	<p>In relation to each bullet point, we comment as follows:</p> <p>Except the farmhouse, the buildings are vernacular in character and we would not expect by their very nature, to have known architects for modest buildings of traditional construction. There are countless numbers of such historic buildings in conservation areas in the UK which still make a positive contribution to their character and appearance.</p> <p>Not every building in a conservation area can be a landmark nor does every building have to be visible to contribute to its architectural and historic character that helps to inform its understanding. The tree'd setting of the site is part of the site's character and appearance and positively contributes to the conservation area.</p> <p>There is no requirement that buildings within a conservation area should strictly be of the same architectural appearance or be of similar heritage significance. There are numerous conservation areas in every district where there is great variety within conservation areas. However, while the buildings at Stone Row are generally vernacular in character, they are constructed largely with local stone masonry under slate roofs and are located within a tree'd context, all of which relate well to other buildings in the conservation area. Moreover, the association between the farmstead and Asylum is historically significant.</p> <p>We consider that the views of the farmstead from the cemetery and the access approach, together with the tree'd setting of the farmstead, positively contribute to the setting of the Registered Cemetery and the character and</p>

Consultee Comment	Lancaster Conservation Team Response
<p>pre- dated the cemetery and makes a neutral contribution to its significance.</p> <ul style="list-style-type: none"> • It does not contribute to the quality of recognisable spaces within building complexes. • Stone Row Head is adjacent to the formal landscape of the cemetery and is separated from the cemetery by the stone boundary wall but it pre-dated the cemetery and is not associated with its formal landscape. • It does not illustrate the development of cluster of mental health institutes that were co-located on the edge of Lancaster. • Stone Row Head does not have significant historic associations with features such as the road pattern, burgage plots or landscape features. • There are no known historic associations with people or events that would elevate the potential significance of Stone Row Head. 	<p>appearance of the conservation area. Less visible sites can still contribute to the understanding of an area.</p> <p>The historic buildings at Stone Row are of traditional construction and their roofs and part of their masonry walls are visible from and positively contribute to the setting of the Cemetery. It is also recognisable as a historic farmstead and has a positive character and appearance of its own.</p> <p>Lack of direct association with a designed landscape is common to countless numbers of historic buildings within conservation areas. Nevertheless, there is an indirect association between the farm and the designed landscape of the cemetery in terms of historic development and setting.</p> <p>It does help to inform the understanding of the historic development of the area, including the construction of the cemetery and, later, its use in association with the Asylum complex, forming part of the phased development of the area. The farm does have significant association with the development of the Cemetery, a Registered Park and Garden and the road pattern to the east of the cemetery was developed specifically to accommodate its new access. The farm's land was most likely used in the development of the latter, its access altered and paved and a high wall and landscaping provided.</p> <p>The farm has a well-known and strong association with the Asylum. The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with experience and an understanding of agricultural work. The farm was later</p>

Consultee Comment	Lancaster Conservation Team Response
<ul style="list-style-type: none"> • Stone Row Head does comprise a functional group of buildings. However, there is no evidence to suggest that the group of buildings developed in association with the mental health institutes, and it does not reflect their character or function. • The former use of Stone Row Head does not contribute to the character or appearance of the conservation area. There is no evidence to confirm that it was used in association with the nearby hospitals and there is no evidence to confirm that its design was adapted for that purpose. <p>The City Council has not provided evidence to substantiate it's understanding that the farmstead was used in the treatment of hospital patients.</p> <p>In light of the above assessment, Stone Row Head is not considered to hold special interest or contribute to the special interest of the recently designated conservation area.</p>	<p>acquired by the HM prison to teach young offenders about farming work. The 20C development of the site occurred soon after the site's acquisition by the hospital, which can be seen on the historic mapping and is clearly suggested in the institutional character of later buildings (which are not considered, otherwise, of architectural interest).</p> <p>This context is widely available. It is contained with the Local Plan 2011-2031 Heritage Impact Assessment of the site dated February 2018 and available on the Council's website (this document was sent to this objector's planning agent in February 2022); it can found within the supporting text of Policy H3 of the Local Plan (July 2020) in paragraph 20.14; and supporting evidence can be found from routine research of historical and archival sources. We would specifically refer to the sources relating to Silverston et al (1948, p5) and Williamson (1999, p17) referred to in the References within the amended Appraisal (see Appendix 8 of this report).</p> <p>It is not necessary for Stone Row to have special interest under s69 of the 1990 Act, only that the conservation area as a whole should have special interest. We consider that, both architecturally and historically, Stone Row contributes to the special interest of the conservation area for the reasons stated above.</p>
<p>The designation of the Lancaster Moor Conservation Area appears to have been devised as a means of intervening in the redevelopment of the Ridge Lea site. Whilst the special interest of the area described in the draft Appraisal seems to be overstated, the inclusion of Stone Row Head, and for that matter also the cemetery and Fenham Carr Wood, does not contribute to the</p>	<p>The timing of the designation was influenced by re-development of Ridge Lea but the wider area clearly justifies conservation area designation. Stone Row is clearly associated with the development of the area, before and after the cemetery and the Asylum. Fenham Carr Wood is clearly visible on the historic mapping as part of the first Moor Hospital site and was landscaped with trees and footpaths for use by patients.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>significance identified in respect to the cluster of hospital complexes.</p> <p>In this context the boundary of the conservation area becomes a 'convenience', for capturing adjacent land and property that does not contribute to the core value of the designation. Thus, justifying the concern identified in NPPF paragraph 191, that "... <i>local planning authorities should ensure that the concept of conservation is not devalued through the designation of areas that lack special interest.</i>"</p>	<p>The inclusion of the farmstead within the conservation area is fully justified and its inclusion enhances the conservation area and the understanding of its historic development.</p>
<p>The removal of Stone Row Head, and potentially the cemetery and Fenham Carr Wood, would not compromise the proposed boundary associated with the mental health complexes. Indeed, correspondence released as part of the Judicial Review process suggests that the Council may have anticipated revisiting the boundary after the original designation.</p>	<p>Any change to the boundary is a necessary part of the consultation process for the conservation area appraisal. The boundary was carefully surveyed and the Heritage and Design Team were confident that it included all the key sites that gave the area special interest. Indeed, there is only one minor change to the boundary recommended in this report land on the boundary with Fenham Carr.</p>
<p>In respect to Fenham Carr Wood and the tree cover adjoining Stone Row Head, the Historic England guidance on Conservation Area Appraisal, Designation and Management (2018) advises:</p> <p><i>"73 Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal proception offered by conservation area designation relates."</i></p>	<p>Fenham Carr is an intrinsic part of the landscaped grounds of the first Moor Hospital. This is very clear on the historic maps of the area.</p> <p>Some of the woodland at Stone Row Farm was planted but some is self-set. These landscapes are now maturing and are integral to the setting of the conservation area and the buildings and sites within it. The conservation area designation does not seek to protect wider landscape and the areas concerned are, in any case, closely related to heritage assets. The inclusion of these woodland areas seeks to protect the contribution they make to the special interest of the conservation area and the setting of heritage assets within it.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>The woodland at Fenham Carr and adjoining Stone Row Head does not relate to the principal consideration of the cluster of mental health institutes.</p>	
<p>The draft Appraisal entirely fails to justify and explain why Stone Row Head should be part of the conservation area. There is no evidence for the historic association implied in the draft Appraisal in respect to the connection with the wider hospital uses, or any evidence to confirm that the character of Stone Row Head evolved because of its location adjacent to the cluster of mental health institutes. Stone Row Head are much altered over time, fail to satisfy the tests of 'special interest' themselves and have no relationship with the rest of the conservation area. Consequently, Stone Row Head fails to meet the statutory test or comply with the associated policy and guidance for inclusion within the conservation area.</p>	<p>We strongly disagree. See above.</p> <p>While this representation has clarified areas where the appraisal could be strengthened it has not provided any evidence to justify that the designation should be cancelled, or that the boundary altered to exclude Stone Row Head Farm.</p>

**Lancaster Moor Conservation Area – Appendix 6:
Other comments received and officer response.**

OTHER COMMENTS ON THE CONSERVATION AREA DESIGNATION FOR LANCASTER MOOR

Consultee Comment	Lancaster Conservation Team Response
<p>Q5 Do you agree that a conservation area designation for Lancaster Moor area should be retained (either as currently designated or in an amended form)?</p>	
64 respondent support retention, 4 objections	Noted.
<p>Q6 If you think the current Lancaster Moor Conservation Area designation should be amended, including any changes to the boundary, please describe in the box below your amendments.</p>	
Unsure without further detailed information	An appraisal document has been prepared to provide this context.
I think the boundary should be extended to the west of Ridge Lea Hospital	The area to the west of Ridge Lea fields in the open countryside. This area is not of special interest to warrant inclusion within the conservation area.
I would like to see the field to the East (uphill) from the Coop on Quernmore Road, opposite Daisy Bank, added in to protect the historical setting and aspect of the Moor Hospital Annexe and general environment	The fields in question are within the open countryside. This area is not of special interest to warrant inclusion within the conservation area.
Inclusion of land surrounding grab lane	The fields in question are within the open countryside. This area is not of special interest to warrant inclusion within the conservation area.
Yes, the whole of the Fenham Carr area should be included.	The other part of Fenham Carr is already designated within the Williamson Park Conservation Area.

Consultee Comment	Lancaster Conservation Team Response
I would ask for the compulsory purchase of the north-east corner of land not owned by the council so the conservation area is maintained and not developed as has tried to happen in the past.	The use of these powers is outside the scope of the designation proposals
If Williamsons Park is not a conservation area already could the designation be extended to include it.	Williamson Park is already a conservation area.
There is an interesting row of terraced houses at the end of Willow Grove, are they included in the Conservation area? Should the allotments adjacent to Christ Church Primary School be included?	The terrace of cottages on Willow Grove are attractive but not considered to be of special architectural or historic interest to warrant inclusion within the conservation area. The allotments are remote from the conservation area boundary, separated by housing and do not have special interest for inclusion within the conservation area.
I believe the building should be used either way but not for more houses or student flats! I think a museum should be made out of it to talk about the past of mental asylums and etc or even be made into a mental health facility again as the nhs defiantly need it	Comment noted
Extend the boundary as far as is practical.	The current boundary encompasses all the area of special interest
The appraisal does not include any specific information on whether an Article 4 Direction is likely to be included as part of the conservation area. Is there any intention to do so? If so, what might the article 4 cover?	An Article 4 Direction is not proposed as part of this designation. Given most of the residential accommodation within the conservation area is within listed buildings/apartments, most permitted developments that affect heritage and that would be removed by an Article 4 Direction, do not apply.

Consultee Comment	Lancaster Conservation Team Response
<p>I think that the proposed boundary is acceptable. It includes all extant historic buildings, with sufficient setting to enhance them. I am glad it includes Stone Row Head and Ridge Lea, two groups of buildings which I would consider to be Heritage At Risk of insensitive development. I wonder whether it might be appropriate to move the SW part of Fenham Carr from the Williamson Park CA (the area bounded by the stone wall) into the Lancaster Moor CA, but otherwise it is fine.</p>	<p>Agree that changes to the boundary of Lancaster Moor to include the whole of Fenham Carr might be logical but this is beyond the scope of the current proposals. This is because this would involve a more extensive review involving consideration of the Williamson Park Conservation Area and extra consultation of residents. Given that the Fenham Carr area in question is within public ownership, not under any threat or subject to significant development proposals this work would not be justified at the present time.</p>
<p>As big an area as possible - I thought Lancaster was a green city but the amount of house building that has taken place is huge - it would be so depressing to lose these pockets of green land - no thought to the increased traffic has occurred or more green spaces / parks to accommodate people Houses 5 to 9 Redwood Heights signed and submitted a detailed objection dated 17 8 2022 against the boundary cutting through our gardens. It appears that you have meant to place the boundary at the path, but have instead taken it part way through our gardens.</p>	<p>Comment noted. Boundary proposed to be amended to exclude the gardens at Redwood Heights.</p>
<p>Please include woodland in front of The Colonnade.</p>	<p>The woodlands in question are within the open countryside. This area is not of special interest to warrant inclusion within the conservation area.</p>
<p>Worth considering extending to cover the land between Guidem Park and the motorway</p>	<p>The development and fields in question are within the open countryside. This area is not of special interest to warrant inclusion within the conservation area.</p>
<p>extend with Quernmore Road on its right to the M6 going south eastwards. the northern boundary to border lancaster farms and the m6.</p>	

Consultee Comment	Lancaster Conservation Team Response
i would include also the 2 housing estates as their access road runs through the conservation area	
Please keep all boundaries and the historic importance that lies within the grounds of the old hospital sites and the historic cemetery it is important not to forget the social history and the fact that local people and their families lived and worked there for generations	Comment noted.
Residents of grade 11 listed buildings should be able to make use of modern insulation such as uPVC sash windows, to retain the appearance of the original buildings but use the best way of heating their homes. Conservation does not mean preserving the past when the present demands we care not only for the buildings but also for the planet.	Comment noted although this is an issue relating to national and local listed building policy and guidance rather than conservation area designation.
<p>Q7 Do you have any comments on the draft Lancaster Moor Conservation Area Appraisal. If yes please specify the page number to which your comments relate and the amendments you wish to see?</p>	
The area is unique and has a history that should not be lost. It is important that that councils, land owners have a responsibility to ensure the area is kept to the history that we have been given and not to ignore the past. We need to work with what we have been given and use them to the best admired for future generations.	Comment noted

Consultee Comment	Lancaster Conservation Team Response
I support the Lancaster Moor Conservation Area proposal as it will help to preserve the unique character of the area, which could otherwise be spoiled by inappropriate development.	Comment noted
I am very pleased with the overall designation and appraisal of the area	Comment noted
I would ask for the compulsory purchase of the north east corner of land not owned by the council so the conservation area is maintained and not developed as has tried to happen in the past.	The use of these powers is outside the scope of the designation proposals
I may be wrong but I believe this conservation area has been created to stop the redevelopment of the ridge Lea hospital. I think the former hospital needs to be kept as much as possible however not at the detriment to zero development. I would like to see the hosp development to be as good a quality as Moor Hospital. I would love to see a road through the grounds down onto Caton Road which I believe was once on the county's agenda. I think more houses need to be built.	The designation does not stop re-development of the existing buildings. Agree that it should be retained and re-developed. The improvement of the access through the site is a proposal within the current Local Plan.
Include the Ridge Lea building in the conservation area and list it. Permit a sympathetic conversion to flats. Inform any owner that any demolition will result in loss of planning permission for the whole site. Allow sympathetic new building on empty treeless parts of the site (such as the former car park) so long as that is used to offset the costs of conversion of the main building. This model has worked for the main Moor Hospital site.	Comment noted

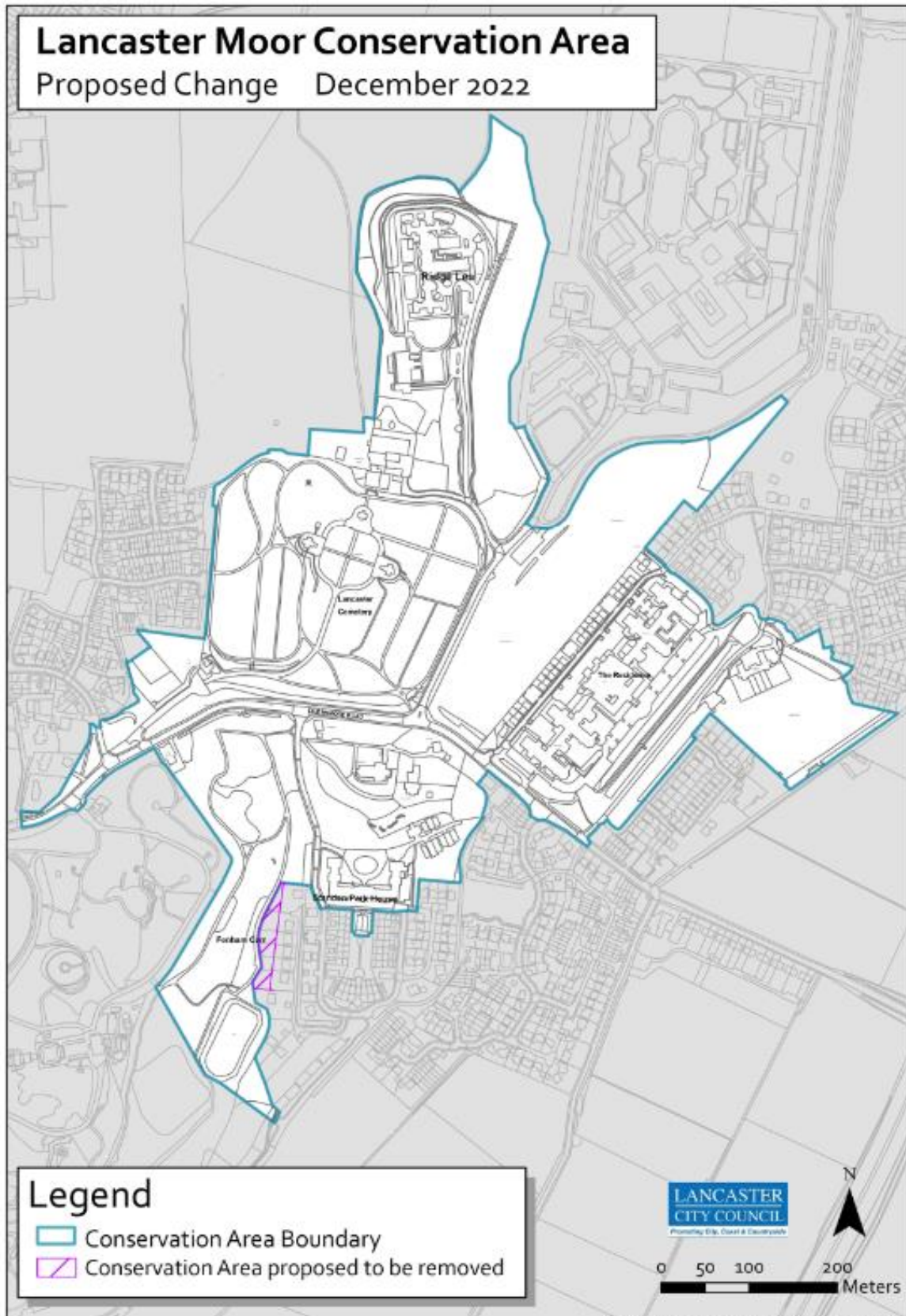
Consultee Comment	Lancaster Conservation Team Response
It's important to conserve an area of such high historic value, that any future development should take into consideration.	Comment noted.
If an Article 4 and enforcement action is not part of the conservation area, please can some wordings be added to section 7 to reflect this.	Comment noted, however the purpose of the appraisal is to assess the special interest of the conservation area and to help justify its boundary. It is not a statement of proposed conservation area policy.
It appears to be a well researched, and carefully written document.	Comment noted.
It should be demolished for new affordable and council housing.	Comment noted.
The only improvement I would make is to ensure that the field next to Kershaw Drive is properly protected to prevent members of the travelling community from entering in the future.	Comment noted.
I am in full agreement with the proposals to retain the outlined area as a conservation area. It would be detrimental to our wonderful city of Lancaster to destroy the architecture and historical interest of these beautiful buildings. The surrounding countryside is a natural habitat for wildlife and the designated green areas and open spaces are enjoyed by everyone. The children particularly benefit from the opportunity to develop and enjoy sports and play, so very important to their development. It would be a travesty to spoil this beautiful area.	Comment noted.

Consultee Comment	Lancaster Conservation Team Response
<p>No comments on the appraisal itself. However, I believe that Ridge Lea deserves careful restoration of the fabric and external features and should also be Listed Grade II. This would not prevent a thoughtful, well-designed and attractive redevelopment for residential or other purposes.</p>	<p>Agree that consideration of restoring the building should be given careful consideration. The building is not considered to have the necessary heritage significance for statutory listing.</p>
<p>Lancaster Civic Vision support the designation of this conservation area</p>	<p>Comment noted.</p>
<p>agree with it totally</p>	<p>Comment noted.</p>
<p>Do not touch, it has to be left to the people.</p>	<p>Comment noted.</p>
<p>Public Realm in full support for the designated conservation area status for Lancaster Moor to be retained.</p> <p>Conservation areas are defined in the legislation as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance’. The area outlined in the map has the qualities that fits in with this description, therefore needs the protection of conservation status. I am particularly keen to have Fenham Carr (the whole of Fenham Carr, not just the area set within the boundary) designated as a conservation area, to protect the historic environment and sense of place which is important to the community. Fenham Carr in particular is a significant open space,</p>	<p>Comment noted.</p>

Consultee Comment	Lancaster Conservation Team Response
<p>with significant trees and views of which have a distinctive character and appearance.</p> <p>Conservation status will help to ensure any future changes respect the area's character and appearance. The trees within Fenham Carr are an important contribution to the environment, the conservation status will give more protection to the trees whether or not they are subject to a tree preservation order, meaning prior notice will need to be given to Lancaster City Council of any work to the trees. The contribution of the tree can then be considered, taking into account the character of the area and protection of important mature trees and groups of trees can then be considered by making a tree preservation order.</p> <p>Fenham Carr adjoins with Williamson Park, also a conservation area and Registered Park and Garden. The woodland setting of Fenham Carr's character of the Park forms a continuous wooded setting, reinforced by roadside trees planted to create a formal avenue along Quernmore Road. Again, consideration should be taken to extend this conservation area to include all of Fenham Carr woodland with associated footpaths that now forms part of the public park.</p> <p>Within Fenham Carr there is a historic aspect of the small reservoir with a tall stone wall with large gates at each end. One aspect of asylum design is that a water source had to be provided, especially given the elevated location remote from water courses. It is understood that this reservoir provided water</p>	

Consultee Comment	Lancaster Conservation Team Response
<p>for the County Asylum.</p> <p>Fenham Carr is presently in good condition, however, developments will have a negative impact on the woodland. Therefore it is essential Fenham Carr retains its conservation status, ideally this would be extended to cover the whole of Fenham Carr.</p>	

Lancaster Moor Conservation Area – Appendix 7: Revised Boundary Map of Lancaster Moor Conservation Area – December 2022.



**Lancaster Moor Conservation Area – Appendix 8:
Revised Lancaster Moor Conservation Area Conservation
Area Appraisal – December 2022.**

Lancaster Moor Conservation Area Appraisal



CONTENTS

1.0 Introduction and summary of special interest.....	3
2.0 Location and setting.....	54
3.0 The historical development of the conservation area	87
4.0 Character and appearance of the conservation area	1411
5.0 The buildings of the conservation area	1814
6.0 Open spaces, parks, gardens and trees	2117
7.0 Character areas and summary of conditions	2520
Appendix 1 - Heritage Assets within the Conservation Area	2722

DRAFT CONSULTATION

1.0 INTRODUCTION AND SUMMARY OF SPECIAL INTEREST

1.1 In 1967 the Civic Amenities Act introduced Conservation Areas to the UK. The protection was later consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation Areas are defined in the legislation as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance’ (s.69). ~~Conservation areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance’.~~

1.2 Lancaster City Council has 38 Conservation Areas, many of which have been designated for very different architectural and historic interests. For example, the city of Lancaster has an extraordinary collection of Georgian townhouses and shops, Victorian and Edwardian public buildings. Morecambe has ~~athe novelty of the~~ seaside resort architectural style ~~with~~ an eclectic mix of revival and art deco styles. Many rural conservation areas within the district are characterised by their vernacular building construction.

Legislation

1.3 The 1967 Civic Amenities Act introduced Conservation Areas. The legislation has since been consolidated by the 1990 Planning (Listed Buildings and Conservation Areas) Act. This Act outlines that every local planning authority has a duty to determine whether parts of its area warrant designation as Conservation Areas.

The National Planning Policy Framework

1.4 The National Planning Policy Framework (NPPF) was adopted in 2012 and recently updated, which outlines the government’s aims for sustainable development. In paragraph 19127, it ~~statesis outlined~~ that local planning authorities should ensure that an area justifies the status of special architectural or historic interest. In addition, Historic England (20194) has published guidance on the production of conservation area appraisals, both of which inform this document.

Local Planning Policies

1.5 Lancaster City Council developed a Development Management DPD which was adopted in 2020. The document provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which will inform this document include:

- DM37: Development Affecting Listed Buildings
- DM38: Development affecting Conservation Areas.
- DM39: The Setting of Designated Heritage Assets
- DM40: Registered Parks and Gardens
- DM41: Development Affecting Non-Designated Heritage or their Setting

Summary of special interest

1.6 The special interest that justifies the designation **Lancaster Moor Conservation Area** can be summarised as follows:

- The Lancaster Moor Conservation Area comprises the buildings and landscapes predominantly associated with Lancaster's 19th and 20th Century suburban expansion, developed for the provision of hospital buildings, cemeteries, and parkland.
- A spacious environment, which was planned incrementally and developed in phases over a period of 100 years from 1816-1916 for use by the Lancaster Asylum and Cemetery. Previously an area of moorland, its design created an idealised picturesque character influenced by evolving practices in patient treatment and Victorian suburban and landscaping design.
- The cohesive character and appearance of the area in terms of historic land-uses for public facilities, with the generous spatial layout of large buildings in expansive grounds and unified by trees;
- The historic ~~significance~~ importance of the former hospitals and the cemetery in representing the emergence of large-scale social provision within the city.
- The building of fine and distinctive hospital buildings, including at Standen Park the Moor Hospital (1816 Block) (grade II* listed), Lancaster Moor (grade II) and Ridge Lea (unlisted) developed in polite architectural styles.
- ~~A spaciouly planned environment, previously an area of moorland, that was designed in order to create an idealised picturesque character.~~
- The consistent use of local sandstone and slate as materials for buildings, walls and other structures.
- A green and leafy character providing the setting for buildings, streets and spaces, with notable survival of good 19C planting.
- Street tree planting and stone walls forming avenues that define principal routes through the area, a good example of Victorian suburban design.
- The Lancaster Cemetery, a registered Park and Garden (grade II) designed by the prominent Lancaster architect Edward Paley, with three chapels, lodge and Crimea War Memorial, all grade II listed within an informal parkland setting.
- The small historic farmstead of Stone Row, with a characterful vernacular group of 18th and 19th Century farm buildings with a 19C farmhouse ~~fine group of historic buildings dating from the 18th and 19th century~~ within a wooded setting, with a distinctive cobbled approach.
- The area of Fenham Carr, formerly part of the grounds of the Moor Hospital (1816 Block) which consists of woodland with footpaths and now forms a scenic element part of the wider public park environment.

2.0 LOCATION AND SETTING

- 2.1 Lancaster Moor Conservation Area covers an area of Lancaster to the east of the city centre in an elevated location that, as the name suggests, was previously open moorland. The area is within a suburban location that is situated between 19C housing development to the east and west ~~but~~ with open countryside ~~to the north and nearby a little further to the east. The, through which the~~ M6 motorway ~~runs north/south a little further to the east, runs from north to south.~~ Beyond that the land rises up toward the Forest of Bowland Area of Outstanding Natural Beauty. Quernmore Road is the principal road through the conservation area, bisecting the conservation area in two. A secondary route along Stone Row Head, leading north towards Ridge Lea, further bisects the area to the north.

Description and Boundary

- 2.2 The Lancaster Moor ~~Hospital~~ Conservation Area comprises the ~~principal~~ buildings and landscapes ~~predominantly~~ associated with the Lancaster Moor Hospital complex. The three largest surviving structures are ~~the original Moor Hospital (1816 Block, now known as Standen Park)~~ ~~Ridge Lea Hospital~~, The New Block (now known as The Residence), and ~~Ridge Lea Hospital the original County Asylum building (now known as Standen Park)~~. There are several surviving ancillary structures which contribute to the understanding of the expansion and development of the complex while also contributing to the character and appearance of the conservation area as a whole. ~~On the site of the Moor Hospital (1816 Block) t~~These include the Church of St. Michael's (originally St. Saviour's), 1 and 2 The Woodlands, and the asylum chapel ~~which is immediately to the south of the main Standen Park building~~. To the north of Quernmore Road there is Campbell House within the immediate curtilage of the New Block, and Stone Row Head, a farmstead to the immediate south of Ridge Lea Hospital. The conservation area also includes important greenspaces, such as Fenham Carr, an area of woodland associated with the ~~Standen Park Moor Hospital (1816 Block)~~ site and Lancaster Cemetery, first laid in 1855. The cemetery has clear ties to the Hospital complex but is also an



The New Block seen through its wooded setting providing memorable townscape character

- 2.3 The boundary has, therefore, been defined to preserve the principal hospital buildings and the surrounding green areas and ancillary buildings which are crucial to understanding the area's development and its use as a mental health hospital. The boundary follows some of the buildings very tightly, particularly at the [Standen Park Moor Hospital \(1816 Block\)](#) and New Block sites where modern development has occurred within the curtilages of the buildings. Such modern development has, therefore, been excluded from the boundary where possible, although the location of some newer development, particularly to the west of the New Block, makes it impractical to exclude.

Topography and landscape setting

- 2.4 The conservation area is situated on former moorland to the east of Lancaster that forms the elevated backdrop for the city when viewed from the west. The land steeply rises from the north and west before reaching a north-south ridge which is inclined more gently to the east. The area is contiguous with Williamson Park, also a conservation area and Registered Park and Garden [and an area of very similar character to much of the Lancaster Moor Conservation Area](#). The tree'd character of the [Parkpark](#) forms a continuous wooded setting to the south-west, reinforced by roadside trees planted to create a formal avenue along Quernmore Road. More recent housing is found to the west, north-east, east and south of the area. The HMP Young Offenders facility is

located just to the north of the conservation area. However, the spacious leafy character and elevated location of the conservation area means the adjacent housing areas and prison do not impinge on the setting except in views from the east, [particularly from the M6 and the approach along Quernmore Road, where housing development is visible in the foreground of the New Block of Lancaster Moor Hospital, with its distinctive tower.](#)

Archaeology

- 2.5 Bronze Age urns were discovered and reported in 1865 during 19th century development on the moorland area. This is described by J Harper Esq. when workers were uncovering a new seam of sandstone, likely for quarrying, discovered a stratum of 'dark vegetable soil' in which pairs of urns were placed two feet below the soil at yard intervals in a line running east-west. The quantity of urns was not described.

3.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

Origins

- 3.1 The Conservation Area occupies a site which was originally moorland. [Stone Row, a small upland farmstead, was most likely the only building in the area during the 18th Century, though the earliest maps are not conclusive of this. A racecourse with a small grandstand was also located to the east of the site of the New Block \(mostly outside the conservation area boundary\) at the beginning of the 19th century, although the open moorland character was retained. Fields on the Ridge Lea site were enclosed by the middle of the 19th century.](#) As Lancaster's centre began to expand in the late-18th and early-19th centuries, the moorland area was quarried for stone which was used to construct housing and industrial buildings. The quarries remained until they were subsequently developed into the original Moor Hospital Complex in the early 19th century. The development of Asylum is shown on the maps below.

Lancaster County Asylum

- 3.2 In response to the 1808 *County Asylums Act*, the first hospital in Lancaster was built on the moorland site, designed by Thomas Standen and opened in 1816. As one of the first asylums built in response to this Act there was no established definition of asylum design. Consequently, the County Lunatic Asylum was built in the Neo-Classical style and appears as a wealthy residential dwelling. ~~Nevertheless, However, the hospital [washad been](#) successful in housing patients and was extended in 1824. The Standen building was enlarged to the rear initially by Edmund Sharpe, in 1824 and further additions thereafter then added to as required until c.1850. The Asylum is now diminished in size through some demolition of later buildings. The original building is the most intact part of the hospital that survives, with some of the extension buildings retained as part of the modern redevelopment to the south. The Asylum is now diminished in size through some demolition of later buildings. The 1816 block is Grade II* Listed.~~
- 3.3 In 1841 Dr Edward de Vitre and Dr Samuel Gaskell carried out the first review of the County Asylum and discovered that there was a diverse demographic of patients with a mixture of those with mental illnesses and others who were incarcerated due their personal circumstances or non-mental illness related reasons. Consequently, in 1866 Gaskell built a chapel to create a sense of community

for the growing number of patients. This is the Grade II Listed St. Saviour's Church. Shortly after a catholic chapel was also built to the east, although this has since been demolished.

- 3.4 Despite extensions and the introduction of chapels, the main hospital was overrun with patients and, following on from de Vitre and Gaskells findings from the 1840s, land and funds were found to build a new hospital. This was endorsed by Queen Victoria and consequently the Royal Albert Hospital was built in Lancaster's urban centre and welcomed its first patients in 1870. Although this does not lie within the Conservation Area it is illustrative of the extent of the expansion of Lancaster Moor Hospital throughout the 19th and early 20th Centuries.

The development of the Lancaster Moor Hospital 1816 - 1916

1818



Greenwood – Map of Lancashire

1844



HM Ordnance Survey

1893



HM Ordnance Survey



HM Ordnance Survey

Expansion

3.5 Despite the creation of the Royal Albert Hospital and redistribution of patients away from the Moor Hospital complex, the hospitals still became overcrowded, and the County Asylum expanded across the moorland site. In 1879 land was being cleared over the road from the County Lunatic Asylum on land called 'Lancaster Moor'. This made way for an annexe or "New Block" (now known as "The Residence") which was subsequently constructed in Gothic Revival style in 1882, with a pavilion planform flanked by corridors which housed the wards. This new annexe created space for a further 825 patients. Architecturally the annexe is a stark contrast to the country house style of the original 1816 building.

3.6 In 1855, the Lancaster Cemetery was laid out by Lancaster Burial Board, after closing the city's burial grounds. The chapels were designed by local architect Edward Paley and the grounds laid out by the registrar Henry Moore. The design resulted in the modification of the access to Stone Row and it is likely that cobbled approach to the farmstead to the east of the cemetery boundary was constructed at this time.



Landscaping became an important aspect of later Asylum design as here in the grounds of the New Block

3.76 Further subsidiary buildings were [added to the Asylum thereafter, constructed](#) to house and service an increasingly diverse patient population. By 1890 the total population of in-patients was 1,883 and further annexes and villas were constructed to manage this demand. This included Cassidy House (1907), Campbell House (1909), de Vitre House (date not known). The complex begins to mirror national trends in segregation by sex, class and race with the Ladies Villa (Ridge Lea Hospital) and Campbell House (also known as the Gentlemen's Villa) being built due to the complaints of wealthy patients' families who were upset that their family members were being housed with those of a lower class.

3.8 [In 1908, the Asylum Board acquired Stone Row Head Farmstead with 92 acres of land. Patients assisted in the cultivation of crops and caring for livestock and enable the Asylum to become self-sufficient in food. New buildings to the north of the farmstead were added soon after this acquisition and further construction thereafter consolidated these additions. The complex we see today was largely completed by the inter-war period.](#)



Ancillary housing buildings to the north of the New Block, now demolished for modern residential development (<https://www.bing.com/maps/>)

3.97 During the late 20C medical practices shifted to community-based care and the hospital buildings gradually fell out of use. The original 1816 building, the most intact part of the original hospital and some of its extensions, were converted to residential use with modern housing to the south, although a number of demolitions diminished its original size. Likewise, the New Block was also converted to residential use with ancillary blocks to the north demolished and replaced by modern housing. However, Ridge Lea (The Ladies Villa) and Campbell House (The Gentlemen's Villa) both survive, the latter also having been converted to housing. however many of the other subsidiary buildings to the north of the annexe have been demolished and replaced by modern residential development



Campbell House and cricket pitch looking towards the New Block

4.1 Introduction

Lancaster Moor Conservation Area has a highly cohesive character and appearance in terms of historic land-uses which, from the early 19C onwards, comprised the social provision of facilities for the benefit of the public. Much of the use of the area was inter-related as part of the Asylum complex. The use of the area and the incremental but planned character of the environment resulted in the spacious layout of buildings, landscaped grounds, road and trees, with predominantly large buildings of polite architectural design in generous grounds. Nearly all building and walls are constructed in sandstone and roofs using local slate. The wooded context and tree line tree-line streets provide the setting that helps unify the area's visual character and appearance.

Lancaster Moor Hospital conservation area has been designated to preserve and enhance the character and appearance of this Lancaster suburb, including the buildings and open spaces which formed part of the former hospital complex and contribute to its understanding. As the area has a cohesive character that developed in several phases over a 100-year period (with the exception of Stone Row Farm, which has a longer history), no separate character areas have been defined. Instead, the whole of the conservation area represents a cohesive entity in terms of its visual, historical and functional character and appearance.

Townscape, views and vistas

- 4.21 Lancaster Moor Conservation Area comprises a distinctive historic area of Lancaster, which is now a mature, leafy suburb which spans across Quernmore Road (see Townscape map below). The conservation area is a designed environment that has developed over a century, resulting in the transformation of open moorland into a picturesque suburb. Within this landscape context is the core of the former Lancaster Moor Hospital complex which comprises three principal buildings, namely the original Moor Hospital Building of 1816 (now known as Standen Park), The New Block of 1882 (now known as The Residence), and Ridge Lea of 1916. Each building has its own, predominantly tree'd environment with generous green spaces and other surviving ancillary structures all adding to the character of the area.
- 4.32 Quernmore Road is the main route east-west through the centre of the conservation area. This treelined road has a regular and spacious character and offers partial views of the New Block and Standen Parkthe Moor Hospital (1816 Block) as well as the stone walls and deliberate planting. This spacious tree-line character is typical of suburban residential environments developed during the Victorian period. Stone Row Head proceeds north from a junction with Quernmore Road. It is an exceptionally straight and quiet route, with a stone wall emphasising its linearity. Though lacking tree planting, trees within the cemetery and alongside the football pitch frame long views along the street.



[The treeline streets of the conservation, with fine views into the Cemetery](#)

- 4.43 The Cemetery, Stone Row Head farmstead and Ridge Lea are located further away from the main Quernmore Road thoroughfare in more secluded locations, often adjacent to much denser areas of woodland which provide screening. The delightful approach to Stone Row, fringed by woodland and cemetery trees, is along a cobbled lane, an unusual and distinctive feature given the suburban location. The approach to Ridge Lea is similarly attractive through a woodland glade, though this is now becoming overgrown following the closure of the facility.

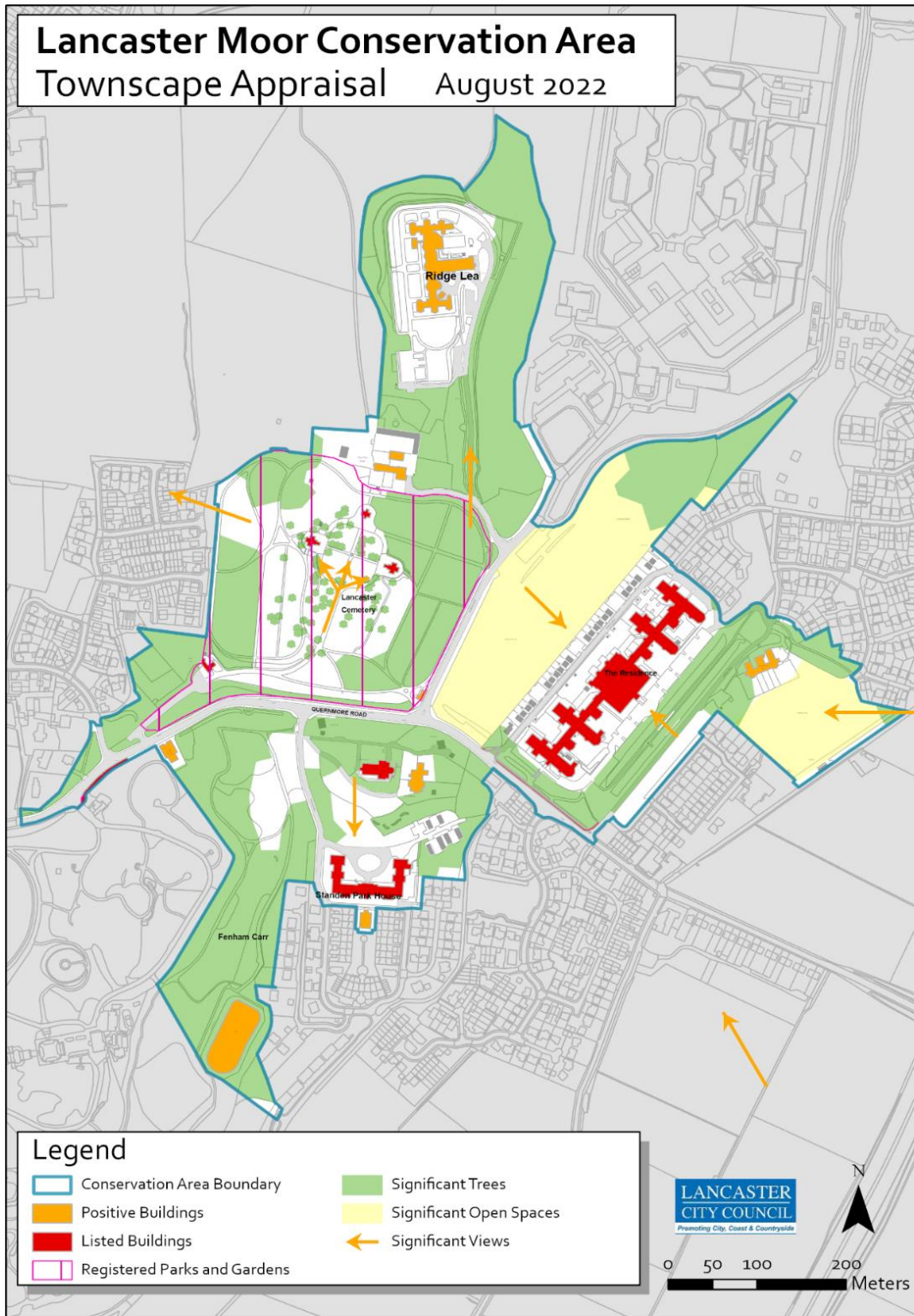


The distinctive cobble approach to Stone Row Head with cemetery trees to the right

- 4.54 The principal buildings are all developed on a grand scale. The woodland and trees mean that only tantalising glimpses of the buildings are possible from many vantage points in the conservation area. Longer views from outside the conservation area to the east reveal the tower of the New Block and the roofscape of [Standen Parkthe Moor Hospital \(1816 Block\)](#). The nearby Ashton Memorial was once described as “eyecatcher extraordinaire” by the architectural historian Nicholas Pevsner and a similar epithet could be given to the soaring New Block tower, which is a memorable feature visible from the motorway and the approach from Quernmore Road. Ridge Lea, on the other hand, is hard to view from outside the conservation area, being entirely surrounded by woodland. [However, it formerly was less enclosed with fine views of the surrounding area.](#)
- 4.65 The elevated location of the conservation area means there are memorable views towards the surrounding countryside, with the Forest of Bowland AONB to the east and Morecambe Bay and the Lake District to the north and west. Views from the Cemetery across Lancaster and towards the Bay are particularly noteworthy.

[\(TOWNSCAPE MAP BELOW TO BE UPDATED IF BOUNDARY CHANGE APPROVED\)](#)

Lancaster Moor Conservation Area Townscape Appraisal August 2022



© Crown copyright and database rights 2022 OS 100025403. © Environment Agency copyright and/or database right 2015. All rights reserved. © Bluesky International Limited.

(TOWNSCAPE MAP ABOVE TO BE UPDATED IF BOUNDARY CHANGE APPROVED)

5.0 THE BUILDINGS OF THE CONSERVATION AREA

- 5.1 Administratively, the Hospital was historically one site with [varying](#) architectural styles which reflected the development of the complex over a 100-year period. Likewise, the changing use in building materials reflected changing architectural trends. The ample supply of local sandstone means that it is the most prevalent building material, used almost exclusively for walling of pre- 1916 buildings and for boundary walls. [Standen Park](#)[The Moor Hospital \(1816 Block\)](#) uses locally quarried ashlar sandstone, the New Block using a much redder dressed sandstone with sandstone dressings, and Ridge Lea using pitched faced sandstone with dressed stone details and stone coping and kneelers.
- 5.2 The majority of buildings are slated with local Burlington blue/grey slate from Cumbria (though, the quarry was within Lancashire at the time and the slate then known as Lancashire blue/grey slate). More roughly dressed but still squared stones, and those of coursed or uncoursed rubble construction can all be found in the older buildings at Stone Row and within boundary walling. Timber windows, mainly sliding sash, are predominantly used along with timber doors and joinery [details](#).
- 5.3 [The first Moor Hospital, now known as Standen Park Hospital](#) was built 1811-1816 to the designs of Thomas Standen. It is in the Neo-Classical style and typical of high-status Georgian buildings. The later, Victorian wings were also built in the same style. The building is grade II* listed and is a building of high significance. Constructed in stone with hipped slate roofs it has a typically formal character, featuring porticoed frontage with pediment, rusticated ashlar, with side wings of Palladian character. It is set within expansive grounds which include other historic buildings, some of which are listed. The latter includes **Saint Michaels** church to the north, [grade II listed](#), ~~the latter~~ designed by Edward Paley and dating from c.1866.



[Standen Park](#)[The Moor Hospital \(1816 Block\)](#), 1816, grade II* – The earliest Lancaster Moor Asylum building designed as a country house in classical style

- 5.4 Lancaster Moor Hospital annex, or the **New Block**, on a separate site to the north of Quernmore Road ~~and Standen Park~~, was completed in 1882 to designs of AW Kershaw. Listed at grade II, it is a building in Victorian Gothic Revival style albeit austere in character, with its remarkable soaring tower visible widely in the local area. With a linear planform with a series of distinctive wings accessed off a central spine, this striking building is also located in generous, leafy grounds and includes recreation fields to the north-west and a cricket pitch with a pavilion to the east. Its impressive stone entrance walls, railings, gate piers and iron gates are listed grade II in their own right.



The New Block set within landscaped grounds

- 5.5 [The residential conversion of Moor Hospital \(1816 block\) and New Block resulted in some demolition and replacement by housing. Both Standen Park and Lancaster Moor Hospital have since been converted for residential accommodation and developed in their grounds for housing over the last few decades.](#) This housing was largely to fund repairs to the Listed buildings, although significant areas of landscaping to the buildings frontages and principal elevations was preserved.
- 5.5 **Ridge Lea** is a building of similar form and Gothic architectural character to the New Block. It is located to the north of the two other hospital sites, again in generous grounds surrounded by woodland. It was constructed in ~~1916, and 1916 and~~ is unusual in its continued use of the Gothic Revival, which is very late for this architectural style. The building has a very distinctive character, employing Dutch gables and is well constructed with some fine stone detailing and architectural features beneath a slate roof. The building is in poor condition with some loss of lead flashing and stone details. [The building was known as the Ladies Villa and used to accommodate wealthier patients.](#)



The distinctive Dutch gabled character of Ridge Lea

- 5.6 The three **cemetery chapels**, all designed by renown local architect Edward Paley in c 1855, are situated towards the centre and north of the site. The chapels (all listed grade II) are built of stone in Gothic Revival style, the Roman Catholic one being slightly simpler in design than the other two. The chapels lie on a platform at the highest point of the cemetery; to the north is the Roman Catholic chapel, the Nonconformist chapel lies to the east, and the Anglican chapel to the west. A small windowless stone shed beside the Anglican chapel was probably a hearse house.



The Roman Catholic Chapel at Lancaster Cemetery

- 5.7 To the north of the cemetery is a small farmstead known as **Stone Row**. This consists of a ~~has~~ ~~characterful group of~~ historic buildings, ~~consisting of 18C and 19C vernacular stone farm buildings and a 19C farmhouse~~ ~~dating from the 18th and 19th century~~ together with more modern 20th century buildings of less historic interest. ~~It is understood that the farm was used by the hospital in the treatment of patients and later by the nearby prison.~~ A distinctive cobbled road provides the approach to the farmstead. The farm was purchased by the Asylum Board in 1908 and was one of three farms in the early 20C which supported Lancaster Moor Hospital and provided its patients with an understanding of agricultural work. It was later taken over and used by the nearby prison during the 1960s. During its evolution, the farm developed from a small stone group of historic buildings to a much larger complex after its acquisition by the Asylum.



Stone Row Head farmstead, pre-dating the Asylum but later incorporated

6.0 OPEN SPACES, PARKS, GARDENS AND TREES

- 6.1 Landscaping became a prominent aspect of asylum ~~design~~design, and the creation of a natural setting was a deliberate and important aspect of the treatment for patients that also mirrored picturesque influences in landscaping design. The green spaces that surround the complex demonstrate important shifts in the treatment of mental health patients in the C19 when a more sympathetic and dignified approach was ~~adopted~~adopted, and hospitals were provided with grounds reminiscent of country houses. Informal planting and a network of footpaths for patient's recreation were provided, the outdoors and fresh air being considered an important part of their treatment.

[Standen Park The Moor Hospital \(1816 Block\)](#)

- 6.2 While [Standen Park the Moor Hospital \(1816 Block\)](#) has a mature landscape setting, with a winding approach within woodland, the first edition OS map (see 1844 OS map edition above) suggests a more austere setting, with the hospital situated within the surrounding moorland and a small formal landscaped garden. However, as treatment evolved the surrounding area had been planted in a more informal, [picturesque](#) parkland style, with footpaths providing perambulation routes around an enlarged estate, as shown on the second edition OS map (see 1893 OS map edition above). This included Fenham Carr, which is an area of woodland to the west of [Standen Park the Moor Hospital \(1816 Block\)](#) and contiguous with Williamson Park, a Registered Park and Garden. This naturalised setting is an important component of the conservation area's leafy character as well as providing a positive setting for the grade II* listed building.
- 6.3 Within Fenham Carr there is a small reservoir with a tall stone wall with large gates at each end. One aspect of asylum design is that a water source had to be provided, especially given the elevated location remote from water courses. It is understood that this reservoir provided water for the County Asylum.

New Block

- 6.4 The leafy character of the conservation area continues around The New Block (now The Residence) which is screened from Quernmore Road by trees just inside of the listed walls and gates. The perimeter of the building was historically lined by trees with a small woodland to the north prior to the recent development on the north side. The remaining trees, [within a more formal layout, still](#) contribute to the designed landscaped which forms the setting of the listed building and picturesque leafy character and appearance of the conservation area. [A cricket pitch and pavilion are located to the north-east.](#)

Ridge Lea

- 6.5 The site for Ridge Lea was formerly open moorland at the edge of Lancaster and to the north of the other hospital buildings. This new hospital annex was built on a terrace of land which sharply rises up on the moor side. Embankments were created to provide a level site and trees planted on the surrounding land, much of it now mature woodland. The approach to the site is through a delightful woodland glade.



The woodland approach to Ridge Lea

Football pitch

- 6.6 The green area between the New Block and Ridge Lea hospital is a historic open green space which has been preserved and is now used as a sports field. This provides uninterrupted views of the New Block, [marred only by a modern boundary wall \(see below\)](#). ~~Following conversion and erection of houses in the grounds, a new wall to the “The Residence” was constructed to the west side. However, this rendered wall is prominent and intrusive and would benefit from remedial works, painting or landscaping.~~

Lancaster Cemetery

- 6.7 Lancaster Cemetery is a grade II Registered Park and Garden situated between [Standen Park](#) [the Moor Hospital \(1816 Block\)](#) and Ridge Lea. It was established in 1855 and was designed by the prominent Lancaster architect Edward Paley. The wooded slopes associated with Lancaster Moor Hospital and Williamson Park form the setting towards the south. To the north, trees along the boundary with Stone Row and woodland beyond form an attractive backdrop to the cemetery chapels.



The attractively landscaped grounds of the Cemetery

- 6,8 The Cemetery includes three chapels of different denominations and formally laid out burial grounds in an elevated location with stunning views towards Morecambe Bay and the city centre. The site is laid formally at the heart of the site with a cruciform plan of paths forming vistas that are terminated by the three grade II listed chapels. The lodge adjacent to the cemetery entrance and the Crimea monument are also grade II listed.
- 6.9 The cemetery contains a mixture of evergreen trees including yews and other examples of beech, oak, and sweet chestnut. The 1877 maps shows that planting was concentrated on the perimeter, near to the chapels, and the junctions of paths. The cemetery is bounded by a substantial coped sandstone wall. It is a beautiful and picturesque environment with informal landscaping complementing the formal arrangement of the site.

Quernmore Road

- 6.10 Quernmore Road is the main route through the conservation area and is a significant contributor its ~~special~~ character and appearance, as experienced from the main road. The road is lined with stone walls and trees ~~providing glimpses of the principal historic screening most of the important~~ buildings. ~~The street is lined with~~ On the roadside of the pavements there are large trees within its pavement or within adjacent sites. forming an avenue which helps define the street itself.

7.0 CHARACTER AREAS AND ASSESSMENT SUMMARY OF CONDITION AND NEGATIVE FEATURES

7.1 Lancaster Moor Hospital conservation area has been designated to preserve and enhance the character and appearance of this Lancaster suburb, including the buildings and open spaces which formed part of the former hospital complex and contribute to its understanding. As the area has a cohesive character that developed in several phases over a 100-year period (with the exception of Stone Row Farm, which has a longer history), no separate character areas have been defined. Instead, the whole of the conservation area represents a singular, cohesive entity in terms of its visual, historical and functional character and appearance.

Positive Contributors

7.2 There are several key listed buildings and structures within Lancaster Moor conservation area, as well as a registered park and garden. In addition to these designated heritage assets, there are some non-designated heritage assets which add to the character of the conservation area and local identity of the district. Non-designated heritage assets that contribute to the significance of the conservation area are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF). It is important to clearly identify these buildings as proposals for their demolition normally constitute substantial harm to the conservation area, which will require strong justification. There is a presumption in favour of the conservation of unlisted buildings that contribute to the character of the conservation area. There are many unlisted buildings which positively contribute to the architectural and historic character of Lancaster Moor's conservation area. Positive elements of the area have been included within the Townscape map of the conservation area above

Summary of Condition

7.3 Overall, the conservation area has been designated due to the retention of buildings which show the origins and expansion of Lancaster Moor Hospital including ancillary buildings which reflect national trends in changing mental health care provision. Standen Park The Moor Hospital (1816 Block) and New Block have been converted into residential dwellings and are therefore in very good condition. However, elsewhere, some inappropriate Upvc windows and outbuildings have been identified on curtilage buildings, particularly on the Standen Park Moor Hospital (1816 Block) site. Fenham Carr and the playing fields are presently in good condition, however, the modern housing development and boundary wall are a negative feature of its setting.

7.64 The conservation area appraisal has identified that Ridge Lea as has been vacant since it ceased to function as a hospital in the early 21st century. It and is in a deteriorative poor condition, with some loss of slates, lead flashing and stone details. At the time of writing the building has not been secured and is vulnerable to further damage through loss of roofing material and vandalism. However, the building is still capable of conversion to other uses. The residential conversions of the other Lancaster Moor buildings illustrate the potential.

- 7.75 The Stone Row Head Farm site is also vacant, in poor condition and overgrown, although the historic buildings themselves generally appear to be watertight. ~~vacant and in a similarly area poor condition. Elsewhere, some inappropriate Upvc windows and outbuildings have been identified on curtilage buildings, particularly on the Standen Park site.~~
- 7.86 Other residential development within the setting of the Moor Hospital (1816 Block) and the New Block do negatively contribute to the setting of these assets and the conservation area. Following conversion and erection of houses in the grounds of the New Block, a new wall to the “The Residence” was constructed to the west side. However, this rendered wall is prominent and intrusive and would benefit from remedial works, painting or landscaping.
- 7.9 HM Prison is well enclosed with only glimpsed views from within the conservation area, although it is more visible from the M6. It has a negative impact on the setting of the conservation area, as does the motorway.
- ~~Fenham Carr and the playing fields are presently in good condition, however, the modern housing development and boundary wall are a negative features of its setting.~~
- 7.107 The removal of some street trees on Quernmore Road also has a negative impact on the townscape character of this attractive avenue. The trees are planted close to the highway edge and the footpath is relatively narrow. Parking by visitors to Williamson Park and damage to trees by vehicles is an added problem. The condition of the footpath is also a concern expressed by local residents, in part caused by the roots planting of the trees in the footpath and damage caused by parking vehicles, parking on the pavement and the narrowness of the pavement.
- 7.11 However, the poor condition of elements within the conservation area and the negative contributors are not so great that they indicate the conservation area should not be designated as they are far outweighed by the many positive qualities elsewhere.

- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1391761
- ✓ MOOR HOSPITAL, NEW BLOCK
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195079
- ✓ CRIMEA MONUMENT IN LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298304
- ✓ LANCASTER CEMETERY LODGE
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212683
- ✓ WATER CLOSET CUBICLE IMMEDIATELY SOUTH OF WEST PORCH OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195077
- ✓ MOOR HOSPITAL, BLOCKS 40,41,42,44 AND 46
 - Heritage Category: Listed Building
 - Grade: II*
 - List Entry Number: 1289436
- ✓ WESTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1298305
- ✓ CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289454
- ✓ NORTHERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1212689
- ✓ BOUNDARY WALLS, RAILINGS, GATES AND GATE PIERS AT LANCASTER MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1391761

- ✓ EASTERN MORTUARY CHAPEL AT LANCASTER CEMETERY
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1195078
- ✓ WATER CLOSET CUBICLE IMMEDIATELY NORTH OF APSE OF CHURCH OF ST MICHAEL, MOOR HOSPITAL
 - Heritage Category: Listed Building
 - Grade: II
 - List Entry Number: 1289423
- ✓ LANCASTER CEMETERY
 - Heritage Category: Park and Garden
 - Grade: II
 - List Entry Number: 1001567
- ✓ RIDGE LEA
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted
- ✓ STONE ROW
 - Heritage Category: Non-Designated Heritage Asset
 - Grade: Unlisted

(Please note that the list of Non-Designated Heritage Assets is not definitive)

Bisgrove R. (1992) *The English Garden*

Hartwell, C. and Pevsner, N. (2009) *Lancashire: North*, Yale University Press: London

Historic England (2019) *Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)*

Lancaster City Council (2020) *Lancaster and District Local Plan (2011-2031)*

MHCLG (2021) *National Planning Policy Framework*

Silverston, J. D, Mason, J. J, Lewty, W. M (1948) *An introduction to the history, description and problems of the Lancaster Moor Hospital, situated on Lancaster Moor, Lancaster*

Williamson P (1999) *From Confinement to Community – The moving story of the “The Moor”*. Lancaster’s County Lunatic Asylum

<https://www.countyasylums.co.uk/lancaster-moor-lancaster/>

DRAFT CONSULTATION