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## NEWTON CONSERVATION AREA APPRAISAL



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## NEWTON CONSERVATION AREA APPRAISAL

### Introduction

#### Purpose of the appraisal

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

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



*The approach to the village from the River Hodder is framed by Newton Hall and the Parker's Arms public house*

#### Summary of special interest

The Newton Conservation Area was designated on 15 July 1974. The special interest that justifies the designation of the Newton Conservation Area derives from the following features:

- Its location within the Forest of Bowland Area of Outstanding Natural Beauty, surrounded by small stone-walled fields and woodland;
- Standing on a terrace above the River Hodder, whose bankside meadows form an attractive boundary to the conservation area;
- The inclusion within the conservation area of large areas of woodland, pasture and hay meadow around the periphery of the village and of wide verges, greens, orchards and large gardens within the village;

- The architectural and historical interest of the conservation area's buildings, of which a third (17 out of 54) are listed;
- The attractive grouping of buildings within the conservation area, including the southern entrance to the village, with the Parkers Arms pub and Newton Hall set on opposite sides of the road to create a formal entrance to the village, fronted by a small triangular green and large veteran sycamore tree;
- The historic appearance of the village, in which most of the buildings are at least 150 years old;
- The homogeneity of local stone used for most of the buildings and boundary walls;
- The existence of wells and springs within the village, with stone troughs and wellheads;
- The association of some of the buildings with religious dissent and radical politics, including an early Friends Meeting House and cemetery, and the school attended by John Bright (1811–89), the anti-Corn Law orator and statesman.



*The banks of the Hooder at Newton Bridge*

## **The planning policy context**

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

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area that are designated as conservation areas. Section 72 specifies that, in making a decision on an

application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

### **Local planning policy**

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



*Meadows and stone walls are a feature of the village*

## **Location and setting**

### **Location and context**

Newton is located in thinly populated countryside on a minor road (the B6478) which leads from Clitheroe (some 12km to the south) across Newton Fells and down to Newton Bridge, before turning north eastwards where it leads eventually to Long Preston (some 15km distant). There is only one other village along this route (Slaidburn), which suggests that it has its origins as a drovers' way or sheep run, used to take livestock and agricultural products to market, rather than as a link between settlements.

A secondary road, again probably agricultural in origin, follows the Hodder westwards to Dunsop Bridge (the nearest village to the geographical centre of the British Isles, according to the Ordnance Survey) and continues via the Trough of Bowland to Lancaster. A minor

road (Back Lane), again linking isolated farms and grazing lands as well as a number of disused quarries, forms three sides of a square linking Newton and Slaidburn, the B6748 forming the fourth side.

As well as these metalled roads, the area around Newton is crossed by a dense network of footpaths and unmetalled tracks linking one farm to the next. One of these trackways (excavated in November 2000 by the Lancaster University Archaeological Unit) has been dated to the 15th/16th centuries, and follows the banks of the Hodder to the south of the village. Other riverside tracks, partly within the Conservation Area, have been enhanced by tree planting and interpretation boards to create Newton's 'Village Footpath'.



*The village is built around an anvil-shaped green*

### **General character and plan form**

Newton is (with Slaidburn) one of only two nucleated settlements within a thinly populated landscape characterised by the presence of scores of small isolated farms. Newton is a classic example of a 'green village', built around a 'Y' shaped green with ribbon development along each of the branches of the 'Y'. Parts of the green have now been enclosed: Newton Hall and its large walled garden cover the southernmost portion, while late 18th century cottages have encroached upon the westward and eastward arms of the green. Even so, the heart of the village still consists of a green, with a wellspring at its southernmost point.

The current form of the village reflects expansion at three periods: in the late 17th century, when Salisbury Hall and Lowlands Farm were built, as well as the Independent Chapel; in the late 18th century, when weavers cottages, barns and farmhouses were built all around the green, as well as the Quaker Meeting House and School and Newton Hall; the mid-19th century when the Parkers Arms public house was built; and the second-half of the 20th century when plots within the village were infilled and further houses built on the eastern edge of the village.



## Landscape setting

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

Newton is located on alluvial clay and glacial deposits, but with durable building stone available in abundance in the near vicinity. To the north east of the village, for example, there are two limestone knolls (Great and Little Dunmow), and the fields around the village are dotted with the pits of disused limestone quarries. It is possible that stone was quarried even within the village; a note in the Sites and Monuments Record for the village suggests that the curving shape of the property boundaries in Brights Close reflect the former use of the site as a quarry.

The village is set amongst a patchwork of small woods, walled fields and riverside hay meadows, with an agrarian economy based on sheep and dairy farming. Some 3km to the south and to the north the land rises steeply to heather-covered moorland and flat upland bogs.



*Grade-II listed Salisbury Hall Farm*

## Historic development and archaeology

### Origins and historic development

Newton – a name that means a ‘new settlement’ – is one of the commonest place-names in England. It is likely that the village dates from the post-Conquest period as there is no mention of the village in historical records until the 13th century, when land holdings within the village are listed in the wills of successive members of the de Knoll family.

A will dated 1603 describes Newton as then consisting of six farmhouses and various cottages. Archaeological fieldwork carried out by Lancaster University Archaeological Unit in November 2000 found flax-retting ponds, watercourses and a trackway just to the south of the conservation area, which they dated to the late-16th century. A ford was used to cross the Hodder at that stage and the narrow grass track that runs south east of Hodder Bank

perpetuates the line of the road to the original ford, which lies just north east of the present late-18th century bridge

Newton seems to have continued in the ownership of one family and its descendants (the de Knolls, Singletons, Hoghtons and Salusburies) into the 17th century. The Salusbury name is perpetuated in Salisbury Hall Farm, the early 18th-century house on the north side of the Green, originally known as Old Newton Hall and later as Salusbury Hall. The house called Lowlands Farm on the eastern side of The Green incorporates a door lintel carved with the initials RS and WS and the date 1628. Another door incorporated into the fabric of the farmhouse is carved with the initials EWS and RS and dated 1671. All of these initials probably record members of the Salusbury family, who appear in historical records as Slaidburn-based lawyers until 1750, when 'Edward Salusbury of Newton' sold the family properties in the village following the death of his two brothers before moving to Lancaster. At about the same time that the Salusburies severed their connections with Newton, the Parker family of Browsholme Hall (6 km south west of Newton) moved in, building Newton Hall on what had been the southern part of the village green, and enclosing most of the green within the high limestone wall that still serves as the boundary of this large property.

Evidence of dissenting religion amongst the people of Newton is provided by the building of the Independent Chapel, founded in 1696. The red sandstone door lintel of this first chapel, inscribed 1696 RL (for Richard Lee of Birkett) has been reset inside the porch of the present chapel which was rebuilt in 1832 (of this chapel, the rear wall survives) and again in 1887 to create today's United Reformed Church.



*The Parker's Arms public house*

A Quaker Meeting House was founded in 1698, two years after the Independent Chapel. The first meeting house was then replaced in 1767 at the bequest of John Brabbin of Newton, farmer and cattle dealer. He bequeathed £800 and the residue of his estate for the rebuilding of the chapel and for the founding of a school to be used for the education of Quaker children, as well as 'six children of poor persons, not Friends, inhabiting Newton'. It was this school that John Bright (1811–89), future friend of Richard Cobden of Sabden (both typical of the new breed of reforming politicians to emerge from the manufacturing



class in the mid-19th century) spent 18 months of his childhood in 1825/6. The Meeting House ceased to be used for worship in 1988, and the building has since been converted to a dwelling. The Friends School closed in 1844 ('for the want of a schoolmaster') and survives now as three cottages, called Brightholme, Brabbins and The Manse.

Newton responded to the closure of the Friends School in 1844 by building the National School, which took its first pupils in 1847. By this time, Newton had reached the form that survives virtually unchanged to this day. The Reading Room was created in 1830 (according to a datestone inscribed APN 1830), though the existence of a six-light weaving window on the first floor suggests that this was a conversion of an earlier 18th-century weaver's cottage. The Parkers Arms was built in 1840 on the opposite side of the road to Newton Hall on the site of the Hall's former stables. This rather grand hotel and public house supplemented the existing public house, whose name is perpetuated by the Hare and Hounds Cottage and Barn.

During the latter half of the 20th century there has been a small amount of infill and village-edge development. A car park has been created on the eastern edge of the village, catering for visitors and walkers, well screened by deciduous trees, and this area of the village has a police station and some modern houses (just outside the conservation area), including two stone walled and stone roofed houses that were completed during the war, with a datestone of 1940. The other post war buildings in the village – at Bright Close and in the yard behind Salisbury Farm, are well screened and do not intrude upon the older village scene.



O.S. 1850

## Spatial analysis

### Key views and vistas

Newton sits on a south-facing terrace and the ground falls away sharply to the south and east, so that there are extensive south and south-easterly views from many points within the village. Prominent in these views are the steep-sided slopes of Browsholme Moor, Newton Fells and Sadler Hill. The views are especially good from the lane that leads back into the village from the Friends Burial Ground, with the telecommunications mast on Waddington Fell acting as an eye catcher at the centre of the view, and from the banks of the River Hodder.

There are long views along the river itself, made attractive by the mature beech woodland that lines the western side of the bank along the river west of Newton Bridge. Recent planting along the western bank on the eastern side of the bridge will eventually enhance views in this direction as well.

Approaching the village from Newton Bridge, the road forks just in front of Newton Hall, with attractive views up into the village, framed by mature trees and by Newton Hall to one side of the fork and the striking façade of the Parkers Arms on the other.



*Newton's Quaker Burial Ground is managed to encourage biodiversity*

### The character of spaces within the area

The conservation area includes a large area of stone walled fields and paddocks, which come right into the centre of the village, bounded by roadside walls and verges, entered through narrow iron gates hung on round-headed stone gate posts. Most of these green meadows are on the southern side of the village, standing between the village and the River Hodder. They are grazed by cattle and sheep (including some rare sheep breeds), geese and a donkey. Access to these fields is provided by a waymarked 'Village Footpath', with interpretation boards, running along the southern boundary of the conservation area,

following the western bank of the river. This has recently been enhanced with tree planting as part of a wider scheme to improve the biodiversity of the riverbanks and the river itself, which is a breeding ground for Atlantic salmon and sea trout, as well as smaller fish that attract kingfishers and otters.

Within the village there are four areas of green, all of which add to the attractiveness of the conservation area:

- The triangular green at the southern entrance to the village with its veteran sycamore tree, which marks the tip of the triangular island occupied by Newton Hall;
- The western arm of the original village green, which has been encroached upon by a scattering of 18th-century cottages and 19th-century barns, but which remains as an open grass-covered slope grazed by hens and with a spring and wellhead at the southern tip;
- The Friends Burial Ground at the north-western extremity of the conservation area, consisting of a small cemetery surrounded by a mortared limestone wall, managed as a 'wilderness', with a scattering of late 19th and early 20th century headstones and a simple wooden bench to encourage visitors to enjoy quiet contemplation;
- The wide verge along the northern edge of the main street, which runs for most of the length of the village; planted with ornamental trees and shrubs, and incorporating a bus stop, parish notice boards, several wooden benches and another flower-bordered wellhead; this verge is a sunny and sociable meeting place for the younger and older inhabitants of Newton.



*Grade-II listed Newton Hall*

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## Definition of the special interest of the conservation area

### Activities/uses

Newton is primarily a residential village with one pub, The Parkers Arms, a working farm and a holiday cottage (Old Stables). The former Friends Meeting House is under conversion to form offices. Walkers are encouraged to visit the village by the provision of a car park at the eastern end of the village, waymarked walking trails and a printed map (obtainable from tourist information centres and heritage centres in the Forest of Bowland).

### Plan form and building types

Newton has a good mix of building types and a varied streetscape. Former farm buildings predominate, including converted barns, stables and a smithy. Rows and pairs of simple cottages are also common, some of them with names that elucidate their former function (Schoolhouse Cottage, The Old Post Office, The Old Reading Room). There is a former school, with belfry and attractive art-deco barrier railings, and a simple neo-Gothic United Reformed Church that is still in use as a place of worship. The former Friends Meeting House is, like many early Quaker places of worship, domestic in appearance. The village has two 'polite' houses: Salisbury Hall Farm and Newton Hall, and a public house of some grandeur, originally built as a hotel.



*The Old School, listed Grade II*

### Architectural qualities

The most architecturally significant buildings in Newton are all listed, and these are described in more detail in the next section.

The unlisted buildings are typical of the region, being constructed of gritstone rubble under roofs of sandstone flags (usually indicative of a 16th to early 19th-century date or of Welsh slate (on later buildings or reroofed earlier buildings)). Window and door dressings are of simple unadorned sandstone slabs, usually the same colour as the walls, though Newton House makes effective use of the contrast between its cream-coloured rubble walls and the

pink sandstone of the quoins and window and door surrounds. Several buildings are rendered, or have projecting window and door surrounds, suggesting that they might once have been rendered. Others are slobbered, with a thin render coat that leaves the faces of some of the more prominent building stones exposed.

Pre-19th century windows are mullioned with hoods, set in rows of two to seven lights long. 19th century sash windows are more common, with two by two panes or tripartite sashes with a central two by two sash flanked by narrower fixed panes. Few original doors have survived; where they have, they are simply planked and framed.

Most of the boundary walls are built from gritstone, with flat, semicircular or triangular copings.



*Newton United Reformed Church*

### Listed buildings

Altogether, 28 structures within the parish of Newton are listed, but 11 of these lie outside the conservation area, leaving the following 17 structures within the conservation boundary:

- **Newton Bridge:** (lies just outside the conservation area boundary) Grade II, late 18th, of gritstone and sandstone ashlar with two elliptical arches and a triangular cutwater; later widening at the southwestern end is supported by a squinch.
- **Newton Hall:** Grade II\*, mid-18th, of squared limestone under Welsh slate, of four bays, with three by four sash windows and grooved/reeded door and window architraves.
- **Newton Hall wall gatepiers and gates:** listed Grade II in their own right, separately from the Hall, 18th, sandstone rubble with moulded coping, square section gate piers of sandstone ashlar topped by pineapple finials, with ornate wrought iron gates (a similar wrought-iron gate is to be found leading from the street into the walled garden on the eastern side of the property, opposite Hodder Bank).



- **Parkers Arms:** Grade II, mid 18th, rendered rubble under a Welsh slate roof, of two storeys and five bays, the central first storey window being Venetian with a central keystone, flanked by two round headed windows, with keystones and imposts; all the other windows are three-light mullioned, with a wider central light and narrower sidelights. The whole effect, with boldly painted green window and door surrounds against cream walls, is visually very striking.
- **East View:** Grade II, late 18th, of rendered rubble under Welsh slate, with two by two sash windows and a moulded front door surround described in the listings schedule as having 'an architrave with pulvinated [cushion-like] frieze and cornice'.
- **Cragg House:** Grade II, late 18th, similar to East View with two blocked rebated and chamfered mullioned attic windows, possibly indicative of a weaving loft.
- **The Friends Meeting House and cottage:** Grade II, dated by a plaque inscribed IBM 1767 (for John Brabbin), replacing an earlier meeting house of 1698, of slobbered rubble under a slate (front pitch) and sandstone (rear pitch) roof, with scalloped timber barge boards and two-light mullioned windows; the interior of the meeting house has a gallery at the east end, and the space below the gallery is capable of being closed with shutters to form a separate room. A bench, inscribed 'J Bright 1826' (for John Bright) is in the adjacent cottage.
- **Salisbury Hall:** Grade II, late 18th, rendered rubble under Welsh slate with a number of three-light mullioned windows and one unusual window to the left of the door which has been heightened by the reuse of another mullioned window to form a tall mullioned and transomed window.
- **Salisbury Hall Gate Posts:** Grade II, late 18th, square-sectioned sandstone ashlar gateposts with acorn finials.
- **The Old Reading Room:** Grade II, dated by a tympanum inscribed APN 1830, but converted from a late 18th weaver's cottage, (see the six-light weaving window lighting the upper storey on the southern side), the northern elevation has a central doorway reached up stone steps, with semicircular head and projecting keystone and imposts.
- **Newton House:** Grade II, late 18th, a pair of three storey houses, five bays wide, of rubble under slate, with strikingly pink stone quoins and window and door surrounds, tripartite windows (with a wider central sash flanked by narrower fixed lights), and outdoor privies.
- **Nos 1 to 3 Sunnyside:** Grade II, late 18th, house and two cottages in a row, squared sandstone, with projecting sandstone quoins, and door and window surrounds, the central doorway having an ogee pediment on Tuscan pilasters, with a round-headed window above with projecting keystone and imposts. Nos 1 and 3 to either side are plainer and possibly slightly later in date; they are flanked by single story garages that look like early examples, possibly built as stables or carriage sheds.
- **Farm:** Grade II, c 1800, rubble under slate, with sandstone door and windows surrounds, and coped gables; on the first floor is a seven-light weaving window with square mullions.
- **Hydes Farm Barn:** Grade II, rubble under slate, inscribed IH 1687 on a plaque above the main entrance, which has a chamfered door surround with a very flat and elongated triangular head; a similar smaller door to the right of the main entrance



and similar doors, now blocked, in the gables, as well as an owl hole with chamfered surrounds. So far has escaped conversion.

- **The Old School:** Grade II, inscribed 'Newton National School Erected AD 1842', of watershot gritstone with projecting plinth, quoins, door and window surrounds, tall two-light mullioned and transomed windows, with hood mould and cast-iron glazing bars forming a diaper pattern. A centrally placed stone bellcote lacks its bell, but the railings forming a barrier between the front door and the road have survived and form an attractive art deco rectilinear pattern.
- **Schoolhouse Cottage:** Grade II, similar in style to the school, with diaper-pattern windows, but possibly converted from an earlier (late 18th) building.
- **Lowlands Farm:** Grade II, of rubble under slate with sandstone door and window surrounds, the centrally placed doorway with a moulded double-crested doorway inscribed R S WS 1628. The adjoining barns north and south are now converted to dwellings.

### Buildings of Townscape Merit

The Townscape Appraisal Map for the Newton Conservation Area identifies a number of *unlisted* buildings that have been judged as making a positive contribution to the character and appearance of the conservation area, known as Buildings of Townscape Merit.

This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

Most of these buildings are modest 19th century cottages, but they make an important contribution to the architectural character of the conservation area by virtue of their scale, style and materials:

- **Old Stables, Smithy Cottage, The Old Post Office, Culvert Cottage, Croft Cottage, Wallace Cottage, Highfield, Hare and Hounds Cottage, Primrose Cottage, Fell View Cottage, Lowland Cottage, Ivy Cottage:** 19th-century cottages built of rubble under slate roofs with sandstone dressings;
- **Salisbury Cottage:** similar to the above but with a sandstone flag roof;
- **Nos 1 and 2 Croft House:** 19th-century rubble under slate, with pedimented doors and tall mullioned and transomed windows;
- **Hodder Bank, Lowood, The Cottage, Hare and Hounds Barn, The Barn House, the barn next door to Ivy Cottage:** converted 19th-century barns with cart entrances;
- **Brightholme, Brabbins and The Manse:** dwellings created from the Quaker school of 1767, similar in style to the listed Friends Meeting House, of rubble under slate with sandstone window and door surrounds, and scalloped barge boards. Brabbins has two by two sash windows; the latter cottage has a different roof pitch and is slightly larger, reflecting the fact that it became the Manse for the

Congregational Church (now the United Reformed Church) in 1910 and was enlarged in 1928.

- **Newton United Reformed Church:** built in 1887 (but incorporating the back wall and round arched windows of the 1832 church) in neo-Gothic style with three tall pointed windows with Y tracery, pinnacled coped gables, a large porch and original boundary wall with iron gate and railings.



*The well at the southern tip of The Green*

### Local details

- **Boundary walls:** the boundary wall to the Cottage incorporates a doorway with gritstone surrounds and a pediment, carved with the initials WKW and the date 1919, closed by a plank door with exposed nailheads. This wall, and the boundary wall to Newton Hall, are both of mortared limestone and gritstone walls and they make a contribution to the character of the conservation area by virtue of their height and length, and the role they play in defining plot and street boundaries.
- **Well heads and troughs:** Newton has two 'springs', both with pedimented stone wellheads and troughs, both recently repaired, and both surrounded by flower beds planted with colourful annuals. In addition, there is a spring-fed trough opposite Hydes Farm. The trough, now overgrown, stands in front of a single storey rubble and slate building with an open cart entrance or byre to the left and an enclosed area with timber-shuttered window to the right, which might be a 19th-century forge.
- **Historic paving:** there are small areas of cobbled paving in front of the Parkers Arms, in front of the side entrance to Newton Hall, and in front of Ivy Cottage. There is also an extensive area of cobbles in front of Sunnyside.

### Green spaces, trees and other natural elements

Prominent trees and tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference on the map does not imply that a tree or group is not of value. Trees make an important contribution to the Newton conservation area by screening modern development (the car park and modern houses to the east of the village) or by enhancing vistas (the sycamore in front of Newton Hall) and views (along the banks of the River

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Hodder). New trees have recently been planted along the Village Footpath at the south-eastern edge of the conservation area, beside the river.

Newton has large numbers of house martins that nest under the eaves of converted barns and feed over the river and bankside meadows. Curlews nest and feed in the meadows around the village.

The river itself is an important breeding ground for Atlantic salmon and sea trout, which return to the river of their birth to breed. Kingfishers and otters are among the rare species that use the river. Beyond the conservation area, the nearby moors and fells support grouse and hen harriers.

## Issues

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

### Strengths

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

- the historic character of the village, which largely preserves its mid-19th century appearance, including a high proportion of listed buildings;
- some examples of sympathetic modernisation or conservation of historic properties (the Old School, Schoolhouse Cottage, The Old Post Office, for example);
- well kept houses and gardens;
- local amenities, including the public house, village hall and bus service;
- evidence of community action to enhance the village in the form of the well-maintained wellheads and flower borders, and of ornamental tree and shrub planting along the village verges;
- the use of the meadows and paddocks for grazing, which preserves the biodiversity;
- the designation of Back Lane as a Quiet Lane, and the careful management of the Friends Burial Ground as a semi-wild place of contemplation;
- tranquillity: there are times and places when the only sounds to be heard in Newton are those of birdsong and running water;
- rich biodiversity, including rare birds, fish and mammals;
- efforts to share the rural beauty and tranquillity of the village with visitors, through the provision of way-marked walks, leaflets and a car park

### Weaknesses

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

- the over modernisation of many of the cottages and barns, almost all of which have received new windows and doors within the last two decades, most of them of uPVC or treated timber;
- overcleaning of the stone and repointing with thick bands of ribbon or snail pointing, standing out from the face of the stone instead of being recessed, so that the mortar is the visually dominant element rather than the stone;
- the intrusion of garages or areas of hard standing into the village scene (for example, the prominently sited hard standing in front of the Old Reading Room, which spoils the vista of 19th-century cottages viewed across the green, and the large garage to the rear of Newton Hall which interrupts and intrudes through the line of the 18th-century garden wall;
- garden features that are intrusive because of their colour or style, such as larch-lap fences and timber gazebos on the green;

- building waste, traffic cones and abandoned cars in the yard behind Sunnyside, where Hare and Hounds Barn and Cottage appear to be undergoing modernisation, and redundant tractors and farm equipment being stored in the grounds of some properties;
- ugly barns clad in corrugated iron at the eastern entrance to the village;
- the village hall is an ugly 1960s building built in a 'universal' style that has no connection to local designs and materials, though it does have the merit of being sited at a point in the village where few people can see it.



*Poorly sited garage at the rear of Newton Hall*

## Opportunities

- Some of the modernisation work that has taken place in the village is reversible.
- Many of the road signs in the village are of modern metal design and are visually intrusive; especially prominent examples are found at the southern end of the green, alongside the wellhead, by the bus stop and outside Wallace House. Consideration should be given to replacing these signs with finger posts of more traditional design (for guidance on this, see the joint Department of Transport and English Heritage leaflet, *Traditional Direction Signs*). The village name plates on the entrance roads into the village are also of modern utilitarian design, and could be replaced by signs with greater presence.

## Threats

- Potential threats to the architectural coherence of Newton could be posed by the intrusion of satellite dishes and burglar alarms sited on the front elevations of historic buildings, roof lights in prominent roof slopes of traditional buildings, and highly visible ventilation shafts, cowls or rainwater goods;
- Attempts to replace historic roofing materials with new slates (for example, a listed building application was made (dated 21.04.05) to replace sandstone flags on the Friend's Meeting House with modern slate;

- Some listed buildings in the conservation area remain unconverted and unmodernised and could be threatened by unsympathetic conversion or modernisation in the future: they include the West View and the barn at Hydes Farm;
- The Friends Burial Ground is being managed as a wilderness, with trees, shrubs and wildflowers allowed to take control, but these could undermine and erode the burials within the cemetery if not actively managed; there is also a danger that the text on the tomb slabs and headstones could be lost to erosion, and a record should be made if one does not already exist.



*Public open space on Main Street*



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## Recommendations

### Conservation Area boundary review

No amendments to the Newton Conservation Area boundary are recommended.

### Article 4 Direction

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

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

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

- Smithy Cottage;
- Brightholme, Brabbins and The Manse;
- Culvert Cottage, Croft Cottage, Croft House Nos 1 and 2 and Wallace Cottage;
- Lowland Cottage.

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

- installation of new windows and doors;
- alterations to the roof, including changing the roof materials and installing rooflights;
- building a porch;
- the erection of sheds and other outbuildings;
- creating an access onto the road;
- building a hard standing;
- the erection or alteration of gates, fences or walls;
- painting the exterior of a building.

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



*Historic cobbles in front of Sunnyside, Main Street*

### **Monitoring and review.**

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

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

### **Bibliography**

Ordnance Survey maps of 1850.

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Mitchell, W R, *Bowland and Pendle Hill*, Phillimore, 2004.

*Welcome to Newton in Bowland* (walks information leaflet published by Lancashire County Council and Bowland Tourism).

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***List of  
photographs***

- Photograph 1 The approach to the village from the River Hodder is framed by Newton Hall and the Parker's Arms public house*
- Photograph 2 The banks of the Hooder at Newton Bridge*
- Photograph 3 Meadows and stone walls are a feature of the village*
- Photograph 4 The village is built around an anvil-shaped green*
- Photograph 5 Grade-II listed Salisbury Hall Farm*
- Photograph 6 The Parker's Arms public house*
- Photograph 7 Newton's Quaker Burial Ground is managed to encourage biodiversity*
- Photograph 8 Grade-II listed Newton Hall*
- Photograph 9 The Old School, listed Grade II*
- Photograph 10 Newton United Reformed Church*
- Photograph 11 The well at the southern tip of The Green*
- Photograph 12 Poorly sited garage at the rear of Newton Hall*
- Photograph 13 Public open space on Main Street*
- Photograph 14 Historic cobbles in front of Sunnyside, Main Street*