



Yealand Conyers and Redmayne Conservation Area Appraisal

Adopted September 2025

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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 of 2024.

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

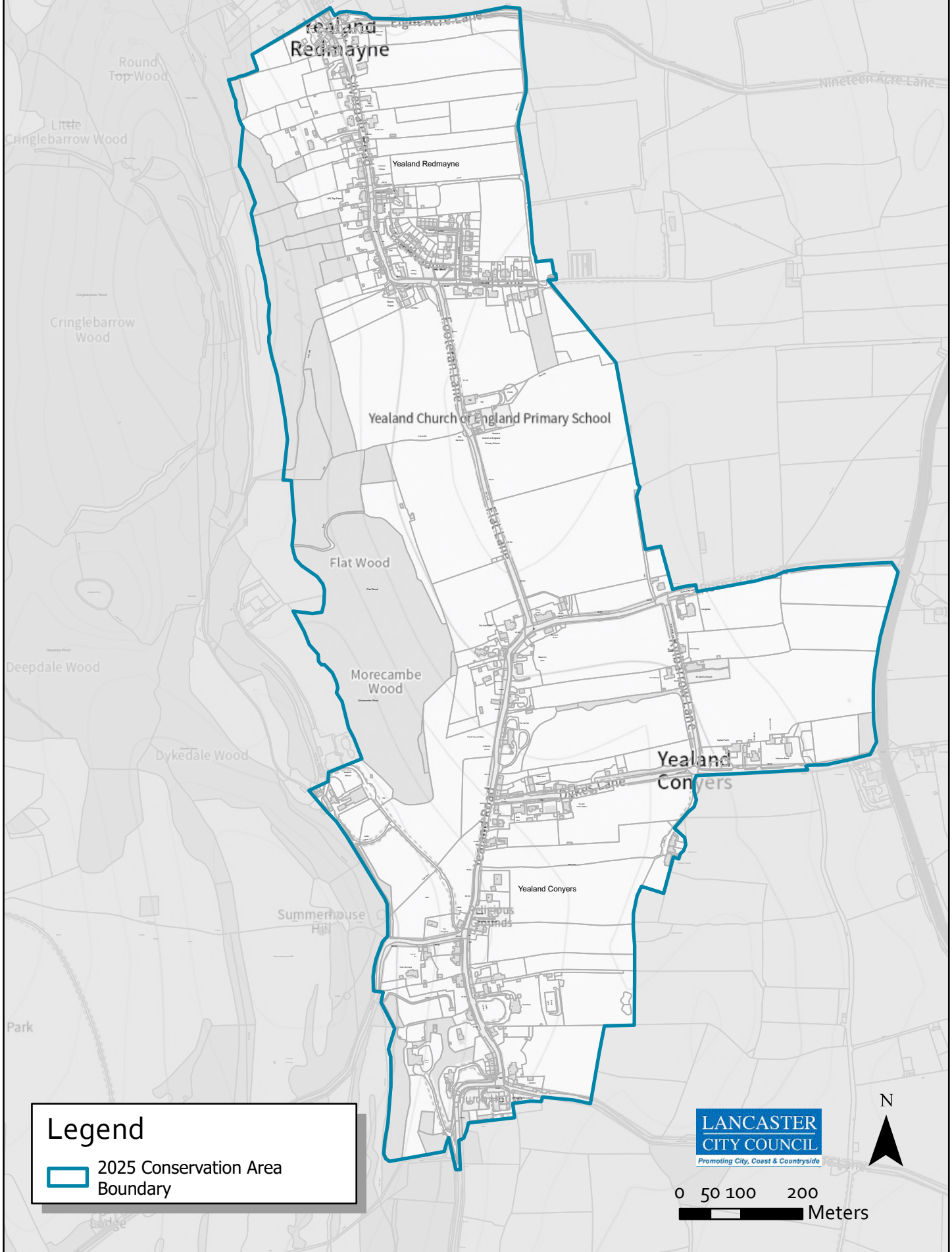
This appraisal was adopted, and the boundary extensions took effect, (following a call-in period) on 29 September 2025.

The draft conservation area appraisal was taken out to public consultation for a period of 7 weeks, from 21 February to 4 April 2025, following the endorsement of the Local Plan Review Group (LPRG) on 28 January 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.

Yealand Conyers and Redmayne Conservation Area Boundary



Legend

-  2025 Conservation Area Boundary

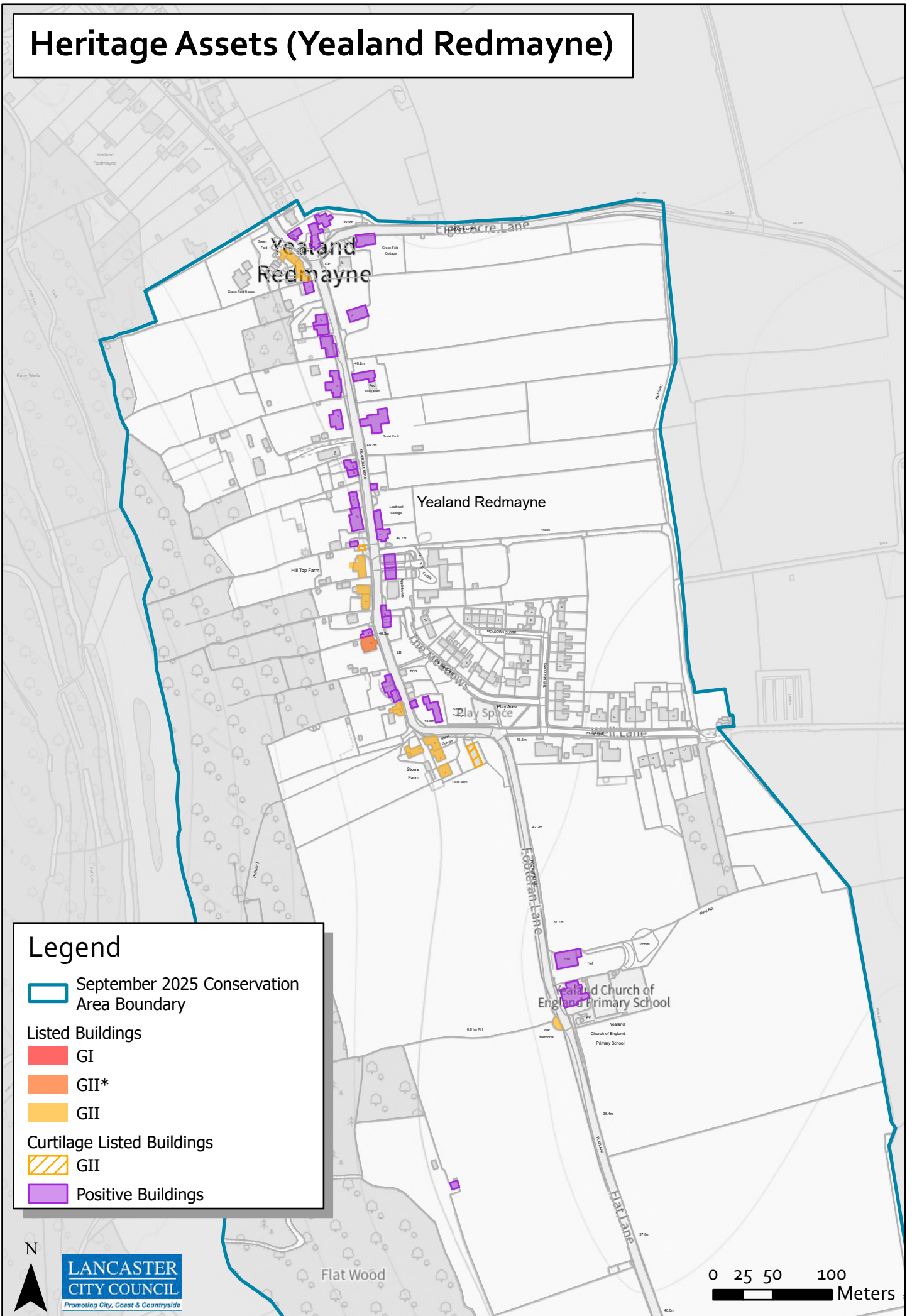
LANCASTER CITY COUNCIL
Promoting City, Coast & Countryside

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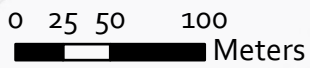
Defining curtilage listing is highly case specific. The information contained in this map is not definitive and may be subject to change

Heritage Assets (Yealand Redmayne)



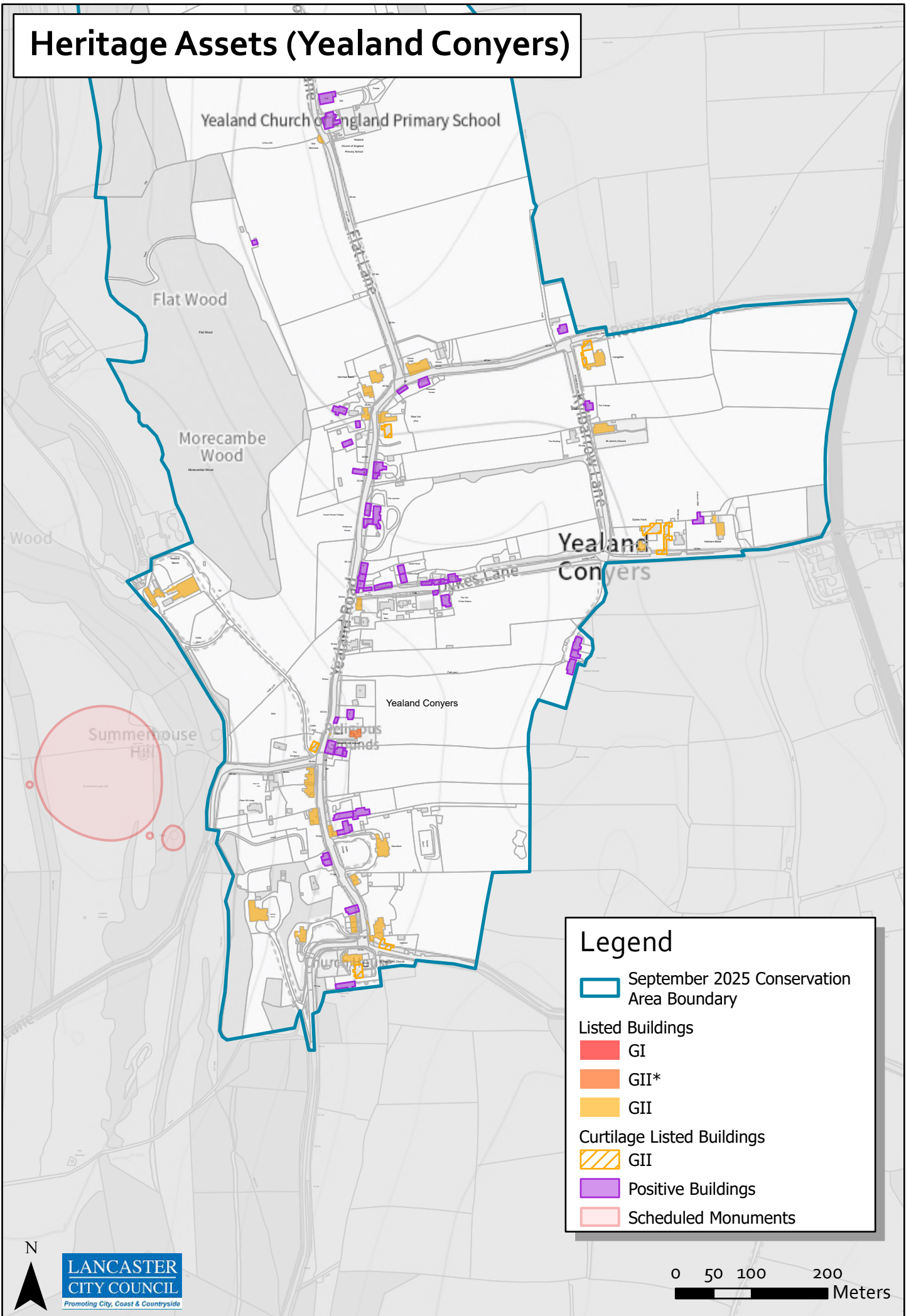
Legend

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



Defining curtilage listing is highly case specific. The information contained in this map is not definitive and may be subject to change

Heritage Assets (Yealand Conyers)



Yealand Conyers and Redmayne Conservation Area

Boundary

Yealand Conyers and Redmayne Conservation Area was designated in 1981. It is formed of two villages, Yealand Redmayne to the north, and Yealand Conyers to the south, which present a distinctive linear settlement. Whilst they are both nucleated, Yealand Conyers is more dispersed and poly-focal. The hamlet of Yealand Storrs, further to the north, is not included within the boundary. All three settlements form part of the civil parish of The Yealands, though were once part of the ancient parish of Warton (though St John's Church, Yealand Conyers became a parish in its own right in 1870). The two villages run along the eastern side of a wooded limestone ridge. The western boundary does not extend as far as the ridge, though it does take in some of the wooded slopes. The eastern boundary of the conservation area takes in agricultural land which, within Yealand Redmayne in particular, is characterised by narrow strips of farmland.

For the purposes of this appraisal, the conservation area has been sub-divided into three character areas: Yealand Redmayne, Yealand Conyers (North) and Yealand Conyers (South). The boundary between the two townships is at Footeran Lane/Flat Lane, an area of open land, where Yealand School, Yealand Village Hall and Yealand War Memorial are located. The township boundary is indicated the OS maps below, as well as on Greenwood's 1818 map, and on the 1846 Tithe Maps.



Figure 1: View from Church Lane looking south east towards Dykes Farm and Holmere Bank

Summary of special interest

The special interest that justifies the designation of Yealand Conyers and Redmayne Conservation Area can be summarised as follows:

- A distinctive linear settlement comprising two villages separated by open fields. Both nucleated, though Yealand Conyers is more dispersed, and poly-focal. The open land (parkland and pasture) surrounding and penetrating between these cores is a vital component, as is the contribution of the trees to its setting;
- Located on the eastern side of a limestone ridge within Arnside and Silverdale National Landscape, there are long-distance views towards the Lake District, the Yorkshire Dales National Park and The Forest of Bowland provided by the gaps between the core settlements. This is especially the case in the elevated parts of the conservation area;
- Clearly defined field strips remain, overlooked by the Silverdale Road properties in Yealand Redmayne;
- Dating from at least the medieval period, the two villages retain their agricultural character, Yealand Redmayne especially, with a large number of traditional farm buildings, including farmhouses with attached barns. Yealand Redmayne includes an impressive cluster of C17 farmhouses;
- Characterised by the prevalent use of local limestone for buildings and boundary walls, with slate roofing;
- Yealand Conyers contains a number of grand houses and churches by/attribution to notable architects including the Websters (George and Francis) and Edward Graham Paley;
- Nearby Leighton Hall was a Catholic stronghold during the period of persecution, and priests were regularly hidden there. A catholic mission was established in Yealand Conyers in 1782, followed by the building of E.G. Paley's St Mary's in 1852, which remained the only Catholic church in the area until 1926 (Carnforth);
- A key association with the early Quaker movement, as the home of Richard Hubberthorne, one of the Valiant Sixty. Yealand Conyers contains a very early purpose-built meeting house (1692, grade II*), and the earliest in Lancashire. The setting of the Meeting House and burial ground are particularly attractive;
- Evidence of an early C19 flax industry (dressing, spinning and weaving) in Yealand Conyers where a former small mill building and weavers' cottages can be found;
- Historical associations with the Gillows family, the Lancaster Rawlinson family, the Waithman family (and John Kendrew), Elizabeth Gaskell, Elfrida Vipont and Sir Fitzroy Mclean.

Historic maps of Yealand Redmayne & Yealand Conyers

1786



Figure 2: Extracts from William Yates' Map of the County Palatine of Lancaster, 1786 (NW Sheet (top) & Centre NW Sheet (bottom)). Sourced: <https://maps.nls.uk/view/220113058> & <https://maps.nls.uk/view/220113064>

1818



Figure 3: Extract from Christopher Greenwood. Map of the County Palatine of Lancaster 1818. Sourced: <https://lancaster.libguides.com/maps/Lancashirehistoricmaps>

1828/29



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

1846



Figure 5: Tithe Map of Yealand Redmayne, 1846, Lancashire Archives DRB 1/220 (credit: Mourholme Local History Society, <https://www.mourholme.co.uk/?Maps>. The schedules, which correspond to the plot numbers, have also been very helpfully transcribed and are available on the MLHS website).



Figure 6: Tithe Map of Yealand Conyers (Lower), 1846, Lancashire Archives DRB 1/219 (credit: Mourholme Local History Society, <https://www.mourholme.co.uk/?Maps> The schedules, which correspond to the plot numbers, have also been very helpfully transcribed and are available on the MLHS website).

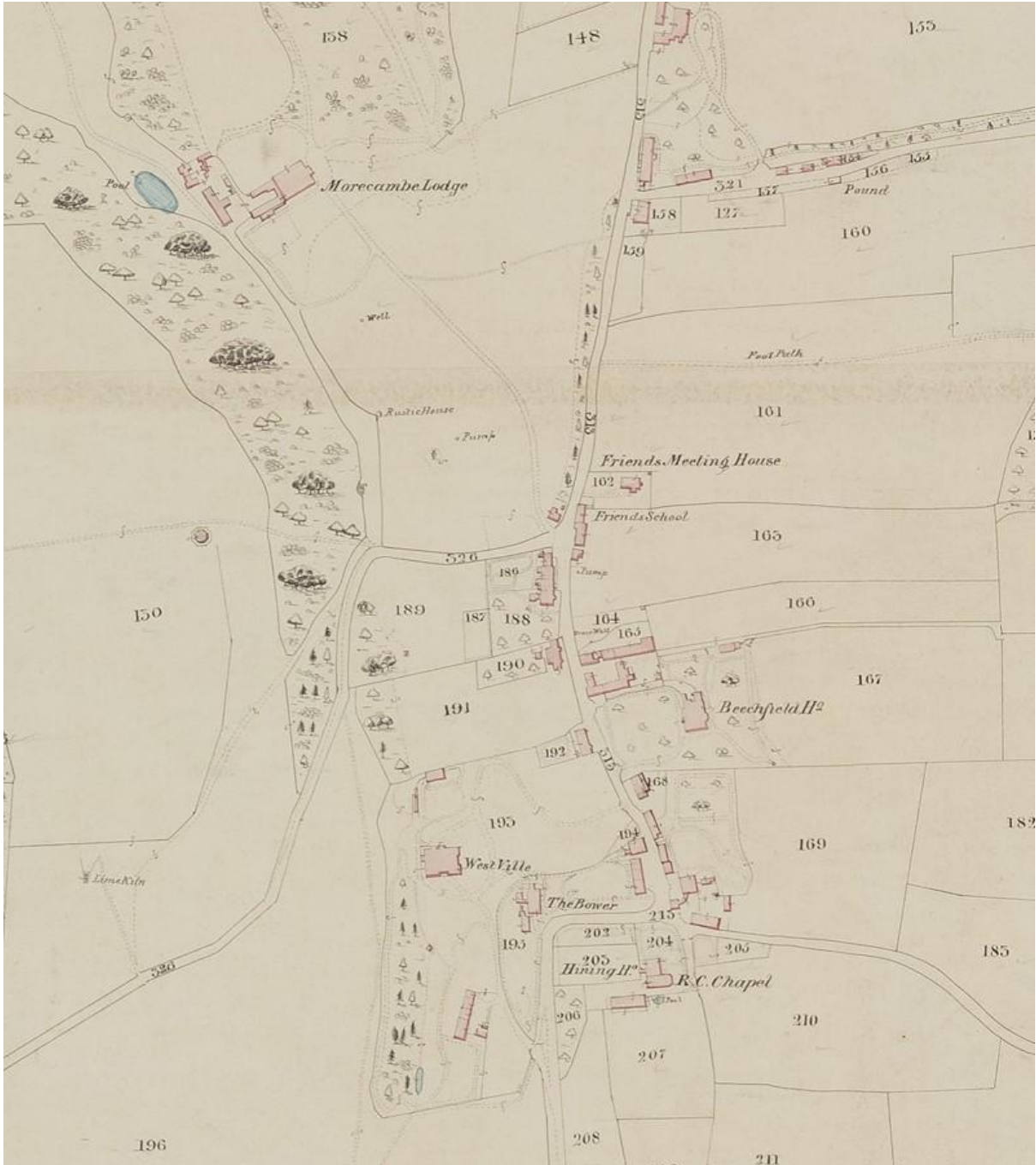


Figure 7: Tithe Map of Yealand Conyers (Upper), 1846, Lancashire Archives DRB 1/219 (credit: Mourholme Local History Society, <https://www.mourholme.co.uk/?Maps> The schedules, which correspond to the plot numbers, have also been very helpfully transcribed and are available on the MLHS website).

1848



Figure 8: Extract from Lancashire Sheet XVIII, Surveyed: 1845, Published: 1848. Sourced: <https://maps.nls.uk/view/102343754>



Figure 9: Extract from Lancashire Sheet XVIII, Surveyed: 1845, Published: 1848. Sourced: <https://maps.nls.uk/view/102343754>

1891

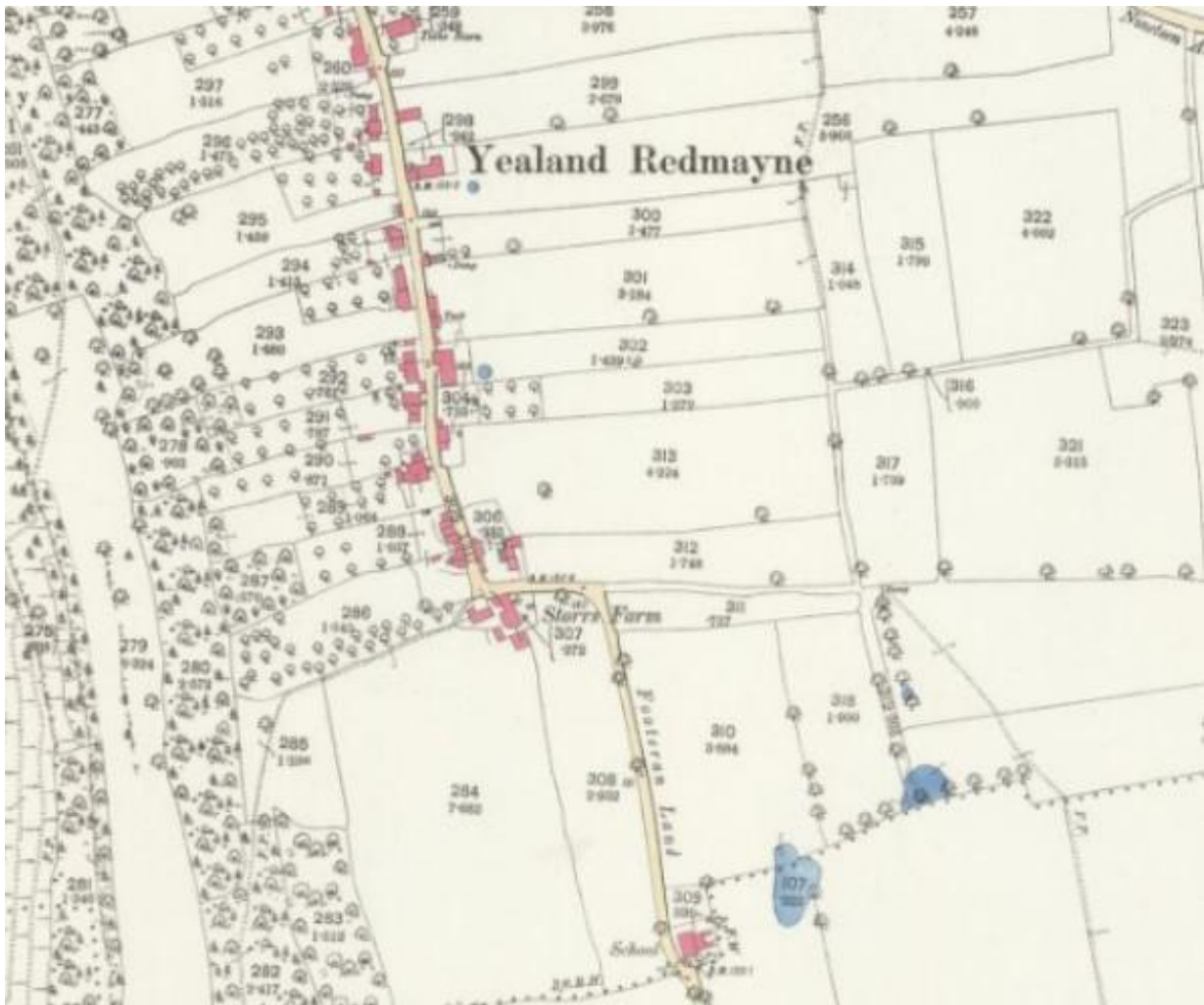


Figure 10: Extract from Lancashire Sheet XVIII.12. Surveyed: 1889, Published: 1891. Sourced: <https://maps.nls.uk/view/126514622>

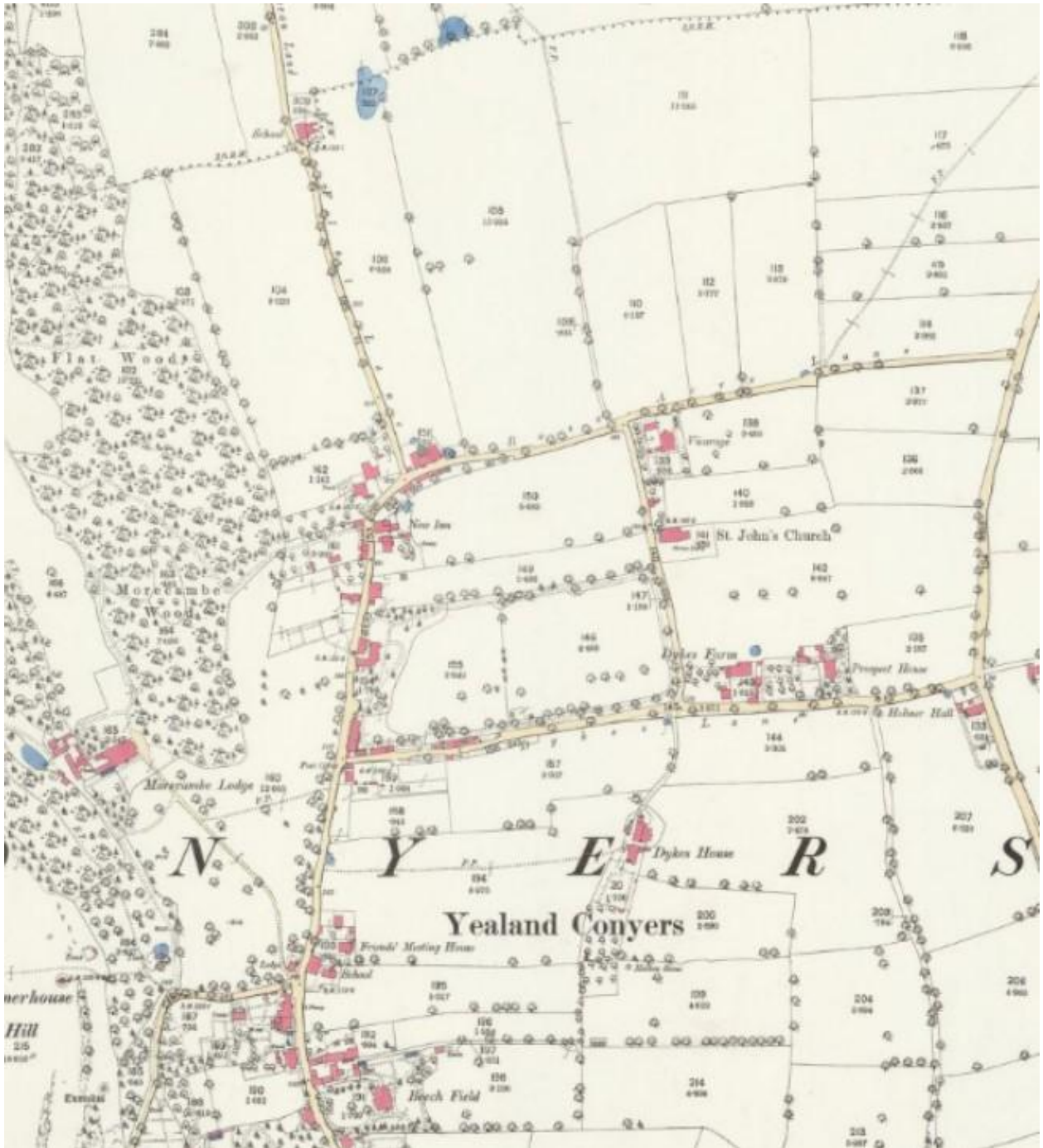


Figure 11: Extract from Lancashire Sheet XVIII.12. Surveyed: 1889, Published: 1891. Sourced: <https://maps.nls.uk/view/126514622>

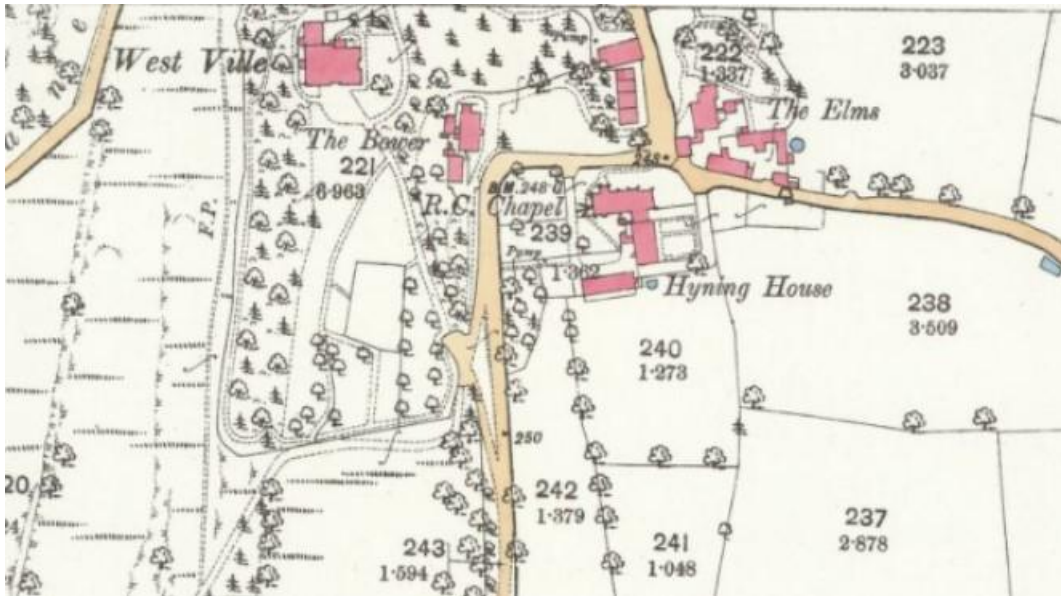


Figure 12: Extract from Lancashire Sheet XVIII.16. Surveyed: 1889, Published: 1891. Sourced: <https://maps.nls.uk/view/126514643>

1913



Figure 13: Extract from Lancashire XVIII.8, Revised: 1910, Published: 1913. Sourced: <https://maps.nls.uk/view/126514607>

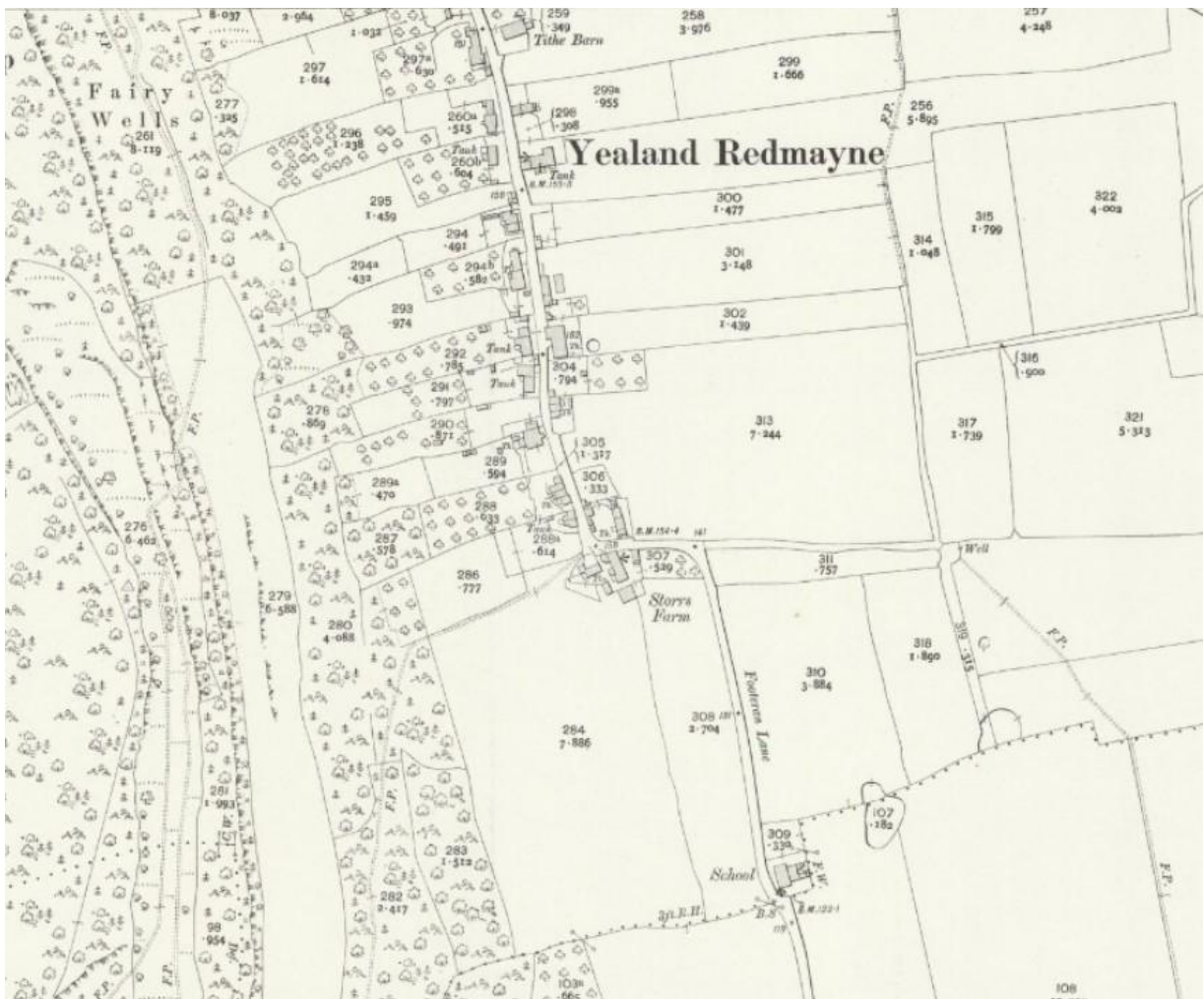


Figure 14: Extract from Lancashire XVIII.12, Revised: 1910, Published: 1913. Sourced: <https://maps.nls.uk/view/126514625>



Figure 15: Extract from Lancashire XVIII.12, Revised: 1910, Published: 1913. Sourced: <https://maps.nls.uk/view/126514625>



Figure 16: Extract from Lancashire Sheet XVIII.16. Surveyed: 1910, Published: 1913. Sourced: <https://maps.nls.uk/view/126514646>

1945



Figure 17: Extract from Lancashire Sheet XVIII.NE. Surveyed: 1911, Published: ca.1945. Sourced: <https://maps.nls.uk/view/102339204>



Figure 18: Extract from Lancashire Sheet XVIII.SE. Surveyed: 1911, Published: ca.1945. Sourced: <https://maps.nls.uk/view/102339207>

1956



Figure 19: Extract from SD57NW-A. Surveyed/Revised: Pre-1930 to 1956, Published: 1956(1:10,560). Sourced: <https://maps.nls.uk/view/189180048>

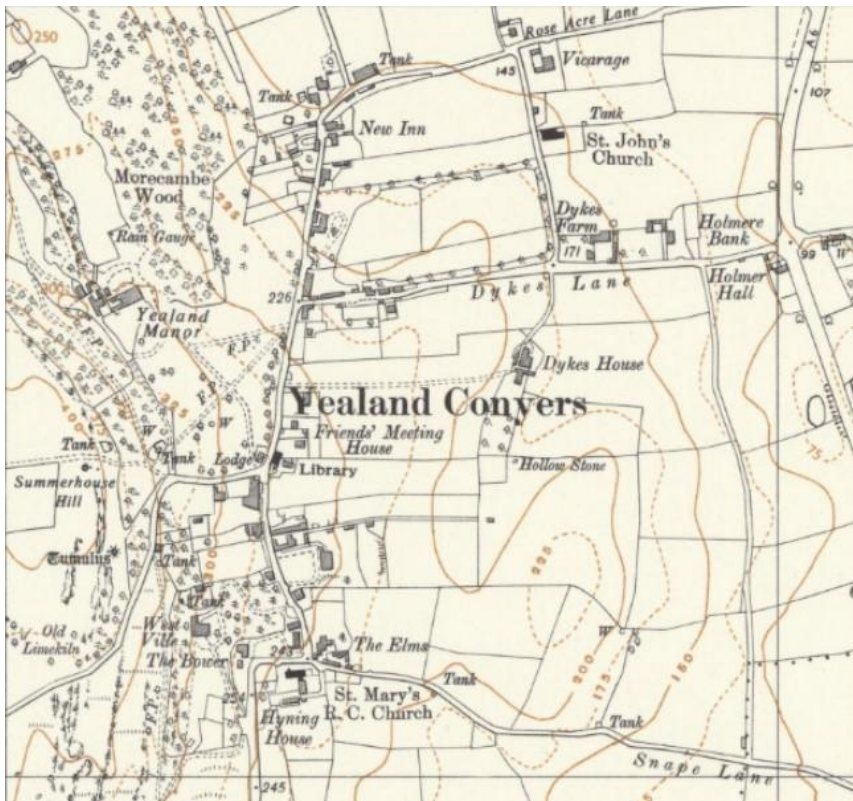


Figure 20: Extract from SD57SW-A. Surveyed/Revised: Pre-1930 to 1956, Published: 1956 (1:10,560). Sourced: <https://maps.nls.uk/view/189180066>

Assessment of Significance

Location and setting

The two villages run along the lower slopes on the east side of the limestone ridge of Cringlebarrow Wood and Summerhouse Hill in a distinctively linear pattern. They look east across the lowland corridor of the Lune Valley towards the Yorkshire Dales and The Forest of Bowland. From the elevated parts of the conservation area, and from some of the open lower lying areas in Yealand Conyers, fine views to the north, towards the Lake District, can be had.

The villages, together with Warton, form the south eastern portion of the Arnside & Silverdale National Landscape (Arnside & Silverdale Area of Outstanding Natural Beauty), the area of land which sits in the north east corner of Morecambe Bay, bounded by the River Kent to the north west and the A6 to its east.

The villages are adjacent to the Leighton Hall estate. The summit of Summerhouse Hill is just outside the Conservation Area boundary but from here there are fine views across the estate towards Morecambe Bay and the Kent Estuary.

Historical development

Referred to as ‘Jalant’ in the Domesday Book, the name Yealand is believed to be derived from the Anglo-Saxon word ‘geah-land’ for steep or high-land. Having been one manor in 1066, and likely to have included Silverdale, held by Earl Tostig, King Harold’s brother, it was divided in the C12 by William de Lancaster I. ‘Yealand Coygners’ was first recorded in 1301 and ‘Yealand Redman’ in 1341.² Redmayne and Conyers were the family names of those who held the estates.³

From medieval times at least, the villages formed part of the main route to Milnthorpe, Kendal and the North, known as the ‘Rocky Way’ as it ran across bare limestone rock in places. In 1698, Celia Fiennes commented on how she had been allowed to ride through the Leighton Estate, as she travelled from Lancaster to Kendal, and thus “saved the going round a bad, stony passage”, which would have been the road through Yealand Conyers and

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

³ ‘Townships: Yealand Conyers’, in *A History of the County of Lancaster: Volume 8*, ed. William Farrer, J Brownbill(London, 1914), *British History Online* <https://www.british-history.ac.uk/vch/lancs/vol8/pp177-180>

Redmayne.⁴ The route was bypassed when the turnpike roads were constructed in the mid-C18.⁵

Nonconformity

The Yealands are particularly notable as having been the site of much religious unrest and a Nonconformist stronghold.

Close to Yealand Conyers, on the western side of Summer Hill, is Leighton Hall which dates back to 1246. Leighton Hall was the centre of Catholicism in the area from the Reformation onwards. First the Middletons, then the Oldfields, Hodgsons and Towneleys all of whom maintained a succession, though irregular, of priests who had trained in seminaries abroad (including Lisbon).⁶ During the period of proscription, the chapel at Leighton Hall would sometimes have been available.⁷ However, the Towneleys established a mission in a house in Yealand Conyers in 1782 when they left Leighton (this now forms part of the attached presbytery). They were succeeded by the Catholic Worswicks and then the Gillows as owners of Leighton Hall. The Gillows provided St Mary's Church 1852 which was designed by EG Paley who later designed St Peter's Cathedral in Lancaster. This was the only Roman Catholic church in the area until 1926 when a church was provided in Carnforth.⁸

However, the Yealands are especially notable for their strong association with the Religious Society of Friends and the establishment of the Quakerism in Lancashire and Cumbria. One of the movement's leading evangelists, and one of the 'Valiant Sixty' was Richard Hubberthorne (b.1628), a yeoman farmer from the Yealands, whose home is thought to have been Hill Top Farm in Yealand Redmayne. He served as an officer in the Parliament's army (New Model Army) during the Civil War. He was converted to Quakerism, along with Robert Withers from Over Kellet, at the meeting of Westmorland Seekers addressed by George Fox in 1652. Both Hubberthorne and Withers were founder members of the Yealand Meeting and they would meet in houses or barns to begin with.⁹ Hubberthorne travelled widely as a Quaker missionary, often accompanying Fox. In 1660, he and Fox had an audience with the newly restored Charles II during which Charles promised that quakers

⁴ *Warton 1800-1850: How a North Lancashire Parish Changed.*, Mourholme Local History Society Book Group, 2005, p.91 (<https://www.mourholme.co.uk/users/UserFiles/File/Warton%201800%20-%201850%20How%20a%20North%20Lancashire%20Parish%20Changed.pdf>)

⁵ *Ibid.*, p.92

⁶ *Warton 1800-1850: How a North Lancashire Parish Changed.*, Mourholme Local History Society Book Group, 2005, p.151.

⁷ 'Townships: Yealand Conyers', in *A History of the County of Lancaster: Volume 8*, ed. William Farrer, J Brownbill(London, 1914), *British History Online*

⁸ *Warton 1800-1850: How a North Lancashire Parish Changed.*, Mourholme Local History Society Book Group, 2005, pp.151-2.

⁹ *How It Was: A North Lancashire Parish in the Seventeenth Century*, Mourholme Local History Society, 1998, pp.165-6

'should not suffer for their opinion or religion'. However, the persecution was to continue and Hubberthorne was arrested at a meeting in 1662 and committed to Newgate where he died from gaol fever.¹⁰ Nevertheless, Quakerism was well established in this area by then.

Quakers were fined for holding and attending meetings, as well as for the non-payment of tithes. Between 1678 and 1700 the largest proportion of those fined locally came from the Yealands, which suggests that there were greater numbers of Dissenters there, or that persecution was more vigorous there.¹¹

Whilst they were able to manage without a Meeting House initially, there was an urgent need for a burial ground. Parish churchyards could not be used for unbaptised Dissenters, and Quakers did not want to be buried in consecrated ground in any case. Yealand Meeting had a burial ground at Hilderstone, south of Holme. Its site is marked (headstones did not tend to be used by the Friends until the mid-C19) and can be seen just south of Hilderstone Farm.¹²

¹⁰ *Oxford Dictionary of National Biography* entry for 'Hubberthorne, Richard (bap. 1628, d. 1662)'

¹¹ *How It Was: A North Lancashire Parish in the Seventeenth Century*, Mourholme Local History Society, 1998, p.166

¹² *How It Was: A North Lancashire Parish in the Seventeenth Century*, Mourholme Local History Society, 1998, p.169



Figure 21: Quaker Burial Ground at Hilderstone, south of Holme

However, Yealand Meeting House was built in 1692 (Figure 28). It was built in stone, but with a thatched roof initially. This modest place of worship, which is still in use today (listed grade II*), reflects the Friends' rejection of unnecessary ornamentation, and illustrates so well the Meeting House tradition of "thoughtful design alongside functionality and simplicity".¹³

In 1720, John Lucas wrote in his *History of Warton Parish* that, "Yealand Conyers is almost wholly inhabited by the People called Quakers".¹⁴ It is said that the poorly paid curate in Silverdale feared closing the chapel there should that increase the influence of the Quakers in the area.¹⁵

¹³ *How It Was: A North Lancashire Parish in the Seventeenth Century*, Mourholme Local History Society, 1998, p.169 and *Quakers and their Meeting Houses*, Skidmore, C., 2021, Foreword

¹⁴ Lucas, J., *A History of Warton Parish* (Compiled 1710-1740), A. Denwood, 2017, p. 121

¹⁵ Speake, R., *The Historical Demography of Warton Parish Before 1801*, HSLC. 1971, pp. 54-55

It is believed that, “Quakerism continued to hold sway in the area until the mid-eighteenth century when the port of Lancaster began to attract traders and men of adventurous spirit, many of whom were quakers.”¹⁶ Nevertheless, there was clearly still a sizeable Quaker population here into the later C19. A Quaker day school was established at Yealand Meeting House in the late C17 (though endowed by Thomas Withers, son of Robert, of Over Kellet in 1709).¹⁷ Even in 1866, 25 years after the National School was established in Yealand, there were 70 pupils at the Friends’ School, and 25 at Yealand School.¹⁸ The Friends’ school, however, had closed by 1920 though the former National School is still in use (now Yealand Church of England Primary School).

There was no Anglican church in the Yealands until 1838 when St John’s Church was built in Yealand Conyers. The vicarage (Langdale) followed a little later, in 1851. It was originally a chapelry of the Parish of St Oswald (Warton), though in 1870 it became a parish in its own right.

A small Wesleyan congregation is said to have conducted services, both before and after St John’s was built, in various houses, including the Castle.¹⁹

¹⁶ Speake, R., 1971, p. 56

¹⁷ Jones, S & Clarke, J., ‘The Yealand Friends’ Meeting School: Its History in the 18th and 19th Centuries, *The Mourholme Magazine of Local History* 2018, No.2, issue 74, <https://www.mourholme.co.uk/users/UserFiles/File/Autumn%202018%20magazine%20Issue%2074.pdf>

¹⁸ Garnett, E., 2007, p. 264

¹⁹ Ford, H. C., *Sketches of Yealand*, 1931, p. 56



Figure 22: Yealand Church of England Primary School, founded in 1841 as a National School. Yealand War Memorial in the foreground (grade II)

Industry

Whilst this was largely an arable farming community, where oats and barley thrived, the area supported other industries at various times. The limestone industries have been previously mentioned, but small-scale iron and linen production were also to be found here.

Iron production

Leighton Furnace, a blast furnace, was established on Leighton Beck, on the northern edge of Yealand Redmayne in 1713. The beck was adapted to increase the flow for a waterwheel which powered large bellows. It was developed by the Furness Backbarrow Company to take advantage of the steep rise in iron prices resulting from the supply interruption from Sweden due to the Great Northern War from 1700 to 1721. It was considered to be cutting-edge technology which was able to use charcoal supplied from the Leighton Estate and supplemented by peat from the local mosses. The furnace produced items such as fire grates, heaters, pans and kettles, as well as other cast iron products.²⁰ The furnace blew up in 1806. Only the charcoal house and the remains of the shed survive.²¹

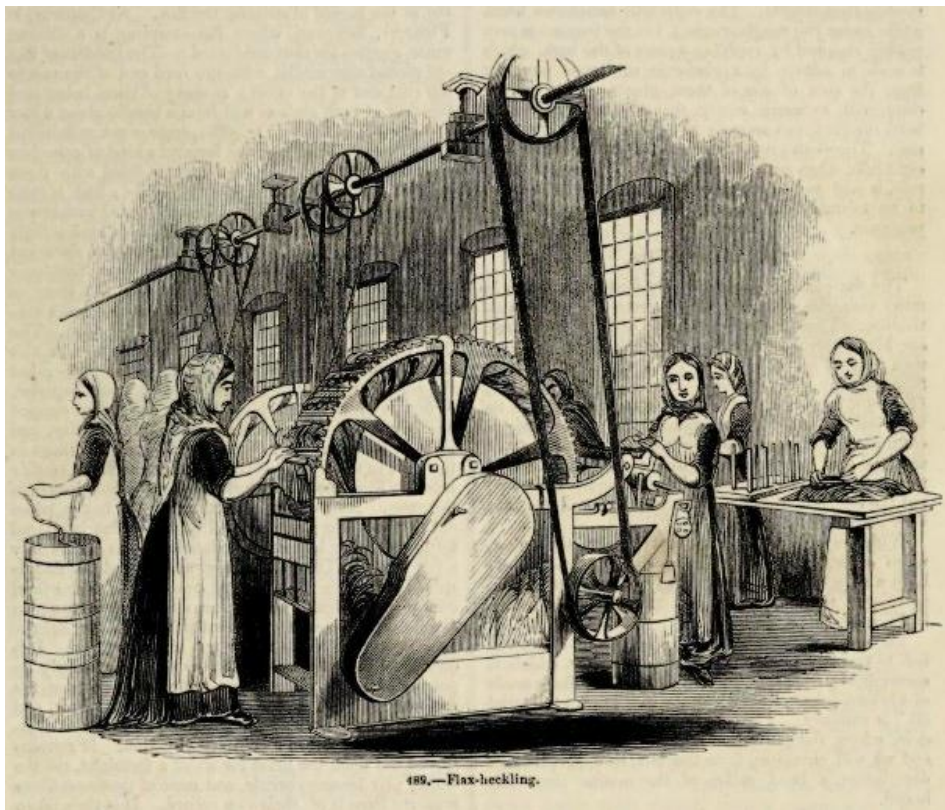


Figure 23: Mechanised flax heckling, *The Pictorial Gallery of Arts*, Knight, C., 1845 (Credit Wellcome Library: https://archive.org/details/b3045640x_0001/page/112/mode/2up)

²⁰ Warton 1800-1850: *How a North Lancashire Parish Changed.*, Mourholme Local History Society Book Group, 2005, p.80

²¹ 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. 91

Flax

During the early C19, flax-dressing and spinning, using imported flax (Baltic flax through the Port of Lancaster after 1750²²) to prepare it for linen weaving (sailcloth was in great demand at this time at the port), was an important industry within the parish, and the Yealands in particular. This is largely due to the Waithmans, a Quaker family from Yealand, who had invested heavily in the linen industry, first in Bentham, and later at Holme Mills. In Yealand Conyers they established a small flax dressing mill in 1825, powered by steam, the coal for which is likely to have been brought up from the Lancaster Canal. It closed in c.1851.

The Waithmans were related to John Kendrew, a Quaker from Darlington, who invented machinery for spinning flax. However, there was also an extensive cottage-based weaving industry there in the cottages adjoining the small mill.²³

The former mill and the cottages remain today (all dwellings) and a weaving window can be seen on the ground floor of one of them (see image below).



Figure 24: No.s 5-9 Yealand Road (grade II) and the Coach House, handloom weavers' cottages and flax dressing mill dating from the early C19

²² Price, J.W.A, *The Industrial Archaeology of the Lune Valley*, 1983, p. 14

²³ Wright, M., 'Handloom Weaving in Warton', *The Mourholme Magazine of Local History* 2002-2003, No. 3, p.16

Historical associations

In addition to the noted associations with Richard Hubberthorne and the Waithman family, with their link to John Kendrew, the Yealands can claim a number of other associations to other notable individuals.

Yealand Manor (previously known as Morecambe Lodge) dates from c.1815. However, the estate and earlier house had been owned by Thomas Rawlinson (1750-1802). The Rawlinsons were a prominent Lancaster Quaker family. They were successful merchants and key players in Lancaster's trade with the West Indies. Thomas was the son of Abraham Rawlinson (1709-1780), who is known as one of the two most profitable merchants in Lancaster, the family's ships having "transported an estimated 1,454 captive Africans over five voyages between 1749 and 1800. They began their involvement by owning the Gouyave plantation in Grenada, which extracted sugar. They exported these slave produced goods across the Atlantic."²⁴ Thomas inherited his father's business and purchased the estate as his country residence which was within easy reach of Lancaster.²⁵ He focused on landscaping and was responsible for much tree planting there²⁶. The summerhouse, from which Summerhouse Hill takes its name, formed part of the Morecambe Lodge estate and is thought to date from the C18. The remains of the base can be identified today, and there is a tower indicated on Yates' 1786 map (see Figure 2). It is believed to have been used by the village as a reading and writing room for a time. It was later used by the Cricket Club²⁷ and a cricket pitch could be found at the top of the hill until fairly recently.

Further to the north along this limescale ridge above Yealand, which can be accessed via a footpath by Storrs Farm, is the site of Deepdale Pool, a sinkhole which formed where limestone caves collapsed. Once filled with water, this picturesque spot is said to have been used by Elizabeth Gaskell as a setting in her 1853 novel, *Ruth*:²⁸

there was a path down and they followed it; the ledge of rock made it almost like going down steps.... They went on a few yards, and then they came to a circular pool, overshadowed by the trees, whose highest boughs had been beneath their feet a few moments before.

Gaskell spent many summers with her family nearby in Silverdale.²⁹

²⁴ <https://www.facingthepast.org/map/records/abraham-rawlinson-1709-1780>

²⁵ How Warton Parish Changed, 2005, p. 16

²⁶ <https://thefollyflaneuse.com/the-summerhouse-yealand-conyers-lancashire/>

²⁷ Ford. C. H., *Sketches of Yealand*, 1911, pp. 25=6

²⁸ <https://www.arnsidesilverdaleaonb.org.uk/discover/a-special-place/rich-sense-history/wells-and-water-in-the-aonb/wells-and-water-in-yealand/>

²⁹ <https://elizabethgaskellhouse.co.uk/an-elizabeth-gaskell-staycation/>



Figure 25: Early C20 postcard of the summerhouse on Summerhouse Hill, (credit The Folly Flaneuse & the Mourholme History Society: <https://thefollyflaneuse.com/the-summerhouse-yealand-conyers-lancashire/>)

Yealand Manor was used as a school during the Second World War for Quaker children who had been evacuated from northern cities, as well as for a number of Jewish refugees³⁰. The headmistress was the writer, Elfrida Vipont, who wrote the well-loved children's classic, *The Elephant and the Bad Baby* (1969). She spent many years living in Yealand Conyers.³¹

Beechfield, the early C19 mansion, was once the home of Lancaster's Conservative MP, Sir Fitzroy Maclean. He was a friend of Winston Churchill and "distinguished himself in the early actions of the newly formed SAS". He is believed by many to have been one of the inspirations for Ian Fleming's James Bond.³²

³⁰ Abstract from Vipont Hartshorne, S., 'Yealand Manor School', Quaker Studies: Vol. 11: Iss. 2. Article 7. <https://digitalcommons.georgefox.edu/quakerstudies/vol11/iss2/7/>

³¹ https://www.mourholme.co.uk/?History:Yealand_Conyers

³² https://www.mourholme.co.uk/?History:Yealand_Conyers & https://en.wikipedia.org/wiki/Sir_Fitzroy_Maclean,_1st_Baronet

Character areas

Due to the size of this conservation area, it has been sub-divided into character areas for mapping purposes and for ease of reference, as follows:

Character area 1 – Yealand Redmayne

The northern boundary of the conservation area is formed by Eight Acre Lane and its junction with Silverdale Road. This is a built-up junction dominated by the converted former farmhouse and agricultural buildings of Green Fold and by Scotts View House, a tall, narrow house of two-storeys, but with an attic storey, which stands out amongst the surrounding one and two-storey buildings. Travelling south along Silverdale Road, the road is characterised by low limestone boundary walls, behind which are a linear development of cottages and farmhouses on the uphill, west side, overlooking former barns or agricultural buildings, many of which have been built perpendicular to the road, on its eastern side. Beyond these now largely converted buildings are the distinctive field strips, with scenic views of the surrounding countryside and distant fells behind. Regular gaps between these former agricultural buildings means that these views form a key component of this area's character and reinforces its identity as a former agricultural village.



Figure 26: View across the field strips from Silverdale Lane, looking east

Between the cottages on the west side of the road, glimpses can be had of the tree lined slopes beyond. These include orchards, which the 1846 Tithe Maps (and Schedules) show were once prevalent here.

Along the southern half of Silverdale Road, the east side is characterised by cottages which front immediately onto the road. Opposite them is a cluster of early farmhouses and cottages, including The Castle, a fine late C17 house. The buildings become more concentrated here before opening out again before the road bends sharply to the left at Storrs Farm, revealing the late 1950s housing development, The Meadows, set back from the main road behind a green. Well Lane leads to the village well where a water pump and trough can be seen and is lined with bungalows and houses dating from the mid-C20 to early C21. Silverdale Road becomes Footeran Lane here and area then opens out, beyond the native roadside hedge, which in summer is substantial, revealing pastureland and long-distance views to the east and up towards the wooded limestone ridge to the west. This area includes the C19 Yealand Primary School and the C20 Village Hall.

Character area 2 – Yealand Conyers (North)

This area includes Flat Lane, a continuation of the open, relatively flat area at the foot of the limestone ridge and then takes the form of a large quadrangle, taking in Yealand Road, Rose Acre Lane, Church Lane (or Kylbarrow Lane) and Dykes Lane. It is characterised by concentrated development at the point at which Yealand Road starts, at the junction with Rose Acre Lane, and where the New Inn is located. Yealand Road then steadily climbs up Summerhouse Hill, with development confined to the eastern side of the road which is fairly dispersed, and parkland to the west, before becoming concentrated again at the Dykes Lane junction. Travelling east along Dykes Lane, you get a sense of being in open countryside once more before arriving at a cluster of buildings at Dykes Farm and Holmere Bank. St John's Church, stands almost alone on Church Lane, and because of this, despite being 'low and homely', is fairly prominent and provides a landmark in a rural setting with a backdrop of long-distance views to the hills beyond. A little to the north of the church is Langdale, the mid-C19 former vicarage, with a series of outbuildings which form an elegant group.



Figure 27: Langdale, mid-C19 former vicarage, probably by Miles Thompson, for the Webster practice (grade II)

Character area 3 – Yealand Conyers (South)

This area is characterised by a dispersed linear development of fine C17 to C19 houses and cottages set amongst mature trees which, together with the gentle curve of Yealand Road as it descends the southern side of Summerhouse Hill, gives it a more intimate feel.

Contributing to this sense are those buildings which are built perpendicular to the road, creating pinch points in places. There is an impressive collection of late C18 and early C19 houses, ranging from country houses to weavers' cottages set back from the road, some in extensive gardens behind limestone walls, others set back a short-distance from the road. Whilst there are both open areas and glimpses between the buildings of the long-distance views beyond, it has a different feel to the rest of the Conservation Area. Before Yealand Road reaches its highest point at the junction with Peter Lane and the entrance gates to Yealand Manor, the prominent former Quaker School runs parallel, built to the edge of the road (likely to have been a barn originally). Behind this, and running perpendicular to it, is the modest C17 Quaker Meeting House and burial ground in an attractive and peaceful setting enclosed by limestone boundary walls and overlooking the Lune Valley with the Yorkshire Dales National Park and The Forest of Bowland beyond. At the southern end of the Conservation Area is St Mary's, the impressive Roman Catholic Church, which Hying Road bends around making it prominent at this undulating point in the landscape. The

entrance to the Conservation Area at this end is marked by the entrance track and gates to Yealand House from which glimpses of the house can be had.



Figure 28: Yealand Quaker Meeting House (grade II), 1692*

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.”³³

The buildings are generally characterised by their traditional and vernacular style, built from the materials available locally, which in this case was quite evidently limestone.

The underlying rock is Carboniferous Limestone, which can be seen in the crags, rocky outcrops, screes and limestone pavements which define this area.³⁴

The 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), though the industry began to decline in this area in the 1850s. There are known to have been lime kilns in the Yealands, though many are no longer visible. These include at Storrs Farm (see Figure 8) and Yealand Hall, as well as at Peter Lane and Summerhouse Hill.³⁵

Limestone has been used extensively in building and boundary wall construction, for both gardens and fields. Quarries became necessary once the plentiful supply of loose blocks scattered over the land had been used. Township quarries were developed, including one off Bottoms Lane in Silverdale. However, following the opening of the Lancaster Canal to Tewitfield in 1792, the scale of the quarrying in the area greatly increased. Wegber Quarry near Capernwray and Overhead Quarry, a little further south, were opened as a direct result of the arrival of the Canal.³⁶

However, limestone is not an easy material to work with, and sandstone has commonly been used for dressings instead, though there are also buildings with limestone dressings, including St Mary’s Church.

The earliest buildings found in the villages, which date from the C17 are of limestone rubble construction a number of these are slobbered, pebble dashed or rendered, presumably for weather-proofing. However, there has been a trend of exposing the stonework in recent years.

³³ Brunskill, R. W., *Vernacular Architecture: An Illustrated Handbook*, (4th edn) 2000, p. 36

³⁴ *How It Was: A North Lancashire Parish in the Seventeenth Century*, Mourholme Local History Society, 1998, p.14 (<https://www.mourholme.co.uk/?Publications:Books>)

³⁵ <https://www.arnsidesilverdaleaonb.org.uk/discover/a-special-place/rich-sense-history/limestone-heritage/limekilns/>

³⁶ *Warton 1800-1850: How a North Lancashire Parish Changed.*, Mourholme Local History Society Book Group, 2005, p.82 (<https://www.mourholme.co.uk/users/UserFiles/File/Warton%201800%20-%201850%20How%20a%20North%20Lancashire%20Parish%20Changed.pdf>)



Figure 29: Late C17 Yew Tree House, Yew Tree Cottage (grade II) and The Castle (grade II). Limestone rubble construction.*

Coursed limestone rubble began to be seen around the late C18, as seen at Laurel Bank and The Bower (currently painted) in Yealand Conyers, which are both watershot, and have sandstone dressings.



Figure 30: The Bower (grade II), Yealand Conyers, at the southern end of the conservation area

Limestone ashlar can be seen on some of the grandest houses in Yealand Conyers, including Holmere Bank, Waithman's House, Beechfield and Yealand Manor, all of which date from the early C19. St Mary's Church, which dates from 1852 is constructed from limestone blocks with limestone dressings.



Figure 31: Waithmans House, 4 Yealand Road, Yealand Conyers (formerly known as The Elms) (grade II)



Figure 32: Holmere Bank, Dykes Lane (grade II)



Figure 33: Church of St Mary, Yealand Conyers (grade II)

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. Westmorland slate, laid in diminishing courses, is the predominant roofing material now, though Burlington slate is also seen.

Massing and form

The houses are predominantly of two storeys, though Silverdale Road is bookended by buildings with attic storeys; Scott Hill House at the north end and The Castle and Yew Tree House at the southern end. These stand out as exceptions to the lower domestic scale of the other buildings. The exception in Yealand Conyers is Green Garth, a three-storey house.

Whilst the development takes a linear form, there is no regular building line as such, some properties are set a short distance back from the road, behind a low stone wall. Others are built to the road, or else have a small forecourt area without a physical boundary. As might be expected, the grander houses tend to be set back further from the road in more extensive grounds and may have other associated buildings, such as former stable blocks nearby.

A number of properties, often those which were formerly agricultural buildings have been built perpendicular to the road, with their gable ends abutting the road. There were several farms within Yealand Redmayne in particular, the farmhouses of which remain, and many of the farm buildings have been re-purposed, including at Storrs Farm and Hill Top Farm [PICS].



Figure 34: The Castle (grade II), with its stone-gabled attic dormers, stands out as one of the village's tallest houses*

Architectural detailing

Limestone is quite evidently the predominant building material used in the villages, and they are characterised by their 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 not common here, as they are in other parts of the South Lonsdale area. Storrs Farm in Yealand Redmayne and Old Hall Farmhouse in Yealand Conyers, each have one, and they date from 1666 and 1667 respectively.

The area is said to have experienced its 'Great Rebuilding' after 1660, with the most vigorous activity between 1670 and 1700.³⁷ 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, and were of a two-unit central entry plan with end chimney stacks. Storrs Farmhouse, Hill Top Farmhouse and Old Hall Farmhouse are examples of this. The Castle and Old Post House also date from this period, as do Yew Tree Cottage and Yew Tree House, though the latter two have undergone more extensive alterations. Such houses were often subsequently altered, and windows were enlarged, with new stone surrounds and sash windows inserted.



Figure 35: Old Hall Farmhouse, built in 1667 (grade II). Its distinctive round chimneys are a detail typically found in the Lake District

³⁷ Garnett, M.E., 'The Great Rebuilding and Economic Change in South Lonsdale 1600-1730', *Transactions*, vol. 137, The Historic Society of Lancashire & Cheshire, 1987



Figure 36: C17 Yew Tree House (grade II), with a stone gabled attic dormer and distinctive four-light mullioned window.



Figure 37: Green Garth (grade II), mid-C18 with C17 remains.



Figure 38: Storrs Farmhouse (grade II), with a 1666 dated lintel stone.

There are several C18 dwellings within the two villages, both cottages and houses. Their window proportions tend to be larger, with sash windows and often with plain stone surrounds. Green Garth (Figure 37), however, which is thought to largely date from the mid-C18 (though with C17 remains), has two-light windows with square mullions.

Window openings of square proportions are to be found at the early C18 cottages, which have sashes. However, it is in the later C18 and early C19 houses that the larger, rectangular multi-paned sash windows are to be found, as at The Bower and Laurel Bank, which are late C18. Adjoining Laurel Bank is Peterhill House, built shortly after, in the early C19, which has double sash windows, as well as a canted bay window. No. 6 Yealand Road (Figure 39) and Waithman's House (formerly The Elms) (Figure 31) are of a similar date. The former handloom weavers' cottages (5,7,9 Yealand Road) associated with the flax mill, which are also thought to date from the early C19, have good-sized multi-paned sash windows.



Figure 39: Early C19 house, 6 Yealand Road (grade II)

A C19 detail that can be found on several of the houses, perhaps as a nod to the earlier, C17 buildings in the villages, is a hood mould detail over windows and doors. Some of these are moulded, others are of plain, square sections. These can be seen on The Larches, Broadcroft, no.s 3-7 (Dykes Cottages) Dykes Lane and Croftlands House in Yealand Conyers, and on Jasmine Cottage, Alpine Cottage and Cherry Tree Cottage in Yealand Redmayne.



Figure 40: 7 Dykes Lane, with the distinctive square section hood moulds

Building types

Vernacular farmhouses, barns and cottages are interspersed with much grander houses and architectural styles, including the late-Georgian Yealand Manor (previously called Morecambe Lodge) and Beechfield. Having once been a largely farming community, there is only one farm still operating. Most of the surviving larger agricultural buildings have been converted into dwellings. These tend to run perpendicular to the main roads through the villages. A number of the smaller agricultural buildings remain and are used as stores in some cases.

Yealand Church of England Primary School which is located on the boundary between the two townships dates from 1841 (Figure 22). The Quaker school, which was established in the C18 in an earlier agricultural building, can also be seen close to the Quaker Meeting House in Yealand Conyers (Figure 41).



Figure 41: Yealand Old School, Yealand Road. Former Quaker school, now holiday accommodation

The C17 house known as the 'Castle' in Yealand Redmayne was also used as the village Institute for a number of years. In 1931, at time of writing, Mrs Ford describes in her

Sketches of Yealand (1931) how it was being used for village club and literary purposes. A purpose-built village hall was established close to the school in the second half of the C20.



Figure 42: The New Inn, Yealand Road (grade II)

The New Inn (above) represents the only commercial property in the village. It is believed to be an altered C17 building, with C17 and C18 fireplaces and plasterwork found in ground floor rooms.

There was previously a post office here, as well as a Police Station, and they were to be found in the vicinity of Dykes Lane in Yealand Conyers (Lower). The building names provide clues here, the Post House on the corner of Dykes Lane with Yealand Road was used as the post office, certainly in the 1890s (as the OS maps shows). However, prior to this it could be found at the entrance to Dykes Farm (see OS map and Tithe Map).

The Police Station was located on Dykes Lane, originally in one of the cottages (no. 7) (Figure 43) before a purpose-built Police House and Station were built in 1900. The house still bears the name.



Figure 43: Postcard of Dykes Lane and Police Station, c.late C19 (Lancashire Red Rose Collections)

There were once a few shops in the villages. The 1829 trade directory lists two shopkeepers in Yealand Redmayne and two in Yealand Conyers. However, the Directory describes these small townships as, “scarcely partaking of the character of villages, and possess nothing of consequence to the tradesman, except the flax spinning concern upon Yealand common, of Msrs Waithman & Son” (1912 Bulmer’s). Late C19 photographs show us that a grocery shop was run by the Proctor family from no. 15 Yealand Road. Its bay window was possibly added for displaying goods. The 1912 trade directory shows that they were still operating in the village in 1912.



Figure 44: 15 Yealand Road, once the village shop

As mentioned above, the cottages used by the flax mill workers, for handloom weavers, are located at the southern end of the conservation area, in Yealand Conyers, alongside the former spinning and heckling shop (now a dwelling, The Coach House). A large weaving window can be seen on the ground floor of one of the cottages. It is understood that large house opposite, formerly known as the The Elms, but now called Waithman's House, is likely to have been connected to the family. However, the 1841 and 1851 Censuses both list William Waithman and his family as the residents of the elegant West Villa (now known as Yealand House), set in extensive grounds. We know that by 1855, the house had been put on the market.



Figure 45: West Villa (Yealand House), auction details, 1855 (credit: Lancashire Red Rose Images)

The conservation area has three places of worship, all of which are in Yealand Conyers. These are the C17 Quaker Friends' Meeting House, the 1830s Church of St John's, which has been attributed to architect George Webster and St Mary's Catholic Church, which is by E.G. Paley.



Figure 46: Church of St John's (grade II), attributed to George Webster

Architects

Yealand Conyers, in particular, contains the work of some notable architects. Leighton Hall, though outside the conservation area, was the seat of the major landowners of the parish, and seems to set the scene for this. The present house is a Georgian house of the mid-C18 and the work of John Hird, though Gothicized in the 1820s for the Gillow family, the new owners. This work has been attributed to Robert Roper of Preston who also refronted Thurnham Hall in 1825, but it has been suggested that this more accomplished work could be that of Joseph Gandy.³⁸ Lancaster architects Paley and Austin were responsible for the three-storey wing added in 1870.

The Catholic Gillow family were also responsible for commissioning E.G. Paley in to design the Church of St Mary (1852). Though larger and more prominent than St John's Church (1838), down the hill, this church has been attributed to Kendal architect George Webster.

³⁸ Hartwell, C. & Pevsner, N., *Pevsner Architectural Guides, Lancashire: North*, 2009, p.717.



Figure 47: Yealand Manor c.e.C20 (credit Lancashire Red Rose Collection) (grade II)

Beechfield (c.1810), a fine house set back from Yealand Road, has been attributed to his father, Francis Webster (1767-1827). Yealand Manor (c.1815, formerly Morecambe Lodge) has also been attributed to Francis.

Other buildings attributed to the Websters include The Elms (Waithman's House), and The Larches, both early C19. Langdale, the former vicarage, 1851, is thought to be by Miles Thompson of the Webster practice.³⁹

The architect of Yealand House (early to mid-C19, formerly West Villa) is unknown at the current time, though is likely to have been built for the Waithman family (see p.48).

³⁹ Taylor, A & Martin, J. (ed.), *The Websters of Kendal: A North-Western Architectural Dynasty*, 2004, pp. 156-7 & p. 147



Figure 48: Yealand House (grade II)

Modern housing

Whilst some modern housing has appeared within the villages, interspersed amongst the historic houses, this has happened more commonly in Yealand Redmayne. This village is also where the largest concentration is to be found in the mid-C20 development by Lancaster Rural District Council to the south of the village, The Meadows, opposite Storrs Farm. This was followed by further development along Well Lane, which mainly comprises bungalows.



Figure 49: Hill Top Close development

Just to the north of this is the Hill Top Close development dating from the early 2000s which saw the conversion of the barn fronting Silverdale Road, with a small complex of new houses built behind (accessed via the cart door opening and to the side) (Figure 49) and to its right, Applethwaite. These houses have been sympathetically designed, mindful of the village's vernacular. Another example of a sympathetic modern house can be found on the corner of Well Lane and Footeran Lane (Figure 50).



Figure 50: 1 Well Lane, built in 2006

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, more recent examples have kept new window openings to a minimum and have avoided fenestration of an overly-domestic appearance, including those at Storrs Farm (Figure 51).



Figure 51: Storrs Farm

Archaeological interest

There is evidence of very early occupation within the parish, discovered nearby at Storrs Moss during the 1960s. Archaeologists from Liverpool University excavated what is thought to be evidence of a timber causeway, which suggests that people were living in the area and exploiting the wetland's rich resources. Pieces of flint and a wooden bowl were also found. The earliest remains were dated to around 4,200 BC, the end of the Mesolithic period (8,000-4,000 BC).⁴⁰

In Yealand Redmayne, not far from the Conservation Area, Stone Age tools have been found during ploughing at Browfoot Farm (these are kept by Kendal Museum).⁴¹



Figure 52: Limestone boulders on the summit of Summerhouse Hill

Evidence of Bronze Age (2,500 – 700 BC) and Iron Age (700 BC – 43 AD) occupation in the area have also been discovered, including burial cairns, barrows and standing stones. On

⁴⁰ https://www.mourholme.co.uk/?History:Yealand_Redmayne & *What is special about Arnside & Silverdale Area of Outstanding Natural Beauty*, Arnside & Silverdale AONB, November 2016

⁴¹ https://www.mourholme.co.uk/?History:Yealand_Redmayne

Summerhouse Hill is what is considered to be a cairn (south of that that on which the summerhouse was built) which was investigated in 1778, and a human skeleton, large blue bead and an urn containing calcined human bones were discovered.⁴² This is a Scheduled Monument, along with a larger area of the summit where it is thought that there could be the evidence of a stone circle (Figure 52). However, this matter is still being debated by archaeologists.⁴³



Figure 53: Silverdale Hoard (Trustees of the British Museum)

In 2011, a large hoard of Viking coins and jewellery was unearthed in Yealand Parish. It is known as the Silverdale Hoard (Figure 53) and dates back to 900 AD, a time of intense conflict between Anglo-Saxons and Danish settlers. It includes a coin which is stamped with the name of a previously unrecorded King, Airdeconut, making this a particularly significant find.⁴⁴

It is believed that there may be a deserted village in the field above Brow Foot Farm, not far from the Yealand Redmayne, which was perhaps abandoned during the Black Death.⁴⁵

⁴² <https://historicengland.org.uk/listing/the-list/list-entry/1009119?section=official-list-entry>

⁴³ Cummings, V., & McKenna, S., 'Archaeological Investigations on Summerhouse Hill', *The Mourholme Magazine of Local History* 2018, No. 1, issue 73

⁴⁴ https://en.wikipedia.org/wiki/Silverdale_Hoard

⁴⁵ https://www.mourholme.co.uk/?History:Yealand_Redmayne

Much of the land to the east of Silverdale Road and Yealand Road has been classed as 'Ancient Enclosure' (pre-1600) by the Historic Landscape Characterisation Project (HLC).⁴⁶ The field strips which are still so apparent to the east of Yealand Redmayne are thought to reflect the changes from medieval open fields to the enclosure of strips, creating long, narrow fields likely used for arable cultivation. These are largely used as pasture today and a number of them are still associated with the properties overlooking them on Silverdale Road.

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

Boundary treatments

The boundaries between the fields strips tend to be hedges (typically a mix of native species), as well boundaries to the roads, such as on Footeran Lane and Flat Lane, though limestone walls can also be found.



Figure 54: View looking east, across field strips, from Silverdale Road

⁴⁶ 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>

Typical domestic boundaries within both villages are formed of low limestone walls. They are an important component of the area’s character.



Figure 55: Boundary wall to Fernbank, 27 Silverdale Road

These are commonly dry-stone walls, but some are also pointed. The copings tend to be flat stone units, though there are also examples of hogsback (curved stones), triangular and irregular coping stones used throughout the Conservation Area. Some walls are also topped with hedges, or ‘soft capped’ where they act as retaining walls.



Figure 56: Field boundaries: drystone wall with triangular coping, Church Lane (L) & drystone retaining wall with hedge on top, Dykes Lane (R)



Figure 57: Limestone wall with flat coping, Yealand Road in front of Peterhill House and Laurel Bank

Painted estate fencing can also be seen, sometimes topping walls, though typically as field boundaries (see Figures 27, 58 and 61).



Figure 58: Limestone wall with estate fencing on top, Well Lane

Railings are relatively rare, but can be seen at Waithman's House (see Figure 31), Broadcroft and Old Hall, the latter two on top of low stone walls.

A number of the buildings front the road directly without boundary treatments. Several are also set back a short distance from the road with cobbled forecourt areas indicating the boundary (Figure 70).



Figure 59: Alpine Cottage and Jasmine Cottage, Silverdale Road, fronting directly onto the road with a small setback

Open spaces and trees

The villages are certainly characterised by the views across surrounding farmland to the east, some of which is inside the conservation area boundary; the field strips in Yealand Redmayne in particular (these are very clearly shown on the historic mapping). To the west, the parkland of the Yealand Manor estate and the pastureland and orchards on the slopes of the limestone ridge and where Cringlebarrow and Deepdale Woods are to be seen.

Due to the linear historic plan form of this conservation area, there is limited public open space. Of note, however, is the communal open green space on the corner of Silverdale Road and Well Lane, which is a green in front of The Meadows. This was created when the formerly agricultural land was developed for housing in the mid-C20. The green includes trees and a children's play area.



Figure 60: Play area in front of The Meadows

The open nature of Footeran Lane and Flat Lane, which includes Yealand School's playing field, is provided by pastureland on the slopes to the west and the flat land to the east.



Figure 61: Pastureland looking east from Footeran Lane towards Cringlebarrow Wood, with a field barn in the distance

Other positive green spaces include the intimate and peaceful setting of the Quaker burial ground next to the Meeting House in Yealand Conyers. This is on three sides of the Meeting House and enclosed by limestone walls. Views to the east from this elevated position across the Lune Valley to the Yorkshire Dales National Park and The Forest of Bowland add to the setting of the place.



Figure 62: Quaker burial ground adjacent to the Quaker Meeting House



Figure 63: St Mary's Churchyard looking towards the wooded slopes of Summerhouse Hill

The settings of the churchyards of St John's and St Mary's are quite contrasting. St Mary's feels enclosed due to its dark Yew trees and wooded backdrop of the steep slopes of Summerhouse Hill. It is located on the road to Warton at the southern end of the conservation area where it forms part of a group with a cluster of varied but significant houses. St John's, on the other hand, feels more isolated on a back lane but is very open, with far reaching views across farmland towards the Yorkshire Dales National Park.



Figure 64: St John's Churchyard looking south east

Trees form a significant element of the conservation area's character and appearance, as well as its setting. This is provided by important tree groups, such as the orchards in Yealand Redmayne and woods, as well as the more dispersed mature trees within the Yealand Manor parkland, and individual trees. Of particular note, are a series of mature Scots Pine, Cedar and Yew trees which can be found at intervals close to the road, such as the Scots Pine in Yealand Conyers in front of Laurel Bank and Peter Hill House, and the trees at Redbank House in Yealand Redmayne. A group of distinctive tall pines to the north of The Bower (see Figure 30) can be seen. 'Positive tree groups' and particular 'Trees of note' have been indicated on the Townscape Appraisal Map (Appendix A). 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 65: Yealand Road in front of Peterhill House and Laurel Bank (grade II), looking south towards a positive tree group, including a Scots Pine of note.



Figure 66: View looking north along Silverdale Road towards the Scots Pine and Cedar tree at Redbank House



Figure 67: Orchards to the rear of properties on the west side of Yealand Redmayne

Views and vistas



Figure 68: View looking north, from close to the top of Yealand Road, towards the Lake District and Yorkshire Dales

This elongated conservation area is of varied topography, and therefore offers many views and vantage points, whether these be open, expansive views, or glimpses between buildings of the surrounding countryside and parkland. The long-distance views are to the north towards the Lake District and to the east, towards the Yorkshire Dales and The Forest of Bowland.

Summerhouse Hill viewpoint deserves a mention even though it is just outside the boundary. The footpath to the viewpoint can be accessed from Peter Lane. This offers an impressive view of Leighton Hall and the estate together with long-distance views to the west across Morecambe Bay and the Kent Estuary.



Figure 69: View from the summit of Summerhouse Hill across the Leighton Hall Estate

Particularly striking too is the view north and east from the elevated section of Yealand Road. From here on a clear day, you can see for miles towards Cumbria and Yorkshire.

However, many views of the conservation area from within are worthy of note. These may be dynamic views, which change with the gradient, or with the curvature of the road, which tends to be the case as you pass through Yealand Conyers in either direction. 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.



Figure 70: 17 & 15 Yealand Road, looking south towards the Coach House

Both churches, St Mary's and St John's, are considered landmarks. St Mary's distinctive double bellcote at its west end provides a focal point as the conservation area is entered from the south, travelling from Warton on an elevated road. As it descends, the road wraps around the church making these views dynamic ones.



Figure 71: View of St Mary's as Yealand Conyers is approached from the south

Located on a flatter, open plain, means that St John's is more prominent and provides a focal point in views from within and into the conservation area.

Views into the conservation area from the A6 are provided by the open fields between Rose Acre Lane and Dykes Lane. These fields, which gently climb, provide views of an impressive group: Holmere Bank, an early C19 house, once known as Prospect House, which looks towards the Yorkshire Dales, together with the late C18 Dykes Farm. A little to the north sits St John's within the churchyard bounded by limestone walls and railings, with the elegant mid-C19 former vicarage, Langdale, set slightly apart. They provide an attractive and pleasing rural scene.



Figure 72: View from Rose Acre Lane towards St John's Church

Yealand Old School (Figure 41), the former Quaker School, located at the top of Yealand Lane, and occupying a prominent position, built up to the road and at the junction with Peter Lane, gives this building a landmark quality too.

Locally important features, which form part of the streetscene, should also be mentioned here. These include the well and cast iron pump and stone trough which can be found at the end of Well Lane. A further pump is located still in front of Peterhill House and Laurel Bank. These features are all marked on the 1840s OS maps, with the Yealand Conyers pump also indicated on the Tithe Maps.



Figure 73: Well, water pump and trough, Well Lane (L) & pump on Yealand Road opposite Peterhill House (R)

Located opposite Yealand Primary School on Footeran Lane is Yealand's War Memorial (grade II), unveiled in 1920. A stone cross on a rough-hewn limestone block on a limestone base, surrounded by a cobbled surface and bounded to rear by a drystone wall. Its backdrop is formed by the pasture and tree lined slopes of the limestone ridge beyond.



Figure 74: Yealand War Memorial (grade II), Footeran Lane

The mounting block alongside the boundary wall at the entrance to the Quaker Meeting House is a noteworthy feature and familiar part of the streetscene.



Figure 75: Mounting block (grade II), Yealand Road

Some of the views, the landmarks and locally important features, have been indicated on the Townscape Appraisal Map.



Figure 76: 29 and 31 Silverdale Road, positive unlisted buildings (and NDHAs)

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 the Yealands, are the villages' heritage assets.

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, and a list of them can be found in Appendix A. 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)⁴⁷ 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 77: Greenthorne Farm, 35 Silverdale Road, positive unlisted building (and NDHA)

⁴⁷ 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.

Negative contributors

Not all of the village's modern infill development has attempted to imitate the village's vernacular style, either in form or materials.

The infilling of gaps erodes the distinctive dispersed character and appearance and harms the separation of the historic components of the village. Further development of such areas would have a harmful effect on the area's character.

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 Yealand Conyers and Redmayne 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 characteristic roofing material, which tends to be of Westmorland green slate, though blue/grey Burlington slate can also be seen.

It is important to note that the street lighting, which is only found in Yealand Redmayne, is largely provided by black lighting columns topped with traditional style lanterns. These are preferable to the standard galvanised steel columns in terms of their impact on the conservation area's setting.



Figure 78: The Meadows, a mid-C20 development with slate roofs and privet and beech hedges.

The conservation area forms an attractive and evidently appealing place to live within the Arnside & Silverdale National Landscape, and being within easy reach of Carnforth and the M6 makes it all the more desirable.

Yealand Redmayne expanded from the mid-C20 which saw a substantial housing development to the south east of Silverdale Road: The Meadows. The houses are set behind a green, which itself is bounded by a native hedge, and includes tree planting. The houses have retained a degree of uniformity, for example with their slate roofs and through the retention, on the whole, of their privet and beech hedge boundaries. The Meadows and Well Lane, whilst perhaps not obviously conforming to the local vernacular are considered to have a neutral impact on the character and appearance of the conservation area. They do form part of the village's setting and were intentionally included when the conservation area was designated in 1981. However, development within these areas should continue to be managed in a sensitive manner.

It is important that development pressure does not erode the conservation area's special dispersed character and its setting. The open land surrounding and penetrating between and within the cores is a vital component of the character of these settlements.

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

The open land surrounding and penetrating between cores is a vital component of the character of this conservation area. Therefore, the gaps between the buildings are as important to its character as the buildings themselves and allow views to and from the surrounding countryside.

It is proposed to leave the existing conservation area boundary largely unaltered other than the addition of the area of open land to the east of St John's Church; the area bounded by Rose Acre Lane, Church Lane, Dykes Lane and the A6 (see Appendix A: TAM 2 -Yealand Conyers (North) & Appendix B). Currently, the buildings within this area are included, but not the surrounding open green areas. This is unlike the eastern boundary in the other parts of the conservation area, since for the rest of its length there is a green buffer between the buildings and the boundary. The area proposed for inclusion acts as important setting for the conservation area, as well as the significant group of listed buildings within that area. As discussed in 'Views and vistas' above, the view from the A6 is of a pleasing rural group and, importantly, is one of the few views into the conservation area. However, the views across this open land from within the conservation area towards the designated heritage assets and the expansive long-distance views of The Forest of Bowland, the Yorkshire Dales and the Lake District are also significant.



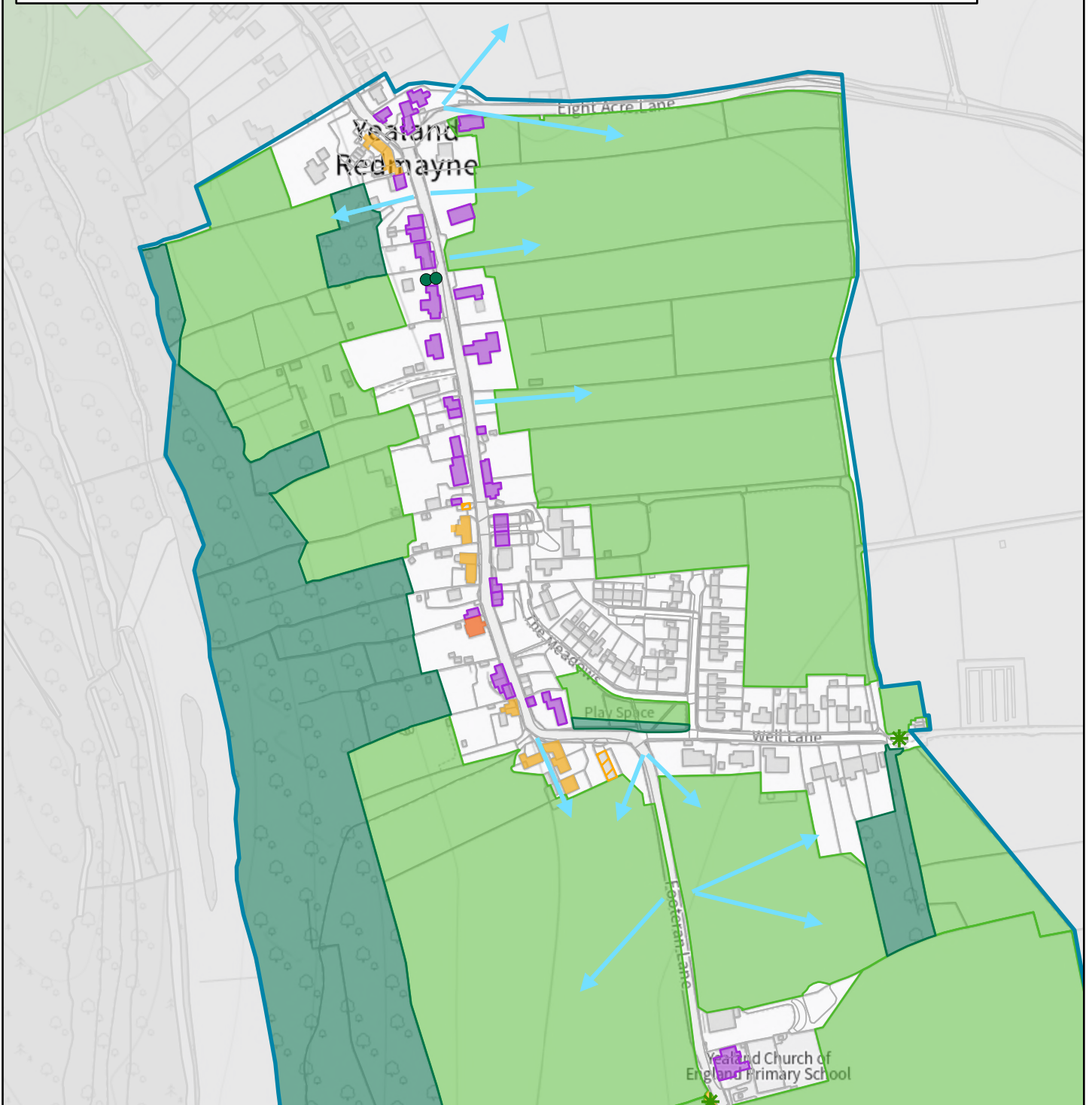
Figure 79: Pasture between St John's and Dykes Farm, forms the setting for these designated heritage assets and the Conservation Area

Appendices
















Appendix A: Townscape Appraisal Maps

- Townscape Appraisal Map 1: Yealand Redmayne
- Townscape Appraisal Map 2: Yealand Conyers (North)
- Townscape Appraisal Map 3: Yealand Conyers (South)

Townscape Appraisal Map 1: Yealand Redmayne



Legend

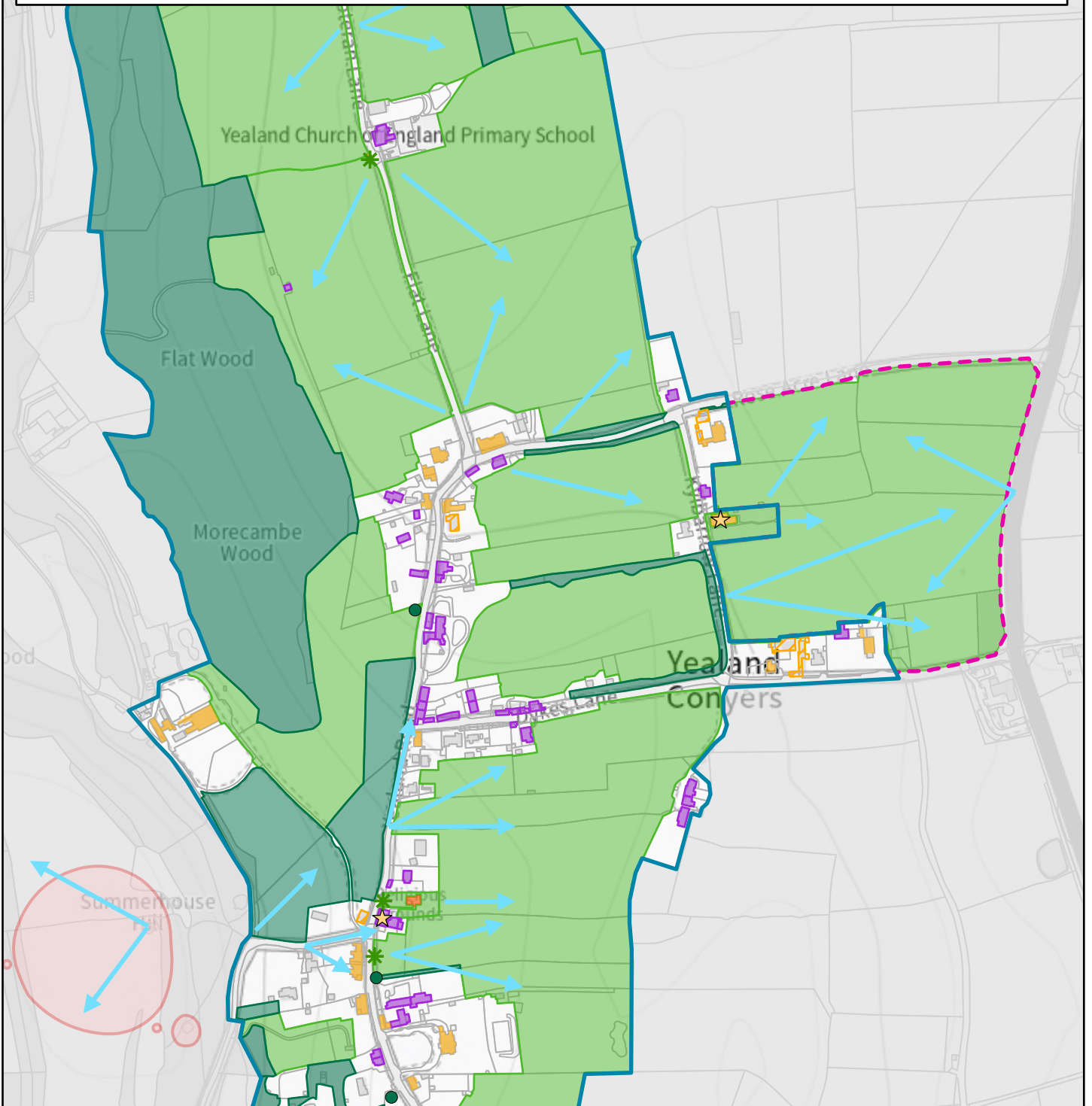
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|--|--|
|  1981 Conservation Area Boundary |  Scheduled Monuments |
|  2024 Proposed Conservation Area Boundary |  Positive Buildings |
| Listed Buildings |  Positive Green Spaces |
|  GI |  Trees of Note |
|  GII* |  Positive Tree Groups |
|  GII |  Long Distance Views |
|  Curtilage Listed Buildings |  Key Views |
| |  Locally Important Features |
| |  Landmarks |

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Townscape Appraisal Map 2: Yealand Conyers (North)



Legend

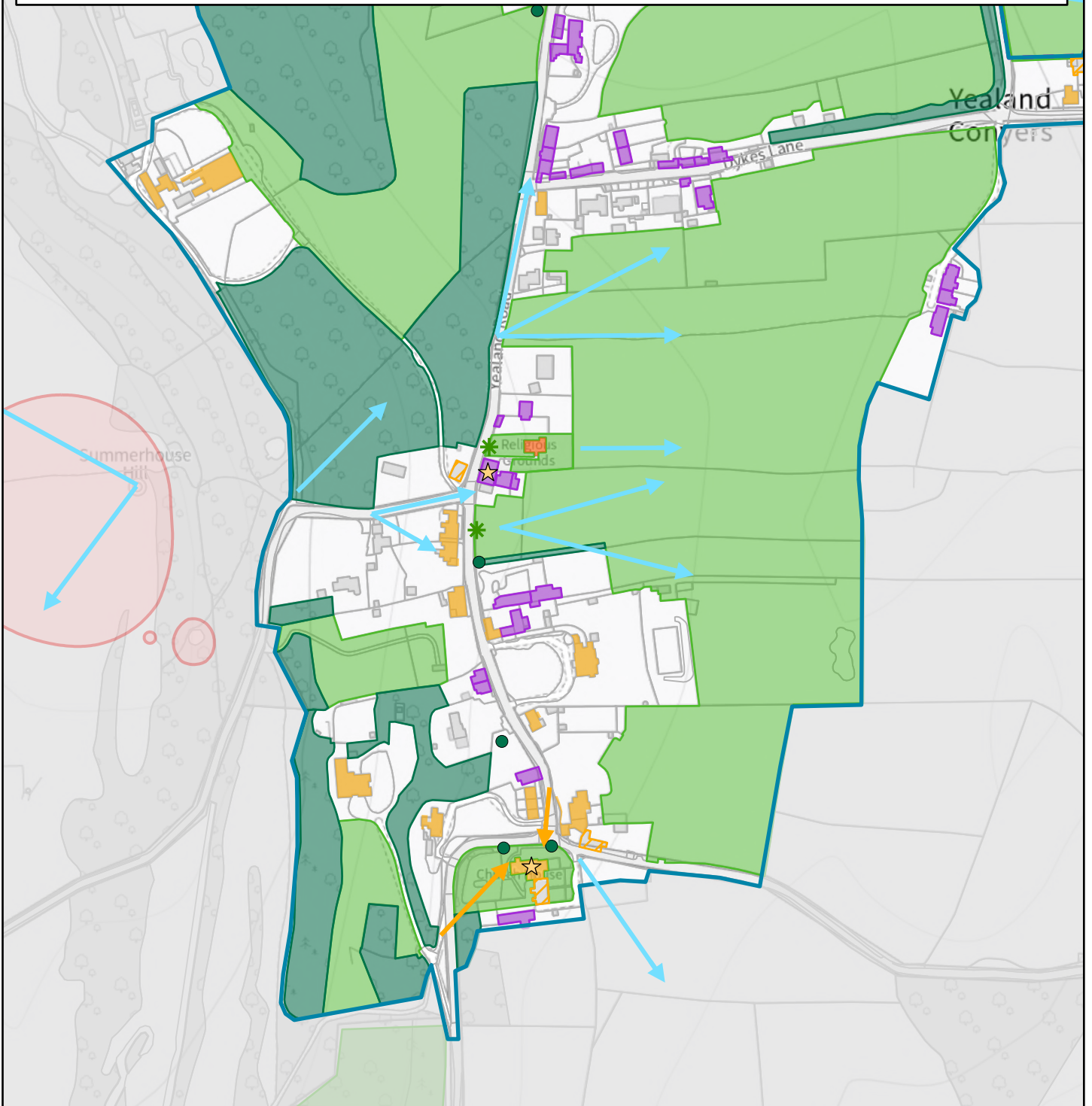
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|---|--|---|----------------------------|
|  | 1981 Conservation Area Boundary |  | Scheduled Monuments |
|  | 2024 Proposed Conservation Area Boundary |  | Positive Buildings |
| Listed Buildings | |  | Positive Green Spaces |
|  | GI |  | Trees of Note |
|  | GII* |  | Positive Tree Groups |
|  | GII |  | Long Distance Views |
|  | Curtilage Listed Buildings |  | Key Views |
| | |  | Locally Important Features |
| | |  | Landmarks |

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Townscape Appraisal Map 3: Yealand Conyers (South)



Legend

- | | |
|--|----------------------------|
| 1981 Conservation Area Boundary | Scheduled Monuments |
| 2024 Proposed Conservation Area Boundary | Positive Buildings |
| Listed Buildings | Positive Green Spaces |
| GI | Trees of Note |
| GII* | Positive Tree Groups |
| GII | Long Distance Views |
| Curtilage Listed Buildings | Key Views |
| | Locally Important Features |
| | Landmarks |

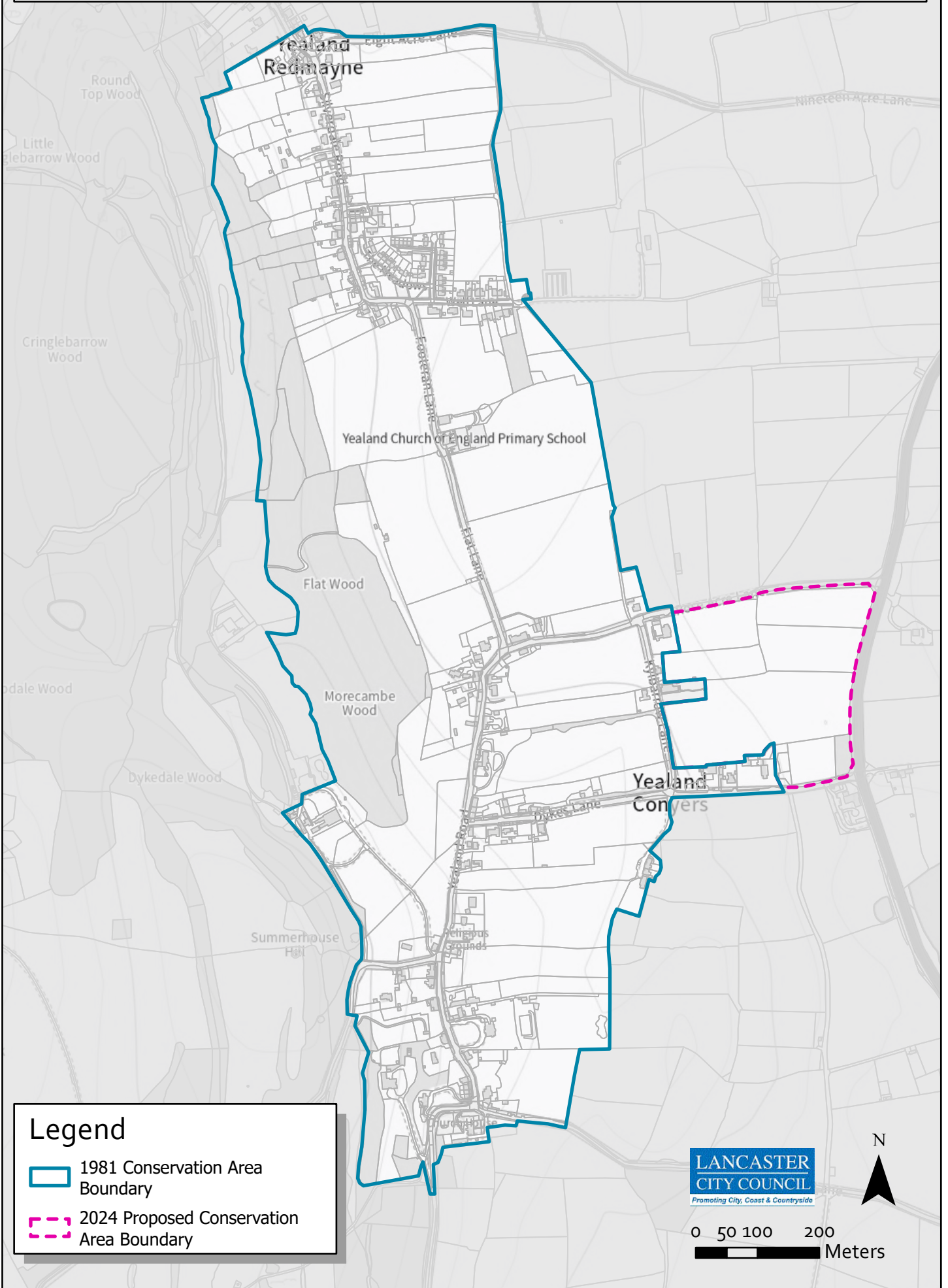
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Appendix B: Suggest Boundary Changes Map

Yealand Conyers and Redmayne Conservation Area



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

Scheduled monuments:

- **ROUND CAIRN ON SUMMERHOUSE HILL**
 - Date first listed: 25-Jan-1927
 - Date amended: 01-Aug-1994
 - List Entry Number: 1009119

- **STONE CIRCLE ON SUMMERHOUSE HILL**
 - Date first listed: 25-Jun-1964
 - List Entry Number: 1009118

Listed buildings:

- **BARN ADJOINING TO THE NORTH OF NO. 45 OPPOSITE THE JUNCTION WITH EIGHT ACRE LANE**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1362488

- **HILL TOP FARMHOUSE, 25, SILVERDALE ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1147258

- **YEW TREE COTTAGE AND YEW TREE HOUSE, 21 AND 23, SILVERDALE ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1071806

- **THE CASTLE, 15, SILVERDALE ROAD**
 - Grade: II*
 - Date listed: 02-Aug-1952
 - List Entry Number: 1308587

- **3 AND 5, SILVERDALE ROAD**

- Grade: II
- Date listed: 02-May-1968
- List Entry Number: 1362487

- **STORRS FARMHOUSE, SILVERDALE ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1147199

- **2 AND 3, STORRS GRANGE, SILVERDALE ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071805

- **YEALAND WAR MEMORIAL, FOOTERAN LANE**
 - Grade: II
 - Date listed: 31-Jul-2015
 - List Entry Number: 1427706

- **KILROSS LANE, ROSE ACRE LANE**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1146864

- **OLD HALL FARMHOUSE**
 - Grade: II
 - Date listed: 01-Aug-1952
 - List Entry Number: 1071843

- **OLD HALL COTTAGE, 57, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1362464

- **53, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968

- List Entry Number: 1308743

- **NEW INN, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1146880

- **LANGDALE, ROSE ACRE LANE**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071838

- **CHURCH OF ST JOHN, CHURCH LANE**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1071835

- **DYKES FARMHOUSE, DYKES LANE**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1146839

- **HOLMERE BANK, DYKES LANE**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071837

- **OLD POST HOUSE, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1308672

- **YEALAND MANOR, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1146968

- **STABLE BLOCK TO YEALAND MANOR, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1071842

- **MOUNTING BLOCK ON ROADSIDE TO WEST OF QUAKER MEETING HOUSE, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071801

- **QUAKER MEETING HOUSE, YEALAND ROAD**
 - Grade: II*
 - Date listed: 02-May-1968
 - List Entry Number: 1308669

- **PETERHILL HOUSE, 23, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1071841

- **LAUREL BANK, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1308726

- **GREEN GARTH, 19, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1362463

- **10, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071844

- **BEECHFIELD, YEALAND ROAD**
 - Grade: II
 - Date listed: 02-May-1968
 - List Entry Number: 1308687

- **6, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1362465

- **5, 7 AND 9, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1146929

- **THE ELMS AND STABLE BLOCK ATTACHED TO THE SOUTH-WEST, 4, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071802

- **WALL AND RAILINGS WITH GATES IN FRONT OF NO. 4, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1147104

- **CHURCH OF ST MARY, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1147015

- **THE BOWER, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983

- List Entry Number: 1071840

- **YEALAND HOUSE, YEALAND ROAD**
 - Grade: II
 - Date listed: 07-Nov-1983
 - List Entry Number: 1071839

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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