

# Character Appraisal

## Kirkby Lonsdale Conservation Area



Approved 13 February 2008



# Kirkby Lonsdale Conservation Area Draft Character Appraisal

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# KIRKBY LONSDALE CONSERVATION AREA

## DRAFT CHARACTER APPRAISAL - OCTOBER 2007

### 1.0 INTRODUCTION AND LEGISLATIVE BACKGROUND

1.1 Conservation Areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings & Conservation Areas) Act, 1990).

1.2 Guidance for the management of conservation areas is provided by central Government in “Planning Policy Guidance Note 15: Planning & the Historic Environment”, 1994 (PPG15) and in “Conservation Area Practice” published by English Heritage in 1995.

1.3 PPG 15 indicates that Local authorities are advised to review their Conservation Areas from time to time and to ensure that they have up to date character appraisals, which set out their special interest and provide the basis for development control and enhancement proposals. In addition, English Heritage advises that:

‘it is essential for local authorities to regularly re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve or enhance in those areas, and to adopt a firm framework for their management in order to achieve this.’  
(Conservation Area Practice, English Heritage, 1995, p 4.1).

1.4 This appraisal of the Kirkby Lonsdale conservation area is the fourth to be carried out as part of strategic review of conservation areas within the district. The objectives of this appraisal are to:

- Identify and define the exact nature of the area’s special interest;
- To review the appropriateness of the designated area; and
- Review the existing and conservation area boundaries and, where appropriate, recommend new boundaries to ensure that all of the special interest of the area is protected;

It is intended that a second phase of activity will look at how the area can be more positively managed. That document will seek to:

- Assess the scope of any enhancement opportunities;
- Review the need for Article 4 Direction controls;
- Provide a basis for implementing policies and making informed

development control decisions;

- Assist in the preparation of documents in the emerging Local Development Frameworks, Community Strategies and Area Action Plans.

1.5 The Kirkby Lonsdale Conservation Area was designated in 1969 by Westmorland County Council and no subsequent reviews have been undertaken since that time. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Planning Services Group of South Lakeland District Council, who are the local planning authority for the area. This work was undertaken as part of a strategic review of those conservation areas within the district. The fieldwork/spatial analysis for the area appraisal was undertaken between May 2006 and January 2007, following a programme of public engagement that commenced in September 2005 with a Place Detectives public participation event. In addition, members of the Kirkby Lonsdale Civic Society have assisted in the research and analysis phase of this work and have contributed significantly to the content of this draft appraisal. This first consultation draft was completed in July 2007.

## 2.0 **THE LOCATION & DEMOGRAPHY OF THE TOWN**

2.1 Kirkby Lonsdale was situated in the south eastern corner of the mediaeval county of Westmorland. It is now within the modern county of Cumbria and is a secondary administrative and key service centre in the local government district of South Lakeland. Located 19km south east of Kendal, 24km from Lancaster, 17km from Sedbergh, to the north, and 19km from Settle, and some 82 km distant from Carlisle, the county city of modern Cumbria, Kirkby Lonsdale is far enough from its nearest neighbour to be independent, yet near enough not to be isolated. The civil parish had a resident population of 1,783 in 2003. Approximately three quarters of the present urban area is included within the conservation area, which includes almost all of the pre-1900 developed land.

2.2 Squeezed between the Irish Sea and the high Pennine massif is a low, undulating land passage, which has been used by successive inhabitants of the west coast as an important trading, military and communications route since earliest times. Crossing this corridor is a major east to west route that passes through the Pennines at the Craven Gap. Kirkby Lonsdale is located on a relatively flat ledge of land at a junction of these routes, on the western side of one of the few crossing points over the fast flowing river Lune, where the valley of the gently meandering River Lune begins to narrow and descend through a deeper limestone gorge. To the east of the town are rolling upland fells, the foot slopes of the Pennines proper, which form a distinctive backcloth to the many outward views available from within the settlement.

2.3 Historically the town is located close to a probable secondary Roman road, which follows the Lune valley in a north south direction. However, the town's strategic location is more likely to be influenced by being situated adjacent to an important river crossing on a known mediaeval cross-Pennine route that is followed by

today's A65 trunk road, a route that was historically important for the moving of sheep and cattle between the large upland monastic estates. The town was never situated directly on the main line railway network; although a branch line station was situated only a mile to the west of the town on the far side of the River Lune.

### **3.0 GEOLOGY, GEOMORPHOLOGY AND LANDSCAPE CHARACTER**

- 3.1 Kirkby Lonsdale sits on a relatively flat terrace on the edge of a broad upland river floodplain in the central section of the Lune valley. Adjacent landforms comprise of gently rolling rounded hills and the valley here is initially well defined, with relatively steep sides to the edges of the floodplain, but then begins to narrow and descend into a slight gorge to the south east of the town, which forms a natural bridging point. This river valley sits adjacent to the Dent Fault, a geological pressure zone that resulted from intense stresses caused when the rocks of the Lake District massif rose up some 2,400 metres against the horizontal strata on the Pennine side, pushing the limestones close to the fault plane into a vertical position. The fault line forms the physical division between the two contrasting types of scenery – the smooth flanked Middleton and Barbon Fells immediately to the north west and east of Kirkby Lonsdale, which are made up of 450 million year old Ludlow Series Silurian sedimentary rocks, such as shale's sandstones, siltstones and mudstones that have been later dissected and weathered into a system of rounded summits and ridges separating deep valleys; and the more horizontal bedded limestone scars of the 350 million year old Carboniferous rocks of Yorkshire Dales further to the east. A thin wedge of Basaltic conglomerates is also located along the Dent Fault plain to the north and east of the town but is not exposed above ground.
- 3.2 This solid geology greatly influences the form of the surrounding hills, and particularly those to the western side of the Lune valley, which have a strong bearing on the characteristic setting of the town, for the broad, meandering river valley and the high, rounded fell landscape are frequently visible from inside the conservation area, in glimpses from the enclosed streets and especially from the churchyard and open valley edge to the north.
- 3.3 The local drift geology consists primarily of large areas of glacial fluvial deposits comprising predominantly of boulder clay tills, while alluvium is present within the River Lune floodplain. The local soils are generally brown earths and fertile loams, well draining in nature, moderately deep with only slight seasonal waterlogging on the higher ground. Historically, oats, barley, wheat, turnips, potatoes, and clover were grown in small quantities locally, but the greater part of the nearby upland landscape was given over to the raising of cattle and especially sheep. The development of Kirkby Lonsdale as a medieval market town was intrinsically linked to this local agricultural production.
- 3.4 The town itself is sited upon a single narrow beck that enters the town from the west but this is now culverted and does not appear as a townscape feature, although it almost certainly gives the Beck Head area its particular derivation. The River Lune passes close to the town along its eastern boundary.

- 3.5 This ancient and more modern geological activity has a major bearing on both the economic development of the wider area around Kirkby Lonsdale, and especially upon the visual character of the town itself, both in terms of the topographical backdrop to the settlement and in the appearance of many of the town's traditional buildings, which are invariably constructed from locally quarried natural stones.
- 3.6 Many of the earliest buildings in the area would have been constructed either from timber, clearance stone or from convenient local stone outcrops. The significant rise in population in Kirkby Lonsdale during the post-Mediaeval period resulted in a significant surge in demand for more robust building materials and, in an age prior to local transport improvements, this invariably meant the use of vernacular materials from local sources. In Kirkby Lonsdale's case this encouraged the local exploitation of the pale grey Carboniferous limestone, which produced hard impermeable limestones for constructional uses as well as a material that could be shaped and polished for more decorative use. Much use was also made of the local buff, and occasionally more honey coloured Silurian sandstones and gritstones, which were prized as a freestone for cutting and carving and was used in many commercial or prestige domestic buildings in the town or for the creation of contrasting detailing such as for window surrounds or banding.
- 3.7 Slate has been commercially extracted, for regional use, at Kirkby Moor, 60km to the west of Kirkby Lonsdale, where 'blue-grey' roofing slates were produced. The traditional technique there, of cutting these slates to different lengths for laying in graduated or diminishing courses, is a distinctive practice that has had a significant impact on the characteristic appearance of the roofscape in many local towns and villages, including Kirkby Lonsdale. The coming of the near by railway in 1849 stimulated the introduction of other, non-indigenous roofing slates and building materials from further a field, and particularly the quarries in North Wales, which produced bluer and purple slates cut in regular coursing sizes. Other regional sandstones, both red and buff in colour were also occasionally brought in, mostly for contrasting detailing such as door and window surrounds, quoinstones and other decorative elements.
- 3.8 Some localised outcropping of fissile sandstone roofing 'slate' and flagstones is also to be found in the area, particularly in the dales and fells to the north and east of the town, although this material is only occasionally used in the Kirkby Lonsdale area and hardly at all in the town itself. Some of the darker and highly fossiliferous carboniferous beds incorporate a red veining and this has been exploited and worked as a false marble, such as the locally renowned 'Dent Marble' which is polished for use as internal chimneypieces and very occasionally for external decoration.
- 3.9 Limestone was also used to manufacture quicklime for use in agriculture and building mortars, as the numerous small-scale field limekilns scattered around the local fells indicate.

4.0 **ARCHAEOLOGICAL SIGNIFICANCE AND POTENTIAL**



- 4.1 Kirkby Lonsdale was included in the joint English Heritage/Cumbria County Council sponsored Extensive Urban Survey (EUS) that was established to provide an up to date view of the archaeological resource of the smaller and larger towns in each study area. This section borrows heavily from that report's analysis and strategic conclusions.
- 4.2 Despite such rich fertile soils there is little evidence of Neolithic settlement in the area around Kirkby Lonsdale, although numerous stone axe finds suggest that the area was probably on a significant trading route southwards from the Lake District axe factories through the Aire gap. There are few known prehistoric farm complexes or settlement enclosures, although Eller Beck, to the east of the town, has funerary cairns and various field systems.
- 4.3 Roman activity was centred on a known fort called '*Calacum*' at Overburrow, only 2.5km to the south of Kirkby Lonsdale, with a connecting road from Low Barrow Bridge and a further probable route northwards to Brough and Stainmore via North Yorkshire. There is some suggestion from inscriptions that a settlement was attached to the Roman fort at Overburrow, while a late second century Roman altar was found in the town at Abbot's Brow and Roman coins have been found in the town from the first and fourth centuries, while excavations at the fort revealed further altars, tombs coins from around 70 AD to 305 AD.
- 4.4 Evidence of definite early Mediaeval activity in the area around the town is also scant although place names locally suggest Anglo Saxon and Norse/Viking dates for some settlements, while the *Cherchebi* aspect of the name Kirkby Lonsdale is almost certainly a pre Norman derivation, and the use of this name in the entry in the Domesday Book of 1086 gives credence to this 'churchtown' actively serving the whole of upper Lunesdale at this period. Doors on the south side and the west wall of the tower are reset Norman work, while the highly decorated north aisle arches and piers date to c. 1110 and suggest an initial undertaking on a major and prestigious scale, although the rest of the nave was seemingly only completed in the late C12th, in a far simpler fashion. The early conquest manor at Kirkby Lonsdale was held by Ivo de Taillebois, Baron of Kendal, who gave the church of Kirkby Lonsdale to the Abbey of St Mary in York around 1090-97, along with lands and common, and all of this would remain in the hands of the Abbey until the dissolution, when parts passed to the Crown and to Trinity College Cambridge. Abbot Hall, to the east of the church, may have been the meeting place and courts of the Abbots and it was the only building in the town mentioned by Camden in his *Britannia* of 1588.
- 4.5 Cockpit Hill Motte is a scheduled ancient monument well to the north of the church. There is no apparent surviving bailey and the function and date of the structure is uncertain. It was used in the post mediaeval period as a cockpit.
- 4.6 The exact nature and extent of the mediaeval town is unclear. It does not appear to be a settlement with a planned foundation although it does have a regular arrangement of burgage plots along its main streets. Market Street was probably the principal street axis, with its probable mediaeval Little Market, now occupied by Swinemarket to the north side and Horsemarket to south, situated at the east

end, and with Main Street forming an off-shoot to the south, although how developed the latter street was is uncertain. Mitchelgate was almost certainly the route out towards Kendal while Mill Brow may have been an area of industrial activity dating back to the mediaeval period, harnessing waterpower from the now culverted Mill Beck, and possibly from the Lune, to work various flour and other mills.

- 4.7 The basic street pattern remained unchanged into the post mediaeval period, with Main Street possibly assuming greater importance in the C18th and C19th. Jeffrey's map of 1770 shows only the church and tollgate of the Kendal to Keighley Turnpike of 1752. Map analysis reveals town place names to be associated with their size, function or location (Market Place, Beck Head) or by topographical association (Lune Fields, Cress Brook) while adjacent field names such as hey, croft and fold are indicative of early enclosure. A new, formal Market Place square was formed in 1822.
- 4.8 There is one Scheduled Ancient Monument, Cockpit Hill, within the conservation area while another, the Devil's Bridge, is located a short way to the south east of the town. The EUS defines the motte site and bridge as being an area of 'National Archaeological Importance', while the whole of the conservation area is identified as being of 'High Importance', with the exception of New Road and the southern portion of Bective Road, which are considered to be areas of 'Some Importance'. These are the most likely areas to possess building fabric and below ground deposits that might reveal evidence of Kirkby Lonsdale's earliest origins as a settlement and throw light on the impact of the town's subsequent development in social, economic, industrial and commercial terms.

## 5.0 THE ORIGINS & HISTORIC DEVELOPMENT OF THE TOWN

- 5.1 Before the Norman conquest moated earthwork mounds or 'burrhs' began to be built along the Lunesdale valley. Eventually under the Normans these were developed as defensive motte and bailey castles and stretched from Lancaster through Halton and Hornby to Gressingham, Arkholme, Kirkby Lonsdale, Burton in Lonsdale, Sedbergh and Tebay. The pre or post Norman date of the mound at Cockpit Hill is uncertain but this defensive site and the probable pre conquest church all suggest some sort of nascent early mediaeval settlement at Kirkby Lonsdale.
- 5.2 The Domesday Book of existing landholdings, completed in 1086, indicates that the Thane, Torfin, held most the parish and was lord of twelve manors, while Earl Tostig held another sixteen, including Sedbergh and Ingleton. Between them they held sway over nearly all the land within fifteen to twenty miles of Kirkby Lonsdale. The entry for Kirkby Lonsdale suggests the area was entirely rural with settlement formed from small farming hamlets (EUS, p7). The Norman Ivo de Taillebois, who under William Rufus was given the lands previously held by Torfin and Tostig, became the first of the Barons of Kendal. The Church of St Mary probably has pre-conquest origins but was likely rebuilt or extended in C. 1100 and given a short length of north arcade that is of remarkable architectural quality in 1110. The rest

of the church is merely very good and retains evidence of C17th and C19th restorations. Ivo de Taillebois gave the church to the Abbey of St Mary in York around 1090-97, together with lands and common, and this stayed with the Abbey until the dissolution, when parts passed to the Crown and to Trinity College Cambridge. Abbot Hall, to the east of the church, may have been the meeting place and courts of the Abbots and was the only building in the town mentioned by Camden in his *Britannia* of 1588.

- 5.3 Having never secured a borough charter and therefore never having full urban status, the mediaeval settlement was nevertheless granted a market and fair in 1227, although this was not formally confirmed by the Crown until 1292. This would have greatly stimulated the expansion of a nucleated settlement via the attractions of urban life and the possibilities of trade and manufacture within a hinterland based upon agricultural production. It is likely that the peace and stability of this small town was disturbed by parties of raiding Scots in 1297, 1314, 1322 and 1389, with further times of trouble occurring during the plague years of 1348/9 and 1578.
- 5.4 Outside the conservation area, but instrumental in the town's growth, The Devil's Bridge was probably built under the auspices of St. Mary's Abbey to facilitate trade and passage between the Yorkshire monasteries and the lands of Furness Abbey. The precise date of its construction is disputed and there is no documentary evidence for its erection but it is likely that it was constructed in the C15th or early C16th. The quality of the design and its robust construction suggest that the bridge was probably one of the most significant in the north of England at that time.
- 5.5 Kirkby Lonsdale in the late mediaeval period was likely to be a typical parochial north of England market town serving a flourishing local hinterland of agricultural, hunting and pastoral activity. It probably developed small-scale industries along Mill Brow based upon local products and needs. Self-sufficient for the most part it would have had little contact with the world beyond and remained of a size sufficient to support a few hundred or so inhabitants. It kept to its earlier foundations above the river and seems to have largely retained its pattern of buildings, streets, alleyways/yards and green spaces and was never more than about 25 acres in extent. The chief entry point into the town from the east/south is not certain, with Main Street and the riverside route of Mill Brow both having possible claims, while to the west Mitchelgate was certainly the way out towards Kendal.
- 5.6 While not directly affected by the Reformation there is no doubt that this event heralded a time when Kirkby Lonsdale started to become freed from the control of St Mary's Abbey and could begin forging a life of its own. Mr Justice Carus purchased the manor of Kirkby Lonsdale in c.1557 and built a new fashionable Manor House at what is now the Kings Arms Hotel and No.s 5 & 9 Market Street. Queen Elizabeth's School was founded as grammar school in 1591 off Mill Brow before moving to other premises in 1609 and then out of the town completely in 1850. In 1619 the parish church was substantially restored and in the late 1600s leases were renewed for two water mills and a kiln in the town and for the repairs

of a dam below the mills. The local market in the centre of town continued, each small space now specialising in a breed of animal and giving its name to the space it occupied - Horsemarket and Swinemarket – while designated fairs days were held on the outskirts of Fairbank and in the Market Place. A bone mill and later print works was attached to the Old Manor House and a twine mill with ropewalk located on the south side of Queen's Square. Packhorse lanes surrounded the town and joined the well-established streets in the centre. Trades people took advantage of numerous local hostelrys while cottages or 'jerries' supplied jugs of ale.

- 5.7 In the late seventeenth and eighteenth centuries a succession of fires in the town centre, some more serious than others, encouraged a gradual replacement of the older and less robust buildings by more substantial structures built from local stone and slate in a more up to date fashion. Buildings from this rebuilding period now contribute significantly to the visual character and appearance of the Conservation Area.
- 5.8 The turnpike, opened in 1752, and later the arrival of the railway, meant that the town would have been gradually exposed to a wider world bringing competition as well as opportunities for new markets. The population would also have become more mobile, especially in the upper echelons of society, so that new landowners were attracted to purchase country estates in the area and in turn contribute to the life and development of the town.
- 5.9 During the late Georgian period New Road and the a new, larger and more formal Market Place were laid out to provide a fashionable new residential and commercial character to the town. Some houses and commercial premises in the main streets were refronted or rebuilt entirely in a more up to date style and new premises erected at Town End and along Fairbank. Later, in 1932, even this was inadequate and another more radical bypass to the south was built incorporating Stanley Bridge over the Lune, while Main Street was extended from Town End to join the new A65 main road.
- 5.10 During the mid C20th the town's population grew to its present size of just over 2000 and new housing developments were built at Harling Bank, Fairgarth, Binfold, Ruskin's Drive, Lunefield, Robraine, Raygarth, Abbotsgate and Eaveslea., all of which are excluded from the conservation area, which is generally drawn to conform with the morphology of the town centre and its immediate hinterland that existed in c.1900. Some new infill or small-scale redevelopment has occurred within the town centre during the later C20th, although to a large extent this new work has been successfully integrated into the traditional character of the town.

## 6.0 CONSERVATION AREA ANALYSIS AND EVALUATION

### 6.0.1 Introduction and how the Appraisal is Organised

6.0.2 The particular architectural and historic qualities of the conservation area, and the distinctive character and appearance that area possesses, will have been influenced by a wide range of factors, including:

- the nature of the topography, its underlying geology and any specific patterns of drainage;
- the survival of any pre or early urban features;
- the role played by any formal woodland planting or the presence of any ornamental or individual landmark trees;
- the physical relationship of the land/buildings to any historic communication and transport routes, and;
- the economic circumstances of the town and the financial opportunities available to invest in new buildings;
- the particular historic uses and consequent development that the land/buildings have been put to over time, by many landowners or building users, all with a range of differing interests.

6.0.3 The appraisal will seek to establish and evaluate the spatial characteristics and particular townscape and architectural qualities of the area. It is organised around these three particular themes:

- **Spatial Structure** (which describes the urban framework: which includes plot sizes and building density, the hierarchy of routes and the incidence and typology of public and private spaces, etc);
- A Summary of **Townscape Character** (which includes a definition of key landmarks, the identification of significant views and vistas, types of approaches, gateways, sense of enclosure, key open spaces and the impact of natural elements such as trees and any wider woodland planting, etc); and
- A **Definition of Architectural Quality** (which examines and evaluates the contribution made by listed buildings, key unlisted buildings, building forms and uses, building materials and decoration, and so on).

6.0.4 The main text is followed by a set of tables and a sequence of maps, which provide much greater detail.

### 6.0.5 Character and Appearance - Influences

6.0.6 The way that this townscape has been managed over time will have had a significant impact on the way that the settlement has developed and so appears to us today. The needs and status of each building user; any longstanding patterns of land ownership and tenure; the design quality, form and function of individual buildings will all have had a significant bearing on the town's subsequent appearance. Such actions will have influenced when and where

particular buildings were erected; why they were designed in a particular way; how particular streets were laid out; and why public and private spaces within the town have a specific character.

- 6.0.6 The appraisal contains a set of Townscape Character Analysis Maps in Map Appendix 2 that seek to show, in graphical form, the specific townscape quality of the area, i.e. the nature and quality of the spaces between the buildings, as well as the importance of the wider landscape setting to the special character of the town. Factors identified include the significance of particular trees or woodland planting; the positioning of key landmarks; the role played by the main building elevations and buildings lines in defining and enclosing spaces; and the opportunities available for views and vistas along streets, between buildings, and outwards towards key landmarks. The maps also identify the locations of trees affected by Tree Preservation Orders, as well as other non-statutory categorisations that might have been made in defining the area's importance. A series of map conventions have been developed to represent these factors.

#### 6.0.7 **The Evaluation of Architectural Quality**

- 6.0.8 It is important to recognise that all buildings within a conservation area will help to shape its special character in some way. The impact that such buildings make will be dependent on a number of factors including not only their most public elevations but also their surviving integrity as historic structures and the way they relate in three dimensions to aspects such as public spaces, the general roofscape or the wider skyline. It may be their age, which is significant; the architectural composition of their elevations; or perhaps the stylistic or decorative features that are incorporated. Please note that the evaluations of individual buildings and spaces that are included within this appraisal, and on the attached maps, are based on such formal design criteria and do not represent criticism of building owners or users, or the way that they manage or maintain their properties, except where obviously insensitive or unfortunate alterations have been made, which have visually harmed the building's integrity as a historic building.

- 6.0.9 The Definition of Architectural Quality section of the appraisal will offer a brief summary of the architectural interest of the area but, in order to organise what is a significant body of information, all of the detailed information on individual buildings is to be found in two sets of tables situated towards the end of the appraisal: - Table 1 identifies all of the 'Listed Buildings' in the conservation area and includes their statutory descriptions, as found in the formal list entries for such buildings prepared by central government. Table 2 – 'Unlisted Buildings' - will describe all of those unlisted buildings or features that make a positive contribution to the special architectural or historic interest of the conservation area. Each individual building description will list the key elements that combine to give that particular unlisted building its particular significance. Buildings that are considered to cause harm to the character of the conservation area are also detailed in the second table. See the following Section \*\*\* for more information.

- 6.0.10 In order to easily identify the contribution made by particular buildings a set of Architectural Quality maps for the whole area has been prepared as Map Appendix 1. These reveal how each building within the conservation area has been evaluated according to their architectural quality. A traffic light system of green, amber and red has been used to place buildings within particular categories of architectural or historic quality: - green for positive, amber for neutral and red for harmful.
- 6.0.11 Listed buildings are identified with a dark green colour on the Architectural Quality maps. These are buildings or structures that have been categorised as having a specific national value due to their special architectural or historic interest. They represent a finite resource and an irreplaceable asset and, for such reasons, are given additional protection beyond that available to unlisted buildings in conservation areas. There is a statutory presumption in favour of the preservation of listed buildings and local planning authorities must pay special regard to protecting such buildings, any features of special architectural or historic interest that they possess, and their characteristic settings.
- 6.0.12 In addition, there are many unlisted buildings in Kirkby Lonsdale that possess some notable architectural or historic importance in this local context (shown as medium green colour on maps). As such these buildings can be said to contribute positively to the special architectural or historic interest of the conservation area. Such buildings might display either attractive aspects of design or distinctive ornamentation; act as key visual landmarks; share qualities of age and materials with adjacent listed buildings; or exhibit construction characteristics that are typical of their period of build. They will generally not have been subject to unsympathetic alteration and they will retain the essential aspects of their main period of construction. Such buildings can be said to add to the general architectural richness of the area and, while not possessing sufficient interest to be listed as of national importance, they still make a considerable contribution to the quality of the local scene. As such they have been deemed important enough to warrant identification and it will be important that careful attention is given in the future to any development proposals that are likely to affect such buildings. The majority of such structures are described in Table 2: 'Unlisted Buildings'.
- 6.0.13 Other buildings will make a largely neutral contribution (coloured amber on the Architectural Quality Maps) in that they possess only slight or moderate intrinsic importance and can be seen as neither enhancing nor harming the character of the conservation area. In their physical arrangement and combination with other buildings they will almost certainly add to the richness, intricacy of form and characteristic appearance of the area, but as individual structures they can be said to be of only modest value. Nevertheless the retention of the majority of these structures will be seen as desirable if the overall character of an area is to be preserved. These neutral buildings are generally not described in the 'Unlisted Buildings' table.
- 6.0.14 However, there are also a few buildings and spaces identified on the Architectural Quality maps (coloured red) that have been categorised as having a damaging or

harmful impact on the special interest of the conservation area. Such sites might consist of individual or groups of buildings that display a poor choice of construction materials or weak design characteristics. Often they will be of an inappropriate scale or have been subject to long-term neglect or to particularly harmful alterations, which will have damaged any intrinsic importance that they might once have had. Such harm is not just applicable to buildings but might relate to a particular public or private space or to other detrimental features (see Townscape Character maps). The more damaging buildings and sites are described in Table 2 'Unlisted Buildings'.

- 6.0.15 In terms of future district council policy, these detrimental buildings or sites might benefit from future grant aid towards the cost of fabric repair or the reinstatement of features, or for wider environmental improvements. The most harmful of these buildings and sites should be targeted as possible locations for future change or development, so long as high quality replacement buildings are chosen which can be shown to actively enhance, through their overall design quality, the special character of the area. The identification of such sites should be subject to rigorous deliberation and debate during the drawing up of the subsequent Conservation Area Management Plan for the area. When such sites have been identified the district council should give serious consideration to the preparation of design briefs to ensure that replacement buildings of appropriate design and character are secured for such locations in the future.
- 6.0.16 Also included as Map Appendix 3 is a map that reveals the values given by people at the Place Detectives public participation event held in October 2005, with regard to both buildings and spaces that they believed were worthy of comment. These are identified by numbers in brackets, with either positive (+) or negative (-) symbols, the figure referring to the number of positive or negative comments 4. So, (+9) would equate to nine positive comments about a particular building, space, or feature, while (-3) would refer to 3 adverse comments. Similarly, some sites or features will have a 'P' or 'E' symbol and specific number attached, which relates to the number of observations made for the need for the preservation or enhancement of such elements, provided at the same event.
- 6.0.17 *Please note that this character appraisal and its attached analysis maps should not be seen as a comprehensive audit of every single aspect of the conservation area. The omission of comments on a specific building, part of a building, space or townscape feature should not be seen as an indication that it is of no interest or value.*

## 6.1 CONSERVATION AREA APPRAISAL - SPATIAL STRUCTURE

- 6.1.1 Kirkby Lonsdale is a mediaeval settlement that appears to retain many aspects of its original layout. Dictating this early urban morphology were the Norman motte and bailey castle to the north; a large adjacent church yard to the south with a substantial early mediaeval parish church; and a broadly 'T' shaped pattern of streets arranged beyond this to the south, with clear evidence of narrow burgage type plots laid out behind most of the street frontages. It is not absolutely certain



where the original mediaeval market place was located although there are strong indications that this was situated within the narrow Market Street and included a broader open space at the Little Market to the east, which is today sub divided into the small urban spaces known as Horse Market and Swine Market that are set out alongside Mill Brow. Early house sites include a possible monastic lodging house at Abbot's Brow and a Manor House on Mill Brow to the east, while the Kings Arms Hotel/No.s 5&9 Market Street, and No 6 Market Street, almost opposite, are C16th and C17th buildings of some importance. It is possibly significant that Main Street only seems to possess C18th and later buildings, perhaps suggesting that for most of the mediaeval period, Market Street was the sole or principal thoroughfare in the town.

- 6.1.2 The organisation and form of the rear plots to the main thoroughfares of Market Street and Main Street, and, to a lesser extent Mitchelgate, strongly suggest mediaeval antecedents with great similarities to formal burgage plots found in other mediaeval towns such as Kendal and Ulverston. Building fronts are often relatively narrow along the street and the rear plots extend some way back behind these frontages in a broadly linear fashion. Back Lane, Tram Lane and the linear passage which runs from No 3 Market Street to Chapel Lane 'back lanes' which formally marked the external or rear edge of the building tofts or plots in the mediaeval town. Many of these rear plots appear to have been filled with buildings and turned into commercial yards containing outbuildings that were used for storage or processing purposes associated with the particular function of the street front buildings. To the north of Market Street the narrow strip of land between the street and the churchyard was possibly densely filled as a residential block quite early in the town's history, as this would have been one of the most prized and sought after areas of land within the settlement. In the post-mediaeval period many of these yards have been amalgamated into larger rear spaces, especially where frontage buildings were combined and wider building facades created during the Georgian and Victorian eras. Examples include Red Dragon Yard, Old Market Hall Yard and the yard behind No 53 Main Street. Occasionally, as in some of the properties to the south of Main Street located away from the commercial core, larger private gardens were later formed behind sizeable, newly built residences.

Nevertheless, despite these later changes, the narrow linear rear plot or yard is still a significant structuring device in Kirkby Lonsdale. Many of these spaces remain private although modern commercial pressure and the conversion of yard buildings to accommodation and retail uses means that public access into these rear plots is quite common, although through connection into other streets or spaces is rarely possible. These rear spaces are often evidenced by the use of formal and informal passage entrances set into the building frontage. Examples include those within building No.s 41, 43, 49, 54, 57, 61 and 64 Main Street, and No.s 3, 13 and St Mary's Court on Market Street, although some of these entrances are gated, such as at No 34 Main Street. Similar public yards or passageways are found along the same streets – Chapel Lane and Salt Pie Lane, which do offer connection through the building blocks to other public thoroughfares and so provide important permeability through the area.

- 6.1.3 The early roads into the settlement were likely to be from Lancaster over the River Lune via the mediaeval Devil's Bridge to the south east and then into the town via either Mill Brow, Main Street or even along Back Lane; from Kendal via Mitchelgate; and from villages to the north by Fairbank. The major axis formed by Main Street is also probably mediaeval but it is also a possibility that this represents a later mediaeval or post medieval expansion of the town. The Market Square is a very significant formal urban space of Georgian creation, dating to 1822, while New Road was established in 1821 but only laid out with buildings along its northern edge and in Bective Road during the mid and later C19th, and along its southern edge hardly at all until the C20th. The southern outlook from New Road thus remains largely open and expansive. Main Street was extended to the south from Town End in the mid and later C19th and house plots here tend to be markedly large and more rectangular in form and offer a notable contrast to the narrower linear plots found in the historic core of the town centre. A southern 'bypass' to the town was created as early as 1932 when the Stanley Bridge over the Lune replaced the Devils Bridge as a crossing for vehicular traffic, to which Main Street was subsequently connected.

## 6.2 CONSERVATION AREA APPRAISAL - TOWNSCAPE CHARACTER

- 6.2.1 Kirkby Lonsdale's **Market Square** is that great rarity in South Lakeland – a formally planned and coherently laid out urban space, with solid edge definition provided by tall two and three storey buildings of mostly very good architectural quality. The narrower west and east ends to the square are dominated by individual buildings of great refinement, but of markedly contrasting scales, form and physical mass. Occupying almost the entire west end is the elegant classical front of the Royal Hotel, with its rusticated base, pedimented Ionic order entrance porch with a curving wrought iron balcony above. The east end of the square contains the much narrower, more compact and complex form of the detached former Trustee Savings Bank, which sits within its own sub-space. The longer south side is formed by a continuous terraced row of architecturally more modest, three storey, early C19th domestic buildings, with a consistent and regular roofline, that are greatly enlivened by a series of very well-conceived and visually striking original shopfronts. The northern row is later in date and, regrettably, much less well realised as architecture, with weaker and less dynamic elevations that fail to engage adequately with the formal space of the square. The solid edge definition exhibited so markedly in the rest of the space breaks down significantly at the 'Village Hall' like shop premises by the north east corner, which is disappointingly set back behind the line of the adjacent buildings; while the spatial character of the north east corner disintegrates completely, as the space leaks into the secondary irregular open area associated with the former auction market site, with its lower scaled and largely inferior modern buildings. Set almost centrally within the square is an octagonal Market Cross of 1905 but in a Tudor Gothic style, which, with its almost overwrought scheme of decoration, acts as a major visual focal point in views across the square. The square continues to function as a busy market on Thursdays but for the rest of the week it serves as a

much-needed space for visually obtrusive car parking.

- 6.2.2 The southern part of **Main Street** exits the Market Square at the western end of the southern building row as a moderately narrow thoroughfare between tall flanking rows which possess a quite diverse architectural character and very clear built up urban form. The street's alignment is slightly angled to the east and this allows the frontages in the long, almost continuous row of tall, two and three storey buildings, some with tall shop display windows, on the west side to form a very serried arrangement of well articulated and highly modelled elevations, with a correspondingly complex roofscape, that is a key aspect of the street's special interest in the visually compressed perspective available from the Market Place. No.s 24 – 28 at the north end of the street are an asymmetrical sequence of two storey shop premises with assertive gabled attics and extensive half timbered elements, which are partly concealed in views from the Market Square, but which nevertheless presents an eye catching corner feature. The solid row of more vernacular inspired, two, and two and a half storey houses and offices on the east side are perhaps slightly less visually dynamic as a group, although individual buildings do possess some architectural interest. Of great importance to the character of the street is the narrow pinch point formed by the golden coloured sandstone house at No 9, which, as a detached building with its narrow gable arranged end on to the street, appears to jut out into the highway to dramatically punctuate the street vista from the south. No.s 1-7 Main Street are a short row of vernacular cottages set markedly back from the consistent building line to the north so that the highway here widens appreciably, but a slender triangular cobbled forecourt is retained which, with the with the adjacent, broad cobblestone passageway that gives access to the small domestic space to the east, provides a very tactile sub space that is of significant visual interest. On the west side the attractive shop premises end at No 13; followed by the tall, resolutely asymmetrical and faux-accreted neo-vernacular Wyck House, now commercial offices, to the south; and then as a series of double fronted or long houses, with Town End North/The Courts being charmingly cloaked in ivy and fronted by pretty cast iron railings over cellars, each with a broad front that pleasingly reduce in scale and height towards the south. The complex and loosely arts and crafts styled Green Close, arranged end on to the street, terminates both the row and the tapering southern leg of the conservation area, although the tall linking masonry wall set between Green Close and the formal front of Town End Cottage is important in maintaining strong edge definition to the road. All of the larger houses at the southern end of the street sit at the front of very large private gardens, which are divided by very tall masonry walls. Pavements in the longer street are generally quite narrow and surfaced throughout in charmless tarmac with concrete kerbings, which slightly diminishes the otherwise very high visual quality of the street.
- 6.2.3 The northern part of **Main Street** offers significant variation in its building lines and a moderately broad street width, especially in the central section, although the tarmac highway maintains a largely consistent, narrow alignment with some marked parking bays on the west side. Nevertheless building frontages display substantial advancement towards, and regression away from the street to create

a markedly irregular building line; very significant visual incident in the street; and great distinctiveness in the forms and volumes of individual buildings, which are generally lacking in elevational uniformity or shared eaves heights, except in No.s 58 – 66 on the west side. The roofscape is correspondingly complicated, with a very varied range of eaves heights and much embellishment through the use of sub-gables and dormer windows, while cross-axial chimneystacks, of various sizes, are a highly visible feature on both sides of the road. Towards the southern end, by the entrance to the very narrow passage of Salt Pie Lane, the space and the highway narrows appreciably between projecting buildings with a consistent eaves height, to create a very pinched aperture. Shopfront and passageway entrances provide very active ground level interfaces along the whole street while hanging signs from upper levels are a distinctive feature, although a plethora of modern balloon blinds combine to diminish parts of the traditional character of the street. Footways are generally narrow and very narrow in places, and utilise modern pink/grey block paviers and lighter coloured concrete kerbs to reasonable effect, although the use of kerbside bollards, to control parking at the southern end seems superfluous. Street lighting is fixed to the upper floors of buildings to irregular spacings and is a mixture of old-fashioned lantern styles and more modern utilitarian designs.

- 6.2.4 The angled 'inner curve' of the street at the junction with Mill Brow and Market Street is distinguished by the very elegant, tall two storey classical frontage of the former Old Market Hall (now a small arcade of shops), which, with its superior quality orange sandstone and intricate detailing is of great importance to the special architectural character of Main/Market Street. Opposite are handsome three storey town houses in ashlar limestone and uncoloured roughcasts, with block window surrounds and decent shopfronts, while on the east side a sequence of whitewashed shop premises with heavily rusticated stucco walls dominate and terminate the street vista from the south. The only discordant note is provided by the corporate signage to the shopfront to No 69 Main Street, which is ill-considered and insensitive to the quality exhibited elsewhere in this locale.

Passage entrances, mostly of a plain and unembellished form, are a common feature in many building fronts on Main Street, particularly in the northern section, and these access rear yards of varying form and character, though none of these rear spaces are particularly adverse in their physical appearance, despite modern alteration to allow small car parking spaces, and some are particularly well preserved, retaining well scaled traditional buildings and attractive surfacing materials to the floors. Due to the commercial and domestic uses that many yard buildings are now put to public access into these rear spaces is quite common though a few are gated off and remain in private use.

- 6.2.5 **Market Street** connects with Beck Head with Main Street, via a very sharp westwards dogleg at the junction with the narrow Mill Brow. It has a markedly narrow street width to building height ratio, particularly towards the west end, where the street is greatly constricted between the forward projection of the Sun Inn, with its slender colonnade of substantial ground floor stone piers, and the C18th Kings Arms Hotel/No 9 Market Street. Here, many of the two and three

storey building have blue/grey and green slated roofs that are orientated so that their hips or gables face towards the street to form a very complex roofscape and an intricacy of form that is further enlivened by a clear vertical articulation to the frontages. There is an appreciable variation in the surface treatment of walls with some having exposed masonry but many having roughcast or stucco walls painted in white and cream colours. Many of the ground floors are provided with shopfronts of high quality design, which provides great visual interest, while a series of hanging signs, and other decorative features to the upper floors of some of the shops and pubs add to the visual character of the street. A small number of side openings give access to passages and rear yards, such as St Mary's Court, and the glimpses available along these narrow passages add to the special character of the area. To the east the road is slightly wider and more consistent in form, with a consistent building line and regular axial eaves height, and upper floor windows arranged to regular patterns with consistent floor heights. Shopfronts here are more mixed in architectural quality but the active retail/commercial feel is maintained. Pavements are generally very narrow and made up of modern block paviors with concrete kerbs. The lack of any on street car parking is considered a blessing, and the absence of street clutter and overhead wires gives the street a somewhat timeless appearance.

- 6.2.6 **Church Street** is a very short, relatively narrow thoroughfare that acts as a very distinctive and formal entrance to the churchyard from Market Street. At the churchyard end is a set of very distinguished wrought iron gates in three parts, with a central arch in sectional ironwork with ornate filigree insets, surmounted by a lantern in a stirrup mounting, and flanked by lower angled pedestrian entrances to the sides with moulded stone piers. The gates are later (c. 1900) with ramped heads and full and dog sticks. The street is edged on both sides by continuous building frontages, of two and three stories, that are individually unexceptional but which, in combination create a very striking street vista that frames a singular view of the church and its tall battlemented mediaeval tower. The view back towards the narrow Market Street and the distinctive elevation of the Kings Arms Hotel and No 9, with their tripartite and Diocletian windows, is also a memorable one. The quality of this attractively scaled space has been enhanced by a district council flooring enhancement scheme of cobbles and sandstone flags that was implemented during the 1990s.
  
- 6.2.7 **Beck Head** is an interesting small triangular space dominated by two very elegant Georgian Town houses: Fountain House and No.s 2/4 Beck Head, each with symmetrical five bay frontages and classical entranceways, the former providing an impressive terminated vista from Market Street. On the opposite side is an angled terraced row of individually built houses with markedly differing roof heights, and a complex roofscape that includes a series of well scaled attic gables. Between No 9 Beck Head and No 7 Queens Square is rather uninspiring yard entrance to a short ginnel, down which can be seen a glimpse a small, densely packed courtyard of cottages.
  
- 6.2.8 **Queen's Square** is a relatively long and slender, visually striking urban space, more a broad thoroughfare than a formal public square, but which nevertheless

offers a welcome and marked contrast to the constriction of the adjoining streets. It is attractively scaled and distinctly enclosed along three of its sides, but is much more open with broader outward views to the east across the churchyard, a large space which here is edged by a low revetted stone wall with triangular sandstone copings, and intermittent plantings of yew trees, which gather as a tight cluster around a distinctive tripartite gated churchyard entrance with attractive iron railing gates. Built into the roadside wall is an elaborate stone drinking trough with a stepped chamfered top in ashlar sandstone with a round heraldic device, and highly moulded semi circular arch set on squat foliate capital column over an inscription, which commemorates the restoration of St Mary's Church in 1868. This is a very important street feature of great historic value. At the southern end of this wall are a pair of single fronted, three storey houses that form the end of the Market street block. The other long side of the square consists mostly of a solidly built up linked row of tall three storey townhouses, with a consistent building line; wide arched yard entrances to No. 12, and set between Nos. 2 and 6; broadly similar eaves heights and gabled roofs, which are fronted by an attractive thin triangular area of cobblestones. Beyond this row, to the north, is a narrow informal entrance with a pathway to the Methodist Chapel which sits well back behind the main row but whose tall lancet windows are visible from the street. At the very north end is Fairbank Cottage, a large double fronted detached house with side extensions, sits further back behind a very striking, mature and open private garden (a very uncommon feature within the Conservation Area) while to the south the complex outline of the former fire station building breaks forward markedly to terminate views southwards, and again narrow the street as Beck Head, a nodal junction with Mitchelgate, is formed. Other distinctive components of this area include the very narrow passage of **Church Walk**, which has the appearance of a 'hollow way' set between the tall back elevations of the houses facing Market street and the raised up ground of the Churchyard with its revetted masonry wall. To the north west is **Vicarage Lane**, a short narrow lane from the junction with Fairbank, which is also edged by the raised churchyard and its boundary wall, and defined along its west side by a short row of tidy cottages, including the gabled end of No 3 Fairbank. The lane has a tranquil, almost rural, feel, and a street vista that is stopped by the attractive Rectory house and a large mature yew tree. Beyond the churchyard wall, a broader view opens out towards the Lune valley with distant fields and stone walls leading to the open moors of the Barbon and Middleton Fells. The west end of St Mary's Church dramatically breaks the skyline in the middle distance.

- 6.2.9 **Fairbank** is the main route out of the town to the north. Formerly the old mediaeval route towards Kendal, it is today a more minor rural road that leads to villages such as Kearstwick, Mansergh and the Underlay Hall estate. Within the expansive grounds of the Gables, which is bounded by handsome masonry walls, are a group of strikingly attractive mature trees, including a majestic and stately copper beech, which spreads its canopy well out into the street to filter a street vista north-westwards, out of the conservation area. The short section of Fairbank that is set within the conservation area has a strong urban character, being very narrow and clearly defined by continuous rows of buildings that are tall and handsome on the north side, with an attractive roofline and a very narrow

pavement; largely lower and more vernacular in character to the south, with the former Jonty Wilson's smithy and a terraced row of low cottages, which are distinguished by a very regular arrangement of simple gabled porch hoods over each entrance, and where the road is edged by an extremely narrow and distinctive apron of small cobbles and a shallow gulley of limestone setts. The road is pinched still further by the projection of No. 3 towards the carriageway, before it sweeps dramatically south and opens majestically into the broader rectangular form of Queen's Square.

6.2.10 **Mitchelgate** is a relatively long and slightly curving street, particularly at its ends, and is inclined uphill westwards with a comparatively steep initial gradient from its junction with Beck Head. It has a relatively narrow street width, with almost every building located close up to the rear edge of the pavement, and a markedly varied range of frontage widths to adjoining but individually built structures that creates a very strong continuity of frontages. The nature of the rising gradient results in a characteristically stepped arrangement of eaves heights and a lively variation in roofline along the course of the street, while also influencing the placement of floor levels between buildings and a correspondingly stepped pattern of door and window positions that are otherwise organised to quite strict vertical articulation. The majority of buildings have exposed masonry walls, often in a mix of sandstone and limestone rubble in the many single fronted cottages, but sometimes in a more sophisticated squared or ashlar masonry, and occasionally with a white painted roughcast coating. It is a characteristic of the street that it is mostly without pavements except at the bottom end, where there are narrow tarmaced footways, but the upper parts are provided with a very distinctive gutter of sandstone cobbles or setts against the foot of each house, which is either flagged or bridged over to allow access to individual properties. To the rear is a sequence of very private gardens, those to the north dropping away but allowing for extensive views to the north east. The upper half of the street frames a very important street vista eastwards over the attractive roofscape of Main Street and outwards over the verdant Lune valley towards the open heather covered moorland on Barbon and Middleton Fells. New development at the west end has slightly eroded the period quality of the street but has generally not altered its main spatial or townscape qualities. More intrusive are the sequence of telegraph poles and myriad supply cables situated at intervals along the street and the prominent double yellow lines throughout its length.

6.2.11 **Bective Road** is a short, level street connecting Mitchelgate with New Road. It is flanked mainly by imposing 3-storey dwellings on the west side, built in two phases, all with intricate, highly modelled and confidently articulated late Victorian neo-classical frontages with a very prominent dentilled eaves band set below steep slated roofs, the whole row being distinctively set back behind shallow front gardens with low stone walls. Opposite to the east are one and a half, and two storey sneaked limestone cottages that are only slightly plainer in appearance, with refined sandstone detailing, which includes bold door and window surrounds with hood moulds; unusual pedimented door heads; and a series of attic gables with pitched stonier parapets. Of particular refinement is the broad central entrance bay that contains domestic doorways into to Nos 5 & 7, which flank a

taller, broader yard passageway, all with moulded basket arched lintels, those to the house entrances with broken hood moulds. Above is a heraldic date plaque bearing the date 1899 and initials 'B over O\*H'. This eastern row faces directly onto the pavement with a building line that has a very slight dogleg, which forces the road to curve slightly to the left before the view at the end is pleasingly terminated by No 17 Mitchelgate, an imposing 3-bay C18th house with a symmetrical frontage. To the south is the large detached 'Institute' building in an agreeable mix of Arts and Crafts styling and more vernacular motifs, which sits within its own plot behind coped garden walls and gateways with attractive round piers.

6.2.12 **New Road** was formed in 1821. It is, for most of its length, a relatively broad street that rises slightly towards the west. Its southern side is mostly open and visually fragmented, with a varied range of rather mundane building forms, together with somewhat featureless and unremarkable playing fields and car parks beyond, and as a result, the conservation area boundary has been drawn to exclude this side of the street except for the very easternmost end. Here, a long stone barn, unusually arranged in a north to south orientation so that its gable end engages directly against the street, creates significant visual punctuation, beyond which the street funnels slightly on its way to the noticeably off set junction with the Market Place, whose open space provides an attractive focus in the street vista from New Road. The buildings on the north side provide a more built up urban edge with tall three and two and a half storey buildings arranged in short rows or as detached blocks, including a modern development at Rowan Garth that has very precise projecting articulation to five bays. The longer terraced row at the west end has a sequence of prominent street gables, while No.s 39 & 41 have stepped frontage with solid storied porches. From the top or west end of New Road the views are generally quite broader and spectacular taking in the distant fields and fells with the definitive profile of Ingleborough hill some 9 miles beyond. This outward view is slightly compromised by the array of telephone lines and single timber pole situated at the corner of Tram Lane.

6.2.13 **Mill Brow** is a very narrow lane, with a tightly enclosed appearance due to a tall building height to road width ratio. The western end is threaded between linear building forms of varying heights but arranged to consistent building lines that edge right up to the street, with a narrow block pavement laid out only along the northern side. Further east, as the street opens into the small enclosed interconnected spaces of the Swine and Horse Markets, the building lines are much more erratic and structural forms more individual and complex, though still forming a mostly solid edge to the street. The road surface is mostly tarmacked but some of the narrow and irregular interfaces between the street and the building fronts are attractively laid with cobbled or setted gutters and aprons, with some strips of sandstone flag paving. The narrow street vista from this point to the east provides a memorable glimpse of the Lune valley and its lush green pastures, and, as the road begins to drop away markedly towards the river, and the street becomes less often enclosed by tall buildings, the view opens out and becomes more panoramic. The lane's edges are still clearly defined here but now by tall sandstone walls, with angled copings, that parallel the gradient of descent. Glimpses across and over



small gardens become a distinctive and important feature and the canopies of numerous trees begin to filter the outwards prospect as one nears the riverside, although this prospect is somewhat spoilt, by further power and phone lines crossing overhead. The reverse view, from near the bottom of the steep hill, is of a street threading through a strikingly stacked built edge consisting of a series of multifaceted building forms, all set within a lush and verdant treescape, an appearance which is also important in views into the conservation area from the higher ground across the river to the east. The flat riverside area is a narrow terrace of semi natural floodplain known locally as Mill Ayre. A designated nature reserve comprising mainly of self seeded trees, shrubs and river wash gravels, it is edged intermittently to the west by detached buildings of mixed design quality that are set within small private wooded gardens. However, the semi natural quality of this informal riverbank area is severely compromised by an unkempt builder's yard that is enclosed by ugly utilitarian storage buildings.

6.2.14 **Swinemarket** is a small, irregular, but essentially rectilinear open square containing the town's relocated mediaeval Market Cross. The north side of this delightful cobbled space is enclosed by the distinctive Tudorbethan revival frontage of No 10, arranged gable onto the street and provided with a pleasing low, coped stone boundary wall that defines a very shallow property setback by the front entrance. Adjacent to the east is a fine stone gateway with round piers and wrought iron gates, which leads to Abbot's Brow, a large, linear gentleman's residence with a tall wall to the rear which forms a distinctive boundary to the churchyard. Abbot's Brow has an extensive private garden set on various levels that contains numerous mature trees and provides a spectacular panorama over the Lune valley. The other sides of the square are formed by buildings which are much less distinctive as architecture, being modest gable ends, lean to extensions or unsightly modern modular garages, although the tall, shallow weigh house building on the east side has a distinctive form and somewhat quirky appearance. As with a number of other streets and public spaces in the town the appearance of this square is undermined by a single telegraph pole and the over head wires that fan out from it across the space, while, in addition, a series of concrete bollards and litter bins create further visual clutter. An attractive narrow cobbled passageway is almost concealed at the north west corner between tall stone boundary walls, and gives useful public access into the churchyard.

6.2.15 The indented arrangement of buildings opposite, on the southern side of Mill Brow, appears to have been influenced by the spatial form of Swine Market, so that it appears almost as a continuation of that space, an appearance enhanced by the use of matching cobblestone flooring. This appealing sub-space or forecourt is edged on the south side by a very idiosyncratic building with an expressively complex articulation to an L shaped form in a loose combination of arts and crafts and neo-vernacular styling, while the single house on the east side is a more genuinely vernacular in its simple gabled form. Gaps between these buildings give connection to Red Dragon Yard, set behind the inn of the same name on Market Street, and through a narrow aperture onto the relatively narrow, linear urban square of **Horse Market**. This very appealingly scaled urban space is defined on four sides by tall masonry buildings directly edging the space, but it

never feels particularly constricted or claustrophobic. The buildings on the east side have similarly detailed, two and three storey fronts and a shared building line, while the west side is more complicated, with a building line showing a serried advancement towards the roadway in the longer range, and a not wholly convincing jettied upper storey with a pseudo half-timbered facade painted in black and white. One of the most distinctive and important aspects of Horse Market's visual appearance and character is the fact that, other than for the narrow tarmaced highway, it has retained an abundance of natural flooring materials in the form of cobbles, setts and flagstone paving to numerous aprons, kerbs and gutters, in front of and between the various buildings. This state of preservation is a key component of this fully enclosed urban space. The south end of the square has a street vista deflected by No 16, a three storey wing to Stoop House, but a further narrow gap between buildings in the south west corner gives access onto Back Lane.

6.2.16 **Back Lane** is a slightly sprawling and sinuous narrow tarmaced lane that probably marked the rear edge of the mediaeval linear plots behind Main Street. Today it threads, not unpleasantly, through a mixture of later C19th and C20th development, the majority of the latter being to the east of the lane and largely excluded from the conservation area. An important aspect of this narrow lane is the scope it gives for frequent glimpses into the narrow enclosed yards behind the buildings on the east side of Main Street. Buildings of various forms and scale are positioned sporadically along the lane's length, generally with a loose or informal relationship to the road, and orientated so that while some buildings actively define the shape of the street by engaging directly against its edge, others, on the east side, are positioned behind shallow front gardens with low stone walls, or within curious angled plots, to create a more varied and slightly less coherent character. A number of small sub spaces or junctions are formed along the lane. Some of these have attractive characteristics, such as the small triangular area at the junction with Salt Pie Lane, where a quirky building with a faceted end set within the narrow angle of the junction has a striking visual presence; while the acutely angled junction with Jingling Lane and Lonsdale Rise offers a very fine and visually appealing prospect of Jingling End, a fine, classically fronted C18th house, which is consciously slanted across its corner site to create an arresting impression from the south east. Others small areas, such as the east side of St Johns Church, where a wall has unfortunately been removed to create car parking spaces, and an ugly flat roofed concrete garage built; or the broad highways standard entrance into Lunefield Gardens, are rather mundane and visually disappointing elements. Cavendish Gardens is a modern terraced row with a stepped building line and a satisfactory design quality but the interface between the building and the lane appears suburban and out of character with the general context of the lane. The narrow and generally enclosed appearance of the lane disintegrates at the Old Joinery site, where the need for vehicular access into the curtilages of converted former workshop buildings creates a much more open character.

6.2.17 **Salt Pie Lane** is a narrow yard or passageway, especially at its west end on Main

Street, where it is little more than a narrow and very distinctive slot between building ends. For much of its length it is edged by two storey buildings, which have generally quite active ground floors, although occasional high garden walls, with tall shrubs and low specimen trees behind, are formed in some of the spaces between buildings. The lane has a slightly cranked form, which encourages exploration, and the floorscape was considerably enhanced in 2004 when a well-conceived scheme of small sandstone flags and side cobbles and cobbled gutters was introduced. New traditional lighting columns and lanterns were also incorporated to give a well-scaled lighting scheme. Following these works this lane now has delightful appearance that is of great visual interest.

6.2.18 **Jingling Lane** is a further narrow yard or passageway that runs arrow straight, eastwards from the south east corner of the Market Square. It is alternately edged by two storey masonry buildings and very tall stone property boundary walls to create a distinctive sense of physical enclosure. These various wall planes have intermittent doorways and domestic scaled window voids so that the lane has a modestly active appearance at ground level. The flooring is regrettably only tarmac for its whole length with a very slender footway at the west end. The western end gives a surprise entry point onto the formal open space of the Market Place, but while the east end offers an attractive view of Jingling End, the junction here is very undistinguished when looking south out of the conservation area.

6.2.19 **Chapel Lane** is a short narrow lane that runs from Main Street to connect with small modern sub space outside the library to the west. Its southern side is continuously edged by either tall masonry property walls, which form the backs of yards to tall properties on New Road; or the sides of buildings added to the rear of No 36 on Main Street. The north side is more visually interesting consisting of a number of small forecourts with stone flag floors, and private gardens edged by attractive modern metal railings, which enclose young trees and shrubs that are set between the backs and sides of converted barns and warehouse like outbuildings. The views into these small sub spaces are visually compelling. The appearance of the lane was further enhanced by a district council sponsored flooring and lighting scheme which was finished in 2003. The west end of the lane opens up onto a blander and more irregular space in front of the rather mundane looking extension to the public library, with its utilitarian access ramp and a parking forecourt laid in bland pink Tegular paviers. However, the small side garden and curving stone boundary wall to No 13 New Road are attractive features which provide much visual interest.

6.2.20 **Tram Lane** is a narrow lane that historically probably marked the western extent of the mediaeval rear yard plots on the west side of Main Street. The major built components on this narrow lane are laid out primarily along the east side of the lane in a mix of old and newer houses that represent mid and late C19th and later infilling of the rear plots. The west side offers a marked contrast by being predominantly quite open and relatively broad in scale, with views onto a bland public car park and informal children's play area edged with some trees, all separated from the lane by various masonry walls. This more open and informal land to the west is excluded from the conservation area. On the east side the

large barn at the north end and the later long extension to the south provide a well defined linear edge and a significant large physical 'bookend' to the finish of the lane. To the south the building line is initially solid and closely edges the lane, without pavements, but then becomes appreciably stepped before a modern void in the row allows vehicular access into the rear spaces to the west of Main street where some modern domestic infilling and conversions of outbuildings has occurred behind No.s 20 – 28. It also contains a surprise; a passage entry with arch within No 4 Tram Lane, which accesses a zigzagging path through a mixture of private rear gardens and hard surfaced yards that connects with Main Street between No.s 10 and 12. Tram lane then twists slightly to the east and narrows very markedly between buildings, those on the east being a good mixture of late C19th century neo-vernacular two storey houses; and those on the west side being modern and situated outside the conservation area. The lane then doglegs sharply to the west into an area of mid C20th, and much more recent housing, of mixed design quality, that is again outside the conservation area. The gardens to the east are irregularly shaped, delineated by low stone walls, and dotted with some quite substantial mature garden trees.

- 6.2.21 The **Church Yard, Cockpit Hill and Ruskin's View** are a sequence of interconnecting green or public spaces located on a broadly triangular platform of land that is situated immediately behind the solid urban edge of Market Street and which is circumscribed to the east by Fisherty Brow, a partly wooded steep bank that drops down precipitously to the western edge of the River Lune. At the northern point of this triangle is the Motte of Cockpit Hill, a now lamentably degraded earthwork remains, around which is located a recent churchyard extension, all enclosed by tall masonry walls. Running in the narrow strip between the east edge of this green space and the steep incline of Fisherty Brow is a tarmaced footpath that opens out onto a purpose made viewing platform at the beauty spot known as Ruskin's View. Backed by tall sandstone walls and fronted with simple metal railings and spaces for benches, this viewpoint offers a sweeping panorama that is now nationally famous thanks to a painting by J. M. Turner, and a fulsome description of its breathtaking visual qualities by John Ruskin who wrote *"I do not know in all my own country, still less in France or Italy, a place more naturally divine"*. This very important view takes in a broad prospect of distant fells from the Howgills to the left, through Middleton, Barbon and Casterton Fells, to Gragareth and Ingleborough hill to the far and distant right, while in the nearer valley bottom is a broad meander of the river Lune through lush meadows and around a distant Elizabethan farmstead group, which is now regrettably much diminished by modern agricultural sheds that are partly painted in wilfully incongruous colours. The viewpoint is an asset greatly cherished by townspeople and a significant reason for many people coming to visit Kirkby Lonsdale.
- 6.2.22 To the south, this footway enters the northern part of the **churchyard** between the very striking octagonal two storey gazebo, which provides a very significant landmark focus in views throughout this area; and the visually appealing Church Brow Cottage, set on slightly lower ground to the east. Immediately to the north of this cottage is an arrow straight sheer flight of 86 stone steps flanked by iron

railings that drop down between woodland towards the river. Built in 1819 and known as the Radical Steps, this feature is very important component of the public realm in this area. The churchyard has a wide sub-rectangular form that narrows, and is markedly encroached upon by the vicarage and its garden, at its northern end. This very pleasing, large green space is dominated by the magnificent sandstone medieval parish church and its tall four-stage bell tower that is situated in the southern half of the churchyard. The space is further distinguished by being edged by the tall backs of buildings arranged along Market Street, which form a very solid linear definition to the space at its south end, while Abbot's Brow and its tall garden wall form an equally significant sense of physical enclosure along part of the east side. The churchyard is home to very many fine gravestones, table tombs and various memorials, many of which are listed, and has a scattering of mostly small evergreen trees and some decorative shrubs within borders. Radiating outwards from the south west corner of the church is a series of pathways that cross the churchyard to connect with exits into the town, the one to the south being very memorably screened by a set of tall decorative wrought iron gates at the head of Church Street.

- 6.2.23 The **Old Auction Market**, accessed principally from the northeast corner of the Market Place, is a small sub-rectangular space that was formerly a bustling agricultural market almost entirely enclosed buildings by functional buildings including a warehouse, slaughterhouses and other ancillary structures. The majority of these buildings have been converted to new uses, not all entirely successfully in terms of the preservation their intrinsic character, and some new dwellings of low scale but rather weak design quality. The internal space is mostly laid out with tarmac for car parking and is generally mediocre in appearance.

### 6.3 CONSERVATION AREA APPRAISAL - ARCHITECTURAL QUALITY

- 6.3.1 Kirkby Lonsdale has a very rich architectural heritage based, for the most part, on late C18th to late C19th building forms and styles, but with a significant sub group of important mediaeval and early post mediaeval structures of great intrinsic value. The breadth of this quality is revealed by an examination of Map Appendix 1, which shows very clearly the preponderance of Listed buildings and unlisted buildings (those with a dark or mid green colour) that have been evaluated as contributing positively to the special architectural or historic interest of the conservation area. Of the 461 structures examined during the preparation of this appraisal some 128 (28%) are listed, while a further 198 unlisted buildings (43 %) are identified as being positive in their architectural expression. 70 buildings are considered to have a neutral affect and only 65 are deemed as having an adverse impact in terms of their appearance and design quality. This is a very high ratio of good buildings to poor and confirms the extremely distinguished architectural quality that the town possesses.

- 6.3.2 In the main streets the majority of buildings are shop or commercial premises with display windows to the ground floors and domestic accommodation or business premises on the upper stories. Retail frontages, shop display windows and signage are generally well proportioned and mostly in keeping with the scale and dimensions of their upper elevations, with only a few exceptions, while there is little in the way of brash corporate insignia and brand logo motifs that are today commonly found in much contemporary high street retailing. Unfortunately, the fitting of balloon or Dutch blinds is a recent trend in some streets, which has diminished the architectural quality of individual display windows while introducing a jarring appearance to the streetscape.
- 6.3.3 Beyond the central core, on streets such as Mitchelgate, Fairbank and New Road, commercial properties are the exception and dwellinghouse of various forms and scales tend to dominate the streetscape. Symmetry across frontages is a common pattern on buildings dating up to 1850, while after this date a more conspicuous asymmetry becomes commonplace on larger facades, often with a marked concatenation of linked forms or volumes to strikingly irregular building lines.
- 6.3.4 Material quality in the building fronts is varied but generally of a very high quality with much use of squared or ashlar limestone and sandstone, often with extensive use of rustication to quoins and ground floor bases, while storey and sill bands are very common. In the southern portion of Market Street painted stuccos are more prevalent and the colour schemes a little more audacious, although rarely to the detriment of the streetscape.
- 6.3.5 The local geology has had a significant impact on the distinctive appearance of buildings within the town. The grey limestones and the softer, warmer and more stratified flagstones are everywhere to be seen in the local field walls and barns, although the flagstones tend not to be suitable for more substantial structures. Sedimentary sand and gritstones of pale, buff or sometimes golden colour, which have been exposed by local faulting to the south of the town and extracted from small quarries such as those at Hutton Roof, Newton and Docker, are the source of the larger freestones to be found in the more substantial structures in the Conservation Area, including the parish church and near by Devil's Bridge. Limestone, however, prevails in Market Square and in some of the Victorian buildings at Town End, while many of the buildings along the south end of Main St are front faced with sand or gritstone but have limestone rubble on the sides and rear. River washed stone from the alluvial beds alongside the Lune as well as flagstones can be seen in the row of cottages at the bottom of Fairbank.
- 6.3.6 Generally the streets display a harmonious and visually pleasing traditional architecture, more often based on classical notions on symmetry and proportion, which utilise high quality materials and surface finishes.
- 6.3.7 Detrimental buildings tend mostly to be those erected in the second half of the C20th or are earlier buildings that have been subjected to particularly ill-conceived alterations or extensions, which have harmed their traditional appearance. Few buildings of disproportionate scale or uncharacteristic building materials are to be

encountered and the installation of modern PVCu windows and doors has so far not diminished the appearance of too many buildings.

**Table 1 - Listed Building Descriptions**

BECK HEAD

Address	Grade	Description
No. 1	II	C19 cottage. Two storeys. Rubble. Slate roof. One chimney. Window with plain reveals, sashed. Modern door. Included for group value with churchyard which it faces.
No.s 2 and 4 with barn attached at rear	II	Late C18 or early C19 house. Two storeys. Ashlar. Slate roof. Gable chimneys. Rusticated quoins, sill band first floor. Five bays. Windows with plain stone surrounds, sashed with all glazing bars. Doorway with Doric pilasters, entablature and pediment. Seven-panelled door, top half glazed. At rear barn. Rubble. Slate hipped roof. Round pitch-holes.
No. 3 and workshop at rear	II	C18. Two storeys. Pebbledashed. Slate roof. Two chimneys. Two windows, sashed with all glazing bars. Ground floor has two small rectangular bays. Doorway with plain reveal. Panelled door glazed at top. At rear workshop abutting on churchyard. Three storeys. Rubble. Slate roof. First floor entry from yard up stone steps.
No. 5	II	Early C19. Three storeys. Rendered. Slate roof. One chimney. Chamfered rusticated quoins. Sill band first floor. Two sash windows with sills and plain reveals. Doorway plain stone surround. Panelled door, top glazed.
Fountain House No. 8 (formerly listed as No.s 6 and 8 (Fountain House))	II	Mid C18 house. Two storeys. Stucco with stone dressings. Slate roof. Five bay symmetrical composition. Plinth. Chamfered rusticated quoins. Modillion cornice with blocking course. Windows with plain stone surrounds and sashes without glazing bars. Doorway has three-quarter Ionic columns, pulvinated frieze, modillion cornice and pediment. Six panel door. Rectangular fanlight. Low stone wall across front with small stone gatepiers from which springs wrought iron arch. The rear is of rubble, with quoins and kneelers. Windows with plain stone surrounds, sashed with all glazing bars. Large staircase window with plain surround, its lower half sashed with all glazing bars, upper half a fixed Gothick head considerably wider than the jambs with intersecting glazing bars. To left of this small staircase window with glazing bars lights back stairs. Plain doorway with four panel door, top glazed.

BRIDGE BROW

Address	Grade	Description
Devil's Bridge	I	C15 or early C16. Ashlar and dressed stone. Bridge of three unequal segmental arches, each with four ribs and three chamfers. Two piers with cutwaters which are chamfered back to semi-octagonal refuges at level of roadway. One string. Solid parapet. At Casterton end the remains of sundial, with raised lettering " .. n Constabl C ... Lonsdale War .." "Feare God honer the .. 1673". Once carried the road from Kendal to Skipton, but replaced in 1930s by new bridge 150 m to south. One of finest medieval bridges in England. (RCHM). Scheduled Ancient Monument.

CHAPEL LANE

Address	Grade	Description
Rose Cottage	II	C18. Two storeys. Rubble. Concrete tile roof. Two chimneys. Two windows with plain reveals, sashed with all glazing bars. Four panel door, two raised and fielded, two glazed. Interior. Exposed beams and joists. Front room has frame of fitted cupboard with fluted pilasters to right of fireplace. Four flight closed string dogleg stair with square newels, turned balusters and simple hand rail.
Library	II	1820. Former Sandemanian chapel. Two storeys on east, one on west. Coursed rubble. Slate roof. Two chimneys. Quoins. Gable ends blind but to each side three windows with round heads. Plain stone surrounds, keystones and impost blocks. Two on east site retain glazing bars. Similar doorway to Chapel Lane now concealed by C20 porch. Radiating fanlight. Door of six raised and fielded panels. Ground floor on east



Address	Grade	Description
		has two sashes and two doors of six raised and fielded panels.

## CHURCH STREET

Address	Grade	Description
No. 4	II	C18 or C19. Two storeys. Rubble. Slate roof. Windows with sills, sashed. Modern door.
No.s 2, 6, 8 and 10 (Cherkeby Cottages)	II	C18 or C19. Three storeys. Rubble. Slate roof. Three chimneys. Some quoins. Windows with thin stone surrounds and sills, sashed. Modern doors. See Under No 4 Market Street.
Churchyard Gates	II	Triple wrought iron gateway with two ornate pillars and central arch bearing letters and date "W.J.1823". Gates said to be early C20.

## FAIRBANK

Address	Grade	Description
No. 1	II	Includes No 2 Vicarage Lane C18 cottage. Two storeys. Rubble. Slate roof. One chimney. Quoins. Two windows with sills and plain reveals, sashed. Doorway with wooden lintel. Modern door. On gable end (No 2 Vicarage Lane) gabled porch with seats, roofed in slate. Exposed beams and joists visible on ground floor.
No. 3	II	C18 cottage, originally two. Two storeys. Rubble. Slate roof. Two chimneys. Quoins. Coping and kneelers to gable ends. Two windows with sills and plain reveals, sashed. Thin stone surround to doorway. Two blocked windows on first floor. Blocked doorway.
The Courtyard (No.s 5 and 7)	II	1811. Large house planned symmetrically in four bays around yard entrance. Three storeys. Coursed rubble. Slate roof. Gable chimneys. Quoins. Cement plinth to No 7. Windows with plain stone surrounds. Those to second floor of No 5 altered to gabled half-dormers with barge boards. Sashed with all glazing bars except second floor No 7. Outer door to No 5, within archway, of two leaves with three raised and fielded panels each. Inner door of six sunk panels. Reveal to doorway of No 7 has single roll moulding on aris. Similar inner door. Interior No 5. Large stone open well stair with stick balusters and continuous mahogany rail. Collar roof of sawn timbers with date "1811" cut into rafter. Lower range at back of No 5, probably older. Studded plank door. Built 1807-11 by Alexander Nowell as his house until Underley Hall was built (Annals).
Fleece Inn, No. 9	II	C18 inn. Three storeys. Plastered. Slate roof. Two chimneys. Plinth. Two windows with sills and plain reveals. Box sashes with all glazing bars. Plain doorway with modern door. Inside on ground floor exposed beams and large corbelled chimneypiece with moulded cornice.
No. 11	II	Early C19. Three storeys. Rubble. Slate roof. One window, with sills and thin stone surrounds, sashed with all glazing bars except second floor. Doorway has stone three-quarter Doric columns and entablature. Six panel door.
No. 13	II	Early C19. Three storeys. Rubble. Slate roof. One chimney. One window with sills and plain stone surrounds, box sashed with all glazing bars. Doorway has wooden Doric pilasters and entablature. Four panel door, two glazed and two raised and fielded.
No. 15	II	Early C19. Three storeys. Rubble. Slate roof. One window with sills and thin stone surrounds, sashed with all glazing bars. Doorway formerly in gable end, now at rear. Rounded corner between Fairbank and yard is formed of large blocks said to have come from pillar removed from church in 1806 (Annals, RCHM).
No.s 17 and 19	II	Early to mid C19. Two storeys. Tudor Gothic. No 17 faces street. Four bay facade of which outer two break forward slightly and are gabled. Rubble. Slate roof. One chimney. Plinth. Four windows of three lights. Labels with circular stops. Doorway in third bay with triangular head under square label. Studded door of stiles and planks. No 19 has a facade to forecourt of The Gables. Pebbledashed. Slate roof. Two chimneys. Three bays with two ends breaking forward, gabled as No 17. Windows and door similar, but windows to first floor of two lights.
The Gables	II	1825 and 1866 Tudor House. The part nearest Fairbank has date stone "ACN 1825" and

Address	Grade	Description
		is a symmetrical three bay composition. Pebbledashed. Slate roof. Two large chimneys. Two storey porch with triangular gable and deep kneelers supporting three finials. Shaped right hand end gable with similar details. Three light windows, all with chamfered surrounds and mullions, those on ground floor having transom and label with round stops. Tudor doorway with label and studded door. Large addition to left, 1866. Ashlar. Slate roof, three chimneys. Shaped gable breaks forward to right, and one storey gabled porch in centre. Details similar to earlier block. All windows of two lights with one transom except ground floor right, of three lights. Similar details to rear. Formerly the Estate Agent's House of the Underley Estate. The disused drive from Underley Hall passes between The Gables and Abbeyfield Lodge opposite. (Annals).
Stables to south-east at The Gables	II	1866 (datestone). Ashlar. Slate roof. Gables with kneelers. Chamfered slit windows. Included for group value.
Abbeyfield Lodge	II	1825 (datestone). Lodge. Two storeys. Ashlar. Slate roof. One chimney. Two shaped gables. Clasp buttresses ending in spear shaped finials. Details similar to The Gables, opposite. Formerly the town lodge of Underley Hall, whose disused drive passes between The Gables and Abbeyfield Lodge. (Annals).
Fairbank Cottage and wall between Fairbank Cottage and No 4 Fairbank	II	Small late C18 house. Two storeys. Rubble. Slate roof. Two chimneys. Symmetrical three bay composition. Quoins, string, coping to gables. Windows with plain stone surrounds, sashed with all glazing bars. Late C19 semi-octagonal porch of stone with pediment over doorway. Six panel door of which upper four glazed. Wings each of one bay with similar details. High wall with yard entrance connects with No 4 Fairbank.
No.s 4 and 6	II	Pair of late C18 or early C19 houses. Three storeys. Rubble. Slate roof. Three chimneys. Quoins. Two windows to each house with plain reveals, sashed. Both doors of six panels with upper four glazed. No 6 has hood on consoles.
No.s 8 and 12	II	Two mid C19 cottages. Two storeys. Rubble. Slate roof. One chimney. Windows with plain reveals, those to No 8 sashed, those to No 12 with casements. Doors similar to No 4. Flat stone hoods on cut consoles.
No.s 14 and 16	II	Two mid C19 cottages. Two storeys. Rubble. Slate roof. One chimney. Casement windows. Later C19 wooden gabled hoods over doors. Six panel doors.
No. 18 and smithy	II	Mid C19 cottage. Two storeys. Rubble. Slate roof. One chimney. Casement windows. Smithy attached right hand side. Similar details.
Gatepiers to Cemetery north of Cockpit Hill	II	Probably C18. Ashlar. Square piers with chamfered rustication, cornice and urn with delicate gadrooning. Belonged to Town End House until 1949.

## HORSE MARKET

Address	Grade	Description
No. 2	II	C18 cottage. Two storeys. Rubble. Slate roof. One chimney. Two windows to Mill Brow. Those to Horse Market with chamfered stone surrounds. Corbelled chimneypiece on ground floor.
No. 4	II	1797 small house. Two storeys. Ashlar. Slate roof. Two chimneys. Symmetrical three bay composition. Plinth, rusticated quoins, sill band. Windows with plain stone surrounds, sashed with all glazing bars. Doorway with plain stone surround, inscribed 1797 on lintel, and cornice. Door of six raised and fielded panels. Sides and back of coursed rubble. Stair window at back with glazing bars.
No.s 6 and 8	II	Pair of late C18 or early C19 cottages. Two storeys. Coursed rubble. Slate roof. One chimney to No 8. Plinth. Windows with plain stone surrounds. Those to No 8 sashed with all glazing bars. Plain stone surrounds to three doorways in line, the central one passage entrance. Modern doors. No 6 has been completely altered at back.
No.s 10 and 12	II	Pair of late C18 or early C19 cottages. Two storeys. Coursed rubble. Slate roof. One chimney. Plinth. Quoins to left hand side. Windows with plain stone surrounds, modern casements. Doorways at sides with plain stone surrounds. Modern doors.
No.s 14 and 16	II	C18 or early C19. Three storeys. Rubble. Slate roof. Two chimneys. Quoins. Windows with plain reveals, sashed, most with all glazing bars.

### JINGLING LANE

Address	Grade	Description
Jingling End	II	House, 1829. Two storeys. Ashlar. Slate roof. Central chimney. Symmetrical, three bay composition. Chamfered rusticated quoins. Plinth, string, wooden eaves cornice. Windows with sills and plain reveals, sashed with all (and marginal) glazing bars. Doorway has plain reveals but set in wide blank round arch with heavy unmoulded label ending in pendants. Trellis porch circumscribed by label. Elaborate door of six raised and fielded panels, the bottom two circular, with Greek key on lock rail. Back of slobbered rubble. Hipped slate roof spreading from chimney stack. Quoins and eaves cornice as at front. Six panel door, top two glazed. At left hand side later C19 extension. Two storeys. Central gabled break over coupled round-headed window with transom. Built for Thomas Garnett (Annals).

### KEARSTWICK ROAD

Address	Grade	Description
High Moorgate	II	C19 (after 1859). Range of four attached houses. Rubble. Slate roof. Four chimneys. Symmetrical composition with three short gabled projections. Dressed quoins. Bargeboards to gables and dormers. Windows with flush dressed surrounds, sills and unmoulded labels. All glazed with lattice paned casements. Plain doorways with lean-to slate hoods on wooden brackets. First and second doors from left modern, third and fourth of planks. Included for group value.
Low Moorgate	II	C19 (after 1859). Range of four attached houses treated similarly to High Moorgate, but simpler composition breaking forward at ends with gables. Rubble. Slate roof. Three chimneys. Hipped hoods to doorways. Plank doors. Rubble wall to road with dressed coping. Included for group value.

### MAIN STREET

Address	Grade	Description
Summerhouse to south of Green Close	II	1668. Consists chiefly of front wall of former church porch. Ashlar. Slate roof. Gable with kneelers. Shallow rustication to impost band. Moulded segmental entrance arch with keystone, moulded jambs and impost band. Removed to present position 1866. (Annals).
Town End House and The Courts (formerly listed as Town End House with gatepiers attached at left hand side)	II	1777. Two storeys and basement. Ashlar. Slate roof. Three chimneys. Symmetrical five bay composition with a sixth bay added in the same style at left hand end. Rustication, vermiculated to basement lintels then banded to ground floor sills. Two strings and modillion cornice. Rainwater heads with "R.G. 1777" for Richard Gathorne. Windows with sills and plain reveals, sashed with all glazing bars. Fourth window of first floor, tripartite, forms canted bay carried on two Doric columns over doorway. Six panel door. Across front wrought iron railings on stone plinth with some urn finials. Extension to left hand side, after 1870. Two storeys but lower and lacking cornice. One chimney. One window. Back is of rubble. Two storey semi-circular bay with eaves cornice. Windows with plain stone surrounds, sashed. Those to bay tripartite. Tall stair window with glazing bars. Modern door. Walls of cottages previously on site said to survive in basement. Adjoining house on left hand side two sandstone gatepiers with chamfered rustication and ball finials.
No. 10	II	Early C19 house. Two storeys. Ashlar with rubble plinth. Slate roof. One chimney. Two sill bands and plain frieze. Two windows on ground floor (left hand side coupled) three on first floor (outer two coupled) with plain surrounds, sashed with

Address	Grade	Description
		all glazing bars. Central doorway with plain surround and open pediment on cut consoles. Door of six sunk octagonal panels, top two glazed. Doorway to passage right hand side with plain surround.
No.s 16 and 16a	II	1765 on lintel. Two and a half storeys. Symmetrical three bay house with later single bay at right hand side, now all stuccoed. Slate roof with two gabled dormers. One chimney. Rusticated quoins only to No 16 but cornice and blocking course right across. Windows with sills and plain reveals, sashed with all glazing bars except ground floor right hand side. Central doorway with chamfered surround, later Doric pilasters and crude entablature. Six panel door. Rectangular fanlight. At back added two storey semicircular bay with flat lead roof and curved sashes.
No. 18	II	Pair of late C18 houses now shops. Three storeys. Ashlar. Slate roof. Gable chimneys. Chamfered rusticated quoins to left hand side only. First floor sill band. Four windows to first floor, middle two coupled. Three to second floor. All with sills and plain reveals, sashed with all glazing bars. Two C19 shopfronts with flanking Doric pilasters and cornice, retaining sashes to right hand side. One doorway with modern door (the other blocked). Rectangular fanlight with glazing bars.
No.s 20 and 22	II	Early C19 front on probably older house. Three storeys. Ashlar. Slate roof. One chimney. Rusticated quoins. Gable with flat coping. Sill bands to upper floors. Three windows on ground floor (right hand one said to be recent), one coupled window on first floor, one coupled round headed window on second floor, all with plain stone surrounds and sashed. Doorway to left hand side with plain stone surround, the inside corners bevelled. Six panel door and fanlight with vertical glazing bars.
Royal Hotel, No. 30	II	Mid C18 inn, altered C19, incorporating a C17 house behind. Three storeys. Ashlar. Slate roof. Two chimneys. Chamfered rustication to ground floor. First floor sill band, dentil and modillion cornice and blocking course. Symmetrical facade to Main Street of five bays. Windows with sills and plain reveals, rustication splayed over those on ground floor. Sashed with all glazing bars. Central window first floor elongated downwards with small semicircular wrought iron balcony. Over this window mid C19 painted tablet with "Royal Hotel" framed by triglyphs and mutules. Porch with two Ionic columns and corresponding pilasters on wall, pulvinated frieze, modillion cornice and pediment. Extension to right hand side before 1855. Three storeys. Coursed rubble. One bay to Main Street, five to New Road. Corner rounded. Eaves cornice. Windows with plain stone surrounds, sashed with all glazing bars. Doorway to New Road with open pediment on consoles. In yard behind, older part retains one moulded lintel to second floor window. C17 doorway (now window) with moulded jambs and lintel enriched with curvilinear moulding and rosettes. Other windows box sashed with all glazing bars. Part of the building was formerly a private residence called Jackson Hall. This became the Rose and Crown Inn, but New Road was driven across the northern part of the property after a fire in 1820. A visit of Queen Adelaide in 1840 occasioned the change of name and probably the additions. (Annals).
No.s 32 and 34	II	Probably C18. Two storeys. Pebbledash. Slate roof. Two sashes with all glazing bars and one fixed window. Door of six raised and fielded panels. Yard entrance at left hand side with exposed chamfered beams to ceiling. See No 1 New Road.
No. 36a	II	Probably C18 but may be older. Two storeys. Pebbledash. Slate roof. Sash window. Altered C19 shopfront and modern door. On elevation to Chapel Lane remains of chimney carried at first floor level on shallow timber corbels and beams.
No.s 40, 42A, 42B and 44	II	C17 or C18 building with C19 facade. Three Storeys. Plastered. Slate roof. One chimney to No 40, two to No 44. Four sash windows to each storey, all previously with sills but plain reveals. Those to No 44 now have moulded architraves. One storey gabled stone forebuilding to No 40, slate roofed. Doorway and shop window with plain surrounds. No 44 has late C19 or early C20 shopfront with continuous wooden entablature and wooden colonnettes. Modern door. Central passageway retains a moulded jamb and lintel of early C18. No 44 extends back along cobbled yard with first floor entry (wooden steps renewed) and adjoins 42A and 42B which are of rubble, derelict until recently and entirely modern inside.
No.s 48, 50 and 52	II	Early C19 shops with older buildings behind. Two and a half storeys. Plastered. Slate roof. Three chimneys. Banded rustication to ground floor. Windows with plain surrounds, sashed with all glazing bars. Shopfront to No 48 with Doric pilasters but modern glazing. No 52 retains only cornice and right hand pilaster of similar front. Rubble range runs back, probably earlier but lacking datable features.

Address	Grade	Description
No.s 54 and 56	II	C17. Two storeys. Pebbledash over rubble. Slate roof. Two chimneys. Passage to yard left hand side. Ground floor has modern windows and doors. First floor has one small two light window with chamfered mullion (now blocked). The other windows with plain reveals and modern casements, that on right hand side with single un moulded mullion. At rear a gabled wing runs back. On first floor this has two windows with wooden mullion and transom and leaded casements. Formerly the Wheat sheaf Inn. (Annals).
No. 58	II	Early C19 front on older building. Three storeys. Ashlar. Slate roof. Two chimneys. Plinth, one string, sill band and cornice. Three bays. Windows with sills and plain reveals, sashed with all glazing bars. Ground floor has a double shopfront with Doric pilasters and cornice. C19 lettering on glass in frieze. Doorway framed by stone Doric pilasters and pediment. Modern door. Built by Richard Toulmin North, owner of Thurland Castle, Lancashire, on the site of some cottages demolished in 1780. (Annals).
No 62, The Cottage behind No 62. (Formerly Listed as No 60). No 64 and No 66. (Formerly Listed as Nos 60, 62, 64, 66 and 68).	II	Early C19. Three storeys. Unified five bay composition. The central bay breaks forward slightly over archway and contains blind arch which encloses windows of both upper storeys. Ashlar, smooth within blind arch only, the rest chisel-drafted. Slate roof. Two chimneys. Windows with plain reveals, sashed. Central window of first floor has cornice carried on consoles with guttae. This and the windows to Nos 62 and 64 retain all glazing bars. No 62 has wooden shopfront with Corinthian pilasters. Modern door and glazing. Six panel inner door. No 64 has wooden shopfront with Corinthian pilasters. Four panel door, top two glazed. Side door under archway with quoins to jambs and round head. Six panel door, fanlight with intersecting tracery. No 66/68 has modern bank front to ground floor and doorway in passage now window) once similar to No 64. Two leaf door to passageway with semicircular head, panelled to waist height and open with close-set stiles above. Attached behind No 62 two storey cottage. Rubble. Slate roof. Two chimneys. Windows sashed with all glazing bars. Plank door. Built by Richard Toulmin North, owner of Thurland Castle, Lancashire, on the site of some cottages demolished in 1780. (Annals).
Milestone immediately south-east of Town End House	II	C18 or early C19. Triangular. Inscribed "London 250/Settle 17/Clapham 11/ Ingleton 7".
No 9, garden wall and gate piers fronting road immediately to north	II	Later circa 1800 early C19 house. Three storeys. Ashlar. Slate roof. Two chimneys. Three bays to yard, one under gable to street. Chamfered rusticated quoins. Plinth. Two lintel bands. Coved cornice carried all round. All windows with plain surrounds except blind central window on first floor which is round headed with triple keystone. This is repeated on second floor of gable end where it interrupts cornice at impost level. One doorway to yard, another now blocked in gable end, both with plain surrounds. Windows sashed, with all glazing bars except ground floor. Four panel door with rectangular fanlight. At rear similar treatment. Two staircase windows carried from near ground to cornice, with all glazing bars. Four panel door and rectangular fanlight. Garden wall attached at rear with small rusticated gatepiers. Mid C19 extension to No 9. Three storeys. Rubble. Slate roof. One chimney. Eaves cornice. Large elliptical arched recess rises through two storeys, sheltering outside stone stair to first floor entry. Stone surrounds to windows, sashed with all glazing bars. Carriage entrance with elliptical arched head now blocked.
No.s 11 and 13	II	Early C19 pair of shops. Three storeys. Squared rubble. Slate roof. Two chimneys. Four windows with sills and flush lintels, sashed with all glazing bars. Shopfront to each with wooden Doric pilasters and cornice. No 11 has modern door and glazing, No 13 glazing bars and a door of six raised and fielded panels.
No.s 17 and 19	II	Early C19 pair. Three storeys. Squared rubble. Slate roof. Three windows treated like No 11. One chimney. Three linked doorways, the two on right under common cornice of shopfront to No 17 and with flanking Doric pilasters. One six panel door with rectangular fanlight over. No 19 has recent ground floor window probably replacing shop window. Plain surround to doorway. Door of six raised and fielded panels.
No.s 21 and 23	II	Early C19 pair. Three storeys. Squared rubble. Slate roof. One chimney. Three windows treated like No 11, but central window on each upper floor is blind with painted glazing bars. Ground floor windows a recent alteration. No 21 has modern

Address	Grade	Description
		door. No 23 has door of six raised and fielded panels.
No. 25	II	C19. Three storeys. Rubble. Slate roof. One chimney. One window with thin stone surround, sill and flush lintel. Sashed except shop window which has plate glass. Included for group value.
No.s 29 and 31 (formerly listed as No 29)	II	Mid C18. Two storeys. Symmetrical three bay composition. Plastered. Slate roof. Two chimneys. Plinth, quoins and cornice. Windows and doorway all have a cyma moulding on the reveal. The outer windows are tripartite with large central lights, the mullions moulded as above. Ground floor glazing is modern but the larger lights of first floor retain sashes with all glazing bars. Three panel door. Extension to left hand side, No 31. Two storeys. One bay. Plastered. Slate roof. Cornice carried over. Ground floor altered. First floor window recently widened but sashed with all glazing bars.
Snooty Fox Tavern, No. 33, (formerly listed as The Green Dragon Hotel)	II	Late C17 or early C18 inn. Three storeys. Plastered. Slate roof. Four chimneys. Plinth and rusticated quoins. Windows with sills and plain reveals. Two on ground floor coupled. All but left hand ground floor sashed with all glazing bars, though two on second floor were until recently blind. Doorway with wooden architrave which formally had consoled hood over. Six panel door. Passageway to right hand side with segmental chamfered head recently closed off. Formerly the Green Dragon and one of the principal inns, with an Assembly Room in the demolished outbuildings.
No. 35	II	C18 or early C19. Three storeys. Plastered. Slate roof. One chimney. Two windows with sills and thin surrounds, sashed with no glazing bars. Shopfront with incised composite pilasters and entablature. Glazing and door modern.
No. 37	II	C18 or early C19. Two and a half storeys. Plastered. Slate roof. One chimney. Plinth. One window with sill and plain surround, gabled dormer window, both sashed with all glazing bars. Modern shopfront. Exposed beam visible on ground floor inside. To Salt Pie Lane at rear of building six panel door with consoled hood.
No. 39	II	Early C19. Three storeys. Rubble. Slate roof. One chimney. Quoins. One window with sill and plain surround, only that to second floor sashed. Shopfront with coupled flanking Doric pilasters and cornice. Modern door. Modern glazing to shopfront and first floor, with glazing bars.
No. 41	II	C18. Two storeys. Rubble. Slate roof. One chimney. Yard entry to left hand side with segmental head and spur stones. Two sash windows with sills. Shopfront with flanking Doric pilasters but modern glazing and door. Exposed beam to ground floor ceiling inside.
No. 45	II	Mid C19. Two and a half storeys. Stucco. Slate roof. Two chimneys. Cornice. Two windows, sashed. Those to first floor with surrounds, sills and flattened pediments, those to attic storey with surrounds and sills but segmental cornice above roofline. Shopfront with Doric pilasters and entablature. Segmental arches in windows. Modern doors. Segmental headed fanlight.
No.s 47 and 49	II	C18 or early C19 facade on older building. Three and a half storeys. Plastered. Slate roof. One chimney. Three windows with moulded sills and architraves, sashed with all glazing bars. Flat roofed continuous attic dormer. Yard entrance to left hand side with segmental head. At rear, No 49, two storey range along yard. Rubble. Slate roof. Windows sashed with all glazing bars. With No 51 this building formed part of the Wheat Sheaf Inn, the chief inn of the town until early C19. (Annals).
No. 51	II	C18 or early C19. Three and a half storeys. Plastered. Slate roof. One chimney. Two sash windows with sills and moulded architraves. Those to first floor also have cornices on consoles. One flat-roofed dormer. Shopfront retains flanking pilasters and cornice. Three panel door, top glazed. Two storey range runs back along yard. Rubble. Windows sashed with all glazing bars.
National Westminster Bank, No. 55. (Formerly listed as No 55 (District Bank) and Bank House)	II	Mid C19. Two storeys and attic. Classical. Ashlar. Slate roof. Seven bay facade with pedimented break forward in fourth and fifth bays. Four chimneys with setbacks. Banded rustication to ground floor. Plinth, first floor sill band, entablature and blocking course. Sunk plain surrounds to ground floor windows with deeper sunk panels under. First floor windows have single roll on arris. All windows sashed with all glazing bars except left hand side ground floor, sashed, and bays four to seven, modern fixed. Doorways in third bay and in centre of break with cornices on elaborate consoles. Four panel doors. Rectangular fanlights. Hipped stone dormer with slate hung cheeks.

Address	Grade	Description
No. 57	II	C19. Three storeys. Plastered. Slate roof. One chimney. Stone plinth. Two windows, sashed with vertical glazing bars. Shopfront with flanking Doric pilasters. Four panel door, top two glazed.
Red Dragon Hotel, No. 59	II	C17 or early C18, altered C19. Two and a half storeys. Rendered. Slate roof. Two chimneys. Wooden eaves cornice. Two windows with plain surrounds, all coupled. Those to the ground floor sashed, to first floor sashed with all glazing bars. Continuous dormer with three groups of three lights. Doorway with fluted pilasters and entablature, on which is an oval cartouche apparently dated 1830 but painted over. Door of nine raised and fielded panels.
No.s 63 and 65	II	C19 facade on C18 building. Three storeys. Plastered. Slate roof. Two chimneys. No 63 has banded rustication, No 65 rustication. Two windows to each floor of each house except first floor No 65, one coupled. Sashed, with sills and plain reveals. Modern ground floor facades. In passage at right hand side small window with splayed reveal. Facade at rear (to Red Dragon Yard) gabled with one chimney. Windows of No 65 sashed with all glazing bars. Stone porch to back door of No 65 with Doric columns, pilasters and entablature.
No. 67	II	C18 or C19. Three storeys. Plastered. Slate roof. Rustication. One window with sill and plain reveals, sashed. Modern ground floor facade. Included for group value.
No. 69 and adjoining range along Mill Brow	II	Mid C19 shop. Three storeys. Ashlar. Slate roof. One chimney. Chamfered rusticated quoins. Wooden cornice. Three windows with sills and plain surrounds, sashed. Double shopfront with Doric pilasters. Modern door. Rubble extension runs back containing former stable between Mill Brow and Red Dragon Yard, and including the former No 1 Mill Brow. Three storeys. Two bays. Windows sashed with all glazing bars except right hand side ground floor which is fixed. Four panel door.

## MARKET SQUARE

Address	Grade	Description
No.s 1, 3, 5, 7, 9, 13 and 15	II	1822. Three storeys. Each house of two bays. Squared coursed watershot rubble. Windows mostly with sills and flush lintels. Doorways with plain surrounds. No 1. Facade to Market Square has early C19 shopfront with bow windows and entablature. To Main Street later shopfront with flanking Doric pilasters and cornice. Modern door. Sashes. No 3. Early C19 shopfront, bowed but with flat modern glazing. Six panel door, of which top four panels glazed. Sashes. No 5. Early C19 shopfront with flat modern glazing but bowed entablature supported by reeded Doric three-quarter columns. Sashes. Modern door. No 7. Early C19 bowed shopfront with modern glazing bars. Entablature carried on reeded Doric three-quarter columns. Sashes. Modern door. No 9. First floor sill band. Early C19 shopfront, bowed with all glazing bars. Entablature and reeded Doric half columns supported on consoles. Sashes. Modern door. No 13. Sashes. Six panel door with rectangular fanlight. Yard entrance to right hand side with segmental head. No 15. Sashes with all glazing bars. Five panel door, top glazed. Built in 1822 by the Earl of Lonsdale on the former garden of what is now the Royal Hotel. (Annals).
No. 2	II	Early C19. Two storeys. Squared coursed watershot rubble. Slate roof. Windows similar to No 1 Market Square except to Main Street where plain stone surround. On rounded corner to Main Street doorcase with Doric pilasters and double shopfront in keeping. Door of two curved leaves each of two panels, the upper glazed.
Trustee Savings Bank, No. 6	II	1847 by Thompson and Webster of Kendal. Two storeys. Ashlar, rusticated ground floor. Slate hipped roof. Three chimneys. String, frieze, and eaves cornice. Three bay symmetrical facade to Market Square. Central bay breaks forward slightly carrying open pediment and stone bellcote. Second floor framed by coupled Doric pilasters, repeated on the return. Windows with architraves, sashed with all glazing bars. Central window first floor of two round headed lights sunk within round headed frame with single roll on aris. Ground floor windows have cornices on moulded consoles. Front doorway with architraves is protected by enclosed porch. Porch is enriched with coupled Doric pilasters which support an entablature with a continuous

Address	Grade	Description
		moulding of guttae, above which stands the contemporary relief inscription "SAVINGS BANK. Front porch pierced by round arch with roll moulding, keystone carved as console, paterae in spandrels. Sides of porch treated similarly. Above cornice coupled dies enclose cast iron balcony. Bellcote has round headed opening and consoled open pediment. The sides and back of the building are of rough coursed stone and rubble. They continue the eaves cornice with central open pediment. The back has round headed staircase window sashed with all glazing bars. Two stone piers of former forecourt walls survive but wall itself altered.
Market Cross	II	1905. Tudor Gothic. Octagonal stone canopy with low pyramidal slate roof. Eight equal arches with leaf enrichment in spandrels, four blocked with low parapets. Each pier buttressed with two setbacks and topped by an obelisk and ball. Round headed niches in each buttress. Parapet embattled. Large stone cross at apex of roof. Inside shallow stone rib vault supported on engaged colonnettes. Inscription on frieze in raised Gothic script: "This Market Cross was presented to the town by the Rev J.W.Davies D.D. Vicar of Kirkby-Lonsdale from 1889 to 1908. 1905".

## MARKET STREET

Address	Grade	Description
No. 1	II	Mid C19. Three storeys. Rubble, rendered to street. Slate roof. One chimney. Two sash windows with plain stone surrounds and sills. Plain surround to doorway. Modern eight panel door. Included for group value.
No.s 5, 7 and 9	II	C16 or early C17 inn, refaced C18, now three properties. Three storeys. Rubble, Nos 5 and 7 plastered. Slate roof. Five chimneys. Irregular facade of four gabled bays to street with addition to right hand side over yard entrance. Quoins to left hand side. Third bay is narrower than the others and has windows with sills and plain reveals. The others have windows with plain stone surrounds, tripartite to first and fourth bays, coupled to second bay. Those to No 7 sashed, to Nos 5 and 9 sashed with all glazing bars. All three gables have Docletian windows with ogee glazing bars. No 7 has a doorway with wooden Doric pilasters and entablature. Heavily studded plank door. Doorways to Nos 5 and 9 have plain stone surrounds and modern doors. No 9 has C19 shop window with plain surround and cornice. Modern glazing. End wall left hand side (facing east) has on first floor one three light stone window with chamfered surround and mullions. At rear one four light window with moulded mullions and round heads to lights, probably C19, recently inserted on ground floor of No 7 and said to have come from a church at Skerton near Lancaster. In gable of No 9 one wooden three light window. Although an inn since C17, this group was built as the manor house of the town, with a recessed centre and wings. It has suffered severely since 1934 when RCHM reported two five light windows at rear and a moulded C17 ceiling. (Annals, RCHM).
No. 11	II	Early C19. Three storeys. Rubble. Slate roof. One chimney. Four windows with thin stone surrounds, sashed. Yard entrance to left hand side with segmental head. Remains of C19 shopfront with Doric pilasters, cornice and acanthus enrichment over pilasters. Modern door.
No. 13/15	II	C19. Three storeys. Rubble. Slate roof. One chimney. Windows with plain stone surrounds, one coupled, all sashed. Shopfront with Doric pilasters and cornice. Modern door.
Market House, No. 17	II	1854 by Miles Thompson of Kendal. Symmetrical faceted composition of nine bays which turn the corner of Main Street and Market Street. Two storeys. Ashlar. Slate roof. Plinth of rugged rustication, then chamfered rustication to ground floor. Two impost bands. Cornice. Panel above cornice over central bay with date flanked by scrolls. Ground floor consists of an arcade of which all arches are now windows except the central arch, which has wrought iron gates. Glazing recent. First floor windows are round headed and have sunk panels under. Sashed with all glazing bars. Market hall runs back behind, rubble with blind arcade. Interior has some cast iron columns but is much altered and subdivided. Built by subscription as a Mechanics' Institute, library and county court as well as a market house.
No. 2	II	Mid C19. Two and a half storeys. Plastered with stone plinth. Slate roof. One chimney. Gable with bargeboards and pendant at apex. Two windows with sills and



Address	Grade	Description
		moulded architraves, sashed. Similar window in gable but basket-headed. Double shopfront with flanking Doric pilasters and frieze. Large sash to left hand side, colonnettes to right hand side. Basket-headed two-leaved door with glazed upper panels.
No. 4	II	Includes No 2 Church Street. C18. Three storeys. Rubble. Slate roof. One chimney. Stone plinth. Quoins. Windows with thin stone surrounds, sills and flush lintels. Sashed with all glazing bars. Two octagonal stone pillars now incorporated into C19 shopfront with moulded wooden reveals. Modern door. Inside at rear (former No 2 Church Street) corbelled fireplace with cornice. Heavy exposed beams and joists.
Sun Inn (No. 6) and block to rear now part of Sun Inn (formerly listed as No. 10 house at rear of Sun Inn under Church Street)	II	C17 inn with C18 block at rear together forming the whole east side of Church Street. Two storeys rising to three at rear. Rubble. Slate roof. Two chimneys. Gable to Market Street, under which first floor projects over pavement, carried on three roughly squared stove piers with abaci. Windows with thin stone surrounds and sills, sashed, except to Market Street where plain stone surrounds. On ground floor wooden architrave. Eared wooden architrave to doorcase. Door with six raised and fielded panels.
No. 8	II	C18 or older. Apparently of same build as Sun Inn. Two storeys. Plastered. Slate roof. One chimney, with slate water tables. Windows with sills and plain reveals, sashed with vertical glazing bars. Early C19 double shopfront with fluted pilaster strips and cornice, slightly bowed, now plate glass. Nine panel door. To right hand side door and window with plain stone surrounds. Inside exposed beams and cupboard with raised and fielded panels.
No.s 10 and 12	II	Pair of early C19 shops. Three storeys. Coursed rubble. Slate roof. Three chimneys. Stone plinth, one string, quoins to left hand side. Four windows with thin stone surrounds and flush lintels. Those to No 10 sashed, to No 12 sashed with all glazing bars. Double shopfront with flanking Doric pilasters, continuous cornice. Glazing altered. Door to No 12 with two roundheaded glazed panels. Rear has two tall staircase windows. Outbuildings in keeping abut on churchyard.
No. 14	II	C19. Three storeys. Coursed rubble. Slate roof. One chimney. One string. Two windows with stone roll surrounds, sashed. Modern door.
No.s 16 and 18 and outbuildings along east side of yard and backing onto churchyard.	II	C19. Three storeys. Pebbledashed. Slate roof. Three chimneys. Yard entrance to left with quoins to its right jamb. Two windows with plain reveals and stone sills, sashed. Grained shopfront with flanking Doric pilasters, cornice, and door with glazed panels. Building runs back along yard with first floor entry. Rubble. Slate roof. Outbuildings in keeping.
No. 20	II	C19. Three storeys. Pebbledashed. Slate roof. One chimney. Two windows. Those to first floor with stone surrounds, sashed with all glazing bars. Those to second floor with sills and plain reveals, sashed. Flanking Doric pilasters and cornice to altered shopfront. Modern door.

#### MILL BROW

Address	Grade	Description
No. 2 and attached stable	II	Early C18. Three storeys. Ashlar. Slate roof. Two chimneys. One sill band. Wooden cornice. Four windows with plain stone surrounds and sills, sashed with all glazing bars except shop windows which have partly modern glazing. Yard entrance to right hand side with segmental head. Doorway with plain stone surround and cornice on cut consoles. Door of four raised and fielded panels, with glazed top with Gothick glazing bars.
No. 4	II	C19. Two storeys. Rubble. Slate roof. Windows with sills and plain reveals, sashed with all glazing bars except shop window with fixed panes. Modern door. Included for group value.
No. 6	II	C19. Two storeys. Rubble. Slate roof. Quoins right hand side. Windows with sills and plain reveals. Lugged sashes to ground floor. Modern door. Right hand side altered. Included for group value.
Cross Cottage, No. 8	II	Two storeys. Rubble. Slate roof. Two chimneys. Three windows, with plain reveals, sashed. One single light window with double chamfer. Small unmoulded Gothic window at rear. Formerly embattled. (Annals).

Address	Grade	Description
No. 10	II	C19. Two and a half storeys. Coursed rubble. Slate roof. Two chimneys. Quoins. Gabled facade to Mill Brow Tudor in style. Two windows of two lights with double chamfered surrounds and mullions, labels over. Simpler window in gable. All sashed. Doorway with square label and quatrefoils in spandrels. Studded door. To side and back, tall un moulded windows with Gothic heads with lattice glazing.
Market Cross (formerly listed as Market Cross (adjoining old "Swine Market"))	II	Medieval and C19. Rounded shaft set in square base on three octagonal steps. Octagonal capital crowned in C19 with a ball finial. Originally stood at junction of Main Street, Market Street and Mill Brow; moved here in 1822.
Former Weigh-house	II	C19. One storey. Rubble. Slate roof. Quoins. Two doorways with plain reveals reached by stone stairs. On side to Swine Market three louvred windows with sills. In paving of Swine Market may be seen curbs which probably held weighing platform.
No 14 (Old Manor House) (formerly listed as Old Manor House)	II	Circa 1700 incorporating older work. Two storeys. Rubble with ashlar dressings. Slate roof. Gable chimneys. Chamfered rusticated quoins. Five bay symmetrical facade. Windows with un moulded mullion transom and surround. Casements with all glazing bars. Doorway has shouldered architrave and triple keystone supporting broken segmental pediment above which is a now empty recess. Right hand gable end has one transomed window. Rear has quoins. One three light mullioned window and traces of another now blocked, and two windows of type at front.
No. 3	II	C18 or C19. Three storeys. Rubble. Slate roof. Two chimneys. Quotas. Windows with plain stone surrounds, that on second floor coupled. Sashed. Blocked doorways with plain stone surrounds to Horse Market. Staircase window to Mill Brow with glazing bars to upper half.
Mill Brow House	II	1811. Former workhouse. Three storeys and basement. Squared watershot rubble. Slate roof. Three chimneys. Quoins. Plinth. Four windows with sills and plain reveals. Those to second floor retain iron casements, the rest reglazed. Doorway with plain stone surround. Modern door. Attached at rear (ie on Mill Brow) is former mill, entered through door on first landing of workhouse. Two storeys at upper end and three at lower. Square coursed rubble. Slate roof. Quoins. Large segmental headed doorway and similar window over. Plank door of two-leaves with fanlight with all glazing bars. Built in 1811 as a workhouse, condemned by the Poor Law Commissioners. A Hostel in 1910. Now flats.

## MITCHELGATE

Address	Grade	Description
No. 2	II	Late C18 or early C19. Two storeys. Pebbledashed. Slate roof. Two windows to first floor coupled with un moulded mullions, to ground floor recently altered from same. Central doorway with plain stone reveals and hood on moulded consoles. Door of two panels, top half glazed with all glazing bars. Exposed beams on ground floor inside. One bay extension to right hand side similar and similarly altered.
No. 4	II	Late C18 or early C19. Two storeys. Rubble. Slate roof. Quoins to left hand side. Three windows with sills and plain reveals, sashed with all glazing bars. Modern doorway and door. Traces of blocked central doorway and blocked yard entrance to right hand side. Passage entrance at extreme right. Included for group value.
No.s 6 and 8	II	Late C18 or early C19. Two storeys. Rubble. Slate roof. Two chimneys. Windows with sills and plain reveals, sashed with all glazing bars. Plain central doorway with modern door. Included for group value.
No. 10	II	Late C18 or early C19. Two storeys. Rubble. Slate roof. One chimney. Quoins. One window with sills and plain reveals. Modern casements. Plain doorway with modern door. Included for group value.
No. 14	II	Late C18 or early C19. Three storeys. Rubble. Slate roof. One chimney. Windows with sills and plain reveals, sashed with all glazing bars. Plain doorway. Six

Address	Grade	Description
		panel door. Included for group value.
No. 16	II	Late C18 or early C19. Two storeys. Rubble. Slate roof. Windows with sills and plain reveals, one sashed. Plank door. Included for group value.
No. 17	II	Late C18 house. Two storeys. Dressed stone. Slate roof. Three chimneys. Symmetrical three bay composition. Windows with plain stone surrounds, sashed with all glazing bars. Doorway with plain stone surround. Modern door.
No.s 19 and 21	II	Pair of early C19 cottages. Two storeys. Rubble. Slate roof. One chimney. Rusticated quoins to right hand side. Plain stone surrounds to windows and paired central doorway. Blind central window of first floor coupled with un moulded mullion. Windows 3 of No 19 modern, of No 21 sashed. Modern doors.
No. 31	II	Early C19 house. Two storeys. Rubble. Slate roof. One chimney. Rusticated quoins. String. Square windows with plain stone surrounds. Modern glazing. Modern doorway and door.
Abbot Hall	II	C17 yeoman's house, altered C18 and C19. Two storeys. Pebbledashed. Slate roof. Three chimneys all rebuilt C19. Gabled porch through both storeys at extreme right. Widely spaced stone brackets under guttering. Windows of two and three lights, mullioned, chamfered and rebated. Those to porch and ground floor right have individual hoodmoulds. Those to left on both floors have continuous labels or strings. Doorway in porch has round head and label, C19. Plank door. Doorway to left hand side with plain stone surround. Six panel door. Back plain, C18 or C19, rubble.  Interior. On ground floor to right hand side large fireplace with rough segmental head. In same room elaborate court cupboard with panels and hood with pendants, carved with "IKD 1632". In present entrance hall muntin-and-plank partition and corbelled C18 chimneypiece. Staircase at rear, late C17. Stairs of complex form, dogleg with two branches at first landing. Closed string, square newels with turned finials, and turned balusters. C17 panelling to left hand wall of staircase, which forms one wall of first floor parlour. The other walls of parlour have early C18 panelling with cornice and dado. At right hand side rear is stone spiral stair. On first floor at right, front room with some C17 panelling and fitted cupboard similarly panelled. Heavy tie beam roof. The right hand part of this house is thought to be the older part and was formerly thatched. It was until recently a farmhouse. (Annals, RCHM, NLVAS).

## NEW ROAD

Address	Grade	Description
No.s 3, 5, 7, 9 and 11 (Formerly listed as: NEW ROAD 5, 7, 9 and 11)	II	Five houses, now mainly shops with flats above. Early C19. Three storeys. Ashlar with ashlar dressings. Slate roof. Three chimney stacks. Slightly asymmetrical five bay composition flanked by giant Doric pilasters whose entablature is carried across as a projecting eaves cornice. Discs on necks of capitals. Windows with plain ashlar surrounds, mostly sashed. Doorways with plain stone surrounds. Modern doors to Nos 5 and 7. Six panel doors to Nos 9 and 11 with upper four glazed. Ground floors converted to shops. Nos 5 and 11 retain their original pairs of ground floor sash windows.
No. 13	II	Early C19 house. Two storeys. Dressed watershot stone. Hipped slate roof. Two chimneys. First floor sill band. Eaves cornice. Three bay symmetrical composition to Chapel Lane. Windows with sills and plain reveals, sashed with all glazing bars. Two bays to New Road similar. Doorway with Doric pilasters and cornice. Trellis porch. Modern door.

## QUEEN'S SQUARE

Address	Grade	Description
No.s 5 and 7	II	Pair of early to mid C19 houses. Three storeys. Squared coursed rubble. Slate roof. Two chimneys. Chamfered rusticated quoins. First floor sill band. Two windows with plain stone surrounds, sashed with all glazing bars except second floor of No 7. Doorways in centre with plain stone surrounds. Doors of four raised and fielded panels, the top two glazed with glazing bars but now painted over.
No. 12	II	Mid C19. Two storeys. Dressed stone. Slate roof. One chimney. Quoins, string and wooden bracket cornice. Four windows with sills and plain reveals, recently sashed with all glazing bars. Central window on first floor coupled. Yard entrance in centre of ground floor with segmental head and triple keystone. Included for group value.
Church of St Mary	I	C12 to C16 with alterations C18 and C19. Ashlar and rubble. Slate roof with lead gutters. Nave and chancel with axial west tower of four storeys, two north aisles and one south aisle. Outer north aisle gabled. Tower (partly C18) and walls entirely embattled in C19. Two deep buttresses to east wall with many setbacks. East window of three lancets with vesica over. Square-headed windows of several lights to the aisles, the lights cusped to south aisle, round headed to north. Three Romanesque doorways, two to south aisle and an elaborate one of four orders at base of tower. South porch, Romanesque, added 1866. The principal medieval church of South Westmorland. The arcade which imitates that of Durham cathedral is of the first importance.
Monument to the Burrow Family in the churchyard to east of Church of St Mary	II	Mid C18 raised slab.
Monument to Rowland Tarham in the churchyard to east of Church of St Mary	II	1716. Table Tomb with gadrooned baluster and Latin inscription.
Monument to Dorothy Cartwright in the churchyard to east of Church of St Mary	II	1742. Table Tomb
Monument to John Dent, in the churchyard to east of Church of St Mary	II	1709. Raised slab with copper plate (RCHM)
Unknown Monument to south of monument to the Burrow Family in the churchyard east of Church of St Mary	II	Early C18. Table Tomb with gadrooned sides.
Monument to Thomas Newby in the churchyard to the south of the Church of St Mary	II	1775. Table Tomb with fluted pilasters and deep round-headed niches.
Monument to Richard Turner and family, in the churchyard and to the south of the Church of St Mary	II	1790's. Table Tomb with fluted pilasters and fluted paterae on sides, signed "Lowther Lancaster".
Monument to Christopher Preston 1763 and Achilles Preston 1814 in the churchyard and to the south of the	II	Table Tomb with inscription commemorating service of latter in Wars.

Address	Grade	Description
Church of St Mary		
Monument to Thomas Tiffin in the churchyard to the west of the Church of St Mary	II	1787. Table Tomb with sunk quatrefoils on panels.
Monument to Edward Theobalds in the churchyard to the west of the Church of St Mary	II	1818. Table Tomb with triple colonnettes and cusped heads to panels.
Monument entitled Obelisk, in the churchyard to the west of the Church of St Mary	II	1821. Erected by Voluntary Contributions to commemorate five women who died in the fire which destroyed the Hose and Crown Inn in 1820. Inscription is raised. Panel on pedestal. Biblical texts on other side.

#### VICARAGE LANE

Address	Grade	Description
No.s 2 and 8	II	Two C18 cottages now one house. Two storeys. Rubble. Slate roof. Two chimneys. Windows with sills and plain reveals, sashed with all glazing bars. Inside exposed beams on second floor. See under No 1 Fairbank.
Rectory and St Mary's Lodge (formerly listed as the Vicarage)	II	1783 and circa 1830, with fragmentary early wing. Three storeys. Rubble. Slate roof. Gable chimneys. Symmetrical five bay composition, the outer bays more widely spaced than the inner. Quoins. Attic sill band. Projecting eaves cornice, returned some distance on gable ends to create open pediment. Windows with plain stone surrounds, sashed with all glazing bars. Doorway with deep reveal, wooden surround and hood on moulded consoles. Door of six raised and fielded panels. At back large semicircular bow around which cornice is continued, with curved windows and sashes as at front. Tall staircase window. Interior. Ground floor room with bow has coved enriched cornice and stone Doric fireplace. Panelled shutters to windows. Four flight closed string dogleg stair with turned balusters and heavily moulded ramped hand rail. The newels formed by coupled columns. "St Mary's Lodge" recently formed out of wing ascribed to C17 (RCHM), which was much reduced in size later C19. Two storeys. Rubble. Slate roof. One chimney. Boxed sashes. Modern doorway. (Dated in guidebook to St Mary's Church).
Church Brow Cottage	II*	Early C19 picturesque cottage. Two storeys. Coursed rubble. Slate hipped roof with lead ridges, of very flat pitch. One chimney. Quoins. Eaves cornice. Windows with sills and plain reveals, casements with Gothic lights. South wall, slightly bowed, once had a triple window with plain stone surround, of which central light is now a door and other lights blocked.
Gazebo in Churchyard to north of Church of St Mary. (Formerly listed under Vicarage Lane)	II	Late C18 or early C19. Two storeys, octagonal. Squared rubble, watershot to basement. Quoins, sill band and coping. Raised entrance on flying steps with railings. Doorway and three windows on alternate faces, all round headed with plain stone surrounds, impost blocks and keystones. Now topped off with cement blocks in imitation of battlements. Originally part of Vicarage garden. In early C19 it had a steep pyramidal roof (Annals).

**Table 2 - Unlisted Building Descriptions**

BACK LANE

Address	Rating	Description
Domek	Green	Modern two storey house with 'L' shaped plan and traditional form and appearance. Faced in mixed stonework with quoins and dark grey slate roof with end corbelled stack and catslide roof to south west corner. Mixed patterns and sizes of fenestration including shallow bay window to south wall, and includes inset garage doorway to east end. Orientation, scale and form combine to complement the spatial pattern of the rear yard plots.
Building in angle of junction between Back Lane and Salt Pie Lane	Green	Mid to late C19th. An eye catching building positioned within an acute angle of road junction, which exploits its awkward position to good effect. Built from snecked cream coloured limestone with plinth and conspicuously articulated with rusticated quoins in grey limestone; all under a steep grey slate roof with leaded hips to the swept north end. Central chimneystack with quoins and moulded coping. Neo vernacular windows: three light on ground floor east and coupled elsewhere, all with moulded architraves and chamfered surrounds and mullions, ground floor windows with relieving arch over. Single storey porches/extensions to south corners. Despite use of half timbering to gable the ground floor oriel window to the north corner is not a particular asset.
St Joseph's Church	Green	Later C19th Roman Catholic Church. Tall single storey place of worship with steep graduated blue/grey roof with plain terracotta ridge and walls in mostly squared limestone to regular courses with buff sandstone quoins, although general appearance now diminished by use of strap pointing. Series of four windows on east side with basket arched heads and keystones with quoined surround, all in buff sandstone ashlar. Curious glazing bar window pattern with leaded lights is of interest. Later three storey domestic addition to north end in three narrow bays, with good semi circular arched head to doorway and block lintels to window openings, is nevertheless a little ungainly, and is further undermined by modern fenestration. Flat roofed concrete garage added at south end of east elevation is significant detractor. On west side is attached outbuilding facing into the auction mart yard (See Old Auction Mart entry).
No 12	Green	Mid to late C19th in similar fashion to church opposite. Tall single storey house with attic, in three wide bays, the southernmost bay being a modern extension approximately to match the other parts. Grey snecked limestone without quoins but with relieving arches of voussoirs to windows with chamfered sills and quoined surrounds, the openings having regrettably had their mullions removed and top opening casements recently fitted. Steep dark grey slate roof with modern (?) attic gable of good proportions. End stacks possibly rebuilt on square bases. Modest narrow entrance is off set in centre bay with bracketed porch hood.

BECK HEAD

Address	Rating	Description
No.s 7 & 9	Green	Pair of late C19th two storey shop premises with attics, set on corner site. Built in rock faced sandstone laid to regular courses with

Address	Rating	Description
		moulded string, and gabled dark grey slate roof with prominent street gables with decorative bargeboards, though that over No 7 now altered to plainer shape, and original square downpipes and gutter hoppers to No 9. Paired entrances with chamfered surround and a shared hood mould with returns, set between unequal shop display windows with chamfered surrounds, shouldered lintels but modern plate glass fenestration. Vertically proportioned upper windows with 1/1 timber sashes, those to first floor with block surrounds and shouldered lintels, while attic windows are quoined. Side elevation angled towards Queen's Square has plainer domestic appearance with similar arrangement of upper windows and covered yard entrance to end bay with crude timber lintel over.
Old Fire Station	Green	Later C19th. Complex plan form utilised to maintain street passage through from Queen's Square. Two stories in rock faced buff coloured sandstone with plain eaves band but without quoins. Slate roofs with leaded hips, moulded stack and decorative metal vane. Distinctive projecting entrance bay to left with moulded parapet on corbels; ashlar base with recessed entrance with plain ashlar lintel set on corbel band; string course; projecting block to hold bell (?) now removed; two light mullioned window with plain surrounds above; and faceted quoin. Shop display window to right with relieving arch over. North east corner is angled and blank, while north elevation has row of three lights with steeped arrangement of relieving arches over, while upper window is coupled with eaves band as head.

#### BECTIVE ROAD

Address	Rating	Description
No.s 2 - 6	Green	Terraced row of three houses with balanced two storey front with attics, arranged in six bays, with end bays broader and advancing forward under full gables, while two central bays have smaller attic gables. Coursed rock faced pale sandstone walls with quoins and sill band to central bays. Steep graduated Cumbrian blue grey slate gabled roof with crested ridges, ceramic finials, slender masonry stacks, and plain bargeboards to front gables. Broad, canted, two storey sandstone bay windows in ends and single bay window to ground floor set under continuous slate porch canopy. Mixture of windows sizes to upper floors but all with ashlar sandstone surrounds, those to first floor centre having hood moulds, while those set over the end doors are curious but effective two light stair windows with similar detailing. No.s 4 & 6 preserve sashed timber windows, with marginal glazing to stairlights, but No 2 is much diminished by modern PVCu fittings.
No.s 8 - 14	Green	Terraced row of four fin de siècle dwellings with symmetrical façade in neo-classical style. Two stories and twelve narrow bays, with bays 2&3 and 10&11 breaking forward under full attic gables. Sneaked limestone masonry with block sill band and a broad range of contrasting pale sandstone detailing. Steep graduated Cumbrian blue/grey slate gabled roof, with tall quoined stone chimneys; bold coped and kneelered verges to front gables; and deep oversailing Doric eaves with dentil band. Entrances to No.s 8 and 14 positioned in end bays with stepped shaped voussoirs; plain surround to No 8 but richer in No 14 with enriched architrave, enlarged key block and moulded pediment set on console brackets, both openings retaining

Address	Rating	Description
		Elizabethan style panel doors. Entrances to No.s 10 & 12 are paired and set in the central bays, within a Doric pilastered door surround with simple entablature, with doorways that have moulded round arched heads with impostes and keystones. Flanking single windows have quoined surrounds while the broader bays have coupled windows within pilastered surrounds that match the entrance bay. First floor windows are all single lights with block ashlar surrounds, with broader Palladian windows in the attics. Window openings generally retain 1/1 timber sashed windows, although No 8 now regrettably utilises PVCu windows, which undermine the integrity of row. An imposing row with a range of finely crafted classical details.
No.s 3 - 9	Green	One and a half and two storey cottages forming southern end of longer terraced row. Snecked limestone walls with refined sandstone detailing, which includes bold door and window surrounds with hood moulds; unusual pedimented door heads; and a series of attic gables with pedimented parapets. Symmetrical arrangement with a double fronted cottage flanking each side of a central entrance bay that contains domestic doorways into to No s 5 & 7, on either side of a taller, broader yard passageway, all with moulded basket arched lintels, those to the house entrances with broken hood moulds and squat side obelisks surmounted by ball finials. Above is a heraldic date plaque bearing the date 1899 and initials 'B O*H'. A very well-conceived row with excellent detailing; only spoilt by disfiguring modern fenestration in No 7.
No.s 11 & 13	Green	Dated 1902 on rainwater heads. Pair of two storey cottages forming northern end of longer terraced row. Balanced front with entrances to left of each dwelling. Snecked limestone masonry with buff sandstone dressings, including rusticated quoins and block window surrounds. Gabled slate roof with expose rafter ends and masonry stacks. Inset canted bay windows. Retains original joinery throughout.

## CHURCH WALK

Address	Rating	Description
No 3	Red	2 storey stone cottage with slate gabled roof positioned end on to the churchyard. Modern restoration had severely damaged its architectural character through the incorporation of inappropriate, over scaled oriel bow windows, a large flat roofed wooden dormer facing west, mixed fenestration of non-traditional form, and slobbered cement render. Attached to the west is a lower modern gabled extension with domestic accommodation over a wide vehicular garage doorway. Causes significant harm in views from churchyard.

## CHAPEL LANE

Address	Rating	Description
Converted building south east of Library	Green	Two storey former barn or outbuilding in random sandstone rubble with quoins under a gabled roof, now sensitively converted to dental practise. North side not seen. Mixture of original fenestration, including ocular window with bold stone surround, and newer



Address	Rating	Description
		fenestration of good proportion.
Former Warehouse (?) behind No 38 Main Street	Green	L Shaped range forming attractive courtyard to rear of house on Main Street. Two and two and a half stories in random mixed rubble with quoins, sections possibly rebuilt during restoration, with gabled slate roofs. Range of segmental arched heads of shaped voussoirs to some openings and tooled lintels to others, now mostly with modern top opening casement windows with glazing bars.

#### FAIRBANK

Address	Rating	Description
Travers House	Red	1970s. Two storey apartment/flats block with white painted pebbledashed rendered walls and long expansive gabled roof without chimneys, in cement fibre tiles. Deeper plan/roof at the rear and side as the land slopes away. Regular spacing of long horizontally proportioned windows with upper side casements. Charmless architecture that, fortunately, is partly concealed from public view by boundary walls to roadside.

#### HORSE MARKET

Address	Rating	Description
No 1	Green	Corner site on junction with Mill Brow. Dated to 1880, in Tudorbethan or neo-vernacular style. Former club premises, then Police Office. Two stories and irregular, pseudo-accreted form. Sneaked grey limestone with buff sandstone detailing under gabled roof laid in graduated Cumbrian blue/grey slates with stone verge coping with ball finials and ceramic ridges. Horse Market elevation has single and double doorways and a small window on ground floor with quoined chamfered surrounds and lintels in ashlar, under pitched voussoired relieving arches. Upper floor lit by a pair two light mullioned windows that flank a three light transomed and mullioned window, which rises through a shaped eaves band into a pedimented attic gable with corbelled base, all with chamfered detailing. Chamfered north east ground floor quoins. Mill Brow end has a shallow projecting bay under a lean to slate roof, and contains, on the ground floor, an inset, squat, two centred Gothic arched opening with railed gates that leads to a prison cell; a half storey single entrance with shaped lintel and date carving that is accessed via external stone steps; and a two light first floor window, detailed as on east side. Above the lean-to roof are a coupled two light window with lintel band, and a narrow breather slot with ashlar surround set within the gable apex. Windows preserve original 1/1 timber sash joinery. A very arresting building within a distinctive group, including No 1 Red Dragon Yard
Centre	Green	Ca. 1880. Attached to the south of No 1 and sharing identical constructional and architectural detailing. Two stories with gabled roof in grey slate with axial masonry ridge stack. Asymmetrical with three and two light chamfered mullioned windows with central entrance door with overlight and similar surround. Chamfered north east ground floor quoins

Address	Rating	Description
No.s 3 & 7 - 11	Green	Ca. 1880. Five dwellings with front showing some advancement and recession at the ends to accommodate narrow entrances into street space. Ground floor in similar style and construction materials to Centre and No 1, but with a broad central entrance void formed under a wide Bressumer in the ground floor front. The entire first floor façade is formed in very mean half timbering with some ogee bracing, and finished in white stucco. 1/1 and 2/2 timber sashes to upper storey and unbalanced 1/2 sashes to ground floor. Gabled roof with cross-axial stone chimneys. Ill-considered flat roofed dormer window with ribbon of six lights over No.s 7 and 9.
No 5	Green	Number 5 is set behind the others and is reached through an arched opening leading to an attractive stone ginnel with side doors and windows built into its walls. More masonry used in construction but otherwise similar in style to front row.

#### KINGS COURT

Address	Rating	Description
Kings Arms Cottages	Green	Terraced row of four former workshops/coach houses, three of which now converted to accommodation. Lower storey up to first floor sill band in exposed random mixed rubblestone, upper storey in uncoloured roughcast. Gabled roof in grey slate with two small half timbered dormers and tall axial stack to ridge. Doors are mostly modern under long timber lintels, but upper windows are transomed and mullioned timber type of unknown date. The wide door lintels are still in evidence.
Large Yard	Red	Uncoordinated yard edged by varied mixture of flat roofed concrete lock up garages, larger industrial units and poorly converted small traditional masonry buildings. Major blight on edge of town centre and adjacent to key through pedestrian route between New Road and Market Street.

#### JINGLING LANE

Address	Rating	Description
No.s 1 – 5 (?)	Green	East end of long terraced row, which forms south side of the Market Place, with broadly similar three storey elevational treatment but individual properties are single fronted and without such splendid shopfronts. No.s 3 and 5 recently rebuilt. Regularly coursed squared grey limestone with simple flat sandstone lintels and block door surrounds; those in No.s 3 and 5 are slender but not detrimental. Domestic scaled display window to chip shop. Gabled roofs in grey slate with regular axial chimneystacks in stone. Most retain timber glazing bar sashed windows which diminish in size upwards.
No 2	Green	Two storey house with 'T' shaped plan attached to side of former Joinery building on east end. Superior tooled rectangular sandstone and limestone blocks with thin courses and stressed quoins. Gabled roofs in green (?) slate with axial block stack and vergeboards. Entrance in side of projecting central bay. Block surrounds throughout with 8/8 sashed windows.
Old Joinery	Green	Now house, converted from former workshop. Two storey building in four uneven bays. Random limestone rubble with some use of sandstone, and stressed tooled quoins and flat lintels. Gabled roof but

Address	Rating	Description
		cover not seen. Modern plate glass fenestration with inset balcony placed within tall wide first floor void under a segmental head of voussoirs.

## MAIN STREET

Address	Rating	Description
Green Close	Green	C. 1900. Large house in intricate, pseudo accreted form in free arts and crafts/revival style. Ground floor not inspected except for east end. Snecked sandstone walls to ground floor and grey roughcast to upper stories, with very complex hipped and gabled roofs in graduated green slate, with some painted half timbering to gables and deep eaves. Chimneys are round and grouped in threes or more with roughcast finish, and set on square breasts, that on roadside is corbelled out at first floor. Entrance on east end with flanking lights, moulded architraves and shaped Tudorbethan head with date, set under pitched porch hood on large corbels. Storied bays and oriels (?) on south front under hipped and gabled roofs. Multi-paned timber sashes to most openings. A well realised large house, now with low modern appendages to north east corner, which relate quite well to the general form and detailing of the house.
Town End Cottage	Green	Mid C19th. Two storey detached building, now house, with linear front in three wide bays. Thin worked limestone in regular courses with raised rusticated sandstone quoins. Gabled blue/grey slate roof laid in diminishing courses with verge copings and shaped kneelers, and small masonry stack to south end. Windows of various sizes but roughly vertical in form with mostly 2/2 horned timber sashes under segmental heads of shaped voussoirs. Central opening to ground floor is a broad barn or passage like entrance, now in filled with unconvincing front door and flanking lights.
No 2	Green	Late C19th in loose Jacobethan style. Symmetrical three bay, two storey front with attics. Squared sandstone masonry to course with ashlar quoins and surrounds, with carved hood mould across ground floor openings and individual hood moulds to upper windows. Steep gabled roof in graduated blue/grey slate with hipped slate attic windows, with coupled sandstone windows set above eaves. Entrance in centre with heavily incised 3-section neo-Jacobean head and chamfered surround. Windows are paired with 4/4 timber sashes and chamfered and stopped surrounds, except for smaller light above entrance, which has a blank raised panel over. Building forms south end of longer terraced group.
No.s 4 – 8 Wyck House	Green	Mid to late C19th. Pleasing Jacobethan style with composite asymmetrical front in seven very uneven bays showing expressive advancement and recession to the building line. Two and a half stories with attics, in snecked limestone with ashlar limestone quoins and deeply chamfered mullion windows to single, paired, tripartite and four lights, and first floor string course and gable banding. Graduated blue/grey slate roofs with copings and kneelers to street gables of various sizes and superior cut stone chimneystacks. Three pavement side niches for boot scrapers. Number 4 has steps up to an inset porch, with overlight of 3 stained glass panels inside trefoil headed stone mullions. To right is passage entrance under segmental arched head. No 6 has a storied rectangular bay window under a hipped leaded roof, while adjacent is a projecting entrance porch which

Address	Rating	Description
		matches that in No 4. No 8 has matching entrance detailing in far end bay. This row displays a very confident handling of articulation and very fine detailing.
No.s 12 & 14	Green	Pair of symmetrical, two and a half storey shop premises dating to 1876. Snecked grey limestone walls with ashlar quoins and door and window dressings. Gabled slate roof with masonry end stacks and prominent street gables to attics, each with shaped copings and kneelers and stone plaques with 'AD' to left and '1876' to right. Eaves with moulded corbelled brackets to square gutters, the latter now preserved in No 14 only. Unusual full width shopfronts with timber fascia supported on shaped corbels, and inset display windows with angled side entrances. Three light chamfered ashlar windows to upper floors.
No 15	Green	Mid to late C19th infill or refronting within longer, individually built row. Single bay width and two and a half stories high, in coursed sandstone and limestone, with plain display window to ground floor. Gabled roof unseen, with coved eaves. Entrance to right with chamfered, quoined surround with flat head. Square display window to right with shaped head and plate glass fitting. Moulded sill band to upper windows, the first floor with shallow ogee shaped aprons and moulded ogee lintels to two light mullioned window. Upper window plainer with quoined surround and timber mullion and moulded sill. Organisation of front not wholly convincing.
No.s 24 - 28	Green	Dated 1897. Purposely asymmetrical front in four uneven bays with bays 1 – 3 to two stories and bay 4 of three stories, with attic street gables, of differing sizes, in bays 2 and 4. Ground floor in buff coloured sandstone ashlar, with upper walling in pale snecked limestone and sandstone, with ashlar quoins. Ground floor is articulated by chamfered piers between good shopfronts of different designs, and an arched passage entrance with shaped voussoirs and keystone in bay 2, all with moulded banding over. Three light transomed and mullioned timber windows with decorative timber panels to first floor and upper floor in bay four, with matching single light window above passage entrance. Further timber framing in attics, whose roofs are enriched with thin bargeboards decorated with vine leaf plasterwork. Gabled roofs with dark grey slates. Shopfronts in bays 2 and 4 are marred by modern balloon blinds.
No 38 – Lunesdale House.	Green	Two and a half storey, three bay shop premises from second half of C19th. Squared limestone walls with plinth, sill band and raised quoins in sandstone. Gabled roof with end stacks. Almost full length shop display window, probably modernised, with central canted entrance, end pilasters and name board and large windows with simple Art Nouveau corner embellishment. First floor windows are 1/1 sashes with block surrounds, the central one surmounted with a pediment on console brackets, which flank a name tablet. End windows on upper floor break through eaves and have sashes under mono-pitched roofs.

#### MITCHELGATE

Address	Rating	Description
Out Building to Fountain House	Green	Mid C19th two storey outbuilding now converted to dwelling. Asymmetrical elevation facing street built from snecked, rock faced sandstone and limestone with finely tooled ashlar limestone quoins,

Address	Rating	Description
		sills and lintels. Gabled roof laid with local blue grey slates in diminishing courses, with deep eaves and verges and good quality moulded limestone chimneystacks. Coach entrance on east end now with modern glazing.
Coachhouse	Green	Now garage. Single bay facing street of two low stories. Random limestone rubble with stressed quoins. Wide coach entrance with shallow arched head of thin sandstone voussoirs. First floor has ocular window with raised surround and keys. Hipped slate roof.
No.s 1 - 15	Green	Continuous row of low two storey cottages, built in groups and individually. Mostly single fronted, though some more asymmetrical, in random limestone rubble, with rough stone lintels, some now plastered over and painted. Gabled roofs with sometimes stepped eaves line, all in dark grey slate, with rough masonry stacks. Mostly modern false sash windows with glazing bars, and modern board doors. Appealing group with shared characteristics though without much architectural sophistication.
No.s 18 - 22	Green	Part of longer terraced row. Individually built and each double fronted but none are symmetrical. Random masonry walls in sandstone and limestone with quoins. Gabled roofs in grey slate, with No.s 20 and 22 in graduated courses. Cross ridge stacks of various sizes. Mainly 3/3 timber sashes to windows with plain stone lintels, although two light 2/2 sashes in end bay of No 22 and cruciform casements in No 18. No 22 has weak modern front door set within partly blocked former cart entrance in centre of front. No 20 has narrow yard entry to left.
No 23	Green	Mid – late C19th. Narrow double fronted two storey house in snecked light coloured limestone with ashlar sandstone detailing. Gabled roof in slate with end stacks. Central entrance with chamfered block surround with flat lintel and moulded cornice within storey band. Flanking windows similar but without cornice. Upper windows with block surrounds, shouldered corners to lintels, and sill band. 2/2 timber sash windows and four panel door with overlight.
No.s 33 – 39 and 43 (No 41 is to rear)	Green	Row of tall two and a half storey houses built in two phases, with No.s 37 -43 in random limestone and sandstone, and No.s 33 & 35 in squarer masonry to more regular courses. Regular vertical rhythm of windows across frontage but doorways more randomly positioned in single and double fronted elevations. Block surrounds to all doors and occasional windows but all upper openings have tooled rectangular lintels. No 33 has tooled plinth and simple flat entrance hood on brackets, while adjacent yard entrance to right has semi circular arched head. False sash windows with glazing bars, though No 43 retains original 8/8 timber sashes to lower two floors.
No.s 40 & 44	Green	Pair of single fronted, two storey cottages with white roughcast walls and grey slate roof with end stone chimneys. No 40 is slightly narrower with 6/6 and 3/3 timber sashed windows, while the broader No 44 has unfortunate recent casement windows.

#### MILL BROW

Address	Rating	Description
No.s 5 & 7	Green	Pair of probable former mill or warehouse buildings, partly converted to accommodation some time ago. They form eastern end of accreted row. Simple timber sashed window openings under plain flat sandstone lintels and small arched opening at ground level are only real features in otherwise plain rubblestone walls.

Address	Rating	Description
Old Tannery	Green	Mid 1990s replacement on site of Old Tannery building. Large block of apartments on 2 floors to west and 4 floors to east due to steep gradients, with underground car park and separate 'cottage' unit to west side. Snecked limestone and sandstone facings with quoins under dark grey slate gabled roofs. Main block skilfully articulated into discreet volumes to effectively break up the large mass of the building. Mixture of traditional and more modern window openings, but framing to joinery fittings often a little too substantial. Access to underground car park is bland and utilitarian.

## NEW ROAD

Address	Rating	Description
Post Office and No 15	Green	Ca. 1870. 'T' shaped form with long single storey elevation facing Chapel Lane. Otherwise low two stories and two broad bays facing New Road, with right bay, containing Post office, breaking forward. Snecked limestone with rock-faced rusticated quoins and plain sill band and other detailing in pale sandstone. Hipped and gabled roofs in graduated green slate with lead hips and masonry stacks. Post Office has entrance in narrow, angled south east corner, with moulded jamb to block surround and shaped lintel under a stepped hood mould, all in buff sandstone. Window above has 1/1 sash in opening with blank tympanum under a basket arched head of voussoirs. Other upper windows are similar but with flat heads while New Road window is two-light with chamfered mullion. Ground floor windows flanking entrance are display windows with unusual raised pilasters with hoods above plain fascia board, and modern fenestration, which is adequately designed. To right are door and window openings under combined moulded surround. Long single storey elevation to north is plainer with 2/1 sashes. No 15 is dwelling with canted bay window with slate roof to left and entrance to right protected by modern glass porch, which detracts. Two light window above with block stone surround.
No 17	Green	Taller than No 15 but still only two stories with attics. Mid – late C19th house in two unequal bays with street gable in left hand bay. Snecked grey limestone walls with ashlar sill band, quoins and window surrounds, under green slate roof in diminishing courses, and tall stacks in rusticated limestone. Canted bay window under slate roof with tall entrance and fretwork overlight to right. Entrance and other windows, both singled and paired, have hood moulds with block stops to returns. Attic window has mullion and shaped timber Bressumer with half timbering in gable and plain vergeboards.
Rowan Garth	Green	Built 2001. Front has three stories in white limestone cladding to imitate drystone, with matching banding and flat lintels to window openings, all under complex hipped and gabled slate roofs. Enclosed courtyard to rear of similarly fashioned buildings. Front is highly articulated into advancing storied bays set on square piers that frame entrances. Third floor mostly set back while right hand bays, with car entrance to rear courtyard, are recessed further and are much weaker in design terms. Lack of consensus within town on the architectural and townscape merits of this building.
Institute	Green	Built in 1895 in a loose arts and crafts style using free Jacobethan and Queen Anne Revival elements in a 'T' shaped plan. Snecked, rock

Address	Rating	Description
		faced cream coloured limestone walls with detailing to windows quoins, verge copings and buttresses in smooth buff sandstone. Gabled roofs with Westmorland green slate with moulded chimneys, half timbered attic gables and crested ridges, and an open cupola with leaded dome on classical columns. Jacobethan chamfered mullioned and mullioned and transomed windows. Open timber entrance porch to south east corner. West elevation more restrained though with side entrance with moulded architrave and round head with stepped Jacobethan head over containing date and name inscription. The building has been modestly and sympathetically extended in the late twentieth century but otherwise remains unaltered and is a fine fin de siecle work.
No 29	Green	Exploits corner site on junction with Bective Road to good effect with mixture of Jacobethan and more eclectic styling, in tall two and a half storey form including attic gables. New Road front in two bays with left window bay projecting forward over angle bay window in sandstone, while right hand bay is set over open entrance porch with turned timber columns. Upper floors now have dull light brown pebbledash with two and three light 1/1 timber sash windows, while attic window above entrance has hipped roof and a bracketed sill. Bective Road side has squared sandstone masonry with rock faced rusticated detailing. A delightful coloured leaded light stair window is flanked by thin projecting chimney breasts that to the right corbelled out from first floor, and continued in ashlar above the eaves. Windows are mainly small with sashed windows, some with coloured leaded lights. The end gable, part of the adjacent eaves and the rear gable are in black and white half timbering.
No.s 31 - 41	Green	Mid to late C19th. Terraced row of six dwellings sharing similar formal and stylistic appearance, but with No.s 39 & 41 each appreciably stepped back to take account of road line, and with subtle differences in detailing, which evidence different phases of development. Tall two and a half stories high with grey slate gabled roofs and attics within street gables of differing sizes that are enhanced by shaped bargeboards. No.s 31 to 37 in mix of limestone and sandstone, while No.s 39 and 41 are predominantly grey limestone, but all with pale sandstone dressings. No.s 31 – 37 have canted bay windows with 2/2 sashed windows flanking coupled entrances approached via steps, with ashlar surrounds and bolection moulded panel doors with overlights. Above are singled windows with similar surrounds and hood moulds with decorative stops, sill banding and 2/2 windows, sashed in all but No 31. Attic windows have central chamfered mullions but no hood moulds. No.s 39 and 41 similar but with square bay windows and slender storied entrance porches to right, each with banding and blank tablets, while the upper windows have quoined surrounds and the gables have copings and kneelers.
No.s 43 & 45	Green	Probable conversation of two phase barn with vernacular characteristics. Mixed rubblestone walls with limestone quoins, gabled slate roof, and mixture of modern and older openings, all mostly small in scale and with modern fenestration. Retains something of original character.

## OLD AUCTION MART

Address	Rating	Description
Outbuilding attached to west side of Roman Catholic Church	Green	Former coach/cart house (?) with lofts over. Two stories with balanced front arranged around a pair of wide coach entrances, now with recent garage doors, which detract, along with narrow windows with ashlar surrounds. Directly above each wide opening are tall, single loading doorways with well executed semi circular sandstone heads with fanlights, which extend through the eaves into gabled dormers. Walls in snecked squared rubble with quoins, under a graduated blue/grey slate gabled roof with ceramic red ridges and finials to dormers. Ashlar end stacks.
No.s 1 - 7	Red	Late C20th century new row of low two storey linked cottages. Snecked rubblestone walls and gabled roof, but squat form and deep plan appear alien in this context. More interesting articulation on north side but detailing is lacklustre. Modest shop premises on west end with individual display windows and balloon blinds.

## QUEENS SQUARE

Address	Rating	Description
No.s 2 & 6	Green	Pair of single fronted cottages either side and over wide yard entrance, set within longer terraced row. Low three stories in random mixed rubble with slobbered mortar finish. Gabled roof laid in dark grey slates in diminishing courses, with masonry stacks to ends. Random arrangement of windows, now all alas with modern fenestration, which weakens appearance. Passageway entrance is open with elliptical head of rough voussoirs. Deep area of cobblestones outside front.
No.s 8 & 10	Green	Pair of three storey houses in centre of longer row. Random mixed rubblestone with slobbered mortar finish. Ground floor openings have flat pale sandstone lintels, with paired windows to each end having flat faced mullions. Upper windows plainer but in broadly regular vertical positioning. No 10 retains 3/3 sashed timber windows but those in No 8 are more modern. Blue/grey slates to gabled roof.
Chapel and chapel House	Green	Wesleyan Methodist Church of 1834 set well back from road at end of narrow passage. Squared watershot sandstone laid to course with quoins and gabled roof of grey blue slates. Front faces street and has tripartite arrangement of tall lancet windows with chamfered surrounds and very good honeycomb pattern leaded lights, the central one set over a broad entrance with deeply chamfered surround and shallower two centred arched head under a hood mould. Date and name tablet over and apex embellished with closed gablet set between short pilaster strips. Side with three lancet windows of simply execution but similar leaded lights. Former school, House to south is simpler in design with random rubblestone walling and tooled quoins and block surround windows with corner radii, and 3/3 timber sashed fittings. Part glazed link between buildings is late C20th and well conceived.



## RED DRAGON YARD

Address	Rating	Description
No.s 3 - 7	Green	Late C19th in neo vernacular style. Similar in form and design to No 1 Horse Market, to which group is attached in offset alignment, but No 7 is far more extravagant in detailing. Sneaked limestone walls with some buff sandstone and light limestone ashlar detailing to windows, which are either sashes or with more extravagant paired leaded lights. No 7 dominated by half-timbered upper storey on a bracketed jetty, with painted brick and plastered infill panels, many with floral pattern inscribed pargetting. West gable is jettied out further over bracketed cornice set above an orange brick bay window with side entrance. Full and attic gables to roof with bargeboards and tall stacks and blue grey slates in graduated pattern. Nos 3 and 5 much plainer and set back from building line with simpler detailing and ash windows under sandstone lintels.

## SALT PIE LANE

Address	Rating	Description
No 1	Green	Refronted or heavily restored elevation facing onto lane in random rubble with sandstone lintels to openings, some of which appear recent. Gabled roof not inspected. Modern fenestration and doors largely sympathetic.
Salt Pie Cottage	Red	Two storey house arranged side on to lane with white painted cement render to walls and plain gabled roof (cover not seen). Attractive bracketed porch hood to entrance. Modern horizontally proportioned window openings without detailing, and casement windows, some of non traditional form, which combine to create non traditional appearance that jars with neighbours to south and west.
Small courtyard on south side	Green	In process of restoration/conversion to dwellings (?) at time of survey. U shaped range of outbuildings behind No.s 35 – 39 Main Street. Random rubble walls with sandstone quoins and flat lintels to openings. Gabled slate roofs. Modern false sash casement windows. Stone steps within yard are attractive feature of unknown date but timber gallery to east side is less visually successful. Attractive forecourt formed in front of group.

## OFF SWINE MARKET

Address	Rating	Description
Car garages	Red	Pair of modern garages in modern materials that detract due to scale and appearance.
Abbot's Brow	Green	Large mid C19th house showing structural evidence of numerous building phases, and with possibly earlier origins. Deep plan with accretions to south. Mostly tall two stories but with higher part with attic under gabled roof on west side. Mixed but predominantly limestone rubble walls with quoins and gabled roofs in grey slates (?) laid in diminishing courses. Stacks in various sizes, all stone and

Address	Rating	Description
		arranged in seemingly random pattern to roof. Rear elevation edging churchyard has taller two and a half central portion under projecting gable verge with exposed purlin ends. Windows on this side mostly 2/2 timber sashes, some quite large and occasionally coupled, and with broadly consistent chamfered limestone surrounds. Taller narrow stair light to left set under sandstone lintel with semi circular soffit and tracery notches, and with 1/1 timber sash with marginal glazing bars. Appearance undermined slightly by organisation of white painted rainwater goods. Front to east faces over private garden and outwards giving spectacular views to north east. Similar elevational treatment to rear but with higher quality ashlar transomed and mullioned windows to more regular pattern. Extension to south east wing is of less interest.

#### TRAM LANE

Address	Rating	Description
Former barn, now auctioneer's showroom	Green	Long, tall, former barn and stables to Royal Hotel to east, now showroom/store, with north narrow end facing directly onto street. Random mixed rubblestone with quoins and gabled roof in dark grey slates. Glazed entrance inserted about the north west corner has semi circular segmental head of sandstone voussoirs, but glazed elements detract slightly. Former stable entries on the east side are attractive aspect and the south wall and the rooms over the arch reveal evidence of former changes that add to the building's charm.
House arranged end on to street.	Green	Probably early C19th. Two stories. Random rubble walls with paler gritstone window lintels and door surrounds, and steep gabled roof in graduated blue grey slates, with verge copings and kneelers and good masonry stacks. Appearance weakened by modern casement windows.
House on north side of entrance into rear gardens of houses on Main Street.	Green	Early C19th and recently restored? Two stories with deep plan and end arranged gable onto lane. Random mixed rubble with quoins and gabled roof in graduated blue grey slate roof with verge copings and kneelers. South side has attractive narrow, two-storey porch of unknown date in bay 1, with steep roof with kneelers and copings to roof. Broad cart entrance to bay 2 with elliptical head of thin stone voussoirs and unconvincing modern window. Fenestration to right and on end also ill considered. Some new work to broad west end but appearance generally well preserved.
No 6	Green	Late C19th in neo-vernacular style with, on west side, good quality two and three light chamfered mullioned windows with chamfered sills in grey tooled limestone, those on ground floor set under hood moulds and relieving arches. Simple domestic entrance to far right with stone surround and flat head and very large passage entrance to left under segmental arched head and chamfered surround, with timber lintel or shaped corner corbels. Two stories. Walls are random mixed rubble and roof is gabled and laid in slate.
No 10	Green	Long part gabled front in random sandstone rubble. Two stories with attic. Roof not seen. Small windows with simple flat lintels and modern casement fenestration. Door to left with modern side light, all under simple slate hood mould. Entrance in angle corner to far right has good stone chamfered surround with stop in grey limestone.
No.s 12 – 16	Green	Long row of three, low two storey cottages with asymmetrical front set partly below level of street such that lintels to ground floor windows

Address	Rating	Description
		are at road height. Mixed rubblestone with blue grey slate roof laid in diminishing courses. North portion is better preserved with regular window openings with sandstone lintels and some late C19th two light flush casement windows. Other fenestration is modern and that within generally poor in proportion, especially to No 16, which are inserted into large agricultural like openings, which along with a flat roofed dormer window, detract greatly.

#### VICARAGE LANE

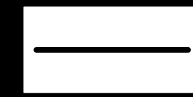
Address	Rating	Description
No 4	Green	Double fronted two storey house in mixed rubblestone walls with heavy handed strap pointing, all without quoins. Gabled roof in local graduated grey/green slate. Windows are weakened by mortared lintels and surrounds and modern small pane casement windows, but not too detrimentally. Central board door in plain surround.





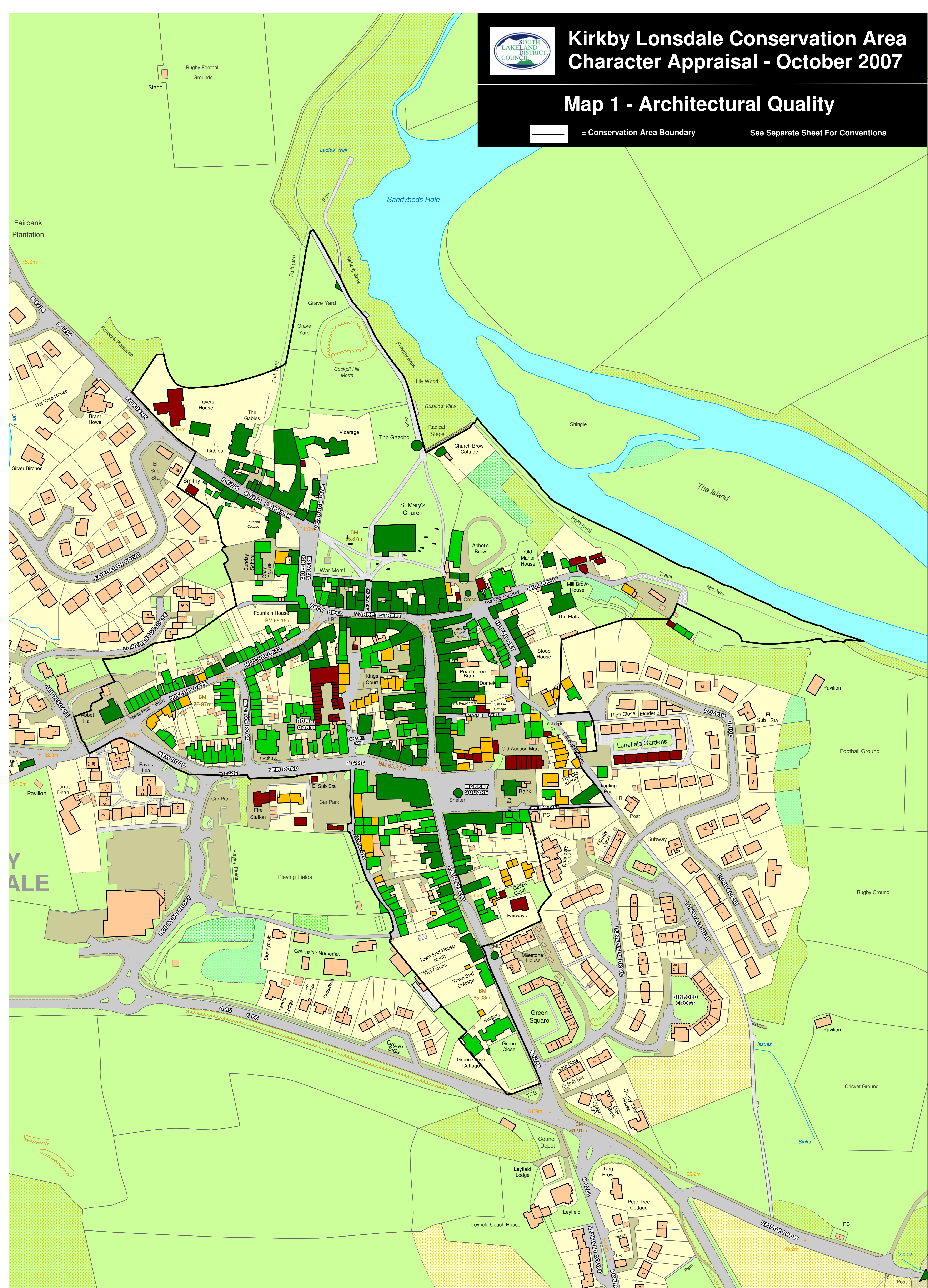
# Kirkby Lonsdale Conservation Area Character Appraisal - October 2007

## Map 1 - Architectural Quality



= Conservation Area Boundary

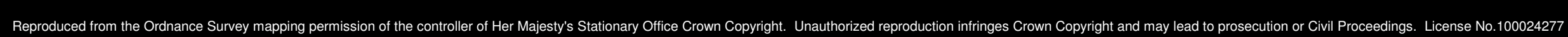
See Separate Sheet For Conventions







**See Separate Sheet For Conventions**







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