

Alston Conservation Area Character Appraisal and Management Plan

March 2023



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1. Introduction



Figure 1 Location plan of Alston conservation area – original boundary

- 1.1.1 Alston Conservation Area was designated on 27 May 1976 by Eden District Council and covers the town's historic core. Set in moorland on the upper reaches of the South River Tyne, it is reputed to be one of Britain's highest market towns at over 1,000ft above sea level, which exposes it to extreme environmental conditions. The town is orientated around the main street, Front Street, which runs from Townfoot to Townhead intercepting the Parish Church and Market Square. Alston Station, which is located just outside the conservation area, is the starting point for the South Tynedale Railway heritage line and is England's highest narrow gauge railway.
- 1.1.2 Alston is one of Eden District Council's four main towns, standing isolated to the northeast of the authority's boundaries, within the Parish of Alston Moor and in the North Pennines Area of Outstanding Natural Beauty (AONB). It has an estimated population of 1100. The town is surrounded by fields and pastures of the Nent and South Tyne valleys, enclosed by steep-sided fells beyond.
- 1.1.3 The North Pennines upland landscape is made up of layers of fossil-rich limestone, shale and sandstone, giving the hills their ridged appearance and are a source of stone for building and burning to make lime. The area is also world-famous for its mineral veins, which cut through the hills. The slightly calcareous, medium- to coarse-grained, grey and pinkish grey sandstone

features prominently as walling material and roof cover in the buildings of Alston. Centuries of mining for lead ore and other minerals have left a legacy of settlements, shafts and spoil heaps, and a 'miner-farmer' landscape. Tourism is now the other major industry in the North Pennines, along with quarrying, forestry; grouse moor management and nature conservation activities to restore peatlands and native woodlands.

- 1.1.4 This first appraisal and management plan for Alston Conservation Area includes an assessment of the area's special interest and condition, along with a plan and guidance for conserving and enhancing the historic environment.
- 1.1.5 This character appraisal has been subject to a wide public consultation during the period of 31 October to 12 December 2022. It was then considered for final approval and adoption by Eden District Council. A separate consultation report outlining the types and outcomes of the consultation is available.

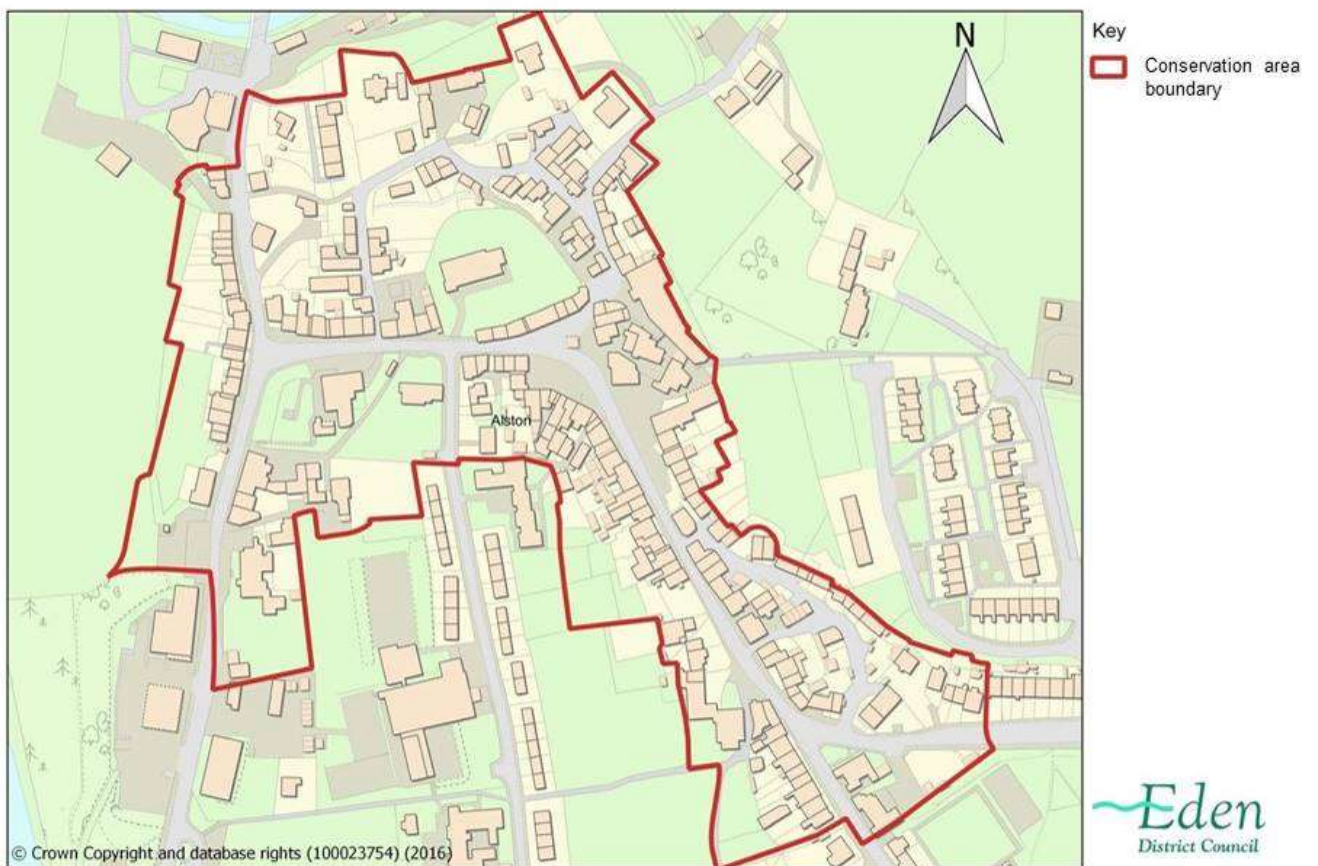


Figure 2 Original Alston conservation area boundary as adopted in 1976

2. Planning Policy Context

2.1 What is a conservation area?

- 2.1.1 A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as ‘the Act’) as an area ‘of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. The special character of these areas does not come only from the quality of their buildings, but also from the wider townscape and landscape features.
- 2.1.2 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
 - Limitations on the 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)
 - Support for the use of article 4 directions to remove permitted development rights where avoidable damage is occurring
 - Clarification of archaeological interest, thereby assisting its protection

2.2 National Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2.1 “The Act” places certain duties on local planning authorities (LPAs) about conservation areas. These include:
- To determine which parts of their area are areas of special architectural or historic interest and designate them as conservation areas. LPAs shall review these designations from time to time (Section 69), and draw up and publish proposals for their preservation and enhancement (Section 71)
 - To pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of planning functions (Section 72). In addition, LPAs should publicise proposals which would, in their opinion, affect the character and appearance of a conservation area (Section 73)

National Planning Policy Framework (NPPF), DCLG, 2021 (as amended)

- 2.2.2 The NPPF sets out the Government’s planning policies for England and specifies how these policies should be applied. Chapter 16: Conserving and enhancing the historic environment sets out policies to conserve heritage assets in a manner appropriate to their significance (see Appendix A for details of the main policies). 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. The NPPF is available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Advice Notes

2.2.3 Historic England is the Government's adviser on the historic environment in England, and publishes planning and technical guidance, available online at: <https://historicengland.org.uk/images-books/publications/>

2.2.4 The document Conservation Principles, Policies and Guidance (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

2.2.5 The document can be viewed at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

2.3 Local Planning Policy

Local Development Plan

2.3.1 The appraisal would complement the Local Development Plan for Eden District Council, notably Eden Local Plan 2014-2032 Policy ENV10 (The Historic Environment) (see Appendix A for the policy detail).

Supplementary Planning Documents

2.3.2 The role of Supplementary Planning Documents (SPD) is to provide guidance on local planning matters. The Management of Conservation Areas SPD is intended to provide guidance to the public and local authorities when considering proposals in conservation areas, and it identifies some management issues for these areas.

2.3.3 Other relevant SPDs are:

- Shopfront and Advertisement Design (2006)
- An Accessible and Inclusive Environment (2007)
- Housing (2020)
- Cumbria Landscape Character Guidance and Toolkit (2011)
- North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines (2011) and Management Plan 2019-2024
- Cumbria Wind Energy (2007)
- Cumbria Development Design Guide (2017)

Neighbourhood Planning

- 2.3.4 The 2011 Localism Act introduced a new set of tools for neighbourhoods to come together and shape the future of their local areas. The first are neighbourhood plans. 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 that affect their local area. A second tool is a Neighbourhood Development Order, which allows neighbourhoods to grant permission for certain developments to take place in their area, without planning permission from the District Council.
- 2.3.5 Eden District Council designated Alston Moor Neighbourhood Area on 1 July 2014. This means that Alston Moor Parish Council now has the right to produce their own Neighbourhood Plan or Neighbourhood Development Orders.

3. Summary of Special Interest

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

- Town of medieval plan form, with a unique continuity of 17th to 19th century buildings of mainly vernacular and functional character, and few later additions, built along steep streets, most of which were originally cobbled;
- Different character areas reflecting the town's rich economic and social development, notably its industrial heritage and market town status;
- Diverse and independent businesses and retailers especially on the high street reflecting the need for self-sufficiency in a remote location;
- Grade II* listed Market Cross and High Mill, and thirty Grade II buildings including the Town Hall, the Parish Church, a Friend's Meeting House, residential/commercial buildings including unusual examples of house-over-byre architecture in a town;
- Visual harmony resulting from excellent craftsmanship and a limited palette of natural and mainly local building materials, with few imported materials;
- Well maintained public and private green areas with mature trees, within and on the edges of the conservation area, enclosing the densely built frontage;
- Links to famous people and historical families, in particular renowned engineer John Smeaton, and the Veteriponts, Lowbyer, Stapletons, Hiltons and Radcliffes;
- Exceptional geographic, topographic and climatic situation of the town isolated in the upper North Pennines, designated an Area of Outstanding Natural Beauty and UNESCO Geopark for its rich geological heritage, giving a striking and unique landscape background to the historic town.

4. Character Appraisal

4.1 Historical Development

- 4.1.1 The market town of Alston probably arose from the need to provide a centre of trade within a remote parish comprising scattered miner-farmer communities. The confluence of the Rivers South Tyne and Nent gave it an advantage to become the main settlement of the valley. Its isolation also fostered the development of non-conformist religions, which is evidenced by Quakers, Methodist and Congregationalist chapels.

- **Medieval period**

- 4.1.2 From the earliest documented times, the people of Alston and Alston Moor were farming (livestock on the hills and arable crops in the valleys), producing cloth and mining. By the mid-12th century, Alston Moor was being mined extensively for minerals, particularly lead and silver. The minerals extracted from the region supplied the building of royal palaces such as Windsor, and the silver was harnessed by the Royal Mint at Carlisle but supplies soon diminished.
- 4.1.3 It is thought that the medieval town was concentrated around the footprint of the existing market and the Parish church, extending to the Butts – the land used for archery butts - and parts of Front Street. However, no built fabric of the period has been identified. From historic documents, we know that there was a St Augustine Church, part of the Hexham Priory from the 12th century, on the site of the current church, but no physical remains have been found. Buildings of this period would have been low in height, probably one or one-and-a-half storeys built of rubble and thatched with heather over a steeply pitched roof. There were also several active mills, especially for grinding corn and fulling¹, as well as forges, benefitting from the stream running through the middle of the town, which provided waterpower.
- 4.1.4 Alston was clearly a strategic place from medieval times, with nearby Randalholme, the seat of the aristocratic Veteripont (or Vipond) family from 1371, and the Old Manor at Lowbyer, later seat of the Stapletons, Hiltons and Radcliffes. They are located a few miles to the north, with the surviving buildings of 17th century and 18th century date and Grade II Listed. To the west of the town on the other side of the river Tyne there is also a medieval moated site (now scheduled monument), with evidence of a fortified house.
- 4.1.5 Due to its not too distant location to the border with Scotland, Alston Moor was also in a precarious situation when cross-border relations were tense at the end of the medieval period. Reiving² was common and led to the development of bastle farms, semi-fortified constructions with ground floor vaulted byres, narrow fenestration and first floor ladder access designed to protect their inhabitants and livestock from attack.

¹ Fulling is a step in woollen cloth making which involves the cleansing of cloth (particularly wool) to eliminate oils, dirt, and other impurities, and to make it thicker.

² Carry out raids in order to plunder cattle or other goods.

- **17th century**

- 4.1.6 In the mid- late 17th century mining activities turned to coal and lead and the population of the area began to grow. The earliest recorded buildings date from this period. Grade II Listed Church Gaytes Cottage has the earliest date stone (1681) to be considered as the actual construction date, and corresponds with the period of 'The Great Rebuilding in Stone' that began in London reaching the north of England. Deeds of 1697 gave permission from the lord of the manor, Thomas Hilton, to build 'shops' on land between the Market Square and St. Augustine's, which obscured the church from view. These buildings still survive today, many still with a shop.
- 4.1.7 We also find from this period the first examples of house-over-byre building types in the town, inspired by bastle farms. Unlike their rural counterparts, in Alston these buildings were constructed as two separate dwellings or a commercial use or storage on the ground floor and dwelling on the first floor, accessed from external stone steps. It is also thought that this design was also the practical response to the significantly steep gradient on which the town is built.
- 4.1.8 The 17th century vernacular buildings have irregular rubble walls of local stone with stone flagged roofs, doors with jamb stones, small single chamfered stone windows or double windows with stone surrounds and central stone mullions, some 'fire windows', and leaded diamond panes. They are predominantly houses of two storeys but some are also of three or four storeys and clustered around the Market Place, the churchyard, Front Street, and in the Butts. The development Front Street was influenced by the market status of the town, with narrow openings to Market Place, which could be closed with hurdles on market days.

- **18th century**

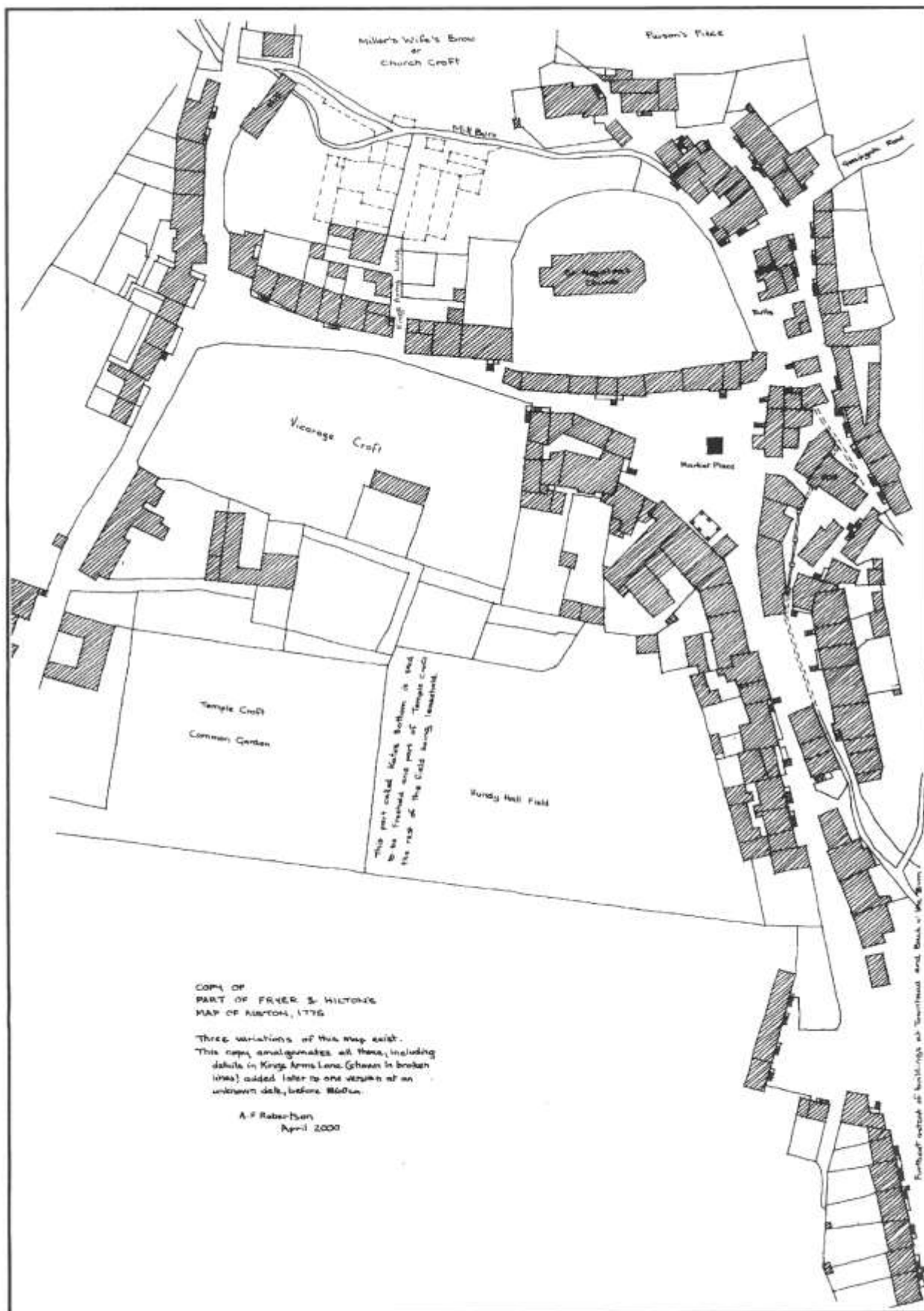


Figure 3 Modern copy of The Fryer and Hilton map of 1776 (Robertson 2000)

- 4.1.9 The Fryer and Hilton map of 1775 (Figure 3) depicts the town's principal areas. Front St was already the main thoroughfare but Townfoot, Townhead and the Butts were well developed. Many crofts (farmland) were not developed yet.
- 4.1.10 The downfall of the Jacobite Radcliffe family put Alston Moor Manor in the hands of the Royal Hospital for Seamen, Greenwich, to provide revenue for the Hospital and its residents. For the first time the lordship of the manor was vested in a far off institution rather than one of the great families of the locality and the administration and development of the area became a London based concern.
- 4.1.11 The London Lead Company became the biggest and most influential mining operator within the area. In the 18th century, they constructed merchant houses and miners cottages to house the increasing population. They also invested in the Nent Force Level, an underground canal between Nenthead and Alston engineered by John Smeaton (1724-1792) to drain the mines of excess water and reveal new ore veins. This canal never delivered the riches that were hoped for and became known as 'Smeaton's Folly'. It was a Victorian tourist attraction but is now inaccessible and only a commemorative stone can be viewed at the entrance of the Town Hall. Smeaton also rebuilt the medieval Parish Church in 1770.
- 4.1.12 However, the Anglican Church was in competition with growing non-conforming denominations. First, the Quaker-owned lead company established their influence with the building of the Friends' Meeting House in 1732. Then Methodism took root with a Wesleyan chapel built in 1797. Congregationalists also had their chapel constructed in the Butts in 1804.
- 4.1.13 Alston's rise in importance as a local market town was aided by the donation in 1765 of the Market Cross by Alston born Sir William Stephenson, previously Mayor of London. It is shown on the Fryer and Hilton's map at the centre of the Market Place.
- 4.1.14 The improvement of road transport with turnpikes maintained by Alston Turnpike Trust³ in the late 18th century saw the start of the introduction of new construction materials and techniques. Alston's houses tended towards symmetry and proportionality, multi-panes sash windows gradually replaced casement windows and hearths contained fireplaces. Alston House is a rare example of a building featuring 18th century ashlar work.

³ Bodies set up by individual acts of Parliament, with powers to collect road tolls for maintaining the principal roads in Britain from the 17th but especially during the 18th and 19th centuries.

- 19th century



Figure 4 Alston in 1859_OS Map 6-inch_Cumberland XXXIV (NLS Maps)

- 4.1.15 In the early 19th century, a water-powered mill was built on the river Nent to produce wool and worsted thread, which influenced the town's strong textile industry.
- 4.1.16 The social and economic growth of the town saw the establishment of shops, banks, services and a piped water supply. In 1823 work also began on a series of new roads to link Alston with Carlisle, Newcastle, Penrith, Hexham and Brampton as well as to Teesdale via Garrigill and Weardale via Nenthead. The arrival of the railway in Alston in 1852 with the Haltwhistle-Alston branch of the Newcastle to Carlisle line confirmed Alston's commercial importance and the new station terminus added an architectural asset to the town.
- 4.1.17 In 1869, St Augustine's Church was re-built in what is its current form, to designs by J.W Walton. The nave, south aisle and chancel was supplemented by a southwest tower and spire designed by GD Oliver, completed in 1886.

- 4.1.18 A number of schools were also created before the introduction of the educational reforms of the 1870s/1880s. Alston Grammar School was rebuilt in 1828, and the Salvin Schools complex between the Butts and Kings Arms Lane was constructed from 1844 for the education of girls, sponsored and managed by Hugh Salvin, the Parish's vicar. Hugh Salvin also gave his name to Salvin House, a Grade II listed end terrace in Townfoot.
- 4.1.19 A clear example of civic pride in the Victorian period is the construction of the gothic Alston Town Hall in 1857-58, by a design of A.B Higham of Newcastle. In addition to its administrative role, it contained reading rooms, a large community hall and facilities for the Literary Society.
- 4.1.20 The Police Station at the end of Front Street is also of mid-19th century style, perhaps coinciding with the foundation of the Cumberland and Westmorland Constabulary in 1856.
- 4.1.21 The 1864 monument commemorating Jacob Walton – a local entrepreneur with numerous mine holdings – was moved from its original location at the corner of Front Street to adjacent the Town Hall.
- 4.1.22 Many buildings were reconstructed or re-fronted during this period. Stone began to be arranged in coursed or snecked patterns⁴ (eg Church Gates) and was squared and dressed. The arrival of the railways led to the increased use of Welsh slate. This period also saw the use of renders and lime wash. Interesting examples of buildings from this period include Kings Arms House (TLC Hair Salon), Albert House, Grade II Listed Old Vicarage (or Laufran House) and Hollytree Lodge. In addition, Croft Terrace is a rare example of exclusively mid-19th century residential development.



Figure 5 Alston in 1898_OS Map 25-inch_Cumberland XXXIV.9 (NLS Maps)

⁴ Snecked masonry: mixture of roughly squared stones of different sizes

- **20th century**

4.1.23 At the turn of the new century, exhausted lead resources within the Parish and increasing international competition led to the departure of the London Lead Company, signalling a radical shift in the economic and social structures of Alston Moor. Whilst zinc extraction by Belgian-owned The Vieille Montagne Zinc Company took over, a more modern and mechanised, approach replaced the labour-intensive, labour-welfare systems of the 19th century. Therefore, the core of Alston's economy started a long-term decline leading to significant out-migration and labour force shrinkage, accelerated by the loss of men in the First World War.

4.1.24 The beginning of the century saw nevertheless further investment in health and education. The Ruth Lancaster James Hospital and the Samuel King Secondary School built in 1908 and 1909 were indicative of philanthropic provisions for the population of Alston as it progressed into the system of state welfare.



Figure 6 Alston in 1956_NY74NW – A (NLS Maps)

4.1.25 The Second World War also brought an unexpected new strand in the economy of the town and surrounding area as the government favoured inland locations for munitions manufacturing. Steel related manufacturing was the dominant occupation even after the war, with Alston Foundry established in the former woollen mill by the river Nent. However, the closure of the Alston

branch railway line in 1976 led to the closure of Alston Foundry in 1979, symbolising the industrial collapse of the area and thus the towns' decline. Manufacturing did continue as a minor activity with specialist steel and iron casting in the former corn High Mill in the town centre, now moved to the edge of town.

4.1.26 Apart from major demolition work in the 1950s, only a few new buildings were constructed within the conservation area. Outside of the area were however some new housing developments such as The Bruntley Meadows, along with the 1950s council housing on Church Road. These buildings of red brick, pebbledash render and steel framing are at odds to the town's local architecture.

- **21st century**

4.1.27 The town's economy in present day is predominantly retail and tourism, fostered by the designation of the North Pennines as an Area of Outstanding Natural Beauty (AONB) and UNESCO Geopark, as well as the development of major tourist trails. The railway line and station has been taken over by The South Tynedale Railway Preservation Society as a heritage and community line since 1983. Tourist economy led to the adaptive reuse of buildings within the conservation area including holiday lets and arts galleries. However, the remote location of the town, absence of public transport, extreme weather conditions and aging population is an ongoing challenge for the social and economic sustainability of the town. The recent Townscape Heritage Initiative (THI) scheme aimed to address some of these issues and funded a number of façade restorations in the centre of the town.

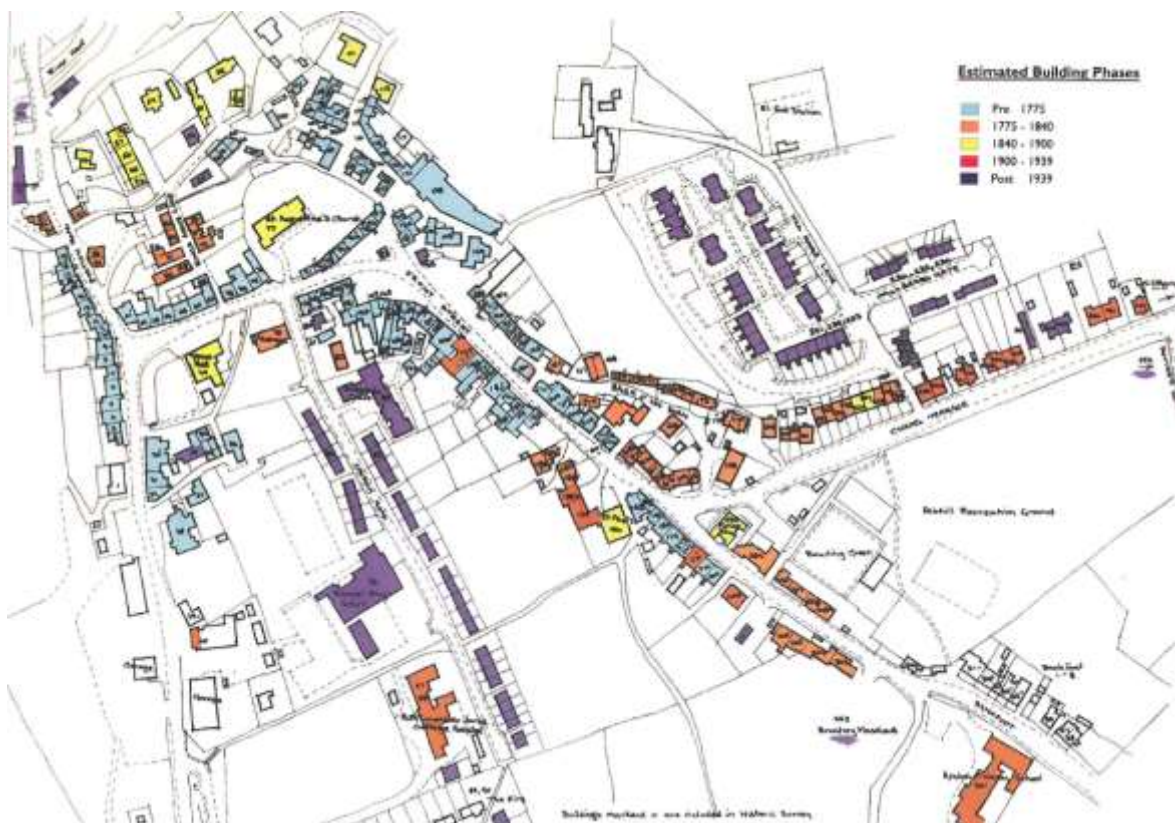


Figure 7 Estimated Building Phases of the Town (North Pennines Township Project 2001)

4.2 Architectural quality and built form

Layout

4.2.1 The town evolved organically adapting to the uneven topography, resulting in a cramped piecemeal and eclectic development of plain and functional character. The medieval layout is clearly visible around Front Street and the Butts areas, with characteristic clusters of buildings laid around the Parish Church and narrow streets and ginnels. The later developments from the 18th, 19th and early 20th century tend to be linear along Townfoot, Townhead and Nenthead Road, but no buildings are the same, indicating the absence of planned development within the conservation area.



Figure 8 Building clusters in the medieval core



Figure 9 Piecemeal linear development along main roads

Architectural styles

4.2.2 Buildings in the conservation area are usually of plain character with little embellishments such as finials, kneelers, mouldings etc., with some notable exceptions, mainly on institutional buildings. Traditional facades are usually flat as historic bay windows, oriel bays, or dormers are rare. Only recessed windows and doors frames, and/or protruding stone detailing provide some depth to front elevations. Rear elevations are utilitarian in character and opening arrangements are usually random. Roofs are in the main dual-pitched, with some gable ends facing the street, and eaves tend to be flush to walls. Stone chimneys are still a prevalent feature on historic buildings but many have been replaced with a brick or cement render finish. Buildings tend to be several storeys high, reaching their highest around Market Place. Combined with a cramped layout, giving a sense of enclosure.



Figure 10 Plain character of buildings on Market Place



Figure 11 Towering buildings, random opening arrangements and flush eaves to walls in the Butts area

4.2.3 The architectural heritage of Alston dates back primarily from the end of the 17th century to the 19th century. Seventeenth century features dating from this period include chamfered door and window surrounds, the latter originally of square shape with larger ones divided by a central mullion. The unique urban bastle house style with external first floor stairs survives mainly on Front Street and Back O'the Burn.

4.2.4 Many properties have however undergone radical alterations, re-facing and rebuilding, so that much of the early period of building is now unrecognisable, with 18th and 19th century facades prevailing. Alterations from these periods on older buildings usually consisted of one or several of the following:

- Re-building random rubble stone walls with coursed or snecked stone⁵, and more rarely ashlar⁶
- Introduction of symmetry or proportion in the arrangement of openings, and blocking of older openings
- Enlargement of windows and insertion of timber sashes, addition of classical door surrounds
- Alteration of storeys
- Removal of external stairs
- Rendering of the front elevation, either with a roughcast or stucco imitating a stone ashlar⁷ and lime washed⁸
- Insertion of timber shopfronts and large glass windows
- Replacement of sandstone roof flags from the 19th century with Welsh slate

⁵ **Snecked stone**

⁶ **Ashlar**: type of masonry which is finely cut and/or worked, and is characterised by its smooth, even faces and square edges

⁷ **Incised stucco**: external plaster with patterned incisions

⁸ **Lime washed**: painted with lime diluted in water, with or without the use of pigments



Figure 12 Blocked first floor opening and external stairs removed



Figure 13 Ashlar re-facing, wide and symmetrical windows and shopfront

4.2.5 20th and 21st centuries modernisation of the old building stock has rarely been sympathetic:

1. - Some loss of features such as shopfront detailing and traditional timber sashes replaced by replacement UPVC windows and doors
2. - Addition of dormers, porches, bay windows, canopies over front doors with a design often out of keeping
3. - Installation of modern shop signage on historic shopfronts
4. - Application of cement renders and masonry paints, or on the contrary removal of historic finishes to expose stone walls
5. - Installation of grey satellite dishes, metal aerials and replacement of cast-iron rainwater goods with UPVC

However, several shopfronts and front elevations have since been restored to their historic design thanks to the THI scheme.



Figure 14 Modern porch



Figure 15 Restored shopfront

4.2.6 The few new buildings of the 20th century in the conservation area are a further departure from the vernacular style after the innovations of the 19th century, with the use of brick and render or paint. The Cumberland Hotel and the Victoria Inn are positive examples.



Figure 16 Cumberland Hotel



Figure 17 Victoria Inn

Materials



Figure 18 Stone walls and roofs



Figure 19 Historic stucco finishes

- 4.2.7 The predominant traditional material for wall and roof construction is the local sandstone, which gives the area its unique character. There are a few exceptions with walls of brick or with a different stone. Half of the buildings have now Welsh slate roofs, which became popular following the arrival of the railway in the 19th century. Several buildings retain a historic lime roughcast render or stucco finish, but there are also many cement renders and masonry paints.
- 4.2.8 Apart from traditional shopfronts, stone detailing and frames painting, the colour palette in the area is relatively restrained, with grey or brown/buff for stone walls and roofs, grey-brown sandstone flags and dark blue for slate roofs, and white, off-white, grey, beige or light pink for renders and paints. It is not known whether historic paints had a wider range of colours. There are still many surviving cast-iron rainwater goods. Rare leaded windows survive, but the majority of traditional windows and doors are in timber. There is however, a trend towards replacing timber frames with uPVC, eroding the traditional character of the area.



Figure 20 Painted stone detailing



Figure 21 Cast-iron hopper and downpipe

Vernacular and other features of interest

4.2.9 Typical features and elements of note in the area include:

- General stone detailing: boulder plinths; dressed and tooled quoins; early slim or later large lintels and slim or no sills; rusticated⁹ or monolithic¹⁰ surrounds; and detailing either flush or protruding out of walls - which may indicate an original render finish



Figure 22 Rusticated door surround



Figure 23 Monolithic door surround

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

⁹ Rusticated: type of architectural frame surrounding an opening where rectangular blocks stick out at intervals, usually alternating to represent half the surround.

¹⁰ Type of architectural frame surrounding an opening resembling a monolith



Figure 24 Fire window



Figure 25 Chamfered window with leaded lights



Figure 26 Stone mullioned window



Figure 27 Multi-pane timber sliding sashes

- Doors: first floor entrances accessed by external stone steps, usually with store under stairs; timber frames; plank or panelled style;



Figure 28 First floor entrance and panelled door



Figure 29 Timber plank doors

- Shop fronts: mostly integrated within the front wall but some examples constructed as bays; timber frames with mullions, columns or finials dividing large vertical windows;



Figure 30 Integrated shopfront



Figure 31 Bay shopfront

- Other features: date stones; horse-shoe-shaped boot scrapers within walls;



Figure 32 Date stone



Figure 33 Boot scrapers

- Gardens and boundaries: rubble stonewalls with saddleback copping stones; timber plank garden and alleyway doors, cast-iron gates with plain stone posts.



Figure 34 Rubble garden wall with saddleback coping stones



Figure 35 Cast iron railings and gate with plain stone posts

Townscape

4.2.10 The cobbled Market place and the Potato Market are both hard standing open spaces of traditional character, but their historic quality have been eroded by insensitive development, parking, and tarmac surfacing replacing the original sandstone setts on Front Street. A section of setts across the Market Place has however been reinstated in the summer 2021. A few yards and lanes or ginnels also retain traditional sandstone setts, contributing to the historic character of the area. In contrast, the rest of the roads in the area are tarmacked and there are a few hardstanding areas of poor quality, such as tarmacked parking spaces and drives.



Figure 36 Potato Market



Figure 37 Southern side of Market Place



Figure 38 Northern side of Market Place



Figure 39 Reinstated cobbles

4.2.11 The town is generally densely built, especially along the main street, with few trees and properties with front gardens. These are found on the fringes of the conservation area, notably on Front Street near Victoria Square and Nenthead road, as well as on Townfoot and King's Arms Lane. This hard urban character is however punctuated with well-maintained pockets of public open spaces as well as large private gardens of quality. Many of these include mature trees and shrubs planting contributing to visual amenity.



Figure 40 Town Hall green space



Figure 41 Private gardens

4.2.12 Large green and open spaces surrounding the conservation area provide an attractive setting, on the backdrop of moors of Outstanding Natural Beauty. Modern housing estates surrounding the conservation area, as well as commercial and industrial units on Townfoot and Station Road of low or no architectural interest however detract from the quality of this setting.



Figure 42 Views on playing field and moors



Figure 43 View from public footpath between Church Road and Townhead

4.2.13 Street furniture is sparse and comprises a mix of historic and modern elements:

- Utilities: historic cast iron lampposts or wall-mounted lanterns (painted black) but a few modern aluminium lampposts too; modern timber telephone/electric poles and lines cutting across streets, collection of historic cast-iron 'pants', or standpipes;



Figure 44 Wall mounted lantern and electric lines



Figure 45 Standpipe

- Signage: historic milestone (Town Hall grassed bank), uncoordinated road signage with a mix of traditional black and white direction signs and black and gold plaques, modern large promotional tourism board, timber footpath signs and large modern metal road signs sometimes obstructing views of buildings;



Figure 46 Grade II Listed milestone



Figure 47 Modern road signs obstructing view of former Police Station building



Figure 48 Tourism board



Figure 49 Black and gold plaque

- Miscellaneous: usually discreet and well designed, with metal black bins metal painted bollards, stone benches, red royal mail post boxes, flower planters; however plastic green grit salt bins are less attractive



Figure 50 Modern salt bin



Figure 51 Traditional metal bollards

4.2.14 Due to its dramatic topography and the piecemeal arrangement of its building, there are many viewpoints as well as several landmarks, which are considered important to the special character of the conservation area. The key viewpoints are of landmarks or of the area as a whole, often with the moors in the background. They are either open or glimpsed views from narrow ways, as well as upwards or downwards views created by the steep gradient or open views on the landscape. They are represented on the map below (figure 52):

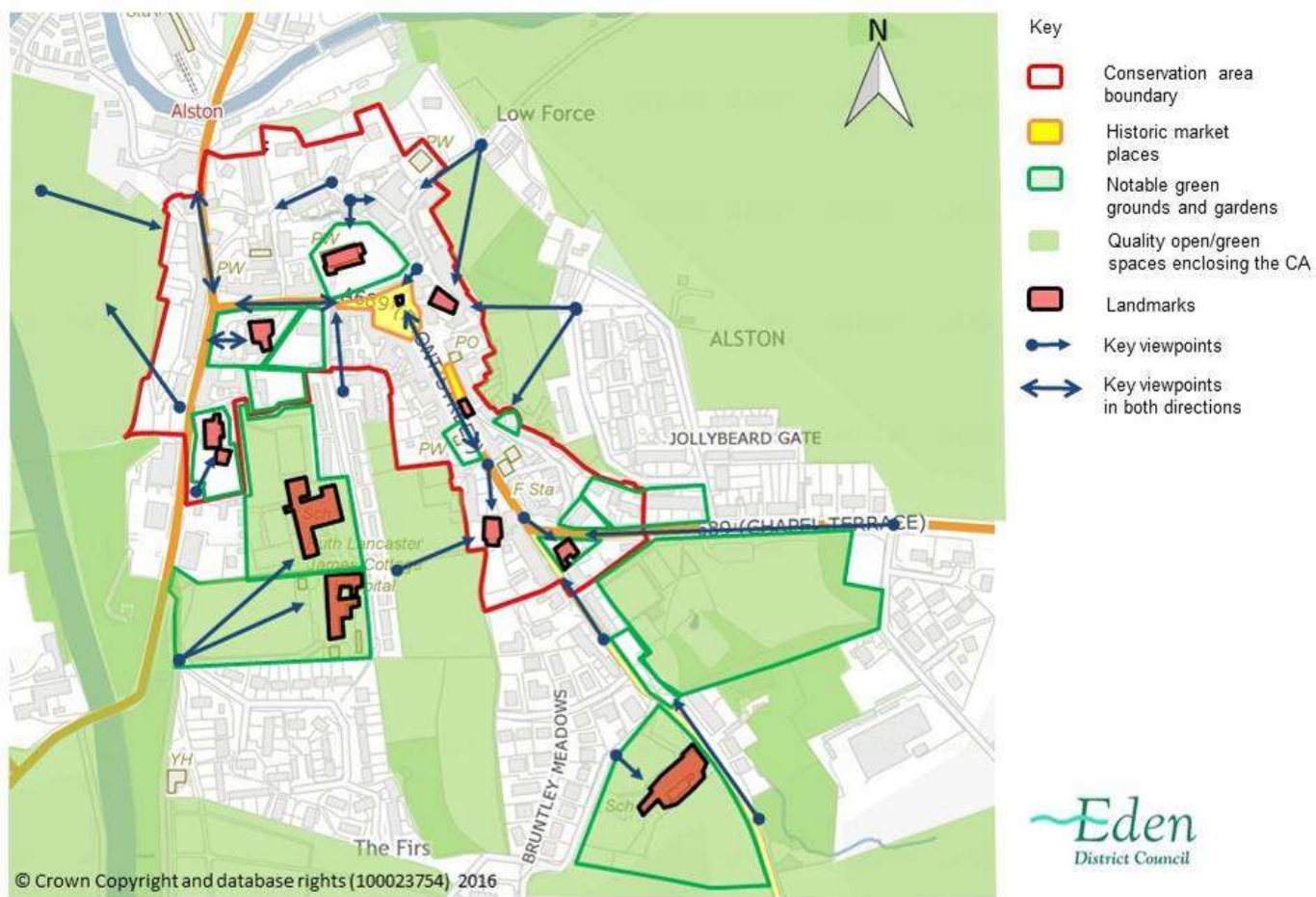


Figure 52 Townscape map of Alston

4.3 Character areas

4.3.1 The conservation area can be divided into 6 individual character areas (Figure 53).

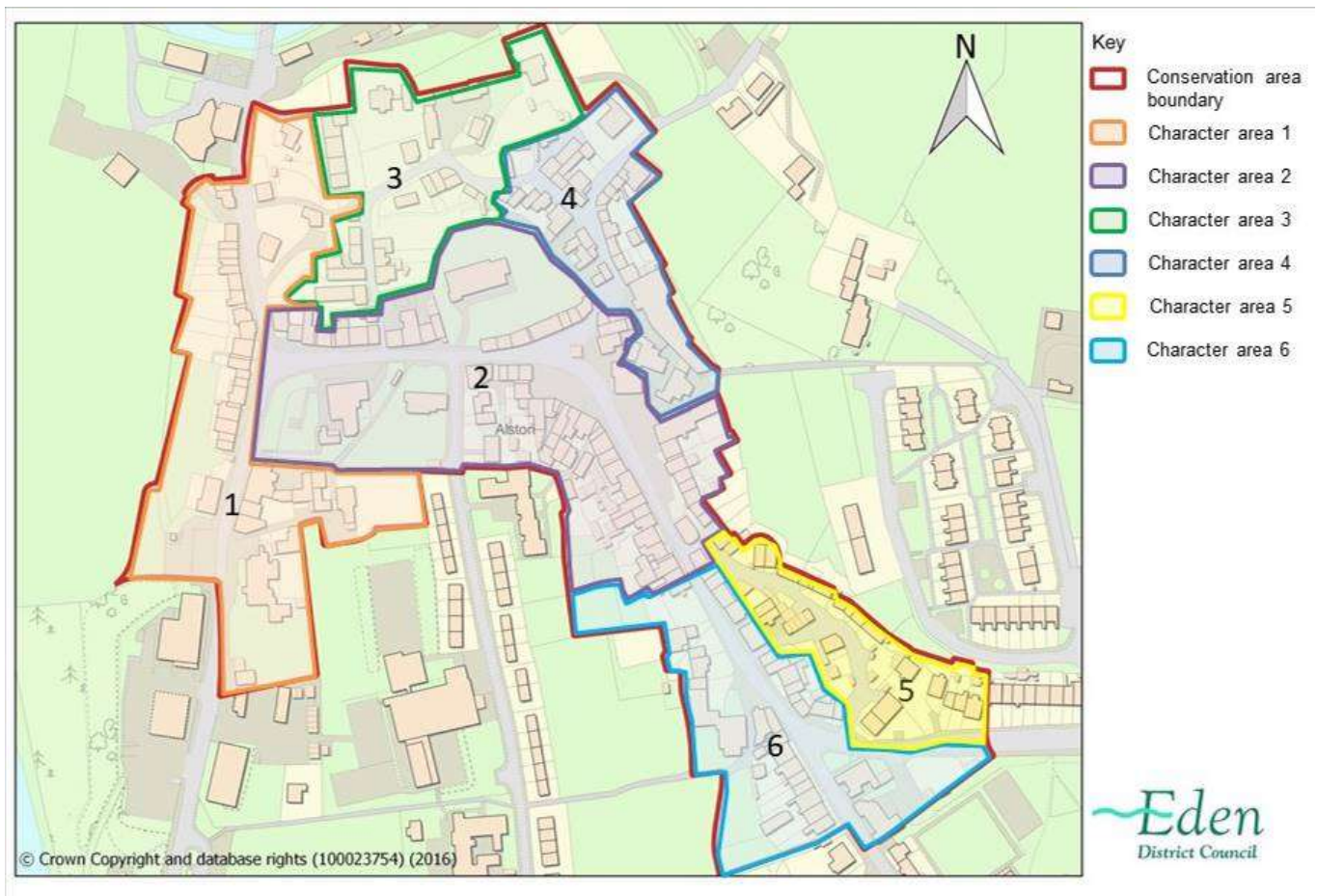


Figure 53 Character areas map

Character area 1 Townfoot and Station Road

- **Townfoot**

4.3.2 Approaching Alston from the south, there is a large petrol station and Spar supermarket on the western side of the road, and a car repair/garage complex on the eastern side, which comprises of some 20th century buildings, giving a modern and industrial character contrasting with the boundary of the conservation area.



Figure 54 Petrol station and supermarket



Figure 55 Former Tyne Café (left)

- 4.3.3 The former Tyne Café is the first building of the character area from this approach. This 18th century three-storey rubble stone building has architectural interest, with its house-over-byre layout and dressed stone detailing. However, its derelict condition reflects poorly on the conservation area. Adjoining is the Alston House Hotel, a grand three-storey former gentleman's residence converted into a hotel in the 20th century, with its 18C ashlar central frontage and large elevated front garden, and the early 20th century Cumberland Hotel in painted brick opposite. These hostelryes reflect the status of the road as a main thoroughfare. The former Bluebell Inn further down, also with an 18th century ashlar frontage, had been used as an inn from the 19th century but has been vacant for a decade. The 19th century OS maps shows that a further inn, the Golden Lion, stood opposite Alston House on a plot, which is now the latter's tarmacked car park. The hotel's car park and front garden provides a fortuitous open view on the town's dense built frontage beyond and to the right, and the green playing field and moors to the left.



Figure 56 Alston House Hotel (Grade II Listed)



Figure 57 Former Bluebell Inn (Grade II Listed)

- 4.3.4 Beyond Alston Hotel are two consecutive rows of 18th century terraces on either side of the road; the one on the east with the Bluebell Inn is much smaller than the one on the west, which continues down the Station Road hill.
- 4.3.5 The eastern terrace row, which is all Grade II Listed and includes the Bluebell Inn to its northern end, has a uniform two-storey height and Georgian

character with wide frontages in coursed or ashlar stone, quoins and regular opening pattern with timber multi-pane sashes and panelled doors. Two out of three buildings are currently vacant, with a prevalence of cementitious pointing and render, as well as decayed timber frames.



Figure 58 Grade II Listed Salvin Cottage



Figure 59 Grade II Listed Salvin House

- 4.3.6 To the rear of the row and accessed by a lane on either side is a cluster of stone rubble buildings of various age, some painted or rendered, and arranged in a piecemeal layout. Opposite sits Roseland Cottage, a well-built detached 19th century house altered with uPVC frames and rainwater goods. Temple Croft located on the end of the road is the rear of a former gentleman's residence with 17th century origins evidenced by chamfered and mullioned stone windows. It was altered in the 18th century with plain stucco with sill, headbands, and larger multi-pane timber sashes to front and rear, and in the 20th century with an imposing garage extension breaking up the rear elevation. A ginnel runs underneath the former coach archway and round the rear of the Town Hall towards Front Street, and joins the lane alongside the Bluebell Inn and a yard with surviving cobbles. All buildings in the cluster have uPVC windows and doors or modern casement openings, although Temple Croft retains several historic timber sashes.



Figure 60 Temple Croft



Figure 61 Cluster of buildings adjoining Temple Croft

- 4.3.7 Further, down Townfoot, the western terrace row has a more piecemeal character than the eastern row with no uniform building line. Many of the

buildings were reconstructed in pairs. They are two- to three-storeys high, sometimes with half-basement level, with access to rear gardens and stone steps to entrances to accommodate the land's incline. There are several examples of overbuilding onto the gable end of the house, eg Sun House.



Figure 62 Western terrace row

- 4.3.8 The buildings display late 18th-early 19th century characteristics – stone rubble or coursed walls, shallow pitched stone or slate roofs, regular openings with large stone surrounds or lintels and sills, timber sash windows and panelled or plank style doors, as well as small front gardens with low stonewalls, sometimes complemented with railings. With the exception of no.1 and no.2 Townfoot, the first half of the row is Grade II listed. No.3 and no.4 Townfoot are notable for their incised stucco finish and pediments above doorways. The listed buildings are in moderate to good condition, with some cement re-pointing and one property with uPVC windows. The unlisted buildings of the second half of the row have however been more altered with a majority of cement mortars and uPVC windows, and suffering lack of maintenance. Grey satellites dishes are also detracting from the traditional character of the whole row.

- **Station Road**

- 4.3.9 Station Road approaching the town from the north has a more industrial character. Breaking out from trees and past the Grade II* listed train station buildings, the boundary of the conservation area is surrounded by a small local petrol station, a 1960s housing block and a scrapyards along the banks of the River Nent. Going into the conservation area, buildings on either side of the road enclose the view up the steep gradient. On the eastern side of the road are a series of three-storey detached houses built against the hillside. The first one, Croft House, has an interesting 19th century villa style uncommon for Alston. Low Mill House and Low Mill Cottage are surviving from the Low Mill complex for grinding corn, the Mill itself adjoining the House having been demolished in the late 20th century. Whilst dating from the 17th century, these houses are much altered and have low architectural interest. A lane runs on either side of Low Mill Cottage and up towards Croft Terrace over part of the former 'mill burn' or watercourse.



Figure 63 Station Road setting looking south



Figure 64 Low Mill House

Character area 2 Front Street

- **General**

4.3.10 Front Street and the Market Place represent the commercial, social, religious and administrative heart of Alston; it was the medieval settlement that the town grew around. This area encircles the churchyard and the Market Place, and forms a ribbon along the road towards Nenthead and Garrigill. Front Street's western end forms a junction with Townfoot, the historic road northwards to Haltwhistle and south westwards to Melmerby, Penrith and the Eden Valley.

4.3.11 The gradient of Front Street is severe; it rises steadily from its Townfoot end to Townhead and it is lined with buildings generally combining commercial functions (shops, banks, cafes and public houses, etc) at ground floor level and domestic use on the upper floors. The 1775 map depicted numerous external staircases serving this accommodation on Front Street, which clearly delineated this separation of functions. Today, only a few such stairs survive, notably on the north and south sides of the Market Place. Along the street, buildings are two to three storeys high leading up to three to four storey high as it rises along Market Place and beyond towards Townhead, forming a dense town centre.

4.3.12 Despite earlier origins, the area has a general 19th century architectural spirit, compounded with buildings of the era such as the rebuilt Old Vicarage (now Laufran House), the Parish Church, Town Hall, Walton Memorial, former HSBC and Barclays banks, which reflect investment in, and prosperity of, the town brought by the lead industry. There are also purpose-built shops from this period, such as those of Kings Arms House (TLC Hair Design) and Mellow Yellow. Varieties of styles are represented, from the gothic of St Augustine's to the Tudor revival of the former Barclays Bank. Older houses were also re-fronted or re-fenestrated from this period. Only a few late 20th century additions are present.



Figure 65 Town Hall (Grade II Listed)



Figure 66 St Augustine's Church (Grade II Listed)

4.3.13 Several properties within the area have recently been restored thanks to the Townscape Heritage Initiative (THI) run by Alston Moor Partnership in coordination with Historic England: Mad Hatters Hardware, Alston Pharmacy, Alston Wholefoods, Ryder House (Top Café), Stokoe House (Cane Workshop), 10 Front Street (Alston Antiques), Church Gates Cottage, the former Clock Shop and Kirsopp House. These works significantly enhanced the appearance of the town centre with the reinstatement of traditional shopfronts, features and finishes of the street elevations, based on photographic evidence and fabric survey.

- **Front Street (west)**



Figure 67 Key view of Front Street

4.3.14 At the junction of Townfoot and Front Street, is the southerly open grassy terrace bank with the Grade II Listed Memorial to 19th century local entrepreneur and dignitary Jacob Walton, and the Town Hall with modern public conveniences behind. It provides an attractive public, civic entrance into the main street. From here, the steep gradient of the street directs views up towards the centre of town, framed by the stepped gables of properties lining the northern roadside along with the spires of the Grade II Listed Church and the Town Hall on the southern side. This is a key view in the conservation area. The northern terrace row before Kings Arms Lane has had some modern alterations to front elevations. However, there remains good representation of traditional timber sashes, doors and shopfronts of various

periods. Grade II Listed Cobbles End Cottage provides evidence of first floor living arrangement with an oven projecting at first floor level, denoting the position of the kitchen. Former Kings Arms (TLC Hair Design) is also noted for its rare ashlar work with moulded surrounds.



Figure 68 Grade II Listed Cobbles End Cottage with projecting oven to the left



Figure 69 Former Kings Arms (centre)

4.3.15 The road widens around the entrance to the Church due to the demolition of former properties at the corner of the church gates. Grade II Listed Kings Arms Building, Angel Inn and Church Gates form a small frontage of 17th century origins, with the former and latter displaying date stones. The Church is set back from the street, surrounded by its churchyard.



Figure 70 Row of 17th century buildings (Grade II Listed)

4.3.16 Opposite the Church, views south down Church Road provide sight of a modern estate, a low rise apartment block and the school, in sharp contrast with the Georgian Old Vicarage (now Laufran House), also set back from the street. The only three buildings on Church Road that form part of the conservation area have their front elevation orientated away, but no.1-4 has a formal symmetrical rear elevation. Daffenside is a brick modern house of appearance and character alien to the conservation area.



Figure 71 Nos 1-4 Church Road



Figure 72 Daffenside

4.3.17 Within St Augustine's churchyard, 17th century random rubble masonry can still be seen on the rear elevation of the Grade II Listed Front Street buildings. These single-pile buildings display a wealth of historic openings from chamfered windows to later sashes, as well as evidence of central stairwell layouts. The churchyard of medieval origins forms an attractive green space with mature trees and historic headstones, however now mostly illegible. The Grade II Listed Victorian Church, with its spire dominating the town's skyline, is in moderate condition with evidence of stone decay potentially due to water ingress and cement pointing.



Figure 73 Rear elevation of 17th century buildings bounding the churchyard

4.3.18 Moving further east up the hill, the gables of Churchgate Cottage and Churchview opposite mark a narrowing of the street and create an entrance to the market square beyond. However, the poor appearances of these gables reduce the effect of this unplanned gateway feature and offer potential for enhancement.



Figure 74 Key view onto Market Place

- **Market Place**

4.3.19 The Market Place forms an irregular shaped space with sandstone cobbles surface line with flagged pavements on either side of Front Street where the road turns to run south-eastwards. From this point, there are views westward across the South Tyne valley. The Grade II* Listed Market Cross which sits on the north side of the road is an attractive stone columned and slate covered structure. However, the use of the area as car parking detracts from the historic and aesthetic quality of the place. Furthermore, the demolition of some focal buildings in the 1950s has created a fragmented edge to the square with open space merging into the former Potato Market area. A building and passage in front of The High Plaice fish and chips shop and the Old Clock Shop on the southern corner of the Market Place was also demolished in the early 1900s, and its footprint can be evidenced by an irregular triangular forecourt with low stonewalls.



Figure 75 Market Place



Figure 76 Market Cross

4.3.20 The Market Place is bounded by tall, densely packed buildings of varying scale and proportion with formal frontages with mostly symmetrical fenestration, coursed or rendered stone walls, and timber shopfronts. Many of them are Grade II Listed, with a good survival of traditional sashes and doors overall. Cross View Cottage is noted for its elaborate bargeboards. Most shopfronts and facades around have been well restored, however several buildings remain with cement render or pointing affecting their fabric. The Co-op built in the 1970s on the east side of the Market Place is a rare

representative of 20th century building in this area and its low architectural quality is unsympathetic to the area. Its car park to the south adjoining the Potato Market provides open views on the stone buildings of High Mill former industrial complex currently in poor condition. Woodland, green fields and a modern estate beyond enclose the view.



Figure 77 Cross View Cottage (Grade II Listed)



Figure 78 Co-op



Figure 79 Blueberry's Tea Shop and Hi-Pennine Outdoor Shop (Grade II Listed)



Figure 80 View towards Grade II* Listed High Mill (centre left)

- **Ginnels**

4.3.21 Passing through the frontage of Market Place buildings lie a number of ginnels and lanes. On the eastern side of Market Place, three lanes running along steep gables lead down to the Butts area, which buildings can be glimpsed from the Market Place.

4.3.22 On the southern side, Grisedale Lane accessed underneath Arch House has an open aspect following the demolition of some buildings for the construction of Grisedale Croft care home in late 20th century. It has lost most of its cobbled path to tarmac, and the traditional character of the stone buildings and boundary walls contrasts with the modern Church Road houses. There are a number of low quality garden sheds and garages.



Figure 81 Grisedale Lane looking south



Figure 82 Grisedale Lane looking north with Arch House's passage

4.3.23 Globe Lane is a small yard that links a number of houses together as depicted on the 1775 map. The access is private and therefore has not been inspected.

4.3.24 Kate's Lane is accessed through a stone arch of The Old Clock Shop, in need of structural repairs, and gives on to a variety of much altered stone rubble buildings of both domestic and industrial character, many with uPVC windows and doors. They form a small courtyard, which retained its cobbled setts. Cottongrass Cottage and The Old Cottage have first floor entrances with external stone steps. The latter also has a 1621 date stone, but refers to the 1000-year lease of Alston Moor for large agricultural tenements, or land holdings, later subdivided into small parts for building plots. These cottages were however in existence on the 1775 map. A 19th century warehouse with corrugated roof lies vacant with boarded openings.



Figure 83 Stone archway to Kate's Lane



Figure 84 Cottongrass Cottage and The Old Cottage in the background

- **Potato Market**

4.3.25 Heading south along Front Street from the Market Place is the former Potato Market, and irregular-shaped tarmacked and cobbled square located on the eastern side of the road. Front Street is lined on both its western and eastern side by a sandstone flag pavement.

4.3.26 This area is used for car parking, which reduces the character and sense of the historic public space. The eastern boundary of the space is lined by residential and commercial buildings of uniform height, but mostly irregular opening patterns. The first half of the row has render whilst the second half has facing stone. The Post Office is notable for its well-maintained traditional shopfront in front of a flagged terrace and stone steps. The Crown Hotel on the corner has currently a poor appearance with deteriorating paint and has a blind bay due to the demolition of adjoining buildings. The few modern alterations on the row are UPVC frames on several properties, as well as the canopy and seating area on a raised flagstone platform on the gable end of Hatters House. The later marks the southern boundary of the market area.



Figure 85 Eastern row of buildings



Figure 86 Hatters House

4.3.27 Views from the Potato Market back down the hill towards the Market Place are significant with the Market Cross as a focal landmark framed by the stepped roofscape of buildings lining the road and market square. In addition, long distance views of moors to the north provide an attractive background.



Figure 87 Western row of buildings



Figure 88 Key view down Market Place

- **Front Street (south)**

4.3.28 Opposite the Potato Market is a terrace row of commercial buildings of varying scale continuing from the Market Place row, but with frontages of more informal quality. They are in generally good condition with several frontages recently restored, and good survival of traditional timber sashes and doors. The Victoria Inn is slightly forward the building line and has a different style than the local vernacular, with pitched-roof dormers, moulded eaves cornice and gated coach entrance.



Figure 89 Western row of buildings



Figure 90 Former Barclays Bank

4.3.29 Going south beyond the Potato Market, the former Barclays Bank on the eastern side is set back from the building line and stands out for its highly decorated façade. Yet it is currently vacant and in a poor state of repair. The majority of buildings on this part of the street are also generally in poor condition with cementitious mortars and renders and have been altered with modern window designs. No 2 and No 3 West View have however well restored shopfronts.

Character area 3 Kings Arms Lane and Croft Terrace

- **Kings Arms Lane**

4.3.30 The lane accessed from Front Street represents a zone of later 18th and 19th century development with residential accommodation, educational, commercial and religious buildings.



Figure 91 Kings Arms Lane



Figure 92 Angel's Inn car park and St Augustine's in the background

- 4.3.31 Accessed between the Former Kings Arms and Kings Arms Building the lane opens up to the right on Angel Inn's rear tarmacked car park, with a view of the Parish Church's western elevation beyond. This area was always used as a back-street yard as far as the 1777 Hilton and Fryers' map, which also shows that a large property existed on the northern side of the yard, now demolished to leave a wider open space. As such, the rear elevations of Front Street buildings have a utilitarian character. There is however a good survival of traditional timber sash windows on these elevations, which contrasts with the several uPVC windows and doors on front elevations on the opposite side of the lane and further north. Most buildings on this part of the lane are rubble-built and stone facing but cementitious pointing is noted throughout.
- 4.3.32 There are two ecclesiastical buildings in the area: the Masonic Hall and House, and St Wulstan's – a rubble built structure of late 18th century which has several blocked doorways and windows, which may explain its possible former use as a gaol, prior to its conversion to a church in 1950. A cobbled alleyway survives on the left-hand side of the church.



Figure 93 Masonic Hall (left) and St Wulstan's (right)



Figure 94 Masonic Hall courtyard with sandstone sets and flags

4.3.33 Further north are 18th century traditional cottages built on either side. On the left-hand side, Hamilton House displays a pair of blocked doorways indicating first floor entrances. This eastern row of terraces have been altered with 19th century openings and well-designed 1920s concrete canopies over doors.



Figure 95 Traditional cottages on Kings Arms Lane



Figure 96 Kings Arms Lane opens up

- **Croft Terrace**

4.3.34 The lane opens up again to sparse 19th and 20th century development on land to the north of Kings Arms Lane that was formerly owned by the Parish Church. A 19th century sawmill was demolished and replaced by a tarmacked private drive on the southern side.

4.3.35 Here the lane is bounded by high rubble stonewalls which form a characteristic of the area. One of these walls was however lost to a 20th century terraced development on the west side of the road, leaving only a section enclosing one of the town's cast iron standpipes. Together with older adjoining terraces, this row have a modern appearance with cement render, uPVC frames and glazed uPVC front porch additions, of low architectural interest.



Figure 97 Surviving standpipe in wall section



Figure 98 Modern terrace row

4.3.36 On the east side of the road, Croft Terrace laid along a private lane is an excellent example of mid-19th century terraced housing and is in good condition with historic 6x6 sashes surviving on most houses. Opposite is Hollytree Lodge, a substantial late 19th century villa of Tudor gothic styling, a rare example of its kind in Alston. However, it now has uPVC frames. The 20th century The Bungalow immediately to the south is of low architectural merit and of much smaller scale than the surrounding buildings.



Figure 99 Croft Terrace



Figure 100 Hollytree Lodge

4.3.37 The former Salvin school buildings further up the lane form an informal courtyard layout, built in rubble with sandstone dressings and kneelers, and the School Hall notable for its gable end bell cote. They all have been converted into dwellings without too many alterations, although the Old School House has now uPVC frames and uncharacteristic timber fencing.



Figure 101 Former Salvin School's buildings

4.3.38 Past the former Salvin schools is another informal open space created by the demolition of buildings. Its tarmacked parking surface makes it a space of poor quality. The lane forms a fork with an alleyway running uphill along the St Augustine's churchyard, bounded by a tall rubble retaining wall. The Church's elevated position can be appreciated from the alleyway's entrance.



Figure 102 Key view on The Butts area

Character area 4 The Butts and High Mill

- **The Butts**

4.3.39 The area known as The Butts is believed to be the oldest part of the town due to its close proximity to the northeast of the Market Place and the church. Some 17th century fabric is apparent, notably the chamfered window surrounds of Church View Cottage. The housing has been built in rows and separated by narrow winding streets but there is no uniformity of scale suggesting haphazard development. The buildings range between 2, 2.5 and 3 storeys high. There are no listed buildings.

4.3.40 There is a good deal of evidence to suggest this was once a busy multi-functional part of the town centre with houses having former first floor domestic entrances and ground floors for agricultural or industrial purposes eg Blacksmith's Cottage. Arched coach entrances are also observed at Butt Mews cottages and Carriage Cottage. There is also a culverted beck running under the area, which was exploited, by mills.



Figure 103 Coach entrance and paved lane

4.3.41 Some buildings were demolished by 1930s slum clearance orders, as the area was much affected by economic decline. Following a complete regeneration, it is now entirely residential and comprises holiday lets, which creates a quiet environment contrasting with its historic uses. Whilst concrete block paving of the whole area creates a sense of unity, they have less character than the original cobbles they replace. Small sections of cobbles do survive on some pavements, private courtyards and side alleyways.



Figure 104 Cobbled areas

4.3.42 Buildings in the area are mostly rubble-built and stone facing, with only a handful still painted. Four buildings have a historic incised stucco finish. Cement pointing is noted throughout, and two buildings have cement render. Stone flagged roofs survive on Garden House, no.6 The Butt Mews, The Old Forge, and buildings around a small square off Market Place. There is low

survival of traditional timber windows and doors on the main alley, many replaced by uPVC windows and poor casement designs. There is better survival along secondary alleyways and around the informal square facing Back Garth. Church View Cottage has a rare 17th century chamfered leaded window. Church View's door case has plain stone pilasters and moulded cornice, an unusual design for the area. Stokoe House has attractive plank barn door shutters. A few modern porch and balconies additions are also noted. Overall buildings appear in sound condition.



Figure 105 Renovated cottages with modern covered balconies



Figure 106 Stokoe House's barn shutters

- **Gossipgate**

4.3.43 Gossipgate leads off the Butts in a northeast direction via an ancient lane, now a path, leading out of the town to the River Nent. It starts with the same density and massing of development than the rest of the Butts, then giving way to some larger plots, including that of a former Congregational or Independent Chapel of 1804 (now a house), and some larger, modern detached houses as the town meets open country to the northeast. The former Chapel is a substantial rectangular building with slated hipped roof, symmetrical openings and formal front garden with low rubble stone boundary walls. Mount Hooley is also noted for its first floor access, original ground floor doors and windows. A recent housing development on land adjacent to former Gossipgate Chapel just outside the conservation area has been built using vernacular materials.



Figure 107 Gossipgate and former Independent Chapel (left)



Figure 108 Mount Hooley

- **High Mill**

4.3.44 In an area directly to the east of the Market Cross is the High Mill complex, comprising Grade II* Listed High Mill, the 18th century water-powered mill, adjoining High Mill House, and two large 19th and 20th century factory blocks developed for modern engineering industrial use, linked to High Mill by covered aerial walkways. The mill and factory buildings have created a distinctive landscape of tall, three or four storey buildings, giving a utilitarian and industrial character to the area. This sense of self-contained industrial area contrasts sharply with the commercial and civic character of the nearby Market Place. However, the High Mill complex is vacant, partly derelict, many openings boarded up, and invaded by vegetation, which harms its significance and is detrimental to the character of this area in close proximity to the town's main street.



Figure 109 High Mill (Grade II* Listed) industrial complex



Figure 110 Derelict modern warehouse

Character area 5 Back o'the Burn and Nenthead Road

- Back o'the Burn

4.3.45 Back o'the Burn, now called Overburn, runs from the junction of Townhead and Nenthead Road, along the course of a culverted stream to the east of Front Street and back to the main street near the former Potato Market. The street was formerly an important area of specialised trades and crafts near the main commercial centre but is now mainly residential, evidenced by the rows of former workers cottages, mews, garages and outhouses of former workshops. Historic cobbled set surfacing is evident along the road and access lane from the main street.

4.3.46 The 'house-over-byre' form of housing is most prevalent in Back o'the Burn where examples such as Jaycot may date from the late 19th century, underlining the continuing importance of this building tradition well into the modern period. The three-storey Old Forge or Smithy, converted to dwelling, retains its former industrial character with elongated workshop windows, and encloses the street to the south at the junction with Townhead.



Figure 111 Jaycot



Figure 112 The Old Forge

4.3.47 Buildings in the area date mainly from the late 18th to mid-19th century, with modern alterations such as uPVC frames, box dormers, concrete roof tiles, porches and canopies. However most doors are timber, and are either plank or panelled, mostly with glazing. The buildings are predominantly rubble-stone and currently unpainted but they differ in massing and plan form, creating an irregular street frontage with a diversity of functions. This area has the highest survival of stone roofs, providing an attractive roofs cape accentuated by the incline of the road. Nos.1-4 Overburn and Lorne House are accessed via stairs and terraces with stone retaining walls providing further interest in the streetscape. There are typical examples of traditional cat slide extensions, ie under one roof, giving a particular profile to buildings.



Figure 113 Key view down Overburn



Figure 114 Cat slide roof extension

4.3.48 Many of the outbuildings/annexes have been altered with metal roofs, up-and-over garage doors and/or cement rendered walls. Front yards are either grassed over or paved with sandstone cobbles or flags, but some replaced by concrete flags, gravel or tarmac.



Figure 115 Outbuilding with surviving stone roof



Figure 116 Altered outbuildings

- Nenthead Road

4.3.49 To the North of the Old Forge is a row of four disparate houses facing Nenthead Road but in alignment with Lorne House on Overburn. These form the conservation area's south-eastern boundary. They are all from the end of the 18th century-early 19th and two-storeys high, but the middle two are much smaller cottages than the two others on either end, which have more similar proportions to townhouses in the adjacent Townhead area. Ashleigh House and South View are both well preserved. South View has vernacular interest and retains external stone stairs to a blocked former first floor entrance, whilst Ashleigh House has unusually off-centre openings. Laburnum Cottage and Croft Dene have less character, the former has altered openings with concrete lintel and both have uPVC frames. Croft Dene's large gable end, massing and forward building line however acts as a landmark on the boundary of the conservation area.



Figure 117 Croft Dene



Figure 118 Cottages on Nenthead Road

4.3.50 Outside of the conservation area boundary, Nenthead Road's built frontage lies only on the northern side. North of the four houses is a further row of terraces of the same period, however their historic character have been much eroded by modern alterations.

4.3.51 The southern side of the road occupied by Alston Recreation Ground, formerly known as the Fair Hill where the 1859 OS Map indicated that a fair was held annually. Mature trees and green space provide a green setting for this part of the conservation area. The electricity substation and the buildings of the highway maintenance yard (located within the Townhead character area) detract slightly from this setting. The road and front gardens are bounded by low rubble stonewalls, including some with traditional saddleback copingstones, which unify the townscape and are an important characteristic of the conservation area.



Figure 119 Key view down Nenthead Road



Figure 120 Highway maintenance yard

Character area 6 Townhead

4.3.52 Townhead is mainly a 19th century extension to the central area of Alston, infilling and expanding on existing 18th century development. The density of development is markedly lower than on Front St, with a mix of residential and institutional uses. The former Grammar School (now fire station), Wesleyan chapel, Sunday school, former Police Station (now dwelling) and Samuel Kings School all contribute to the civic character of the area.

- **Victoria Square and Front Street south**

4.3.53 The 18th century Quaker Meeting House and its walled burial ground on the southern part of Front Street opens up the view and the ground is a quality green space with mature trees. The garden walls have however lost their railings. The Grade II Listed building, which is one of the earliest buildings in the town, is well preserved. It faces uphill rather than onto the street and its side elevation goes over building line, forming a clear separation with the more densely built town centre.



Figure 121 Narrow Front Street opening up beyond the Quaker Meeting House



Figure 122 Quaker Meeting House (Grade II Listed)

4.3.54 Further south is Victoria Square – a triangular broadening of the main street to the south of the Potato Market acting as a focal point. This arrangement combined with the incline of the land creates an imposing open space, with the former Wesleyan Methodist Church (1867-68) as a distinct focus, dominating the space and enclosing the area to the south. The Church, which has local historic and architectural merit, is however in poor condition and unused, which is detrimental to the area. From here, a focused view to the north frames the Market Canopy in the distance and the moors in the background. Buildings forming the western boundary of the square were built in the early 20th century as a hall and accommodation associated with the Church. They have large slate roofs with clay ridge tiles, a large stone arch pediment and tall multi-pane timber windows for the school. Adjoining well-preserved Osborne House may have been part of an earlier terrace.



Figure 123 Former Swan's Head pub (left) and Wesleyan Church (right)



Figure 124 Former Church Hall buildings (left) and Osborne House (right)

4.3.55 In the area surrounding Victoria Square, buildings are of various sizes, layout and appearance. On the east side, buildings are arranged in informal terraces, with the detached fire station in between. The first row continuous with Front Street dates from the 18th century and shares the same building line. All buildings are rendered, with the exception of Mill Race House. The character of these buildings have been much eroded with uPVC or modern designs of frames, widened openings, cement render or pointing. The former Grammar School has been creatively converted into a fire station. A date stone indicates it was rebuilt in 1828 and the phased alterations to its openings are evident.



Figure 125 First row on the east side



Figure 126 Fire Station (former Grammar School)

4.3.56 The second row following the fire station comprises a pair of tall semis adjoined by a smaller row of cottages and dates from the early 19th century. The cottages follow the sharp curve of the road and on to Nenthead Road. The buildings are either stone facing or rendered, most with cementitious mortars. The first half of buildings on Townhead have modern window frames. The second half is better preserved, with the Amble Cottage notable for its retained separate first floor accommodation accessed by external stone steps, and unusual decorative stringcourses in iron rich stone. Adjoining Westoe House also has rare hood moulds and full stone window surrounds.



Figure 127 Second row on the east side curving with the road



Figure 128 Amble Cottage and Westoe House

4.3.57 On the west side of Townhead between the Quakers Meeting House and Victoria Square, is a cluster of buildings set well back from the street, all of very different designs. Early 19th century Hundy Cottage and No 1 The Hundy just visible to the rear are characterful traditional stone rubble houses, albeit altered with modern window frames. Adjacent properties No 2 The Hundy and Dorville have had significant alterations eroding their historic character and interest.



Figure 129 No 1 The Hundy (back) and Hundy Cottage (front)



Figure 130 Dorville (left) and No 2 The Hundy (right)

- **Townhead**

4.3.58 Up the hill past Victoria Square, the road forks at the former turnpike into Garrigill road to the south and Nenthead road to the east, creating another civic space. The former mid-19th century Police Station sits prominently in this space. This building retains most of its elaborate architectural features and landscaped garden to front, an unusual style for Alston and reflecting the importance of the institution in the town. Its original timber sash windows have however been replaced with uPVC. The low stone garden walls have also lost their railings.



Figure 131 The former Police Station



Figure 132 Former free school

4.3.59 To the rear of the Police Station is the Topp Community Centre, a former 19th century Free School. It has pebbledash cement render on its gable ends, decaying timber frames and modern blue round top railings. It remains a well-designed Victorian building, which forms the southern boundary of the conservation area. Beyond the boundary, adjacent and opposite rows of 19th and 20th century terraces have been significantly altered, and together with an out-of-scale bungalow, form a contrasting setting to the quality of the conservation area.



Figure 133 View from outside the CA



Figure 134 Key view down Townhead

4.3.60 To the west of the Police Station on Townhead is a long terrace row with varying massing and storey heights. They are generally well built with stone detailing. There is however low survival of traditional timber sash windows and doors. The tallest terrace in the row, Albert House, is considered of architectural interest with protruding stone surrounds to all openings, including an arched garage doorway with voussoirs, with a timber coach entrance plank door. Aldentstone is also notable to a lesser extent for the quality of stone detailing, traditional windows and doors and stucco finish of its front elevation. Adjoining Steel House is in poor condition with peeling paint, which detracts from the appearance of the row. There are small roof lights on both houses as

well as on Albert House breaking the continuity of the roofscape of the row, comprising a mix of stone flags and slates. Most of the row have small walled front gardens of varying quality.



Figure 135 Albert House



Figure 136 Aldenstone

4.4 Heritage Assets

Designated assets

- 4.4.1 There are 32 listed buildings and structures found within the conservation area boundary, as shown on figure 137. The list descriptions for these designated assets are contained within Appendix B along with notes about their present condition. The condition survey revealed that 3 heritage assets are in poor condition, vacant and requiring significant repairs: Salvin Cottage, the Bluebell Inn (both Grade II), as well as High Mill (Grade II*). 12 are in moderate condition, requiring minor repairs and/or reuse.

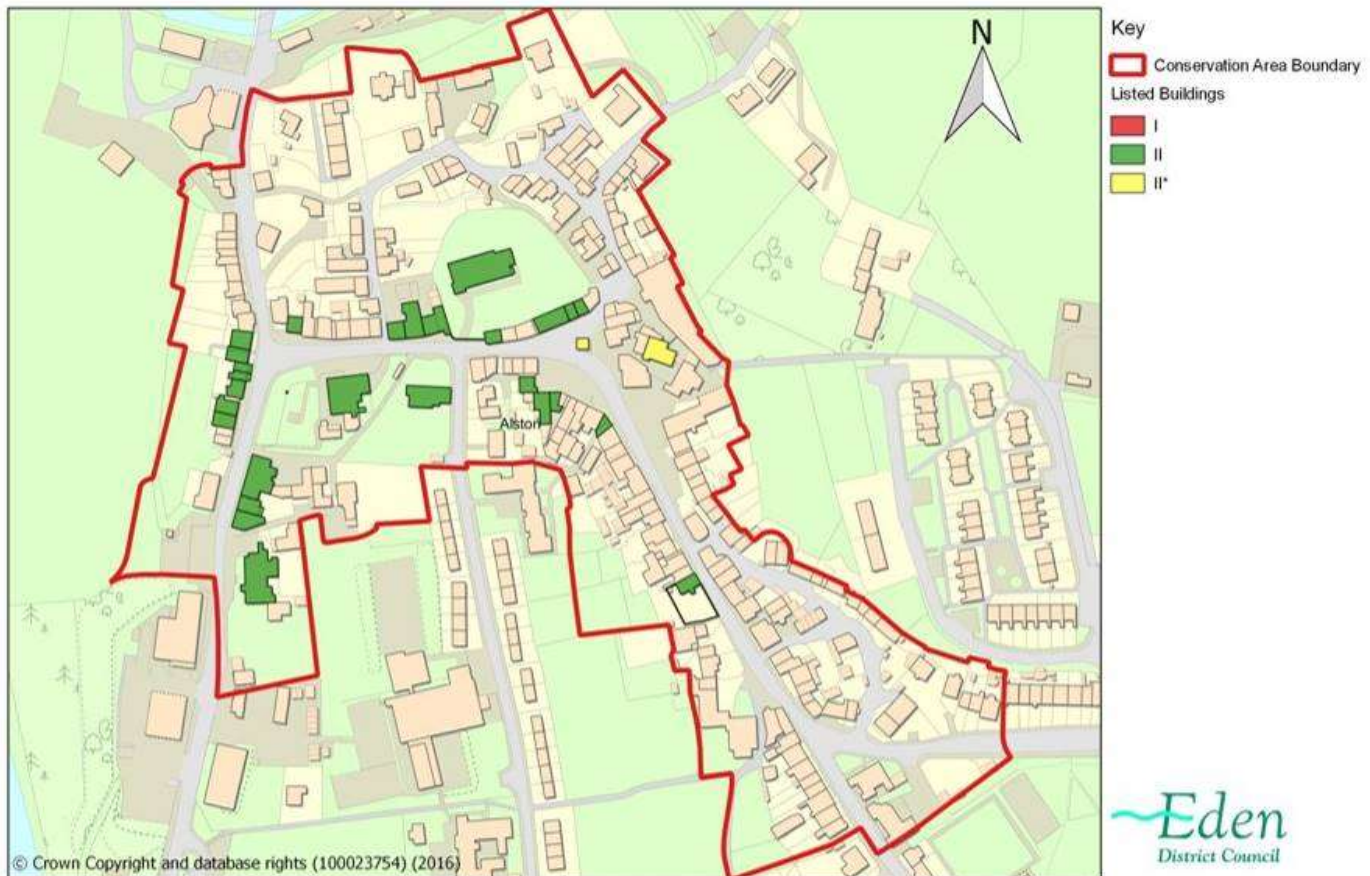


Figure 137 Designated Heritage Assets within the conservation area

Non-designated assets

4.4.2 The following unlisted buildings within the conservation area are considered to be of significant local value, as shown on figure 138:

- Former Tyne Café (no gazetteer address)
- Temple Croft
- Walton Memorial
- Victoria Inn
- Stokoe House
- The Studio House, Eldon and Market House
- Former Barclays Bank and adjoining Oscars House
- Croft Terrace
- Hollytree Lodge
- Former National School, Salvin School and Schoolhouse

- Former Independent Gossipgate Chapel
- Church View Cottage
- Jaycot
- Holme Lea and Chapel House (former Methodist Chapel)
- Forge Cottage
- Fire Station (former Grammar School)
- Former Wesleyan Methodist Church
- Former Police Station
- Albert House

4.4.3 These have been identified following Historic England's criteria in the Advice Note 7 on Local Heritage Listing (2021). Their descriptions, local interest and condition are contained within appendix C. The condition survey showed that 2 heritage assets were in poor condition – the former Tyne Café and former Wesleyan Methodist Church – and 4 were in moderate condition, requiring minor repairs and/or reuse.

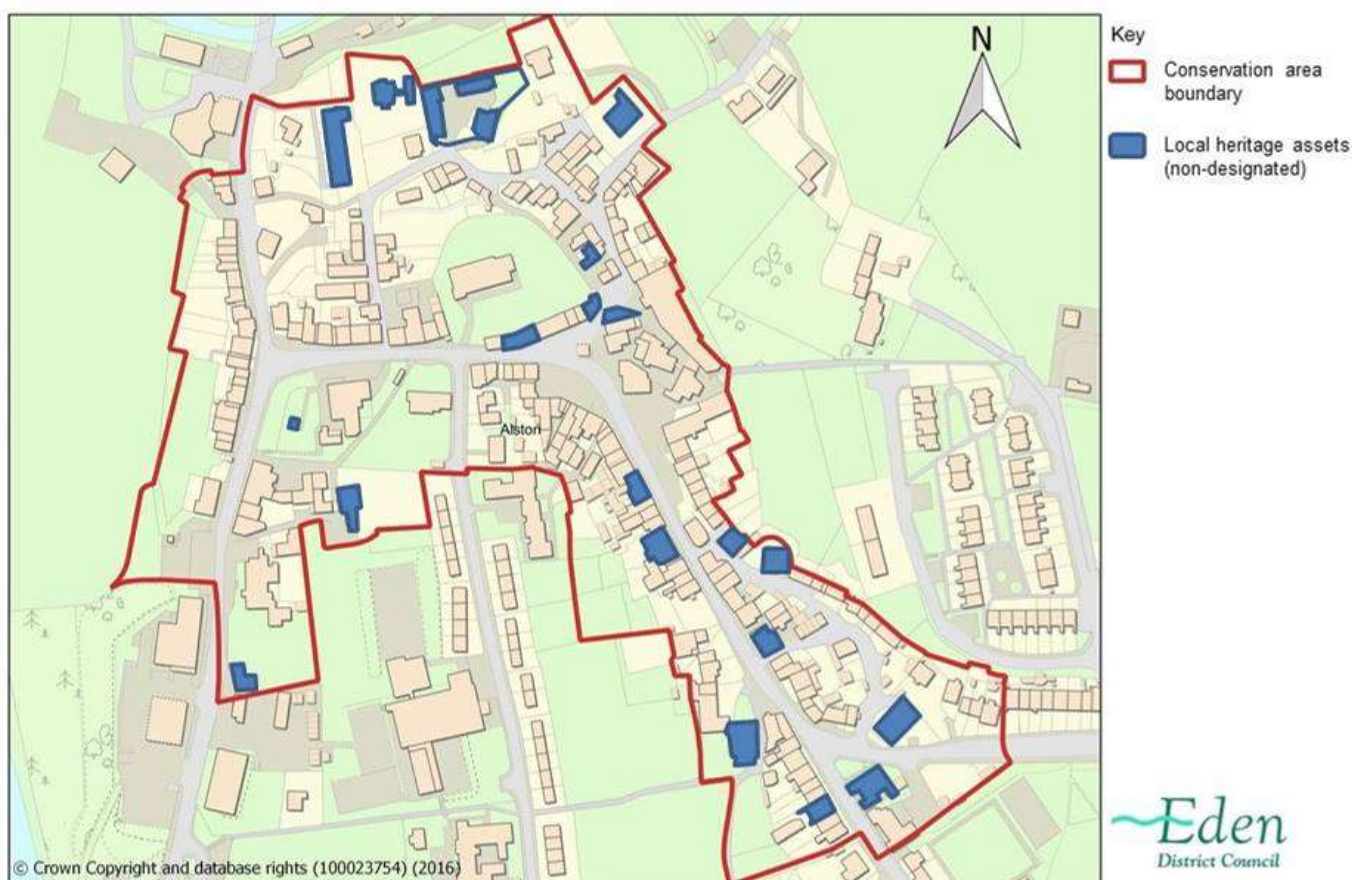


Figure 138 Local Heritage Assets

4.5 Conclusions on the condition of the area and buildings

4.5.1 Published in 2011, the Management of Conservation Areas Supplementary Planning Document (SPD) identified the following issues in Alston Conservation Area:

- Marginal and fragile local economy due to the town's isolated geographic location, resulting in several empty shops and derelict properties, some of which have remained unused even in healthy economic times
- Wheelchair access due to the steep gradient of the town

4.5.2 This and the gradual loss of traditional features led to the inclusion of the conservation area as a whole on English Heritage (now Historic England)'s 'Heritage At Risk' (HAR) register in 2011 <https://historicengland.org.uk/advice/heritage-at-risk/>. These issues are considered to remain.

4.5.3 Of prime concern is the dereliction of the large High Mill complex, including a Grade II* Listed Building, affecting half of a character area and adjacent to the main street. Other listed buildings remain vacant and/or in poor or moderate condition at the time of appraisal, including the Bluebell Inn, Salvin Cottage and the former Barclays Bank and adjoining Oscars House. There are also non-designated heritage assets considered at risk: the former Tyne Café and the Wesleyan Methodist Chapel.

4.5.4 The historic character in the conservation area has also been eroded by insensitive alterations to the fabric of buildings, as described in the following paragraphs.

4.5.5 The skyline of the conservation area has been affected by some late 20th century concrete tile coverings, the gradual replacement of local stone roofs with slates, poorly finished cement rendered chimneys or brick chimneys, and the addition of dormer windows and roof lights which are not original features.

4.5.6 There are many instances of inappropriate cement renders and pointing, as well as non-breathable masonry paints leading to problems of damp and masonry decay. The THI scheme involved training local contractors in the use of lime, and several properties have had their facades repointed or rendered with lime, which is the traditional building material.

4.5.7 A substantial number of windows have been replaced with modern uPVC alternatives, which make a poor copy of the original with visible differences in thickness, texture, joinery styles and sliding sash mechanisms (e.g. see Figure 139). Some traditional timber doors have also been replaced with uPVC doors, many with integral fanlights, which again make a poor imitation of historic examples. There are also inappropriate modern timber windows and door designs. Replacement of single glazing with double-glazing is not rare. It has been achieved with a varying degree of success in retaining historic frame dimensions and/or character. Collectively, inappropriate alterations to traditional frames and forms of glazing caused significant harm to the character and appearance of the conservation area. The THI has

however enhanced several properties on the main street, by reinstating traditional timber shopfronts, windows and doors.



Figure 139 Differences between timber and uPVC sash windows

- 4.5.8 Front Street also lost most of its distinctive sandstone setts following road resurfacing with tarmac, although Cumbria County Highways have recently completed the reinstatement of a small section of setts joining the two separate Market Place areas. Complex ownership of the Potato Market makes it difficult to implement public realm enhancement of the space.
- 4.5.9 Finally, Alston is at the crossroads of five trans-Pennine routes and links to quarries, and as a result experiences a high level of motor traffic on the main street, including heavy trucks. This and limited pavement space result in a poor pedestrian experience along the main roads of the conservation area. Uncoordinated signage also hinders good orientation and large road signs harm the street scene.

4.6 SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats)

Strengths	Weaknesses
<ul style="list-style-type: none"> • 17th-19th century architecture with little later development • High number of heritage assets and buildings with a positive contribution • Consistent material palette • Strong views and landmarks • Positive relationship between buildings and topography within setting of AONB • THI facade restorations and County Highways reinstatement of setts on a section of Front Street • Well maintained public and private green spaces • Industrial heritage • Strong independent business sector and active voluntary groups • Historic Area Assessment of Alston Moor carried out by English Heritage in 2010 • Article 4 Direction 	<ul style="list-style-type: none"> • Lack of planning and conservation guidance documents for the area • Significant loss of historic detail or inappropriate change creating a precedent • Modern buildings of poor design quality harming the CA in various places (Market Place, key gateways and Church Road) • Economic pressures on the high street, vacant buildings and heritage assets at risk • Town centre parking • Heavy traffic with lack of safe pedestrian pavements and crossings • Poor public transport services • Uncoordinated and obstructive signage • Lack of grant funding for building repairs or restorations • Potential skills gap in traditional building conservation in local traders

Opportunities	Threats
<ul style="list-style-type: none"> • Character Appraisal and Management plan (CAAMP) – to be adopted early 2023 • Conservation area boundary review – proposed extension to preserve wider historic environment and its setting • Strategy to prevent further loss of historic features and character – guidance provided in the Management Plan; increased enforcement action; audit of local traders skills • Using heritage and the reuse of heritage at risk as a lever in the economic regeneration of the town – aim for a joint economic development and conservation strategy • Highways improvements • Conservation focus group for community involvement in the development and implementation of the management plan • Review and update of list descriptions for designated assets • Local List of Heritage Assets - locally important buildings identified in the CAAMP 	<ul style="list-style-type: none"> • Lack of investment and continual pattern of vacant buildings • Continued loss of historic features and materials • Continued lack of maintenance • Continued traffic and transport issues

5. Management Plan

- 5.1.1 Despite its issues, Alston is a dynamic place where people live, work and visit. The conservation area designation is not designed to prevent change, but is intended to guide and to enable development that makes the best use of the area's attributes for the benefit of all. Some measures can be taken to preserve the qualities of the area and to promote improvement.
- 5.1.2 While designation and policies may impose a cost on property owners, they are contributing to the increase in the quality and stability of the built and natural environment and the removal of uncertainty regarding future changes in the character of the location. Moreover, a location within a conservation area comes with the additional, potential benefit of creating a unique sense of place-based identity, encouraging community cohesion and promoting regeneration. On average, properties in conservation areas have higher prices and greater price appreciation than elsewhere (Historic England).

5.2 Objectives and aspirations

- 5.2.1 The Management of Conservation Areas SPD (2011) proposed the following objectives for Alston Conservation Area:
- To explore further opportunities for investment following joint English Heritage/Eden District Council funding schemes in the 1990s and 2000s to prevent a continued decline in Alston's local economy with the consequent damaging effect that would have on the character of the conservation area
 - To retain the Article 4 Direction which has been in operation since 1996 and has made a major positive contribution to retaining the conservation area's character
 - To give prime consideration to the landscape impact of any development on the conservation area and the North Pennines AONB
 - To retain and extend where possible Front Street's cobbled road surfacing and slab paving
- 5.2.2 In view of the above assessment of the conservation area, it is proposed that these objectives are retained and actions are set up to achieve them, as developed below.
- 5.2.3 The following objectives and aspirations for the Alston Conservation Area were considered to be of the most importance:
1. To identify and protect significant listed and unlisted buildings which contribute to the character of the area
 2. To drive forward improvements to the streetscape and public realm, and to preserve and enhance the historic street patterns which make Alston unique

3. To protect the setting of the conservation area and ensure that new development contributes to the visual impression of Alston as a historic town
4. To make sure that repairs and the installation of street furniture is sympathetic to the historic environment of the town
5. To ensure that new lighting is sensitive to the need to preserve and enhance the conservation area
6. To improve transport links to and from the town, to widen opportunities for its residents and encourage additional tourist visits
7. To improve parking within the town, and manage traffic in a way that allows pedestrians to move freely and safely
8. To preserve and protect key views and landmarks
9. To respect the grain and morphology of the townscape
10. To protect important open space, and encourage new open space
11. To protect and enhance the streetscape, including through the sensitive construction and replacement of doors, windows and roofs
12. To make sure the new materials in development are used sensitively and in a way that enhances the status of the conservation area.
13. To establish a programme of recording, storage and dissemination elements of the historic environment with the aim of improving knowledge of the need to respect Alston's unique characteristics, and to help inform any proposals which may affect it.

5.3 Conservation Area Boundary Review

- 5.3.1 Extensions are proposed to the current boundary of the conservation area as follows and as illustrated on figure 140.

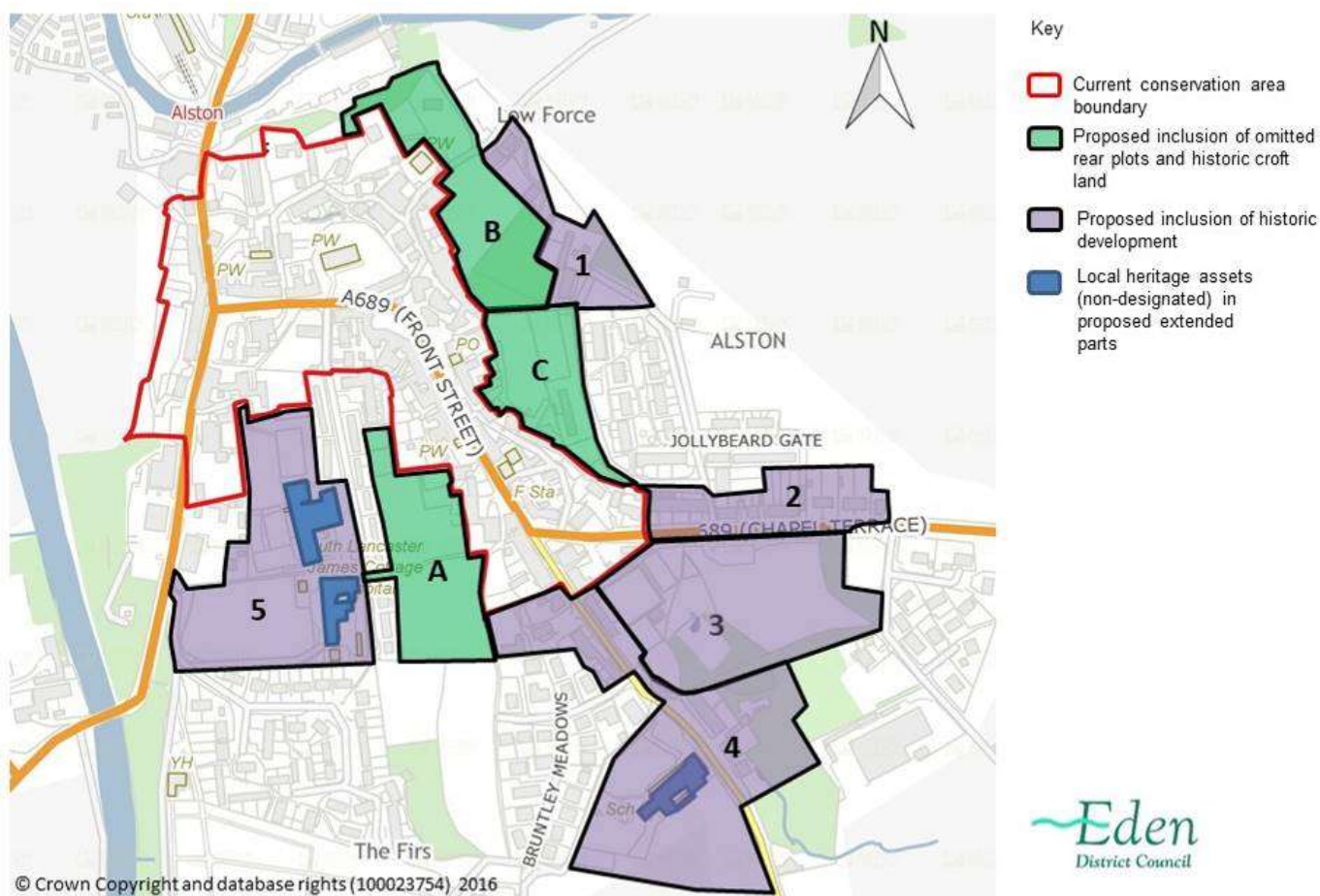


Figure 140 Proposed changes to the conservation area boundary

- 5.3.2 **Inclusion of omitted rear plots and historic croft land:** the initial boundary cuts across the rear of building plots and gardens. Historic England's Conservation Area Designation, Appraisal and Management Advice Note 1 (2nd edition, 2019) recommends that in almost all situations, a conservation area boundary should run around rather than through a space or plot. This is because spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management. These rear plots are visible from roads and public rights of ways and as such contribute to the setting of the historic environment.
- 5.3.3 In addition, Historic England (2019) indicates that conservation area boundaries can be extended to protect open areas, particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates. Alston retains several croft land adjacent to the boundaries of the conservation area, to the rear of Townhead (A) (part of it is the historic Hundy Hall field shown on the 1775 map), the Butts (B) and Back o'the Burn (C). This extent of survival is rare, as in many other towns all of these would have typically been developed with 20th and 21st century mass housing programmes. These fields bounded by traditional stonewalls, and visible from public rights of way, form pockets of open land contributing to the rural character of the town and frame views of the historic environment. As such, they contribute positively to the setting of the conservation area.



Figure 141 Land to the rear of Townhead



Figure 142 Land to the rear of the Butts



Figure 143 Land to the rear of Back o'the Burn

5.3.4 It is therefore proposed to extend the boundary to include the rear plots and croft land, as indicated on the map. Land to the rear of Townhead would be included in character area 6, land to the rear of the Butts in character area 4, and land to the rear of Back o'the Burn in character area 5.

5.3.5 **Inclusion of wider historic development:** the current boundary to the conservation area is considered somewhat restrictive as it excludes some development of the same 19th century phase than development within the conservation area, but also 20th century development of architectural and historic interest. They also form gateways into the town and as such, preserving or enhancing their setting would contribute positively to the conservation area. As buildings within these areas suffered more alterations than those within the conservation area, it is however not considered beneficial to extend the Article 4 for these properties. The conservation area designation would offer sufficient protection from demolition and significant alterations. The proposed extensions include:

- Development to the rear of the Butts (1), including historic farmhouses Glenwood, Jollybeard House, Hill House and Cottage, which are well preserved and face onto croft land, enclosing the tightly built core of Alston. Whilst the open land is the key contribution to the conservation area, the houses are included for their architectural interest and link to the

land. Modern houses Alindrew and The Pines are included to provide a boundary up to the road.



Figure 144 Hill House and Hill Cottage



Figure 145 Modern development (left) and Glenwood (right)

- Development further along Nenthead Road (2), starting with 19th century Chapel Terrace, named after a former Primitive Methodist Chapel built in 1845 at its core, and altered and converted in 1962 as two houses. It also includes early 20th century houses, including Avondale Villa, Kentmere House and Hillcroft. They are noted for their local architectural quality displaying proportionality, snecked stonewalls and rusticated stone surrounds. Whilst the rest of houses have less local character, they are good examples of successive styles of 20th century domestic architecture. These houses are however unified with the rest of Nenthead Road buildings by their road alignment, use of the topography and traditional front garden stonewalls. Despite some unsympathetic alterations due to a lack of planning control, Nenthead Road developments retain most of their historic character and form and so relate to the existing conservation area.



Figure 146 Row of terraces before Jollybeard Lane with former Methodist Chapel (centre)



Figure 147 Row of terraces beyond Jollybeard Lane

- The Fair Hill Recreational ground on the opposite side of Nenthead Road (3), created to mark Queen Victoria's Diamond Jubilee on a former fair ground and milldam. This is an important social and historic site for the town. With landscaped meadows, mature trees and stonewalls along its boundaries it provides an attractive setting to the historic built environment.



Figure 148 Fair Hill Recreational ground



Figure 149 Mature trees and stone boundary walls along Fair Hill

- Development further along Garrigill Road (4), comprising the former Ropery, now terraced housing, Bruntleysike and Bankfoot terraces, as well as former Samuel King's School (later Alston Primary School). The former is considered to be a non-designated heritage asset for its architectural merit and because it represents an important phase of civic development of the town (see description in Appendix C). It would especially benefit from protection within the conservation area. Despite some unsympathetic alterations due to a lack of planning control, buildings along Garrigill Road to the end of the town's built boundary retain most of their historic character and form and so relate to the existing conservation area. Late 20th century housing in Bruntley Meadows has not been included as of no special architectural interest.



Figure 150 The Ropery (left) and Bruntleysike (right)



Figure 151 Ropery House (left) and Bankfoot (right)



Figure 152 Bankfoot



Figure 153 Former Samuel King's School

- Ruth Lancaster James Hospital and Samuel King School (5): these two institutional buildings represent important phases of development of the town, and are of architectural interest (see description in Appendix C). As such, they are considered non-designated heritage assets so would especially benefit from protection within the conservation area. Their green grounds also add quality open spaces, which enclose the built historic environment and complement it. The architectural interest of these two buildings sets them apart from the generic character of the Church Road 1950's housing development, which is not proposed to be included.



Figure 154 Samuel King School and Ruth Lancaster James Hospital with key view on the conservation area

5.3.4 The inclusion of the Tyne Willows playing field was suggested during public consultation, and will be considered in a future review due to its positive contribution to the setting of the conservation area. It is however currently protected as a Green Infrastructure in the Local Plan.

5.4 Protection of the Historic Environment

Implementing Policy ENV10 of Eden Local Plan

- **Public Realm**

- 5.4.1 The public realm includes all areas that are not occupied by buildings, including all streets, pavements, alleyways, the Market Square and any other public spaces. The narrow lanes, ginnels, Market square and other civic spaces of Alston are a significant aspect of its historic development and character and play a key role in defining the significance of the conservation area. The public realm would benefit from the reinstatement of traditional local setts and flagstones, as well as improvements to street furniture and signage.
- 5.4.2 When implementing policy ENV10 of the Eden Local Plan, 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.
- 5.4.3 Any new items of furniture, signage, or improvements to the existing hard-landscape shall be carried out in appropriate materials to match the existing or traditional precedents, unless modern materials can be fully justified to be of significant material benefit to the wider public.

- **Setting, views and landmarks**

- 5.4.4 Due to the topography on which the town is built, there are many points from which the surrounding moorland can be viewed. The town also has landmark structures such as the church and market cross, which are visible from many aspects. Views and landmarks as identified in this appraisal are a key aspect of the significance of the conservation area and its setting.
- 5.4.5 When implementing policy ENV10 of the Eden Local Plan, 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.
- 5.4.6 Proposals for interpretation signage that identifies and highlights the important features and vistas will be encouraged.

- **Roofscape**

- 5.4.7 The construction of buildings on the steep gradient of the street topography has created a stepped roofscape, which is considered a key characteristic of the conservation area.
- 5.4.8 When implementing policy ENV10 of the Eden Local Plan, the local planning authority will consider the potential impact of development proposals on the roofscape and seek to ensure its contribution to the significance of the conservation area is preserved and where possible enhanced. Proposals for alterations to the roof of existing buildings and for new developments that respect the gradient and topography and maintain the stepped roofscape will

be supported. The retention, repair and re-use of sandstone or Welsh slate laid in traditional courses is also encouraged.

- **Shopfronts**

5.4.9 The town retains many historic shopfronts, which contributed to the economic development of the town during the 19th century. Many shopfronts are in a deteriorating condition, due to lack of maintenance or vacancy, but some have been restored thanks to the THI scheme.

5.4.10 When implementing policy ENV10 of the Eden Local Plan, 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.

5.4.11 The use of traditional colours for shopfronts such as dark green, dark blue and black that compliment neighbouring buildings and the wider streetscape will be encouraged. Furthermore, signs should be of a high quality, and either integrated into the shopfront or as a hanging sign. Boards fixed to masonry or A-boards are not acceptable.

- **Lighting**

5.4.12 When implementing policy ENV10 of the Eden Local Plan, the local planning authority will expect proposals for light fittings to be of a traditional style that is in keeping with the existing Victorian style street lighting in terms of scale and size.

- **Green spaces**

5.4.13 Green spaces within Alston conservation area make a significant positive contribution to the townscape and significance of the conservation area. Rare gardens form much needed green pockets, and open green areas and mature trees enclose the core of the town, enhancing the historic environment.

5.4.14 When implementing policy ENV10 of the Eden Local Plan, the local planning authority will consider the potential impact of developments within or in the setting of green spaces and seek to ensure their contribution to the significance of the conservation area is preserved and enhanced. New areas of green space will be supported if they do not detract from the commercial character of the town centre.

- **Doors and windows**

5.4.15 When implementing policy ENV10 of the Eden Local Plan, 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 enhanced. To this aim, the following principles based on guidance produced by national statutory consultation bodies on heritage protection such as Historic England, and National Amenity Societies (the Society for the Protection of Ancient Buildings (2016), The Georgian Group, The Victorian Society, etc.) should be followed:

- Where historic windows or doors, whether original or later insertions, make a positive contribution to the significance of a listed building or the conservation area, they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies in dimensions, style, type of glazing and materials. Permission will be required to demonstrate the condition of the existing require replacement and that the details of the replacement are acceptable
- Where historic windows or doors have already been replaced with windows or doors whose design follows historic patterns, they should be retained and repaired where possible, or if beyond repair replaced with accurate copies. Permission will not be required for an accurate replacement of a non-historic frame
- Where windows survive without historic glass, it may be possible to introduce slim-profile double-glazing (usually up to 18mm total thickness) without harming significance. Permission will be required to demonstrate that the details of the replacement are acceptable
- Where windows or doors have been replaced with ones whose design does not follow historic patterns, replacements of a sympathetic historic pattern based on evidence, whether single-glazed or incorporating slim-profile double-glazing for windows, may cause no additional harm. Permission will be required to demonstrate that the details of the replacement are acceptable.

Guidance on style

5.4.16 The positive contribution of a window or door is assessed as to whether it has heritage value, based on its age and design associated with the period of architecture which forms the main character of the building, which may not be original to the construction of the building. For example, for a 17th century building which façade has been remodelled in the Georgian era, Georgian multi-pane timber sash or casement windows is likely to be the most appropriate. Modern windows (post WWII) of an appropriate design for the character of the building will have architectural value, but can be replaced like-for-like as they do not have heritage value.

Guidance on materials

- 5.4.17 All windows and doors require maintenance but, provided they are of good quality, well-installed and properly maintained, timber or metal windows can last for many decades or even centuries. Rot-resistant timber, whether naturally or modified by processing such as 'Accoya' can reduce the maintenance regime, as well as high-quality paints, which can have a 10-year lifespan. Traditional linseed-oil based paints are advised.
- 5.4.18 The use of modern materials such as uPVC or aluminium for the frames is generally unacceptable, unless the existing frames are already made of such materials, or that the proposed new frames are demonstrably of a more appropriate style and finish for the building than the existing.

5.4.19 Historic England and the Society for the Protection of Ancient Buildings (SPAB) consider uPVC as an inappropriate replacement frame material on traditional/historic buildings for the following reasons:

- It is inauthentic, and its synthetic and bulky appearance looks visually harsh with the rest of the building materials which are natural or traditionally crafted
- It does not weather gracefully at the same rate as the rest of the building, as it discolours rapidly, does not easily tolerate the movement of older buildings and becomes brittle with age
- It creates sealed environments within properties which can lead to further problems such as mould and dampness
- It is not a sustainable material, with a short lifespan of 18 years on average, cannot be easily repaired like timber or metal, and it is one of the most environmentally hazardous construction materials made
- The maintenance-free claim is misleading, as the frames need cleaning every six months to prevent discolouration from dirt and ultra violet light. They also need to be lubricated and adjusted annually and weather-seals and gaskets renewed at least every ten years. Paints are now available for some of the early varieties of plastic windows that have since faded or discoloured. While initial outlay may be higher than uPVC, research found that timber windows usually outlive them, and are cheaper considering their overall life cycle

Guidance on energy efficiency for windows and doors

5.4.20 Measures to improve the energy-efficiency of windows and doors should always be considered as part of a whole house approach on repair, maintenance and energy efficiency, as alone they are unlikely to make a significant difference to the building's performance.

5.4.21 It is recommended that a suite of improvements to single glazing are considered, as this often has more impact than one measure alone, such as draft proofing, proprietary glazing film, the addition of thermally efficient curtains, blinds and shutters and secondary glazing. Well-sealed secondary glazing can be as effective as double-glazing; it can reduce heat loss from windows by up to 80% (Historic England (2017) and SPAB (2016)). The advantages of secondary glazing are: it does not interfere with the exterior fenestration; the bigger the gap between the exterior and interior panes, the better the insulation – particularly noise insulation; it is cheaper than replacing the original windows; and it is reversible (The Victorian Society). Existing windows where secondary glazing is to be added to should however not be draught-proofed to avoid condensation.

5.4.22 Upgrading to double-glazing is the least preferred option for improving energy efficiency of traditionally designed windows as:

- It necessarily results in thicker glazing bars which can appear crude

- It usually uses float-glass, modern truly flat glass which lacks the character and shimmer of hand-made glass
- It is less sustainable than single-glazing as it has a short life-span of 15 to 25 years on average (when the seals fail and fill with condensation), and more glass has to be replaced than for single-glazed panes when it fails (Historic England 2017)

5.5.23 Where upgrading to double-glazing is considered appropriate, the following should be considered:

- Glazing bars in windows should ideally be integral to the window's design
- The seal between any double glazed units should be light coloured, avoiding black, to minimise its appearance
- Attention should be paid to the depth at which the window is set back within the opening, avoiding windows sitting almost flush with the face (unless this was the case historically). The depth the window is set back should follow the historic example

- **External finishes**

5.4.24 When implementing policy ENV10 of the Eden Local Plan, the local planning authority will consider the potential impact of alterations to traditional finishes to ensure their contribution to the significance of the conservation area is preserved and enhanced.

5.4.25 Permission is required for works on listed buildings for extensive re-pointing or changes to the wall finishes, and for unlisted buildings in the conservation area for changes to the wall finishes. 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.

Guidance on materials

5.4.26 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 and usually give an inappropriately modern finish and colour on traditional buildings.

Guidance on finish and colour

5.4.27 Historic finishes should be retained and repaired where possible, to preserve the building's heritage value. When renewal is required, it should be carried out like-for-like in composition and finish, unless environmental conditions require a more protective alternative.

5.4.28 Alterations to the existing finish should always be justified based on historic evidence. Where there is none, a rough guidance would be that random

rubble-walling should be rendered, if not at least limewashed, for aesthetic and technical reasons. This type of walling was not meant to be seen on main buildings and rendering and/or limewash offer greater protection against the weather. They can also improve the energy efficiency of solid walls. Where pointed masonry is the appropriate finish, it should be flush or almost flush and not recessed, which is not traditional and is less durable. The pointing style and width will depend on the masonry coursing style.

5.5.29 There is no historic evidence in Alston for bright paints on buildings. Renders may have been left unpainted or limewashes may have been unpigmented. Acceptable paint colours, which should always be matt, are natural tones that replicate unpainted or limewashed render. This may include colours such as RAL 1013 Oyster White; RAL 9002 Grey White; RAL 9001 Cream; RAL 7044 Silk Grey; RAL 7032 Pebble Grey. Any other proposed colour should be justified on a historic precedent.

- **Energy Efficiency**

5.4.30 When implementing policy ENV10 of the Eden Local Plan, 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.

5.4.31 A whole-house approach carried out by professionals experienced in retrofitting traditional buildings is highly recommended. This approach is a way of thinking about retrofit in a manner that is holistic and risk based.

5.4.32 Change to an external historic or traditional finish for external wall insulation (EWI) is usually unacceptable. Most EWI systems are of materials, finish and appearance that is incompatible with the character of traditional buildings and their need to 'breathe'. Internal insulation is generally more appropriate for traditional buildings, and does not require planning permission for unlisted buildings. This is provided that all materials used in retrofit measures are effectively porous for buildings of solid wall construction, to avoid the accumulation of moisture in the fabric and thus causing decay. Typically these are: insulated lime and clay plasters, and natural insulation materials such as sheep's wool, cork or products derived from wood.

5.4.33 Other energy efficiency measures such as the installation of ground source and air source heat pumps, photovoltaics or electric vehicle charges may be acceptable, subject to detail and proposed location. Roof-mounted PV panels should be located on roof slopes which are not or less visible from public vantage points; panels on main roof elevations are unacceptable due to their harmful visual impact on the conservation area's roofscape. Installing any of these measures is likely to require permission.

- **Recording and archives**

5.4.34 Any offers of support to develop the existing collection of information and materials at the Town Hall into a complete and comprehensive archive with a programme for future recording and dissemination would be welcomed.

5.5 Enforcement Action

- 5.5.1 The buildings within the conservation area are predominantly residential and therefore subject to permitted development rights for incremental changes including replacement of windows. However, those works that do require planning permission but where none was sought may be subject to enforcement action by the Council. Article 4 Directions offer the opportunity to restrict 'permitted development rights' and retain historic elements, which can be removed where Article 4 Directions do not exist. Such directions commonly apply to dwelling houses, the main beneficiaries of permitted development rights. However many dwellings within the conservation area have already lost historic detailing which an Article 4 would protect.
- 5.5.2 An Article 4 Direction was introduced in Alston in January 1996 and again in January 2010. Some examples of alterations which require planning permission as a result of this Direction - which relate only to developments fronting a highway, waterway or open space:
- Alterations to windows such as the replacement of timber sliding sashes with mock sashes, casements or uPVC
 - Alterations to doors such as the replacement of timber panelled or boarded doors with an alternative design
 - Alterations to roofs including the replacement of natural stone flags or slate with concrete tile, or the insertion of roof lights
 - The rendering or re-rendering of properties
 - The erection of porches
 - The replacement of cast iron guttering with plastic, or the addition of new guttering, downpipes etc.
 - The erection or alteration of fascia boards
 - The alteration, erection, rendering or removal of chimneys
 - The erection, alteration, rendering or removal of boundary walls, fences or railings etc.
 - The external painting of buildings, which includes windows and door.
- 5.5.4 Due to the significant number of alterations to buildings in the conservation area carried out in the last 10 years, it is considered that the Article 4 Directions remain justified allowing the Planning Authority for additional planning control on changes to the conservation area.
- 5.5.5 However, no guidance on acceptable development on unlisted properties had been prepared following the introduction of the Article 4 Directions, which led to inconsistencies in decision-making. In addition, a planning appeal decision in 2010 allowing the replacement of traditional timber windows with uPVC copies had set a precedent. It remained unchallenged until an appeal decision in 2022 identified unjustified harm to the character of the conservation area.

Low reporting rates of planning breaches and limited Council resources also prevented prompt enforcement action on inappropriate development.

- 5.5.6 The draft Management Plan seeks to address these issues by providing development guidance (see above section 5.4. Planning Policies) and recommending increased enforcement action as follows. Taking into account limited staff resources, it is proposed that Heritage and Enforcement Teams carry out a yearly enforcement review of the area to identify any recent breaches and take timely enforcement action if necessary.
- 5.5.7 It was decided not to introduce a blanket Article 4 Direction on the proposed extended areas. This is due to the lack of appetite for significant additional planning controls highlighted by the public consultation, and the alterations already carried out on some properties within the new areas. It is considered that for now, the additional planning controls brought by the conservation area designation alone would be sufficient to preserve or enhance the special interest of the extended areas.
- 5.5.8 The impact of the Management Plan's policy guidance and increased enforcement action on the implementation of the Article 4 will be reviewed through a new survey of the area and planning decisions after five years. Considering the extent of loss of historic features, it will be considered whether guidance has been helpful or more is needed, and whether Directions over most of the conservation area remain a suitable approach or whether Directions targeted on specific buildings and well-preserved areas would be a better use of limited resources
- 5.5.9 Due to current limited resources, this appraisal was carried out using only rapid surveys to identify general trends and specific elements that required further attention in priority. A building by building detailed survey would however be useful for both planning decision-making as well as determining the best approach for Article 4 Directions in the area. As a result of the survey, a map and descriptions of individual buildings' contribution to the special character or appearance of the area would be published as a basis for a future management plan.

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. There is a clear opportunity to using heritage at risk as a lever for the economic regeneration of the town.
- 5.6.2 For instance, it has been identified as an issue that the cost of preserving traditional features such as timber shopfronts, windows and doors can be a barrier in a town that suffers from some economic challenges partly due to its isolated location. The Townscape Heritage Initiative demonstrated this need and played an important part in fostering the regeneration of the town and retention or reinstatement of those features. 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. An audit of audit of local

traders skills in traditional building conservation should also be carried out to address any potential gaps in the area.

- 5.6.3 The Alston Moor Partnership (AMP) also prepared a Community Plan which includes the aim to developing a regeneration strategy in partnership with local actors and councils. It is proposed that the Council supports AMP in finding funding to commission the strategy and assist with its implementation.
- 5.6.4 Potential heritage at risk will continue be identified and progress encouraged and monitored in consultation with owners. The Historic England's Heritage At Risk Register which focuses on Grade I, Grade II* and ecclesiastical buildings of all grades of listing. Buildings fitting the criteria will be put forward to be on the Register to prioritise action and seeking assistance from Historic England. The Council will also maintain a list of designated and non-designated heritage assets not fitting the criteria to be on the Register but still considered at risk. If there is evidence of neglect, the use of enforcement tools such as Section 215 Notices, Repair Notices and Urgent Works Notices to ensure the buildings' prompt repair of buildings at risk will be considered.

5.7 Highways improvements

- 5.7.1 The reinstatement of setts over the whole of Front Street was initiated by Cumbria County Council. A plan should be developed so that the new Westmorland and Furness Council is able to continue this project. Sandstone setts and flags made up one of the conservation area's special interests. It brought many other benefits to the town such as traffic calming, visitor attraction and contributing to Alston being a film location for period movies. The complete reinstatement could therefore contribute to the regeneration of the town. Collaboration between the Councils and utility companies would also be helpful to prevent further loss of historic road surfaces.
- 5.7.2 A Transport and Parking Audit should be carried out in order to assess the town's need and appropriate additional parking locations, with the aim to reduce parking on Front Street that harms the character of the conservation area. Speed and weight limits on Townfoot, Front Street and Townhead roads could help improving the visiting experience of the conservation area for all users.
- 5.7.3 Finally, a Signage Strategy should look at the development of a coherent network of signage through town aimed at highlighting and interpreting the town's heritage, as well as linking it to visitor attractions beyond.

5.8 Listed buildings in the conservation area

- 5.8.1 The survey of listed buildings in the conservation area revealed the need to update some listed descriptions as well as the opportunity for enriching the list. This will be considered for action depending on resources available.

5.9 Local List of non-designated heritage assets

- 5.9.1 The councils across Cumbria are working together since the winter of 2021 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 by inviting nominations from the public.

- 5.9.2 Whilst local listing does not provide any extra planning controls to the assets, inclusion on a local list means it is a material planning consideration. A selected panel of representatives from local councils and voluntary heritage groups is progressively reviewing public nominations, which will then be put forward to each local authority for formal adoption. The list will get updated on a periodic basis as new nominations come forward for approval.
- 5.9.3 The identification of non-designated heritage assets identified in the Alston CAAMP will serve as a planning material consideration for development proposals affecting their significance or setting. Public consultation and formal adoption of the CAAMP adds weight to the material consideration. Nevertheless, it is proposed to be included in the future Heritage Local List for Cumbria as another point of reference.

5.10 Guidance and Further Information

- 5.10.1 The information leaflets included within appendix D 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 from the Heritage Service and Planning Services via the Eden District Council website
<https://www.westmorlandandfurness.gov.uk/planning-and-building-control>
- 5.10.2 The production of further guidance on appropriate development has been identified as a need for Alston Conservation Area. Due to limited resources and the opportunity to address these issues across all conservation areas, it is recommended that a guide is produced to be applicable in all conservation areas. This can form part of a future Design Code. It is also recommended to set up a regular conservation surgery to advise owners.
- 5.10.3 Further guidance can also be obtained from the following sources.
- **Doors and windows**
 - Historic England (2017) *Traditional Windows: Their Care, Repair and Upgrading*. (2nd ed). Swindon: Historic England. Available at: <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>
 - The Georgian Group (nd) *Advice Leaflets no.1 Windows*; and *no.3 Doors* (online). Available at <https://georgiangroup.org.uk/advice-leaflets/>
 - The Victorian Society (nd) *Windows and double-glazing* (webpage). Available at: <https://www.victoriansociety.org.uk/advice/windows-and-double-glazing>
 - SPAB (2016) SPAB Briefing, Windows and Doors. Available at <https://www.spab.org.uk/advice/spab-briefings>

- **External finishes**

- Historic England (2017) *Repointing Brick and Stone Walls*. Swindon: Historic England. Available at: <https://historicengland.org.uk/images-books/publications/repainting-brick-and-stone-walls/>
- SPAB (2015) SPAB Briefing, Lime. Available at <https://www.spab.org.uk/advice/spab-briefings>
- SPAB (2020) SPAB Technical Advice Notes, The Need for Old Buildings to 'Breathe'. Available at <https://www.spab.org.uk/advice/technical-advice-notes>

- **Energy efficiency**

- Cumbria Action for Sustainability (CAfS): <https://cafs.org.uk/>
- The Sustainable Traditional Buildings Alliance (STBA): <https://stbauk.org/>
- Historic England: <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>
- SPAB: <https://www.spab.org.uk/advice>
- Historic Environment Scotland: <https://www.historicenvironment.scot/advice-and-support/your-property/saving-energy-in-traditional-buildings/>

5.10.4 Alston Moor Partnership also produced a building maintenance calendar, which is accessible at: <https://alstonmoorpartnership.co.uk/view/?permalink=house-maintenance---saving-you-time-and-money>

5.10.5 Information on the archaeological interest and potential of the area can be found on the Historic Environment Record (HER). This is currently held by the Cumbria County Council Historic Environment Service, for areas outside the National Parks. The new Westmorland and Furness Council will hold the HER for its area, to be accessible online.

5.11 Implementation

5.11.1 Adoption of the policies in this plan should give the local authority greater support when making decisions on applications submitted under the current Article 4 Direction, and will offer more guidance for both the Planning Officer and property owner when works are proposed within the Conservation Area.

6. Consultation

- 6.1.1 EDC Conservation Officer attended the Alston and Garrigill Parish Council meeting on 03/09/2018 and on 05/10/2020 to inform members on the production of a character appraisal and management plan document for Alston conservation area.
- 6.1.2 The Conservation Officer also launched an appeal to volunteering in the survey of the conservation area in the autumn 2020, which received some interest. However due to two Covid-19 lockdowns, it had to be cancelled.
- 6.1.3 The Conservation officer organised a workshop on the management of the conservation area on 18/05/2022 with representatives of Alston Moor Parish Council, Alston Moor Partnership, local architectural practice Countryside Consultants and Alston Moor Historic Society. The strengths, weaknesses, opportunities and threats to the conservation area identified in the appraisal were discussed as well as specific ideas for the management of the conservation area. The aim was to inform a first draft of the management plan of the conservation area prior to wider public consultation.
- 6.1.4 A period of six weeks statutory public consultation ran from the 31 October to the 12 December 2022 in order to gather the public's opinion and ideas on the CAAMP. This informed a final version which was formally approved by the Council on the 14 March 2023. A separate consultation report outlining the type and outcomes of the consultation is available.

7. References

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<https://alstonmoorhistoricalsociety.org.uk/>

Alston Moor Partnership webpages. Accessible at:

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8. Contact Details

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Appendices

Appendix A Details of national and local policies

Key paragraphs of the [NPPF](#), 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.
202. 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.

203. 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.

Eden Local Plan Policy: ENV10 The Historic Environment

Objectives of the policy:

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.

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.
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.
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.
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.
6. Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.
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.

Appendix B List Descriptions for Heritage Assets

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Hillcrest Hotel (formerly listed under Main Street).” Originally named Alston House</p> <p>Grade II, 1144989</p>	<p>“Hotel, mid C18 with later alterations. 1775 plan of Alston shows that building originally has end wings projecting on west side; probably taken down when road was widened in C19. Central section intact. Ashlar with chamfered plinth. Blocking to ends, coursed squared rubble with quoins. C20 artificial slate roof with corniced stone chimneys; stone coping with kneelers to north end. 2 storeys and attic; 8 bays overall. All sashes with attic windows smaller. Entrance through C20 flat-roofed porch to right-hand bay of central block; stepped buttress to right. Late C19 canted bay on extreme right has single painted window to each side. Single-storey additions to north and south ends not included.”</p>	<p>Good.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Corner house adjoining house to south of Blue Bell Hotel”</p> <p>Known as Salvin Cottage</p> <p>Grade II, 1144990</p>	<p>“House, mid C18 with later alterations occupying corner site. Coursed, squared rubble. Graduated stone flag roof with shared mid chimney. 2 storeys; single bay with sash to each floor facing main road, 2-bay canted end wall has part-glazed door with 3 staggered windows above. Included for group value.”</p>	<p>Poor: vacant and boarded up at time of survey, cement ribbon pointing causing stone decay. Internal structural issues to be investigated.</p>
<p>“House adjoining south end of Blue Bell Hotel”</p> <p>Known as Salvin House</p> <p>Grade II, 1326943</p>	<p>“House, mid C18 with later alterations. Coursed, squared rubble. Graduated stone flag roof with shared mid chimney. 2 storey, 3-bay front has panelled door and rectangular fanlight within a rusticated surround; single sash to either side and 3 above, variously glazed. Included for group value.”</p>	<p>Moderate: decaying frames. Changes from description: roof to rear now grey slate with remaining sandstone eave course and two small protruding roof lights</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Blue Bell Hotel (formerly listed under Main Street)”</p> <p>Also known as Bluebell Inn</p> <p>Grade II, 1144991</p>	<p>“Hotel, dated 1680 and 1746; later additions and alterations. Original building to right: Ashlar with rusticated quoins, 1st floor band, and chamfered rubble plinth. Extension to left: Coursed, squared rubble with quoins. Graduated stone flag roof overall; stone chimneys. Original symmetrical 2-storey, 3-bay front has 2 steps up to central panelled door. Tripartite sash on either side to both floors with central 1st floor sash. All windows with glazing bars. 2-storey, 3-bay extension has recessed panelled door up steps. 2 paired sashes to right and one above, next to canted wooden oriel window. 1680 date on reset lintel to rear and 1746 date on lintel in situ, both now internal.”</p>	<p>Poor: on Buildings At Risk Register 2019 and vacant since 2009, now watertight with repaired roof, but cementitious render and decaying masonry and joinery, most of interior finishes and ceilings stripped. Changes from description: 1960's toilet block to the rear and stone flag roof rear slope replaced with blue slate. Permission for redevelopment as flats and demolition of 1960s extension. The historic building survey carried out as part of the application has the potential to enrich the listing description.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
“Lyndhurst” Also known as No.3 Townfoot Grade II, 1087003	<p>“House, mid C18 with later additions. Rendered rubble. Graduated slate roof has stone coping and corniced chimney to south end; 2nd, identical, chimney shared with property adjoining north end. 2-storey, 2-bay front has glazed door in pedimented, Tuscan doorcase. Later canted bay window to left; 2 sashes above, all without glazing bars.”</p>	<p>Moderate: cracking plaster and decayed stones on party wall chimney. Precision from description: the render is an incised stucco</p>
“No 4, adjoining north end of Lyndhurst” Also known as 4 Townfoot Cottage Grade II, 1144992	<p>“House, mid C18. Incised stucco. Graduated slate roof has stone coping, kneeler and corniced chimney to north end; 2nd, identical, chimney share with Lyndhurst. 2-storey, 2-bay front has panelled door in pedimented, Tuscan doorcase; single sash to left and 2 above, all without glazing bars.”</p>	<p>Moderate: decayed window frames and stones on party wall chimney. Correction from description: one sash to either side of door</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“House adjoining south end of Monument View”</p> <p>Known as Granville House</p> <p>Grade II, 1087011</p>	<p>“House, C18 with later alterations. Incised stucco. Graduated stone-flagged roof with stone mid chimney. 2-storey, 4-bay front has 2 part-glazed doors to centre with single sash to either side and 2 above.”</p>	<p>Good.</p>
<p>“Monument View, area railings and gate”</p> <p>Grade II, 1326944</p>	<p>“House, mid C18 with later alterations. Coursed, squared rubble with quoins to south end. Graduated stone-flagged roof; brick mid chimney is shared with property adjoining north end. 3-storey, 2-bay front has single sash to right of steps which lead up to panelled 1st floor door; single sash to right and above. Cast iron railings with central gate; standards to both have double fleurs-de-lis heads.”</p>	<p>Moderate: moderate with ribbon cementitious pointing causing stone decay, signs of damp in wall. Correction from description: stone chimney and not brick.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
“House adjoining north end of Monument View” No gazetteer address Grade II, 1086939	“House, mid C18 with later alterations. Coursed, squared rubble with quoins to north end. Graduated stone-flagged roof with brick chimney to north end; brick mid chimney is shared with Monument View. 3-storey, 2-bay front has panelled door with sash to left; steps to right up to panelled 1st floor door with single sash to left and above.”	Moderate: cement pointing causing stone decay, signs of damp in wall. Changes from description: double window with sashes on ground floor instead of a door and window
“Sun House, adjoining north end of Orchard House” Grade II, 1104921	“House, mid C18 with later alterations. Coursed, squared rubble with quoins to north end. Graduated slate roof with stone chimney to north end. 2-storey, 2-bay front has part-glazed door with traceried rectangular fanlight; single sash to left and 2 above, all without glazing bars.”	Good.

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
“Orchard House” Grade II, 1144993	<p>“House, early C18 with later alterations. Coursed, squared rubble with quoins to north end. Graduated slate roof has stone chimney and kneeler to north end; south kneeler incorporated into front of Sun House, adjoining south end. Symmetrical 2-storey, 3-bay front has central part-glazed door in stone surround and sashes with glazing bars.”</p>	<p>Good.</p>
“Milestone set into rounded corner of wall to west of Town Hall” Grade II, 1326952	<p>“Milestone, early C19 for Alston Turnpike Trust. Single stone c4 ft high by c2 ft wide with elliptical top; set into wall with only face showing. Painted white with carved sans-serif lettering picked out in black: ALSTON. TO HEXHAM 23.5 MILES, PENRITH 19, BRAMPTON 20, MIDDLETON 22, STANHOPE 21.”</p>	<p>Good.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Town Hall, Library, & Trustee Savings Bank”</p> <p>Grade II, 1106388</p>	<p>“Municipal Offices. 1857 by A.B. Higham of Newcastle. Rough-faced snecked rubble with quoins on chamfered plinth; 1st floor string. Graduated slate roofs with stone copings, kneelers and corniced stone chimneys. Gothic style. Asymmetrical north front of 2 storeys with attic; 5 bays. Doorway with pointed head in ground floor of central tower which carried clock turret. Mullioned and transomed windows, some under hoodmoulds. Bank entrance at left. Library at right has large 4-light 1st floor window with cusped heads to lights under pointed containing arch; flanking niches. Symmetrical 3-bay west return of similar style with central gabled dormer; similar dormers on main front.”</p>	<p>Moderate: signs of damp, and requires re-pointing as cementitious pointing throughout and many open joints</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Vicarage and adjoining stables”</p> <p>Also known as the Old Vicarage or Laufran House</p> <p>Grade II, 1106250</p>	<p>“Vicarage, build c1812 by Greenwich Hospital in return for the then vicar's third of the patronage. Coursed, squared rubble with quoins. Graduated slate roofs; house has stone copings and end chimneys. Symmetrical 2-storey, 3-bay front has central part-glazed door in stone surround; one sash to either side and 2 above. Rear, facing church, has central stair window with glazing bars and semicircular head; part-glazed door with 2 sashes to each floor. Stable block set back to right at front of house has 2 doors with 2 windows above; small lean-to at junction with house.”</p>	<p>Good, cement pointing noted on gable end.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Property adjoining to south of Midland Bank”</p> <p>Known as Blueberrys Café</p> <p>Grade II, 1144970</p>	<p>“House, converted to shop; mid C18 with later alterations. Coursed rubble, pebble-dashed. Graduated stone-flagged roof with stone chimney. 3-storey, 4-bay front. Passage through to rear on right, part-glazed door in late C20 lean-to shop front on left. 3 sashes to 1st floor and 2 to 2nd. Included for group value.”</p>	<p>Good</p>
<p>Blackstock's baker's shop</p> <p>Now known as Hi-Pennine Outdoor Shop</p> <p>Grade II, 1106287</p>	<p>“Shop, mid C18 with alter alterations. Coursed, squared rubble. C20 artificial slate roof with stone end chimneys. 3-storey, 2-bay front has 2 panelled doors with traceried fanlights to right and shop window to left, all C19 under cornice. 2 sashes with glazing bars to each floor above.”</p>	<p>Moderate: sign of damp and cementitious ribbon pointing causing mild stone decay</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Property adjoining east end of Blackstock's baker's shop”</p> <p>Known as Kirsopp House</p> <p>Grade II, 1326974</p>	<p>“Shop, with house above; mid C18 with later alterations. Coursed, squared rubble. Graduated stone-flagged roof has stone chimney to west end. 3-storey, 2-bay front; shop has part-glazed door to left and C19 window with fluted uprights on right. Up steps with wrought-iron, scrollwork and handrails, to panelled house door at 1st floor level; single sash to right and 2 above.”</p>	<p>Moderate: sign of damp and open joints</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Property occupied by the Sunderland Building Society”</p> <p>Now known as Once Upon A Time Bookshop or Former Alston Clock Shop</p> <p>Grade II, 1145004</p>	<p>“Shop, built on sloping site; mid C18 with later alterations. Coursed rubble, lime-washed. Graduated stone-flagged roof with brick chimney to north end. 3-storey, 3-bay front. Entry into yard at rear through wagon opening, with C20 lintel, on left. Projecting C19 shop front on right has glazed door set back between multi-light windows in moulded frames; dado panelling and cornice to window surround. Paired sash with glazing bars to 1st floor left; fixed window on right has decorative glass showing pestle and mortar, initials, and date J.R. AD 1900. 2 sashes to 2nd floor are not aligned with 1st floor windows.”</p>	<p>Good. Correction of description: smooth painted render rather than just limewash</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Market Cross”</p> <p>Grade II*, 1325968</p>	<p>“Market Cross. First erected 1764, rebuilt 1883; knocked down and re-erected in 1970 and again in 1981. Panel with original inscription now in Parish Church: "This Market Cross was erected by The Right Honourable SR WILLIAM STEPHENSON Kn born at Cross Lands in this Parish and elected LORD MAYOR OF LONDON 1764". Square plan. Block plinths, with stop chamfers and moulded bases, carry 8 (3 per side) monolithic columns with bell caps supporting pyramidal, graduated stone flag roof which has C20 lantern at apex. 3 steps up to original cross-site where replacement stone shaft carries central crown post. Inscriptions on shaft detail history of structure.”</p>	<p>Good.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Property adjoining east end of Cross View Cottage”</p> <p>Known as Cross House</p> <p>Grade II, 1326973</p>	<p>“House, C18 with later alterations. Wet-dashed rubble. Graduated stone-flagged roof with stone chimney to east end. 2 bays, 3 storeys with attics. Panelled door on left. 2-storey canted bay window under flat roof to right has narrow sashes without glazing bars to sides and single sash to each floor at front. 1st floor door on left now blocked. Single sash to 2nd floor; small, fixed, attic window.”</p>	<p>Good. Changes from description: panelled door to ground floor, external stone steps shared with Cross View Cottage leading to unblocked first floor entrance with panelled door. Correction: possible earlier C17 date with records of shops being built ‘upon the Common’ of Alston at the time. Rear elevation has stone rubble walls partially rendered with cement as well as centrally aligned sash windows on each floor, and one to left of third floor. 2x2 and 1x1 sashes.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Cross View Cottage”</p> <p>Grade II, 1325978</p>	<p>“House, C18 with later alterations. Wet-dashed rubble. Graduated stone-flagged roof with stone chimneys; gabled dormer has apex finial and decorative barge-boards. 3 bays, 3 storeys with attic. Central flat-roofed projecting bay with sashes; panelled door to left and steps up to 1st floor entry, in glazed porch, on right. Single sash to each floor, not aligned, with dormer window below eaves.”</p>	<p>Good. Changes from description: porch removed. Correction: possible earlier C17 date with records of shops being built ‘upon the Common’ of Alston at the time. Rear elevation has stone rubble walls as well as centrally aligned sash windows on each floor, and one to left of third floor. Two windows with chamfered stone surrounds, one blocked. 2x2 sashes and multi-pane casements.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“H. Kearton's shops adjoining west end of Cross View Cottage”</p> <p>Now known as Keartons Building and Lantern House</p> <p>Grade II, 1144969</p>	<p>“Originally 2 properties subdivided into tenements; C18 with later alterations. Shop on left is rendered, shop on right is ashlar with rusticated quoins. Both under single graduated stone-flagged roof with one stone and 2 brick chimneys. 4-storey, 3-bay shop on left has symmetrical front with recessed, part-glazed door between C20 canted shop windows. 1st and 2nd floors each have 2 sashes, 3rd floor has 2 paired sashes with narrow sash between; all sashes except 3rd floor central have glazing bars. 3-storey, 2-bay shop on right has panelled door to right of C19 shop window with 3 segmental-headed lights under a cornice carried on consoles; 2 sashes with glazing bars to each floor above.”</p>	<p>Good. Correction of description: all stone chimneys but two have rusticated ashlar sandstone, the other is stone rubble. Possible earlier C17 date with records of shops being built ‘upon the Common’ of Alston at the time. Rear elevation has stone rubble walls and Lantern House has projecting sweep indicating central winder stairs. It also has a small blocked window with stone chamfered surrounds. Kearton House has 2x2 sashes and Lantern House modern window frames. Changes: Keartons Building has shopfront with 2 shop windows with transoms and mullions dividing 6 panes, a central recessed entrance with partly-glazed door (reinstated historic features).</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
“The Cottage” Also known as Churchgate Cottage Grade II, 1106380	<p>“House; mid C18 with later alterations. Coursed, squared rubble. C20 artificial slate roof retains original kneeler at west end; stone end chimneys. Symmetrical 2-storey, 3-bay front. Steps up to central part-glazed door with single sash to either side and 2 above, all with glazing bars. Small plank door (to coal chute?) on ground floor right. Rear of house has had C20 casements inserted. Included for group value.”</p>	<p>Moderate: cement render on gable end and cement ribbon pointing to front causing mild stone decay. Correction of description: central plank door, possible earlier 17C date. Changes: plank window to right, rear elevation has 2x2 sashes.</p>
“Walls & gates to St Augustine's churchyard entrance” Grade II, 1145003	<p>“Low walls of snecked rubble with chamfered coping. Rectangular gate piers of ashlar and coursed rubble have gabled caps with fleurs-de-lys moulded ridges; C20 wrought-iron lamps. C20 wooden gates have carved heraldic panels. Included for group value.”</p>	<p>Moderate: cement ribbon pointing causing mild stone decay</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Church of St Augustine”</p> <p>Grade II, 1106230</p>	<p>“Parish Church. 1870 by J.W. Walton, spire 1866 by G.D. Oliver replacing 1770 church by Smeaton on medieval site. Ashlar with plinth, buttresses and moulded eaves. Welsh slate roofs with apex crosses to stone copings. Nave with south aisle; lower chancel. South porch under offset 3-stage tower with corner pinnacles. Early English style with lancet and plate tracery windows, those to nave clerestory 3-light under segmental arches. Trumeau separates shouldered porch doors with marble nook shafts. Tympanum of Christ in Majesty. Interior: 4-bay nave has arcade of squat polished granite piers with foliate caps. 3-bay chancel with painted 5-panel reredos. East window designed by Wooldridge and made by Powell.</p>	<p>Moderate: some areas of stone decay, mainly due to localised hard cement re-pointing.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	Font in nave has round bowl on central stem with detached marble shafts. Derwentwater clock on west wall presented 1767 and restored 1978. Wrought-iron weather vane now inside, dated 1770."	
"Church Gates" Now known as Gallery House and Church Gaytes Cottage Grade II, 1145002	"House, dated 1681; late C19 additions. Squared, snecked rubble. Graduated stone-flagged roofs with corniced chimneys. 'L' shaped plan, 2 storeys, 4 bays overall. Plank door has initialled and dated lintel: T.L. & F.L. 1681. Original mullioned window with 2 leaded lights to right; C20 casement has replaced original mullion in similar window on left. Blocked fire window to extreme left. Two C19 sashes to 1st floor with remains of original window between. External staircase and porch on right were erected in 1890."	Good, some cementitious pointing noted. Correction from description: appears to be random rubble rather than snecked on oldest part.

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“The Angel Inn” Grade II, 1326951</p>	<p>“Inn, early C17 with later additions. Coursed, squared rubble. Graduated stone-flagged roof with central C18 dormer and brick chimney to east end. 2-storey, 3-bay front has central panelled door in chamfered surround with bracketed cornice. Full-height canted bay window under welsh slate roof on left and single window to each floor on right; windows are sashes, mostly with glazing bars. Dormer has 2 small casements with central wooden mullion in corniced surround; finial to semi-circular top.”</p>	<p>Good, some cementitious pointing noted.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Property adjoining west end of Angel Inn”</p> <p>Known as Former Kings Arms building</p> <p>Grade II, 1106259</p>	<p>“Former Inn, now shop; dated 1687 with later alterations. Incised stucco front. Graduated stone-flagged roof with stone end chimneys. Symmetrical 3-storey, 3-bay front has central glazed door. 2 sashes to each floor with initialled datestone between 2nd floor windows: C.W. IVLY 1687.”</p>	<p>Moderate with signs of damp and leaks from rainwater goods. Correction of description: incised stucco to side elevation too with chamfered corner, plank door to front</p>
<p>“Property on corner at west end of street”</p> <p>Known as Cobbles End Cottage</p> <p>Grade II, 1145001</p>	<p>“House with byre below; mid C18. Coursed, squared rubble with quoins; lime-washed. Graduated stone-flagged roof with stone chimney to west end. 3 bays, 2 storeys with attics. Byre to ground floor has horizontally-split plank door to left; sash with glazing bars under external dog-leg stair which leads up to central part-glazed door at 1st floor level. Single sash to either side and 2 small fixed windows to attics.”</p>	<p>Good.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“High Mill”</p> <p>Grade II*, 1419977</p>	<p>[extract from entry excluding reasons for designation] “Details: Water-powered corn mill, 1767 by John Smeaton, extended to east and north by 1775 and subsequently raised in height. MATERIALS: coursed rubble sandstone with dressed sandstone quoins; welsh slate and stone slate roofs. PLAN: the four-bay mill building is oriented roughly east to west and occupies a site that slopes down from south to north and more gently from west to east. The westernmost three bays comprise the original, rectangular, C18 mill with a semi-basement cart entrance in bay three on the south elevation. A slightly projecting, enclosed, rectangular wheel house is attached to the west gable of the mill building with water wheel and associated features.</p>	<p>Poor: derelict, water ingress with blocked or incomplete rainwater goods, decaying masonry where re-pointed with cement, decaying frames, long vacant and boarded up, requires detailed condition survey. Added to Heritage At Risk Register on 2022.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>The easternmost bay and the rear extension are additions creating an overall L-shaped plan.</p> <p>EXTERIOR MILL BUILDING South elevation: comprising four bays and four storeys under a hipped roof of slate; clearly visible differences in stonework indicate that the building consists of three phases. Phase one comprises bays one to three to the top of the second floor, and is John Smeatons original three bay, three-storey mill with prominent quoins and a wide, segmental-arched cart entrance to bay three. There are paired windows to the ground and first floors; the left hand window of the latter has a crude stone lintel and is probably an original opening, and a single second floor window occupies the position of a window on Smeatons original plans.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>Where visible, all window openings are fitted with C20 timber casements. In phase two the mill was extended to the right by the addition of a fourth bay; this has paired window openings to the ground, first and second floors. First-floor windows are fitted with C20 cross frames and others are mostly C20 casements. The third phase of the building involved the raising of the roof to create a fourth attic storey across the full width of the building, pierced by three regularly spaced windows. East gable: this has a central, ground-floor entrance with stone lintel and jambs flanked by small square openings blocked with stone and brick. A covered aerial walkway links the building to surrounding C20 foundry workshops.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>Rear elevation: the visible part of the rear elevation contains a mixture of openings including one ground floor window with stone lintel and jambs, now blocked. Other openings comprise windows and taking-in doors at various levels all fitted with C20 frames and doors; a second aerial walkway links the building to surrounding C20 foundry workshops. A three-storey lean-to extension obscures all of Smeatons original rear elevation; this has a stone slate roof, a central chimney, a pair of upper windows and a large C20 inserted window, all of the latter fitted with C20 frames. The lower eastern end of the extension has a number of early blocked openings including a narrow door opening with a stone lintel and jambs, blocked with brick in its upper parts and stone below.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>Attached to the east is the slightly projecting rear wall of the wheel house, its upper parts rebuilt in brick. The west end of the extension has a double ground floor entrance with tall taking-in doors above (the left side shoulder-arched); there is a casement window above and the fourth floor has a second set of taking-in doors, all fitted with C20 window frames and doors. WHEEL HOUSE: an original single-storey wheel house is attached to the west end of the mill; it projects slightly forward and has a steeply pitched roof of slate and a single entrance with stone lintel and jambs. INTERIOR MILL BUILDING: all floors (except the later attic floor) retain the original divisions between the original mill building and the extensions to the east and the rear.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>On all floors the original single mill space has been subdivided by insubstantial C20 partitions to create an enclosed C20 stair. The first floor of the original mill building, adjacent to the party wall with the wheel house, retains a second wheel pit housing a large timber and iron cogged wheel forming part of the gearing system; the blocked, round-headed opening through to the wheel house is also visible, as is a narrow rectangular slot in the wall above. The first and second floors of the original mill both retain partial timber floors and each has a large square hatch with iron hinges.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>The accessible part of the ground floor rear extension retains a rectangular space with an alcove at its west end, and there is a further space to the west about eight feet square, formerly accessed by a door (now blocked) in the rear wall of the extension; this space is considered to have been sealed off for some time and it is possible that original machinery may exist within. The attic floor is undivided and has a floorboard floor; its roof structure is formed of four triangular trusses which appear to be later replacements, although one member is a re-used beam.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>WHEEL HOUSE: the former presence of the original, larger wheel is indicated by rim markings low down at the north end of the east wall, and there is a low-level doorway in the same wall that corresponds to an external exit on Smeaton's drawings, now blocked by the northwards extension of the mill. There is a further blocked off space about sixteen feet square beyond the pit wheel at the back of the main wheel in the wheelhouse. Against the east wall there is also a deep, wide, stone-lined wheel pit. This contains a 21 foot diameter and 26 inches wide water wheel of pitch back design; its hub and rim are of cast iron, the latter with timber-slatted underside and has wooden spokes and c. sixty wooden buckets.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>To the rear of the wheel is a suspended timber-slatted diversion channel and part of the tail race culvert. The axle passes through a carefully detailed round-arched opening in the east wall, now blocked with brick. The timber box or spreader, which contained the water feed and controls and provided a smooth supply of water to the wheel, remains in place above the wheel on a frame of timber supports; a tall cast-iron stand pipe, which formerly fed the wheel with water, stands to the west of the wheel."</p>	


Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
<p>“Quaker Meeting House”</p> <p>Grade II, 1144960</p>	<p>[extract from entry excluding reasons for designation] "Quaker Meeting House Alston - Quaker Meeting House, 1732, with C18 and C19 alterations. MATERIALS: Alston sandstone walls, stone flagged gable roof with copings, and a slate clad gabled porch roof. PLAN: rectangular plan, aligned roughly east-west. EXTERIOR: the meeting house is set within the north-east corner of a burial ground enclosed by a stone boundary wall. It is a tall three-bay, single-storey structure, built of coursed squared rubble stone, laid on a foundation course of rounded boulders that are exposed at the base of the north and east walls. All elevations display two phases of masonry construction, with the earliest at the base dating to 1732 and the finer upper courses belonging to 1764.</p>	<p>Good.</p>

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>The main elevation faces south over the burial ground and has a central gabled porch built after 1848; it is entered by a narrow double-door flanked by quoined stone jambs, beneath a re-set flat chamfered stone lintel, dated 1732. To the left and right of the porch is a pair of 12-light timber sash windows, with exposed sash boxes. Two low blocked square windows, with finely tooled surrounds are situated to either side of the left-hand window, and to the upper right of the elevation, there is a blocked two-light stone mullion window that formerly lit the loft. The east gable end is built directly onto Front Street; the outline of the original roof is clearly delineated in the fabric of the wall, and rounded stones mark the flue rising up to a short gable-end stack that has a projecting drip mould.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	<p>The west gable is un-fenestrated and lime-rendered. The north elevation is also blind and is predominantly obscured by an abutting two-storey stone building. The graduated stone-flagged gable roof is drained by cast-iron guttering and down pipes. INTERIOR: the building is divided into two principal spaces: the larger meeting room to the west and the smaller former women's business room to the east, now an ancillary area equipped with cupboards. The meeting room is entered from the porch; the room is rectangular in plan and lit by a single window in the south wall. The walls have been plastered and painted and the south and west walls have tongue and groove panelling to dado level. The east wall is formed of vertical sliding timber panels, with a central door to the ancillary space.</p>	

Property, Grade, NHLE reference	Description from the official list entry on the National Heritage List for England (NHLE) from Historic England	Condition and comments on description
	The raised ministers' stand is located on the west wall, with access steps to the left and right. The stand is fronted with horizontal panelling and the fitted bench has turned front legs."	
"Walls to burial ground in front of Quaker Meeting House" Grade II, 1144961	"Drystone walls with triangular coping stones to south and west sides; C20 wooden gate on east side is flanked by sections of drystone wall with flat copings. All these walls are c4 ft high, but the section of the east wall adjoining the Meeting House is c8 ft high of coursed rubble with segmental copings."	Good

Appendix C Non-designated heritage assets

Property	Description	Local interest	Condition
Former Tyne Café			
	Houses with former byre below, altered to a shopfront, C18. Two semi-detached properties with rectangular plan form, 1-bay and 2 bays, 3 storeys. Sandstone slate roof with gable stone chimneys, rough faced masonry, formerly painted, dressed and tooled quoins to left hand corner only.	Architectural and age interest: well preserved C18 or earlier bastle house example, with rare side external stairs arrangement and typical adaptation of ground floor byres to shops.	Poor: derelict, vacant and boarded up, on Buildings At Risk SAVE Register, tie rod for structural integrity, decaying window frames, missing rainwater goods sections. Danger of collapse.

Property	Description	Local interest	Condition
	External stone steps to first floor of both gables, left gable with entrance porch; left-property with evidence of former stone arched entrance above later shopfront opening to ground floor, monolithic surrounds to upper floors windows; right-hand property has boarded door and shop window to ground floor and upper floor windows with slim undressed stone lintels. Mid-C19 timber 1x1 sashes with horns to upper floors.		

Property	Description	Local interest	Condition
Temple Croft			
	House, now BnB, C17 origins with C18 extension. Semi-detached, C18 part of rectangular plan form with adjoining earlier C17 wing, linked by bridge over arched coach entrance. Single-storey rear double garage extension, 2 storeys, 6 bays.	Historic, architectural and age interests: part of a cluster of three substantial Georgian gentleman's residences in Alston to the south of the town with Alston House (Grade II Listed) and Laufran House (Grade II Listed), actually a former vicarage.	Good.

Property	Description	Local interest	Condition
	<p>Traditional slate roof, gable end chimneys, plain stucco and painted stone to front and rear, roughcast cement render to sides, bridge end chimney rendered, sills and headbands. Former front entrance with monolithic stone surrounds altered to a window, side entrance with three stone steps, two C17 stone mullion windows with timber casement frames, other windows multi-pane frames, sliding sashes or casements, some original timber, and some UPVC double-glazed with mock glazing bars,</p>	<p>The 1775 indicates that the C17 part of the building was occupied Thomas Hall and the main C18 house by John Reay. The latter, a woollen manufacturer, may have built the Georgian extension demonstrating his wealth, but he was then reported bankrupt in the Cumberland Chronicle of 27th of August 1778. The visible multi-phase development of Temple Croft gives its special interest: C17 western wing with rare stone mullion windows and large 18C Georgian extension to form main house of typical symmetrical arrangement and front elevation with enclosed garden.</p>	

Property	Description	Local interest	Condition
	including tall stairwell window to rear, one roof light to front. Walled front garden.	This arrangement has been harmed with modern alterations and garage extension but remain fully legible. The bridge accommodation over the footway is also unusual for Alston. There may be surviving Georgian features such as cornices, fireplaces and panelling in the interior, not inspected.	

Property	Description	Local interest	Condition
Walton Memorial			
	<p>Memorial monument, to Jacob Walton, 1864. Various granite. Column springing from a solid-sided ciborium with dedication plaque and topped with another Gothic tabernacle-like sculpture. Surrounded by railings.</p>	<p>Historic and artistic interest: a rare public monument in Alston commemorating Jacob Walton, a significant local mining entrepreneur and dignitary who contributed directly to the employment and prosperity of many local families. The monument was financed by local subscription after Walton's death,</p>	<p>Good.</p>

Property	Description	Local interest	Condition
		<p>and is of substantial conception. Essentially conceived as an eye-catcher, the monument is a confection of various architectural forms. Constructed in various grades and colours of granite instead of local stone, the monument lends a rare tone of textural and chromatic diversity to its surroundings. It has been moved from its original position on the corner of Front Street and Townfoot to a higher terrace adjacent to the Town Hall, in order to ease the movement of traffic. This caused a loss of function as landmark but the monument is still contributes to the civic character of the Town Hall's green bank.</p>	

Property	Description	Local interest	Condition
Victoria Inn			
	<p>Inn, by William Young, 1901. Terraced, rectangular plan, 2 storeys with attic, 5 bays. Slate roof with corniced chimney rendered in cement, two dual-pitched dormers with incised stucco and decorative bargeboards, one small roof light, smooth stucco front elevation with cornice.</p>	<p>Historic and architectural interests: the town's only purpose-built inn of the 19th century. It was initially a temperance hotel, a rare survival of the movement in the town. The Sun Temperance Hotel opposite had been demolished in the 1950s. The Inn was also built to replace a previous inn in disrepair, the Black Bull.</p>	Good.

Property	Description	Local interest	Condition
	<p>The original stucco was incised like on the dormer walls.</p> <p>Panelled door with light above, arched coach entrance with double timber doors. 2x2 timber sashes on all floors, 2 on the ground floor to the right of the entrance, 4 on the first floor and 2 within dormers.</p>	<p>Its distinct Victorian architecture is unique in Alston. Noted in Pevsner's Architectural Guides, it is well proportioned to fit in within its surroundings but the opening heights are accentuated to provide a dramatic effect, reminiscent of the Gothic style.</p>	

Property	Description	Local interest	Condition
Former Barclays Bank and Oscars House			
	Former bank building built for the Carlisle and Cumberland Bank (1836-1911) by Johnstone Bros of Carlisle, now split into 2 properties, 1898. Terraced, 3 storeys, 4 bays. Welsh slate roof with 3 chimneys, stone stringcourse and corbelled eaves,	Historic and architectural interests: purpose-built bank with surviving historic signage on glass and stone, one out of two bank buildings in Alston demonstrating its importance as an institution in Alston and the prosperity of the mining town at the end of the 19th century.	Moderate: the Former Barclays Bank is vacant and the front elevation suffers from rainwater leaks and damp causing mild stone erosion.

Property	Description	Local interest	Condition
	<p>coursed red sandstone with buff dressed sandstone details to windows, doors and bays. Far left hand bay with double height chamfered bay, stone mullioned window with pediment to third floor and gablet above. Scroll work to stone cornices and copings, large scrolled central finial to pinnacle of gablet with 1898 date stone, coping stones to either side with kneelers and finials. Left hand bay with panelled door and coloured glass leaded lights above and to the side, windows with rusticated jambs and scroll work above,</p>	<p>The building has always been used as a bank branch under different successive names (C. and C. bank, Martin's Bank then Barclays) until 2015. Noted in Pevsner's Architectural Guides, its distinct Victorian Tudor-inspired architecture and use of Eden Valley red sandstone is unique in Alston. The quality of craftsmanship and richness of detail, which is generally well preserved, are of high interest.</p>	

Property	Description	Local interest	Condition
	<p>stone mullion and coloured stained glass to first floor, casement with central opening to third floor. Right hand bay with triple mullioned and transomed stone window with pediment and opening leaded lights, with lower panes being modern replacement. Windows with rusticated jambs and scrollwork above, 1x1 sash to first floor and stone mullion with casements to third floor. Far right hand bay with a semi-circular single storey stone porch with pilasters, scrolls, stained glass windows, egg and dart corncing to parapet with stone balustrading.</p>		


Property	Description	Local interest	Condition
	<p>Lettering of the bank's name was originally fixed to the cornice, but has been removed. Coloured stained glass window reading Carlisle and Cumberland Bank over a rounded panelled double door and coloured stained glass side windows. Stone mullion windows with rusticated jambs and scroll work above, with 1x1 sashes. Date stone next to second floor window with reproduction of 1729 date stone from earlier building on site, with initials I, D and F.</p>		

Property	Description	Local interest	Condition
	<p>Third floor window set within a gablet capped by miniature pediment with the initials CCB for Carlisle and Cumberland Bank, coping stones to either side with kneelers. 3 rounded cast iron hoppers. Low boundary walls to front in red sandstone with buff saddleback copingstones. The original ornate railings have been lost. The interiors, not inspected, appears to have retained on the right hand side the banking hall with fireplace, a strong room and an office with fireplace, and on the left side the bank chambers with fireplace.</p>		

Property	Description	Local interest	Condition
Stokoe House			
	<p>Shop with accommodation above and to the rear, late C17 or early C18 with C19 alterations. End terrace, single plan with extension to rear, 3 storeys with attic and lower ground level in extension, 2 bays. Dual pitched stone flag roof, stone gable end chimneys.</p>	<p>Historic and architectural interests: good and early example of a town bastle house with byre later converted as a shop, and its exceptional height and slender build against the alleyway makes a dramatic passage between the Butts and Market Place. Modern window casements harmed its character.</p>	Good.

Property	Description	Local interest	Condition
	<p>Stonewalls rendered and painted white, with rear extension of coursed rubble. Canopied timber shopfront with hipped slate roof, timber mullions to shop window and timber plank door. Two windows on each upper floors with protruding sills, and timber top-hung casements with false glazing bars. Sporadic opening arrangement to side elevations, with on the main house timber horned sash 1x1 sash window to ground floor, and casement windows to upper floors.</p>		

Property	Description	Local interest	Condition
	On the rear extension, two entrances under heavy stone lintels, one with partly glazed barn door with historic timber shutters, the other with a plank door. Top hung multi-pane timber casement windows to upper floors.		


Property	Description	Local interest	Condition
The Studio House, Eldon and Market House			
	<p>Shops with accommodation above, late C17 or early C18 with C19 alterations. Single-piled plan.</p> <p>Studio House: end terrace, L-shaped plan to rear and large chamfer to corner, 3 storeys, 3 bays.</p>	<p>Group value, architectural and historic interest: part of a 17th century terrace row housing the first series of shops of the town facing the market. The rest of the row is Grade II Listed due to the quality of the front elevations re-fronted in the 19th century.</p>	<p>Moderate with cement pointing or render causing mild stone decay, some rainwater leaks to Studio House.</p>

Property	Description	Local interest	Condition
	Hipped slate roof, regular modern coursed stonework plinth to base (part of modern shop front) with pitched faced weather struck stonework above shop front and to side elevations. Original stone rubble to rear, with small rear store extension outside of churchyard walls with large stone slabs roof cover and stone rubble walls. Large shop front window in Georgian style, with central doorway and 6-pane mullions and transoms shop windows either side, secondary door to far left.	The three buildings have undergone lesser quality re-fronting in the 19th and 20th centuries but with nonetheless interesting features such as oriel windows, quoins and the unusual use of buff brick. Studio House' shopfront has had a quality refurbishment reinstating lost historic features. Their local interest is however mostly due to the original rear elevations exhibiting features providing evidence of the 17th century origins and internal layout of the row,	

Property	Description	Local interest	Condition
	<p>Over shop front are a pair of 8x8 sashes windows to each floor. Varied rear openings: Multi-pane modern casements, 8x8, and 1x1 sashes.</p> <p>Eldon: terraced, 3 storeys, 3 bays. Slate roof. Front elevation regular coursed stone with chamfered quoins, ribbon cement pointing. Original stone rubble to rear rendered with cement. C19 shopfront with single panes on either side of three entrance doors, one partially glazed, one plain, the other panelled. Modern signage and fascia.</p>	<p>the historic evolution of window designs and the visual interest of the dramatic tall rubble wall elevations forming the churchyard boundary. Market House also has surviving external stone steps to first floor access on the front elevation, which is of architectural and historic interest.</p>	


Property	Description	Local interest	Condition
	<p>C20 oriel window, 2 windows on first floor and 3 above, all 1x1 sashes. Rear elevation has varied openings with 3 blocked mullioned windows, and 2 modern multi-pane casements to third floor. Timber door to churchyard access, blocked on front elevation.</p> <p>Market House: terraced, 3 storeys, 4 bays. Slate roof, stone protruding chimney to gable. Buff coloured brickwork to front elevation, with rubble stonework to visible west gable. Original stone rubble to rear with rough cement pointing.</p>		

Property	Description	Local interest	Condition
	<p>External stone steps up to first floor entrance. Modern ground floor replacement shop front, with single pane to either side of a partially glazed door, under fascia and corbels. Corbelling brickwork steps out at first floor level to pick up protruding corner of property. First floor panelled door with light above. Central oriel window with 8x8 and 4x4 sashes and slate pitched roof, 2 2x2 sashes above.</p>		


Property	Description	Local interest	Condition
Croft Terrace, nos. 1, 2, 3 (also called The Founds), 4 and 5			
	<p>Cottages, phased building 1841-1861. Terraced, 2 storeys with basements. Welsh slate roofs with ashlar stone chimneys above left party walls, snecked rubble stonewalls, as well as rusticated door surrounds, stone sills, lintels, and quoins except at No 1. Stone planter area to front of Nos 1 and 2.</p>	<p>Historic and architectural interests: a rare example in Alston of an exclusively mid-century residential development. It was built on land called Church Croft on the 1775 map and was initially called Church Terrace on the first OS map of 1861.</p>	<p>Good.</p>

Property	Description	Local interest	Condition
	<p>Number 1: earlier or later build, painted front elevation. Central panelled door with 1 window on both sides and two above, all 6x6 sashes with horns. 3 windows with stone heads to side, 2 blocked.</p> <p>Numbers 2 and 3: same build period. 3-bayed with central door with 1 window on both sides and 3 above, all 6x6 sashes with exception of one 8x8 window at No 2. No 2 door panelled and No 3 partially glazed.</p>	<p>The lintels on the south gable show that the row was intended to be continued. Modern frames of No 4 and 5 however harm the row's character.</p>	

Property	Description	Local interest	Condition
	<p>Numbers 4 and 5: later build with increased height and hipped roofs, and No 5 forward from building line. No 4 has central panelled door with one window to left, tall half-floor window possibly indicating former external upper floor access, and 2 first floor window. Modern UPVC casements and 1 small timber sash. Basement light well between Nos 4 and 5. No 5 has half-glazed door to side return with tall UPVC multi-pane casement above and secondary door to front.</p>		

Property	Description	Local interest	Condition
Hollytree Lodge			
		<p>House, C19. Detached, double-pile plan with central gabled wings and smaller two-storey wing linked by bridge. Slate roofs, central stone chimney, stone ashlar walls with quoins and plain surrounds, hood moulds to several windows, all 1x1 uPVC sashes,</p>	<p>Good.</p>
		<p>Historic and architectural interests: rare example in Alston of 19th century detached house, large villa with Tudor gothic styling and suitable for professional occupation, may have had housed the Salvin School's headmaster and/or a doctor and his surgery.</p>	

Property	Description	Local interest	Condition
	slate hipped canopy on stone brackets over entrance door. Bridge timber framed and plastered walls.	In a national context, it may be considered relatively unremarkable in its form and style but it is notable in Alston due to the scarcity of this particular building type in the town. Modern frames however harm the building's character.	


Property	Description	Local interest	Condition
Former National School, Salvin School and Schoolhouse			
	<p>Former school buildings and boundary walls contained within a courtyard, 1844-1851. Detached.</p> <p>Salvin Schoolhouse: vacant, 4-bays single storey with tall slender bell cote with bell missing, porch way to north end with adjoining 1880s two-bay service block.</p>	<p>Historic and architectural interests: a major legacy of school building during the 19th century in Alston Moor sponsored and managed by Hugh Salvin, an influential vicar of the parish. The first of these school buildings, for girls only, was constructed under the terms of the scheme promoted by the National Society for Promoting Religious Education,</p>	<p>Good for Girls National School and Schoolhouse, but moderate for vacant Salvin Schoolhouse with decaying frames, open joints in stonework, bell cote with iron strappings causing erosion and cracking of stonework, and roofs of adjoining buildings in poor condition.</p>

Property	Description	Local interest	Condition
	Two stone and brick lean-to to front. Dual-pitched slate roof with stone copings and kneelers to gables. External chimneystack to west elevation and small chimney to east elevation. Two roof lights on each slope of service block. Large stone window lintels and protruding sills, with modern timber casements except 2 windows with steel lattice and 1 window with 2 lattice casements and 1 4x4 sliding sash. Pointed segmental arch doorway to main entrance with hood moulds and rusticated jambs, and timber plank door with original ironmongery.	and received funding from the Greenwich Hospital. The building is of functional character with only a commemorative plaque. The mixed elementary school hall with bell cote was built in 1851 with a capacity for 100 children and together with the schoolhouse of the same age is a more accomplished piece of architecture. Modern frames however harm the buildings' character. Boundary walls defining courtyard are equally as significant.	


Property	Description	Local interest	Condition
	<p>Other doors also ledged and braced. Interior: exposed queen post truss structure in main hall. Planning permission 19/0160 to convert into 2No dwellings, including replacement mullioned windows with 1x1 sashes and 4x4 sash windows, and removal of two original roof trusses. Buttressed stone plaque with date and school name under bell cote.</p> <p>Girls National School: now dwelling, detached single storey, three bays. Dual-pitched slate roof with unusual long gable overhang with timber bargeboards,</p>		

Property	Description	Local interest	Condition
	<p>roof lights on each slope, short gable end stone chimney stacks, coursed stone gable walls and random rubble stone to long elevations, quoins, large window lintels and protruding sills on south elevation, hood moulds on north elevation, and rusticated jamb to entrance door. Modern multi-pane casement windows and ledged-and-braced entrance door. Stone plaque to western gable end.</p> <p>Old Schoolhouse: dwelling, detached 2 storeys, 3 bays. Rear single storey hipped slate roofed extensions.</p>		

Property	Description	Local interest	Condition
	<p>Dual-pitched slate roof with copings and kneelers to gables, 4 gable end stone chimneys, coursed stonewalls with quoins and cement rendered gable ends. Full squared dressed window surrounds, with central stone porch entrance, with dual-pitched slate roof. Modern multi-pane timber casements. Solid timber front door with 5 lights above.</p> <p>Courtyard boundary walls snecked rubble stone with saddleback copings and stone posts with capping.</p>		


Property	Description	Local interest	Condition
Former Gossipgate Chapel			
	Former Congregational or Independent chapel, house, 1804. Detached, rectangular plan with symmetrical openings, two-storey, 3 bays, hipped traditional slate roof, coursed regular stone rubble with quoins. Rusticated surround to central entrance, double timber plank door.	Historic and architectural interest: only congregational chapel of Alston demonstrates the variety of denominations in this remote town. Polite architecture, more akin to domestic buildings of the Georgian period than a chapel. Modern frames however harm the buildings' character.	Good.

Property	Description	Local interest	Condition
	Undressed slim lintels and sills to windows with 2x2 UPVC sashes. Walled garden with curved rubble stonewall and chamfered copings, central front cast iron gate and slender posts, arched head and round sign above, side boundary walls with saddle stone copings.		


Property	Description	Local interest	Condition
Church View Cottage			
	House, circa 1690, with later addition to south-west corner. L-shaped plan, terraced, elevated on the western elevation with retaining wall to patio area, 2 storeys on west, and 3 storeys to south. Welsh slate roof with flush stone chimneys to gable ends, rubble stonewall, formerly painted.	Historic and age interest: the earliest known building in the Butts area with date stone, indicating the extent of development of the town in the 17th century. Georgian frontage and rare original chamfered and leaded window to the side elevation of architectural interest.	Good. Cement pointing noted.

Property	Description	Local interest	Condition
	<p>Bay window, undressed slim lintels and sills to windows. Monolithic stone door surround, with eroded date stone '169(?)'. Blocked second door to left, modern widened oriel window to left with multi-pane timber casement. Above, 6x6 timber sashes with horns. South-west extension in coursed stone also formerly painted. On gable end, moulded stone lintel to ground floor window, blocked up window and small square opening to side elevation.</p>		

Property	Description	Local interest	Condition
	First floor windows modern multi-pane timber casements and C17 small diamond quarry leaded window panel within chamfered stone surrounds to attic.		

Property	Description	Local interest	Condition
Jaycot			
	<p>House, mid to end C19. Detached, rectangular plan with cat slide roof extension to rear. Two-storey, three bays. Stone flagged roof with gable end chimneys, stone rubble walls with chamfered section to base of south-west corner. External stone steps with modern metal balustrade to first floor central entrance.</p>	<p>Architectural interest: a well-preserved and distinctive 19th century cottage, late example of the bastle-house type. Modern frames and adjacent modern garages however harm its character.</p>	<p>Good.</p>

Property	Description	Local interest	Condition
	Undressed stone lintels and sills, to front 2x2 UPVC sashes and two blocked windows to attic, to side one secondary entrance and casement windows. Two garages to south side with corrugated cement sheet roof.		

Property	Description	Local interest	Condition
Holme Lea and Chapel House (former Methodist Chapel)			
	Former Wesleyan Methodist Chapel, 1797, enlarged in 1825 and converted to residential in 1867-8, now two dwellings. Detached, large rectangular plan, three storeys with ground floor set lower than street level, 3-bays on original gable end front elevation, set at a right angle from the street,	Historic interest: Alston's first Wesleyan Methodist Chapel and the sole representative from the early period of the movement's implementation in Alston Moor. It represents the early popularity of non-conformism in the area. It was made redundant when the Wesleyan Methodist Church was built in Townhead.	Good.

Property	Description	Local interest	Condition
	<p>back from garden area. The roof has modern smooth concrete interlocking tiles with central and east gable end chimneys, rubble stonewalls with quoins. Symmetrical opening arrangement to original front elevation, with central entrance partially glazed door with monolithic stone surrounds, two windows on each side and three on each upper floor with modern casements. Side elevation facing the street has ground floor openings accessed by stone steps down, with low boundary walls to left hand-side.</p>	<p>Whilst Methodist chapels tend to have minimal architectural ornament onto what is usually a 'rectangular box' building, the building's imposing massing and gabled front elevation oriented away from the street gives clues of its former function. Its early conversion to housing demonstrates also the adaptability of the building when its original use became redundant. The concrete tiled roof and modern frames however harm its character.</p>	


Property	Description	Local interest	Condition
	Partially glazed modern timber door and casement window, with no openings to upper floors. Right-hand side dwelling has partially glazed door with dual pitched-roof canopy, one ground floor opening and two above, all modern casements.		

Property	Description	Local interest	Condition
Forge Cottage			
		<p>Forge with accommodation and adjoining later workshop, now all residential. Property set on steeply sloping site, 3-storeys to Overburn on the north, and low lying single storey to south side Townhead. The main building is has a long rectangular plan with cottage facing the street with a cat slide extension to the eastern side, stone,</p>	<p>Good. Cement pointing mortar noted.</p>


Property	Description	Local interest	Condition
	and workshop to the rear. Original hipped sandstone tile roof. Stone rubble walls, painted to the westerly and northerly elevations. The cottage front elevation is over one and half storeys, three bay with central main entrance timber door with fluted mouldings and light above, large C19 timber top hung casements windows to either side, and small square window above. Northerly elevation over 3-storeys, with ground floor C19 timber windows with a mixture of multi-pane top hung casements and fixed glazing.	The buildings retain their industrial character with sparse isolated fenestration and later large workshop windows, and the cottage retains its vernacular character and materials.	

Property	Description	Local interest	Condition
	<p>First floor windows are small modern double-glazed casements and third floor windows are single square casements. Arched workshop double timber plank doors to centre and small pedestrian doors on each side, one to left double timber plank and one to right of the same design as the front entrance door. Single storey workshop with a Welsh slate roof, gabled to south-west end and hipped to northeast end, and of rubble stonewalls. Large window apertures with historic timber casement windows.</p>		

Property	Description	Local interest	Condition
	<p>Modern opening to the west for rear external door. Access down to watercourse from within the garden on the south. At the corner of the building beside the road is the wheel pit where a wheel, turned by the millrace, powered a trip or tilt hammer.</p>		


Property	Description	Local interest	Condition
Fire Station (Former Grammar School)			
		<p>Grammar School, now fire station, 1828. Detached, rectangular plan, single storey. Slate dual-pitched roof and coursed rubble stone with quoins and rusticated door surround to large front entrance, now partly blocked with narrower single timber plank door.</p> <p>Historic interest and architectural interest: Alston Grammar School was amongst the first institutions to benefit from the trend towards renewed education provision in the parish; it was re-built by public subscription in 1828, a straightforward but high-quality structure that proved to be highly adaptable as currently used as the town's fire station.</p>	Good.

Property	Description	Local interest	Condition
	<p>Date and name stone over doorway, dressed lintels and sills, two uPVC multi-pane casements and one large shopfront with former windows' heads above. Timber fascia, cornice, corbels, and concrete jambs with recessed modern roller blind. Shopfront now converted into garage entrance for fire station vehicles. Large defibrillator yellow box to side of pedestrian entrance. UPVC casements to side elevations and modern float roof extension to rear.</p>	<p>It was partially endowed by Greenwich Hospital. Despite significant alterations to its former symmetrical opening arrangement on the front elevation, the phases of development are fully visible from original school function to later shop and finally fire station. The later change of use has been carried out relatively sensitively with only a discreet sign on the fascia and modern roller blind. Modern frames however harm the building's character.</p>	

Property	Description	Local interest	Condition
Former Wesleyan Methodist Church			
	Methodist church, now vacant, 1867-68. Detached, rectangular plan with small extension to rear under the same roof, tall five-bay façade with three levels of openings. Set at an angle from the road, facing north. Dual-pitched slate roof with sandstone copings and one gable end chimney surviving.	Historic and architectural interest: designed by R.F.N. Haswell, specialised in designing Methodist churches, it is exceptionally decorated for the denomination and the area.	Poor: vacant, some openings boarded up, signs of damp and stone decay.


Property	Description	Local interest	Condition
	Two winged gargoyles set on a stone base on the ridge of the roof. Snecked rubble stonewalls to front and eastern side elevation, rendered rear and western side elevations. Gutters set on stone corbels. Front elevation has polychrome stone arched lintels above tall windows and doors, and red sandstone quoins, sill bands and rusticated stone surrounds to round-headed lancet windows. Double entrance doorways within dual arches separated by pilaster, double timber plank doors.	The church's large massing and Italianate polychromatic stone detailing on its principal elevation makes it a town landmark and a demonstration of the importance of Methodism in Alston at the end of the 19th century. Designed to hold up to 600 worshippers, it was the largest church in Alston Moor and incorporated a schoolroom beneath it.	

Property	Description	Local interest	Condition
	<p>Stained leaded window to centre of first floor level and clear leaded windows to either side. Side elevations have the same window detailing and openings are arranged over three levels. Rear elevation has high-level narrow arched openings, two being blind. Paved forecourt with large stone pillars and moulded caps, iron double gate and stonewalls with saddleback copings.</p>		


Property	Description	Local interest	Condition
Former Old Police Station			
	Police Station, now house, 1850. Detached building sat in a triangular site at the junction between the roads to Garrigill and Nenthead, facing north. Rectangular plan with cross-gabled roof and single storey side extensions.	Historic and architectural interests: the Police Station was created because of the appointment of Parish Constables by Act of Parliament 1843, with the influential Reverend Salvin as one of the petitioners for the building. It was initially named The Lock-up House as it was designed to house three lock-up cells and accommodation for the keeper.	Good.

Property	Description	Local interest	Condition
	<p>Slate roof with stone parapet and kneelers to gable ends and stone ashlar chimneys on ridge and one external stack to south-western side elevation. Stone ashlar walls, with stringcourse, hood moulds and rusticated window surrounds and carved jambs to timber plank front door with cover fillets and nails. Central gable capped with heavy stone parapet and copings, and pilasters to corners up to level of stringcourse. Three round headed tall lancet windows to front elevation. All window frames uPVC, multi-pane sashes or casements.</p>	<p>No architect has been identified but the builders were William Armstrong and Sons. The building is firmly of 19th century style and commands a key site at the junction of the Nenthead and Garigill roads, giving it an imposing presence. Well-proportioned grand and imposing frontage, as well as heavy gabled elevations to sides as well as rear, all illustrating strength and imposing physical attributes of the police station. It is also noted in Pevsner's Architectural Guides. Modern frames however harm the building's character.</p>	

Property	Description	Local interest	Condition
	Triangular garden to front with retaining wall to road, formerly with railings, and second retaining wall up to ground floor level with steps up to main front door. All garden walls snecked rubble with saddleback copingstones.		


Property	Description	Local interest	Condition
Albert House			
	House, mid C19. Terraced, rectangular plan, 3 storeys, 3 bays, regular proportions. Welsh slate roof, stone chimneys to each gable. Irregular coursed stone, with painted protruding chamfer edged quoins and surrounds.	Architectural interest: noted in Pevsner's Architectural Guides, it is a rare example of a grand, purpose-built house for wealthier members of society in mid-19th century Alston.	Moderate. Cement pointing causing mild stone decay.

Property	Description	Local interest	Condition
	<p>Central doorway with pilasters and table cornice to head, window to right and to left large arched coach entrance with rusticated surrounds. Front door has a timber-panelled door with over light and garage entrance has double chevron plank doors with cover fillets and nails, and over light above. Monolithic window surrounds with 2x2 timber sashes.</p>	<p>Forming part of a row, it is also typical of the pattern of dense urban development in Alston in the manner of the earliest phases of development around the Market Place.</p>	


Property	Description	Local interest	Condition
Former Alston Primary School (first known as Samuel King Secondary School)			
	<p>Former secondary then primary school, now vacant, 1909. Detached, complex cross-gable linear plan with set of wings and later side and rear extensions, single storey with attic space, 10 bays. Welsh slate dual-pitched roof to cross-gable central parts with decorative ridge clay tiles and tall tapered stone chimneys, flat roof with stone parapet to front wings,</p>	<p>Architectural and historic interest: the school was part of the first generation of schools created under the 1902 (Balfour) Education Act, funded from local taxation under the direction of the Local Education Authority. English Heritage (2010) noted,</p>	<p>Good.</p>

Property	Description	Local interest	Condition
	GRP to side/front extension to right, concrete tiles to rear extension. Rusticated sandstone ashlar to walls with mid-height plinth, as well as flush quoins and surrounds. Modern main entrance flat roof porch to far right, secondary entrance to far left under stone hood up stone stairs. Modern front door has glazed panels and modern porch windows are multi-pane casements reflecting but not quite reproducing the historic windows on the rest of the front elevation.	“the new school centralised educational provision in the town and was indicative of a developing role for public investment and welfare provision, creating the largest and perhaps the most accomplished architectural monument in Alston since the construction of the Town Hall in the 1850s”. The school contributes to the civic character of Townhead and exhibits a successful mix of Edwardian design motifs, neo-Baroque, ‘Queen Anne’ and Arts and Crafts features. Set within green grounds at the edge of the town, it also acts as a landmark against the sloping hill.	

Property	Description	Local interest	Condition
	<p>Large Palladian window to central gable end, four flat roof dormers with symmetrical arrangement and designs. Courtyard arrangement to rear of central part, with tall retaining wall and protruding bling gable end. Symmetrical arrangement and designs of tall flat roof dormers (although one lost to a later extension) and central dual-pitched dormer to rear elevation with stone copings and kneelers.</p>	<p>Late 20th and 21st century extensions harmed the composition and character of the building but it remains easily readable.</p>	

Property	Description	Local interest	Condition
Samuel King's School			
	<p>Secondary School, Cumberland County Architects under J.H. Haughan, 1957. Detached, rectangular plan with large central and inclined glazed roof dormer and wings on either side to west end, one of them later extended.</p>	<p>Architectural and historic interest: firmly of 1950s character, it is a well-preserved example of secondary schools of the period, and is a unique monument to post-war public development in Alston. Set within green grounds down the south-west part of the town, it also acts as a landmark with the conservation area and moors in the background.</p>	<p>Good.</p>

Property	Description	Local interest	Condition
	Three storeys, flat roof and curtain walls partly glazed with colours panels, partly clad with concrete brick-coloured panels. Flat roof canopy to main entrance at east end with glazed door and casement windows to side. Brick wall to right side of road elevation hiding plant or storage extension, main not be original.	The originality of its design was noted in Pevsner's Architectural Guides, "flat roof and glassy screen walls of the period, but an unusually deep plan to offer minimum external surface to the Pennine weather". Its architecture can be perceived as controversial, but its uniqueness contributes to its interest.	

Property	Description	Local interest	Condition
Ruth Lancaster James Cottage Hospital			
	<p>Cottage hospital, by T. T. Scott, 1908. Detached, complex cross-gable linear plan, one main block with a 70 feet frontage and a two-storey administration block at the rear. Extended in 1929. Welsh slate dual pitched roof to front part (to west facing green grounds) and hipped roofs to north side and rear wings.</p>	<p>Architectural and historic interest: at the national level, it is typical in style and arrangement of a cottage hospital, offering a small number of beds arranged in single storey wards off a two-storey, mixed block, and with a traditional domestic character. It is nonetheless of a unique architecture in Alston, displays high quality in its design and materials,</p>	<p>Good.</p>

Property	Description	Local interest	Condition
	<p>Central part has decorative clay ridge tiles, symmetrical arrangement of four tall stone chimneys with one missing, above four flat roof dormers. Stone ashlar to central part with dripstone detailing and off-white rendered wings. Large recessed central entrance flanked by bay windows with multi-pane casements. Tall stone mullioned windows to central gable ends with multi-pane casements. Larger multi-panes to casements on side wings, and top- or bottom-hung casements on north side and rear wings. Later outbuildings not of interest.</p>	<p>which are well preserved. Set within green grounds down the south-west part of the town, it also acts as a landmark with the conservation area and moors in the background. Funded by subscription, it was part of a national movement of substantial investment in health started at the end of 19th century, and a crucial institution in Alston Moor, being isolated from the nearest general hospital. By 1938, the hospital was also being used as a maternity and child welfare centre. It is still used as a hospital, thus adding to its significance.</p>	

Appendix D 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

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. 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

Telephone: 01768 817817

Planning Duty Officer:

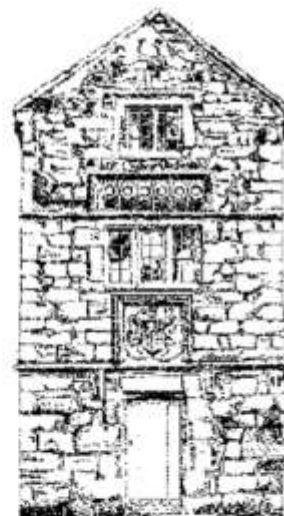
Telephone: 01768 817817 (Available from 10am to 1pm, Monday to Friday)

Website:

www.eden.gov.uk/planning-and-building/conservation/listed-buildings/

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. 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

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

Telephone: 01768 212159

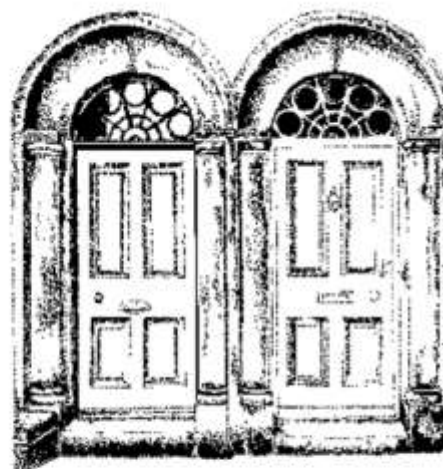
Website:

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/ 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

Main tel. number: (01768) 817817
Email:
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

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

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
Direct Dial on (01768) 212317

Other useful addresses

Historic England
www.historicengland.org.uk

Glass and Glazing Federation
Website: www.ggf.org.uk
40 Rushworth Street, London, SE1
0RB

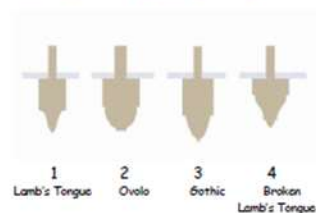
The following organisations publish guidance on period detailing for historic properties:-

The Society for the Protection of
Ancient Buildings
www.spab.org.uk
37 Spital Square, London,
E1 6DY

The Georgian Group
www.georgiangroup.org.uk
6 Fitzroy Square, London
W1T 5DX
Tel 020 7529 8920

The Victorian Society
www.victorian/society.org.uk
1 Priory Gardens, Bedford Park,
London, W4 1TT

Examples of glazing bar profiles



Designed and published by the Department of
Policy & Performance - EDC July 2008



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 18th century 12-paned Georgian sash - without horns



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



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



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



Late 19/early 20 century sash