



Whittington

Conservation Area Appraisal

Adopted September 2025

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

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Introduction

Conservation Areas

Conservation Areas are defined as ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*’ and are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990* (s.69).

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 Roman and medieval origins which have been overlaid with an extraordinary collection of Georgian townhouses and warehouses associated with its mercantile growth. In contrast, Morecambe was designated for its small fishing village origins which experienced a rapid expansion in Victorian and Edwardian periods as a seaside resort, with an eclectic mix of revival and Art Deco styles which front onto to the sea, overlooking Morecambe Bay and towards the Lakeland fells. Many rural conservation areas within the district are characterised by their vernacular building construction, such as this one.

What is a conservation area appraisal?

The purpose of an appraisal is to set out what defines the special interest of the conservation area that merits its designation and to describe and evaluate the contribution made by the different features of its character and appearance.¹ An appraisal can help to ensure that the future management of the conservation area is informed by an understanding of its significance, its positive features and the risks to the area’s character.

In response to government guidance and Historic England advice this appraisal defines and records the special architectural and historic interest of the Over Kellet Conservation Area. These features are also marked on the Townscape Appraisal Map that accompanies this written commentary. While the descriptions go into some detail, it should not be assumed that the omission of any characteristic, such as a building, view or open space, from this appraisal means that it is not of interest.

This draft appraisal has been prepared during the Autumn/Winter of 2024/5.

¹ *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management* (2019) provides guidance on the production of a conservation area appraisal.

Legislation and policy

Legislation

The *Civic Amenities Act 1967* introduced Conservation Areas. The legislation has since been consolidated by the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The legislation outlines that local planning authorities have a duty to determine which parts of their area are of special architectural or historic interest which are desirable to preserve and enhance, and these shall be designated as Conservation Areas. The effects of the designation include:

- Restricted permitted development rights for owners
- Local authorities must pay special attention to the preservation of the character of those areas through planning functions
- Formal notice must be given to the local authority six weeks before any work is undertaken to lop, top or fell any trees
- Extra publicity must be given to planning applications affecting conservation areas

In addition, the same Act sets out that a local planning authority has a duty, from time to time, to review their conservation areas and to determine whether any further parts of their area should be designated as conservation areas.

National Policy

The National Planning Policy Framework (NPPF) (adopted in 2012, and most recently updated in 2024) sets out the Government's aims for sustainable development. Chapter 16 deals with 'Conserving and enhancing the historic environment'. Paragraph 204 outlines that local planning authorities should ensure that an area justifies the status of special architectural or historic interest when determining whether to designate a Conservation Area. The NPPF sets out a broad framework for considering the potential impacts of proposed developments on the significance of designated heritage assets, including Conservation Areas.

In contrast to the legislation described above, the NPPF uses the terms 'designated' and 'non-designated heritage assets' (NDHAs).

The Government's Planning Practice Guidance provides advice and adds further context to the NPPF.

Local Policy

The Lancaster District Local Plan includes the *Development Management Development Plan Document (Climate Emergency Review)* which was adopted in January 2025. The DPD provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which relate to development proposals affecting this conservation area include:

- DM37: Development Affecting Listed Buildings
- DM38: Development affecting Conservation Areas.
- DM39: The Setting of Designated Heritage Assets
- DM41: Development Affecting Non-Designated Heritage or their Setting
- DM42: Archaeology
- DMCCH1: Retrofit of Buildings of Traditional Construction for Energy Efficiency
- DMCCH2: Micro-Renewables in the Setting of Heritage Assets

Consultation and adoption

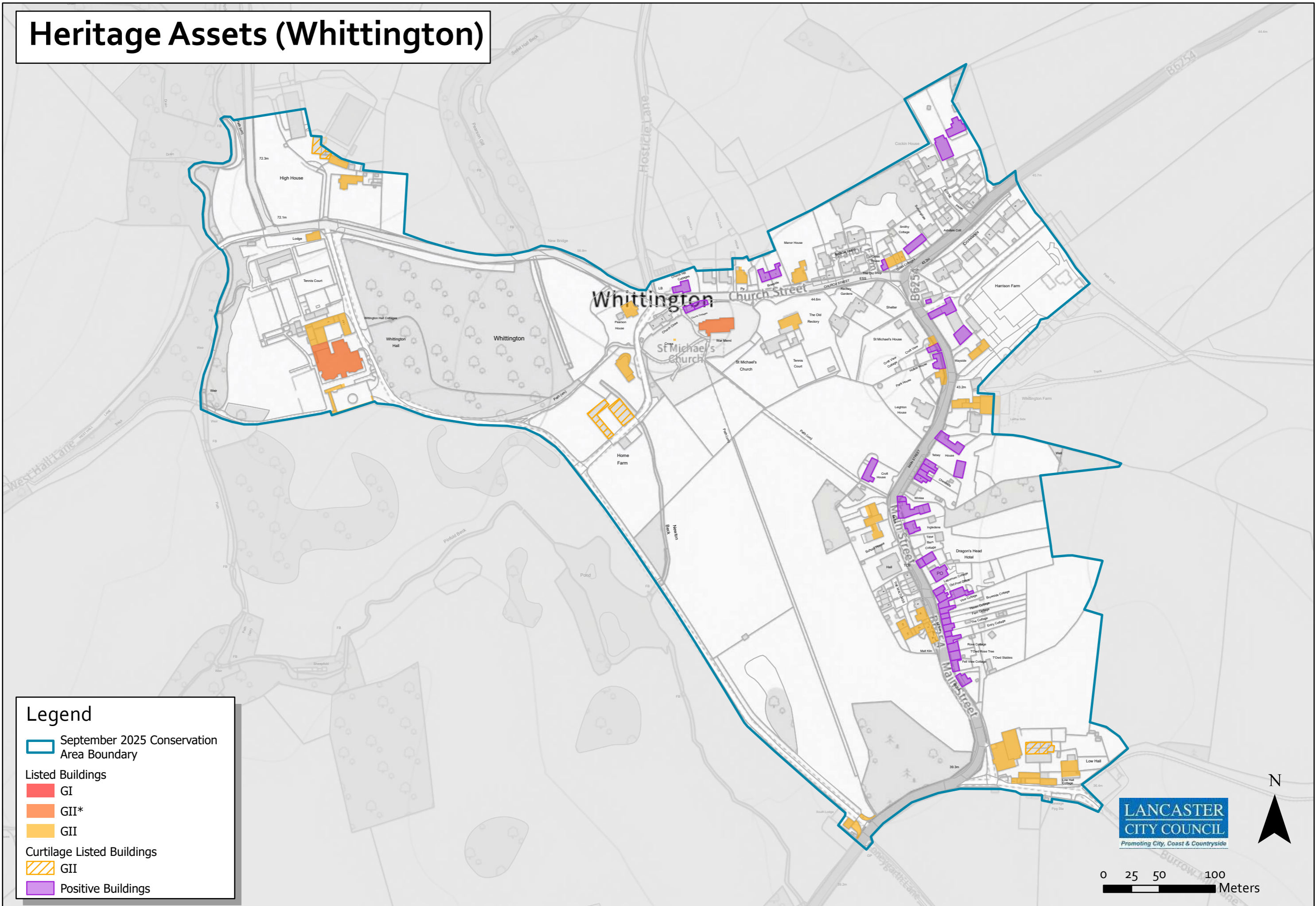
This appraisal was adopted, and the boundary extensions took effect, (following a call-in period) on 29 September 2025.

The draft conservation area appraisal was taken out to public consultation for a period of 7 weeks, from 11 April to 30 May 2025, following the endorsement of the Local Plan Review Group (LPRG) on 17 March 2025.

The representations made were reported back to LPRG on 16 June 2025 and their endorsement was given to take the final draft to Cabinet for adoption and approval of the boundary changes.

The appraisal and boundary changes were approved by Cabinet on 16 September 2025.

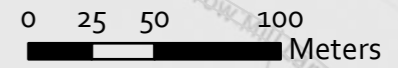
Heritage Assets (Whittington)



Legend

- September 2025 Conservation Area Boundary
- Listed Buildings**
- GI
- GII*
- GII
- Curtilage Listed Buildings**
- GII
- Positive Buildings

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Whittington Conservation Area

Boundary

Whittington Conservation Area was designated in 1981. The village of Whittington sits within the civil parish of Whittington, whose northern boundary forms the county boundary with Cumbria, and its eastern boundary the River Lune. The conservation area forms a T-shape and the settlement is nucleated along its two main streets in a sinuous linear arrangement. Main Street has a fine grain with many of the buildings fronting immediately onto the highway. The houses on Church Street are more dispersed. The conservation area takes in the whole village settlement, as well as Whittington Hall and some of its estate, including South Lodge. The estate forms a large proportion of the western half of the conservation area.



Figure 1: The fine grain of Main Street in Whittington

Summary of special interest

The special interest that justifies the designation of Whittington Conservation Area can be summarised as follows:

- A sinuous linear development of farms and cottages in a low-lying area of the Lune Valley, its rural setting provided by surrounding open fields and the adjacent parkland of the Whittington Hall estate;
 - Small irregular fields of 'Ancient Enclosure' to the north and east of Whittington. Narrow field strips can be found to the east of Main Street, indicating the location of former common fields;
 - A village of pre-conquest origins with the remains of a Norman motte and bailey castle (scheduled monument), one of a chain of castles built along the Lune Valley, with a Norman and later church erected on the bailey;
 - A large number of farmhouses dating from the Great Rebuilding of the later 1600s, many with dated lintel stones;
 - Characterised by the prevalent use of local Millstone Grit for buildings and boundary walls, with slate roofing;
 - A fine large Georgian Old Rectory, built in 1728, with possible earlier elements to the rear;
 - A large Jacobethan country house, Whittington Hall (grade II*), by Kendal architect George Webster, set in extensive parkland, with lodges and other estate buildings forming part of the Conservation Area;
 - A number of buildings by Lancaster architects Paley & Austin, including the fine former School and School House on Main Street (1875);
- Historical associations:**
- Rev. William Carus Wilson, former rector of Whittington (1825-34) and energetic founder of charity schools for girls who established the Whittington School for Training Servants and Teachers in 1820. Four years later he founded the Clergy Daughters' School in Cowan Bridge which the Brontë sisters famously attended. Both schools later removed to Casterton. He and the school are thought to have inspired Lowood and its headmaster, Mr Brocklehurst, from *Jane Eyre* (1847);
 - Thomas Greene, builder of the present Whittington Hall, former MP for Lancaster, High Sheriff of Lancashire, Constable of Lancaster Castle and superintended the completion of Charles Barry's new Palace of Westminster; and
 - William Sturgeon, electrical pioneer and inventor of the electro-magnetic motor; an essential component of most of our heavily-relied upon electrical devices, was born in Whittington in 1783.

Historic maps of Whittington

1786



Figure 2: Extract from William Yates' Map of the County Palatine of Lancaster, 1786 (NE Sheet (top)). (sourced: <https://maps.nls.uk/view/220113061>)

1818



Figure 3: Extract from Christopher Greenwood. Map of the County Palatine of Lancaster 1818. Sourced: <https://library.lancs.ac.uk/maps/cc/lancasteruniversity%20Lancashire%20Greenwood%202.jpg>

1828/29

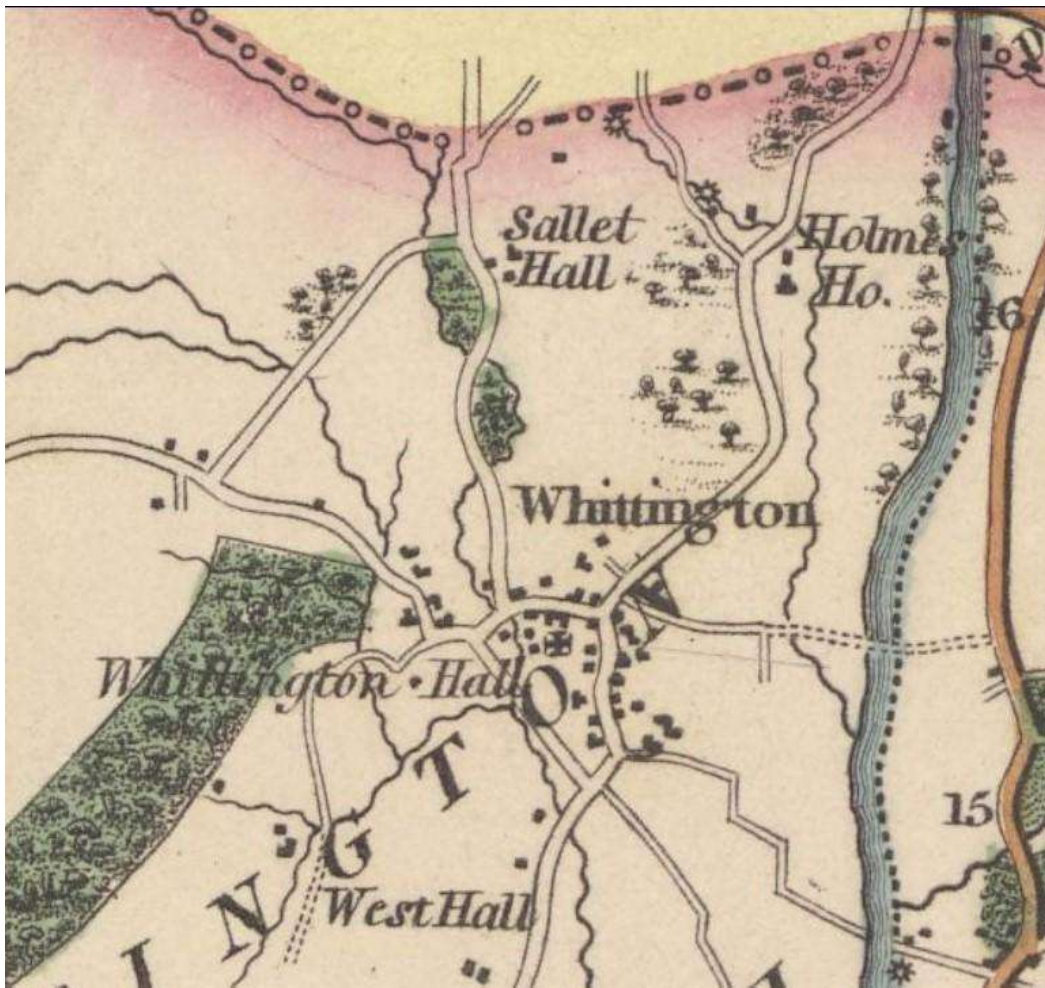


Figure 4: Extract from A Map of the County Palatine of Lancaster...from an accurate survey in the years 1828 and 1829 by G. Hennet & J. Bingley. Sourced: <https://maps.nls.uk/view/220113211>

1847



Figure 5: Extract from Lancashire Sheet XIX, Surveyed: 1844 to 1845, Published: 1847 (sourced: <https://maps.nls.uk/view/102343760>)

1894

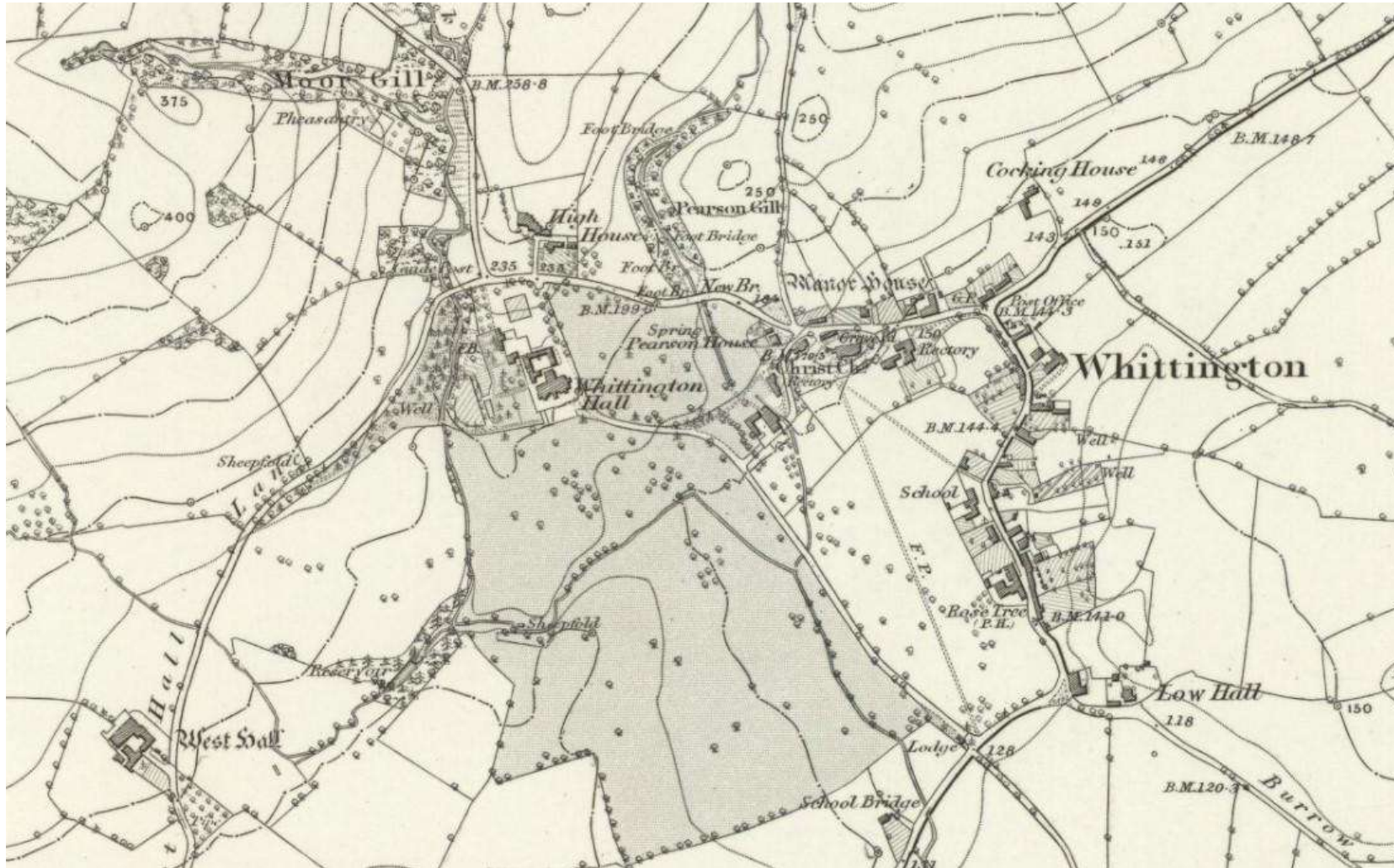


Figure 6: Extract from Lancashire Sheet XIX, Surveyed: 1890, Published: 1894 (<https://maps.nls.uk/view/102343757>)

1919

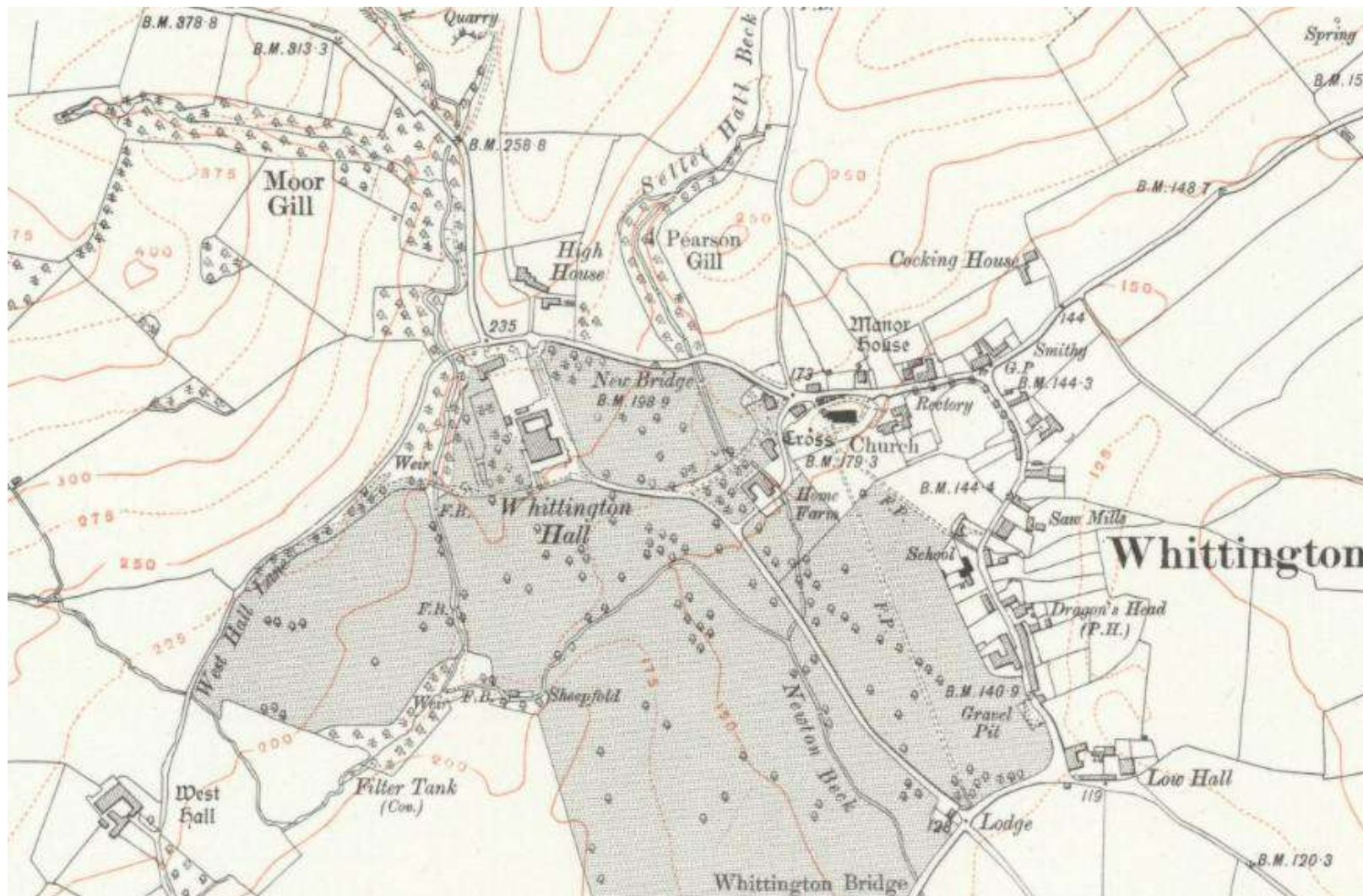


Figure 7: Extract from Lancashire Sheet XIX.NE, Revised: 1910, Published: 1919 (sourced: <https://maps.nls.uk/view/101100914>)

1934



Figure 8: Extract from Lancashire XIX.8, Revised: 1910, Published: 1934 (sourced: <https://maps.nls.uk/view/126514679>)

1945

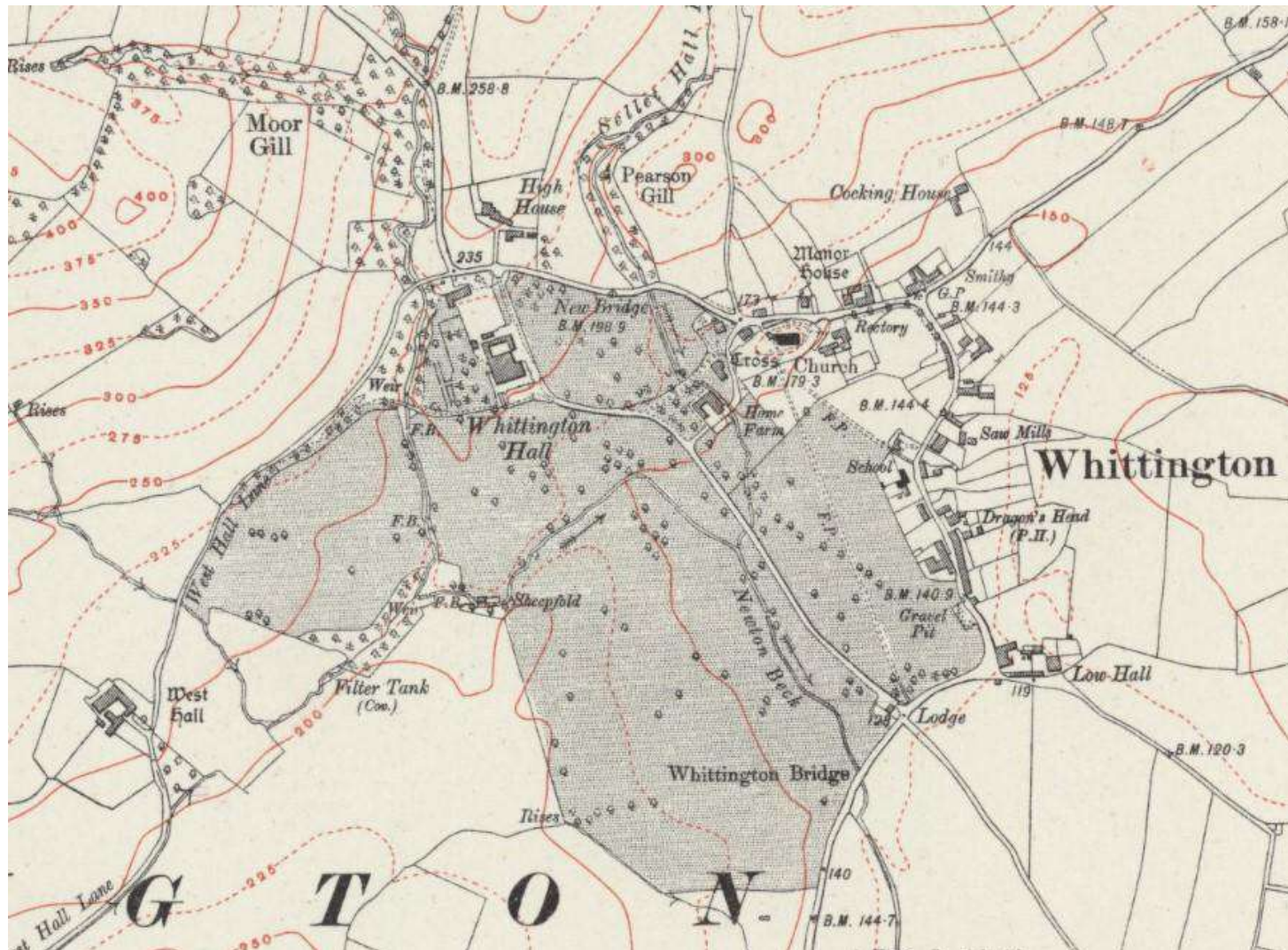


Figure 9: Extract from Westmorland Sheet XLVII.SE, Revised: 1910, Published: ca. 1945 (sourced: <https://maps.nls.uk/view/101466118>)

1956

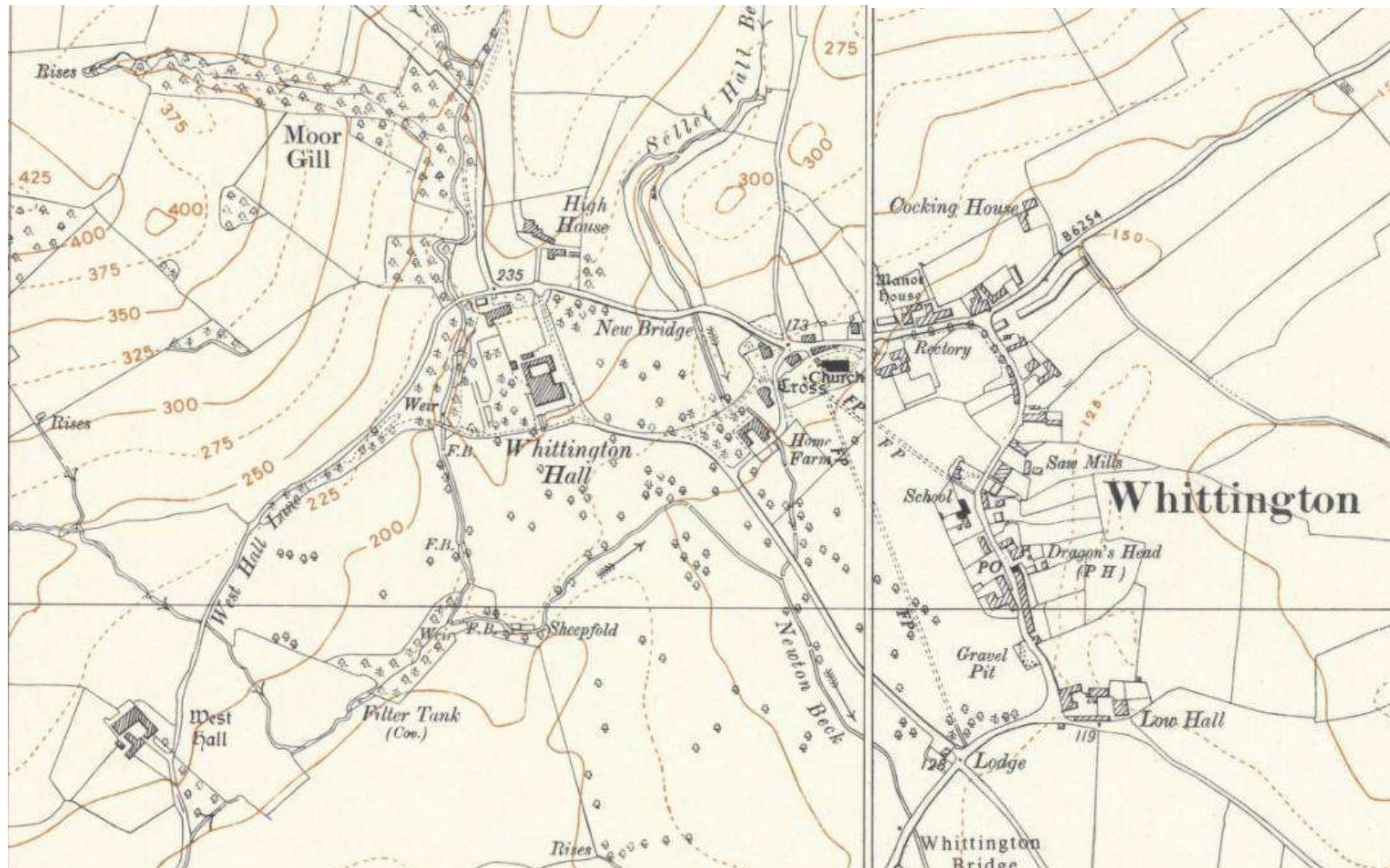


Figure 10: Extracts from SD57NE - A, Surveyed / Revised: Pre-1930 to 1956, Published: 1956 (sourced: <https://maps.nls.uk/view/189180057>) & SD67NW - A, Surveyed / Revised: Pre-1930 to 1956, Published: 1956 (sourced: <https://maps.nls.uk/view/189180411>)

1971

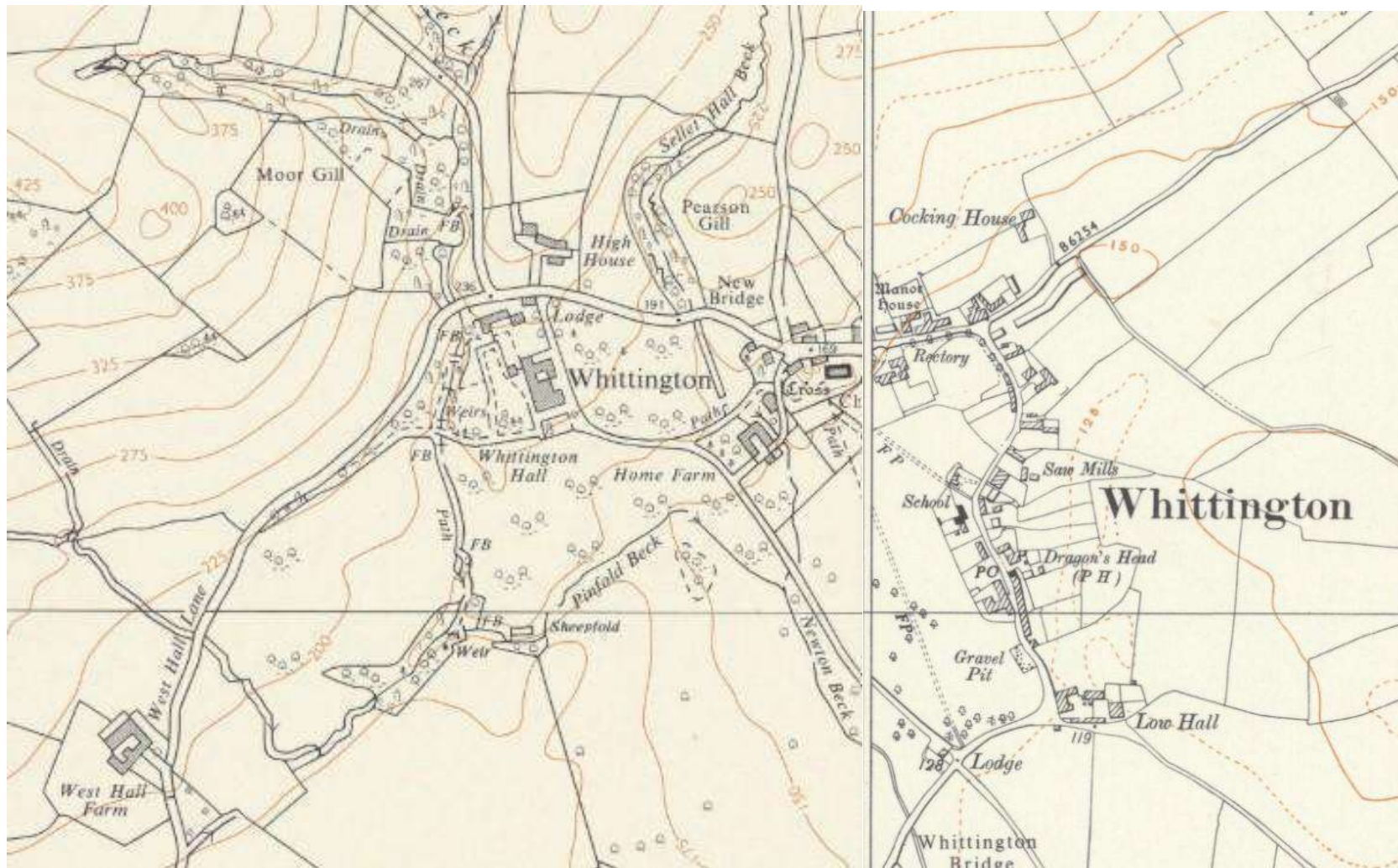


Figure 11: Extracts from SD57NE - A, Surveyed / Revised: 1968 to 1971, Published: 1971 (source: <https://maps.nls.uk/view/189180054>) & SD67NW - A/, Surveyed / Revised: Pre-1930 to 1970, Published: 1971 (sourced: <https://maps.nls.uk/view/189180408>)

Assessment of Significance

Location and setting

The village is located in the Lune Valley, on a flat plain to the west of the River Lune, just to the south of Kirkby Lonsdale on the principal route through the parish from Arkholme. A narrow lane (Hosticle Lane) rises north to Sellet Hall at the point at which Church Lane becomes Hutton Roof Road. This road gently climbs to Whittington Hall before it heads north, climbing steeply onto Docker Moor and winding west along Hutton Roof Road to Burton-in-Kendal.

The village church, St Michael the Archangel, is situated on the side of a hill and on the remains of Whittington's motte and bailey castle. This formed one of a chain of Norman castles built along the Lune valley from Lancaster. The remains of the motte can be identified within the churchyard, topped by a sundial. From the churchyard, views across the Whittington Hall estate towards the village's Main Street and the Lune Valley beyond can be had.



Figure 12: View from St Michael's churchyard, looking south across the Whittington Hall estate towards the Trough of Bowland

Historical development

Recorded in the Domesday Book as *Witetune*, and in 1212 as *Wittington*, the name comes from Old English (Anglo-Saxon) and means the ‘tun’ of the people of Hwīta (an Anglo Saxon name). A ‘tun’ was a large settlement which possibly had an administrative function. The use of ‘ington’ at the end of a placename is something that appears from around 760 AD.²

Whittington is believed to have pre-conquest origins. The Domesday Book records that it was a large manor held by Tostig, King Harold’s brother, prior to the Conquest which extended into Westmorland and Yorkshire. This lordship controlled key strategic routeways, helping to control the Lune Valley from around Gressingham to Barbon and the routes alongside the River Greta and the Leck Beck. These rivers and roads connected the Lune Valley with the ancient ‘Aire Gap’ route across the Pennines, which is now roughly the A65.³

However, back in the hands of the King by 1086, this important and “large manor was reorganised and reduced to Whittington, Newton and Thirnby (a lost vill though to have been located in the vicinity of Sellet Mill and Holme House, where the placename Thirnby occurs).”⁴ Throughout the medieval period a complex exchange of ownership ensued.⁵

West Hall, which is located to the west of Whittington Hall, is understood to have been the capital messuage, or the mansion-house, of Whittington Manor.⁶



Figure 13: Joan Blaeu (1596-1673), Extract from *Lancastria Palatinatvs*, *Atlas Maior* 1662-5, Volume 5, sourced: <https://maps.nls.uk/atlas/blaeu-maior/browse/5/page/236>

² <https://www.lancaster.gov.uk/sites/museums/explore-online/local-history/place-names>

³ <https://www.lancaster.gov.uk/sites/museums/explore-online/local-history/place-names>

⁴ Clark, J., *The Historic Landscape of Whittington Parish, European Pathways to the Cultural Landscape*, Lancashire County Council, 2004, p.12

⁵ This is described in detail in the Victoria County History: <https://www.british-history.ac.uk/vch/lancs/vol8/pp241-252>

⁶ Clark, J., *The Historic Landscape of Whittington Parish, European Pathways to the Cultural Landscape*, Lancashire County Council, 2004, p.12 & <https://www.british-history.ac.uk/vch/lancs/vol8/pp241-252>

Given the importance of the lordship before the Conquest, it is very likely that there was a chapel or church on the site prior to 1200 when we know that the advowson (the right to appoint a preferred candidate to the post of rector or vicar) was given to Cartmel Priory. However, once the manor was divided, the advowson remained with West Hall until the estate was sold at the beginning of the C18 and it became divided from the manor, to be purchased by Edmund Hornby of Poulton-le-Fylde.⁷

The church has a full collection of registers dating back to 1538, the year that Thomas Cromwell ordered them to be started (stored at Lancashire Archives).⁸

The present church tower dates from C16 and fragments of stones dating back to Norman times are understood to be in the doorway.⁹ The rest of the church is Gothic in appearance and was largely rebuilt in 1875, by Paley & Austin, commissioned by Col. D. C. Greene of Whittington Hall, whose father Thomas Greene MP, had purchased Whittington Hall in 1821, completing his purchase of the estate in 1830.¹⁰ Baines 1825 Directory certainly lists Thomas Greene MP at Whittington Hall. He began building the present Whittington Hall in 1831, which is the work of George Webster (see *Architects* below).



Figure 14: St Michael's Church, grade II*

⁷ <https://www.british-history.ac.uk/vch/lancs/vol8/pp241-252>

⁸ <https://www.lan-opc.org.uk/Whittington/stmichael/index.html>

⁹ <https://www.lan-opc.org.uk/Whittington/stmichael/index.html>

¹⁰ The hall and estate was listed for sale in an advertisement of 1821 (Lancaster Gazette, 9 June) but it is suggested that he managed to postpone the outright purchase of the estate until 1830 (see https://www.historyofparliamentonline.org/volume/1820-1832/member/greene-thomas-1794-1872#footnote7_I0yjb1j and Copeland, B.M., *Whittington: The Story of a Country Estate*, 1981, p.12)

Industry

The local corn mill (water powered) was at Sellet Mill, to the north between Whittington and Kirkby Lonsdale. This is likely to have been there since medieval times, but the earliest extant reference dates from 1664.¹¹ The three-storey building which can be seen today dates from the C18, with a likely C19 wheel.

In 1825, the majority of the village's families were employed chiefly in agriculture, and in arable production.¹² It is still evident from the buildings seen today that this was a largely farming community. The Tithe Barn name suggests that this had long been the case.



Figure 15: Malt Kiln House, 1687 (grade II listed)

The village had a malt kiln, as the name of a C17 house on Main Street suggests, which is also indicated on the 1840s (OS map). This would have been located within the complex of buildings to the rear of the house, as seen on the historic mapping. An advertisement dating from 1802, which sought to let the farm and malt kiln suggests that this was used by the innkeeper himself:

“TO BE LET, For a term of years, together or in parcels:

On Tuesday the 9th of September next, at the house of Mr John Moore, innkeeper, in Whittington, near Kirkby Lonsdale, at four o'clock in the afternoon;

An Estate or Farm, situate in Whittington aforesaid; consisting of a well-built dwelling-house, two barns, and other suitable outbuildings; and of several closes of

¹¹ Price, J.W.A, *The Industrial Archaeology of the Lune Valley*, Centre for North-West Regional Studies, University of Lancaster, Occasional Paper No. 13, 1983, p, 9

¹² Edward Baines, *History, Directory and Gazetteer of the County Palatine of Lancaster*, 1825, from <https://www.lan-opc.org.uk/Whittington/home.html>

rich arable, meadow and pasture ground, containing altogether 38 acres, or thereabout (customary measure) and now in the possession of the said John Moore."

It is likely that the builder of Malt Kiln House (1687), Bryan Dickson (1668-1749) was the son of an innkeeper in Slyne¹³, which suggests that the malt kiln had been used in the production of beer for the local inns. In 1825, the village maltster is listed as Edward Askew of West Hall.¹⁴



Figure 16: Paley & Austin's School & School House, 1875 (grade II listed)

Education

The village's first school was built in 1763.¹⁵ Founded by William Margisson (of Docker Garth) who left £320 on his death for the Poor of the Parish and for the building and endowment of a school for their use.¹⁶ The school buildings can be seen on the 1840s OS

¹³ Garnett, E., *The Dated Buildings of South Lonsdale revised and expanded edition*, 2007, p.231

¹⁴ Edward Baines, *History, Directory and Gazetteer of the County Palatine of Lancaster*, 1825, from <https://www.lan-opc.org.uk/Whittington/home.html>

¹⁵ <https://www.british-history.ac.uk/vch/lancs/vol8/pp241-252#anchorn31>

¹⁶ Garnett, E., *The Dated Buildings of South Lonsdale revised and expanded edition*, 2007, p.230

map; the Boys House to the south of the village, just outside the CA boundary, just beyond South Lodge, and close to Whittington Bridge which crosses the Newton Beck, and the Girls House in the north west of the village, to the left of the Church close to Pearson House (see Figure 5). This became a National School and was re-located to new school buildings on Main Street in 1875. The new School and School House were funded by Henry Aylmer Greene (1827-1877), the youngest son of Thomas Greene of Whittington Hall. He commissioned Paley & Austin to build a new village school and school house in memory of his father, shortly before his own death. Whilst H.A. Greene resided in London, an account of his funeral, which was held at St Michael's, reports that,

“The old home was the one place on earth that he loved. His genial and kindly manner and sunny countenance endeared him to all ranks of society, and his visits were an unfailing pleasure to his many friends in the valley and town of Kirkby Lonsdale, where he was equally known and appreciated. Shortly after his death, when his brother, Colonel Green, commenced the restoration of the Parish Church, Mr Aylmer Greene announced his intention to build new schools with residence attached, in memory of his late father. The work was indeed a labour of love. No material was too good or too costly. At length they were completed at an expenditure of £3,000 – a lasting monument of his love for his old home, his deep interest in the welfare of his native village, and affection for his revered father. In January he came down to be present at the opening, when the whole village was gathered together to rejoice. Nothing was omitted to make the day worthy of the occasion. It was the last time he was at Whittington. In the spring he was attacked with illness, and left his important duties at the War Office. He never seemed to rally, but gradually sunk to the end, and that end was perfect peace.”¹⁷

For 16 years, during the first half of the C19, the village also had The Whittington School for training girls for service and as schoolmistresses, which was accommodated in cottages from 1820 until the school removed to Casterton in 1836. An article in the *Lancaster Gazette* from December 1836 states that, “The present premises consist chiefly of old cottages thrown together as a temporary accommodation, and are very inadequate for the purpose, as well as in a dilapidated state; and it is intended to remove the school to Casterton...The situation of the school will effectively secure it against the uncertainties of necessary superintendence, since, placed as it is, in juxta-position with the Clergy Daughters’ School, the ladies in that institution will always be at hand, and render their overnight assistance.”¹⁸ Like the Clergy Daughters’ School which originated in Cowan Bridge, and later removing to Casterton, the Whittington training school for girls was established by the Reverend William

¹⁷ *Lancaster Gazette*, 8 September 1877 (British Newspaper Archive)

¹⁸ ‘The Whittington School’, *Lancaster Gazette*, 17 December 1836 (British Newspaper Archive)

Carus Wilson, who famously inspired the character of Mr Brocklehurst, the headmaster of Lowood School in *Jane Eyre* (1847).

Historical associations



Figure 17: Rev. W. Caris Wilson, illustration from the *Children's Friend*, 1864

Reverend William Carus Wilson (1791-1859), born in Heversham and the eldest of eight surviving children of William Wilson Carus Wilson (1764-1851) of Casterton Hall, was rector of Whittington from 1825-1834. He was presented to the rectory of Whittington by his father, who was MP of Cockerham at the time (1821-6)¹⁹ and appears to have owned land in Whittington (including the farm at Cocking-House²⁰). Baines' 1825 directory states that, "...the living is a rectory, recently purchased by the Rev. Carus Wilson M.A. who is also the incumbent."²¹

Rev. Carus Wilson was also rector of Tunstall from 1816-28 and it was during this period that he established his charity schools for girls. The school for training servants and teachers was established first in Whittington in 1820, followed by the infamous Clergy Daughters' School at Cowan Bridge in 1824. Both were established in former dwellings which were evidently

¹⁹ Barker, J., *Oxford Dictionary of National Biography* entry for 'Wilson, William Carus (1791-1859)' <https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-50487>

²⁰ Advertisement to let Cocking-Farm, *Lancaster Gazette*, 27 August 1808 (British Newspaper Archive)

²¹ Edward Baines, *History, Directory and Gazetteer of the County Palatine of Lancaster*, 1825, from <https://www.lanopc.org.uk/Whittington/home.html>

not ideal for this purpose, but this appears to have been remedied by the establishments' removal to Casterton.²²

Cowan Bridge School was famously attended by Charlotte Brontë and her sisters, Maria, Elizabeth and Emily. Maria and Elizabeth both developed tuberculosis there and were sent home to Haworth, where they died. Charlotte Brontë blamed the school's harsh regime and punitive religious discipline for their early deaths, and it is generally believed to have been the inspiration for Lowood school.²³ From Cowan Bridge the girls had to walk more than three miles to church in Tunstall to attend the Sunday Service each week, where they were expected to stay on until Evensong before beginning the walk back to the school.

It was Elizabeth Gaskell who identified the school and Carus Wilson in her *Life of Charlotte Brontë (1857)*, for which she was threatened with libel action.

Carus Wilson was also a prolific writer and editor of penny periodicals. "The emphasis on sin, hell-fire punishment, and especially death, often described at length in harrowing detail, now seems morbid and distasteful, especially as most of the literature was aimed at children, but the tracts attained a wide circulation and influence; by 1845, 3000 copies of each of the *Friendly Visitor* (established 1819), the *Children's Friend* (1824), and the *Teacher's Friend* (1844) were distributed monthly."²⁴

From 1834 to 1856 he left his position in Whittington to become perpetual curate of Casterton and inherited the estates there from his father in 1851. He founded Holy Trinity Church (1831-33) though initially known as Casterton Chapel, donating the land on which it stands. It is also where he is buried. However, the new Parish of Casterton was not established until 1888/9.²⁵



Figure 18: Jane and Mr Brocklehurst, Fritz Eichenberg engraving for *Jane Eyre*, 1943

²² Barker, J., *Oxford Dictionary of National Biography* entry for 'Wilson, William Carus (1791-1859)' <https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-50487>

²³ Barker, J., *Oxford Dictionary of National Biography* entry for 'Wilson, William Carus (1791-1859)' <https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-50487>

²⁴ Barker, J., *Oxford Dictionary of National Biography* entry for 'Wilson, William Carus (1791-1859)' <https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-50487>

²⁵ <https://www.castertonchurch.org/about-us>



Figure 19: Thomas Greene by James Lonsdale (1777-1839), Parliamentary Art Collection (<https://artuk.org/discover/artworks/thomas-greene-214028>)

Thomas Greene MP (1794-1872) was a contemporary of Carus Wilson, purchasing Whittington Hall and the estate around the time that Carus Wilson became the rector of Whittington. It was also around this time that Greene served as High Sheriff for Lancashire (1823-4) before being elected as Tory MP for Lancaster in 1824 until 1852. He re-gained his seat at a by-election in 1853 and stepped down in 1857.

He would change party quite readily, between the Tories and Whigs, insisting that he would always vote conscientiously. He “gained respect through his endeavours to overhaul tithes legislation...”.

He later served as Constable of Lancaster Castle from 1865 until his death in 1872.²⁶

²⁶ <https://www.historyofparliamentonline.org/volume/1820-1832/member/greene-thomas-1794-1872>



Figure 20: Thomas Greene, c.1870 (Lancashire Red Rose Collection)

The Greene family had owned property and land in Slyne since the time of James I.²⁷ However, Thomas purchased Whittington Hall around 1821, commissioning the architect George Webster who built him, “A Tudor mansion of great ambition”²⁸ between 1831 and 1836, replacing a Jacobean house already on the site, though which incorporated elements of it. The pele tower has been described as, “the master stroke, adding romance, asymmetry and a sense of solidity to the design, as well as giving the impression of an accretive history.”²⁹ Greene was clearly somebody with a keen interest in architecture, and it is notable then that he should have been appointed one of three commissioners to superintend the completion of the new Palace of Westminster, in 1848. Charles Barry’s Gothic scheme for the new Palace had started in 1840 and was expected to take 6 years at an estimated cost of £724,989, whereas it actually took 30 years to fully complete, at a cost of over £2 million. The House of Lords chamber was completed by 1847, and the House of Commons in 1852.³⁰ Greene is reported to have complained to Barry in April 1851 that his

²⁷ Greene of Slyne and Whittington, Burkes Peerage 1852, <https://www.burkespeerage.com/books.php?page=freeview>

²⁸ Pevsner, p.699

²⁹ Pevsner, p.699

³⁰ <https://www.parliament.uk/about/living-heritage/building/palace/architecture/palacestructure/rebuilding-palace/>

‘very unsightly’ interior decoration was at odds with the wish of the Commons that ‘the new chamber should be as unadorned as possible’.³¹



Figure 21: The Commons chamber, Illustrated London News, 7 Feb. 1852 from <https://victoriancommons.wordpress.com/2020/10/28/highly-respected-in-parliamentary-circles-thomas-greene-1794-1872/>

³¹ <https://victoriancommons.wordpress.com/2020/10/28/highly-respected-in-parliamentary-circles-thomas-greene-1794-1872/>

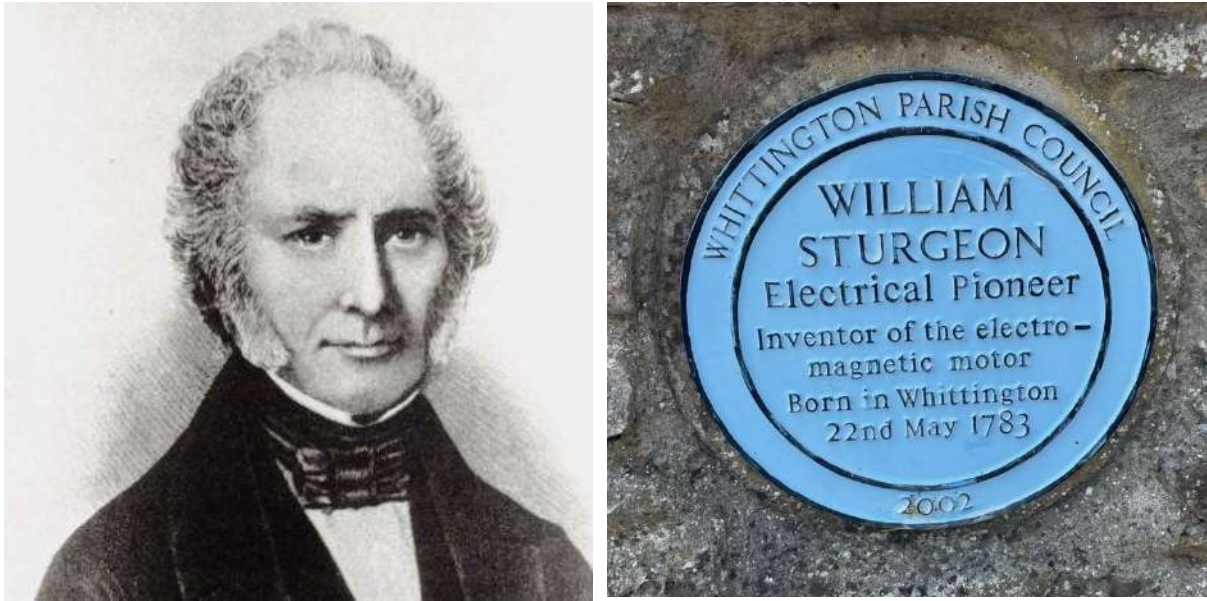


Figure 22: (L) William Sturgeon, 1783-1850, by unknown engraver (credit National Portrait Gallery, London), (R) Whittington PC blue plaque on Main Street, 2002

William Sturgeon (1783-1850) is another notable person, associated with Whittington. Sturgeon is recognised as the inventor of the electro-magnetic motor; an essential component of most of our heavily relied upon electrical devices.

Whilst he was another contemporary of Carus Wilson and Greene, he had a much humbler beginning. He was born in Whittington to a shoemaker, John Sturgeon from Dumfries, and his wife, Betsy Adcock, the daughter of small shopkeeper. William's mother died when he was ten. It is said that his father was a poacher, who would insist that William help him on his nightly raids. He was apprenticed to a shoemaker at Old Hutton when he was 13. However, in 1802 he enlisted in the Westmorland Militia, before joining the 2nd battalion of the Royal Artillery and was based in Woolwich.³²

It was in Woolwich that he met his first wife, Mary Hutton, a widow who kept a shoe shop there. They had three children, all of whom died in infancy, and Mary died in the 1820s.

William was posted to Newfoundland for a time and it was here, during periods of inactivity, that he spent a lot of time reading and studying, as well as improving his mechanical skills. It is said that whilst he was there, he witnessed a great thunderstorm which led to his interest in electrical phenomena.

³² Gee, W., revised by James, F.A.J.L., *Oxford Dictionary of National Biography* entry for 'Sturgeon, William (1783-1850)'

<https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-26748>

The Royal Military Academy at Woolwich was said to have one of the largest concentrations of scientific men in the London area at the time, many of whom had an interest in electromagnetism. In 1825, Sturgeon was awarded a medal of the Society of Arts for his 'Improved Electro-Magnetic Apparatus'. This involved a soft iron bar, in the form of a horseshoe which became magnetic when a current of electricity was passed through a coil of wire wound round it (Figure 23).

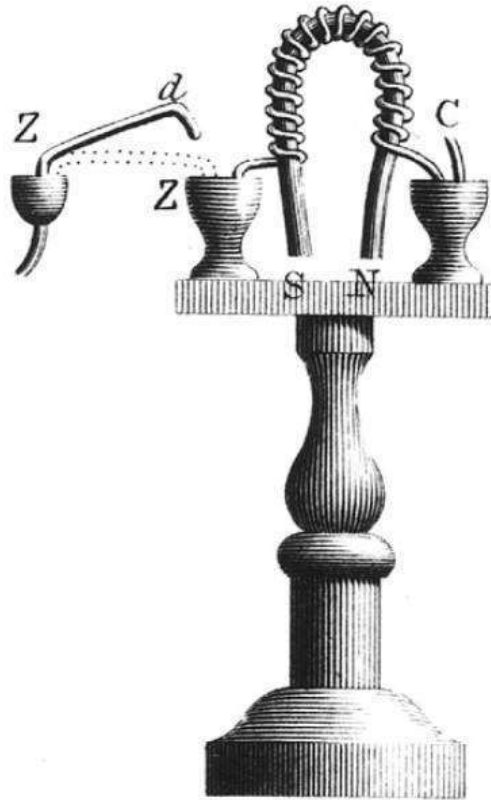


Figure 23: The first artificial electromagnet, invented by Sturgeon in 1824. Sturgeon's original drawing from his 1824 paper to the *British Royal Society of Arts, Manufactures, and Commerce*

As a result of this, he began to take on teaching positions as well as writing and publishing papers. In 1824, he began to lecture at the East India Company Military Seminary at Addiscombe, near Croydon, as well as at the National Gallery of Practical Science, in Adelaide Street in London. He married again in 1829, Mary Bromley (c.1790-1867) of Shrewsbury. They had one daughter who also died in infancy.³³

³³ Gee, W., revised by James, F.A.J.L., *Oxford Dictionary of National Biography* entry for 'Sturgeon, William (1783-1850)'

<https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-26748>

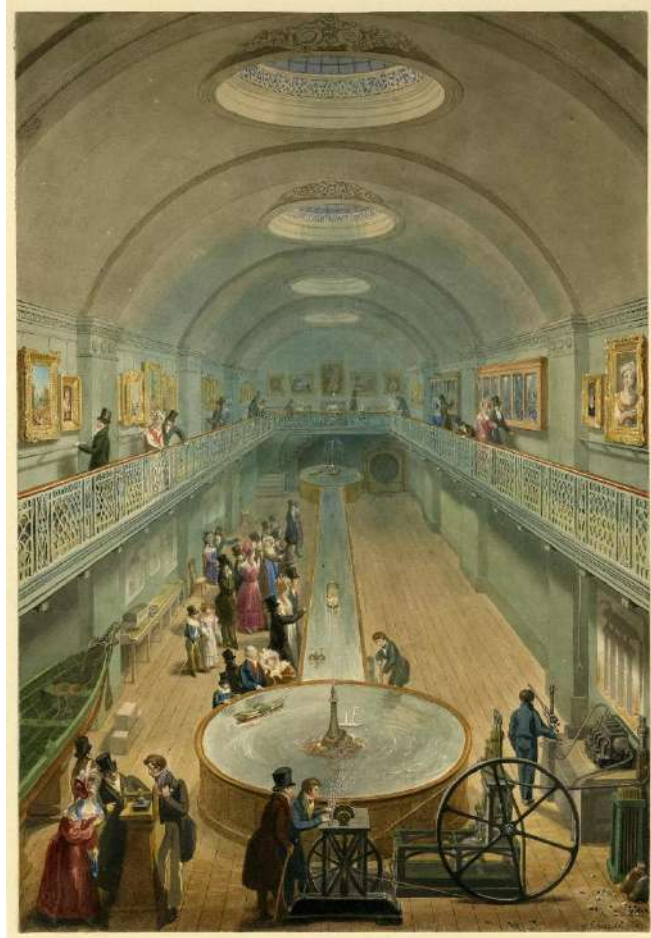


Figure 24: Interior of the National Gallery of Practical Science, London, 1832, by George Scharf (credit The British Museum)

In 1840 he moved back to the North West having been invited to become the superintendent of the Royal Victoria Gallery of Practical Science in Manchester (modelled on the Adelaide Street Gallery). However, the economic depression in the 1840s resulted in the support drying up and the Gallery closed. He turned to publishing papers at his own expense but struggled to make a living, eventually becoming an itinerant lecturer, going round villages in the Manchester area with his apparatus in a cart. Some of his former colleagues and friends successfully managed to secure him a grant from the government and an annual civil-list pension of £50/year. With this, he was able to publish his most of his papers in a single volume in 1850.

However, he died in that year following bronchitis, in Prestwich, where he had moved for better air. He is buried in the churchyard there, but there is an impressive plaque commemorating him in Kirkby Lonsdale church.³⁴

³⁴ Gee, W., revised by James, F.A.J.L., *Oxford Dictionary of National Biography* entry for 'Sturgeon, William (1783-1850)'

<https://www.oxforddnb.com/display/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-26748>

Built form and architectural quality

Building materials

“More than any other single component, the choice of walling material establishes the character of an example of vernacular architecture.”³⁵

The buildings are generally characterised by their traditional and vernacular style, built from the materials available locally, which in this case is mainly sandstone (Millstone Grit), though some limestone can also be seen.



Figure 25: Main Street looking north with sandstone farmhouses built perpendicular to the road

Whilst in the north eastern corner of the parish the underlying rock is Carboniferous Limestone, with a band of Bowland Shale in the north, much of the area is of Millstone Grit.³⁶

The 1840s OS map shows that there were sandstone quarries nearby at Sellet Hall, Towns Quarry (near Nanny Hall) and on Docker Moor. Docker Moor provided the stone for Whittington Hall³⁷. It is understood that “A narrow-gauge railway brought the golden

³⁵ Brunskill, R. W., *Vernacular Architecture: An Illustrated Handbook*, (4th edn) 2000, p. 36

³⁶ Jo Clark, p.5

³⁷ Jo Clark, p.10

freestone..." from the quarry at Docker.³⁸ Only Sellet Hall Quarry still appears to have been operating by 1894.

There were also sandstone quarries a little further away at Hutton Roof, supplying freestone and flags from at least the C17 and into the early C20.³⁹



Figure 26: Extract from Lancashire Sheet XIX, Surveyed: 1890, Published: 1894 (<https://maps.nls.uk/view/102343757>), indicating the nearby quarries

A limestone quarry and limestone kiln were located just to the north of Sellet Mill (on the road to Kirkby Lonsdale), though it appears to have been disused by 1894. Limestone would have been quarried and burnt for quicklime for use in agricultural practices, as well as for weather-proofing buildings (limewash, mortar, render and plaster).

³⁸ Taylor, A & Martin, J. (ed.), *The Websters of Kendal: A North-Western Architectural Dynasty*, Cumberland and Westmorland Antiquarian and Archaeological Society, Record Series Volume XVII, 2004, p. 135

³⁹ <https://www.cumbriacountyhistory.org.uk/township/hutton-roof-westmorland>



Figure 27: Extract from Lancashire Sheet XIX, Surveyed: 1890, Published: 1894 (<https://maps.nls.uk/view/102343757>)

Most of the village's historic buildings are constructed from sandstone rubble, the main exception being the Old School and School House. Much of the buildings' character comes from the shape of the stone blocks from which they are built.

Typically, the earlier buildings in the village have more irregular shaped blocks, which may or may not be brought to regular courses. These are likely to have been slobbered and limewashed or rendered for weather-proofing and the rubble was probably not intended to be seen. A number of these early buildings were later pebble-dashed, including High House, Malt Kiln House, Harrison and Whittington Farmhouses, Low Hall and Low Hall Cottage and Park House.



Figure 28: Harrison Farmhouse, Main Street, pebble-dashed rubble

Manor House, which dates from 1658 is an exception to this, and is not rendered, neither was it at the date of listing in 1967. Hillside (a C19 conversion of a building with C17 and C18 features) is built of more regular sandstone blocks and not rendered (see Figure 35).



Figure 29: Manor House, Church Street, 1658 (grade II listed)

The Old Rectory, a large Georgian house, which dates from 1728, with perhaps earlier elements to the rear, is rendered on its principal western elevation with sandstone dressings, and of slobbered rubble elsewhere.



Figure 30: The Old Rectory, 1728 (grade II), slobbered north elevation to Church Street

The village's buildings dating from C19 were generally not rendered. Examples built of principal elevations of squared coursed rubble, include the c.1850 house (Sparling House) which later became the Dragon's Head, the adjacent 1853 pair of cottages, Laburnum Cottage and the Old Post Office (possibly all built by the Askew family)⁴⁰. The later terrace of

⁴⁰ Garnett, E., *The Dated Buildings of South Lonsdale revised and expanded edition*, 2007, p. 235 (see Post Office entry)

four houses originally known as The Villas, now known as The Chestnuts, and the former village shop, a house known as the Old Shop, attached to Cross House (see Figure 36) also have squared coursed sandstone front elevations. The stonework of the latter is snecked.



Figure 31: The Chestnuts (previously The Villas), Main Street

The pleasing Old School and School House which date from 1875 are built from snecked limestone with plaster and applied timber framing to the upper storey of the School House, both of which stand out as being different. However, the warm sandstone dressings help to integrate them (see Figure 16).

Up until the C17, many buildings are likely to have had thatched roofs, though stone slates would have more commonly been used from around that time. However, these have been replaced by slate in more recent times. The only stone slate to remain appears to be on the Old Rectory. Burlington slate, laid in diminishing courses, is the predominant roofing material now, with some Welsh slate to be seen.

Massing and form

The houses are predominantly of two storeys within the village itself; they are noticeably of a low and homely scale, particularly the earlier buildings. The three-storey Old Rectory stands out as an exception to this, though it is set well back and orientated away from the street and surrounded by mature trees so it is not immediately apparent (see Figures 30 & 34). The 2004 development within the former grounds does include some 3-storey elements, but again this is set back and the land slopes away from the street here, so it is not obvious.

In the same way, Whittington Hall is clearly of a greater scale, and glimpses of it and its three-storey tower (the hall is of two-storeys with an attic storey) can be had across the parkland when heading west out of the village (see Figure 54). Pearson House, just beyond the church is of two-storeys with an attic, but this is also set back in gardens and the land slopes away from the street here.



Figure 32: Pearson House (grade II), is of two storeys with an attic storey

Whilst the development takes a linear form through the village, there is no regular building line as such. Some properties are built to the road, and this tends to be true of many of the earlier cottages and former agricultural buildings. This is especially apparent on the southern half of Main Street where a long terrace of cottages on the eastern side of the street, faces Malt Kiln House and attached former barns. This is of a finer grain and can be

described as having a regular building line. The late C20 development to the rear and north of Malt Kiln House also saw a terrace of four houses built fronting onto Main Street, which continued the building line of Malt Kiln House. However, opposite this is the large mid-C19 house, which later became the Dragon's Head, set back from the main street and originally behind a low stone wall with railings. Development built after this is generally set back from the road behind low stone boundary walls.



Figure 33: Southern end of Main Street, finer grain with properties built to the road

The northern half of the village remained fairly dispersed until the late C19; a mixture of houses, terraced cottages and farms. Infill development during the late C19 and into the C20 means that it has become finer grained. However, the gaps between are still very discernable, particularly the open view across the Whittington Hall parkland opposite The Chestnuts, and that as you enter the village from the south.

The gaps between the farms on the eastern side of Main Street are still very clear. Many of these have been built perpendicular to the road, with the gable ends of the farmhouses or agricultural and former agricultural buildings abutting the road. Some of these are still working farms, others have been adapted.

The north eastern part of the conservation area remained largely undeveloped until the mid-C20, with the exception of Cockin House and Barn and the properties at the junction with Main Street, which includes the former Smithy. Most of the development here is modern, that on the north side of the road to the south east of Cockin House and Barn, Loyne Park, which dates from 1997 is on the site of a former haulage depot.



Figure 34: Whittington Rectory engraving, by T. Binns, 1837 (credit Lancashire Red Rose Collection)

Architectural detailing

Sandstone is the predominant building material used in the village, which is characterised by its traditional vernacular stone-built cottages and farmhouses. There are a number of C17 farmhouses and cottages within the villages. These can be identified largely by their chamfered and mullioned windows. Dated lintels are fairly common here, as they are in other parts of the South Lonsdale area. They can be seen on many of the C17 houses, including Manor House (1658), Whittington Farm (1671) (though thought to be a mid-C18 house), Park House (1673), Pearson House (a C17 house altered in the C19) (1683) and Malt Kiln House (1687). High House has one internally (1660).

The area is said to have experienced its 'Great Rebuilding' after 1660, with the most vigorous activity between 1670 and 1700.⁴¹ It was at this time that the yeoman farmers found themselves in a position to be able to modernise their houses (for various reasons), and this resulted in the construction of more durable buildings, which now had chimneys, meaning that the fire risk was much reduced. They were typically of two storeys, with chamfered and mullioned windows sometime with hoods, as at the Manor House.



Figure 35: Hillside (grade II), Church Street

⁴¹ Garnett, M.E., 'The Great Rebuilding and Economic Change in South Lonsdale 1600-1730', *Transactions*, vol. 137, The Historic Society of Lancashire & Cheshire, 1987

Some have undergone subsequent alterations, for example with several later mullioned windows inserted as at Hillside, or windows enlarged with sashes inserted, such as those on the ground floor of Malt Kiln. Even greater updating can be seen at Pearson House (Figure 32), which is an 1881 reworking of a C17 house for the Greene family of Whittington Hall. It has a further datestone to reflect this.



Figure 36: Cross House and barn (grade II), with the Old Shop on the far left

There are several C18 buildings within the village which help to illustrate the continued use of mullioned windows in vernacular buildings into the early C18, such as at Cross House (1738) (mullions removed) and Wayside (mid-C18), and to larger window openings, of a different orientation, which would accommodate sash windows, as can be seen at Croft View (mid-C18). The Old Rectory (1728) is an example of polite Georgian architecture, which, at least on its principal elevation is a move away from the local or vernacular style. With its large multi-paned sash windows, it would have differed from other buildings within the village at that time. Sash windows became more common within the village into the C19 and can be seen on a number of properties on Main Street.



Figure 37: Croft View, on the right-hand side, Main Street (grade II)

However, the C19 also saw revival styles arriving in the village, with the new Whittington Hall (1831-6) leading the way, replacing an earlier hall it was designed in a Jacobethan style, with its mullioned and transomed windows. The two lodges, South Lodge (c.1830) and West Hall Lodge (1890), also reflecting this revival style, as does the reworked Pearson House (1881).

The 1875 Old School and School House are built in an Arts & Crafts style and again, have mullioned and transomed windows.

Building types

Whittington Conservation Area is made up of a mixture of vernacular farmhouses, barns and cottages, two large country houses, a church and a school, as well as a number of modern houses and village hall.

The village's earliest extant building is the Church of St Michael with its early C16 tower, the rest of the church was largely rebuilt in 1875.

In 1825, the majority of the village's families were employed chiefly in agriculture, and in arable production. It is still evident from the buildings seen today that this was a largely farming community. The Tithe Barn name suggests that this had long been the case.

The village had a malt kiln, as the name of a C17 house on Main Street suggests, which is also indicated on the 1840s (OS map). This would have been located within the complex of buildings to the rear of the house.

The corn mill was at Sellet Mill, to the north between Whittington and Kirkby Lonsdale. This is likely to have been there since medieval times, but the earliest extant reference dates from 1664.⁴²

During the C20, there was a saw mill in the village, between Tebay House and The Chestnuts (see Figures 7 to 11). The building still remains.

There was also a haulage depot (Pelters) for a time, run by south of Cockin House and Barn on what is now the site of Loyne Park, a housing development dating from 1997.

From the C18 until 1973, Whittington had a school and for a time this appears to have been split over two sites, with a boys and a girls house at opposite ends of the village (at least by the 1840s). The first school was built in 1763, endowed by William Margisson of Docker Garth. This became a National School and was re-located to the new school buildings on Main Street in 1875. The new school and School House were funded by Henry Aylmer Greene (youngest son of Thomas Greene MP of Whittington Hall), and by 1894 the previous boys school house had gone. From 1820-36, the village also had The Whittington School for training girls for service and as schoolmistresses. This was accommodated in former cottages.



Figure 38: The former Rose Tree Inn, Whittington's pub until the e.C20

⁴² Price, J.W.A, *The Industrial Archaeology of the Lune Valley*, Centre for North-West Regional Studies, University of Lancaster, Occasional Paper No. 13, 1983, p, 14

Whittington had a pub, possibly from the C17, called the Rose Tree Inn (now a house called Towd Rose Tree) on Main Street until the early C20 (see Figures 5, 6 & 38). It last appeared in the 1901 Census. This was followed by The Dragon's Head for just over 100 years, in a former house (Sparling House), until 2013. The Dragon's Head was first listed in the 1911 Census and is labelled on the 1919 OS Map (Figure 7). After remaining vacant for over 10 years, the former Dragon's Head is being converted back into a dwelling.



Figure 39: Former Dragon's Head, built as a house and being turned back into a house

Some of the village's other house names give an indication of their former uses. The Old Smithy was the home of the village Blacksmith and also served as the village Post Office (run by the Tallon family in the second half of the C19 and into the 1920s) (see Figure 6) until it re-located to the house which today is called the Old Post Office (see Figure 28). This property is marked on OS maps as a post office from the 1950s (see Figures 10 & 11).

The village shop was located near the Smithy. A house called the 'Old Shop', now a dwelling, is located next door to Cross House (see Figure 36) which, in the 1901 Census, was home to William Hodgson, 'Grocer, Butter & Egg dealer'. Hodgson is also listed in the 1912 trade directory for Whittington as such. The Old Shop appears to have been built post-1894.



Figure 40: The Old Smithy and former post office



Figure 41: Main Street, Whittington, c.1930s. The delivery van is parked in front of the former Dragon's Head, (Lancaster City Museums)



Figure 42: Whittington Hall engraving, c.1846 (credit Lancashire Red Rose Collections)

Architects

Whittington contains the work of some notable architects: Kendal architect George Webster and Lancaster architects, Paley & Austin.

Whittington Hall dates from 1831-36. Thomas Greene MP commissioned George Webster to build him a new Jacobethan hall, replacing a smaller Jacobean house already on the site but instructing him to retain what he could of the structure. It is thought that parts of this have been incorporated in the current hall at the east end.⁴³ It has been described as “A Tudor mansion of great ambition,”⁴⁴ and, “One of the better houses in the Jacobethan style by Webster, who was a pioneer in its use.”⁴⁵ The interior was also designed to be of this style. The interior painting below of c.1836 shows more of an Elizabethan influence (Figure 40). However, some of the interiors were remodelled in a Georgian style in the 1920s/30s.

⁴³ Taylor, A & Martin, J. (ed.), *The Websters of Kendal: A North-Western Architectural Dynasty*, Cumberland and Westmorland Antiquarian and Archaeological Society, Record Series Volume XVII, 2004, p. 135

⁴⁴ Hartwell, C. & Pevsner, N., *Pevsner Architectural Guides, Lancashire: North*, 2009, p. 699

⁴⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1362568?section=official-list-entry>

The South Lodge is also thought to be his work, as are the Stables and the Tudor arch, which links them to the hall.



Figure 43: Drawing Room at Whittington Hall, by Richard T. Lonsdale, c.1836 (Judges Lodgings, Lancashire Museums) [The Drawing Room at Whittington Hall, Lancashire - Art Fund](#)

Paley & Austin have had a hand in a good number of the village's key buildings. They also worked for the Greene family, both on buildings within the estate, as well as being commissioned by Thomas Greene's sons to build a new village school and school house, and to rebuild much of the church.

In the hall itself, Paley & Austin were responsible for some internal re-modelling (1870-90) in a Neo-Jacobean style. However, Home Farm, a c.1700 building is thought to have been restored by them in 1885, with the dairy added by them.

A little later, when the architectural practice went by the name of Paley, Austin & Paley, they carried out some alterations to Webster's stables in 1887. West Hall Lodge is also thought to be their work, from 1890.⁴⁶

⁴⁶ Hartwell, C. & Pevsner, N., *Pevsner Architectural Guides, Lancashire: North*, 2009, p. 700

In 1875, Paley & Austin extensively restored St Michael’s church, other than the tower, at the request of Col. Dawson Cornelius Greene (1822-1887) of Whittington Hall (Thomas Greene’s eldest son).

In that same year, Thomas Greene’s youngest son, Henry Aylmer Greene, commissioned Paley & Austin to design and oversee the building of the new school and school house.⁴⁷ A date stone reads ‘AG 1875’. In 1879, Her Majesty’s Inspectorate described “The new buildings...in all respects among the handsomest and most perfect that I know and a great boon and ornament to the village.”⁴⁸ The school buildings are described in Pevsner as, “A model of good judgement”.⁴⁹

Modern housing

During the C20, the village saw a relatively large amount of development, both individual or pairs of houses interspersed between the historic buildings, as well as five larger developments: Crosslands (mid-C20), Loyne Park (1998), Manor Farm (1998) and Rectory Gardens (2004) in the north of the village, with The Maltings (1990) to the south. Three of these involved developing former farms.

Crosslands, which dates from c.1950 (pre-conservation areas), is fairly typical of post-war housing. It does not reflect the village vernacular but is not an uncommon site in villages across the country.



Figure 44: Mid-C20 Crosslands development to the north east of the conservation area

⁴⁷ Invitation to tender for the erection of New Schools and Teacher’s Residence at Whittington, from Architects, Messrs. Paley and Austin, *Lancaster Observer and Morecambe Chronicle*, 29 May 1874 (British Newspaper Archive).

⁴⁸ Garnett, p. 235

⁴⁹ Pevsner, p. 698



Figure 45: Old School Lodge, new dwelling in former school grounds

The later developments, however, take a more traditional form, particularly in terms of their materials, many of which are constructed using natural sandstone and slate. Those at Manor Farm and Rectory Gardens blend in particularly well. Old School Lodge, which was built in the grounds of the Old School, has also been sympathetically designed to blend in with the listed buildings.



Figure 46: Manor Farm development, at the eastern end of Church Street

Nevertheless, there is a particularly sympathetic mid-C20 semi-detached pair of houses, nos 1 and 2 Braeside (below), opposite the Old Rectory. These are wet dashed with slate roofs and built in a convincing Arts and Crafts style.



Figure 47: Braeside, mid-C20, built in an Arts & Crafts style

Another provision of modern housing within the Conservation Area comes from barn conversions. Fortunately, many of the barn conversions have seen cart door openings and other agricultural features retained so that they are still legible as such, thereby preserving the village's agricultural character. However, the current approach is to avoid window patterns of a domestic appearance in barn conversions.

Archaeological interest

Very little is known about this area during the prehistoric period. However, there is a defensive settlement just to the north of the village, at Sellet Bank, which is considered to be one of a number of different settlements constructed and occupied in the northern uplands of England during the mid-prehistoric period (seventh to fifth centuries BC).⁵⁰

Sellet Bank prehistoric defended enclosure is a scheduled monument (List Entry Number 1011685) which overlooks the River Lune and is one of a number of possible Iron Age/Romano-British settlements located in close proximity to the Lune Valley. Another includes Castle Hill in Leck.⁵¹

To the east of Whittington, over the parish boundary Over Barrow, is the site of a Roman Fort. It is therefore thought likely that there would have been activity in this area. A section of Roman road linking Whitting and Lupton, to the north west, is listed in the Lancashire Sites and Monuments Record (SMR 1557). Also listed is a coin hoard located on the bank of the River Keer (SMR 1193), which comprised 34 mid-C3 Antoniniani coins, and a worked stone, reputedly of Roman date, was discovered near the River Lune (SMR 2745).⁵²

We know from the Domesday Book that Whittington was an important lordship during the early medieval period and is likely to have had a church or chapel. However, what we can see evidence of today is the Norman motte and bailey castle, as well as the Norman, and later church which has been erected on the bailey.

Forming one of a chain of defensive Norman castles built along the Lune Valley, we do not know when or who built it, or for how long it was occupied. Villages often develop in the vicinity of castles as services are required and a local economy will often arise out of this. It is not clear whether this was the case in Whittington, since we know the manor was reduced in size following the conquest.⁵³

Whittington has been identified as an area of 'Ancient Settlement' (pre-1600) by the Lancashire Historic Landscape Characterisation Programme (LHLC),⁵⁴ with small irregular

⁵⁰ <https://cms.historicengland.org.uk/listing/the-list/list-entry/1011685?section=official-list-entry>

⁵¹ Clark, J., *The Historic Landscape of Whittington Parish, European Pathways to the Cultural Landscape*, Lancashire County Council, 2004. p.14

⁵² Clark, J. p.14

⁵³ Clark, J. p.13

⁵⁴ Ancient Enclosure is defined as having been enclosed prior to c.1600 AD and is characterised by an irregular enclosure pattern with sinuous or wavy-edged field boundaries and winding lanes or tracks connecting a dispersed settlement pattern of isolated farmsteads and small villages/hamlets. It is the result of enclosure of communal fields as well as enclosure of land by individual farmers for their own use (this can often be seen on the first edition OS mapping, though may have since been altered pp.97-9 [http://www.pcl-eu.de/project/virt lib/hcl05.pdf](http://www.pcl-eu.de/project/virt_lib/hcl05.pdf)) & <https://lancashirecounty.maps.arcgis.com/apps/webappviewer/index.html?id=b0507a1fd94e405cb1baaf57f957d3c0>

fields of 'Ancient Enclosure' to the north and east. Narrow field strips can be found to the east of Main Street. These indicate the location of former common fields. The infield cultivation was therefore located close to the major settlements of the parish, on the low ground where the most fertile soils best suited to arable production are located.⁵⁵

A recent find was a posy ring discovered on the Whittington Hall estate in 2023. Thought to date from between 1650 and 1750, posy rings were popular love tokens from the Middle Ages onwards and were often inscribed with mottoes or short phrases. This one reads, 'Present my Affection' (Figure 48).

Many of the buildings within the conservation are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction.



Figure 48: Whittington Hall estate posy ring, discovered 2023, now part of the collections of Lancaster City Museum

⁵⁵ Clark, J., *The Historic Landscape of Whittington Parish, European Pathways to the Cultural Landscape*, Lancashire County Council, 2004, p.11

Boundary treatments



Figure 49: Church Street boundary treatments

Boundaries are an important component of the area's character. Where a property is set back from the road, stone boundary walls tend to be used in Whittington.

Some hedging can be seen, often set behind low walls. Native hedging can be seen in front of the Crosslands houses as the village is entered from the north east (Kirkby Lonsdale). This would formerly have been a field boundary, so it seems fitting.

It has been noted that within Whittington parish there is a clear correlation between boundary types and broad Historic Landscape Characterisation types; Ancient Enclosure is typically enclosed by hedgerows, while Post Medieval Enclosure is walled.⁵⁶

Boundaries to the Whittington Hall estate tend to be low stone boundary walls topped by native hedgerow, as can be seen in the north of the conservation area, as well as dry stone walls with hogsback coping. Those to the south of the conservation area tend to be of painted estate fencing set above low stone retaining walls. This then continues to become a taller drystone wall with a crenellated coping arrangement onto Main Street.

Painted estate fencing can also be seen at the top of Main Street, a boundary to Harrison Farm.

⁵⁶ Clark, J., *The Historic Landscape of Whittington Parish, European Pathways to the Cultural Landscape*, Lancashire County Council, 2004. p.7



Figure 50: Main Street cobbled forecourts

Many of the older cottages, especially those on Main Street have no enclosed boundary and front straight onto a narrow pavement, though a number of these still retain their cobbled forecourts. Where the farms have been built perpendicular to the road, the gable ends of the farmhouses, or agricultural buildings, have been built to the roadside. Low boundary walls then enclose the associated land along the road. Triangular coping or flat coping stones tend to be used.

The C19 properties are typically set back a little from the road and also have low stone boundary walls, and they have more formal coping arrangements. Those at Laburnum Cottage and the Old Post House would once have been topped by railings and have quite ornate gate piers (see Figures 41 & 51).



Figure 51: Laburnum Cottage & Old Post House, Main Street. Low boundary wall now topped by hedging, rather than railings

The Old Smithy has a low stone wall with triangular coping stones, whereas Cross House has irregular limestone blocks as coping.

Hogsback coping stones seem to be more common on Church Street and are also used to top the taller boundary wall to the The Old Rectory, a long wall which then continues onto Main Street, as far as Croft View. This provides an indication of how extensive the property's lands once were.



Figure 52: Hogsback topped wall leading from Main Street to Church Street



Figure 53: Triangular coping stone to estate wall on Main Street

Some of the larger early houses on Church Street, such as Manor House and Hillside are also set back from the road, denoting their higher status, behind low stone boundary walls.

Boundaries to the Whittington Hall estate tend to be low stone boundary walls topped by native hedgerow, as can be seen in the north of the conservation area, as well as dry stone walls with hogsback coping. Those to the south of the conservation area tend to be of painted estate fencing set above low stone retaining walls. This then continues to become a taller drystone wall with a crenellated coping arrangement onto Main Street, and later with triangular coping stones.

Open spaces and trees

The village is characterised by the views out towards open farmland to the south and east.

The views across the parkland of Whittington Hall estate from Main Street are significant and this open land does have two Public Rights of Way crossing it; accessed from a passage next to the Old School on Main Street, and to the south, next to South Lodge. Access is also possible to the north from St Michael's churchyard.



Figure 54: View across the Whittington Hall estate from the southern end of Main Street

Due to the linear historic plan form of this conservation area, there is limited public open space. However, a positive green space, which is publicly accessible is the churchyard, which is elevated, due to its siting on a former castle motte. This offers views across the conservation area to the south, adding to the setting of the place.



Figure 55: St Michael's churchyard and the parkland beyond

Trees form a significant element of the conservation area's character and appearance, as well as its setting. Whilst there are relatively few on Main Street, there are significant tree groups in Church Street and within the parkland of Whittington Hall estate, where some very mature trees can be seen. 'Positive tree groups' and particular 'Trees of note' have been indicated on the Townscape Appraisal Map (Appendix A). The latter include a Yew tree on the corner of Main Street and Church Street, a Scots Pine and Cedar at Church Close and a very tall Scots Pine at Pearson House. However, just because a tree has not been singled out, it does not mean that it is not of value or interest. All trees within the conservation area are protected (six weeks' notice must be given to the Council if works which include the felling, lopping, topping and cutting the roots of a tree in a conservation area) and a number will also be covered by Tree Preservation Orders (TPOs), so this should also be checked.



Figure 56: View across the parkland towards Whittington Hall

Views and vistas

Due to the finer grain and curvature of Main Street, views out of the conservation area from the street itself are fairly limited, though glimpses can be had across the yards of the farms/former farms on the eastern side of the road towards Casterton Fell and the Yorkshire Dales. The hills can also be glimpsed in views looking east along Church Street, though these views become more expansive as the road straightens out past the Main Street junction. Nevertheless, views from the properties themselves are likely to be notable.

Heading south, as you pass the end of the solid line of development on Main Street, the view opens out across the farmland and offers views of the Dales and the Forest of Bowland in the background.

Another view looking south is provided from within the elevated churchyard of St Michael's, across the Whittington Hall parkland.

Due to the topography, the rising farmland provides a backdrop to the properties on the north side of Church Street and this can be glimpsed between the houses.

However, many views of the conservation area from within are worthy of note. These may be dynamic views, which change with the curvature of the road, which tends to be the case as you pass through along Main Street and Church Street. The road narrows in places, where the buildings have been built perpendicular to the road, and then opens out again to provide a new view.

As you pass the church, heading west, the road feels enclosed, bounded by ancient hedgerow until it crosses New Bridge (across Sellet Hall Beck) and the road widens out and climbs, bounded by stone walls, providing views of parkland to the south and rising farmland to the north. Glimpses of Whittington Hall can be had here through the mature trees, the extent depending on the season. Nevertheless, the Hall with its distinctive tower, should certainly be considered a landmark (see Figure 56).



Figure 57: View from Main Street across the Whittington Hall estate towards the church

St Michael's Church and tower are also a significant landmark, certainly from with Church Street, but a fine vista can be had when travelling into the village from the west (Figure 58), as well as from Main Street, looking across the parkland from the open area opposite The Chestnuts (Figure 57).

Glimpses of the parkland can be had between the properties on the west side of Main Street, especially since it rises further to the west. Again, views of this from within the properties are likely to be extensive.



Figure 58: Fine vista displaying St Michael's Church when travelling from the west into the village

The Old School and School House are also considered a landmark given their location on a bend in Main Street, providing the focal point for some distance when travelling both north and south. The distinctive cupola on the roof, which would once have housed the school bell, certainly gives it some presence.

Some of the views and the landmarks have been indicated on the Townscape Appraisal Map (Appendix A).



Figure 59: View heading north up Main Street towards the Old School and School House positioned on the bend in the road

Positive contributors

In addition to those factors described above, such as the setting, the views, the green spaces and trees, which make such an important contribution to the character of Whittington, are the village's heritage assets.



Figure 60: Main Street cottages, all considered to be NDHAs

The conservation area contains a large number of listed buildings, dating from the C17-C19. These are buildings considered to be of special architectural or historical interest in their own right at a national level but they also make a significant contribution to the character and appearance of the conservation area, particularly for their group value. They are identified on the Townscape Appraisal Map (Appendix A), and a list of them can be found in Appendix C. In addition, there are a large number of 'positive buildings'. These buildings are undesignated but are those which help shape the character of the conservation area. They are also identified on the Townscape Appraisal Map. Their criteria for inclusion can be found in Appendix D.

As well as ‘positive buildings’ are those which have already been identified as ‘non-designated heritage assets’ (NDHAs)⁵⁷ most likely through the planning process, though buildings can be nominated at any time. These are indicated on the Council’s online NDHA Map. Those included have been assessed by the Conservation Team and meet a defined criteria. The criteria can be viewed on the Council’s website, though they fall into three categories, visual, historic or social interest. It is likely that many of the positive buildings identified will also meet these criteria, though not necessarily all. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy and local plan policy. However, the omission of any particular building should not be taken to imply that it is of no interest. Further buildings are likely to be added as part of this conservation area appraisal process.



Figure 61: Holker Cottage, Main Street, an NDHA

⁵⁷ Non-designated heritage assets (NDHAs) are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. NDHAs play an essential role in building and reinforcing the distinct character of our district. The Council has produced criteria for identifying such buildings: <https://www.lancaster.gov.uk/planning/conservation/non-designated-heritage-assets>. At the time of this appraisal, several properties had previously been identified as such.

Other positive elements worthy of note here are the townscape features which include the Maggy Howarth pebble mosaic depicting St Michael the Archangel, at the foot of the steps leading to the churchyard from Church Street, created to commemorate the Millenium (Figure 62). Another is the William Sturgeon blue plaque erected on Main Street by Whittington Parish Council in 2002 (see Figure 22). It is features such as this which help to define the local sense of place. Both are indicated on the Townscape Appraisal Map (Appendix A).



Figure 62: St Michael the Archangel, at the foot of the churchyard steps, Church Street, by Maggy Howarth, 2000

Negative contributors

The village has clearly seen much infilling of the open areas between the built development; it is evident from glancing at the historic mapping that the village was previously more dispersed. Much of this development has taken place during the C19 and C20. This has clearly made it into the village we see today and is not necessarily considered to be a negative factor, though it should be noted that much of this development has taken place since it was designated a conservation area in 1981. Further development has also been granted planning permission.

Nevertheless, not all of the village's modern development has attempted to reflect the village's vernacular style, either in form or materials, whereas the best modern examples probably have.

The loss of original windows and doors in the traditional buildings, and their replacement with unsympathetic replacements, often in uPVC which appear much heavier in appearance (and with unconvincing glazing bars), and of the wrong proportions, has eroded the appearance and character of the conservation area to a degree.

Accretions to the principal elevations, of items such as satellite dishes, do not appear to be a major issue in this conservation area, but though there are some dishes which are highly visible and detract from the character of the historic environment.

Summary of condition

Condition

The condition of Whittington Conservation Area is considered to be good.

The buildings within it are generally well maintained and the area has clearly seen much investment in recent years and continues to at the current time.

As set out above, traditional architectural features, such as rebated and chamfered windows and doors, with datestones are a familiar feature within the village's earliest housing. Traditional joinery details, such as windows and doors, have also been retained in many instances, particularly on the listed buildings, as might be expected, but can also be seen on a number of unlisted buildings (or at least reinstated). Nevertheless, there has evidently been some loss and replacement with unsympathetic alternatives, which should be seen as causing harm to the area's special architectural interest. Slate is clearly the now the characteristic roofing material, Burlington blue/grey slate, though some Welsh slate can be seen.

It is important to note that the street lighting has traditionally been of concrete columns, with some steel replacements, but with standard lanterns. As and when these require replacement, black painted columns would be preferable to the standard galvanised steel columns in terms of their impact on the conservation area's setting.

It is important that development pressure does not erode the conservation area's setting. The open land surrounding and penetrating between the cores in places is a vital component of the character of this former agricultural settlement.

In cases where new development might be permitted which would affect the conservation area, it needs to take account of how the village has developed and of its local built tradition and character.

Boundary review

Whittington expanded throughout the C19 and C20. Whilst most of this has involved infilling to the street frontages, some has taken place behind these built frontages more recently, though this has typically been on land which previously formed farmyards or was occupied by agricultural sheds. This has all taken place within the boundaries of the conservation area.

It is not intended to exclude any of the existing areas of modern development since they are typically interspersed between and around historic buildings, even that to the north east of the village. They also form part of the village setting; the post-war housing was intentionally included in 1981. However, development within these areas should continue to be managed in a sensitive manner.

It is recommended, however, that the conservation area boundary be extended to the east to take in the gardens on the eastern side of Main Street (see Appendix B). It is unusual to see a boundary cut through properties in this way. Further, many of the property boundaries still reflect the old field strip boundaries, which were identified through the Lancashire Historic Landscape Characterisation programme as 'Ancient Enclosure'. These narrow field strips indicate the location of former common fields, provided close to the village on the low fertile ground.⁵⁸ These small irregular former fields form part of the village's historical narrative as well as providing the setting these C17-C19 houses and cottages, and the conservation area.

In addition, it is proposed to include the open area between Low Hall Farm and the start of the built development of Main Street. This open land provides key views across rolling hills towards the Yorkshire Dales National Park, and forms part of the rural setting of this conservation area.

⁵⁸ Clark, J., *The Historic Landscape of Whittington Parish*, European Pathways to the Cultural Landscape, Lancashire County Council, 2004, p.11

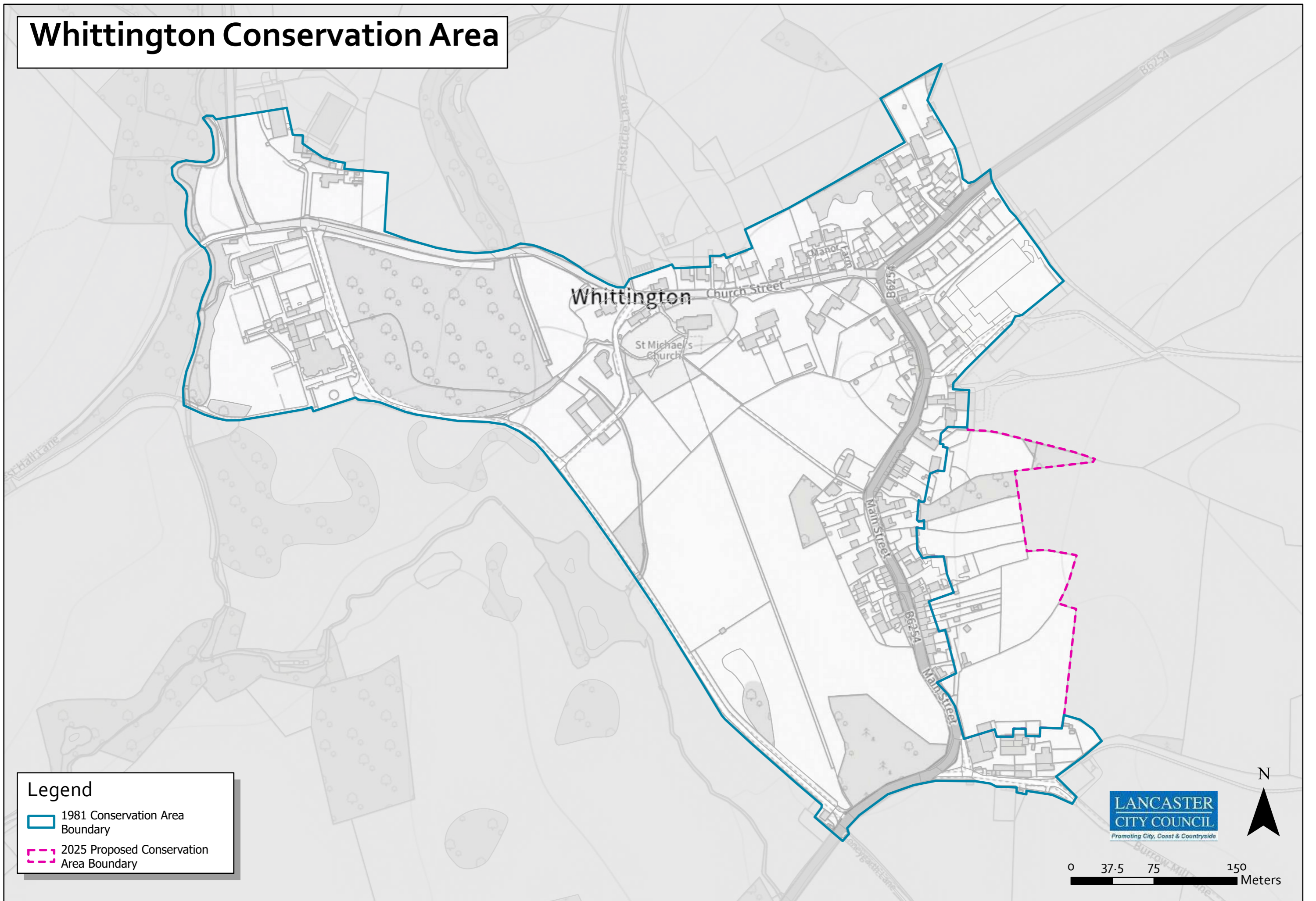


Figure 63: Extract from Lancashire Sheet XIX, Surveyed: 1844 to 1845, Published: 1847 (sourced: <https://maps.nls.uk/view/102343760>) showing historic field boundaries still largely reflected today

Appendices

Appendix A: Townscape Appraisal Map

Whittington Conservation Area



Legend

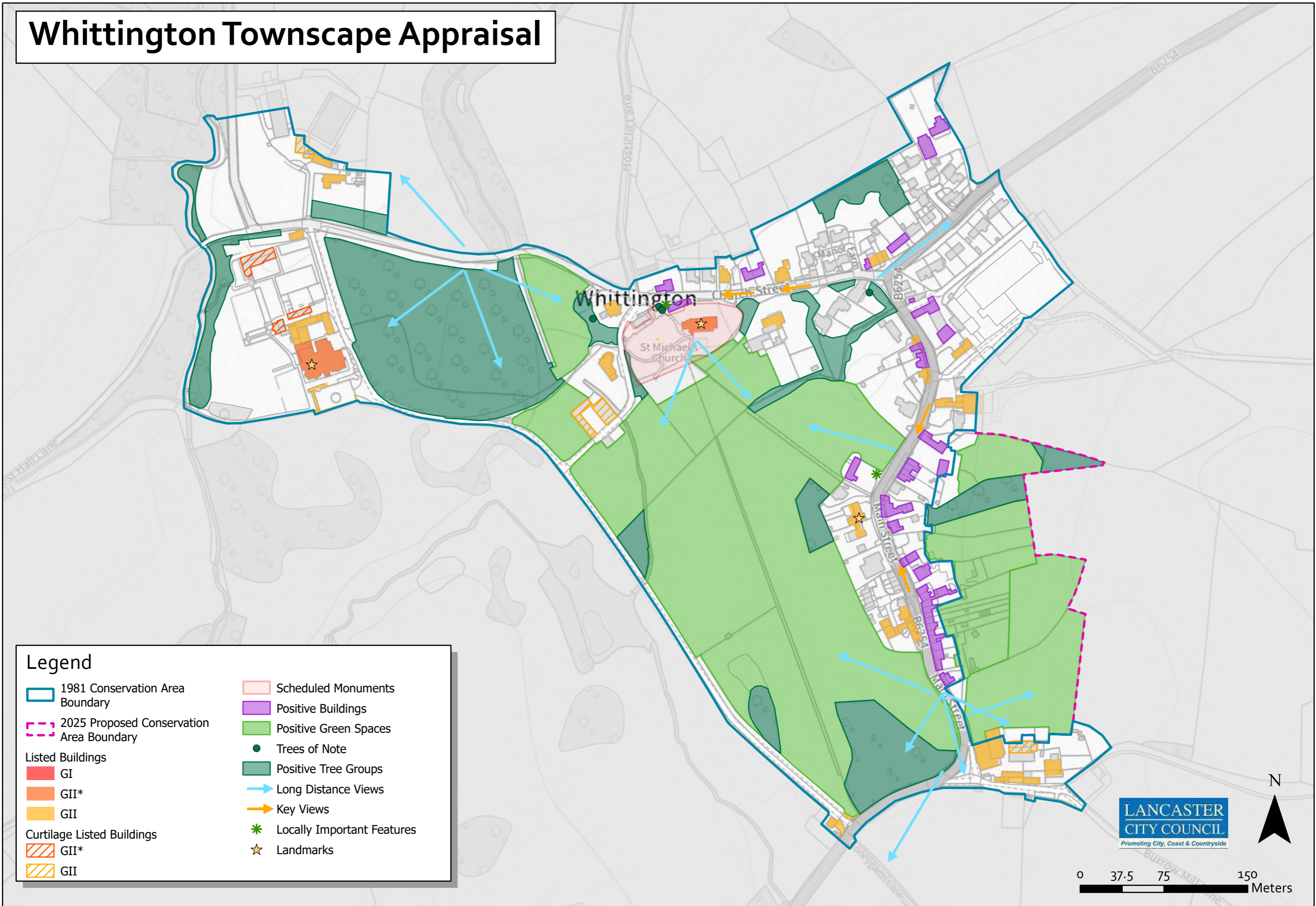
- 1981 Conservation Area Boundary
- 2025 Proposed Conservation Area Boundary

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Appendix B: Suggest Boundary Changes Map

Whittington Townscape Appraisal



Legend

- 1981 Conservation Area Boundary
- 2025 Proposed Conservation Area Boundary
- Listed Buildings**
- GI
- GII*
- GII
- Curtilage Listed Buildings**
- GII*
- GII
- Scheduled Monuments
- Positive Buildings
- Positive Green Spaces
- Trees of Note
- Positive Tree Groups
- Long Distance Views
- Key Views
- ✱ Locally Important Features
- ★ Landmarks

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Appendix C: Scheduled monuments and listed buildings within the conservation area boundary

Scheduled monuments:

- **WHITTINGTON MOTTE AND BAILEY CASTLE**
 - Date first listed: 17-May-1991
 - List Entry Number: 1010796

Listed buildings:

- **HIGH HOUSE, WHITTINGTON**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362567
- **BARN APPROX. 8 METRES NORTH OF HIGH HOUSE**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1165311
- **WEST HALL LODGE, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1317326
- **FORMER STABLES OF WHITTINGTON HALL**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1071650
- **WHITTINGTON HALL**
 - Grade: II*
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362568
- **WALL ENCLOSING COURTYARD SOUTH OF WHITTINGTON HALL**
 - Grade: II

- Date listed: 04-Dec-1985
- List Entry Number: 1165337

- **PEARSON HOUSE**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1165327

- **HOME FARMHOUSE, WITH DAIRY AND TEA ROOM ATTACHED**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1071648

- **SUNDIAL AND BASE, WEST OF CHURCH OF ST MICHAEL, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1317331

- **CHURCH OF ST MICHAEL, CHURCH STREET**
 - Grade: II*
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071615

- **HILLSIDE, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1362589

- **OLD RECTORY, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1362590

- **MANOR HOUSE, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1165406

- **CROSS HOUSE AND BARN ADJOINING TO EAST, CHURCH STREET**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1071614

- **CROFT VIEW, MAIN STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1071618

- **PARK HOUSE, MAIN STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1165448

- **WAYSIDE, MAIN STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1165431

- **WHITTINGTON FARMHOUSE AND BARN ADJOINING TO EAST, MAIN STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1071616

- **OLD SCHOOL AND SCHOOL HOUSE, MAIN STREET**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1362592

- **MALT KILN AND BARN ADJOINING TO SOUTH, MAIN STREET**
 - Grade: II
 - Date listed: 04-Oct-1967
 - List Entry Number: 1165443

- **LOW HALL AND LOW HALL COTTAGE, MAIN STREET, WHITTINGTON, LA6 2NY**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1165435

- **LOW HALL BARN, MAIN STREET, WHITTINGTON, LA6 2NY**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1071617

- **BARN ON ROADSIDE, APPROXIMATELY 50 METRES WEST OF LOW HALL**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1362591

- **SOUTH LODGE WITH ADJOINING GATE PIERS AND THEIR FLANKING WALLS**
 - Grade: II
 - Date listed: 04-Dec-1985
 - List Entry Number: 1317354

Appendix D: Positive buildings

Most of the buildings in a conservation area will help to shape its character. The extent to which their contribution is considered as positive depends not just on their street elevations but also on their integrity as historic structures and the impact they have in three dimensions, perhaps in an interesting roofscape or skyline. Back elevations can be important, as can side views from alleys and yards. Whilst designated status (ie nationally listed) or 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, it will be important also to identify those unlisted buildings that make an important contribution to the character of the conservation area. A checklist of questions to help with this process can be found in Table 1. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.

Table 1. Criteria to identify buildings that contribute positively to the conservation area	
	<input type="checkbox"/> Is it the work of a particular architect or designer of regional or local note?
	<input type="checkbox"/> Does it have landmark quality?
	<input type="checkbox"/> Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
	<input type="checkbox"/> Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
	<input type="checkbox"/> Does it contribute positively to the setting of adjacent designated heritage assets?
	<input type="checkbox"/> Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
	<input type="checkbox"/> Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
	<input type="checkbox"/> Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
	<input type="checkbox"/> Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
	<input type="checkbox"/> Does it have historic associations with local people or past events?
	<input type="checkbox"/> Does it reflect the traditional functional character or former uses in the area?
	<input type="checkbox"/> Does its use contribute to the character or appearance of the area?

From *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*, pp. 20-21, 2019

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Find My Past: <https://www.findmypast.co.uk/>

Heritage Gateway: <https://www.heritagegateway.org.uk/Gateway/>

Historic England: <https://historicengland.org.uk/>

History of Parliament Online: <https://www.historyofparliamentonline.org>

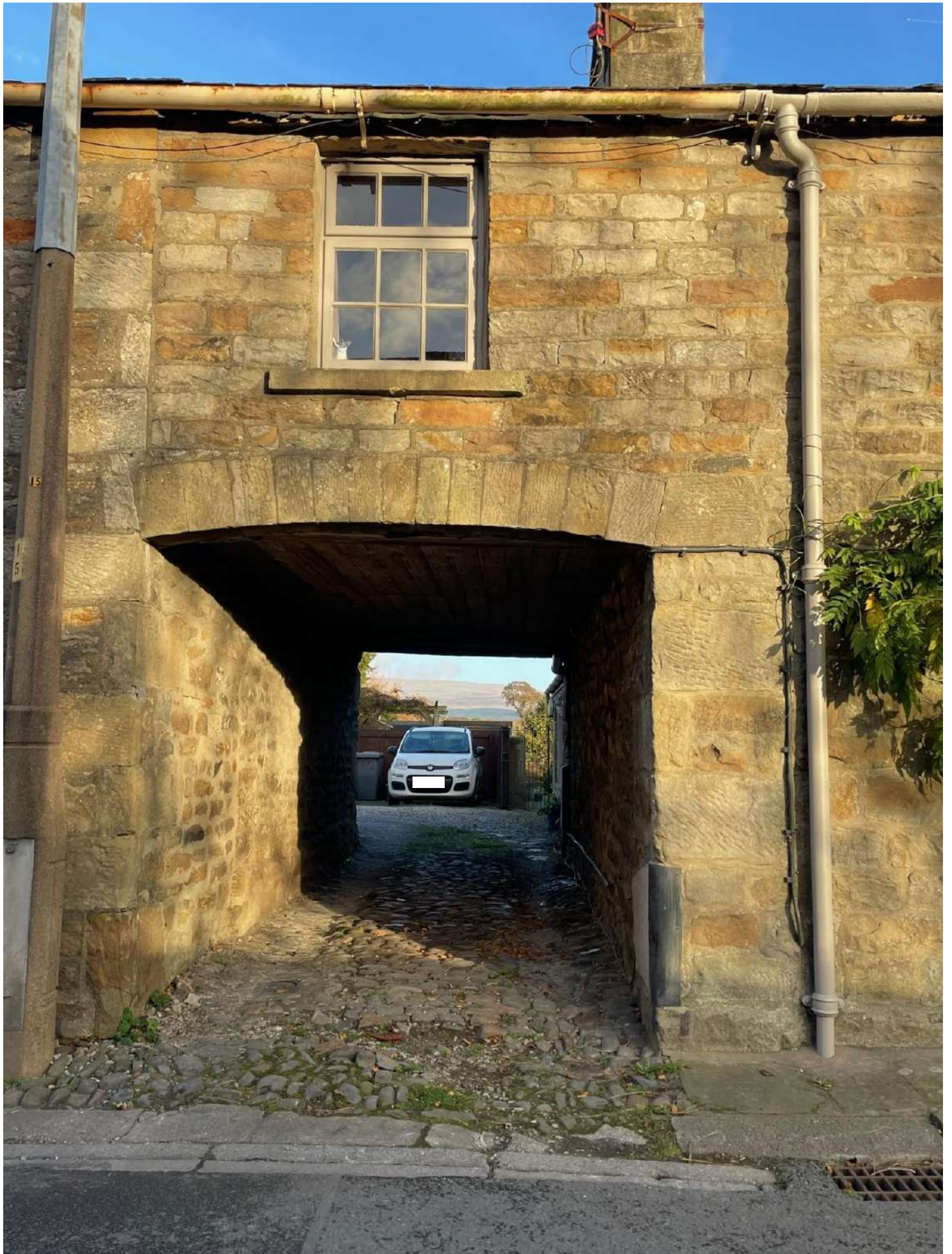
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National Library of Scotland Maps: <https://maps.nls.uk/>

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Oxford Dictionary of National Biography: <https://www.oxforddnb.com/>

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