

Greaves Road: Conservation Area Summary

Why is Greaves Road Conservation Area special?

The Conservation Area is associated with the development of an early Victorian suburban area with large villas built outside the boundary of the city for wealthy merchants, industrialists and philanthropists. The boundary of the Conservation Area is situated south of the 'pointer' roundabout and includes the former villas east of Greaves Road. The area is characterised by dense clusters of mature trees and large boundary walls along Greaves Road and Bowerham Road, which limits views of the large villas and enhances the overall sense of seclusion and privacy.

Villas located on the outskirts of towns and cities became a popular type of house for the self-made man in the late-18th and early-19th century as they embodied the ideas of a rural retreat in an accessible location along with the social status that was so often associated with the gentry and the 'country house'.

Historically, the 'pointer' marked the boundary of the old town of Lancaster and the large villas and detached houses which were built in the early-19th century below this are referred to as 'The Pointer Houses' on the c.1840s OS map. An excellent example of these villas is Greaves Park, now a pub, which is designed in a Jacobean revival style and possibly attributed to the work of local architect George Webster. The elaborate architectural design illustrates the wealth and significance of the owner [name]. The villas are surrounded by large areas of greenery and mature trees, some of which has been eroded by car parking for the new uses. Some of the villas have still retained the modest lodge houses and coach houses situated along the main road.

To the south along Greaves Road, some large terraced houses at Belle Vue Terrace are included in the boundary. Although a much finer grain than the surrounding villas, these houses are still impressive and their importance is accentuated by the elevated position along a stone promenade.

Overall, the lush greenery, sparse grain of buildings and architectural grandeur marks a stark contrast to the centre of Lancaster.

General

- Urban setting of large early-Victorian villas which are surrounded by large parks and greenery
- Villas converted to new uses including public houses and offices
- Mixture of Jacobean revival styles and Neo-Classical detailing
- Large terraced houses with bay windows and sliding sash windows
- Prevalent use of sandstone walling and slate roofs
- Overriding impression of seclusion and privacy enhanced by dense clusters of mature trees, large boundary walls and private driveways
- Retention of former lodge houses to villas

Important buildings and features

- Greaves Park (Grade II) - large Jacobean revival style villa built 1843 and possibly designed by Kendal architect George Webster.

- Bowerham House (Grade II) - early-19th century house constructed in sandstone ashlar with Tuscan pilaster porch. Said to be associated with Bourneville family
- Baldrand House
- Belle Vue Terrace
- Parkfield – formerly known as West Bank
- Lodge House Greaves Road

Conservation Area Name

Area (ha)

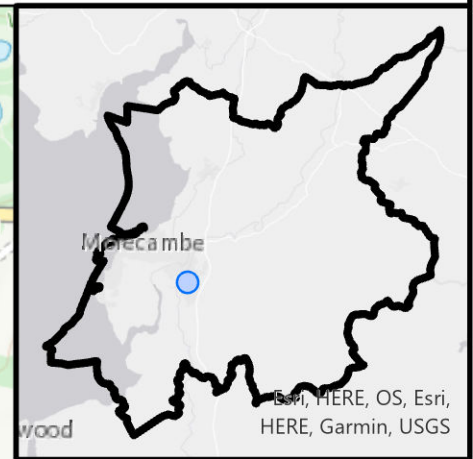
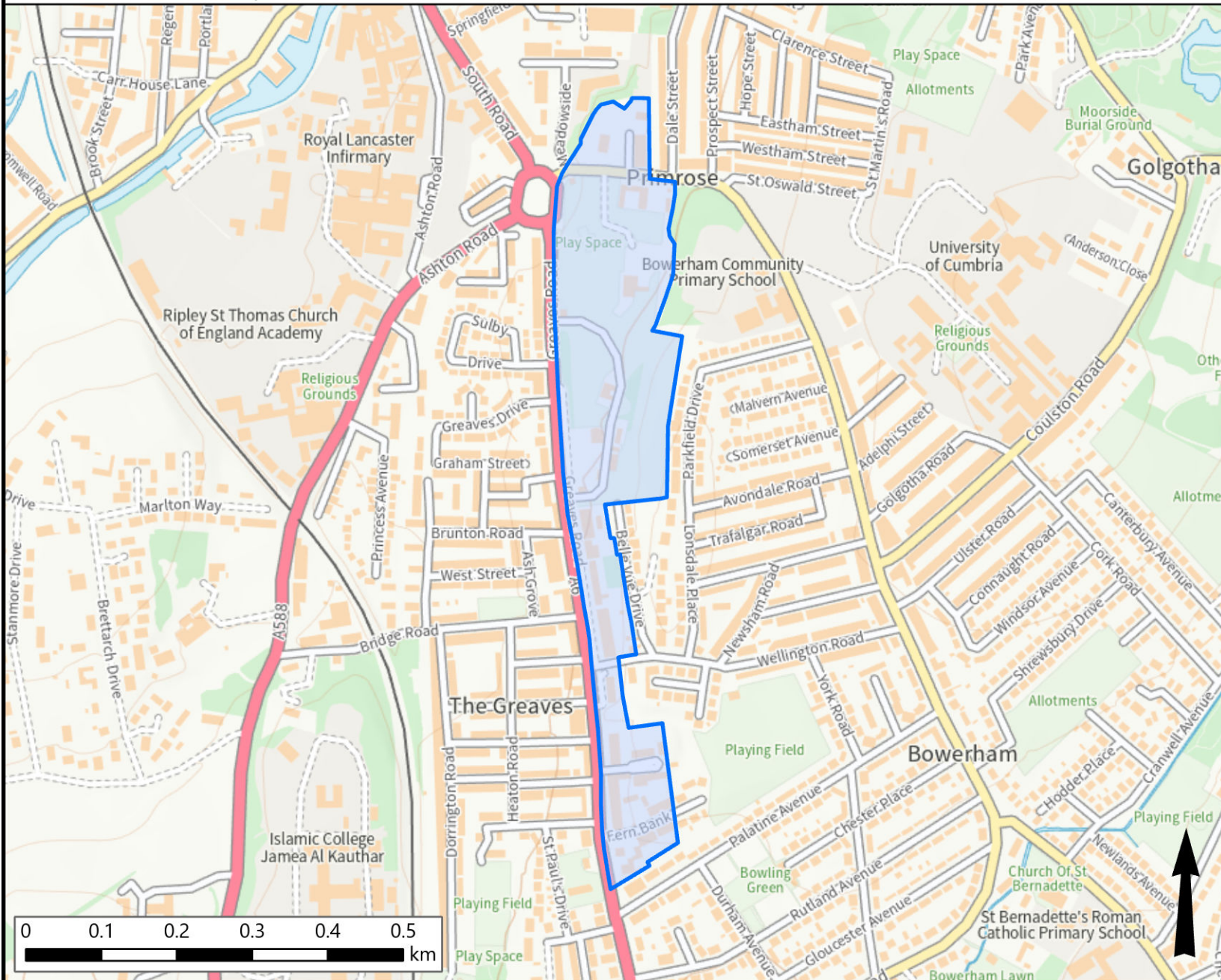
Designation Date



Greaves Road, Lancaster

10.57

1991



Legend

- Conservation Areas
- Lancaster District Boundary

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Scale: 1:7,500, if printed on A4

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