

# **Appleby Conservation Area Character Appraisal and Management Plan**

**February 2022**





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# 1. Introduction

## 1.1 Background to appraisal

1.1.1 Conservation areas are defined in planning 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.

1.1.2 Conservation area designation introduces controls over the way owners can alter or develop their properties. These include:

- The requirement for development proposals to preserve and/or enhance the area’s character and appearance, as set out in legislation as well as national and local policies
- Control over the demolition of unlisted buildings
- Control over works to trees
- Fewer types of advertisements which can be displayed with deemed consent
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)

1.1.3 We are fortunate in Eden in having an outstanding natural and cultural landscape that we want to conserve and celebrate. There are currently 19 conservation areas in Eden outside of the Lake District National Park and Yorkshire Dales 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.

1.1.4 Appleby was first declared a conservation area on the 16th November 1969 and the boundary was revised on 16th April 1981 (see figure 1) but never had a Character appraisal or management plan. This new character appraisal and

management plan includes a description and assessment of the historical, architectural and townscape qualities of Appleby conservation area along with planning policies relating to the conservation of the historic environment.

1.1.5 This conservation area appraisal and management plan document will be adopted to serve the following key purposes:

- Understand the significance of the conservation area;
- Encourage the conservation, repair, reuse and management of the area's historic features;
- Stimulate local interest in the protection and development of the conservation area;
- Inform decision making in relation to policies within the Eden Local Plan 2014-2032
- Inform the review of Eden Local Plan; and
- Address the challenges facing the 'at risk' area and achieve the removal of the area from Historic England's Heritage at Risk Register.

## **1.2 Location and setting of the conservation area**

1.2.1 The town of Appleby-in-Westmorland is located within the Eden Valley District, approximately 14 miles to the south-east of Penrith via the A66 road (see figure 1). It is surrounded on three sides by the Pennine hills, Howgill Fell and the Lake District peaks, which form an important visual relationship with the town. The underlying geology of the Eden Valley is of New Red Sandstone, mostly comprising Lower Permian based breccias, sandstones and mudstones, but with a narrow band of Upper Permian and Triassic sandstones, including Bunter and Keeper sandstone.

1.2.2 The town is situated within a loop of the River Eden (a designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)) which would have provided a natural defence for the early settlement but in recent years has become a challenge with flooding events causing extensive damage to the historic fabric of the town.

- 1.2.3 The town has an estimated population of 3,000 of which the majority of persons are over the age of 40. It is classed as a key service centre within the district being one of four market towns and provides a wide range of services including educational establishments.
- 1.2.4 The town also has a station on the historic Settle-Carlisle railway line, all of which fall within the designation as a Conservation Area running north – South to the east of the town centre.
- 1.2.5 The Appleby conservation area covers the main commercial area of the town centre, the grounds of the town’s castle and church, and the surrounding historic residential areas (as shown in figure 2). The conservation area was added to Historic England’s Heritage at Risk Register in 2016. In 2017 Appleby was awarded the Heritage Action Zone scheme by Historic England which focused on the regeneration of part of the conservation area.

Figure 1 Conservation Area Boundary Map



### **1.3 Adoption and publication**

1.3.1 This character appraisal has been prepared in conjunction with the Historic Area Assessment for Appleby-in-Westmorland prepared and published by Historic England in January 2021.

[https://historicengland.org.uk/research/results/reports/8196/Appleby-In-WestmorlandConservationAreaCumbria\\_HistoricAreaAssessment](https://historicengland.org.uk/research/results/reports/8196/Appleby-In-WestmorlandConservationAreaCumbria_HistoricAreaAssessment)

1.3.2 This character appraisal has been subject to a wide public consultation during the period of 11 October to 28 November 2021 before being considered for final approval and adoption by the Council. A separate consultation report outlining the type and outcomes of the consultation is available.

## **2. Planning Policy Context**

### **2.1 National Planning Policy**

Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.1 Section 69 requires that local planning authorities shall determine which parts of their area are areas of special architectural or historic interest and shall designate those areas as conservation areas.

2.1.2 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts.

2.1.3 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.

2.1.4 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 but would affect its setting, or views into or out of the area.

The Enterprise and Regulatory Reform Act, 2013

2.1.5 The ERR Act 2013 was introduced in an attempt to simplify heritage regulations. It included the removal of the requirement for Conservation Area Consent but the retention to obtain planning permission for demolition of buildings within conservation areas. See appendix A for further information on the Act.

National Planning Policy Framework (NPPF), DCLG, 2021

2.1.6 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in 2012 and updated in July 2018, February 2019 and then again in July 2021. It sets out

the Government's planning policies for England and specifies how these policies should be applied.

- 2.1.7 NPPF Chapter 16: *Conserving and enhancing the historic environment* sets out policies to conserve heritage assets in a manner appropriate to their significance. The term significance means the value of a heritage asset to this and future generations. This heritage value may be architectural, archaeological, artistic or historic. Key paragraphs relating to development within conservation areas are outlined in appendix A.

#### Advice Notes

- 2.1.8 Historic England is the Government's adviser on the historic environment in England. They have published a number of advice notes intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy contained within the NPPF and Planning Practice Guidance. A list of the documents can be found in appendix A and can be downloaded from Historic England's website <https://historicengland.org.uk/images-books/publications/>.

## **2.2 Local Planning Policy**

### Local Development Plans

- 2.2.1 The Eden Local Plan sets out how we are planning to manage the growth of new jobs, homes and infrastructure in Eden over the period 2014-2032. Table 1 in appendix A outlines the key policies relating to the historic environment of the Eden District as contained in the Eden Local Plan 2014-2032.

### Supplementary Planning Documents

- 2.2.3 The role of Supplementary Planning Documents (SPD) is to provide guidance on local planning matters. The Management of Conservation Areas SPD adopted in March 2011 provides guidance to the public and developers when considering proposals in conservation areas. It is also used as a material planning consideration in the determination of relevant planning, advertisement, listed building and conservation area consent applications as

well as to inform management issues in our town centres and villages designated as conservation areas.

#### Neighbourhood Planning

- 2.2.4 The 2011 Localism Act introduced a new set of tools to help neighbourhoods to come together and shape the future of their local areas. One of these tools is a neighbourhood plan. Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare, with the community, a formal planning document for their area. See appendix A for further information.

### **3. Summary of Special Interest**

3.1.1 The part of the town designated as the conservation area is considered special for the following reasons:

- Town of medieval plan form with main thoroughfare (Boroughgate), narrow lanes called wiends and evidence of burgage plots. There is also a physical and visual link between the medieval Appleby Castle and Church of St Lawrence.
- A mixture of architectural building styles and materials with well-preserved historic building stock with evidence of 18th and 19th century rebuilding and re-fronting.
- Different character areas reflecting the town's rich economic and social development as the former County town of Westmorland.
- A high number of heritage assets comprising of two scheduled monuments, 183 listed buildings and structures and one registered park & garden.
- Visual harmony resulting from a limited palette of natural and mainly local building materials with evidence of new materials such as brick brought in by the railways.
- A riverside setting on the River Eden and an abundance of green spaces with mature trees within and on the edges of the conservation area
- Links to famous people and historical families, in particular Lady Anne Clifford and the Heelis family



## 4. Character Appraisal

### 4.1. Historical Development

- 4.1.1. Appleby was originally the county town of Westmorland until the county boundaries were changed in 1974.
- 4.1.2. The town has numerous associations to famous persons and historical families such as the Heelis family. The most well-known is the association to the Clifford family who took over ownership of the castle in the 13th century. The coffin of Lady Anne Clifford is laid in a vault within the church next to a memorial to her mother Margaret, Countess of Cumberland. Of a more recent association, George Washington's father was educated at Appleby Grammar School.
- 4.1.3. The conservation area contains considerable evidence of the town's phased development from its Norman occupancy to the present day. It has been suggested by some that there may have been a Roman fortlet at the site of the present castle but to date there is no sound evidence.

#### Medieval Period

- 4.1.4. Early inhabitation seems to have been in the Bongate area centred around the Church of St Michael's and the ford that provided a crossing over the river to the castle. The settlement at Bongate was referred to as 'Old Appleby' in a lawsuit of 1265 suggesting that it pre-dated the main town<sup>1</sup>.
- 4.1.5. Appleby Castle is evidence of a Norman defensive structure - the remaining earthworks date to c.1095 and the lower part of the stone keep dates to c.1110. However it may have replaced an earlier motte and bailey on the site. The lower part of the tower at the Church of St Lawrence also dates to c.1150.
- 4.1.6. There is a low potential for surviving archaeological remains relating to the friary which was formerly located in the site of the modern housing development off Battlebarrow Road.

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<sup>1</sup> Nicholson and Burn 1777; Holdgate 2006, 30

4.1.7. Appleby is a historic market town and borough planned by Ranulf le Meschin early in the 12<sup>th</sup> century, linking the castle and the church<sup>2</sup>. By the early 14<sup>th</sup> century Appleby was well established as the county town for Westmorland and a market centre for the region<sup>3</sup>. The plan form of the town is characteristic of a medieval town with a long thoroughfare (Boroughgate) and narrow lanes called 'wiends' leading off to surrounding areas. There is also evidence of burgage plots lining Boroughgate and the market place.

4.1.8 As a result of the Border Raids during the mid-late medieval period much of the town was left in a ruinous state. The surviving castle show signs that it was strengthened repeatedly during this period and the main body of the Church dates from the 14<sup>th</sup> and 15<sup>th</sup> centuries. It was not until the early 17<sup>th</sup> century with the arrival of Lady Anne Clifford did the town begin to revive.

#### 17<sup>th</sup> century development

4.1.9 A period of new and restored building during the 17<sup>th</sup> century is evident within the town under the influence of Lady Anne Clifford and Thomas, the Earl of Thanet. A few examples include: restorations to the Church and rebuilding of the north chapel and chancel (1655); renovations to the castle (1651); St Anne's Hospital Almshouses built to house local widows (1651); and the Palladian Mansion (1690).

4.1.10 Aside from the latter great schemes, Appleby also went through a small expansion of residential developments including the rows of houses on Battlebarrow and a cluster of longhouses at Bongate.

#### 18<sup>th</sup> century development

4.1.11 The history of Appleby in the 18<sup>th</sup> century is to some extent characterised by the struggle for control of the borough's electorate in what became a notorious pocket borough. In 1754, a series of electoral survey plans of Appleby were produced in order to indicate the burgages whose owners were

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<sup>2</sup> Taylor et al (eds), 2019

<sup>3</sup> Holdgate 2006, 104

permitted to vote in Parliamentary election in response to that year's contested result between the candidates of Sir James Lowther and Sackville Tufton, the Earl of Thanet<sup>4</sup>. These plans comprise the earliest dated cartographic evidence for the layout of the town.

Figure 2 Detail from the 1754 Thanet electoral plan of Appleby (Cumbria Archive Centre, Carlisle, DLONS/L5/3/1/1/2, reproduced with kind permission from the Lowther family)



4.1.12 A phase of modernisation and gentrification came in the 18<sup>th</sup> century when many new houses were constructed and a significant number of existing buildings were re-fronted all in a local vernacular style. Visible evidence

<sup>4</sup> Holdgate 2006, 45, 156, 194-6

includes the original line of some buildings shown on their gable elevations, the over-key of quoins and incorporation of earlier date stones.

4.1.13 The town's administrative buildings were also revitalised with the Moot Hall rebuilt in parts in 1769 and the construction of a new county court and gaol in the Sands area in 1770.

19<sup>th</sup> century development

4.1.14 The rapid development of industry in the 19<sup>th</sup> century influenced much development in the town.

4.1.15 A tannery and gas works established at the end of Chapel Street in 1837 and subsequently led to the development of terraced properties along the street. Archival and census records show that these buildings were also home to shoemakers suggesting there may have been a cottage industry in the area. A brewery was located on Doomgate and the bobbin mill at the south of Boroughgate is instead marked as a second brewery on historic maps. The northern half of Boroughgate and Bridge Street developed a commercial character with shop fronts being inserted into existing buildings along with the construction of two new banks<sup>5</sup>.

4.1.16 The coming of the railway in 1876 brought a further phase of development to the east of the town, with numerous terraces of Victorian townhouses constructed on the elevated land between the railway and the river to the north east of the old town. Within the town centre new materials from across the country also began to feature in building construction for instance stone chimneys began to be replaced with yellowish coloured brick and new brick terraced houses were constructed particularly in Chapel Street and Holme Street. However the use of brick did not become widespread and the character of the town was not radically changed by its introduction.

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<sup>5</sup> Taylor et al (eds), 2019

Figure 3 Extract of Ordnance Survey map published 1899 showing the railway line and development of houses to the north east of the town (Westmorland Sheet IX/SE reproduced with kind permission by the National Library of Scotland)



4.1.17 This was also a period of out-of town villa building, for example Bongate Cottage and Battlebarrow House which were built for members of the Heelis family to a Gothic style.

#### 20<sup>th</sup> century development

4.1.18 During the 20<sup>th</sup> century, changes in the town were largely for amenity and leisure facilities. The Sands area developed to service the motor car industry with the establishment of a few garages. Also a medical centre is now located on the site of the former tannery and gas works.

4.1.19 There was also some expansion of housing with the post-war housing estates establishing to the west of Scattergate and piecemeal developments including

the Friary Fields site off Battlebarrow (see figure 4). Interestingly the first phase of the Scattergate Green housing estate is quite sympathetic in its design by referencing the local vernacular style and replicating the former field strips in its street layout<sup>6</sup>. In recent years housing estates have developed to the east of Bongate and Garth Heads Road (outside of the conservation area).

4.1.20 Several structures were also built as war memorials. The Boer War memorial at the junction of Bongate and Mill Hill was erected in 1902 and the town's main war memorial in St Lawrence's churchyard was unveiled in 1921. Appleby Cemetery was laid out in 1910<sup>7</sup>.

4.1.21 Appleby lost some of its administrative significance when Cumberland and Westmorland were combined to form Cumbria in 1974 and Carlisle became the county town. Also in the early 1980s passing traffic was rerouted out of Appleby with the opening of the Appleby Bypass section of the A66<sup>8</sup> ultimately leading to a reduction in passing trade. However Appleby remains an important market and commercial centre for the Eden region.

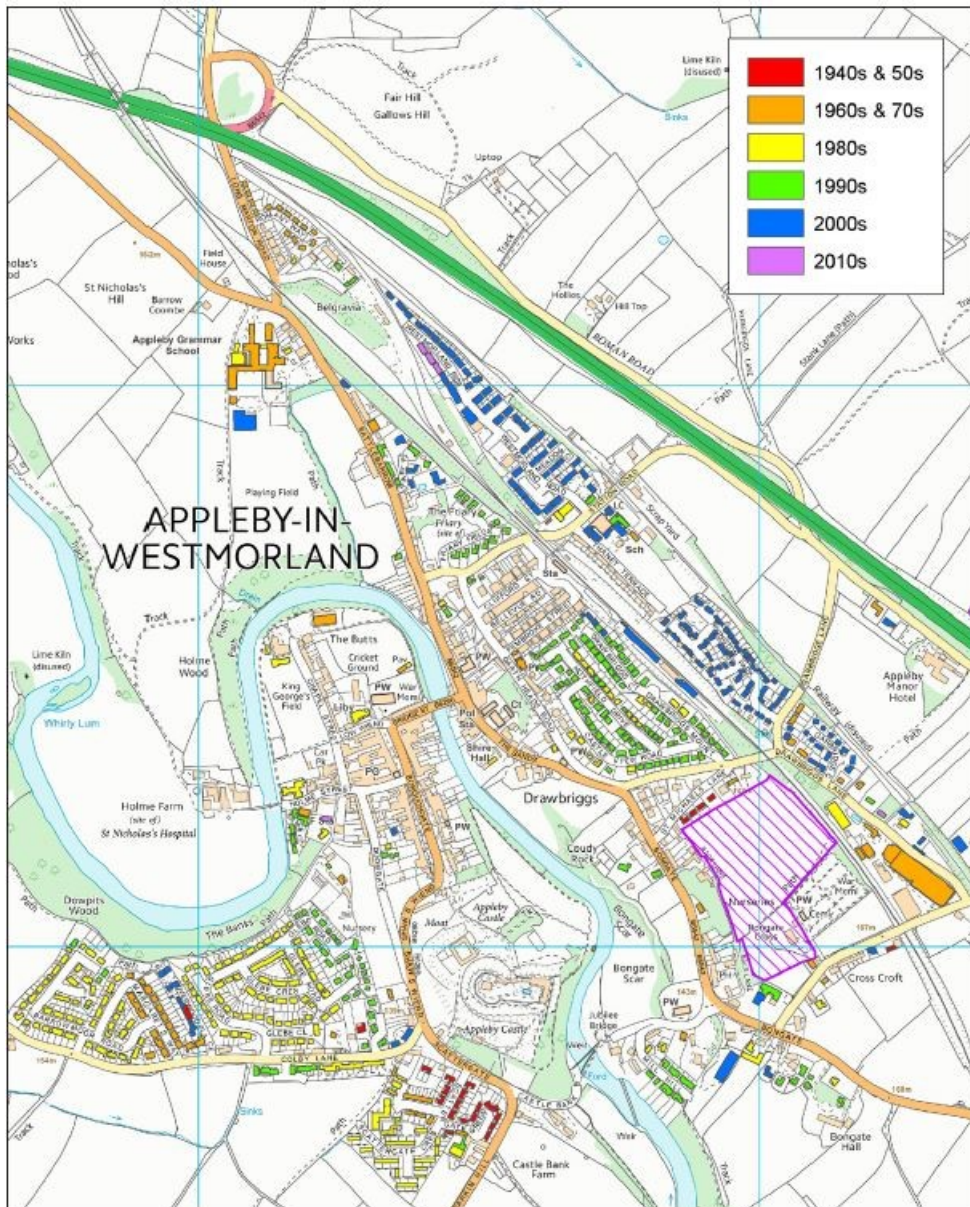
Figure 4 Map showing 20th century phased developments. This does not reflect exact construction dates. Historic England, Historic Area Assessment, reproduced with kind permission (Mapping © Historic England. Base map © Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100024900)

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<sup>6</sup> Taylor et al (eds), 2019

<sup>7</sup> Holdgate 2006, 218

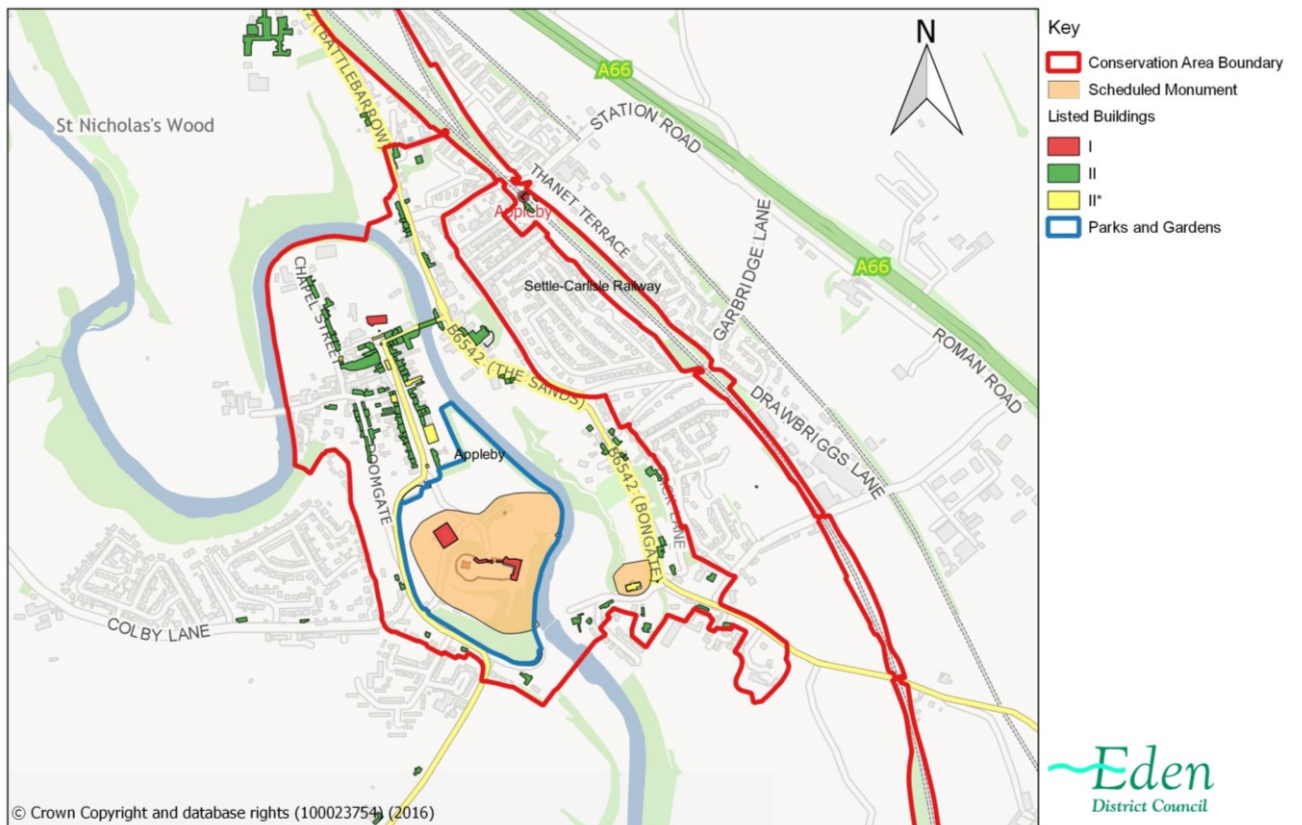
<sup>8</sup> Taylor et al (eds), 2019



## 4.2 Heritage Assets

4.2.1 There are a total of two scheduled monuments, 183 listed buildings and structures and one registered park & garden found within the conservation area boundary, as shown on figure 5. The list descriptions for these designated assets are contained within appendix B along with notes about their present condition.

Figure 5 Designated Heritage Assets



### 4.3 Architectural Quality and Built Form

#### Layout

- 4.3.1 Appleby is an outstanding example of a planted Norman new town. It follows a pattern common to many medieval English towns, having a castle and a church separated by a market place, but at Appleby their relationship remains clear and legible.
- 4.3.2 Sited in a loop of the River Eden, the settlement also retains a clear sense of its defensive position. The river also ensured that the town did not expand into its immediate surroundings with development only taking place on the east side of the river along Battlebarrow, The Sands and Bongate.
- 4.3.3 The coming of the railways saw some Victorian expansion of the town on rising land to the East beyond The Sands but it was not until after the Second World War that the town expanded significantly beyond its medieval boundaries as new housing estates were built to the south and west of Scattergate and elsewhere. As a result of this late



expansion the layout of the Norman town remains largely unchanged and burgage plots are still evident projecting east and west from Boroughgate and market place.

### Architectural Styles

4.3.4 The town's building stock is predominantly domestic in nature but little if anything earlier than the 17<sup>th</sup> century survives. The earliest surviving domestic buildings are of the cross passage or lobby entry forms such as 36 Boroughgate, The Crown and Cushion pub and Bongate Old Hall.

Figure 6 The Crown and Cushion pub



4.3.5 The local vernacular style which developed and dominated new building in the 18<sup>th</sup> and 19<sup>th</sup> century characterises much of the town today. These buildings are typically of two storeys with roofs of Westmorland slate and plain red sandstone architraves, monolithic jambs, sills and lintels to the windows and doors. Much of the building work during this time was a reconstruction of earlier buildings and some buildings still contain earlier cores and have incorporated earlier datestones. Examples of the types of alteration works undertaken during these periods include:

- Introduction of symmetry or proportion in the arrangement of openings, and blocking of older openings
- Enlargement of windows and insertion of timber sashes
- Alteration of storeys
- Rendering of the front elevation
- Insertion of timber shopfronts and large glass windows
- Replacement of sandstone roof flags with Westmorland slate

- 4.3.6 There are also many surviving 18<sup>th</sup> century administrative buildings which are a reminder of the town's former role as the county town of Westmorland including the former Assize and Shire Hall.
- 4.3.7 During the 19<sup>th</sup> century the northern half of Boroughgate and Bridge Street developed a commercial character with many shop fronts being inserted into existing buildings and the construction of two banks.
- 4.3.8 Other styles of building include places of worship and schools. There was a degree of industrial activity in the town but its built legacy is limited.
- 4.3.9 20<sup>th</sup> and 21<sup>st</sup> centuries modernisation of the old building stock has rarely been sympathetic:
- Some loss of features such as shopfront detailing and traditional timber sashes replaced by replacement UPVC windows and doors
  - Installation of modern shop signage on historic shopfronts
  - Application of cement renders and masonry paints,
  - Installation of grey satellite dishes, metal aerials and replacement of cast-iron rainwater goods with UPVC

#### Materials

- 4.3.10 Local red sandstone is the predominant building material in the town and lends the town a sense of uniformity. The stone is often hidden by historic render and limewash but there are also many cement renders and masonry paints. Brick brought in to the town by the railways began to replace the use of local sandstone but its use was not widespread so the character of the town did not radically change.

#### Features of Interest

- 4.3.11 Typical features and elements of note in the area include:

- General stone detailing: quoins; rusticated or monolithic surrounds; detailing either flush or protruding out of walls - which may indicate an original render finish; and hoodmoulds

Figure 7 rusticated surround



Figure 8 Hoodmould



- Windows: 17<sup>th</sup> century fire windows and chamfered and/or stone mullion windows; 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century painted timber frames; sliding sash windows with and without horns; 1x1 2x2, 3x3, 6x6, 8x8 or rare 10x10 panes; rare leaded windows

Figure 9 17th century fire window



Figure 10 8x8 sash window



- Doors: timber frames; plank or panelled style;
- Shop fronts: mostly integrated within the front wall; timber frames with mullions, columns or finials dividing large vertical windows;

Figure 11 Late 19th century shopfront



- Other features: Bainbrigg Roman stones (grade II listed); hogback tombstone at St Michael's church; datestones; tethering rings; WW2 water sign; the sandstone wall surrounding the grounds to Courtfield Hotel incorporates architectural features relating to St Michael's Church prior to its remodelling in the 19<sup>th</sup> century.

Figure 12 Date stone



Figure 13 WW2 emergency water supply sign



Figure 14 Architectural features relating to St Michaels Church



## Townscape

- 4.3.12 The townscape of Appleby conservation area has seen moderate change over the last 10 years comprising of: replacement of windows and doors; replacement of roof coverings; extensions to buildings primarily to create extra/larger living space including sun rooms and garages; change of use of buildings with an appetite for residential accommodation; installation of measures for flood resilience e.g. flood gates; and pruning/felling works to trees. There has been minimal demolition and new development works across the conservation area. Minor developments include the construction of individual dwellings in the Doomgate/ Holme Street character area. The major developments include: the new cricket pavilion and the new Co-Op retail store located at the Sands.
- 4.3.13 The one-way traffic gyratory system through the town accommodates the historic layout of the town. Roads and pavements are tarmacked with little to no evidence of historic surfacing. Traffic calming measures are found on The Sands around the junction with Bridge Street and within the commercial area of Boroughgate and the Market Place. There are two main car parks in the town located by the swimming pool and recreational field on Chapel Street. On-street parking has a dominant effect on the visual amenity of the streetscene of much of the town centre and surrounding residential areas including the historic market place.

Figure 15 Doomgate on-street parking



Figure 16 Parking in the historic market area



Figure 17 Swimming pool car park  
Chapel St



Figure 18 Broad Close car park and on-street parking



4.3.14 Street furniture is generally minimal and discreet and comprises a mix of historic and modern elements:

- Historic cast iron lampposts or wall mounted lanterns but modern aluminium lampposts too

Figure 19 Historic streetlamp



Figure 20 Modern streetlamp



- Uncoordinated road signage with a mixture of traditional black and white direction signs, timber footpath signs, modern tourism boards and large modern metal road signs

Figure 21 Traditional black and white direction sign



Figure 22 Modern road signs



Figure 23 Tourism sign attached to a building stone

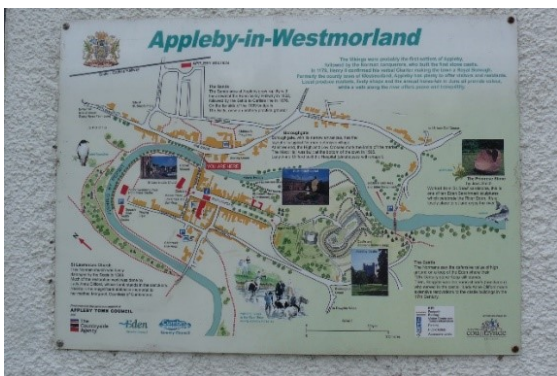


Figure 24 Interpretation panel incorporated into a boulder stone



- Miscellaneous items such as benches, post boxes, post & rail fences and bollards are usually discreet

Figure 25 Street furniture along river side



Figure 26 Post and rail fence around Scattergate green



Figure 27 Bench and litter bin



Figure 28 Modern cycle racks



4.3.15 Despite being a town Appleby has a rural character due to the considerable amount of public open spaces, large private gardens and mature trees that create an attractive townscape and is a key characteristic of the conservation area. Large green spaces surrounding the conservation area provide an attractive setting.

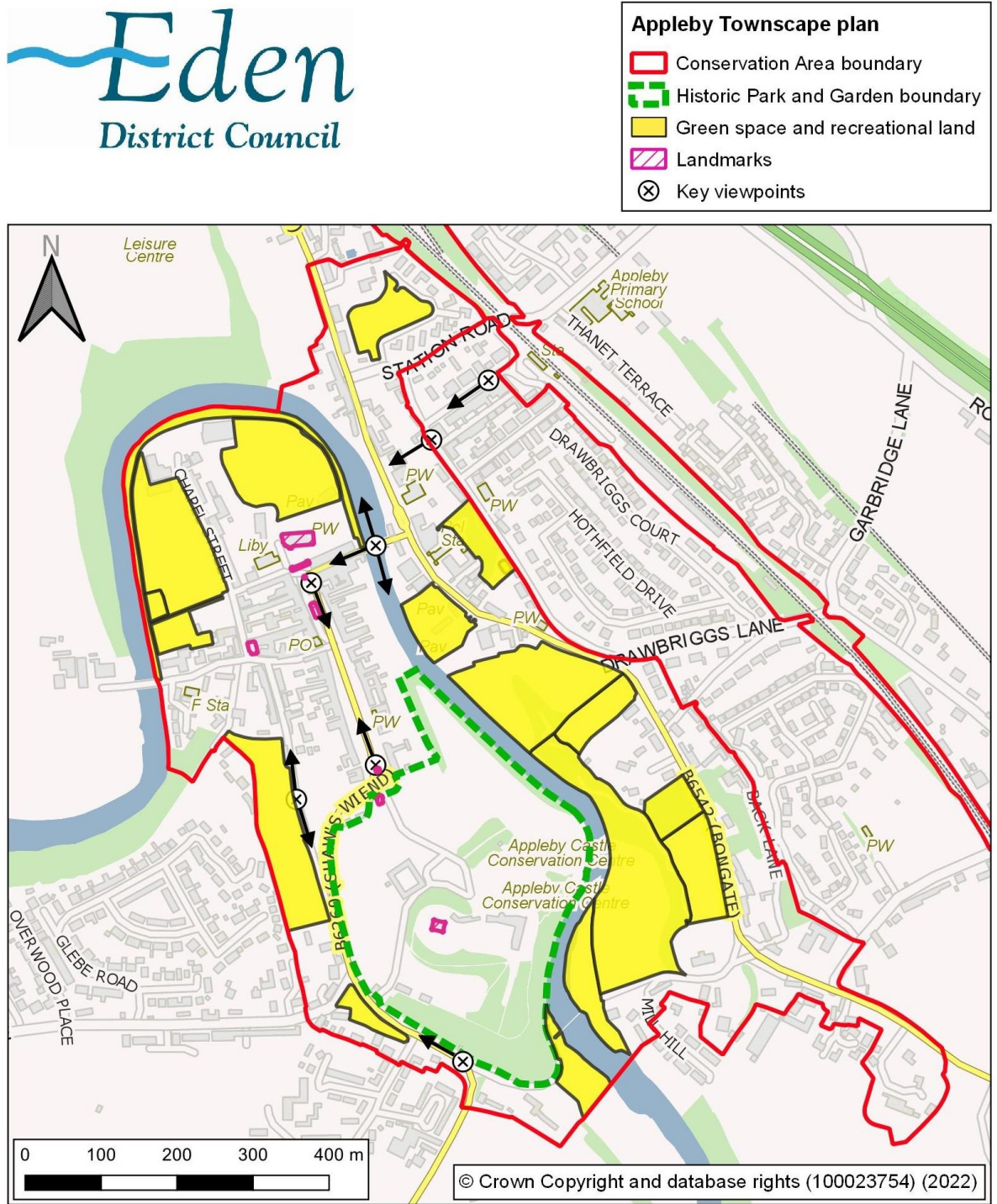


Figure 29 Aerial view of Appleby-in-Westmorland showing the abundance of green space and mature trees nestling the town ( Historic England Archive 28999/001 reproduced with kind permission).



4.3.16 Due to its dramatic topography and layout of its buildings, there are many key viewpoints and landmarks around the town which are considered important to the character of the conservation area for many reasons including that they point our direction to landmark buildings/structures. These key viewpoints are indicated on the townscape plan below (figure 30).

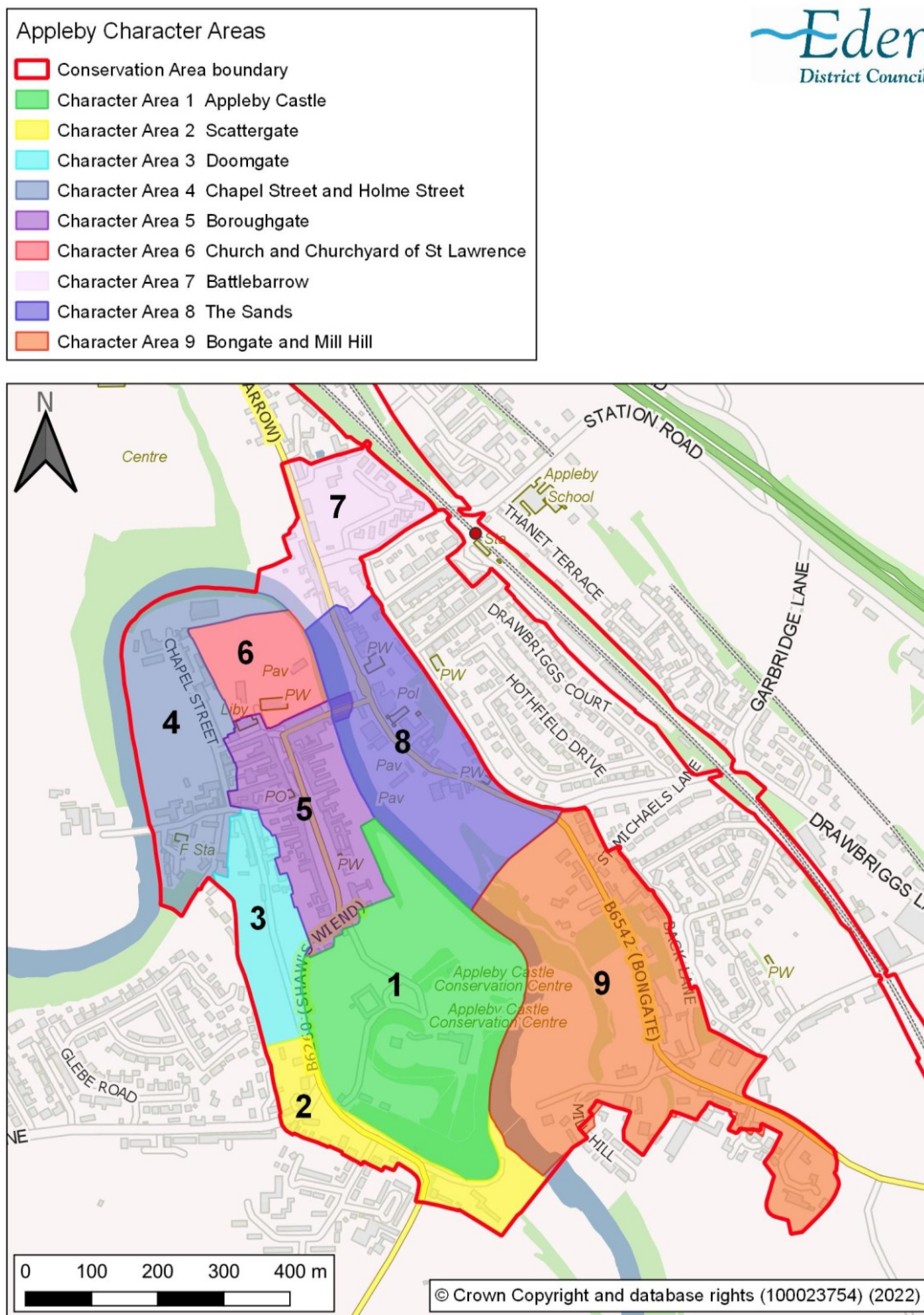
Figure 30 Townscape Plan



## 4.4 Character Areas

4.4.1 The conservation area can be divided into nine individual character areas as shown on figure 31.

Figure 31 Character areas



## **Character area 1 Appleby Castle**

- 4.4.2 The grounds of Appleby Castle occupying an area of elevated ground alongside the bank of the river Eden, overlooking the town, make up character area 1. The castle grounds are designated as a Registered Park & Garden and comprise of a mixture of landscaped gardens and woodland areas bounded by high sandstone walls that feature small access gates. The 13<sup>th</sup> century castle, the keep (Caesar's tower) and the gateway to the castle courtyard are grade I listed buildings in use as a multi-functional event venue offering accommodation. The 17<sup>th</sup> century former coach house and stables complex and Lady Anne's beehouse are also grade I listed buildings. All of the latter designated buildings stand within the area of the Castle Park which is designated as a Scheduled Monument. The sandstone walls to the north and west boundary of the park are designated as grade II listed structures.
- 4.4.3 The character of the area is dominated by the architectural grandeur of the main castle buildings, its topographic setting and the mature trees covering the parkland. The castle mound is visible from several points around the town but the large mature trees provide screening to the keep and castle. Key views to and from the castle are retained along the north-south alignment of Boroughgate linking the castle and parish church<sup>9</sup>. The 19<sup>th</sup> century North Lodge (grade II) is a prominent landmark in views looking south along Boroughgate.
- 4.4.4 In conjunction with opening up parts of the castle and grounds for visitors there is, an excessive amount of commercial signage at the north entrance gates to the castle grounds advertising upcoming events; a small car park inside the north entrance; many footpaths have been resurfaced using concrete; and some rooms have been converted for use by restaurant and hotel guests.
- 4.4.5 The former coach houses and stables complex is on the Heritage at Risk register. In recent years the keep has been through a programme of structural conservation, supported through the Historic England Heritage at Risk grant-aid programme.

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<sup>9</sup> Taylor et al (eds), 2019

Figure 32 Appleby Castle Coach House and stable complex. Historic England, Historic Area Assessment, 2 August 2018 (reproduced with kind permission)



Figure 33 Appleby Castle Main range and bailey wall. Historic England, Historic Area Assessment, 2 August 2018 (reproduced with kind permission)



Figure 34 The Keep at Appleby Castle and Service range to right. Historic England Archive, DP174396. (reproduced with kind permission)



Figure 35 North Lodge (viewed from Boroughgate)



Figure 36 South Lodge (viewed from Scattergate)



### **Character area 2 Scattergate**

- 4.4.6 The residential area of Scattergate which developed around the former southern entrance to the Castle grounds forms character area 2. The settlement here developed around three access points to the town: Parkin Hill, Colby Lane and the river crossing at Bongate. The road is lined by mature trees creating an aesthetically pleasing route through the historic area.
- 4.4.7 A large triangular green is a significant feature of the area and properties generally front its western side, some set back with large gardens bounded by sandstone walls. Two blocks of modern flats border the northern edge of the green on the short section of road that curves from Scattergate into Colby Lane. Post-war and modern residential estates border the area to the north-west providing a busy background to the surviving historic buildings of dense modern housing. The access road into the housing estates bisects the original footprint of the green. The eastern side of the area is bordered by the castle boundary wall and heavily vegetated grounds.

Figure 37 Mature trees line the road through the area

Figure 38 Modern residential developments to area west of area boundary



4.4.8 The 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century buildings located within the area are predominantly two storeys and constructed of a mixture of materials including: sandstone rubble, rough cast render and smooth render with Westmorland green slate roof coverings. The majority of windows and doors have been constructed of or replaced with uPVC and only a handful of buildings retain traditional 4 pane sliding sash windows. Window and door surrounds are of sandstone or painted stone and buildings lack architectural or historic features of interest.

4.4.9 Nos. 2,4,5 & 7 Scattergate Green are two pairs of semi-detached council built houses of a design seemingly intended to sympathetically mimic the local vernacular style through use of familiar building materials and style for the street facing facades as that of the earlier housing in the area<sup>10</sup>.

Figure 39 Houses located around Scattergate Green

Figure 40 Nos 2-4 Scattergate Green



<sup>10</sup> Taylor et al (eds), 2019

- 4.4.10 Castle Bank located on the cliff over the river Eden is largely hidden from view by mature trees and is of a style in notable contrast to the vernacular housing around the green.
- 4.4.11 Only a small number of buildings are designated grade II listed buildings such as No.5 Scattergate Green.
- 4.4.12 Street furniture is minimal including a low post and chain fence enclosing the green, modern streetlamps, a litter bin in the centre of the green and a low number of road signs.

### **Character area 3 Doomgate**

- 4.4.13 Doomgate is a residential area (with the exception of a royal mail depot) that developed in conjunction with the former brewery during the 18<sup>th</sup> and 19<sup>th</sup> centuries under the influence of the Hoffield Estate. For a street so close to the centre of the Norman town there are also agricultural and industrial buildings, something which is unusual for Appleby<sup>11</sup>.
- 4.4.14 The buildings front the street on either side of the road and are a similar height, and scale with the roofscape dominated by large TV aerials. They are constructed of a variety of materials but have a consistent vernacular style and features. Construction materials include: sandstone or rough cast render walls with Westmorland blue slate, green slate or modern tile roof coverings, and brick chimneys. Windows are a mixture of 4 pane sliding sash and uPVC casements with timber casement, modern sash replicas and multiple pane sliding sash windows also evident. Surrounds are a mixture of sandstone and painted stone.

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<sup>11</sup> Taylor et al (eds), 2019



Figure 41 Terraced properties on the western side of Doomgate



4.4.15 Historic maps show there were two breweries with associated malt kilns on Doomgate: one on the western side of the road to the rear of the present Nos 2-4 Doomgate; and one on the eastern side of the road known today as the Old Brewery. The Old Brewery was converted into a dwelling house in 1980 and the former malt kilns have also been converted into dwellings (The Shieling and Barley Cottage).

Figure 42 The Old Brewery

Figure 43 Terraced properties on the eastern side of Doomgate



4.4.16 The Old Brewery building (now re-fronted) is set forward to the adjacent terrace and the north gable is prominent in views from the north. Breaks in the street frontage include access points to the buildings located to the rear of the Old Brewery and one area between terraced properties that is overgrown

with vegetation. The southern part of the area/road is narrow and bordered by a high sandstone wall at the foot of a raised landscape/ topography of fields and mature trees. The Shieling and Barley Cottage (former malt buildings) have an unusually low arch which may suggest that the road level was originally lower than at present. The north elevation of the Shieling property is also prominent in views from the north.

Figure 44 The Shieling and Barley Cottage



4.4.17 Nos 1-18 Doomgate and The Old Brewery are designated as grade II listed buildings.

4.4.18 Street furniture is minimal and includes modern streetlamps, parking and road signs.

#### **Character area 4 Chapel Street and Holme Street**

4.4.19 Chapel Street was originally known as 'the lane leading to the Butts' then 'Butts Lane' referring to the recreational land in the loop of the river where men went to practice archery. It later became 'Chapel Lane' and the present 'Chapel Street' after the former Wesleyan Chapel of 1823.

4.4.20 Residential dwellings are predominantly 19<sup>th</sup> century two storey terraced properties that create an active street frontage on the east side of Chapel St. Those to the northern end were built first. They are set back from the road and have front gardens with sandstone boundary walls. Rear yards are

accessed by alleyways creating breaks in the street frontage. The buildings comprise of a consistent materials palette and architectural features (roughcast or pebble dash walls, Westmorland green slate roof, brick chimneys, sandstone and painted stone surrounds). Windows are a mixture of 4 pane sliding sash windows and modern replica sash windows.

Figure 45 Residential dwellings to the northern end of Chapel Street



Figure 46 Residential dwellings to the southern end of Chapel Street



4.4.21 The river flows through the west section of the area creating a riverside setting for the leisure facilities. King George's Field -the recreational field- is enclosed only on the east side by a 19<sup>th</sup> century low sandstone boundary wall featuring the Bainbrigg Stones – a 16<sup>th</sup> century antiquarian collection of an original roman altar piece and copies of other roman inscriptions. The Bainbrigg Stones were designated grade II listed structures in 2020. The wide vistas across the field are important giving the street a suburban character.

Figure 47 The Bainbrigg stones set into a wall along the west side of Chapel Street. Historic England, Historic Area Assessment, 6 September 2017 (reproduced with kind permission)



4.4.22 The southern end of Chapel Street also has a mixed character with houses, the former Tabernacle Chapel of 1837 (now community centre & café), the former National School of 1871 (now a garage shop) and a garage. The 19<sup>th</sup> century terraced properties located on the south-west side of Chapel Street are two storied constructed of sandstone with brick frontages, Westmorland blue slate roofs with brick chimneys, uPVC windows and doors, and have small front gardens with brick boundary walls.

4.4.23 Street furniture includes modern streetlamps and floodlights for the playing field.

4.4.24 There are plans, subject to obtaining planning approval, to erect a new flood risk management facility within the Broad Close car park.

Figure 48 Broad Close car park and on-street parking at the southern end of Chapel Street showing the former Tabernacle Chapel in the background



Figure 49 King George Playing field looking south-east showing Chapel Street



## Holme Street

4.4.25 Holme Street extends west from Doomgate towards the river. Banks Lane is a lane off Holme Street with two houses called Banks Terrace. The area developed piecemeal with small groups of buildings. The Armoury located on the south side of the street is one of a few 18<sup>th</sup> century buildings and is the only designated listed building. The north side of the street has rows of 19<sup>th</sup> and 20<sup>th</sup> century residential dwellings. The western end of the street is home to modern developments including Holme Court housing estate, the fire station, a care home and a guides hut. There are plans to demolish the existing care home and build a new facility on its site.

Figure 50 Banks Terrace located down Banks Lane

Figure 51 Properties on the north side of Holme Street



Figure 52 Fire station and Guides hut



4.4.26 Buildings on the southern side of the street are set back from the road in larger plots but those on the north side are grouped in pairs and terraces fronting the street with small boundary walls and railings. The main construction materials consist of: sandstone rubble, brick and render walls with Westmorland blue slate, green slate or modern tile roof coverings and brick chimneys. Doors and windows are predominantly constructed of uPVC with timber and sliding sash windows also present.

4.4.27 Street furniture includes public footpath signs and modern streetlamps.

#### **Character area 5, Boroughgate and adjoining Bridge Street, High Wiend and Low Wiend**

##### High Wiend

4.4.28 High Wiend is a single lane road forming part of the one-way traffic gyratory in the town centre and runs from Boroughgate to Doomgate and Chapel St.

4.4.29 The road is narrow at the junction with Boroughgate and the buildings here are large in height and scale creating a tight knit enclosed space. The road widens as it reaches Doomgate and the buildings are smaller in height. The open feeling of the west end of the street is emphasised by the lack of buildings on the south side of the road although the stone boundary wall around the grounds of Red House Cottage continues the street frontage to an extent. The street frontage is broken by access points to rear yards of properties.

4.4.30 The road has minimal street furniture with some road signs at the junctions, few modern streetlamps and minimal signage on commercial properties (shops, public house, hair & beauty salon).

Figure 53 Looking east along High Wiend



4.4.31 One building is of 17<sup>th</sup> century origin but the remaining buildings are a mixture of 18<sup>th</sup> and 19<sup>th</sup> century origin. They are constructed of a mixture of sandstone, roughcast and pebble dash render with a mixture of timber casement and various pane sliding sash windows. The construction materials of the buildings indicate a building hierarchy with higher quality materials being used in the larger commercial buildings to the Boroughgate end of the street and lower quality materials used for residential properties towards Chapel St.

Figure 54 Smaller residential properties to western end of High Wiend



Figure 55 Large commercial buildings to eastern end of High Wiend

Figure 56 Structural defects in gable of No.1 High Wiend



4.4.32 There are seven grade II listed buildings on the street including No.1 High Wiend which is in need of structural repairs.

#### Low Wiend

4.4.33 Low Wiend is a second single lane road forms part of the one-way traffic gyratory around the town centre. It is narrower at the junction with Boroughgate and wide at the junction with Chapel St due to a previously demolished building creating more space there. The road contains minimal street furniture with few road signs and markings at junctions, and minimal signage on commercial properties (shop, laundrette and café).

4.4.34 Sandstone and sandstone rubble buildings front the south side of the street creating an active frontage that is broken by access alleyways to rear yards. They are of 19<sup>th</sup> century origin with the exception of the 18<sup>th</sup> century grade II listed Wiend House (formerly known as Clock House). The ground floor of the buildings have been altered and 20<sup>th</sup> century shops have been inserted with Victorian style shop fronts. The north side of the street is occupied by modern buildings housing the town library and mixed commercial uses.



Figure 57 Buildings on south side of the street Figure 58 Wiend House is a grade II listed building



Figure 59 Modern buildings on northern side of



## Boroughgate

4.4.35 Boroughgate is the main street within the town descending from the Castle at the southern end to the Cloisters and the Church at the northern end. The former market place is also at the northern end. The street is home to forty eight grade II listed buildings and five grade II\* listed buildings including the 16<sup>th</sup> century Moot Hall which is a landmark building located in the centre of the market place. The Moot Hall was added to Historic England's Heritage at Risk Register in autumn 2020.

Figure 60 Aerial Photo of 2018 showing the Moot Hall dominating the market place at the north end of Boroughgate (Historic England Archive, 28999/063, reproduced with kind permission)



Figure 61 16th century Moot Hall



4.4.36 The character of the street is varied. The north end (around the market place) is commercial in nature with predominantly three storey polite architectural buildings constructed of high quality materials, elaborate architectural features, Victorian and Georgian shop fronts, and a varied roof line peppered with large decorative chimneys. Many buildings appear to have been rebuilt or re-fronted in the 18<sup>th</sup> century. The over-key of quoins visible on some buildings is evidence of an attempt to unify building lines.

Figure 62 Three storey polite architectural buildings



Figure 63 Commercial buildings around the market square



Figure 64 The over-key of quoins is evidence of attempts to unify building lines



4.4.37 The grade II\* listed Cloisters located at the northern end of the market place at the entrance to the Church is also a landmark building of this character area.

Figure 65 The Cloisters



4.4.38 The junction to High Wiend creates a break in the street front and marks a point where the commercial shops end and the residential properties begin.

4.4.39 As the road travels south towards the castle it inclines and is lined by mature trees that add a natural element to the aesthetic appearance of the town centre. The trees also provide some screening of the 2 storey 18<sup>th</sup> and 19<sup>th</sup> century residential properties that are set back from the road side and wide grassed verges enclosed by low post and chain fences. The majority of these residential dwellings have small front gardens surrounded by sandstone boundary walls and iron railings. These buildings are more vernacular in style and materials with predominantly sandstone and sandstone rubble walls, Westmorland green slate roofs and sliding sash windows in sandstone or painted stone surrounds, and a small number of doors with fanlights.

Figure 66 Vernacular buildings with front gardens



Figure 67 Vernacular buildings on the eastern side of the street



4.4.40 Two grade II\* market cross monuments (High and Low Cross) mark the north and south ends of the road and the historic market areas. There are long distance views of the castle and the church at either end. Both High and Low Cross have undergone some repair and redecoration works in recent years. The works included taking samples of the paint to establish the original materials and colours used on the monuments so that they could be restored to their original appearance.

Figure 68 High Cross (prior to repair)



Figure 69 Low Cross (prior to repair)



4.4.41 Street furniture includes a mixture of Victorian lamp posts and modern streetlamps, road signs, a traditional black & white direction sign, benches and litter bins. The area is a busy circulation route and frequently has a high number of parked cars in the on-street parking bays which line both sides of the road and around the former market place. Informal pedestrian crossings and traffic calming ramps have been created using paving stones which is considered more sympathetic to the historic environment than a formal crossing with lights and road markings.

Figure 70 Cars parked in the market place



Figure 71 Informal pedestrian crossing



## Bridge Street

4.4.42 Bridge Street extends eastwards from Boroughgate and terminates on the far side of St Lawrence's Bridge (1888-1889). The 18<sup>th</sup> and 19<sup>th</sup> century buildings on Bridge Street front both sides of the road and are larger in height/scale on the southern side. The buildings offer commercial services such as cafes on the ground floor (some ground floor premises are vacant) and have residential accommodation in upper floors. They are typically constructed of a mixture of sandstone and ashlar walls with Westmorland blue slate roofs and sliding sash windows in sandstone surrounds. Most shop fronts are modern replacing original features and have recessed entrance doors. A small number of buildings retain architectural features such as classical style columns, bar tracery and a hood mould.

Figure 72 Commercial buildings on southern side of the street



Figure 73 Commercial buildings on the northern side of the street



4.4.43 The road is dominated by traffic being the primary route over the river into the town centre. Traffic management includes road signs by the bridge and a speed bump with associated road markings.

### **Character area 6 St Lawrence's Church and Churchyard**

4.4.44 Character area 6 is home to the grade I listed St Lawrence's Church and its grave yard, the vicarage, a residential dwelling (former Vicarage) and Appleby cricket ground with pavilion (erected 2019/2020). The Appleby War Memorial located within the churchyard is also designated as a grade II listed building. The area has a riverside setting interspersed with large mature trees and is bordered to the south by the historic core of the town.

Figure 74 Aerial photo of 2018 looking north-west showing the church of St Lawrence and its churchyard and the cricket ground to the north (Historic England archive 34001/043, reproduced with kind permission)



4.4.45 This character area with its open views is a significant element within the conservation area. There are key viewpoints to and from the church and churchyard across the River Eden to the north and to the east, particularly on the rising land above the town to the train station. The Church is a prominent landmark in the town with the church tower being visible in long distance views from Boroughgate, the castle and other areas of the town.

Figure 75 East end of the church of St Lawrence viewed across the river from the Sands, 25 July 2017 (Historic England Historic Area Assessment, reproduced with kind permission)



- 4.4.46 This low lying area has an established history of flooding and flood risk management schemes were implemented across the churchyard and cricket ground between 2005 and 2014. The railings around the churchyard were badly damaged in a recent flooding event and were replaced under the Appleby Heritage Action Zone grant scheme.

#### **Character area 7 Battlebarrow**

- 4.4.47 The area defined as character area 7 comprises of a part of the town called Battlebarrow on the east side of the river Eden and which is an ancient main road into/ out of the town from the north (it forms part of the trans-Pennine route between Scotch Corner and Penrith). The north-east section of the area is known to be the site of the former 13<sup>th</sup> century house and grounds of the Whitefriars but which is now home to a modern cul-de-sac housing estate. The River Eden meanders through the south-west section of the area providing a riverside setting for some residential properties.
- 4.4.48 There are a number of grade II listed buildings including: No.11 Battlebarrow which features a date stone/inscription pertaining to the 17<sup>th</sup> century; Nos 1-



10 Battlebarrow of 18<sup>th</sup> century origin; and The Friary (19<sup>th</sup> century).

Figure 76 No.11 Battlebarrow



Figure 77 No. 1 Battlebarrow



4.4.49 The vast majority of buildings in the area are two storeys in height and constructed of a variety of materials including: dressed sandstone, sandstone rubble, brick, or stone and a small number have been rendered. The roofscape comprises of either Westmorland blue slate or green slate with a mixture of sandstone, brick, or rendered chimneys. The majority of windows in non-listed properties have been replaced with either uPVC casements or modern sash styles although a small number of 4, 12, and 16 pane sliding sash windows remain. The windows are set in painted and chamfered stone surrounds. Many doors have been replaced with uPVC but there are also many traditional timber doors that remain. Door surrounds are a mixture of painted stone surrounds and stone quoin surrounds.

Figure 78 Buildings with deep set chamfered windows



4.4.50 The terraced properties Nos 1-12 Battlebarrow and Riverside Court provide a built and active frontage to the western side of the road with a varied roof line. In contrast the buildings located to the eastern side, at an elevated position along Garth Heads Road are detached Victorian houses with large gardens. The 19<sup>th</sup> century classical inspired Friary is also set in its own private enclosed grounds on part of the site of the former Whitefriars. It is reached by a long straight drive from Battlebarrow with entrance gates with rusticated piers and finials.

Figure 79 Detached Victorian house with large garden    Figure 80 Entrance to The Friary



4.4.51 The area is predominantly residential area with the exception of a private office and a funeral directors business. Street furniture is minimal and includes modern streetlamps and a public bench. Road signs are predominantly found around the junction between Battlebarrow/ Station Road and Station Road/ Garth Heads Road.

### **Character area 8 The Sands**

4.4.52 The area defined as character area 8 comprises of the part of the town centre known as The Sands to the south of Battlebarrow and also part of the ancient route. It is bounded to the east by the River Eden and is a popular location with the travelling community for bathing their horses during the annual horse fair.

Figure 81 Looking north-east from the Bridge to the river Eden and The Sands



4.4.53 A small number of 17<sup>th</sup> and 18<sup>th</sup> century buildings remain but the vast majority of buildings in the area are of 19<sup>th</sup> century origin. A small number of these buildings contribute to the historical development of the town and have been designated as grade II listed buildings, including the police station (18<sup>th</sup> century) and Shire Hall (18<sup>th</sup> century) which relate to the development of the assizes during the town reign as the county town of Westmorland.

Figure 82 Shire Hall



4.4.54 Buildings located along the eastern side of the road and its western side from south of the bridge onwards are predominately two storeys in height with a small number of three storey buildings also existent. They are constructed of a variety of materials including: local dressed red sandstone, stone and brick with a high proportion of buildings finished with a rough render. The roof coverings are either Westmorland blue slate or green slate with the majority of chimneys constructed in red brick or stone. Kneelers survive on a small number of roof ridges.

4.4.55 The majority of windows have been replaced with either uPVC casements or modern sash styles although a considerable number of 4, 12, and 16 pane sliding sash windows remain. Sandstone window surrounds are a common feature of buildings in the area along with quoins. Many doors have been constructed of and/or replaced with uPVC or modern timber and are set in sandstone or painted stone surrounds. A couple of doors also feature hood moulds and fanlights.

Figure 83 Buildings along the western side of the Sands



4.4.56 At the junction with Bridge Street are a cluster of buildings which act as gateway buildings into the heart of the town.

Figure 84 No.1 Bridge End and the Sands Café shop act as gateway buildings into the heart of the town



4.4.57 The garage formerly owned by Roy Ashley Motors Ltd located on the western side of the road was demolished in 2018 and a new Co-Op retail shop was constructed on the site in 2019/2020.

4.4.58 The river Eden continues its path south along the western edge of this area. The riverside, bowling green and woodland to the rear of Shire Hall provide patches of open and green space within the built form. Garth Heads Road provides the eastern boundary of the area. It runs parallel to The Sands but is situated at a higher elevation and thus offers long distance views across the town and of key landmarks such as the Castle tower and the Church of St Andrew.

Figure 85 Appleby Bowling club and green



4.4.59 The area is dominated by through-flow traffic. The junction with Bridge Street is heavily used and the high number of traffic signs plus the pedestrian crossing with traffic island and guardrails reflects this.

Figure 86 Pedestrian crossing with guardrails



### **Character area 9 Bongate and Mill Hill**

4.4.60 The area defined as character area 9 is known as Bongate and is considered to be the earliest area to have been settled in the town. The character area includes Bongate, Mill Hill and land by the river. It is a residential area with private homes and guest accommodation. The Royal Oak public house is the main communal building within the area. It is formed by a multi-phase range of abutted buildings on the eastern side of the road that were once in separate ownership. There are 22 listed buildings designated for their historical interest and contribution to our understanding of how the area developed during the 18<sup>th</sup> and 19<sup>th</sup> centuries.

Figure 87 The Royal Oak public house



4.4.61 In some parts, buildings line both sides of the street but there are also long stretches of tree lined fields on the west side behind a substantial sandstone wall which adds to the character of this area. Buildings are predominantly two storeys of a mixture of styles including: 18<sup>th</sup> century longhouses of cross passage type, paired houses and detached villas of 19<sup>th</sup> and 20<sup>th</sup> century origin. Some buildings front the roadside but the majority are set back with front gardens bounded by sandstone boundary walls. As the road heads south from the junction with Mill Lane, it has been embanked above as it climbs the hill so it rises above the ground floor of some of the buildings which line it.

Figure 88 An 18th century longhouse (grade II listed)

Figure 89 Paired houses



Figure 90 Detached Victorian houses



4.4.62 Buildings are not uniform in appearance; they are constructed of a variety of materials with a rough render finish, Westmorland green slate roof covering and brick chimneys being the most dominant materials used. More than half of the buildings have windows constructed of or replaced with uPVC and windows are

set in sandstone or painted stone surrounds. Many doors have also been constructed of or replaced with uPVC although a small number of traditional timber doors survive. Low numbers of chamfered stone door surrounds, hood moulds and fanlights also feature in the area.

4.4.63 St Michael's church stands at the core of Bongate – at the junction of Bongate and Mill Hill. The junction is also home to the Appleby Boer war memorial which was recently designated in January 2019 as a grade II listed structure. The junction has potential to be enhanced as a landmark area.

Figure 91 St Michaels Church (Scheduled monument and Grade II\* listed building)



Figure 92 Appleby Boer War Memorial



4.4.64 The river flows through the south west part of the area and provided power for



Bongate Mill – the present Mill building is dated 1838 but likely replaced an earlier mill. The riverside here is now maintained public green space. Benches and an informal parking area have been created next to the Jubilee foot bridge and weir crossing that leads to Castle Park.

Figure 93 Bongate Mill (grade II listed)



Figure 94 Jubilee footbridge replaced in 1970



4.4.65 Buildings of note within this character area include: Bongate House, Beechcroft (formerly known as Bongate Cottage), Rose Cottage, Old Hall (formerly Town Head), The Terrace, Bongate Mill and Bongate Hall. Bongate Hall has been considered for statutory designation by Historic England but did not make the National Heritage List for England (NHLE). It may be worthy of designation as a locally important building.

## 4.5 Buildings that contribute to the character of the conservation area

4.5.1 The following buildings are considered to be of importance to the character and development of the conservation area but which do not meet the criteria for nationally designated heritage assets.

Figure 95 Buildings that contribute to the character of the conservation area

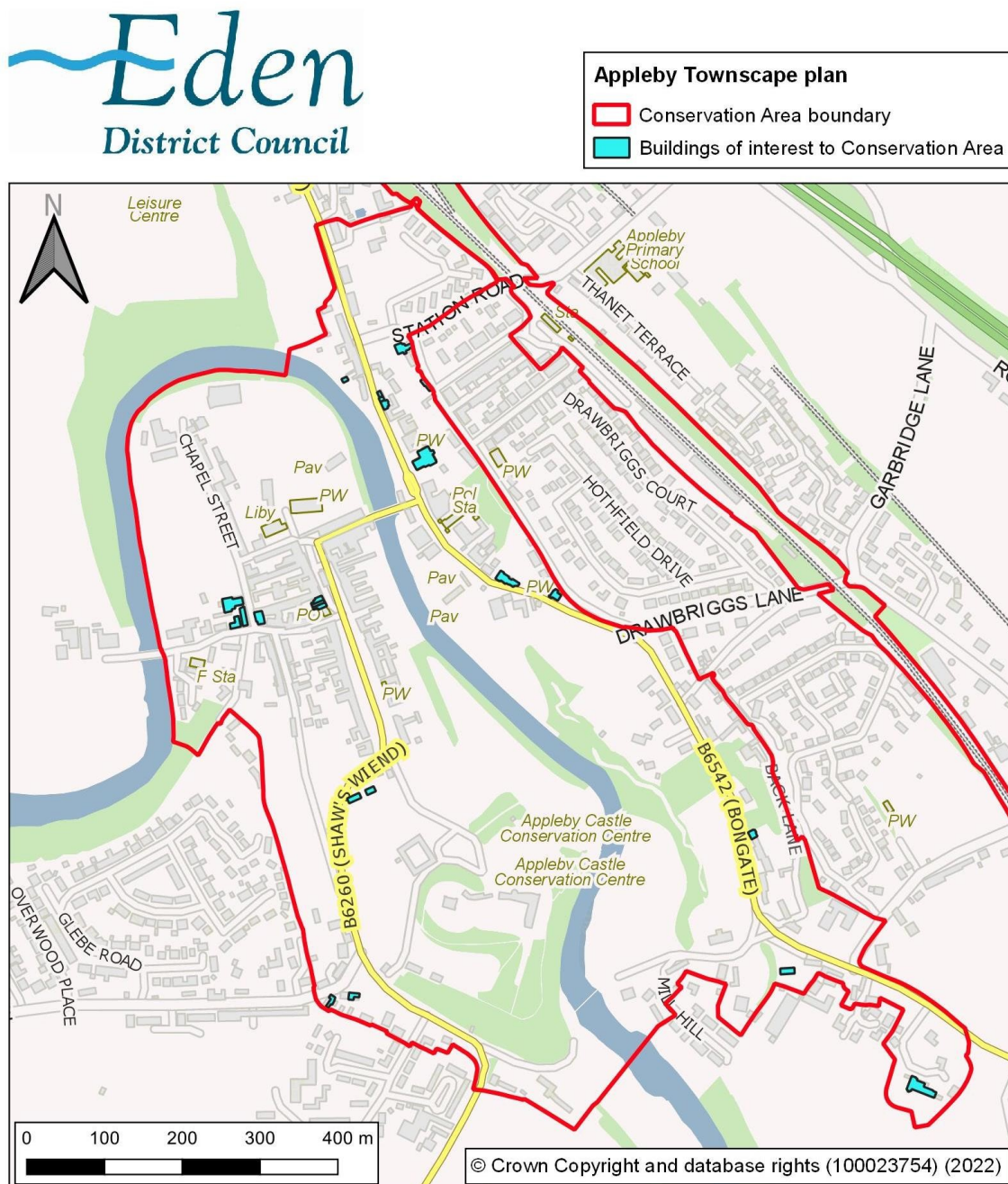


Figure 96 Charnwood



Figure 97 Elmbank



4.5.2 Charnwood pre-dates 1861 and contributes to the piecemeal development of Garth Heads Road. Elmbank is a large 19<sup>th</sup> century residence with Victorian features located on Garth Heads Road.

Figure 98 The Pumphouse



Figure 99 Jitty Cottage



4.5.3 Located on the river bank, the Pumphouse is a rectangular building with tall, round headed windows, built in circa 1880 to supply the Midland Railway with water. Jitty Cottage is a 17<sup>th</sup> century sandstone rubble building with Yorkshire sash windows.

Figure 100 Sands Methodist Church



Figure 101 Kingdom Hall



4.5.4 The neo-gothic style Sands Wesleyan Methodist Chapel was built in 1888 of yellow sandstone and was extended in 1904.

4.5.5 The former Primitive Methodist Chapel built in 1872 became after a number of intermediary uses the Kingdom Hall of the Jehovah Witnesses in 1995. It is a single storey structure of limestone with sandstone dressings in a gothic style. An ashlar panel in the gable is inscribed 'Oddfellows M.U. Hall' dating from its use as a lodge for the Manchester Unity of Oddfellows in 1936.

Figure 102 St Michael's School



Figure 103 Rock Cottage



4.5.6 St Michael's School is a multi-phase 19<sup>th</sup> century church institute and school. It is constructed of red sandstone blocks with a projecting central porch with doorway with moulded jambs (renewed) and a four-centred arched head with pierced spandrels beneath a square hood with stops. Above is a framed ashlar panel inscribed 'ST MICHAEL APPLEBY CHURCH INSTITUTE'. The porch terminates vertically in a steep gable and is flanked by equally steeply-gabled dormers which rise above the moulded rectangular window bays below. The building was extended to the east with a two storeyed L-shaped addition. An ashlar panel in the gable above the doorway is inscribed 'ERECTED by MISS HILL OF CASTLE BANK 1863'.

4.5.7 Rock Cottage is 17<sup>th</sup> century in origin and has been substantially altered but retains a moulded door surround, fire window and two light mullioned window. The position of the door and fire window suggest origins as a cross passage house. The building is perched on a rock projecting into the quarry.

Figure 104 Bongate Hall



Figure 105 Howgill House



4.5.8 Bongate Hall built in 1864-5 for a local Lawyer George Thompson superseded Town Head as the end of the town. Built of pale sandstone blocks with pink sandstone dressings it is of a Victorian Gothic style with a dominant tower reflecting the Keep of Appleby Castle. It has been converted into two dwellings, outbuildings have also been converted and new houses have been built within its grounds. Howgill House is an 18<sup>th</sup> century rendered building of long-house form.

Figure 106 Scattergate House



Figure 107 1 Colby Lane



4.5.9 Scattergate House is a 18<sup>th</sup> century building of sandstone rubble featuring timber bay windows and a timber door. No.1 Colby Lane – a domestic property located on the corner of Scattergate Green and Colby Lane. It is of 18<sup>th</sup>/19<sup>th</sup> century with later extensions.

Figure 108 1-2 Banks Foot



Figure 109 36-40 Chapel Street



4.5.10 1-2 Banks Foot is a pair of 19<sup>th</sup> century houses built of yellow brick with sandstone quoins and surrounds. A low boundary wall to the front features iron railings. Nos 36-40 Chapel Street are a row of mid-late 19<sup>th</sup> century houses constructed of brick under a continuous Westmorland blue slate roof. Their materials reflect the coming of the railways.

Figure 110 Former Tabernacle Chapel (The Hub)



Figure 111 Former school



4.5.11 The former Tabernacle Chapel of 1837 features trefoil and sexfoil windows and decorative mouldings to stonework. It is now in use as a community hub. The former National School of 1871 on the corner of Chapel Street/ High Wiend is now a shop associated to the adjoining Pigney's garage business.

Figure 112 20-22 Boroughgate



Figure 113 Post Office (24 Boroughgate)



4.5.12 Nos 20-24 Boroughgate are a range of 20<sup>th</sup> century buildings which are known to have replaced the last surviving thatched roofed buildings in the town. The range is built of red sandstone of two and three storeys and comprises of a post office and Conservative Club with ground floor shops. The Conservative Club has a grand central entrance and frontispiece.

Figure 114 The former brewery buildings (also referred to as Bobbin Mill)



4.5.13 Historic maps show a brewery complex located on the south side of the road close to the Castle entrance. Tithe records indicate the brewery was occupied by Atkinson and Co. The two buildings which remain form part of the earlier Malt Kilns. The eastern building is of red sandstone rubble and is three storeys high and five bays long and has a central carriage or waggon arch. The western building is also three storeys high but only four bays long; it also of red

sandstone but has recently been substantially rebuilt. The opposing gable ends of both buildings bear the roof scars of a much lower building which, until recently, stood between them.



## **5 Management Plan**

### **5.1 Introduction**

5.1.1 Section 71 of the Planning (LBCA) Act 1990 places a duty on the local planning authority to prepare and publish proposals for the preservation and enhancement of conservation areas. This management plan is an example of the proposal envisaged in section 71.

5.1.2 It is important that this document is not read in isolation from additional guidance and policy documents. Where applicable, relevant policy documents and additional guidance has been provided below.

5.1.3 Conservation areas are not frozen entities and should not be seen in isolation from their surrounding context. Therefore it is essential that this management plan remains flexible and is reviewed and monitored on a regular basis to ensure that the policies and proposals contained within it remain relevant to the changing ambitions and issues of the conservation area.

### **5.2 SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats)**

5.2.1 Despite its issues, Appleby is a dynamic place where people live, work and visit. The conservation area designation is not designed to preserve what is there at present, but is intended to guide change and to enable development which makes the best use of the area's attributes for the benefit of all. There are a number of measures which can be taken to actively preserve the qualities of the area and to promote improvement.

<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Consistent materials palette</li> <li>• Riverside setting</li> <li>• Strong views and vistas</li> <li>• Mature trees</li> <li>• High number of designated heritage assets</li> <li>• Historical development displayed in buildings and layout</li> <li>• Lots of archaeological evidence</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement windows and doors</li> <li>• Some loss of historic features</li> <li>• Parked cars and traffic</li> <li>• Vacant buildings</li> <li>• Lack of planning and conservation guidance documents</li> <li>• Poor public transport services</li> <li>• Lack of and expensive parking</li> <li>• Non-traditional signage and lighting</li> </ul>

<b>Opportunities</b>	<b>Threats</b>

Opportunities	Threats
<ul style="list-style-type: none"> <li>• Character appraisal and management plan – To be adopted by EDC in Spring 2022</li> <li>• Local List of Heritage Assets – Cumbria-wide project launched in Autumn 2021. Battlebarrow House and Appleby Grammar School could be nominated for inclusion on the list.</li> <li>• Heritage Action Zone – See below</li> <li>• Conservation area boundary review – Clifford Street, Pembroke Street and Bellevue Road to be added to the CA boundary; Action for future review: To investigate possible extension of CA along Battlebarrow to Appleby Grammar School.</li> <li>• Article 4 Direction- See below</li> <li>• Review and update of list descriptions for designated assets- Some descriptions have been updated as part of HAZ scheme.</li> <li>• Historic Area Assessment – Published by Historic England in 2021.</li> <li>• Reuse of vacant buildings</li> <li>• Guidance for owners and developers on maintenance of buildings</li> <li>• Increased enforcement action- Discuss a strategy with EDC Enforcement Officers</li> <li>• Increased maintenance of public areas – Discuss with relevant departments in EDC, CCC and ATC</li> <li>• Transport and Parking Audit - Discuss with relevant departments in EDC, CCC and ATC</li> <li>• Signage and Lighting Strategy - Discuss with relevant departments in EDC, CCC and ATC</li> </ul>	<ul style="list-style-type: none"> <li>• Risk of flooding</li> <li>• Continued loss of historic features and materials</li> <li>• Continued lack of maintenance</li> <li>• Lack of investment and continual pattern of vacant buildings</li> </ul>

### 5.3 Consultation

- 5.3.1 EDC's conservation officer attended the Town Council meeting on the evening of 21 February 2018 to provide an introduction to the conservation area appraisal and management proposals process.
- 5.3.2 EDC conservation officer held a management proposals workshop on the evening of the 24 September 2018 with Appleby Town Council, Appleby Archaeology Group, the Cumberland and Westmorland Society, and the Appleby HAZ Programme Officer in attendance.
- 5.3.3 A Public Consultation was held during the dates of Monday 11 October and Sunday 28 November 2021. A consultation report has been prepared separate to this document.

#### **5.4 Conservation Area Boundary Review**

- 5.4.1 The local planning authority has a statutory duty to review the character and boundaries of its conservation areas. As part of this appraisal and management plan, one extension is proposed to the existing conservation area boundary including Clifford Street, Bellevue Road and Pembroke Street, as shown in figure 60.
- 5.4.2 Clifford Street, Bellevue Road and Pembroke Street are located in the north-east area of the town and form a series of parallel roads between Garth Heads Road and the railway line. They were developed by the Appleby Cooperative Benefit Building Society between 1871 and 1897 to a homogenous design which the streets largely retain today. The buildings and streets provide evidence of a period of development in the town as a result of the establishment of the railway and station and are reflective of the Victorian character. From the historic core of the town, the street grid is visible from Chapel Street, the Church of St Lawrence and Appleby cricket ground.
- 5.4.3 It is proposed to amend the boundary of the conservation area to include these streets in an attempt to recognise their contribution to the historic development of the town and to preserve the remaining traditional Victorian features evident on buildings.

Figure 115 Proposed extension to the conservation area boundary



5.4.4 The decision to include the proposed extension was subject to the outcome of the public consultation being carried out between 11 October and 28 November 2021. The objections received to the proposed extension of the conservation area are not considered to be legitimate objections to overrule the benefits which will be brought to the area by the designation.

5.4.5 The 2021 public consultation highlighted a second possible extension to the conservation area boundary along Battlebarrow which has been noted and will be investigated as part of a future review of the conservation area.

#### Clifford Street

5.4.6 Clifford Street predominantly comprises of 19<sup>th</sup> century single pile, two storey dwellings of various size with single or double height bay windows with a side hall entrance. Residential dwellings on the north side of the street are a mixture of detached and semi-detached houses set back from the roadside

by a small front garden whereas those on the south side of the street are terraced houses also with small front gardens bounded by low walls with railings. Construction materials predominantly include red or pink sandstone and brick walls, red monolithic dressed sandstone quoins, door and window surrounds, Welsh green or blue slate and modern tile roof coverings featuring either stone or brick chimneys. The land rises from west to east which has created an interesting roofscape with staggered gables and chimney stacks as key features. Windows are predominantly uPVC but many timber sash windows and timber doors survive.

Figure 116 Buildings on the south side of Clifford Street    Figure 117 Long distance views to west



5.4.7 In summary the residential dwellings on Clifford Street largely retain their Victorian features creating a consistent character. The elevating street scene in a quiet area of the town offers long distance views westwards of the surrounding countryside and adds to the streets' sense of place.

#### Bellevue Road

5.4.8 Bellevue Road is home to 19<sup>th</sup> century two storey residential terraced properties of a more modest nature compared to the houses in Clifford and Pembroke Streets. The terraced properties which abut the pavement on the south side of the street are uniform in style and design. They are predominantly constructed of buff/yellow brick with blue slate roofs featuring brick chimneys. Sandstone also features as a construction material for approximately 30% of the dwellings. All the windows and doors have been replaced by modern materials such as uPVC and have either sandstone

window surrounds or stone cills and lintels.

5.4.9 The north side of the street comprises of the rear courtyard gardens, outbuildings and garages for the properties on Clifford St. It has a backland feel with the use of low quality materials such as rough render, modern brick and paving.

5.4.10 As with the other streets in this area, the land rises west to east and offers long distance views of the Lake District fells.

5.4.11 Over the last five decades there have been a handful of applications for permission to undertake developments within the area. Planning permission and/or Building Regulations Approval has been given for the construction of a garage at one property; the recovering of a slate roof; the conversion of an attic; and an extension to three individual buildings.

5.4.12 In summary the residential dwellings on Bellevue Road project a low status character consistent with Victorian working class homes. The aesthetic appearance of the buildings has been significantly reduced by the replacement of windows and doors with modern materials.

Figure 118 Bellevue road and the rear of properties on Clifford Street      Figure 119 Long distance views from Bellevue Road



## Pembroke Street

5.4.13 Pembroke Street comprises of 19<sup>th</sup> century residential dwellings with 30% dating from the 20<sup>th</sup> century. The 19<sup>th</sup> century dwellings are single pile, two storey dwellings of various size with single or double height bay windows with a side hall entrance. Construction materials predominantly include red or pink sandstone and brick walls, red monolithic dressed sandstone quoins, door and window surrounds, Welsh green or blue slate and modern tile roof coverings featuring either stone or brick chimneys. The buildings are located on both the north and south side of the street and the land rises from west to east which has created an interesting roofscape with staggered gables and chimney stacks as key features.

Figure 120 Pembroke Street



Figure 121 Views west from Pembroke Street



5.4.14 In summary Pembroke Street largely retains its 19<sup>th</sup> and 20<sup>th</sup> century plan form and character but the aesthetic appearance of the buildings has been moderately reduced by the replacement of windows and doors with modern materials.



## Garth Heads Road

- 4.4.15 Garth Heads Road links the latter streets and its development was piecemeal. The northern end of Garth Heads Road is characterised by high boundary walls which screen the larger residences from pedestrian and vehicular traffic. Buildings on the east side of the road are mostly terraces and pairs of semi-detached houses whereas buildings on the west side vary in age and style. Building materials comprise of buff stone and rendered gables with blue or green slate roofs and brick chimneys. All of the buildings feature either a single or double height stone bay window; and former timber windows have been replaced with modern materials. Only one building retains an original timber door and all doors are set within either trefoil or pointed stone surrounds. All of the buildings are set back from the roadside by a small front garden bounded by stone or brick walls – half of which feature iron railings.
- 5.4.16 Over the last five decades there have been a handful of applications for permission to undertake developments within the area. Planning permission and/or Building Regulations approval has been given for the erection of a garage and the demolition of a lean-to storage shed at two individual properties. The lack of incremental development has enabled the retention of a strong vernacular character.

Figure 122 Garth Heads Road



- 4.4.16 In summary Garth Heads Road largely retains its 19<sup>th</sup> century character and features but the aesthetic appearance of the buildings has been reduced to an extent by the replacement of windows and doors with modern materials.

## 5.5 Protection of the Historic Environment

### Planning Policies

5.5.1 The following set of management aims and recommendations are based on the understanding of the conservation area. They seek to provide guidance to both Eden District Council in determining planning applications for development, but also to building owners and developers when preparing development proposals.

#### 1. New Developments

Aim: to ensure developments respect the historic context of the conservation area

Objective: When determining applications for planning permission, the local planning authority will seek to ensure high quality developments that are of appropriate scale, density, height, form, massing and materials to traditional buildings within the conservation area and those that make a positive contribution to the conservation area will be supported.

#### 2. Shopfronts

Aim: To uplift the quality of shopfronts to enhance the character and appearance of the urban environment.

Objective: When determining applications for planning permission, the local planning authority will consider the potential impact of alterations to shopfronts and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- Proposals should take account policies within the Eden Shopfront and Advertisement Supplementary Planning Document
- New shopfronts should be in-keeping with the character, appearance and age of the host building
- New shopfronts should preserve traditional features such as corbels, pilasters, fascias, and stallrisers.

- Signage should be of a high quality and sensitively designed to integrate with the shopfront and streetscene
- The use of traditional colours and materials for shopfronts such as dark green, dark blue and black that compliment neighbouring buildings and the wider streetscape will be encouraged.
- Illumination of shop signs will not be permitted

### 3. Public Realm

Aim: To ensure new public realm developments preserve and enhance the character of the conservation area.

Objective:

- When determining applications for planning permission, the local planning authority will consider the potential impact of development proposals on the public realm and seek to ensure its contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- Proposals for additional street trees and planting should be positioned so they do not obscure positive buildings or key views.
- New street furniture and signage should be of a high standard of design, shall use appropriate materials, and be sited so they are not visually obtrusive.
- High quality and sympathetic paving materials should be used in all areas, including new developments, and existing historic coverings must be preserved.
- Opportunities for public art which reinforce the identity of the conservation area should be encouraged as part of redevelopment proposals

### 4. Views and Setting

Aim: To preserve key local and long distance views in and out of the Conservation Area, including views of the surrounding countryside that forms the setting of the Conservation Area.

Objective: The local planning authority will consider the potential impact of development proposals within or on the edge of the conservation area on key views and the setting of the conservation area and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- Proposals for interpretation signage that identifies and highlights the important features and vistas shall be encouraged.

5. Green spaces, woodland areas and trees

Aim: To enhance the provision and use of green spaces, woodland areas and trees within the conservation area

Objective: When determining planning applications, the local planning authority will consider the potential impact of developments that directly affect green spaces, woodland areas and trees and/or their setting and will seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- New areas of green space should be supported if they do not detract from the commercial character of the town centre.

6. Doors and windows

Aim: To preserve historic fenestration patterns and features

Objective: When determining planning applications, the local planning authority will consider the potential impact of alterations to traditional windows and doors and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

High quality door and window fenestrations which respect the period/age, proportions, form, details and materials of traditional features of individual buildings and the wider streetscape are encouraged. The replacement and loss

of historic and important windows and doors will not be permitted, unless it can be demonstrated that they are beyond economical repair and there is a wider public benefit to their replacement. Any replacements should match the originals in dimensions and materials.

#### 7. Roofscape

Aim: To ensure the contribution of the roofscape to the significance of the conservation area is preserved and where possible enhanced.

Objective: the local planning authority will consider the potential impact of development proposals on the roofscape of the conservation area and will seek to encourage the retention, repair and re-use of sandstone flags or blue slate laid in traditional courses.

#### 8. Mortar and Render

Aim: To preserve historic building fabric

Objective: All works to historic and traditionally built buildings shall be carried out in a lime mortar or lime render and painted with lime-based paints. No cementitious mortars, renders or modern masonry paints will be accepted, as these materials will cause advanced and irrecoverable decay to the existing historic structures. Where consent is required, a mortar or render specification should be provided for approval, including mix composition, method of preparation and proposed finish, as well as justification based on information on existing or historic finishes, wall exposure, type of masonry and its condition.

#### 9. Energy Efficiency

Objective: the local planning authority will consider the potential impact of retrofitting works to ensure their contribution to the significance of the conservation area is preserved and enhanced. For example, the benefits of an external wall insulation on a traditional buildings will be weighed against the impact of the proposed finish on the character and appearance of the conservation area. All materials used in retrofit measures will need to be

effectively porous for buildings of solid wall construction to avoid causing fabric decay.

## **5.6 Heritage At Risk Strategy**

- 5.6.1 All efforts will be concentrated in improving the conservation area's condition to help remove it from the Heritage At Risk register. Opportunities will be pursued in partnership with owners of buildings at risk, local actors and Historic England.
- 5.6.2 Potential heritage at risk will be identified and progress monitored through Historic England's programme: <https://historicengland.org.uk/advice/heritage-at-risk/>
- 5.6.3 The Heritage Action Zone scheme has played an important part in fostering the regeneration of the town. Opportunities for further grant aid will be sought as and when they arise to encourage the preservation of the character and appearance of the conservation area.

## **5.7 Heritage Action Zone Scheme**

- 5.7.1 In March 2017 Appleby was awarded Heritage Action Zone status by Historic England. The Council has been working with Historic England, Appleby Town Council and the local community to deliver a heritage regeneration scheme that aims to boost the local economy by developing and enhancing the tourism offer in the town. The HAZ scheme is a five year contract terminating in **March 2022**.
- 5.7.2 Practical issues beyond the project team's control have partly defined what is achievable. These include further flooding, coronavirus, landslide on Settle Carlisle railway line, works on the A66, staff changes (departure of the HAZ Programme Officer), a delay to research and limits to capacity within the town have presented challenges and resulted in impacts on delivery.
- 5.7.3 The key aspect of the delivery plan for the HAZ Partnership scheme involves the selection of buildings which are eligible for grant funding, for repairs and

new uses, to ensure the long term viability of the buildings. To date, grants have been awarded for repairs to the following buildings within the town: 12 Boroughgate; 36 Boroughgate; 33a Chapel Street; The Shieling; Pigney's garage; High and Low market crosses; and the Public Hall.

Figure 123 High Cross following repair works



Figure 124 Low Cross following repair works



5.7.4 Historic England produced a Historic Area Assessment (HAA) to explain the historic interest of Appleby which was published in February 2021. Historic England also undertook a review of list entries on the National Heritage List for England relating to buildings and monuments in Appleby. The review sought to update list entries and help to identify buildings/ places which could be a new listing (either as a statutory designation or as part of a local list of heritage assets). The outcome of this review is included within table 1.

Table 1 Listing Review

<b>Building</b>	<b>List Entry No</b>	<b>Decision</b>	<b>Decision date</b>
33 and 33a Chapel Street	1145588	Amend	22/06/2018
	1457818	Add to list	22/06/2018
Appleby Boer War Memorial	1461431	Add to list	10/01/2019
Moot Hall	1145607	Amend	13/02/2019
St Annes Hospital	1145571	Amend	10/05/2019
34 Boroughgate (White Hart)	1145576	Amend	03/06/2019
Stable & Coach House to 34 Boroughgate	1146489	Included within 1145576	03/06/2019
The White House (27 Boroughgate)	1319012	Amend	28/06/2019
	1145611		
	1311899		
The Red House (30 Boroughgate)	1146473	Amend	22/08/2019
Linear range to 34 Boroughgate	1145577	Delete	04/10/2019
Church of St Lawrence	1312067	Amend	01/11/2019
Bainbrigg Stones	1471164	Add to list	02/10/2020
36 Boroughgate	1145578	Amend- upgrade	26/03/2021



5.7.5 The historic railings at St Lawrence's churchyard were badly damaged in the 2015 floods and have since been replaced.



Figure 125 New railings around St Lawrence's churchyard

5.7.6 A condition survey and a significance assessment of the Moot Hall has been prepared to inform what repairs are required to preserve the building.

Planning permission and Listed Building Consent have been obtained to undertake repair works such as stripping off and replacing lime render and these are scheduled to be completed in due course.

5.7.7 Another project under the HAZ scheme is 'The story of Appleby' which encompasses promoting the heritage value of Appleby to a wider audience by developing 3 new information panels and maps. These will be located on Boroughgate and in Broad Close car park. The setting of the Moot Hall, Boroughgate is aimed to be enhanced by preserving the Lord Mayors Walk as a pedestrian area and providing seats, information panels and map board on the wider paved area closer to the bus stop. Legibility for visitors will be improved by the placing of 3 additional heritage style finger posts. A Boroughgate guide and a trail leaflet will tell the stories behind key buildings within the conservation area. They will be made available from Appleby TIC. The Story of Appleby project has been developed with assistance from

Cumbria Vernacular Society, a local Appleby artist, Appleby TIC and Cumbria County Council. It is hoped to have all new information panels, maps and finger posts in place by the end of March 2022.

- 5.7.8 Although the HAZ scheme is/ will be terminating soon, the investment and regeneration brought to the town through the successful projects of the HAZ scheme have created a 'legacy' that will encourage further investment and continued maintenance and refurbishment of buildings in future years.

## **5.8 Local List of non-designated heritage assets**

- 5.8.1 The councils across Cumbria are working together to establish a list of locally important buildings, structures and places that are of heritage value but do not meet the national criteria for statutory designation. The project will involve seeking nominations from members of the public for assets to be considered to be added to the list. The project commenced in Autumn 2021. Further information can be found on our website <https://www.eden.gov.uk/planning-and-building/conservation/cumbria-local-heritage-list/>

## **5.9 Guidance and Further Information**

- 5.9.1 The information leaflets included within appendix C provide guidance on the types of development works that require: planning permission, planning permission including demolition in a conservation area, and/or listed building consent. Advice is also available via the Eden District Council website (<https://www.eden.gov.uk/planning-and-building/planning-guidance/>) and/or the planning portal website (<https://www.planningportal.co.uk/>).

## 6 References

Barter M and Elsworth D (2018) The Moot Hall: An Investigation and Assessment of Significance, Historic England

Plan of Appleby, 1754, CASK, WDHOTH/3/33/42-Box 33

Taylor S, Pullen R, Gould H and Winton H, (2019), Appleby-in-Westmorland, Cumbria: Historic Area Assessment, Historic England

<http://www.golakes.co.uk/explore/eden-valley-and-north-pennines/appleby-in-westmorland.aspx>

<http://www.visiteden.co.uk/explore-eden/the-eden-valley/appleby-in-westmorland/history-and-heritage-of-appleby/>

[www.old-maps.co.uk](http://www.old-maps.co.uk)

## **7 Contact Details**

7.1.1 For further information please contact:

Paula Sada  
Conservation Officer  
Eden District Council  
Mansion House  
Penrith  
Cumbria  
CA11 7YG

## Appendices

### Appendix A Planning Policy

#### The Enterprise and Regulatory Reform Act, 2013

The ERR Act 2013 was introduced in an attempt to simplify heritage regulations. The following measures were taken into account and introduced as part of the Act:

- Measures to provide clarity on what is and is not protected when a building is listed;
- A Certificate of Immunity from listing can be applied for at any time;
- The removal of the requirement for Conservation Area Consent but the retention of the requirement to obtain planning permission for demolition of buildings within conservation areas;
- National and local class consents which automatically grant consent for certain works to listed buildings; and
- The introduction of a Certificate of Lawfulness of proposed works to listed buildings.

#### Key paragraphs of the [NPPE](#), 2021

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

197. In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site;
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.

207. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

## Historic England Advice Notes

Historic England is the Government's adviser on the historic environment in England. They have published a number of advice notes intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy contained within the NPPF and Planning Practice Guidance. Documents can be downloaded from Historic England's website <https://historicengland.org.uk/images-books/publications/>.

- Conservation Area Designation, Appraisal and Management: Advice Note 1 (February 2016)
- Making Changes to Heritage Assets: Advice Note 2 (February 2016)
- The Historic Environment and Site Allocations in Local Plans: Advice Note 3 (October 2015)
- Tall Buildings: Advice Note 4 (December 2014)
- Setting up a Listed Building Heritage Partnership Agreement: Advice Note 5 (November 2015)
- Drawing up a Local Listed Building Consent Order: Advice Note 6 (November 2015)
- Local Heritage Listing: Advice Note 7 (May 2016)
- Sustainability Appraisal and Strategic Environmental Assessment: Advice Note 8 (December 2016)
- Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans (March 2015);
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (July 2015); and
- Historic Environment Good Practice Advice Note 3: The Setting of

## Heritage Assets (March 2015).

The document Conservation Principles (2008) sets out criteria used to determine the significance of heritage assets. Significance is assessed against four heritage values:

- **Evidential value** - the potential of a place to yield evidence about past human activity.
- **Historic value** - derived from the way the past can be connected to the present, it can be illustrative or associative.
- **Aesthetic value** – the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value** – derived from collective experience or memory

A consultation on a revised Conservation Principles document closed in February 2018 and Historic England are working to publish a new version.

### Local Planning Policies

The NPPF 2021 (paragraph 190) sets out policies for the preparation of Local Development Plans by the local planning authority. To be compliant with the NPPF local development plans should set out a positive strategy for the conservation enjoyment of the historic environment including heritage assets most at risk of neglect, decay and other threats. The strategy should take account of the following:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the wider social, cultural and environmental benefits that conservation of the historic environment can bring;
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and
- d. opportunities to draw on the contribution made by the historic environment to the character of a place.



The Eden Local Plan sets out how we are planning to manage the growth of new jobs, homes and infrastructure in Eden over the period 2014-2032. Table 1 in appendix A outlines the key policies relating to the historic environment of the Eden District as contained in the Eden Local Plan 2014-2032.

Table 1 Historic Environment Policies within Eden Local Plan

Policy	Objectives of the policy
<b>Eden Local Plan 2032</b>	
ENV10 The Historic Environment	<ol style="list-style-type: none"> <li>1. Development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden’s historic environment.</li> <li>2. In determining planning applications for development proposals that may affect the historic environment key considerations will be the significance of the heritage asset, the degree of harm that will be caused, and the degree of public benefit that will result from the development. Great weight will be attached to the conservation of heritage assets.</li> <li>3. Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve those benefits.</li> <li>4. Any proposals that cause substantial harm to or loss of a grade I or II* Listed Building, a Scheduled Monument, or a grade I or II* Registered Park and Garden, will only be permitted in wholly exceptional circumstances. Proposals that cause substantial harm to a grade II Listed Building, a grade II Registered Park and Garden and a Conservation Area will only be permitted in exceptional circumstances.</li> <li>5. Where a development proposal will lead to less than substantial harm to a designated heritage asset, the harm will be weighed against the public benefit of the proposal in determining the application.</li> <li>6. Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.</li> <li>7. Any proposals that affect a non-designated heritage asset will be judged on the significance of the heritage asset and the scale of the harm.</li> </ol>

## Supplementary Planning Documents

The role of Supplementary Planning Documents (SPD) is to provide guidance on local planning matters. The Management of Conservation Areas SPD adopted in March 2011 provides guidance to the public and developers when considering proposals in conservation areas. It is also used as a material planning consideration in the determination of relevant planning, advertisement, listed building and conservation area consent applications as well as to inform management issues in our town centres and villages designated as conservation areas. It complements other SPDs namely:

- 
- Eden Design Guide Summary (1999)
  - Shopfront and Advertisement Design (2006)
  - Accessible and Inclusive Environment (2005)
  - Housing (2019)
  - Cumbria Landscape Character Assessment Toolkit (2011)
  - North Pennines Area of Outstanding Natural Beauty (AONB) Building Design Guide (2011)
  - North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines (2011).

## Neighbourhood Planning

2.2.4 The 2011 Localism Act introduced a new set of tools to help neighbourhoods to come together and shape the future of their local areas. One of these tools is a neighbourhood plan. Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare, with the community, a formal planning document for their area. It allows local people to take a proactive role in shaping the future of the areas in which they live and greater ownership of the plans and policies for development that affect their local area.

2.2.5 A second tool is a Neighbourhood Development Order which allows neighbourhoods to grant permission for certain types of development within in their area, without having to apply for planning permission from the District Council.

2.2.6 Within the Eden District there are 13 parishes designated as a Neighbourhood Planning Area which is the first step in the process and enables a parish or a designated area to produce their own neighbourhood plan or development orders. See appendix A for the full list.

## Appendix B Heritage Asset Descriptions

### Listed Buildings in Battlebarrow Character area

Building	Grade	List Description	General Notes
1 Battlebarrow	II	C18, stuccoed over stone rubble, two storeys, long and short quoins. Doorway with semi- circular hood on brackets, three windows on ground floor, four above, and string over ground floor windows.	Windows and door have been replaced with modern alternatives.
2 Battlebarrow	II	Early C18, stone rubble, cement-washed, three storeys. Plain doorway, one sash window on each floor, but glazing bars removed from ground floor.	
3 Battlebarrow	II	C17, stone rubble, two storeys with a two-storeyed porch with springers to copings. The outer doorway is moulded, with a semi-circular arched head and impost, with an interlaced ornament in low relief. Above the doorway is a cornice formerly supported by columns. One window in the upper storey of the porch, one per storey to the left and two per storey to the right, all of two lights, C18 or C19, with arched headed lights, splayed reveals and mullions. (R.C.H.M. Westmorland, Appleby no: 10).	

Building	Grade	List Description	General Notes
4 Battlebarrow	II	C18. Was probably once part of Slapestone House. Stone rubble, two storeys, wide segmental arch to yard, a modern door, a small former shop window with cornice (now shuttered). Three square windows in old splayed openings above.	Window openings have been fitted with modern alternatives.
4A Battlebarrow	II	C17, stone rubble, two storeys with a two-storeyed porch with springers to copings. The outer doorway is moulded, with a semi-circular arched head and imposts, with an interlaced ornament in low relief. Above the doorway is a cornice formerly supported by columns. One window in the upper storey of the porch, one per storey to the left and two per storey to the right, all of two lights, C18 or C19, with arched headed lights, splayed reveals and mullions. (R.C.H.M. Westmorland, Appleby no: 10).	

Building	Grade	List Description	General Notes
5 Battlebarrow	II	Nos: 5 to 7 are C18/19, two storeys, stone rubble cottages with segmental headed doorways and all openings splayed, but without glazing bars.	Window openings have been fitted with modern alternatives.
6 Battlebarrow	II	Nos: 5 to 7 are C18/19, two storeys, stone rubble cottages with segmental headed doorways and all openings splayed, but without glazing bars.	Window openings have been fitted with modern alternatives.
7 Battlebarrow	II	Nos: 5 to 7 are C18/19, two storeys, stone rubble cottages with segmental headed doorways and all openings splayed, but without glazing bars.	Window openings have been fitted with modern alternatives.
8 Battlebarrow	II	Nos: 8 to 10 are C18, two storeys, stone rubble, with six windows in upper storey and four below.	Window openings have been fitted with modern alternatives.
9 Battlebarrow	II	Nos: 8 to 10 are C18, two storeys, stone rubble, with six windows in upper storey and four below.	Window openings have been fitted with modern alternatives.
10 Battlebarrow	II	Nos: 8 to 10 are C18, two storeys, stone rubble, with six windows in upper storey and four below.	Window openings have been fitted with modern alternatives.

Building	Grade	List Description	General Notes
11 Battlebarrow	II	Probably C17, altered. Stone rubble, two storeys. C17 moulded doorway with a flat four-centred arch under a square head, with initials and date I.E.L.1662. Plain 12-paned sash windows - one on ground floor and two above.	
Friary Cottages No1- 5	II	Thick walls of red sandstone, the cottage C18, two storeys, with boarded floor, one modern window on ground floor and three above. Barn adjoins and contains fragment of a C14 window in the gable, probably from White Friars House which once stood on this site.	
The Friary	II	Early C19, two storeys, stuccoed. Centre doorway with single-storeyed Tuscan portico with full entablature on two pairs of coupled Ionic columns. Two 12-paned sash windows on ground floor, three 16-paned sashes above.	

### Listed buildings in The Sands character area

Building	Grade	List Description	General Notes
Grapes Inn	II	C18, two and three storeys, all stone. Segmental arched entrance to inn yard. Each house has centre door and two or three windows each upper storey (some 12 or 20 paned, some without glazing bars).	
Edenbridge Café	II	Roughcast over stone, dated 1830, two storeys. Three C19 shop windows with cornices, and four windows above (two modern, two of 16 panes). Included for group value.	

Building	Grade	List Description	General Notes
1 Bridge End	II	Roughcast over stone, dated 1639 but altered. Two shop windows and three house windows down, four windows above, all new. Horse tethering ring in wall. Included for group value.	
2 Bridge End	II	Roughcast over stone, dated 1639 but altered. Two shop windows and three house windows down, four windows above, all new. Horse tethering ring in wall. Included for group value.	
Police Station	II	1770, stone, hipped roof, two storeys. Centre doorway with rectangular fanlight, two windows in ground storey, three above, with stringcourse between. Long and short quoins. On either side a single-storey wing with hipped roof projects forward. Each has a segmental-arched passage-way in front. In front of the centre block and between the wings is a flagged terrace with parapet wall and central gate with four stone steps up.	
Shire Hall	II	<p>Magistrates Court and offices, attached steps and boundary walls, formerly Assize and County Court. 1776-8, with additions of 1814 and 1879, and late C20 alterations. By Daniel Benn of Whitehaven. Painted roughcast over rubble sandstone with ashlar dressings, later extensions of coursed red sandstone, ashlar ridge stacks, and hipped roofs with Westmorland slate coverings, laid to diminishing courses.</p> <p>PLAN: Irregular U-shaped complex, which evolved behind original frontage range, and now with rear L-shaped range the survivor of late C19 remodelling and enlargement. EXTERIOR FRONT (south-west)</p> <p>ELEVATION: Asymmetrical 2-storey front of 8 bays, the right-hand bay an addition of 1813-4, approached by means of a flight of 7 steps running the full length of the frontage. 4 tall doorways to left-hand side with ashlar surrounds, timber cross frames and glazing bars. Added end bay with doorway detailed to match earlier doorways. Upper floor with 8 square window openings with ashlar surrounds, and glazing bar casements. SIDE (south-east)</p>	



Building	Grade	List Description	General Notes
		<p>ELEVATION: 2 bay return to frontage range, then 3 bay advanced gable, detailed as wide pediment. This has glazing bar sash windows, 8 over 12 panes to ground floor, and 4 over 8 panes to upper floor. Off-centre stub of former enclosure wall extends to south-east. Further right, set back late C19 extension of 6 bays, with 2-bay end coped gable slightly advanced. Off-centre doorway enclosed by C20 open porch. Sash window frames, some 6 over 6 pane, within flush ashlar surrounds. End gable extends north-westwards to enclose flagged courtyard, formerly the female prisoners yard, with glazing bar sashes to all courtyard window openings.</p> <p>Attached plain north-west wall with single doorway and blind barred openings (the only surviving element of the former gaol) completes enclosure. Attached to both end of this range are surviving sections of the security walling built when the complex also formed part of the County Gaol. This is a rubble wall of varying height, with flagstones inclined downwards and outward on the inner face of the upper walling. A ground plan 1873 shows the full extent of the wall, of which the sections attached to the gabled range, and the fragment attached to advanced pedimented gable are surviving elements. The section extending south-eastward from the north-east corner of the site is the tallest and most substantial remnant.</p> <p>INTERIOR: Courtroom interior remodelled late C20, but retaining late C19 stepped panelled partition walling on one side. Other areas plainly detailed with late C19 joinery.</p> <p>HISTORY: The designs for the new Shire Hall were prepared by Daniel Benn, the Whitehaven agent of Sir James Lowther. The later additions provided, firstly a new jury room and offices, and later, facilities for the attached parts of the County Gaol. A late C18 court building, enlarged and remodelled to form part of a complex of court and prison facilities, and, despite ongoing alteration, still displaying characteristics of all stages of its development.</p>	
5 Howgate Foot	II	Probably early C18. Two low storeys. Pebbledashed stone, slate roof, boarded door, one casement window on ground floor and two above, and a segmental arched carriage entry to right.	

Building	Grade	List Description	General Notes
4 Howgate Foot	II	Datestone of 1692. Whitewashed stone, slate roof. Two storeys. Modern door, three 12-paned sash windows, two horse-tethering rings to ground floor, and two 12-paned sashes above. Was formerly the Queen's Head public house.	Building has been rendered and windows replaced.
3 Howgate Foot	II	Probably C18, stone, three storeys, slate roof, end chimneys. Centre door, two sash windows on ground floor, three on first floor and two on top floor.	

### Scheduled Monument in Bongate character area

Building	Description	General Notes
St Michael's Church	This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.	

### Listed Buildings in Bongate character area

Building	Grade	List Description	General Notes
3 Bongate	II	Late C18, roughcast, slate roof, two storeys. Centre 6-panelled door and semi-circular blind fanlight in plain doorcase with impost, now under a verandah/porch which joins two C20 ground floor bay windows. Two 16-paned sash windows above in plain architraves. Included for group value.	Windows are constructed of modern materials.

Building	Grade	List Description	General Notes
5 Bongate	II	C18, painted stucco over stone, two storeys. Two plain doors, that of No. 5 in a new glazed porch. Three windows on ground floor and four above, all plain sashes with glazing bars removed.	
6 Bongate	II	Formerly the Red Lion public house, now a private house. Late C18, roughcast over stone, slate roof, two storeys. Modern glazed door, two sash windows on each floor. Lower farm building adjoin to right, of red sandstone with arrow slits and blocked segmental arched barn entrance.	Windows have been replaced with modern materials. The attached barn has been converted to residential use.
7 Bongate	II	C18, painted stucco over stone, two storeys. Two plain doors, that of No. 5 in a new glazed porch. Three windows on ground floor and four above, all plain sashes with glazing bars removed.	
11 Bongate	II	Early C19. Stone. Pebble-dashed, slate roof, two storeys, stone chimneys. Centre panelled door, two 12-paned sash windows on ground floor and three above.	
13 Bongate	II	C18, stone stuccoed, slate roof, two storeys. Centre door, two windows on ground floor and three above.	
Beechcroft	II	Gothic cottage orne, dated 1809. Scored stucco over stone, deep covered eaves. Three-sided castellated porch. Gothic doorway with 4-centred arch and a Gothic-traceried door. Two-storeyed house forms core, with single storeyed wing on each side, with conservatory at rear. Windows with round-headed lights and hollow-chamfered stone mullions and transoms.	

Building	Grade	List Description	General Notes
Bongate House	II	C18/19. Stuccoed over stone, two storeys, centre 6-panelled door and semi-circular fanlight with glazing bars. A two-storeyed three-sided bay window at each side with one single light per storey in the front face. A single bay over the door. Windows of 12, 16 and 20 panes. Hipped roof to the bays.	Repairs have been carried out to the roof covering.
31 Bongate	II	Roughcast over stone, slate roof, two storeys. Nos. 31 and 35 have vertically-panelled doors, and one 16-paned sash window on each floor. No. 35 has a glazed and panelled door, and a new glazed door, and two sash windows on ground floor all under a glazed lean-to roof on timber piers. Two sash windows above.	Windows have been replaced with modern alternatives.
33 Bongate	II	Roughcast over stone, slate roof, two storeys. Nos. 31 and 35 have vertically-panelled doors, and one 16-paned sash window on each floor. No. 35 has a glazed and panelled door, and a new glazed door, and two sash windows on ground floor all under a glazed lean-to roof on timber piers. Two sash windows above.	Windows have been replaced with modern alternatives.
35 Bongate	II	Roughcast over stone, slate roof, two storeys. Nos. 31 and 35 have vertically-panelled doors, and one 16-paned sash window on each floor. No. 35 has a glazed and panelled door, and a new glazed door, and two sash windows on ground floor all under a glazed lean-to roof on timber piers. Two sash windows above.	Windows have been replaced with modern alternatives.
Royal Oak Inn	II	C18, stone, stuccoed and white-washed, graded slates to roof, two storeys. Three dormers on roof. Three doors with modern porches, five windows on ground floor and six above (three are 16-paned sashes, four are shallow oriels, the others casements). Tethering ring on front wall.	

Building	Grade	List Description	General Notes
Church View	II	Late C18. Red sandstone, roof of graded slates, two storeys, plain modern door with timber porch, four sash windows down and five up, no glazing bars, plain architraves.	Windows have been replaced with modern alternatives. A garage extension has been added to side elevation.
The Terrace	II	C18/19, stuccoed and colour-washed over stone, with quoins, hipped slate roof, eaves cornice and parapet. Centre doorway with moulded architrave and cornice. Two 16-panel sashes down, three above. Lean-to glazed verandah over front ground floor. Round-headed stair window at rear.	
Rose Cottage	II	C18, stuccoed and cream washed over stone, slate roof, two storeys. Panelled door, three 12-paned sash windows on ground floor and four above, all in plain stone architraves.	
Old Hall Farm	II	C18, roughcast over stone, two storeys, roof of graded slates. Modern glazed door with trellis porch and chamfered doorway. Four 12-paned sash windows on each floor with moulded reveals. Lower extension on right. End chimneys, stone copings with kneelers.	

Building	Grade	List Description	General Notes
St Michaels Church	II*	<p>Saxon fragments, C13 south door, C14 south arcade and transept. Much restored by Lady Anne Clifford in 1659. Restored again and north tower added in 1885. Coursed red sandstone rubble with slate roofs. Nave, chancel, south transept, north tower. Decorated window tracery, mostly renewed in the C17. Decorated tower, castellated with corner turrets and crocketed pinnacles. Decorated five bay arcade which may have been reconstructed in 1885, and chancel arch. 1885 choir screen. Timber roofs, with arch braced collars to nave. Saxon north door. Late C14 effigy of Elizabeth Clifford. C18 headstones to churchyard.</p>	

Building	Grade	List Description	General Notes
Courtfield Hotel	II	Formerly St. Michael's Vicarage. Early C19, coloured roughcast over stone, quoins, hipped slate roof behind a parapet, two storeys, stone band. Centre doorway with Doric porch (now glazed), two 12-paned sash windows on ground floor and three 16-paned sashes above, all in plain stone architraves.	
1-2 Mill Hill	II	C18, stone cottages whitewashed and pebbledashed, with old slate roof, two storeys. Three plain doorways and four windows on each floor, all casements with stone mullions and two arched lights in rectangular architraves.	
3 Mill Hill	II	C18, stone cottages whitewashed and pebbledashed, with old slate roof, two storeys. Three plain doorways and four windows on each floor, all casements with stone mullions and two arched lights in rectangular architraves.	
Bongate Mill Farmhouse	II	C18, stone rubble, two storeys. Doorway left of centre with a cornice on imposts. Three windows on ground floor and four above, all 12-paned sashes with moulded architraves.	
Bongate Mill	II	C18, stuccoed over stone rubble, three storeys, with hipped roof. Three square windows in the upper storey, seven in the middle storey, of which three have semi-circular relieving arches, as have the two windows in the ground storey. River elevation similar with three windows and door on ground floor. Big sandstone arch for mill wheel, wheel removed.	



Building	Grade	List Description	General Notes
Appleby Boer War Memorial	II	Boer War memorial, 1902, to designs of Mr R Slinger. Description: the sandstone memorial is located in a prominent position on Bondgate, outside the Grade II* listed Church of St Michael. It takes the form of an obelisk comprising a tapered shaft surmounted by a cross-head, which is a stone representation of the early-C20 badge of the Border Regiment. The cross-head is formed by a wreath and a Maltese Cross surmounted by a crown; the words CHINA and a dragon are carved	

Building	Grade	List Description	General Notes
		<p>onto the central boss. The cross is set upon a pedimented plinth with carved foliate decoration to the pediments. The whole is set upon a three-stepped base enclosed by low railings. The inscription on the west face of the plinth reads: ERECTED/BY PUBLIC SUBSCRIPTION/IN MEMORY OF/THOMAS LEONARD ATKINSON/B COMPANY 2ND VB/BORDER REGIMENT/WHO DIED AT/POTCHEFSTROOM SOUTH AFRICA/JUNE 18TH 1900,/WHILE SERVING WITH THE/VOLUNTEER ACTIVE SERVICE/COMPANY OF THE BORDER REGIMENT/FOR QUEEN AND COUNTRY. The inscription on the east face of the plinth reads: APPLEBY/ACTIVE SERVICE VOLUNTEERS/IN SOUTH AFRICA 1900.1. The 11 names of those who served are inscribed below listed by first name.</p>	

**Scheduled Monument in Appleby Castle character area**

Building	Description	General Notes

Building	Description	General Notes
<p>Appleby Castle (uninhabited portions)</p>	<p>The keep (Caeser's Tower) – square stone keep, three lower storeys built c.1170, upper storey later and altered in 17<sup>th</sup> and 18<sup>th</sup> centuries.</p>	<p>Investigative works funded by grant aid from Historic England have been undertaken and a schedule of repairs has been identified in collaboration with the owner.</p>

## Listed Buildings in Appleby Castle character area

Building	Grade	List Description	General Notes
North Lodge	II	Mid/late C19, contemporary with gateway. Red sandstone with cornice and battlements, two storeys with cornice/string between storeys. Cross windows of four and six lights with moulded stone mullions and transoms. Stepped gable to rear. Adjoins entrance gates. Modern addition in angle.	
Appleby Castle Old Stables	I	Former stable block, now divided into three dwellings with garages, etc., Built 1652 by Lady Anne Clifford in quadrangular plan around courtyard. Stone rubble red sandstone, slate roof (hipped), centre depressed arched wide entrance to courtyard, and a window with label above in gable.  House to right (No. 1) has a porch, four windows in each of two storeys (all casements with diamond panes and stone architraves). No. 2 to left, with The Flat above has one window down and three above, and a stair window. The courtyard facades have sashes and modern windows. The fourth side opposite the entrance has four coach-houses with segmental arches, a centre gateway, and stables. Some blocked old mullioned windows.	
Castle Park Cottage	I	Former stable block, now divided into three dwellings with garages, etc., Built 1652 by Lady Anne Clifford in quadrangular plan around courtyard. Stone rubble red sandstone, slate roof (hipped), centre depressed arched wide entrance to courtyard, and a window with label above in gable.  House to right (No. 1) has a porch, four windows in each of two storeys (all casements with diamond panes and stone architraves). No. 2 to left, with The Flat above has one window down and three above, and a stair window. The courtyard facades have sashes and modern windows. The fourth side opposite the entrance has four coach-houses with segmental arches, a centre gateway, and stables. Some blocked old mullioned windows.	

Building	Grade	List Description	General Notes
Appleby Castle	I	<p>Occupied as private dwelling. Grey stone rubble and ashlar. North wall of house, and west part of north wing, with round tower are C13. Eastern part built 1454. Partly dismantled 1648 but restored by Lady Anne Clifford 1651-3. House largely rebuilt in 1686, the north-west wing added 1695. Again restored, and sash windows inserted in C19. See R.C.H.M. Westmorland.</p>	
Castle Park Flat	I	<p>Former stable block, now divided into three dwellings with garages, etc., Built 1652 by Lady Anne Clifford in quadrangular plan around courtyard. Stone rubble red sandstone, slate roof (hipped), centre depressed arched wide entrance to courtyard, and a window with label above in gable.</p> <p>House to right (No. 1) has a porch, four windows in each of two storeys (all casements with diamond panes and stone architraves). No. 2 to left, with The Flat above has one window down and three above, and a stair window. The courtyard facades have sashes and modern windows. The fourth side opposite the entrance has four coach-houses with segmental arches, a centre gateway, and stables. Some blocked old mullioned windows.</p>	
Castle Park House	I	<p>Former stable block, now divided into three dwellings with garages, etc. Built 1652 by Lady Anne Clifford in quadrangular plan around courtyard. Stone rubble red sandstone, slate roof (hipped), centre depressed arched wide entrance to courtyard, and a window with label above in gable.</p> <p>House to right (No. 1) has a porch, four windows in each of two storeys (all casements with diamond panes and stone architraves). No. 2 to left, with The Flat above has one window down and three above, and a stair window. The courtyard facades have sashes and modern windows. The fourth side opposite the entrance has four coach-houses with segmental arches, a centre gateway, and stables. Some blocked old mullioned windows.</p>	

Building	Grade	List Description	General Notes
Gatehouse Cottage		Probably mostly C17, grey stone, gateway battlemented. Gatehouse Cottage adjoins to west, long and low, two storeys, with three-light casement windows with flat stone mullions, and 12-paned sashes (C18 alterations). Castle Moat Cottage adjoins farther to west, single storey, studded door, two 12-paned sash windows. Both cottages are built into the C17 curtain wall.	

### Registered Park & Garden in Appleby Castle character area

Site	Description	General Notes
Appleby Castle	Grounds around a medieval castle which were probably laid out by Lady Anne Clifford (1590-1676) during the mid to late C17. Surviving features include a mid C18 or earlier prospect terrace and a C17 gazebo which relates to the earthwork remains of a formal garden	

### Listed Buildings in Scattergate character area

Building	Grade	List Description	General Notes
1 Scattergate	II	Formerly the Ship Inn. C18. Colour-washed over stone rubble, with roof of graded slates, two storeys. Front of wide proportion with centre panelled door, and two sash windows on each floor, all in plain architraves. Wing to rear on north end	Ground floor windows have been replaced with modern alternatives.

Building	Grade	List Description	General Notes
5 Scattergate Green	II	Probably late C18. Coursed red sandstone, slate roof, two storeys. Centre panelled door, two sash windows on each floor, all in plain stone architraves. Stone chimneys. Included for group value.	

Building	Grade	List Description	General Notes
Rhonda House	II	Late C18. Once two cottages, now one dwelling. Whitewashed stone, slate roof, two stone chimneys. Indistinct date, probably 1779. Long two-storeyed facade with modern glazed door and three square sash windows on each floor, all in plain stone architraves.	
Castle Bank House	II	Late C18, red sandstone, ashlar, two storeys. The doorway is roughly central and has moulded architrave and pediment. To the left is a two-storeyed five-sided bay window with five lights per storey, the flanking lights being smaller than those to the front. Over the door is a single light window. To the right and set back a little, is a later extension with one window per storey. Both portions have eaves cornice and long and short quoins. On the older block are two rainwater heads, one dated 1792, the other with initials IHM. A rainwater head in the extension bears the head of an heraldic beast.	

### Listed Buildings in Doomgate character area

Building	Grade	List Description	General Notes
The Old Brewery	II	Late C18/Early C19, colour-washed stone, slate roof, two storeys. Segmental-arched doorways. Upper windows barred. A low middle storey on right hand end. Long rectangular plan. Right hand gable end has two 12-paned sash windows down and one up.	



Building	Grade	List Description	General Notes
Brewery House	II	Late C18 - Early C19. Three storeys, colour-washed stone, segmental arches to ground floor. Some sash windows, some upper warehouse doors. Gable end to left has three sash windows on each floor.	

Building	Grade	List Description	General Notes
12A Doomgate	II	Late C18 - Early C19. Three storeys, colour-washed stone, segmental arches to ground floor. Some sash windows, some upper warehouse doors. Gable end to left has three sash windows on each floor.	
11 Doomgate	II	C17-18, once the smithy. Pebble-dashed stone rubble, stone chimneys on slate roof, two storeys. A boarded door and a glazed and panelled door, two sash windows on ground floor and four above. A circular stone in front, probably covering a former well (wells in Doomgate mentioned in document of 1714).	
10 Doomgate	II	C17-18, once the smithy. Pebble-dashed stone rubble, stone chimneys on slate roof, two storeys. A boarded door and a glazed and panelled door, two sash windows on ground floor and four above. A circular stone in front, probably covering a former well (wells in Doomgate mentioned in document of 1714).	
9 Doomgate	II	Early C19, red sandstone, new slate roof, two storeys. Two boarded doors, two modern doors, all with fanlights. Five sash windows on each floor, all in stone architraves and all but two being 8-paned.	
8 Doomgate	II	Early C19, red sandstone, new slate roof, two storeys. Two boarded doors, two modern doors, all with fanlights. Five sash windows on each floor, all in stone architraves and all but two being 8-paned.	

Building	Grade	List Description	General Notes
7 Doomgate	II	Early C19, red sandstone, new slate roof, two storeys. Two boarded doors, two modern doors, all with fanlights. Five sash windows on each floor, all in stone architraves and all but two being 8-paned.	

Building	Grade	List Description	General Notes
6 Doomgate	II	Early C19, red sandstone, new slate roof, two storeys. Two boarded doors, two modern doors, all with fanlights. Five sash windows on each floor, all in stone architraves and all but two being 8-paned.	
5 Doomgate	II	C18, two storeys, roughcast over stone rubble. Centre doorway with plain projecting jambs and head, and a plain pediment-like triangular dripstone over. Two sash windows on each floor in plain red sandstone architraves.	
4 Doomgate	II	C18, roughcast stone rubble, slate roof, three storeys. Two panelled doors and one modern glazed door, all with small fanlights. Segmental arched carriage entry to right, adjoining the barn of No. 1. Three sash windows on ground floor and four on each upper floor.	
3 Doomgate	II	C18, roughcast stone rubble, slate roof, three storeys. Two panelled doors and one modern glazed door, all with small fanlights. Segmental arched carriage entry to right, adjoining the barn of No. 1. Three sash windows on ground floor and four on each upper floor.	
2 Doomgate	II	C18, roughcast stone rubble, slate roof, three storeys. Two panelled doors and one modern glazed door, all with small fanlights. Segmental arched carriage entry to right, adjoining the barn of No. 1. Three sash windows on ground floor and four on each upper floor.	
1 Doomgate	II	C18, two storeys, pebbledashed over stone rubble, slate roof. Boarded door and fanlight, one sash window on ground floor and two above, and an additional modern window down. Barn of stone rubble continues to left, with barred windows.	

Building	Grade	List Description	General Notes
13 Doomgate	II	C18, red sandstone, slate roof, two storeys, one stone and three brick chimneys. Nos. 13 and 14 are pebbledashed. Two boarded and one modern glazed doors. Five sash windows on each floor in stone architraves but with glazing bars removed. Barn and Stable buildings to rear of Glen Hotel, Boroughgate.	
14 Doomgate	II	C18, red sandstone, slate roof, two storeys, one stone and three brick chimneys. Nos. 13 and 14 are pebbledashed. Two boarded and one modern glazed doors. Five sash windows on each floor in stone architraves but with glazing bars removed. Barn and Stable buildings to rear of Glen Hotel, Boroughgate.	
15 Doomgate	II	C18, red sandstone, slate roof, two storeys, one stone and three brick chimneys. Nos. 13 and 14 are pebbledashed. Two boarded and one modern glazed doors. Five sash windows on each floor in stone architraves but with glazing bars removed. Barn and Stable buildings to rear of Glen Hotel, Boroughgate.	
16 Doomgate	II	C18, red sandstone, slate roof, two storeys, one stone and three brick chimneys. Nos. 13 and 14 are pebbledashed. Two boarded and one modern glazed doors. Five sash windows on each floor in stone architraves but with glazing bars removed. Barn and Stable buildings to rear of Glen Hotel, Boroughgate.	
17 Doomgate	II	C18, stuccoed/over stone rubble, old slate roof, two storeys. Centre panelled door and fanlight. Two sash windows down and three up, all 16-paned, with panelled internal shutters.	

Building	Grade	List Description	General Notes
18 Doomgate	II	C18. Pebbledashed and with new roof; panelled door with dentilled cornice and fanlight, adjoining yard door and one sash window down and two up all in stone architraves. Stone rubble stable and barn to left, with quoins and stone roof, wooden lintels and slit openings.	

## Listed Buildings in Boroughgate character area

Building	Grade	List Description	General Notes
2 Boroughgate	II	A probably earlier building altered in the mid C18. Roughcast over stone, old slate roof with stone chimneys, long and short quoins. Two plain windows on ground floor without glazing bars, and small shop front. Four twelve paned sash windows above. No. 2 (the Crown and Cushion) is a probably C17 lobby entry house. Square headed doorway with heavily moulded architrave, probably early C18. Three storeyed wing at rear facing Low Wiend has three sash windows on each floor in stone architraves. Rainwater head dated 1764.	
3-5 Boroughgate	II	C18, roughcast, slate roof, two storeys. Curved angle to No. 3, to Bridge Street, with convex gable, two upper windows and two shop windows with centre door. No. 5 has a glazed and panelled door, another glazed door, a 16-paned sash down and two 12-paned sashes up.	
6 Boroughgate	II	A probably earlier building altered in the mid C18. Roughcast over stone, old slate roof with stone chimneys, long and short quoins. Two plain windows on ground floor without glazing bars, and small shop front. Four twelve paned sash windows above. No. 2 (the Crown and Cushion) is a probably C17 lobby entry house. Square headed doorway with heavily moulded architrave, probably early C18. Three storeyed wing at rear facing Low Wiend has three sash windows on each floor in stone architraves. Rainwater head dated 1764.	
7 Boroughgate	II	C18, two storeys, stuccoed over stone, slate roof. Panelled door, and late Victorian shop front, one 16-paned sash window down and four up.	

Building	Grade	List Description	General Notes
8 Boroughgate	II	<p>Late C18, but altered in the mid C19 when the shop and first floor windows were inserted. Stuccoed stone rubble, three storeys, three windows each upper storey, those on first floor having round-arched heads and plain keystones. Ground floor has elaborate Victorian shop front of iron, with twisted columns on fluted bases, foliated Composite caps, round arches with cusped roundels in the tympana, in composition of centre door and flanking windows of one arch on re-entrant side and two arches to fronts, fascia and cornice over the whole.</p>	
9 Boroughgate	II	<p>C18, two storeys, stuccoed over stone, slate roof. Panelled door, and late Victorian shop front, one 16-paned sash window down and four up.</p>	
10 Boroughgate	II	<p>1873, stone three high storeys, asymmetrical. Segmental arched yard entry. Gables. Oriol on a buttress. Porch and verandah on wood piers. Paired sashes. Long cobbled yard at rear with range of former stabling (now staff rooms), of red sandstone dressed with brick, with iron mangers on walls. Included for group value.</p>	
11 Boroughgate	II	<p>Late C16-early C17, ashlar, slate roof hidden behind later facade. Three stone water spouts. Finials at ends of stone copings. Three storeys, the top storey with two gables added late C17. Moulded doorway with stilted segmental head on impost, with interlacing enrichment in low relief. Centre door and two small shop windows of C20, and two new windows in middle storey. Over the windows of lower storey is a long moulded drip-course with carved terminals. In top storey are two graded three-light windows with round-headed lights and moulded dripstones stepped up over centre. Two gables with moulded copings and finials.</p>	



Building	Grade	List Description	General Notes
12 Boroughgate	II	1873, stone three high storeys, asymmetrical. Segmental arched yard entry. Gables. Oriol on a buttress. Porch and verandah on wood piers. Paired sashes. Long cobbled yard at rear with range of former stabling (now staff rooms), of red sandstone dressed with brick, with iron mangers on walls. Included for group value.	
13 Boroughgate	II	Mid C18, three storeys, stone. C19 shop front with colonnets and foliated capitals (now filled with two sash windows). A rusticated segmental-headed archway to rear stables. Two sash windows in each upper storey.	
14 Boroughgate	II	Late C19. Red sandstone. Three storeys of same height as Tufton Arms, quoins, early C20 shop front, three sash windows on each upper floor with long and short quoins to architraves. Included for group value.	
15 Boroughgate	II	Mid C19, whitewashed stone, slate roof with stone copings and kneelers. Three storeys. Ground floor has two similar early C20 shop fronts and panelled door between, with fanlight and panelled pilasters. Fascia and cornice across whole ground floor. Four sash windows on each upper storey, in plain stone frames but without glazing bars.	
17 Boroughgate	II	Mid C19, whitewashed stone, slate roof with stone copings and kneelers. Three storeys. Ground floor has two similar early C20 shop fronts and panelled door between, with fanlight and panelled pilasters. Fascia and cornice across whole ground floor. Four sash windows on each upper storey, in plain stone frames but without glazing bars.	

Building	Grade	List Description	General Notes
19 Boroughgate	II	Late C19 Victorian Gothic, stone, snecked rubble with ashlar dressings, three storeys. Pointed arched windows on ground and first floors (paired on first floor), with marble columns and still leaf caps. Top floor windows are paired, with triangular heads. Top balustraded parapet, and dormer windows on roof. Cast iron balcony to first floor. Curved angle from No. 17, with doorway, and one window each upper storey.	
21 Boroughgate	II	Mid/late C19. Ashlar stone, three storeys. Segmental arch to rear yard, two round-arched windows ground floor, four segmetal-headed windows first floor, four sashes top floor, castellated parapet on brackets.	
23 Boroughgate	II	Late C18. Red sandstone ashlar, with long and short quoins, three storeys. Victorian shop front with iron colonnets, foliated caps, embattled cornice to door, panelled pilasters, fascia and dentilled cornice. Lower semi-basement window to left. A rusticated segmental-headed archway with re-used dated stone over rear arch inscribed RBD --96. Four windows each upper storey.	
25 Boroughgate	II		

Building	Grade	List Description	General Notes
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Building	Grade	List Description	General Notes
<p>27 Boroughgate</p> <p>(White House)</p>	<p>II*</p>	<p>House, early C18, re-modelled 1754 and 1764-1765 for John Robinson, the latter attributed to Henry Bellas (or Bellhouse) of Appleby; extended in the late C18.</p> <p>MATERIALS: red sandstone rubble, rendered and painted with red sandstone quoins, painted; Westmorland slate roofs. Brick-built rear range.</p> <p>PLAN: a rectangular main building with a narrower, attached rectangular former service wing to the rear, and a small cottage with a polygonal east end.</p> <p>EXTERIOR: the building is situated on Boroughgate, the main medieval thoroughfare of the town. It is a whitewashed, three-storey building with attic and basement beneath a hipped roof of Westmorland slate. It has a stone plinth, alternating quoins and three squared stone string courses dividing the floors. The west elevation facing Boroughgate has three depressed, ogee-headed windows to each floor with moulded architraves and a squared impost block; the upper sash has interlaced glazing bars giving the appearance of tracery. There are basement windows in the stone plinth. The right return has a central entrance with an ogee-headed stone surround with pilasters and a curving stone hood above an ogee-arched fanlight. The door has raised and fielded panels, which in the lower parts are formed by a cross arrangement of curved rails and styles centred on a diamond-shaped panel. There are three windows to each storey of the same form as the west elevation; at attic level there are three bulls eye windows. The north elevation has scattered fenestration, mostly of rectangular-headed windows with plain surrounds and with early-C18 sash windows with thick glazing bars, and two of ogee-headed style. The east elevation has a single ogee-headed window to each floor and a bulls eye window to the attic; the remainder of this elevation is obscured by the attached rear range.</p> <p>The two-storey brick-built rear range has rusticated stone quoins to the north-east and south-east corners, a stone rubble plinth and a squared string course, under a hipped roof with a central brick chimney stack. The ground floor has a tri-partite moulded ogee-headed window with moulded stone mullions lighting the former kitchen, and a single-light similar window to the right and four identical windows to the first floor. All have sliding sash windows with inter-lacing glazing bars to the upper sash. There are inserted entrances to the east and west ends, and a round-headed entrance to the west end, now a window. At the east end of the range there is a later-C18 lower brick-built former stable (now - 2019 - a cottage) with rusticated quoins, beneath a hipped roof with a central ventilator, and with similar windows to the kitchen/stable range. Attached to the east end is a single-storey polygonal bay beneath a pyramidal roof; it has an ashlar plinth, a deep moulded plinth course and a polygonal bay-window with a moulded surround and mullions with squared impost blocks, and depressed ogee-arched lights.</p>	

Building	Grade	List Description	General Notes
		<p>INTERIOR: the mid-C18 plan-form is largely retained with minor modifications. The stair hall houses an open-string dog-leg staircase, with slender turned balusters and a moulded ramped handrail with a scrolled end on a fluted, slender newel post. Stairs to the right lead down to the cellar (not inspected, 2019) and beyond there is a redundant servant stairwell (today occupied by a WC), and a service room beyond. The stair hall and first and second floor landings have modillioned, moulded plaster cornices and there are moulded cornices to the main reception rooms and most rooms on the upper floors. The principal floors have contemporary doors with raised and fielded panels: those to the ground and first floors match that of the main entrance (with the exception of a plain six-panelled door through the north wall of the south-east room and a modern replacement to the first floor). Elsewhere they are conventional six-panel doors. There are panelled reveals and soffits to most windows, which are fitted with painted and unpainted shutters with ogee heads; those to the second floor are unpainted and engraved with names and early-C19 dates. Chimneypieces are mostly C19 and Georgian in style, with small cast-iron canted ones to the south-east rooms on the first and second floors. The attic was not inspected (2019) but when surveyed in 1993, it was reached from the second floor by the retained upper flight of a servant stair, the remainder had been removed and its stairwell redundant. The stair was described as early C18 in form having a crude square-section handrail surmounted by a deep moulding, squared newels and turned balusters, of which only two remained. The attic rooms had moulded stone fireplace. The original 1764-1765 pegged roof structure was retained and described as being of three bays with two trusses with tie beams, king posts, raked struts and principal rafters with curved feet.</p> <p>The western part of the rear range comprises a series of former service rooms, two with six-panel doors. One has a cooking hearth at the east end with a red sandstone surround with moulded brackets supporting a projecting lintel. To the right there is a brick-arched alcove interpreted as a possible later fireplace, and a brick segmental-arched opening to the left opens into a second room with an inserted range to its west wall. The first floor of this range was not inspected, but the 1993 survey described three bedrooms with a north corridor, all with good ceiling cornices and six-panel doors matching those of the street range. Fireplaces had late-C19 Georgian style surrounds. The attached cottage (former stable) forming the eastern end of this range has a modern interior.</p> <p>SUBSIDIARY ITEM: to the front of the west elevation there is a low stone wall with double-chamfered ashlar coping stones set with replacement C20 railings.</p>	

Building	Grade	List Description	General Notes
Garden wall, gateway and summerhouse to north-east and south-east of White House	II	<p>Garden walls and gateway, mid-later C18; summerhouse, late C18 or early C19.</p> <p>MATERIALS: red-brick garden walls; summerhouse of coursed dressed sandstone blocks. PLAN: a linear section of garden wall connects the rear wing of the White House to the garden pavilion end of the detached outbuilding. A second linear section of garden wall to the south west connects the garden pavilion to a later summerhouse situated in the south-west corner of the garden.</p> <p>DESCRIPTION: the wall is of hand-made brick in stretcher bond standing about 10 feet (3m) high with a plain stone gateway giving access from the south yard to the garden. The summerhouse has a polygonal roof. There is a doorway in the north wall with squared stone jambs and lintel, and triple ogee-arched windows with squared sandstone surrounds and impost blocks; the plain treatment of the ogee-arched windows reflects their later date.</p>	
28 Boroughgate	II	<p>Mid C18, ashlar, long and short quoins, cornice, three storeys, with basement on High Wiend. Chamfered centre doorway with round-arched hood on simple brackets. Two windows on ground floor, that on left being a plain square bay probably added C19. Three sash windows per upper storey, 12-paned in hollow-chamfered architraves.</p>	
29 Boroughgate	II	<p>Late C18, ashlar, three storeys, red sandstone. Centre doorway, two windows on each floor with glazing bars removed. Volute shaped springers to gable coping. Left hand return wall has ogee-headed window facing entrance to White House.</p>	

Building	Grade	List Description	General Notes
30 Boroughgate (The Red House)	II*	<p>House and Judges' lodging, 1717 for Thomas Carleton; late-C20 modifications. Classical style.</p> <p><b>MATERIALS:</b> a red sandstone ashlar main elevation, with weathered irregular blocks to the rear elevation; a slate roof with stone copings and stone chimneys.</p> <p><b>PLAN:</b> double-pile plan with a central main entrance, originally with four rooms to the ground floor and a rear staircase and off- set rear entrance.</p> <p><b>EXTERIOR:</b> situated on a site that slopes gently to the north and falls to the west. Two storeys plus a raised basement, and seven bays beneath steep double pitched roofs of Westmorland slate with gable ashlar chimney stacks.</p> <p>The main (east) elevation is constructed of ashlar red sandstone with prominent quoins, moulded bands to the ground and first floors and a deep eaves cornice. The central entrance is reached by a set of stone steps flanked by ornate C19 railings, and has a bolection moulded surround with a segmental pediment: the lintel bears the date 1717 in incised calligraphic lettering, separated by a monogram. There are six four-over-four sliding sash windows to the ground floor and seven to the upper floor, that to the centre with a moulded architrave, the others are hollow chamfered. The basement is rusticated with four small windows and a separate entrance, the latter reached down a set of stone steps and fitted with a six-panel door. The right and left gables are of coursed rubble with a single attic window. The rear (west) elevation has a semi-basement and two upper storeys, with an off-set entrance to the left reached by a set of stone steps. The entrance has a partially moulded architrave and a carved and decorated stone lintel inscribed 'TC MC 1663', and a four- panel door. To the right is a three-light stone window with flat mullions. Set above and slightly to the right of the entrance there is a large stair window fitted with a horned twenty-over-twenty sliding sash window with a plain stone surround. To the left there is a single window to each floor, and to the right a pair of windows to each floor: all are fitted with nine-over-nine sliding horned sash windows (replaced to the top right) in plain dressed stone surrounds. There are also four inserted C20 bathroom windows. There are two stone bands, the upper one runs around the bottom of the stair window and the lower one rises around the entrance. There is a large basement window to the right; a similar window to the left has been converted to a set of French doors.</p>	

Building	Grade	List Description	General Notes
		<p>INTERIOR: the ground and first floors are each divided into a pair of apartments with some inserted partitions and openings, but overall the original plan-form is retained. A C19 lobby opens through timber and glazed double doors with side lights into a hall with an arched opening between the hall and the rear stair hall. The latter retains the original early-C18 dog-leg staircase that rises from basement to first floor. It has an open string, a balustrade of turned vase-shaped balusters (three per tread), square newel posts and drops, and a ramped, flat-topped handrail with moulded sides. At the intermediate garden level a half-landing gives access to the rear entrance lit by a mullioned window, above which there is a complete set of ten servants' bells; the upper half-landing is lit by the tall multi-paned stair window. The basement is divided into three spaces, the central space with a six-panel door, a stone flag floor and stone shelving on supports. Several early ceiling beams are visible throughout. The ground floor north apartment occupies the former smoking room, kitchen and back stair and the south apartment occupies the former dining room, office and clerk's closet. There are panelled windows and shutters to the six principal south windows and original chimney breasts to the north and south gables; other features include a six-panel door in a moulded architrave and the former site of the back stair. The north and south apartments to the first floor also have panelled reveals and shutters to the principal east windows, and the former site of the back stair; doors are mostly six-panel replacements. The attic is partially converted, and a limited view of the roof space indicates the presence of the original rook structure. Other features include a small hob-grate to the north gable and a re-used six panel door and an architrave with corner blocks.</p> <p>SUBSIDIARY FEATURES: to the front there is an in filled area bounded by a low, red sandstone wall of three courses with flat coping stones, set with original cast-iron C19 railings with ornate heads.</p>	
31 Boroughgate	II	<p>Late C18. Red sandstone ashlar, with moulded cornice and plinth. The right hand side breaks forward and has one window per storey in the front and in the side, and a hipped roof. The main portion of the front has four windows up and three down. Square-headed doorway with rectangular fanlight. All openings are hollow-chamfered.</p>	



Building	Grade	List Description	General Notes
31A Boroughgate	II	Dated 1851, Gothic style. Grey stone ashlar, slate roof, clustered chimneys on diagonal, two storeys. Four-centred arched carriage entry. Casement windows with pointed arched panes and dripstones over. The centre window bay projects with a gable over. Gable and flanking eaves have scalloped bargeboards.	
32 Boroughgate	II	Late C18/early C19. Red sandstone with slate roof and stone chimneys. Two storeys, two sixteen pane sashes on each floor. Panelled door in chamfered surround and boarded down to rear yard.	

Building	Grade	List Description	General Notes
<p>34 Boroughgate</p> <p>(White Hart and stable to rear)</p>	<p>II</p>	<p>Inn with attached stable/coach house to the rear, mid-C18 with possible earlier origins; C19, C20 and early-C21 additions and alterations.</p> <p><b>MATERIALS:</b> red sandstone, rendered and painted; internal walls of sandstone rubble; mostly graduated Westmorland slate roofs.</p> <p><b>PLAN:</b> a rectangular original range oriented north to south, possibly originating from an earlier cross- passage house; rectangular rear extensions including a probable C18 stair turret. An attached covered passageway to the north end gives access to a rear yard with outbuildings.</p> <p><b>EXTERIOR:</b> the building is situated on the west side of Boroughgate on a site that slopes gently to the north. The main elevation has three storeys and three bays under a pitched roof with dressed stone end stacks, painted quoins and painted and dressed, flush window and door surrounds. There is an off-centre square-headed entrance with tethering rings to either side, fitted with a six-panel door, and flanked to either side by a two-light flat-faced mullioned window now boarded over. Set at a lower level at the right end, there is a boarded yard entrance, with a lintel that slightly overhangs the jambs, and a tethering ring to the left. The first and second floors each have three window openings, all fitted with two-over-two horned sliding sash frames. A pub sign is fixed to the upper left side of the building. The rear elevation comprises a number of extensions of varying heights including a two-storey, lean-to stair turret with a Westmorland slate roof, and an enlarged first floor window serving a metal fire-escape. To the left a later lean-to extension has a Welsh slate roof, and contains an entrance to the extended covered passageway; it is fitted with a four-panelled door (cut down from a six-panelled door) and there is a fanlight above, now blocked.</p>	

Building	Grade	List Description	General Notes
		<p>An C18 two-storey former stable and coach house of similar constructional materials to the inn is attached to the rear. It has a large, blocked segmental-arched coach opening with alternating jamb stones, flanked to the right by a square-headed entrance with similar jambs, and to the left by a single-light and a pair of two-light windows in plain, stone surrounds; at least one of these openings retains earlier alternating jamb stones. To the left end there is an entrance with alternating jamb stones, and a later, blocked entrance. The first floor has six-regularly spaced C19 inserted window openings.</p> <p>SUBSIDIARY ITEM: to the front of the building there is a paved, split-level forecourt defined by a low stone wall with double-chamfered copings and late-C20 metal railings.</p> <p>INTERIOR: the main entrance opens into a single large space on two levels, created by the opening out of an original room to either side of a full-width central passage. A central strip of late-C19/early-C20 geometric floor tiles indicates the position of a former central passage, and scars in the east wall and ceiling indicate the site of its former partitions. There are five substantial ceiling beams running from east to west. Remaining fixtures and fittings are early C20 and include a stone four-arched fireplace against the south wall (with a blocked doorway to the right), the remains of panelling to the left, and a fixed bench seat to each of the east windows. A cellar beneath the northern part of the room has a set of original, but modified, sandstone steps; within the cellar visible ground-floor beams and joists are of early form and may be of late-C17 date. Within the covered passageway to the rear yard there is an arched feature, interpreted as a fireplace flue or support. The rear extension comprises three small rooms. The south room is thought to be the former back kitchen with a fireplace with a large stone lintel in the east wall and an inserted stair to the first floor of the rear stable range. The central room houses a dog-leg staircase in its original position, and the north room has a large fireplace (range removed).</p>	

Building	Grade	List Description	General Notes
		<p>The upper floors were not inspected, but are understood to retain historic features including the presence of an earlier, blocked opening on the half landing to the first floor, exposed and boxed-in tie-beams to the three first-floor front rooms, one of which also retains the hearthstone of an earlier fireplace and one of which also has a re-used, stripped six-panel door. The exposed floor of the most southerly rear room retains some original wide floor boards. To the second floor there are exposed and boxed in tie-beams, and the roof structure (also visible in the attic space) comprises four simple tie-beam trusses with double purlins; some of the timbers suggest they have been re-used; rafters are C20. The ground floor of the attached rear range was not inspected, but is understood to have been converted to apartments. The first floor has a large modern kitchen to the west end and the remainder of the space has a C20 decorative scheme and fittings.</p> <p>MAPPING NOTE: the upper floors of the White Hart (34 Boroughgate) form a flying freehold above part of the ground floor of the neighbouring property (36 Boroughgate).</p>	
36 Boroughgate	II*	<p>House, mid-C17 with C19 and C20 alterations.</p> <p>PLAN: cross-passage plan, with a rear rectangular range comprising a stair hall and service rooms.</p> <p>MATERIALS: regularly coursed and squared buff and red sandstone blocks to the main elevation, coursed rubble to the rear; a Westmorland slate roof in diminishing courses, with stone slate edging.</p>	Double openings on ground floor are boarded up.

Building	Grade	List Description	General Notes
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Building	Grade	List Description	General Notes
		<p>EXTERIOR: the building is situated on the north side of the main medieval thoroughfare which slopes gently down to the north. This stone-built house has a pitched slate roof with a central chimneystack. The main east elevation has three storeys plus a partial basement, and two bays. It has a chamfered plinth with a single, barred basement window. The off-centre C17 entrance has moulded jambs and a battlemented lintel, decorated with two flower motifs; it is fitted with a plank door, and there is a tethering ring to the right side associated with an area of worn stonework. To either side of the entrance is a rectangular window with a C20 horned sash, that to the left with bars, and both in tooled, monolithic red sandstone surrounds. There are two similar (but smaller) windows to the first and second floors, the first floor lintels carrying the upper storey sills. The present fenestration dates from the C19, but the elevation contains several blocked C17 windows: two two-light mullioned windows to the upper floor and three blocked three-light windows to the first floor. There is also a blocked fire window lighting an inglenook immediately to the left of the main entrance, and a blocked C17 window further to the left. The rear elevation has two storeys and three bays and is of rubble sandstone construction beneath a pitched roof. All window and door openings are recent insertions in modern surrounds, a door and one window with earlier relieving arches above and one window with an earlier stone lintel above.</p> <p>INTERIOR: the main entrance enters the cross-passage which is open to the room to the right; the latter has a chamfered ceiling beam and a small stone chimney piece, and a blocked opening to the north wall. The opposing cross-passage entrance, which pierces the original rear wall of the building, has a cambered head supported on an internal timber lintel and external stone lintel; it is fitted with a plank and batten door. An opening through the cross passage wall at its western end gives access to a short heck passage which opens into the main living room through a four-panel door, and gives entry to the staircase to the right. This living room has a single chamfered ceiling beam and a blocked opening and a pantry to the west wall. A large inglenook to the north wall retains a bressumer beam which terminates at an area of panelling, which may preserve the original heck post. The moulded chimney piece is of later-C17 or early-C18 date and has an inserted C19 cast-iron range. The ground floor of the rear range is accessed by an extension to the cross passage with a room off to right and left. The room to the right has a wide-boarded door with upper ventilation holes and a stone-flagged floor. To the north wall there is a blocked stone moulded chimney piece, and to its left a moulded round-headed niche with a substantial stone lintel, thought to be a former bread oven. The room to the left has a blocked chamfered sandstone mullion window with timber lintel and stone sill in the south wall. Very worn stone steps lead down to a small cellar with shelving niches, that run back beneath the parlour. A plain straight-flight stair rises from a full-height rear stair hall.</p>	

Building	Grade	List Description	General Notes
		<p>A section of original balustrade with chunky stick balusters remains to the first floor rear L-shaped landing, which separates a pair of rooms occupying the first floor of the rear range, one retaining a stone fire surround. A wide opening through the original rear wall of the building leads back into the original front range, which is partitioned into a pair of rooms with ceiling beams, and re-used panelled doors some of C17 date; one of these partitions incorporates an un-plastered section of what is thought to be a wattle and daub panel. There is a small timber chimney piece to one of the rooms. A cupboard with a re-used seven-panel door retains a timber-framed panel of lath and plaster. A seven-panel door contains an enclosed straight stair flight rising to the second floor of the front range. This is partitioned into a pair of rooms, also with re-used early doors. Within these spaces an original roof structure is retained and clearly visible: it comprises three raised and pegged cruck trusses with collars (one missing) and double side purlins: two of the crucks display clear assembly marks in sequence, that to the third truss is not visible. The upper part of the roof structure is visible within the enclosed attic space above and, where they are visible, the apex of the crucks are tenoned into a ridge purlin. At the north end of the roof structure immediately in front of the stone gable party wall there is a short crown post supporting the end of the ridge purlin: this is crudely formed and has been spliced into the gable end of the ridge piece.</p> <p>SUBSIDIARY ITEMS: set to the front of the house is a low stone wall with a double chamfered coping and replacement railings with a quoined central opening (partially rebuilt to the left side in the early C21).</p>	
37 Boroughgate	II	<p>C18, stone, two storeys. Long and short quoins to left. No. 37 has concrete architraves to windows. Curved stair window at rear of No. 37. No. 39 has old doorway to yard, with panelled door and fanlight, one sash window down and two up in plain stone architraves. Nos. 37A and 39A in rear wing down yard are similar, but now separate flats.</p>	

Building	Grade	List Description	General Notes
37A Boroughgate	II	C18, stone, two storeys. Long and short quoins to left. No. 37 has concrete architraves to windows. Curved stair window at rear of No. 37. No. 39 has old doorway to yard, with panelled door and fanlight, one sash window down and two up in plain stone architraves. Nos. 37A and 39A in rear wing down yard are similar, but now separate flats.	
38 Boroughgate	II	Late C18, stone ashlar, slate roof with end stacks. Central passage, and door on left. Three windows on ground floor and five above, all in plain stone architraves. Tethering ring.	Pointing of poor standard. Some surrounds have been replaced.
39 Boroughgate	II	C18, stone, two storeys. Long and short quoins to left. No. 37 has concrete architraves to windows. Curved stair window at rear of No. 37. No. 39 has old doorway to yard, with panelled door and fanlight, one sash window down and two up in plain stone architraves. Nos. 37A and 39A in rear wing down yard are similar, but now separate flats.	
39A Boroughgate	II	Late C18. Red sandstone ashlar, with moulded cornice and plinth. The right hand side breaks forward and has one window per storey in the front and in the side, and a hipped roof. The main portion of the front has four windows up and three down. Square-headed doorway with rectangular fanlight. All openings are hollow-chamfered.	
40 Boroughgate	II	Late C18, stone ashlar, slate roof with end stacks. Central passage, and door on left. Three windows on ground floor and five above, all in plain stone architraves. Tethering ring.	



Building	Grade	List Description	General Notes
41 Boroughgate	II	C18, stone rubble with stone flag roof. Ground rises up hill, but the eaves are level, therefore No. 45 has lower ceilings. Two storeys. Boarded and glazed doors. Four windows on ground floor and five above, altered, in stone architraves.	
42 Boroughgate	II	Early C19. A pair of two-storeyed stuccoed houses with a central segmental arched passage between, flanked by the round-headed doors forming a triple arched feature. Two windows on either side on the ground floor, and five in all in the upper-storey - that over the archway having three lights. On the right side is a basement with two windows.	
43 Boroughgate	II	C18, stone rubble with stone flag roof. Ground rises up hill, but the eaves are level, therefore No. 45 has lower ceilings. Two storeys. Boarded and glazed doors. Four windows on ground floor and five above, altered, in stone architraves.	
44 Boroughgate	II	Early C19. A pair of two-storeyed stuccoed houses with a central segmental arched passage between, flanked by the round-headed doors forming a triple arched feature. Two windows on either side on the ground floor, and five in all in the upper-storey - that over the archway having three lights. On the right side is a basement with two windows.	
45 Boroughgate	II	C18, stone rubble with stone flag roof. Ground rises up hill, but the eaves are level, therefore No. 45 has lower ceilings. Two storeys. Boarded and glazed doors. Four windows on ground floor and five above, altered, in stone architraves.	
46 Boroughgate	II	Early C19. Stone ashlar, slate roof with stone copings and kneelers. Plain doorways. Five windows per storey in plain stone architraves but without glazing bars.	

Building	Grade	List Description	General Notes
48 Boroughgate	II	Early C19. Stone ashlar, slate roof with stone copings and kneelers. Plain doorways. Five windows per storey in plain stone architraves but without glazing bars.	
49 Boroughgate	II	Red sandstone ashlar, late C18-early C19, two storeys. Panelled doors with small fanlights in plain stone doorcases. No. 51 has a centre doorway with pediment, dentils and pilasters. No. 49 has two windows per storey, the others have two below, three above, all sashes in plain frames with glazing bars.	
50 Boroughgate	II	Late C18, stuccoed over stone, eaves cornice, long and short quoins, slate roof with stone copings and stone chimney. Two storeys. Six panelled to right with rectangular fanlight with glazing bars. Another door to left, narrow, to rear yard. Two 12-paned sash windows on ground floor and three above.	
51 Boroughgate	II	Red sandstone ashlar, late C18-early C19, two storeys. Panelled doors with small fanlights in plain stone doorcases. No. 51 has a centre doorway with pediment, dentils and pilasters. No. 49 has two windows per storey, the others have two below, three above, all sashes in plain frames with glazing bars.	
52 Boroughgate	II	C18, stuccoed, two storeys. Panelled door and rectangular fanlight, and octagonal chimney on eaves over the doorway. A smaller doorway to left. Four sash windows on ground floor without glazing bars. Five 12-paned sash windows above.	

Building	Grade	List Description	General Notes
53 Boroughgate	II	Red sandstone ashlar, late C18-early C19, two storeys. Panelled doors with small fanlights in plain stone doorcases. No. 51 has a centre doorway with pediment, dentils and pilasters. No. 49 has two windows per storey, the others have two below, three above, all sashes in plain frames with glazing bars.	
54 Boroughgate	II	Mid C19 late Georgian, two storeys, ashlar (sandstone). Panelled door and rectangular fanlight, modern ogee-arched porch. A flush-panelled door to left with fanlight. Three 8-paned sash windows on ground floor and four above.	
55 Boroughgate	II	Red sandstone ashlar, late C18-early C19, two storeys. Panelled doors with small fanlights in plain stone doorcases. No. 51 has a centre doorway with pediment, dentils and pilasters. No. 49 has two windows per storey, the others have two below, three above, all sashes in plain frames with glazing bars.	
56 Boroughgate	II	Mid C19, stone, long and short quoins, stone slate roof, two storeys. Two doors, four windows. Included for group value.	
58 Boroughgate	II	Mid C19, stone, long and short quoins, stone slate roof, two storeys. Two doors, four windows. Included for group value.	
60 Boroughgate	II	Late C18, roughcast over stone, set at right angles to road. Two storeys. Three windows in stone architraves. Gable end of No. 60, facing street, has one sash down, two in first floor and one in gable.	

Building	Grade	List Description	General Notes
62 Boroughgate	II	Late C18, roughcast over stone, set at right angles to road. Two storeys. Three windows in stone architraves.	
1-13 Boroughgate St Annes Hospital	II*	<p>Almshouses including a chapel and former communal hall, founded 1651-1653 by Lady Anne Clifford. Minor later alterations.</p> <p>MATERIALS: local red sandstone with ashlar dressings; Welsh slate roofs.</p> <p>PLAN: four ranges set around the sides of a cobbled courtyard with a central western entrance, and an off-centre opening through the east side into a garden.</p> <p>EXTERIOR: the building is situated on Boroughgate, the main medieval street of the town, on a site that slopes steeply to the north. Forming 13 houses and a chapel, it comprises low two-storey ranges constructed of red sandstone with ashlar dressings beneath hipped roofs of slate with regularly-spaced stone ridge chimneystacks. The west elevation facing Boroughgate has two storeys and seven bays, the central bay with a chamfered segmental-headed archway, with a sandstone panel bearing Lady Anne's arms and those of her mother. The three bays to either side of the entrance have a ground and a first floor window opening within plain stone surrounds, all fitted with timber eight-over-eight unhorned sash window frames; some of the present windows retain evidence of earlier surrounds with long and short jamb stones. The right return has seven regularly-spaced first floor windows in plain stone surrounds fitted largely with two-over-two sash frames, and similar windows to the ground floor, some set within earlier openings. The rear garden elevation is lime-washed with window openings in plain stone surrounds, many of which are replacements. The former communal hall at the south end (now a cottage) is lit by a two-light mullioned window to the ground and first floor, the latter also with a single narrow light, all with leaded glass. A pair of houses to the right have a single ground floor window and a pair of windows to the first floor. Window frames are mostly single or four-light, late-C20 replacements. There is an off-centre entrance through a plain wall with an attached lean-to extension, occupying the site of a demolished house, and to the right another house similarly lit to the others. The chapel occupies the corner and is lit by a two-light round-arched mullioned window with leaded glass. The main west entrance enters into a full-width passageway that opens into a cobbled and paved courtyard with a water fountain at its centre, around which are set the four ranges (divided into 13 houses and a corner chapel).</p>	

Building	Grade	List Description	General Notes
		<p>Each house has an entrance with either a flat or a four-centre-arched head, fitted with a boarded door; those with four-centre arches have long and short jamb stones. The houses mostly have a two-light flat-mullioned window to each floor, though those in the north range have single-light windows to each floor and those in the west range have a simple small window to each floor. Windows are mostly fixed or casements with leaded glass. By each door are carved shields of arms indicating the alliance of various noble families with the Viponts and their successors the Cliffords. To either side of the inner courtyard entrance are displayed the arms of Lady Anne's two husbands impaling her own.</p> <p>INTERIOR: the houses each have a simple plan-form consisting of a ground floor living room/kitchen and a first floor bedroom and bathroom. One house was inspected internally and had a fire breast to one wall, a substantial, chamfered ceiling beam, a simple staircase and the remains of a truncated roof truss tie-beam. The chapel has a stone-flagged floor and a segmental plaster ceiling. There is a simple C17 panelled reading desk in the north-east corner, and there are C17 boarded benches with simply shaped ends to the sides, and shaped rails to the front. The walls are painted plaster and have a series of monochrome wall paintings with red text references. To the west wall are the Ten Commandments within paired round-headed panels. The north and south walls have texts set within rectangular panels, including the Apostles' Creed, the Lord's Prayer and the Beatitudes. The paintings to the east wall represent the Crown of Life and the Crucifix in glory above the adoring cherubs of the Day of Judgement. It is considered that those to the rear and side walls are C18 replacements of almost obliterated originals, while the design of those to the east wall may be earlier</p>	

Building	Grade	List Description	General Notes
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Building	Grade	List Description	General Notes
Moot Hall	II*	<p>Moot Hall, late C16, with C18 and early-C19 alterations; the north range was rebuilt in the early C19, altered C20. Vernacular style. Materials: rubblestone, rendered and painted white with ashlar dressings, mostly painted black; graduated Westmorland slate roofs, a lead ridge roll and metal ventilator, and a bellcote to the south apex. Plan: a linear-plan roughly oriented north to south on an island site at the north end of Boroughgate, the principal medieval street of the town. The building comprises an original principal south range and a rebuilt north range abutting the former gable of the latter. Exterior: South Range: two storeys beneath a pitched roof with a ridge ventilator, coped verges, kneelers, quoins and a single chimneystack on the east pitch at the north. The south gable contains the entrance to the first floor hall, with a chamfered stone surround and a four-centred arched head. A re-set date stone above bears the date 1596. Its oak-boarded door is set in a renewed C20 frame with reused C17 or C18 strap hinges. At the apex is an open-sided, hexagonal bellcote retaining a single bell dated 1893. The first-floor doorway is reached by a C20 external stone stair concealed behind a semi-circular screen wall with flat pilasters, stone coping and a moulded red sandstone panel with a raised quatrefoil containing a moulded and painted shield bearing the three leopards from the Royal Arms and incised with the date 1179 (the date of the town's first borough charter). The east elevation has three late-C19 ground-floor shop fronts and doorways, all with rendered stall risers. The most southerly has a doorway with reeded stone pilasters with plinth blocks and stylised floral paterae fitted with a four-panel door, and there is a separate shop window to the right; a plain timber fascia extends above both the window and door. The central unit has a door and a taller shopfront all with matching pilasters, fascia and cornice, and a shop window divided by glazing bars. The most northerly unit has a narrow door with a moulded timber architrave fitted with a four-panel door; the separate shop window has plain pilasters, fascia and cornice and simple mouldings. To the first floor there are four regularly-spaced nine-over-nine early-C18 unhorned sash windows with ovolo-moulded glazing bars and plain architraves. The west elevation ground floor has an irregular pattern of small windows and two narrow doors including an early-C19 sixteen-pane bow window with slender glazing bars. The shop doors have four-centred arched heads and chamfered surrounds, one fitted with a late-C19 part-glazed door. To the first floor is a pair of widely-spaced 18-pane sash windows similar to those of the east elevation. North Range: two bays and three storeys with quoins beneath a hipped roof. The north gable has a pair of first-floor later-C20 six-over-six sash windows in plain architraves, above a C20 full-width, single-storey, flat-roofed porch extension with timber classical-style detailing. An historic brass plaque inscribed 'Town Clerk's Office' is fixed to the wall on the west side of the central doorway. The east elevation has an early-C19 double shop-front with a central doorway, framed by moulded timber pilasters with classical detailing. The first floor has a pair of mid-C19 windows with late-C20 18-pane sash windows.</p>	<p>Added to Historic England's Heritage at Risk Register in Autumn 2020.</p>

Building	Grade	List Description	General Notes
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Building	Grade	List Description	General Notes
		<p>The fenestration of the west elevation is also late C20, comprising two pairs of small sash windows to each floor with a large 12-pane sash stair window. Interior: South Range: the ground floor is divided into three shop units, the south and centre units connected by an inserted C21 doorway and the northern unit connected to the ground floor of the north range by an inserted late-C20 doorway. There are four original, chamfered, oak first floor ceiling beams of heavy section with deep chamfers, most with plain chamfer stops. Their soffits retain evidence of former shop partitions and one has been modified to allow for a doorway. A stone-flagged floor is retained to the southern shop, which also has a blocked alcove in its south wall thought to be a former doorway. The central shop has a late C19 or early-C20 two-register wall cupboard with sliding glazed or panelled doors, and within another cupboard first floor floorboards and a lime-washed section of oak beam are visible. The shops have modern finishes, with some early-C20 tongued- and-grooved boarding to window reveals. The first floor council chamber is separated by a timber partition from an adjoining mayor's parlour to the north. The chamber is entered through a C19 lobby with a panelled inner door with chamfered details and brass fittings. Its north wall bears a First World War Roll of Honour, and to either side are alcoves with 1920s lath-and-plaster canopies; that to the south-east retains mid-C19 historic wall surfaces including ashlar-scored textured plaster and high-level moulded picture rails. The north wall of the chamber has wainscot panelling with a carved frieze of late C16 or early-C17 inter-laced strapwork. At the east and west ends there are oak-panelled doors, and above is a full-width former gallery supported on a pair of C19 fluted timber posts. The walls are plain plastered and scored with lines to resemble ashlar, above an applied dado of Lincrusta-style embossed paper, and they and the window reveals are fitted with early-C20 oak picture rails in three tiers. The ceiling has inset square ventilation grilles and three exposed tie beams with applied timber details. The wooden floorboarded floor is retained. The mayors parlour has an inserted ceiling, above which an earlier lath and plaster ceiling remains and there are two blocked windows on the former north gable end. The parlour room fittings are largely 1920s in date including oak-panelled doors, oak panelled dado, picture rails and a pendent light fitting. The south wall has shallow cupboards with oak panelled doors; the east door is a re-used section of C17 panelling. The five-bay roof has four collar and tie beam oak trusses with two tiers of purlins per pitch and a diagonally-set ridge. The trusses show evidence of reuse, probably dating from when the roof was raised. There are two phases of assembly numbers on the north faces of the trusses. The trusses are hand-finished and pegged and the rafters are also of oak; the northern and southern trusses have cambered collars. Within the roof space the timber partition between the chamber and the mayoral parlour is visible infilled with hand-made bricks. North Range: refurbished internally in 1970 with late-C20 fixtures, fittings and finishes throughout. The ground floor serves as a Tourist Information Office and the first and second floors serve as offices and storage respectively.</p>	

Building	Grade	List Description	General Notes
The Cloisters	II*	<p>1811 by R. Smirke, built as a visual termination of the lower end of the main street. Arcade of seven pointed arches in ashlar, the centre three arches being open and giving access to the churchyard by a rear gate. Over the arcade is a battlemented parapet. The centre portion is stepped up and has the Appleby arms and date 1811 in a quatrefoil panel. At each end of the arcade is a square two-storey tower with machicolated parapet, square-headed door and window in lower storey, and lancets above with hood-moulds, and lancets above with hood-moulds. Right hand tower (east) is a shop. No. 1 Boroughgate.</p>	<p>Internal space used for offices and shops</p>

Building	Grade	List Description	General Notes
1 High Wiend	II	Early Mid C19, red sandstone with long and short quoins, four storeys. Ground floor has two doors and two small shop windows. First floor has two 12-paned sashes. Upper floors have one sash window each floor, alternately spaced.	West gable requires structural repair and the roof requires maintenance/repair.
2 High Wiend	II	Datestone of 1677. Two storeys, stuccoed with traces of timber framing within, old slate roof, stone coping on right with springer. Centre doorway and two four-light windows on ground floor, two four-light windows and a centre two-light window above, all with flat stone mullions.	Windows and surrounds require maintenance/repair.
4 High Wiend	II	Late C18 or Early C19, three storeys, roughcast. Off-centre doorway with semi-circular hood, and to the left is a segmental-headed archway flanked by a small segmental-headed doorway. Two windows on ground floor and three on first floor, all 36-paned sashes. Three 24-paned sashes on top floor.	
12 High Wiend	II	C18. No. 12 has two doors (modern) and No. 14 has a panelled door. Pebbledashed over stone, thick walls, slate roof, two low storeys. Three brick chimneys. Five sash windows on each floor, irregularly spaced.	
14 High Wiend	II	C18. No. 12 has two doors (modern) and No. 14 has a panelled door. Pebbledashed over stone, thick walls, slate roof, two low storeys. Three brick chimneys. Five sash windows on each floor, irregularly spaced.	Windows require maintenance/repair.

Building	Grade	List Description	General Notes
16 High Wiend	II	<p>Early C19. All under the same roof. Two storeys, stuccoed over stone. No. 16 has a segmental headed yard entry, one sash window down and two up, a boarded door, stone architraves.</p> <p>Kingdom Hall has a panelled door and fanlight, two square windows on ground floor (possibly once a shop) and a 16-paned sash above. No. 18 has a centre panelled door and small fanlight, two 16-paned sash windows down and three up. Included for group value.</p>	
18 High Wiend	II	<p>Early C19. All under the same roof. Two storeys, stuccoed over stone. No. 16 has a segmental headed yard entry, one sash window down and two up, a boarded door, stone architraves.</p> <p>Kingdom Hall has a panelled door and fanlight, two square windows on ground floor (possibly once a shop) and a 16-paned sash above. No. 18 has a centre panelled door and small fanlight, two 16-paned sash windows down and three up. Included for group value.</p>	<p>Windows have been replaced with modern alternatives.</p>
Red House Cottage, High Wiend	II	<p>Probably C18. Red sandstone, cobbles and rubble with slate roof. Segmental arched carriage entrance.</p>	

Building	Grade	List Description	General Notes
2 Low Wiend	II	Early C18, red sandstone rubble, slate roof, brick chimneys, two storeys. Stone copings and kneelers. A segmental arched carriage-way to left (leading to yard of the Crown and Cushion). A moulded doorway of circa 1700, two sash windows and a modern window on ground floor, and four 12-paned sash windows above. A clock face inserted in upper wall.	
3 Low Wiend	II	Early C18, red sandstone rubble, slate roof, brick chimneys, two storeys. Stone copings and kneelers. A segmental arched carriage-way to left (leading to yard of the Crown and Cushion). A moulded doorway of circa 1700, two sash windows and a modern window on ground floor, and four 12-paned sash windows above. A clock face inserted in upper wall.	
1 Bridge Street	II	Early C19, red sandstone, with quoins. No. 1 is two storeys, with three sash windows on upper floor, one new window below. No. 3 (King's Head) has three storeys and two strings, tethering ring on wall, eaves cornice, centre doorway with moulded architrave and cornice, four sash windows on ground floor and five on upper floors, with glazing bars removed. Portion to left was once coach-houses etc. and has wide depressed arch, segmental arched doorway, three light sash window down and a single sash up.	
3 Bridge Street	II	Early C19, red sandstone, with quoins. No. 1 is two storeys, with three sash windows on upper floor, one new window below. No. 3 (King's Head) has three storeys and two strings, tethering ring on wall, eaves cornice, centre doorway with moulded architrave and cornice, four sash windows on ground floor and five on upper floors, with glazing bars removed. Portion to left was once coach-houses etc. and has wide depressed arch, segmental arched doorway, three light sash window down and a single sash up.	

Building	Grade	List Description	General Notes
4 Bridge Street	II	Early C19, ashlar, three storeys, ground floor with double shop front with dentilled cornice and blind-case. Three 8-paned sash windows on each upper floor in plain stone architraves.	
5 Bridge Street	II	Early C19, ashlar, three storeys, eaves cornice, long and short quoins, strings at sill level. Centre passage entrance with traceried rectangular fanlight. Two shop fronts - that of No. 5 is early C20, with thin colonnets, leaded coloured lights, panelled pilasters, fascia and cornice. Four sash windows each upper storey, those of No. 5 being 16-paned.	
6 Bridge Street	II	C18, stuccoed stone rubble, stone quoins, low two storeys. A C20 shop front with pilasters, fascia, cornice and blind-case. Old low doorway (to No. 6). Four sash windows above, the two on the right being lower. Slate roof.	Windows require maintenance/repair.
7 Bridge Street	II	Early C19, ashlar, three storeys, eaves cornice, long and short quoins, strings at sill level. Centre passage entrance with traceried rectangular fanlight. Two shop fronts - that of No. 5 is early C20, with thin colonnets, leaded coloured lights, panelled pilasters, fascia and cornice. Four sash windows each upper storey, those of No. 5 being 16-paned.	
8 Bridge Street	II	C18, stuccoed stone rubble, stone quoins, low two storeys. A C20 shop front with pilasters, fascia, cornice and blind-case. Old low doorway (to No. 6). Four sash windows above, the two on the right being lower. Slate roof.	
9 Bridge Street	II	Mid C19, ashlar, quoins, three storeys, ground floor with two large round arches on engaged columns & with glazing bars. Two sash windows each upper floor with bands at sill levels. Ground floor rusticated.	

Building	Grade	List Description	General Notes
10 Bridge Street	II	Probably C18 with later alterations. Now a grocer's shop with new brick front with two large shop windows. Two storeys, the upper storey of red sandstone, with two 16-paned sash windows to left, and two modern windows on two upper floors to right, all under same roof. Good C18 staircase inside.	Now a café. Windows have been replaced with modern alternatives.
11 Bridge Street	II	C18, roughcast, two storeys, low proportions. Modern shop front. Passage doorway to left, with a 12-paned sash window over. Two other sash windows above.	Evidence of a blocked window opening.
12 Bridge Street	II	Probably C18 with later alterations. Now a grocer's shop with new brick front with two large shop windows. Two storeys, the upper storey of red sandstone, with two 16-paned sash windows to left, and two modern windows on two upper floors to right, all under same roof. Good C18 staircase inside.	Now a office. Windows have been replaced with modern alternatives.

## Listed buildings in Chapel Street character area

Building	Grade	List Description	General Notes
5 Chapel Street	II	C18, stone rubble partly pebbledashed, two storeys, long and short quoins. Nos. 5 and 6 have two sash windows down and three up, one boarded and one glazed door. No. 7 has round-headed doorway with moulded keystone, impostes and fanlight, two windows each floor.	
6 Chapel Street	II	C18, stone rubble partly pebbledashed, two storeys, long and short quoins. Nos. 5 and 6 have two sash windows down and three up, one boarded and one glazed door. No. 7 has round-headed doorway with moulded keystone, impostes and fanlight, two windows each floor.	
7 Chapel Street	II	C18, stone rubble partly pebbledashed, two storeys, long and short quoins. Nos. 5 and 6 have two sash windows down and three up, one boarded and one glazed door. No. 7 has round-headed doorway with moulded keystone, impostes and fanlight, two windows each floor.	
8 Chapel Street	II	C18. Slightly higher than No. 7. Roughcast and pebbledashed. Two storeys. Depressed arched carriage entry between Nos. 9 and 10. Six windows on ground floor and eight above, glazing bars removed. No. 10 has lean-to porch. Round-arched stair window at rear.	
9 Chapel Street	II	C18. Slightly higher than No. 7. Roughcast and pebbledashed. Two storeys. Depressed arched carriage entry between Nos. 9 and 10. Six windows on ground floor and eight above, glazing bars removed. No. 10 has lean-to porch. Round-arched stair window at rear.	Windows have been replaced with modern alternatives.
10 Chapel Street	II	C18. Slightly higher than No. 7. Roughcast and pebbledashed. Two storeys. Depressed arched carriage entry between Nos. 9 and 10. Six windows on ground floor and eight above, glazing bars removed. No. 10 has lean-to porch. Round-arched stair window at rear.	



Building	Grade	List Description	General Notes
11 Chapel Street	II	C18. Slightly higher than No. 7. Roughcast and pebbledashed. Two storeys. Depressed arched carriage entry between Nos. 9 and 10. Six windows on ground floor and eight above, glazing bars removed. No. 10 has lean-to porch. Round-arched stair window at rear.	Windows on ground floor have been replaced with modern alternatives.
15 Chapel Street	II	Mid C19. Roughcast over stone, with slate roof and stone quoins. No. 15 was probably the schoolhouse, two storeys, with gable end facing the road and two 16-paned sash windows on each floor; door on left hand return side. The former school was founded 1808 and has inscribed stone "British School 1849", single storey, now builders' merchants, with a round-arched doorway and a pair of Gothic style windows.	Windows have been replaced with modern alternatives.
16 Chapel Street	II	Late C18, roughcast over stone rubble, with long and short stone quoins, slate roof, two storeys. Segmental arched carriage entry with rusticated voussoirs. Four modern doors and four windows on ground floor, five above, all sashes with glazing bars removed.	Windows have been replaced with modern alternatives.
17 Chapel Street	II	Late C18, roughcast over stone rubble, with long and short stone quoins, slate roof, two storeys. Segmental arched carriage entry with rusticated voussoirs. Four modern doors and four windows on ground floor, five above, all sashes with glazing bars removed.	Windows have been replaced with modern alternatives.
17A Chapel Street	II	Late C18, roughcast over stone rubble, with long and short stone quoins, slate roof, two storeys. Segmental arched carriage entry with rusticated voussoirs. Four modern doors and four windows on ground floor, five above, all sashes with glazing bars removed.	Windows have been replaced with modern alternatives.

Building	Grade	List Description	General Notes
18 Chapel Street	II	Late C18, roughcast over stone rubble, with long and short stone quoins, slate roof, two storeys. Segmental arched carriage entry with rusticated voussoirs. Four modern doors and four windows on ground floor, five above, all sashes with glazing bars removed.	

Building	Grade	List Description	General Notes
19 Chapel Street	II	Late C18, roughcast over stone rubble, with long and short stone quoins, slate roof, two storeys. Segmental arched carriage entry with rusticated voussoirs. Four modern doors and four windows on ground floor, five above, all sashes with glazing bars removed.	
20 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
21 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
22 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
23 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
24 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.

Building	Grade	List Description	General Notes
25 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
26 Chapel Street	II	Late C18, roughcast over stone rubble, with slate roof and brick chimneys, two storeys. Segmental arched carriage entry between Nos. 24 and 25. Boarded doors with small fanlights. Each cottage has one sash window on each floor.	Windows and door have been replaced with modern alternatives.
27 Chapel Street	II	Late C18, pebbledash over stone rubble, two storeys, eaves cornice, long and short quoins, string between storeys. Three modern glazed doors. Three sash windows on each floor. Said to be formerly a boarding house of the Old Grammer School.	
28 Chapel Street	II	Late C18, pebbledash over stone rubble, two storeys, eaves cornice, long and short quoins, string between storeys. Three modern glazed doors. Three sash windows on each floor. Said to be formerly a boarding house of the Old Grammer School.	
29 Chapel Street	II	Late C18, pebbledash over stone rubble, two storeys, eaves cornice, long and short quoins, string between storeys. Three modern glazed doors. Three sash windows on each floor. Said to be formerly a boarding house of the Old Grammer School.	
30 Chapel Street	II	Late C18, pebbledashed stone rubble with slate roof, two storeys. Three modern doors, three sash windows on each floor in chamfered red sandstone architraves. No. 31 larger, with centre door, two sash windows down and three up.	

Building	Grade	List Description	General Notes
31 Chapel Street	II	Late C18, pebbledashed stone rubble with slate roof, two storeys. Three modern doors, three sash windows on each floor in chamfered red sandstone architraves. No. 31 larger, with centre door, two sash windows down and three up.	
32 Chapel Street	II	Late C18, pebbledashed stone rubble with slate roof, two storeys. Three modern doors, three sash windows on each floor in chamfered red sandstone architraves. No. 31 larger, with centre door, two sash windows down and three up.	
Wall containing Bainbrigg Stones	II	<p>Stone wall incorporating a C16 collection of inscribed stones.</p> <p>DESCRIPTION: a length of low red sandstone wall standing about six courses high with flat coping stones, forming the boundary between a sports field and Chapel Street. The wall incorporates some of Reginald Bainbrigg's late-C16 collection of inscribed stones. There are 16 stones in total including four identified as late-C16 copies of Roman inscriptions (Roman Inscriptions of Britain (RIB): 998; RIB 2285; RIB 1202 and one now lost) and six late-C16 inscriptions made for Bainbrigg in the Roman style. Two others are considered to be copies of Roman stones but have no inscriptions. One is generally accepted to be an original altar from Whellep Castle, Kirby Thore (RIB 759) with a dedication to Belatucadrus. The remaining three stones are of indeterminate origin.</p>	

## Listed Buildings in the Church of St Lawrence character area

Building	Grade	List Description	General Notes
St Lawrence Church	I	<p>Anglican church, C12; porch C13; nave and aisles early C14; restored in the C17 with C18, C19 and C20 alterations. Decorated (interior) and Perpendicular (exterior).</p> <p>MATERIALS: coursed sandstone rubble with ashlar dressings; lead roofs, with slate to the vestry.</p> <p>PLAN: a two-bay chancel and four-bay nave with a three-stage west tower and a south-west porch; full-length north and south aisles with north and south chapels; a vestry to the north west corner.</p> <p>EXTERIOR: the church is situated within a loop of the River Eden at the foot of the medieval street linking the church and the castle. All window and door openings have hood moulds with label stops, and the glass is mostly leaded. The east end of the shallow-roofed chancel has stepped buttresses, a chamfered plinth and string course, and a central three-light Perpendicular window within a chamfered double-order pointed-arch. A simple pointed-arched cinquefoil window pierces the end of the south chapel and a pointed-arched window with two cinquefoil lights pierces the end of the north chapel. The north and south aisles have a plain parapet above a string course, and square-headed windows of paired trefoil lights alternating with stepped buttresses; there is a pointed-arched entrance to the south chapel, and a pair of two-light, pointed-arched windows lighting the north chapel. A clerestory with an embattled parapet rises above the aisles; it has segmental-headed windows of three trefoiled lights with pierced spandrels above the side lights alternating with buttresses, one of which on the north aisle retains a pinnacle and three on the south aisle retain stumps of others and three carved gargoyles in animal form. The three-stage west tower has thick walls of C12 masonry to its lower and mid sections, and there is a string course to the south and west elevations; the former also has a pair of loops lighting a staircase. The upper embattled stage is of large, ashlar blocks with paired square-headed belfry windows of two trefoiled lights to each face and the partial remains of a string course, with stubs of gargoyles to the corners.</p>	

Building	Grade	List Description	General Notes
		<p>There are late-C17 clock faces to the south and east walls, a shoulder-arched C19 doorway to the south wall and a C19 window in west wall. A substantial embattled south porch with a lean-to roof and sundial to the parapet has a wide entrance of three moulded orders in a two-centred arch with truncated hoodmould. The outer two orders are hollowed and the middle order is enriched with dog tooth ornament; the arch rests on jambs of three orders, the central one continuing the dog-tooth ornamentation. Between the orders are the remains of moulded capitals, their shafts missing. The polygonal vestry with a shoulder-arched doorway is set between the north aisle and the tower and has a moulded plinth, stepped buttresses, square-headed windows of three cinquefoil lights with a string course and parapet above, and an octagonal stone chimney stack.</p> <p>INTERIOR: there are whitewashed walls and stone flagged floors throughout, with encaustic tiles to the raised sanctuary floor. The south arcade of the chancel and the chancel arch are double-chamfered pointed-arches with quatrefoil piers; the north arcade is later. The floor has renewed red sandstone flags and a set of late-C19 choir stalls to either side placed in front of an earlier set. There are half-arches either side of the chancel arch, defining the north and south chapels which have exposed roof timbers: a rafter in the south chapel is inscribed: 'ANN CONNTESSE OF PEMBROKE IN ANO 1655 REPAIRED ALL THIS BVILDING' and a rafter in the north chapel records her initials and the date. Beneath the north chapel there is a vault reached by a set of stone steps, containing Lady Anne's lead coffin, shaped to her body. The five-bay nave has early-C14 north and south arcades which are double-chamfered and supported on quatrefoil piers, the foils more than semi-circular and with fillets. The nave has a flat plaster ceiling with Gothick panelling and roses with a decorative cast-iron truss at the west end. The tower arch at the west end is off-centre and also of early-C14 date, as is the west bay of the south aisle. The tower was not inspected but is understood to retain medieval fabric and six bells. The south aisle has a lean-to timber roof supported on two sets of corbels of C16 and C17 date. The western end of the south aisle has a heavy half arch of two chamfered orders, with filleted round shafts like those of the nave and chancel arcades; the bases of the arch are buried beneath the raised C19 century floor. The south porch has stone benches to each side and a C17 timber roof structure comprising three plain chamfered and cambered tie beams and short wall posts carried on stone corbels. The inner north arch doorway of the south porch has shafted jambs and a high segmental pointed arch of two chamfered orders with moulded hoodmoulds.</p>	

Building	Grade	List Description	General Notes
		<p>FIXTURES AND FITTINGS: traceried screens with trefoiled ogee heads occupy the north and south chancel arcades. Those to the western arches are thought to be C18 and that to the eastern arch of the south arcade is at least C16; the latter of four bays with an opening, above which are the heads of a further two bays, has large moulded mullions and a moulded and embattled middle rail and door head. A four bay screen also occupies the half-arch of the south chapel. There is an octagonal C19 font of Frosterly Marble and an octagonal C19 iron-worked pulpit and an oak-eagle lecture. C19 box pews fill the nave and aisles, and at the front on the north side of the nave are the 'Corporation Pew' and the 'Castle Pew' dating from about 1720, each with a carved panel with a coat of arms and its supporters. The Corporation Pews incorporate C18 timber detail including a Foliate Man with dragon, possibly re-used from the original organ case. In the nave above the east chancel arch is a painted board of C17 or C18 date containing the Royal Coat of Arms of Charles II. The organ within the tower arch at the west end comprises three turrets with three cherubs' heads below the cornice, surmounted by the arms of three chief benefactors, Viscount Lonsdale, Colonel Graham and Sir Richard Sandford. All of the stained glass is C19 apart from two fragments of early stained glass in the north chancel aisle east wall. Three windows in the south aisle are by Heaton, Butler &amp; Burne and others are by William Wailes (including a depiction of St Lawrence) or Wailes &amp; Sons.</p> <p>MONUMENTS: Lady Anne Clifford's altar tomb and reredos in black and white marble is situated against the north wall of the north chapel. It comprises a black marble slab with moulded edges and a panelled base with an inscription in black, set in a plain white frame; the reredos has 24 shields of arms standing in relief. Beneath the Lady Chapel there is a vault containing the lead coffin of Lady Anne Clifford, shaped to her body. Also in the north chapel is the tomb of Margaret Countess of Cumberland: her effigy is shown resting on a base of black marble and alabaster bearing the coats of arms of her ancestors and inscriptions recording her virtues. There are several C18 tablets to the South Chapel walls and south porch.</p>	



Building	Grade	List Description	General Notes
War memorial in St Lawrence's churchyard	II	<p>The war memorial cross is located to the south of the Grade I-listed Parish Church of St Lawrence and near to the Grade II*-listed The Cloisters. It is also in close proximity to a number of Grade II-listed buildings along Bridge Street. The memorial takes the form of a stone wheel-head cross with richly carved interlace patterns carved in relief to the south face of the cross-head and shaft. The cross shaft rises from a tapering plinth, square on plan, surmounting a two-stepped square base. All lettering is incised. The principal dedicatory inscription to the south face of the plinth reads IN MEMORY/ OF THOSE FROM THE PARISHES/ OF ST LAWRENCE &amp; ST MICHAEL/ WHO FELL IN THE GREAT WAR./ 1914 - 1918./ "THEIR NAME LIVETH FOR EVERMORE". Fifty-one commemorated names are recorded on the remaining faces of the plinth, with one soldier's name recorded to the north face of the upper-step of the base.</p>	

**Appendix C Guidance**

## Repairs

The owner of a listed building is responsible for ensuring that it is maintained in good order. In cases of neglect, the Local Planning Authority can take action against owners requiring them to carry out repairs. Failure to do so can result in the compulsory acquisition of the building.

Grants for heritage at risk may be available for the repair and conservation of listed buildings, scheduled monuments and registered parks and gardens from Historic England.

For further information visit their website:  
[www.historicengland.org.uk/listing](http://www.historicengland.org.uk/listing)

## Legislation and Policies

The Local Planning Authority holds copies of the relevant legislation and government advice affecting listed buildings, which may be viewed at Mansion House or purchased from [www.legislation.gov.uk](http://www.legislation.gov.uk). Copies of the Local Planning Authority's policy documents can be viewed at or purchased from the Department of Communities. This leaflet contains only a brief summary of the regulations affecting listed buildings. If you need advice, please contact Development Management.

## Contacts

For general advice on matters relating to listed buildings, advice on the need for consent, or to discuss the merits of any particular proposal, please contact:

Eden District Council  
Development Management  
Department of Communities  
Mansion House  
Penrith  
Cumbria CA11 7YG

Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

Telephone: 01768 817817

### Planning Duty Officer:

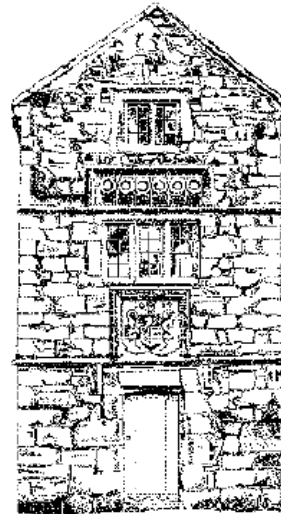
Telephone: 01768 817817 (Available from 10am to 1pm, Monday to Friday)

### Website:

[www.eden.gov.uk/planning-and-building/conservation/listed-buildings/](http://www.eden.gov.uk/planning-and-building/conservation/listed-buildings/)

# Listed Buildings

A guide for owners and occupiers



*Eden*  
District Council

Designed by the Department of Communities  
Eden District Council - updated January 2018

## What are listed buildings?

The Department for Digital, Culture, Media and Sport, on the advice of the Historic Buildings and Monuments Commission for England (Historic England) compiles and maintains a statutory list of buildings which are considered to be of special architectural or historic interest. Any building on this list is known as a "listed building".

There are approximately 500,000 listed buildings in England. The Council holds copies of the lists for Eden District, parish by parish.

Houses are the most common type of listed buildings, but listed buildings can include anything from a barn to a cathedral, or a milestone to a telephone kiosk.

## Why are buildings listed?

Buildings are selected for listing for a variety of reasons: antiquity, rarity, historic interest, architectural style, craftsmanship, or their value as part of a group of buildings such as a terrace or square.

Once included in the list, buildings are protected by legislation controlling their demolition or alteration. The purpose of listing buildings is to protect them as a part of our national heritage, by enabling careful control to be exercised over any alterations. Listing is not intended as a means of preventing alteration altogether.

- All buildings constructed before 1700 which survive in anything like their original condition are listed, as are most buildings from 1700 to 1840.
- With buildings from 1840 to 1914, more

selection is necessary as larger numbers of buildings were erected and still survive. Buildings of definite quality or character, good examples of their type and works of the principal architects are likely to be chosen.

- With buildings constructed since 1914, a similar but more rigorous selection procedure applies, often on a themed basis.
- Buildings of between ten and thirty years old are normally only listed if they are of outstanding quality and are under threat.

## What do the grades mean?

Grade I Buildings of exceptional national interest - approximately 2% of all listed buildings.

Grade II\* Particularly important buildings of more than special interest - 4%.

Grade II Buildings of special interest - 94%.

## What effect does listing have?

When a building is listed, regardless of its grade, it is the **whole** of the building that is listed, including its internal and external features and any object or structure fixed to the main building.

The listing will usually include any garden walls or outbuildings within the curtilage of the main building.

The description of the building in the list has no legal significance and is intended primarily for identification purposes. It should not be treated as a comprehensive or exclusive record of all the features which are considered to make a building worthy of listing, or of the features protected. Any works for the demolition, alteration or extension of a

listed building which would affect its character, require **listed building consent**. Consent is not normally required for repair work or like for like replacement.

## Examples of external works requiring consent:

- replacement of windows and doors with ones of different design, type or materials (eg replacement of timber with plastic).
- changing of roofing materials (eg replacement of natural slate with concrete tile).
- constructing extensions or creating new openings.
- cladding, rendering and in some circumstances painting or re-painting.
- altering or removing chimneys.

## Examples of internal works requiring consent:

- removal or alteration of fireplaces, panelling, doors, staircases, etc.
- construction, removal or alteration of internal walls.
- satellite dishes.

It is a **criminal offence** to demolish, alter or extend a listed building without listed building consent. To do this could lead to imprisonment or a substantial fine.

## Other forms of consent

Planning permission and/or building regulation approval may also be required for part or all of the work. The normal **permitted development** rights which enable certain alterations to be carried out and extensions and curtilage buildings erected, without the need to obtain planning permission, are significantly reduced in respect of listed buildings.

## Further controls

The Local Planning Authority can remove categories of permitted development rights by way of an "Article 4 Direction" if the character or appearance of a conservation area is being damaged or threatened by the exercise of these rights. Residents would be notified of such a direction if subsequently brought into force. The designation of a conservation area does not affect any other controls which already apply. For example, if your property is a listed building you will still require listed building consent to demolish, alter or extend your property.



## Legislation and policies

The Local Planning Authority holds copies of all the relevant legislation and government advice affecting conservation areas, which may be viewed at Mansion House and is available at [www.legislation.gov.uk](http://www.legislation.gov.uk). Copies of the Local Planning Authority's policy documents can also be viewed at or purchased from the Department of Communities. This leaflet contains only a brief summary of the purposes of and regulations affecting conservation areas.

## Contacts

For advice on the need for consent or to discuss the merits of any particular proposal please contact:

Eden District Council  
Development Management  
Department of Communities  
Mansion House  
Penrith  
Cumbria CA11 7YG

Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

Telephone: 01768 817817

### Planning Duty Officer:

Telephone: 01768 817817 (Available between 10am and 1pm, Monday to Friday)

For advice on trees in conservation areas please contact the Arboriculturist at:

Eden District Council  
Development Management  
Department of Communities  
Mansion House  
Penrith  
Cumbria CA11 7YG

Email: [trees@eden.gov.uk](mailto:trees@eden.gov.uk)

Telephone: 01768 212159

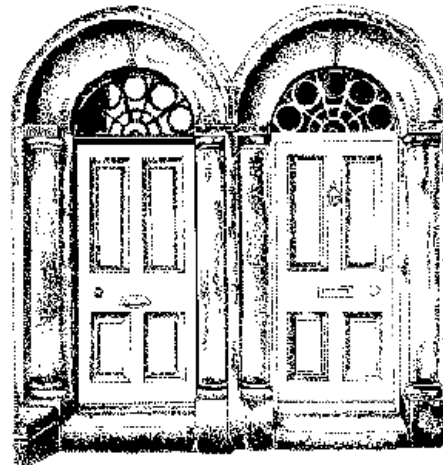
### Website:

[www.eden.gov.uk/planning-and-building/conservation/conservation-areas/](http://www.eden.gov.uk/planning-and-building/conservation/conservation-areas/)

Designed by the Department of Communities  
Eden District Council - updated April 2015

# Conservation Areas

## A guide for owners and occupiers



*Eden*  
District Council

## What are conservation areas?

Eden District Council, as the Local Planning Authority, may designate conservation areas covering parts of the District which it considers to be “**areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance**”.

These areas may vary in size and character, from a town centre or whole village to a single street. They are designated because of their historic street pattern, architectural character or general historic interest. The street pattern, buildings, relationships of buildings to each other, open spaces, trees and walls all contribute to their particular character and appearance.

## What are the effects of designation?

Conservation area status helps give an area added protection from poor quality or inappropriate development. It enables a greater degree of control to be exercised over new buildings and extensions. It introduces control over the demolition of some buildings, walls and work to certain trees. It also provides an opportunity for the enhancement of the area through positive schemes of enhancement and improvement.

The Local Planning Authority is required to publicise any planning applications which are considered likely to affect the character of a conservation area, allowing interested people an opportunity to comment and thus participate in the planning and development of the area.

## What needs consent?

- In conservation areas, the normal “permitted development” rights which enable certain extensions and alterations to be carried out without the need to obtain planning permission are reduced, thereby bringing more development under planning control.
- **Conservation Area Consent** is required for the demolition of certain buildings, walls and other means of enclosure.
- Six weeks notice in writing must be given to the Local Planning Authority of any intention to cut down, top, lop or up-root any tree and work must not be carried out within this period without permission. This procedure does not apply to trees below a certain size or trees which are dangerous.

If you need advice as to whether any form of consent is required, please contact staff in the Development Management section of the Department of Communities who will be pleased to assist.

For further advice about replacement windows and doors, please see the leaflet entitled: “Guidance Note - Replacement Windows and Doors”.

For further advice about trees in Conservation Areas, please see the website: [www.eden.gov.uk/planning-and-building/trees/trees-in-conservation-areas/](http://www.eden.gov.uk/planning-and-building/trees/trees-in-conservation-areas/) or contact the Council’s Arboriculturist.

## How are applications considered?

In assessing applications for development in conservation areas, the Local Planning Authority will, in addition to all the normal planning considerations, bear in mind the desirability of preserving and enhancing the conservation area. High quality design and materials will be expected for new development, and in many instances outline planning permission will not be granted without some or all of the details of the proposed development being submitted.



Extensions to existing buildings should, in their design, height, roof pitch, alignment and materials, be in keeping with the existing building. New buildings should be designed and sited to fit in with their immediate surroundings and the character of the area. Favourable consideration may also be given to innovative schemes of high quality in appropriate locations which meet the objectives of conservation area designation.

Conservation does not simply involve preservation. The long term protection and enhancement of a conservation area is dependent on its continued prosperity and the pride and goodwill of its residents, as well as the effective control of development.

## Local Planning Authority contacts

Eden District Council Website  
address: [www.eden.gov.uk](http://www.eden.gov.uk)

Main tel. number: (01768) 817817  
Email:  
[Customerservices@eden.gov.uk](mailto:Customerservices@eden.gov.uk)

For further advice on the need for consent or application forms, please contact:

Eden District Council  
Development Management  
Mansion House  
Penrith, Cumbria, CA11 7YG  
e-mail:  
[planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)

Development Management  
North Team  
Direct Dial on (01768) 212362

Development Management South  
Team  
Direct Dial on (01768) 212329

Building Control  
Building Control Manager  
Direct Dial (01768) 212342  
Principal Building Control Surveyor  
Direct Dial (01768) 212373  
Email: [building.control@eden.gov.uk](mailto:building.control@eden.gov.uk)

For general advice on historic buildings please contact the Conservation Officer at:

Eden District Council  
Communities  
Planning Policy Section  
Mansion House, Friargate,  
Penrith, Cumbria, CA11 7YG  
e-mail: [loc.plan@eden.gov.uk](mailto:loc.plan@eden.gov.uk)  
Direct Dial on (01768) 212317

## Other useful addresses

Historic England  
[www.historicengland.org.uk](http://www.historicengland.org.uk)

Glass and Glazing Federation  
Website: [www.ggf.org.uk](http://www.ggf.org.uk)  
40 Rushworth Street, London, SE1  
0RB

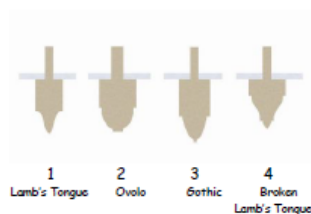
The following organisations publish guidance on period detailing for historic properties:-

The Society for the Protection of Ancient Buildings  
[www.spab.org.uk](http://www.spab.org.uk)  
37 Spital Square, London,  
E1 6DY

The Georgian Group  
[www.georgiangroup.org.uk](http://www.georgiangroup.org.uk)  
6 Fitzroy Square, London  
W1T 5DX  
Tel 020 7529 8920

The Victorian Society  
[www.victorian/society.org.uk](http://www.victorian/society.org.uk)  
1 Priory Gardens, Bedford Park,  
London, W4 1TT

## Examples of glazing bar profiles



1 Lamb's Tongue 2 Ovolo 3 Gothic 4 Broken Lamb's Tongue

Designed and published by the Department of Policy & Performance - EDC July 2006



## Guidance Note:

## Replacement Windows & Doors



## 1 Introduction

This leaflet is intended to offer advice on the need for permissions from this Council should you wish to alter or replace your windows or doors. You may require more than one form of consent. It is also intended to offer basic practical advice on carrying out such works and to provide a useful list of contacts should you need to speak to us.

Remember, replacement windows and doors may not always be necessary. Few alterations harm the character and appearance of property as much as insensitive changes to windows and doors, which in themselves may reduce the value of the property. Careful repair, if possible, should always be considered, especially where historic details or quality materials survive. Original windows and doors in period buildings are always attractive to buyers.

## 2. Do I need planning permission to replace my windows and doors?

You will **not** require planning permission if the windows and doors are to be replaced like-for-like, i.e. with windows and doors of precisely the same design, materials and method of opening. You will also **not** require planning permission to alter your windows, if:

Your property is a single 'dwellinghouse' providing that:

- a) It has not had its permitted development rights removed by a condition attached to an earlier planning permission. Such a condition may have been attached to a planning permission for a barn conversion or a high density development where there could be overlooking; and

b) It is not affected by an Article 4 Direction which restricts permitted development rights. These are usually associated with a conservation area, such as that in Alston.

- Please contact the local planning authority if you require clarification.

You **will** need planning permission to alter your windows and doors if:

- The property is a flat; (a separate self-contained set of premises constructed or adapted for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally.)
- The property is a business premises.

### 3. Do I need listed building consent to replace my windows and doors?

Listed building consent will almost always be required to alter windows or doors on a listed building. It will always be required for the insertion of double-glazed sealed units. Listed building consent will not normally be required to repair windows or doors, or, if they are beyond repair, to replace them with identical replacements i.e. windows or doors of precisely the same design, glazing bar width and profile, materials, finish and method of opening etc.

It is important to be aware that the alteration of a listed building without the necessary consent is a **criminal offence**.



Should you require listed building consent application forms, or if you are unsure whether your property is listed, you should contact the local planning authority who will be able to advise you further. In formulating any proposals in respect of listed buildings you should have regard to the following points:

- If windows and doors are capable of repair, this should be the preferred option. Historic windows and doors are of considerable aesthetic and historic value. If they have lasted to the present day they are usually of exceptional quality or craftsmanship. Unnecessary destruction of historic fabric is not sustainable;
- Matching materials should always be used for repairs or if necessary, replacement;

Examples of door designs to avoid, particularly in traditional properties





Examples of window designs to avoid, particularly in traditional properties



- The use of uPVC is almost always unacceptable;
- Double-glazing or factory-made standard windows are rarely acceptable; draught proofing or secondary glazing may be better options; (These may or may not require listed building consent.)
- Where replacement is necessary, existing architectural detailing should normally be followed, including glazing bar profiles for windows, panelling details for doors etc. Where alterations are proposed and consent is necessary, then full details of the design of the new units is essential.

Modest grant assistance through the Council's Historic Building Repair Grant Scheme may be available for the repair or, if necessary, like-for-like replacement of historic windows and doors in listed buildings. Buildings purchased within the last two years and buildings within the Lake District National Park are not eligible under this Scheme.

The Council also has available a free guidance leaflet for the owners and occupiers of listed buildings which outlines the purpose and effects of listing. This is also available on the Council's website.

#### 4. Do I need building regulations approval to replace my windows and doors?

From April 2002, all replacement glazing came within the scope of the Building Regulations. Anyone who now installs replacement windows or doors will have to comply with strict thermal performance standards set down by central government. Special provisions exist for **historic buildings** where the building's character also needs to be protected. Alternative ways of improving energy efficiency and/or less strict applications of the thermal performance standards will be considered.

In this context and within Eden District, **historic buildings** are presently defined as:

- Listed buildings; or
- Buildings situated in conservation areas; or
- Buildings within the North Pennines Area of Outstanding Natural Beauty (AONB) and the Lake District National Park.

In order that Councils are not inundated with applications for approval, a scheme known as **FENSA** (Fenestration Self-Assessment) has been established. Set up by the Glass and Glazing

Federation, FENSA meets with central Government approval. A sample of the work of every installer will be inspected by FENSA appointed inspectors to ensure standards are maintained.



FENSA will also inform local authorities of all completed FENSA installations and issue certificates to householders confirming compliance.

If you come to sell your property, your purchaser's surveyors will ask for evidence that any replacement glazing installed after April 2002 complies with the new Building Regulations. There will be two ways to prove compliance:

- a) A certificate showing that the new work has been done by an installer who is registered under the FENSA Scheme, or
- b) A certificate from the local authority saying that the installation has approval under the Building Regulations.

Any installation done by a firm that is not registered to self-certify, or done as a DIY project, will need Building Regulations Approval. The Council knows of the approved installers in its area and will be able to identify unauthorised work very easily. You should note that you, as the house owner, are ultimately responsible for ensuring that the work complies with the Building Regulations.

Before you sign a contract to buy replacement glazing make sure to ask whether the installer is able to self-certify. If not, either they, or you, will need to make an application to the Council for approval under the Building Regulations.

Guidance on the technical aspects of replacement windows is available from the Council's Building Control section or via the website.

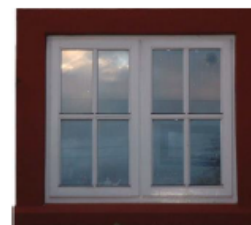
You **must** also ensure that any planning permission or listed building consent needed has been obtained. Compliance with the building regulations does not override the need for planning permission or listed building consent, nor does it imply that such consent(s) would be forthcoming.

#### Checklist: Do I require?

- planning permission
- listed building consent
- building regulations approval



Examples of modern window designs which may be appropriate in unlisted traditional properties, if carefully detailed



## Examples of period doors



### 5. Design and detailing of windows and doors.

Whether or not any form of consent is needed, before you consider replacing your windows or doors, often at considerable expense, you may find the following points useful, particularly if your property is a traditional building:

- Do my windows or doors actually need replacing or would it be more cost effective and sustainable to repair them?
- How long will it take for any savings in my heating costs to pay for the cost of the units and how long will the new units last? How long will it take for the energy cost of their manufacture and installation and the disposal of my existing windows and doors to be offset by energy savings in heating?
- How old are my existing windows or doors? Are they of historic value? Should they be viewed as antiques? Do they add value to my house? Quality historic timber windows and doors can survive for hundreds of years and often outlast modern replacements.

If my windows or doors do need replacing:-

- Does the design of my windows and doors reflect the age and

character of my house, and if so, how can I try to protect this and the value of my property whilst improving energy efficiency?

- Do my windows or doors match those of adjoining or adjacent properties and if so how can I ensure my new windows or doors do not devalue my property or those in the area generally?



**For historic buildings where planning permission and/or listed building consent is not required:-**

Try to replicate the existing windows and doors as closely as possible. Adding fake heritage features such as leading to windows where this is not original may devalue your property. The loss of elegant traditional features such as Georgian sash windows or panelled doors will devalue your property. (Remember for listed buildings, the repair of the existing or identical replacements will almost always be required.)

If the existing windows are sashes, try to use sliding replacements. These are available as sealed double-glazed units in timber or uPVC.

If glazing bars (astragals) are proposed, how are these to be designed? These may have to be a certain thickness to hold sealed double-glazed units. Will these be too chunky or cut down light? This can be minimised by careful design of the glazing bars and beading, or sometimes by applying the glazing bars externally. False glazing bars sandwiched between panes of glass will not be an effective design solution and is likely to devalue your property.

Consider how the glass will be held in – as traditionally by putty, or by glazing beads, and how will these be designed? Glazing beads can be designed to hold double-glazing without standing proud of the frame or being overly chunky.

Are trickle vents to be incorporated? These can spoil the appearance of otherwise well designed windows.

If your property is situated at the back of a footpath, your windows will not be allowed to open outwards over it, as this will be dangerous to passers by. Vertical or horizontal sliding sashes are a good solution here.

If a new panelled door is proposed, authentic panels with appropriate mouldings (as opposed to beading stuck on a flush door to create the illusion of a panel) will look far better.

Timber doors will always look better on traditional buildings and add quality to the appearance and character of your property. They also can be attractively painted or repainted when you feel like a change.

#### Examples of period windows



16 century Tudor window



16 & early 17 century  

- stone mullioned
- diamond leaded fixed lights



Many 16 and 17 century formerly leaded or unglazed windows have now been replaced with timber windows



Early 18 century horizontal sliding sash or 'Yorkshire Lights', often found in cottages



Early 18th century 12-paned Georgian sash - without horns



Mid to late 19 century Victorian sash 4-paned with horns



Late 18 early 19 century 16-paned Georgian sash - without horns



Late 19/early 20 century sash