

# Burton-in-Lonsdale Conservation Area Appraisal August 2016

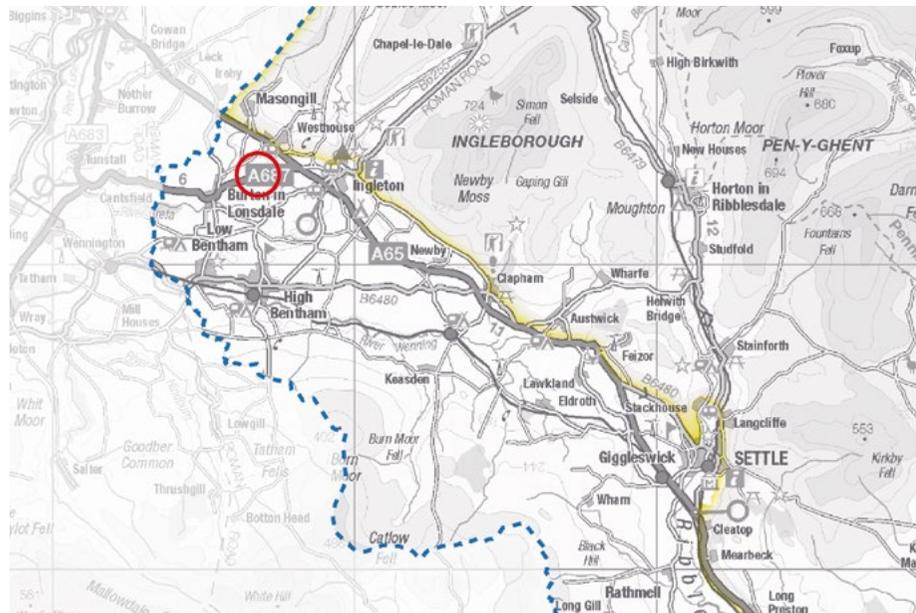
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# Introduction

## How to use this document

This Conservation Area Appraisal should be read in conjunction with the document *Introduction to Craven Conservation Area Appraisals*, which can be downloaded from the Craven District Council website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven.

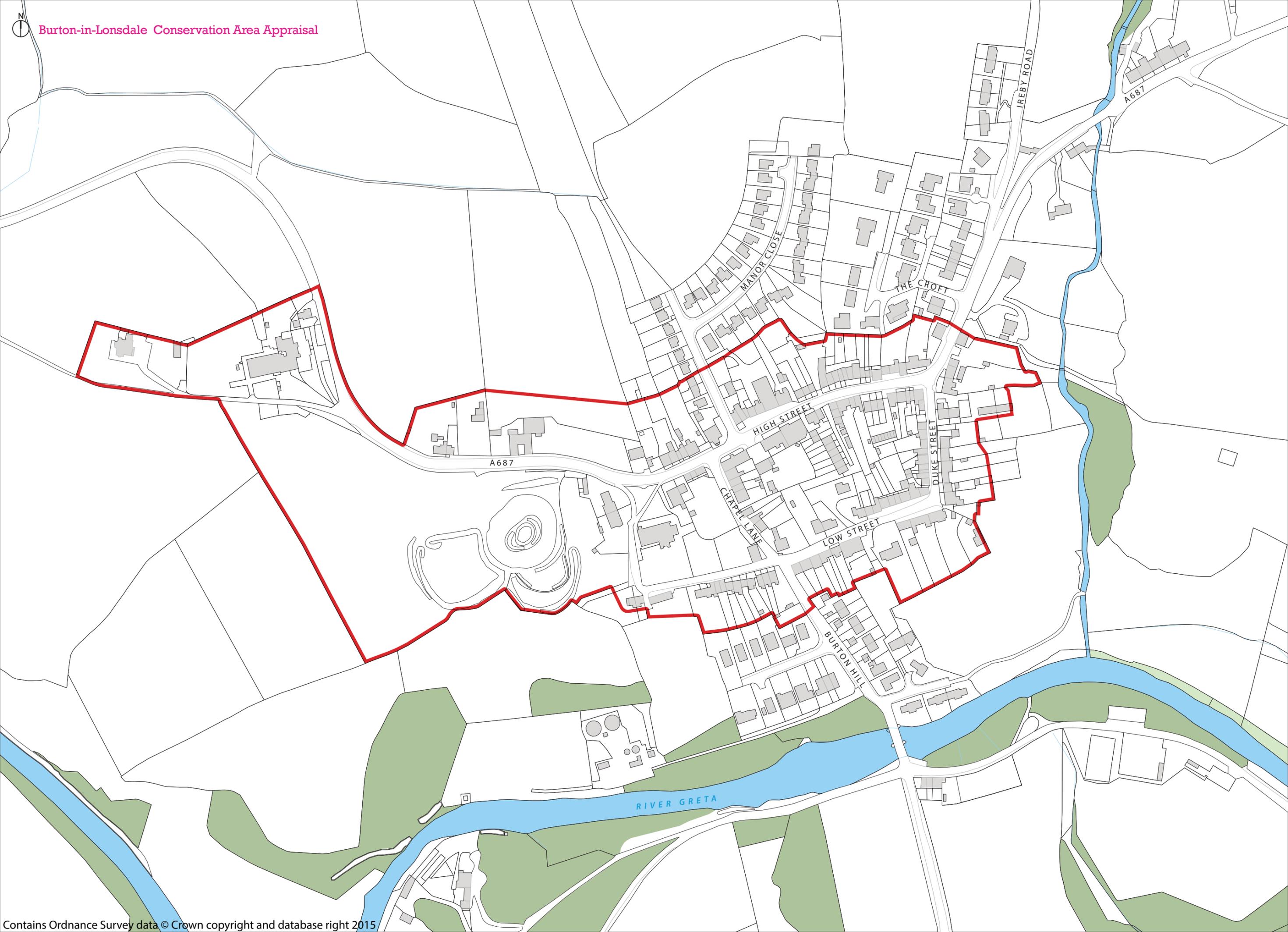


Location of Burton-in-Lonsdale

When viewed as a pdf document, this Appraisal includes an interactive map with a series of layers that can be activated using the menu panel that appears on the left-hand side of the report. Refer to the *Introduction* document for advice about how to reveal this menu panel. These layers, which can be turned off and on in any combination, illustrate aspects of the Appraisal that are described in the text. These elements are: the conservation area boundary, Victorian Ordnance Survey maps, listed buildings, key buildings, significant views, open space analysis and woodland. At any time the map can be found by clicking the MAP button on the bottom right corner of every page.

## Overview of the conservation area

Burton-in-Lonsdale lies within the undulating landscape of Landscape Character Area 32, the Drumlins Valley (1) overlooking the River Greta. The village core retains characteristics of a planned medieval settlement with strong legibility and a high survival of 18th and 19th century buildings.



## 1.0 Character

### 1.1 Historic & contemporary development

Refer to the layered map at the front of this Appraisal to see the boundaries of the two character areas.

The village is very strongly defined by its inherited medieval layout which has all the hallmarks of a deliberate planned settlement based around an early 12th/13th century castle, the Scheduled Ancient Monument of Castle Hills. This earthwork Motte and Bailey fortification and the Listed Grade II\* All Saint's Church form a strong gateway at the west of the village. The style and quality of village architecture reflect the relative affluence of its residents in the 18th and 19th centuries with a number of well appointed properties including the Listed Grade II Manor House; Hill House; and, Harris Garth. Despite early 21st century residential development to the north at Manor Close and late 20th century development on either side of Burton Hill, the legibility of the historic core is very strong.

- Burton is mentioned in the Domesday Book and is a medium sized settlement (2).
- Settlement morphology follows a common high and low street configuration with church and castle at one end strongly suggesting Burton-in-Lonsdale originated as a planned settlement, possibly with a market on the High Street.
- There is a good survival of historic toft and croft boundaries (see *Introduction to Craven Conservation Area Appraisals*) in the village core, some of which may originate as burgage plot boundaries (planned out rather than organically grown). The best examples of these are associated with the Listed Grade II Church View and the Listed Grade II Bull Farm on High Street.
- The built form of the historic core strongly reflects earlier morphology which has little changed since at least the late 18th century.

- The settlement possesses a significant number of well made cottages and more grand dwellings dating back to the 17th, 18th and 19th centuries reflecting a fairly wealthy population.
- The earthen motte of the Scheduled Ancient Monument, Castle Hills and spire of the Listed Grade II\* All Saints Church are formidable landmarks.
- Buildings on Low Street are less grand than those on the High Street.
- The ubiquitous textile mill lay over the River Greta some distance to the west. Burton Cotton Mill is shown on the 1850 Ordnance Survey map (3) and by the late 19th century had been renamed Greeta Mill (still cotton). By the early 20th century this was disused.
- Pottery production was another big business in Burton from at least the 17th century. At one time there were thirteen potteries within a mile of the village. Two are shown immediately south of the village in 1850, Baggerley's Pottery and the Greeta Stone bottle works.

Both these sites have been redeveloped in the late 20th century. Pottery production ceased in the late 1940s.

## **1.2 Spatial and urban character**

The broad High Street with its large collection of 18th and 19th century buildings, many Listed, sweeps dramatically east from the Church and connects to Low Street via Chapel Lane and Duke Street. Low Street and Duke Street consist of less grand cottages and terraces, many of which front directly onto the pavements, contrasting sharply with those on Main Street. The relative difference in style and quality between these two locations is very marked in Burton. The Early 21st century development of Manor Close represents the largest addition to the village with curious use of stone mullioned windows on bungalows and two story detached and semi-detached dwellings.

- High Street is densely built up along most of its length with few opportunities to view the landscape to the north. On the south however, there are a number of points at which glimpsed views of the hills beyond the River Greta can be had. These glimpsed views are associated with historic gaps between property boundaries.

- The landscape surrounding the settlement is a mix of large and medium enclosures bounded by overgrown hedgerows and drystone walls.
- Some woodland exists along the River Greta (Old Wood, Park Wood, Clifford Wood) and a small patch exists to the north-east, off the A687 (Mill Wood). generally the landscape is sparsely wooded.
- Ingleborough Hill to the east is a dominant background landscape component although the high fells of the Forest of Bowland can also be viewed to the south from some locations.
- The historic core is dramatically elevated above the River Greta, best appreciated from outwith the Conservation Area on the approach to the Listed Grade II Burton Bridge on Burton Hill. From here and from the Bridge, the dominance of All Saint's Church is clear. The late 20th century development along Burton Hill does not significantly impact on views from beyond the bridge but closer in at the bridge itself and on the climb into the village, the legibility of the historic core is lost.
- The settlement is laid out on a classic planned pattern with a 'High Street' and a 'Low Street' linked by two subsidiary lanes, Duke Street and Chapel Lane. The form and style of properties fronting onto High Street are consistent with this interpretation.
- Many buildings front onto footways on Low Street and Duke Street (eg. Numbers 2 – 18 Low Street) but on Main Street there are a number of set back terraces with front gardens bounded with low stone walls (eg. The terrace that includes the Listed Grade II Constable's Cottages).
- The churchyard is a large area of open space to the south and east of the church with public seating against the south wall of the nave from which extensive panoramic views of the River Greta valley and the hills beyond
- An area of grass lies between the A687 and the church with public seating set back from the road with views of Harris Garth, Hill House and Church View. Incorporates significant local view **MF2**.

- The Conservation Area boundary is tightly drawn around the historic core with little inclusion of landscape elements.
- There is a successful Post Office, shop and cafe on Main Street although the only public house, the Listed Grade II Punch Bowl Hotel, unusually is not on the Main Street and instead is located on Low Street. A second public House, the Joiners Arms on Duke Street has been converted to residential.

### **1.3 Public open space**

The churchyard and green by the church represent the only public open space in the village. There is public seating facing Main Street and against the south wall of the nave. The 'green' plays a significant role in enhancing the physical and visual dominance of All Saint's Church.

### **1.4 Relationship with other settlements**

Burton-in-Lonsdale is one of several settlements along the River Greta valley including Ingleton to the east and Cantfield (Lancashire) to the west. High and Low Bentham lie to the south. The settlement lies equidistant between Settle and Lancaster with Kirby Lonsdale and High Bentham being the closest market towns.

#### **1.4 Key buildings**

- Methodist Chapel, High Street – undesignated
- Castle Hills Motte & Bailey Castle – Scheduled Ancient Monument
- Church Of All Saints – Grade II\*
- Burton In Lonsdale Endowed First School  
Schoolmasters House – Grade II
- Barn to Castle Hills Farm – Grade II

## 1.6 Materials and Palette

- Walls: Buildings are predominantly coursed limestone rubble construction with boundary walls in similar material both dry and mortared. Tooled sandstone coping stones are common on boundary walls.
- Window reveals: tooled sandstone.
- Gateposts: Decorated sandstone
- Roofing: material is stone slate.
- Windows: Timber casement or sash but original frames are rare in the village. There is a significant upvc and similar replacement in evidence.
- Pavements: Asphalt apart from Duke Street and parts of Low Street which retains traditional small laid cobbles. Kerbs mainly pre-cast concrete but some traditional sandstone kerbs survive in Duke Street.
- Surfaces: Asphalt predominantly. Private forecourts on Duke Street and Low Street retain cobbles and there are some examples of sandstone flags being used.
- Street furniture: Street lights on the High Street are hexagonal section 1950s/1960s cast concrete columns and lantern style of luminaire. There are one or two wall mounted luminaires and a more recent tall galvanised steel column with standard luminaire at the Junction of Chapel Street and Leeming Lane. Odd painted harbour style bollard at corner of Duke Street and High Street. Traditional road sign by Chapel Lane.

## 2.0 Landscape and Open Space

### 2.1 Methodology

The following categories have been used to assess the contribution of open space to the Conservation Area and are shown as a layer on the map at the front of this Appraisal:

**Purple:** Open space that makes a strong contribution to the character and appearance of the Conservation Area

**Yellow:** Open space that makes some contribution to the character and appearance of the Conservation Area

**Brown:** Open space that makes no or negligible contribution to character and appearance of the Conservation Area

Areas of open space and individual fields that need particular comment or have been identified as making a less than strong contribution to the character and appearance of the Conservation Area have been numbered for reference in the descriptions below. Refer to the 'open space analysis' layer on the Appraisal map that can be accessed from the button on the bottom right corner of the page.

## 2.2 Open space assessment

### ***Land to the east of Duke Street and north of the River Greta***

- Area of enclosed and open pasture that makes a **significant contribution** to the character and appearance (including setting) of the Conservation Area, which includes some historic boundaries associated with medieval burgage plots fronting onto Duke Street.
- The historic 'edge of settlement' is very well defined by the rear boundaries of Duke Street and Low Street, clearly picked out by the Conservation Area Boundary.
- The historic core (as shown on the 1850 Ordnance Survey map) is highly legible from the south bank of the River Greta (**HF2**).

### ***Land around Castle Hills Motte and Bailey and to the south of Leeming Lane***

- The area is both within and outwith the Conservation Area and includes the Scheduled Castle Hills Motte and Bailey Castle remains.
- The fields make a **significant contribution** to the setting of the SAM, the setting of the Listed Grade II\* All Saint's Church, the Listed Grade II Donkin House and Hill House as well as the setting of the Conservation Area generally (**HD1**).
- The historic 'edge of settlement' is very well defined along Leeming lane and around the Church and Castle site.
- Fields off Leeming Lane incorporate historic boundaries and lie within the viewshed of **HD2**.

### **Land to the north of the A687 and west of the historic core**

- These fields form part of sweeping views of the western gateway into the settlement (**HD1**).
- The area makes a **significant contribution** to the setting of Listed Grade II Thornton Cottage, Tranquil View, Barn to Castle Hills Farm, Bull House Farm and Church View as well as the Conservation Area through defining the historic 'edge of settlement' at the western gateway.
- Because there is a degree of visibility from the A687 (**HD1**) and from public footpaths, F2 makes a **moderate contribution** to the character and appearance of the Conservation Area. Land further to the east, F1 is hardly visible and therefore makes little contribution to the character and appearance of the Conservation Area.

### **Land to the north of Manor Close (F1 & F2)**

- Development of the Manor Close area in the late 20th/early 21st century disrupted the relationship between the historic core and landscape to the north. Several historic burgage plot boundaries were lost and the access road to the estate from High Street interrupted the historic frontage.
- However, the new estate **does not significantly impact** on the character and appearance of the Conservation Area being largely hidden from High Street.

### ***Land adjacent Leeman Lane (F3)***

- This strip of land which makes a ***strong contribution*** to the setting and appearance of the Conservation Area, includes an historic agricultural barn that has the potential for sympathetic conversion to residential. There is a good framed view of historic enclosed pasture and the River Greta between the Listed Grade II Donkin House and the barn (MF5).

### ***Land to the west of the Conservation Area and surrounding Richard Thornton's School (F4)***

- Fields here ***do not make a significant contribution*** to the setting or character of the Conservation Area being spatially quite removed from the historic core.

## 3.0 Views

Refer to the layered map at the beginning of this Appraisal.

Burton-in-Lonsdale is a very picturesque village within which there are many fine glimpsed and long views of historic streetscape and individual buildings against a gentle rural backdrop incorporating, from some viewpoints, distant views of the dominant Ingleborough Hill.

### 3.1 Highly significant fixed views (HF)

#### **HF1: View from seating against the south wall of the church nave.**

Significant public viewpoint from which there are distant views of the Forest of Bowland fells.

Middle distance landscape views incorporate the slopes of Spittle Bank and Green Knoll and the mature trees within the River Greta Valley.

The hedged irregular fields and the roofscape of cottages on Leeming Lane clearly articulate the historic 'edge of settlement' to the south.



HF1

**HF2: View from south bank of the River Greta.**

This largely intact view of the south eastern historic 'edge of settlement' is one of the few places untouched by late 20th century development. From here, the rear plots of properties fronting onto Low Street are visible with open pasture between them and the River Greta.



HF2

**HF3: Views from the junction of Leeming Lane, Chapel Lane, Low Street and Burton Lane.**

This view captures a scene that has remained largely unchanged since at least the mid 19th century with a good view down Burton Hill of the Listed Grade II Burton Bridge and the slopes of Green Knoll beyond. Interestingly, the late 20th century developments on either side of Burton Hill cannot be seen from here. Important 360 degree view demonstrating a significant part of the historic core with views up Leeming Lane, Chapel Lane and Low Street. Glimpsed view of the All Saints church spire and churchyard.



HF3

### 3.2 Highly significant dynamic views (HD)

#### HD1: Dynamic views from the A687 western gateway.

The open fields in the foreground provide an important rural setting to the historic core from this key gateway into Burton, enhanced closer in by a high stone wall on one side and the impressive Listed Grade II Castle Farm Barns.

The visual and physical dominance of the Listed Grade II All Saints Church and the adjoining Scheduled Ancient Monument of Castle Hills are strong features along this route up to and including the historic core of the village.

The historic 'edge of settlement' is very clear from distance with views to the rears of the Listed Grade II Castle Hills Farm Barns, Thornton Cottage and Tranquil Vale.

Views across to Ingleborough Hill take in the early 21st century development of manor Close but the density and massing of this development does not detract from the drama of the gateway approach.

#### HD2: View from south bank of the River Greta.

This is a strong view of the broad sweeping High Street with Ingleborough Hill clearly visible in the distance as a dominant landscape feature.

There are several older buildings in frame including the Listed Grade II Manor House; Fell House; and, Hill Cross House. The non-designated landmark Methodist Church is also clearly visible.



HD2

### 3.3 Moderately significant fixed views (MF)

#### MF1: View from Church down the High Street.

This is a strong view of the broad sweeping High Street with Ingleborough Hill clearly visible in the distance as a dominant landscape feature.

There are several older buildings in frame including the Listed Grade II Manor House; Fell House; and, Hill Cross House. The non-designate landmark Methodist Church is also clearly visible.



MF1

#### MF2: View from public seat by north nave wall.

Despite the presence of a late 20th century bungalow in the foreground, there are excellent views of open country to the north including the distant Dales National Park.

Takes in the sweep of the A687 from the west as it passes the high stone walls of properties on either side including the walled former orchard to the north. It also gives views of the Listed Grade II Castle Hill Farm Barns.



MF2

**MF3: View from High Street down Chapel Lane.**

Interesting view down Chapel Lane with graveyard to the right and properties on Leeming Lane with Green Knoll beyond.

**MF4: View down Sawmill cottages**

Glimpsed view through High Street properties of land between Low and High Street with open countryside beyond.

**MF5: View from Leeming Lane**

Strong views of historic 'edge of settlement' between Leeming Lane and the River Greta with historic enclosed pasture in the foreground.

The view is framed between traditional farm buildings to the right and the Listed Grade II Donkin House to the left.



MF4



MF5

**MF6: View from High Street down Duke Street.**

Well preserved historic view with the Listed Grade II Tatham House (a former farm) at the end and open countryside beyond.

**MF7: View down High Street from the Duke Street Junction**

Characterful view along High Street incorporating the Listed Grade II Town End Cottage; Constables Cottages; Rosedale and North House.

**MF8: Glimpsed view past the Punch Bowl Hotel**

Attractive glimpsed view by the side of the Listed Grade II Punch Bowl Hotel of the historic 'edge of settlement' behind Low Street properties and open landscape beyond the River Greta Valley.

## 4.0 Traffic and Movement

### 4.1 Pedestrian

Main Street retains footways on both sides of the road, Other streets and lanes are a mix of footways and carriageways. Chapel Street has a narrow footway on one side only.

Two public rights of way provide access to and from the village off Manor Close and opposite The Croft.

### 4.2 Vehicle

The High Street forms part of the A687 which links Ingleton (the A65) to Lancaster and the M6 at Junction 34. Although not a significantly busy road, traffic flows can be intense at times and HGVs use the route. The settlement core is a 20mph zone. The side and back lanes are quiet.

### 4.3 Parking

Parking is on-road mainly. Parking in Duke Street is also partly on the pavement. A parking bay is located at the entrance to the village from the north.

## 5.0 Recommendations for Further Work

- Further study of opportunities and detractors.
- Assessment of streetscape.
- Article 4 direction and guidance on external appearance of dwellings in the conservation area.
- Detailed analysis of building form and settlement character and morphology.

## Sources

1. Chris Blandford Associates, 2011, North Yorkshire and York Landscape Characterisation Project. <http://www.northyorks.gov.uk/article/25431/Landscape-character-assessment>
2. Open Domesday, 2015, University of Hull: <http://opendomesday.org>
3. National Library of Scotland, 2015, Ordnance Survey Maps - Six-inch England and Wales, 1842-1952 : <http://maps.nls.uk/os/6inch-england-and-wales/index.html>

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