

Character Appraisal

Orton



Orton Character Appraisal

Eden District Council

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This document is also available in larger print on request.

Ruth Atkinson
Director of Policy and Performance
Town Hall
Penrith
Cumbria
CA11 7QF
Email: loc.plan@eden.gov.uk

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1 Introduction

We are fortunate in Eden in having an outstanding natural and cultural landscape that we want to conserve and celebrate. There are currently 23 conservation areas in Eden, outside of the Lake District National Park. They form an important part of Eden District Council's approach to protecting and enhancing areas of particular historical and/or architectural importance.

This character appraisal includes a description of the historical, architectural and townscape importance of Orton village. It will be used as a basis for public consultation and also to assess whether the village merits designation as a conservation area.

What is a conservation area?

Conservation areas are defined in law as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990). Local planning authorities have a responsibility to consider the quality and interest of an area as a whole, rather than individual buildings within it. Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling.

How does this appraisal relate to planning?

National planning policy regarding conservation areas can be found in the *Planning (Listed Buildings and Conservation Areas) Act 1990* and *PPG 15: Planning and the Historic Environment*. This national guidance has a regional dimension in the form of the Regional Spatial Strategy, and a local one in terms of Eden's Local Development Framework (LDF).

At the heart of the LDF is the Core Strategy Development Plan Document (DPD), which sets out the vision, spatial objectives and core policies for the future development of the District. The Core Strategy Submission DPD (Sept 2008) contains policies to conserve and enhance conservation areas (Appendix A). Policies relating to development within conservation areas will refer to conservation area appraisals where they exist. This appraisal can be used as material evidence when considering planning applications and appeals should Orton be designated a conservation area.

Conservation area designation process

This character appraisal will be used as part of a public consultation exercise as to whether Orton should be declared a conservation area. Plan 1 at the back of this document contains a draft conservation area boundary that is based on this character appraisal. Taking into account public views the Council will then consider whether to designate Orton as a conservation area. If it does all residents will be informed.

Effects of designation

The effect of conservation area designation is that it would:

- give the village added protection from poor quality or inappropriate development;
- enable a greater degree of control to be exercised over new buildings and extensions;
- introduce control over the demolition of some buildings, walls and work to certain trees;
- provide an opportunity to enhance the area. Conservation area status can help to secure external funding for environmental, community and other improvement schemes.

Monitoring

Conservation area status alone however will not necessarily prevent the deterioration of the historic environment in Orton. Incremental loss of traditional local features such as timber sash windows, stone walls etc could erode the special character of the village as has happened elsewhere.

If Orton is does become a conservation area we will monitor change in the village over time and consider whether any additional measures, such as Article 4 Directions, are needed to protect Orton's special historic and architectural character.

2 Summary of special interest

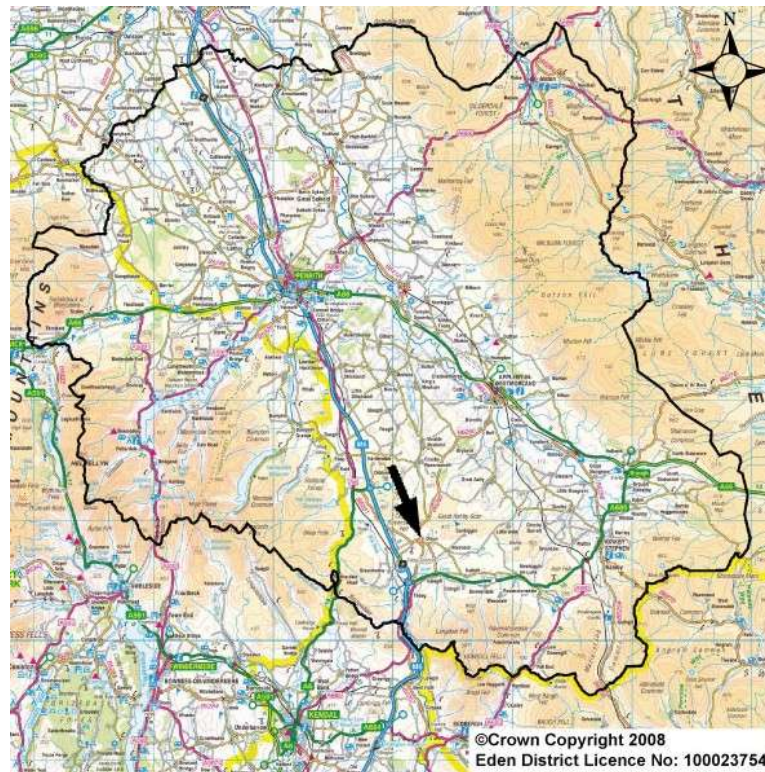
The character appraisal describes and analyses Orton's special architectural and historic interest and it should be read in conjunction with the accompanying Townscape Analysis plan. Whilst the appraisal is detailed it is not possible in a document like this to record everything. Where buildings, views or open space are not specifically mentioned it should **not** be assumed that they are of no interest. Orton's key attributes are:

- historic settlement on the Kendal to Appleby turnpike route;
- medieval origins and possibly earlier;
- principal period of growth – C17 to early C19 with most buildings dating from this period;
- village based on agriculture and associated trades. Many vernacular farmsteads and barns;
- small market town existed as satellite to Kendal;
- remarkable level of secular and religious independence from early C17 onwards;
- existing Manor Court with continuous records dating back to 1756;
- palette of building materials reflects the underlying carboniferous geology;
- Westmorland green and Burlington blue roofing slates laid in traditional diminishing courses;
- streams run through Orton and define the central fields. Historic foot bridges and stepping stones;
- limestone boundary and field walls;
- history of flax and corn milling – mill dam clearly evident;
- extensive tree and woodland coverage, many of which are protected;
- significant long distance views to surrounding upland areas;
- All Saints church tower visually dominates the village;
- tightly clustered properties in market square area. Farms and houses elsewhere are detached or laid out in short terraces, set back and facing the road;
- landscape well linked to the wider open countryside beyond.

3 Location and setting

Location and context

The village of Orton is located 18 miles (30kms) north east of Kendal and 21 miles (34 kms) south of Penrith, Cumbria. It has an estimated permanent village population of approximately 280 whilst the parish of Orton had a population of 594 (2001 figures).



Location of Orton

It is a relatively isolated community despite the proximity of the M6 motorway and the main west coast railway, which have little direct impact on the village. The nearest settlements are the villages of Tebay, 3 miles (4kms) to the south, and Crosby Ravensworth, 4 miles (7 kms) to the north, and Shap, 7 miles (11kms) to the north west.

Orton lies at the base of Orton Scar and is surrounded and protected by upland fells. It occupies the comparatively fertile agricultural area to the north of the River Lune and, like most Eden villages, Orton's economy has traditionally been based on agricultural. Today only a few residents are employed in agriculture or related work.

Topography, geology and landscape setting

Orton is located just over 200m above sea level 2 miles (3 kms) to the north of the River Lune. It is surrounded by fells – the Howgill Fells to the south, the Lake District to the east, Crosby Garrett Fells to the west and immediately to the north is Orton Scar, a prominent limestone escarpment. The village itself and its surroundings are characterised by a gently rolling topography that contrasts with the fells. Chapel Beck

runs north south through the village on its way to join the river Lune less than 2 miles away just north east of Tebay.



Topography of Orton

The underlying geology is Lower Carboniferous and this characterises the man made landscape with local vernacular buildings, barns and walls being constructed from limestone. It also gives rise to many springs in the area which, together with Chapel Beck, made Orton a good place for settlement.

Despite the surrounding higher fells the land around Orton is fertile and well suited to livestock and mixed arable farming. The ready availability of lime has led to many pastures being improved and their productivity increased. Stone walls are the most common form of field boundary although there is evidence of remnant hedgerows. One of the characteristics of the village and its surroundings is the large number of mature trees and woodlands. They are found especially towards the peripheries of Orton which contrasts with the open fields in the centre that give the village its sense of spaciousness.

Archaeology

Orton was a village in medieval times and the Cumbrian Sites and Monuments Record indicates that there may be archaeology relating to that period below ground. In particular there is evidence of medieval strip fields and lane and earthworks which may be the remains of a shrunken settlement. A medieval silver spoon, dating from C14, and a ring have been found at separate locations in the village. There are no Scheduled Ancient Monuments in Orton.

4 Historic development

Origins

Evidence of human activity in the area can be seen at Gamelands stone circle, one mile east of Orton, where artefacts dating from 1800 – 1400 BC have been found. The Roman's route to the north passed through the parish and there is still an ancient highroad in Orton called "Street". The name Orton is thought to derive from the old English and mean 'higher farm/settlement' or 'ridge farm/settlement'.

There is no conclusive evidence as to the date of the first settlement in Orton. The town appeared in written records in 1227 and later in 1275 when Edward I granted the town a charter for a weekly market. All Saints Church was built in 1293.

Historic development

Orton developed as an agricultural village, but also as one that was an important overnight stop on the north/south route for travellers and drovers. This was evidenced in the number of inns and hostelries in the village. The vast majority of the working population however were either directly or indirectly involved in agriculture and supporting service industries.

This area of Westmorland, together with much of the borders, was an unsettled region with border raids and conflicts occurring until the early C17. A beacon was allegedly lit on Orton Scar to warn of attack by Scottish raiders. Castle Folds, a small fort and wall, was built behind Orton Scar to hold cattle during these raids and the C16 tower of All Saints Church was built for defence.

Following relative peace in the region Orton could develop with more confidence. The main focus for the village was agriculture, its related trades and secondary occupations such as spinning, fulling and weaving. In C17 barley and oats were grown and the commons and wastes were important for grazing. In 1655 Cromwell confirmed the 1275 charter for a weekly market as well as granting a yearly fair in 1658. The settlement's increased prosperity can be demonstrated by the surviving C17, C18 and early C19 stone buildings. The 1780 – 1830 period was characterised by a rapid population growth. This coincides with the rise of the Cumbrian rural middle classes and the agricultural innovation and expansion that enabled the new urban, industrialised areas of the northwest to grow.

The Enclosure Act for the Manor of Orton was passed in 1769 which had important implications for the spatial layout of the settlement. An Award was made for the provision of watering places with access particularly around the town of Orton and this resulted in the grazing fields adjoin Chapel Beck. The 1769 Award allowed for three limestone quarries on the wastes at Gamelands; Meldicker and Bousfield How. Not only did these quarries provide the stone for the walling of what were previously common lands, but it also provided building stone, fertiliser and limewash. The earliest reference to a lime burner in the parish records was 1795 and in the C19 many more limekilns appeared. Lime was widely used as a fertiliser and so increased the local agricultural productivity. Many buildings would have been lime rendered and/or limewashed -

techniques that were widely used in agricultural buildings because of lime's antiseptic properties. The recent whitewashing of the tower of All Saints Church is entirely within this tradition.

The height of Orton's prosperity was probably 1760-1830 when it was one of six satellite agricultural centres around Kendal that also supplied it with knitted stockings. There was a gradual increase in population after the late C18 rising to a peak in 1829 when 600 inhabitants were recorded living in 100 houses in Orton. In that year however a directory, published by Parsons & White, describes the market as "almost obsolete" although there were still livestock fairs held at Whitsuntide and Michaelmas. The Manor Court gave funds towards the erection of a market hall on waste land following the resumption of the market in 1863.

In 1760 an Act for a turnpike road was passed that would run through Orton on its way between the large market towns of Kendal and Appleby, the current B6260. Four public houses/inns were recorded in Orton in 1742. In common with the wider rural area the village's population fell in the late C19. Orton's role as a stop over on the long distance north/ south routes was undermined with the Lancaster and Carlisle railway's decision in 1847 to use Tebay as its main line station, which led to the rise of this settlement at Orton's expense. Tebay's dominance was further enhanced with the building of the branch line to Barnard Castle and Orton declined with little new build until the latter half of C20.

Despite these changes Orton's agricultural underpinning helped it retain a large population of trades people and shopkeepers until into the C20. Its facilities in the C18 included a market, shops, pubs, doctors, auctioneers, church, school as well as tradesmen. Orton School was built in 1730 by public subscription with school masters being appointed, according to the 1786 Minute Book of Orton School, "by the general consent of the neighbourhood". In 1810 the Public School was built and Orton's population seems to have enjoyed a higher level of literacy than was common at that time. Scholars came from Shap and Ravenstonedale and boarded in the village.

The ready supply of water issuing from under the limestone scar led to the development of mills. There were at least three water mills operating by the C17 that milled flour and flax. They continued in operation until C20 with Orton Mill operating until World War II when its waterwheel was removed. It is now in a derelict state although the C17 mill house is still in use.

What is truly remarkable about Orton, and which sets it apart from many other similar settlements in the area, is the very high level of autonomy held by freeholders. This extraordinary independence for the times was both secular and religious. It was unusual enough in the north of England, but quite unheard of in the more hierarchical social ordering of the south.

The Manor of Orton covered the townships of Orton and Raisgill and was divided between the Musgrave and Dacre families. The Dacre moiety was bought by freeholders in 1615 for £1,840 5s 10 ½d and the Musgrave share was similarly acquired. By the early C17 these freeholders held the Manor Courts, which continue to this day with records stretching back to 1756. The jury of the Court consisted of 20 men who elected a life long steward, many of whom were publicans with the court frequently being held in

the Fleece Inn, now the George Inn. The main business of the Court was to regulate farming practices especially, in pre- enclosure days, on the wastes and commons. The Court appointed Constables who were responsible for reporting repairs, dealing with blocked watercourses etc. Three quarries on the wastes were let by the Court with income usually being spent on improving or building bridges. The Quarter Sessions held in Appleby and Kendal dealt with more serious offences.

In 1618, shortly after the Dacre moiety was bought, freeholders went on to purchase the rectory and what was known as the *advowson* - the power to control the appointment of clergy to All Saints Church rather than being appointed by the Bishop of Carlisle. Today the importance of the established church can be hard to appreciate. It must be remembered that the church dealt not only with matters spiritual, but also owned and controlled much land and had an administrative and social role. From medieval times onwards the Consistory Court dealt with both secular and church matters up until the C19, although it had lost much of its power by the C18. A 1749 description of All Saints Church and its assets indicate that it was exceptionally well provided for. An egalitarian spirit, unusual for the age, seems to have prevailed in Orton with Dr Richard Burn, vicar between 1736 - 85, writing that “...*the people come regularly to church five, six or seven miles each Sunday...all the seats, except the vicar’s are repaired at the public expense; and no one of the parishioners hath the right to a particular seat.*”

Despite the local strength of the established church Orton has produced two key non conformists. George Whitehead, one of the founders of the Quaker movement, was born in the village in 1636. In 1775 a local man, Stephen Brunskill, started preaching and was very influential in the development of Methodism in Westmorland. It is perhaps significant that, in a generally strong non Conformist area, Orton has comparatively few places of worship. In 1833 a Methodist Chapel was built in the village with other independent religious meetings appearing to have been very short lived. The now derelict Temperance Hall was built in 1858 although the 1861 census indicates that, in addition to the temperance innkeeper, there were four other innkeepers in the village.

5 Surviving historical features

Surviving historical features include:

- Manorial court
- Settlement of farms and dwellings dating from C17
- Enclosed central fields
- Village stocks
- Historic back lanes and public rights of way
- Disused mill dam
- Limestone boundary and field walls

- Bridges and stepping stones over Chapel Beck.

6 Character and appearance

Spatial layout

The central open green area bounded east and west by two streams is a key defining townscape feature. Three roads surround this open space along which development has taken place although there are some remaining fields that abut these roads. Several of these fields have been developed in the C20, which has restricted the sense of immediate countryside.

To the west of this central open space is a tight knit triangular area of comparatively dense housing and terraced properties centring on the market place and The Square. All Saints Church rises above this area, and indeed the whole village, as it sits on an elevated knoll. To the north of the open area along either side of Chapel Beck are residential properties leading up to Mill House Farm and disused Mill Dam. To the south of it, slightly separate from the main village, lies Orton Hall and its associated buildings. This sense of separation is accentuated by there being no development on the other side of the Orton/Tebay road, the B6260. C20 modern development has in filled the area between Orton Hall and the main Orton village.

See Plan 2 for a diagrammatic townscape analysis that includes key vistas and views.

Townscape analysis



Aerial view of Orton showing All Saints church and historic village core

Today the pattern of the village has changed little since the C19. The triangular area centring on the market place and the church is the oldest part of the village. Medieval in origin no buildings remain from this period other than All Saints Church although vestiges can be seen in the tight layout and narrow burgage plots on the western side of the village bounded by a back lane. Many properties date from the C17 and this part of the village is a comparatively dense area of mixed residential and commercial uses and was the central area of the village. It broadly describes a triangular area with West End Road to the north and Front Street to the south. The land rises slightly from south to

north and the properties are stepped to accommodate the change in gradient. All Saints Church is situated on a knoll set both above and back from the main village core and the tower can clearly be seen from most parts of the village.



Fine grain built fabric in village core stepping up to All Saints Church

Many of the properties date from the C17 when the area became more prosperous and stone became the vernacular material of choice eg Lindsay Cottage and Greystone Cottages. Within the central core the building line tends to be up to pavement with later C19 and C20 properties being slightly set back. West End Road has a more spacious lay out with buildings set back slightly reflecting their agricultural origins. These properties and other later C19 and C20 tend to be fronted by low limestone walls. The vernacular buildings face the road however in the vicinity of The Square some are gable end on creating diversity and interest. Waverley adds to this irregularity by diagonally facing the road. This configuration gives glimpses of further former barn buildings behind and from there into the wider countryside. The village stocks is located on an area of mown grass off the square and there is little other soft landscaping in the central core area. This does not impact on the overall sense of greenery or feeling of space as there are views to the more open areas around the central fields and the wider countryside beyond.



Datestone (rear Greystone Cottage)



Lindsay Cottage

Most properties around the central fields front the road, but are well set back behind low limestone walls. They tend to be detached former farmhouses and associated barns, many of which have now been converted to residential use. Some like the Old Vicarage and Town Head House stand in their own quite substantial grounds set back from the

main thoroughfare of the village. Orton Hall in particular is so set back with extensive planting to the front B6260 road that it appears unconnected with the main village.

Of considerable importance to the traditional character and appearance of the settlement is the simple, informal nature of the roads, excluding the B6260, which carries through traffic from Tebay to Appleby. The carriageways of roads and accesses are generally narrow and many areas of green spaces and verges are informal and unkerbed. There are several bridges over the becks and the footbridges and stepping stones in particular make a very positive contribution to the village's character.

Key views and focal points

Long distance vistas, into, out of and across Orton are enormously important and help to create a very distinct sense of place. Many views, particularly from the public rights of way on the edge of the proposed conservation area boundary, sweep out to the surrounding fells beyond and inward right across Orton. Pivotal to the views within the village are the central fields and the focal point of All Saints church tower on its raised knoll. See Plan 1 for a diagrammatic townscape analysis that includes key vistas and views.



Settlement surrounding central fields



View across central fields



View from road looking towards All saints Church and Orton Scar

Natural environment

In addition to the central fields and open space a noticeable feature of Orton is the amount of greenery and foliage. The village has a large amount of wide grass verge alongside the roads, particularly in the Town Head area (Plan 3). Topographically Orton lies in a slight depression. It has many mature deciduous trees particularly on the outer perimeter of the village that have the effect of blending the edges of the settlement with the wider countryside beyond. Because of their importance a great many of these trees and woodland in Orton are protected by Tree Preservation Orders (Plan 3) particularly to the north in the Town Head area and at the village's southern extremity around Orton Hall. The Council is undertaking a review of these designations and it is likely that the majority will remain in place which serves to reiterate their valuable contribution to the contemporary Orton landscape.

Many of the trees in the central fields have been planted over the last 80 years. In particular a large number have been planted in the last 20 -25 years and this is slowly altering the open character of this area. A dedicated wetland conservation area has been created on one of the former central fields opposite Petty Hall that again includes a large number of trees.



Orton conservation area



Bridge over Chapel Beck

The streams are a lively and defining feature of the village and are criss crossed by bridges and stepping stones. As a whole Orton has a verdant natural environment that creates a sense of timeless abundance and it has a high wildlife value. Birdsong makes a particular contribution to the character of the village.

Public realm

With the exception of the market place area and Mill House/Town Head areas the rest of Orton is characterised by openness. The flat former field areas allow for long views across the village in many directions to the wider countryside and fells beyond. As many of the recently planted trees in this central area mature however these views will become increasingly compromised.

The market place area has an enclosed feel due to the tight grain of the buildings in it and their being built on the pavement edge. The market place car park is a significant open area that has some landscape to soften it. The Town Head area has wide mown grass verges that extend the spacious feel of the central fields. Extending north to Mill House Farm the public realm centres on Chapel Beck with small bridges, stepping stones and woodland that gives this area an intimate, more secretive quality.

Pavements are not a strong feature of Orton's public realm. Whilst they exist in places, especially alongside the B6260, they are utilitarian in nature. There is a widespread use of low limestone walling that harmonises with the limestone buildings and gives the village cohesion, despite there being diverse buildings types and architectural styles.

Community

A strong community spirit still exists in Orton partly because it is still sufficiently remote from nearby towns to have retained many village facilities that have been lost elsewhere. In particular it has a relatively large primary school, a shop/post office, pub, church, chapel, market hall, chocolate outlet and bus services. Farmers markets in the market hall are a growing attraction and Orton was named National Farmers Market of the Year

in 2005. The Orton Christmas fair regularly draws in a large number of people from a wide radius.

Orton benefits from tourism with coaches stopping at the chocolate shop. The long distance walking route, Coast to Coast, passes through the village as do two long distance cycling routes, Sea to sea (C2C) and Walney to Wear (W2W).

7 Buildings

Architectural characteristics

Most of the properties in Orton are two storied, built of local limestone with slate roofs. The local vernacular farmhouse form is a derivative of the “long house” with both farmhouse and farm building under a continuous roof often with a cross passage. This form was common from the early C17 to the early C19 and is apparent particularly in farms around the central open fields.

No thatch remains in the village, but several existing buildings are likely to have been thatched originally with their roofs having been raised to accommodate another storey and the pitch made shallower to accommodate slate. Westmorland Green and Burlington Blue roofing slates predominate laid in traditional diminishing courses. Roofs are typically gabled and unbroken without projecting gables or dormers although they have been introduced into several historic properties. Guttering is generally fixed directly to the wall by hangers and brackets. In general the proportion of window to wall is low in local vernacular buildings giving them a sturdy appearance. Many buildings have been rendered and/or painted however there is no obvious evidence of existing lime renders or limewashes.

The oldest surviving window openings in the village are probably the mullioned windows at Petty Hall. Many buildings will have had their mullions removed to accommodate vertical sliding sash windows. These in turn are being lost to modern unsympathetic uPVC mock sash or casement windows.



Historic windows



Modern casement windows

Most of the building plots are shown on the 1st edition Ordnance Survey plan of 1865. The vast majority of the buildings shown still survive albeit having undergone significant alterations over time such as the George Inn and the former school house. There are a number of Victorian and Edwardian buildings in Orton e.g. the former Liberal Club and the Methodist Chapel. Several buildings were remodelled in this period such a Waverley when it was transformed into a temperance hotel. Some older residential properties have been given a Gothic revival make over such as Cottage Redmayne.



Former Liberal Club



Cottage Redmayne

There has been limited small scale C20 residential development in the village. Some developments have paid no respect to the local traditional vernacular in terms of design and materials, such as Ashfield Court. Others however like Chapel Beck Close have attempted to blend into the village by virtue of the use of traditional materials and palette.

Whilst the vernacular buildings provide the underlying quality of Orton's built environment there are of course grander, more formal houses. There are several impressive examples – Orton Hall to the south of the village, The Old Vicarage and Town Head House to the north. Appendix B contains details of listed buildings together with buildings/structures that make an important contribution to the area.

Prevalent local building features and materials

- Former farmhouses with attached barns under one continuous roof
- Low limestone boundary walls
- Limestone walls, often rendered and/or painted
- Westmorland green and Burlington blue roof slates and gable roofs
- Building lines set back from road outside of village core
- Building frontages facing road

- Predominance of two storied buildings
- Simple plain front facades without entrance porches
- Timber vertical sliding sash windows
- Low window to wall ratio
- Buildings built on pavement line (central village)
- No fascia board or roof overhang
- Guttering fixed directly to wall by hangers and brackets



Former farmhouses with attached barns under one continuous roof
 Low limestone boundary walls
 Gable roofs



Limestone walls, often rendered and/or painted
 Westmorland green and Burlington blue roof slates
 Building lines set back from road outside of village core



Building frontages facing road
 Predominance of two storied buildings



Simple plain front facades
 Timber vertical sliding sash windows



Low window to wall ratio
Buildings built on pavement line (central village)



No fascia board or roof overhang
Guttering fixed directly to wall by hangers and brackets

8 Problems, pressures and capacity for change

Negative issues

There are a number of both general and specific issues that affect the character of Orton. Individual changes to buildings have collectively undermined the historic and architectural quality of the village. These include

- barn conversions with inappropriate modern window styles
- house extensions with non vernacular details
- insertion of large prominent rooflights and dormer windows
- plastic windows and doors
- loss of traditional roofing materials
- vacant derelict historic buildings

These changes are not unique to Orton, but are occurring throughout the country. Most of these changes do not require planning permission and have already significantly eroded the village's historic character.

There are several redundant and derelict buildings in the village ranging from late C20 industrial units to the fine former mill building near Mill House Farm and Temperance Hall. Some of them are buildings at risk (Plan 2) and they undermine Orton's vibrancy lending it a slight air of decay in places.



Former Temperance Hall



Former mill

The character of the central open space has undergone considerable change since these were all grazing fields with only a few remaining to the south. In particular the cumulative effect of recent tree plantings will seriously undermine the traditional open character of this area and the long views across the village and out into the wider countryside.

Future

Orton has been identified as a Local Service Centre within Eden LDF's Core Strategy that sets out the overarching policies for Eden outside of the National Park. This means that small scale development may be permitted in the village to meet local employment, services and housing needs. Within that document redundant agricultural buildings are proposed to be re-classified as brownfield sites, giving them a priority in site selection. The design and materials of any new developments or conversions will greatly affect the character of the village.

There are also a number of potential future changes that may affect the character of Orton. These include:

- Gradual tree growth in the central open area that is currently designated as Amenity Land in the Local Plan 1996. This is changing the village's character and a long term strategy for this area would be beneficial;
- Infill development on fields;
- Unsympathetic development as a result of permitted development rights;
- Removal of stone walls. All are unprotected except those associated with listed buildings;
- Increasing pressure to alter buildings to maximise their energy efficiency. Alternative energy generation, such as solar panels and wind turbines are likely to alter the appearance of the village;
- Telecom masts, satellite dishes and other modern intrusions;
- Conversion of remaining barns and loss of agricultural character;

- Replacement of traditional windows with inappropriate modern windows;

Whilst conservation area designation on its own cannot remove all of these threats, it would protect certain features such as the trees and walls, reduce the scope for uncontrolled alteration of existing properties and allow stricter design control over any new development. It is possible to control development that usually does not require planning permission eg replacement windows and re-roofing materials by the use of an Article 4(2) Direction under the Planning (Listed Buildings & Conservation Areas) Act 1990.

Appendix A National, Regional and Local Policies

A.1 National Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 69 requires that local planning authorities shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. The Act therefore places a duty on the local planning authority to designate conservation areas in areas which they consider meet the criteria.

Section 72 of the Act places a duty on the local planning authority in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Section 71 of the Act requires that from time to time, local planning authorities shall formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

Section 73 of the Act requires the local planning authority to publicise proposals which would in their opinion affect the character and appearance of a conservation area. Such proposals need not be within the conservation area and PPG 15 (Paragraph 4.14) further advises that in the Secretary of State's view, the desirability of preserving or enhancing the character or appearance of the area should also be a material consideration when considering proposals which are outside the area, but would affect its setting, or views into or out of the area.

Planning Policy Guidance

PPG15: Planning and the Historic Environment - September 1994

A.2 Regional Planning Guidance

Regional Spatial Strategy North West

See documents at North West Regional Assembly website www.nwra.gov.uk

A.3 Local Planning Guidance

Eden LEF Core Strategy Submission Development Plan Document (Sept 2008)

Relevant policies are:

- CS17 Principles for the Built (Historic) Environment

The principles for the built (historic) environment are to:

1. Conserve and enhance buildings, landscapes and areas of cultural, historic or archaeological interest including conservation areas, historic parks and gardens, areas of archaeological interest and listed buildings and their settings.
 2. Promote the enhancement of the built (historic) environment through the use of high standards of design and careful choice of sustainable materials for all development (see Policy **CS18**).
 3. Encourage the sympathetic and appropriate re-use of existing buildings, especially those which make a contribution to the special character of their locality.
 4. Promote design that ensures a safe and secure environment.
 5. Promote improvements in accessibility in the built (historic) environment for all people regardless of disability, age, gender or ethnicity.
 6. Promote the development of public art, particularly as part of significant new developments.
- CS18 Design of New Development

The District Council will support high quality design which results in usable, durable and adaptable places which reflect local distinctiveness.

New development will be required to demonstrate that it;

1. Shows a clear understanding of the form and character of the District's built and natural environment, complementing and enhancing the existing area.
2. Protects and where possible enhances the District's distinctive rural landscape, natural environment and biodiversity.
3. Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.
4. Optimises the potential use of the site.
5. Protects the amenity of existing residents and provides an acceptable amenity for future occupiers.
6. Maximises opportunities for the use of sustainable construction techniques, sustainable drainage systems, renewable energy generation on site, incorporates water efficiency and conservation methods and maximises opportunities for the re-use and recycling of waste.
7. Uses locally sourced materials wherever practically possible.
8. Achieves energy reduction and efficiency through siting and design.

9. Provides safe access to the site by a choice of means of transport and meets the access needs of all users, particularly pedestrians, cyclists, disabled people and the elderly.
10. Protects air quality and does not result in environmentally unacceptable levels of traffic.
11. Does not contribute to unacceptable levels of noise and light pollution.
12. Protects features and characteristics of local importance.
13. Incorporates appropriate crime prevention measures.

Relevant Supplementary Planning Guidance

- Eden Design Summary (1999)

Appendix B Listed Buildings

There are 6 separate listed buildings and structures in Orton



Church of All Saints - Grade II*



Orton Hall - Grade II



Petty Hall - Grade II*



Barn and Byre Range Adjoining North End Of Petty Hall - Grade II



Town Head House - Grade II



Garden wall, railings and gate to Town Head House - Grade II





Plan 1 - Proposed Conservation Area Boundary



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Key to symbols and abbreviations

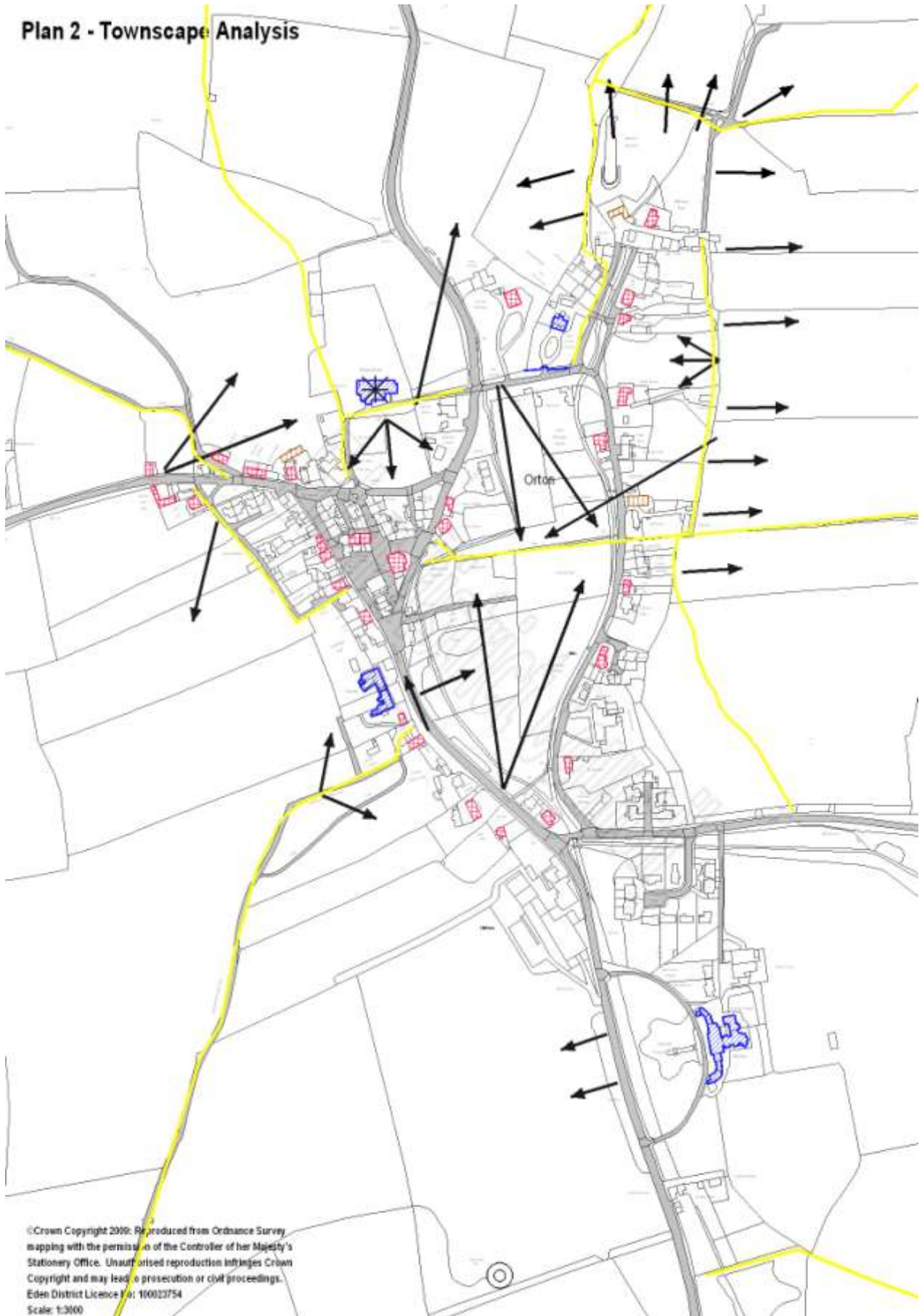
Plan 2 - Townscape Analysis:

-  Listed Buildings
-  Buildings of Special Character
-  Buildings at Risk
-  Focal Point
-  Public Highways
-  Public Rights of Way
-  Key Views

Plan 3 - Landscape Analysis:

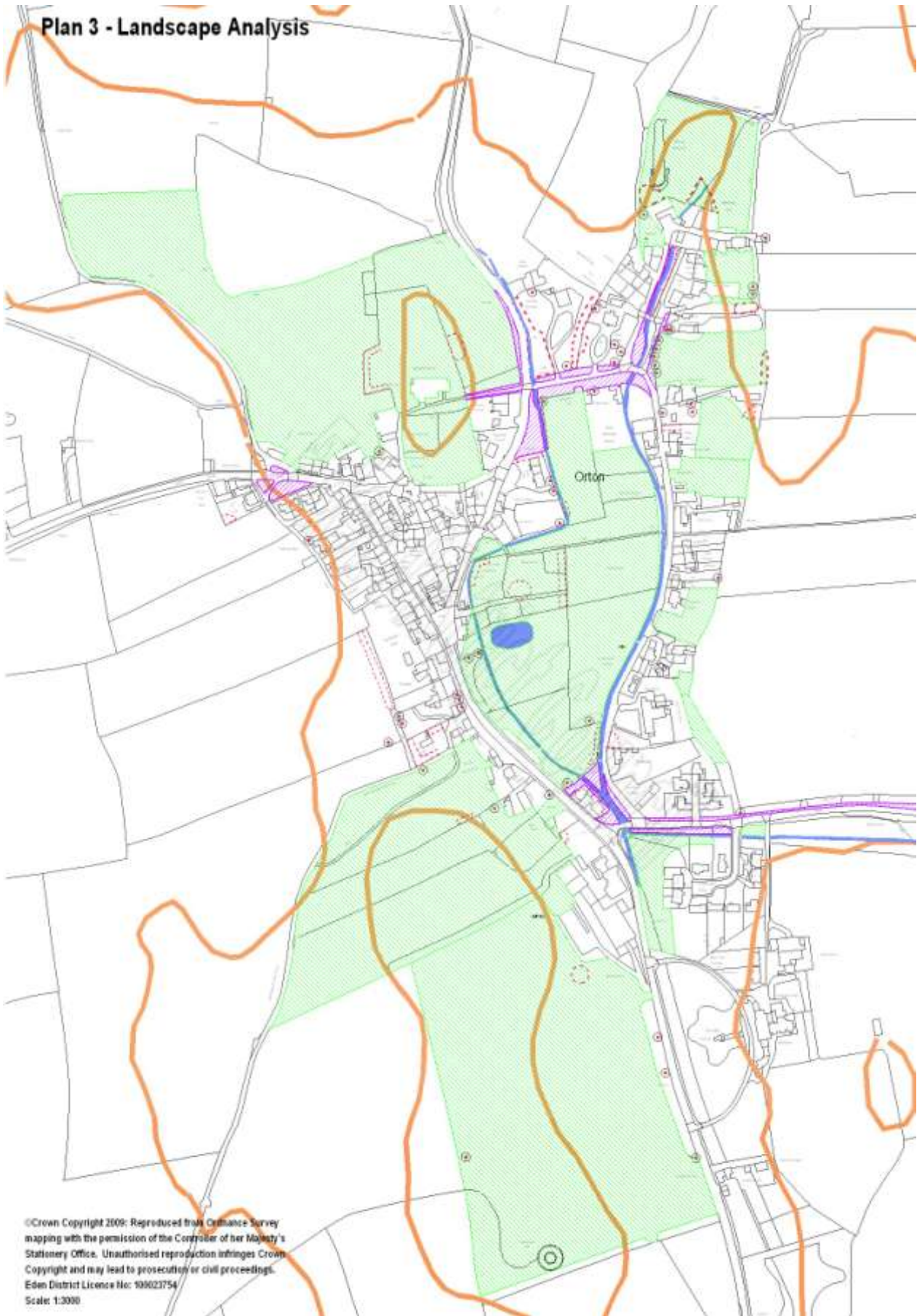
-  Streams and Ponds
-  Contours
-  Tree Preservation Orders - Individual Trees
-  Tree Preservation Orders - Groups
-  Significant Grass Verges
-  Areas of Landscape Importance

Plan 2 - Townscape Analysis



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Plan 3 - Landscape Analysis



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Department of Policy and Performance
Eden District Council
Town Hall Penrith
Cumbria
CA11 7QF

