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## APPENDICES

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1.0 Introduction

1.1 This draft character appraisal for Sedbergh Conservation Area, prepared by Envision consultants with generous contributions from the Parish Council, local residents and business people has been commissioned by the Yorkshire Dales National Park Authority. It provides an assessment of the character of the conservation area based on a clear and objective analysis of the area and reflects views expressed at a series of meetings and walks around the conservation area and at the Open Day held in the People's Hall in March 2009.

1.2 English Heritage (Conservation Area Appraisals guidance 2005) advises that “every area has a distinctive character, derived from its topography, historic development, current uses, and features such as streets, hedges, archaeological monuments, buildings and place names. Understanding and appreciating an area’s character, including its social and economic background and the way in which such factors have shaped the urban fabric, should be the starting point for making decisions about both its management and its future.”

1.3 The Yorkshire Dales National Park Authority’s ‘A Strategy for the Historic Environment of the Yorkshire Dales’ explains that “the historic environment of the National Park is all the physical evidence for past human activity and its associations that can be seen, understood and felt. It is all around us as part of everyday experience and life and is therefore dynamic and continually subject to change”.

1.4 In this character appraisal the approach has been to work with local people and the National Park Authority to examine the evolving role of the conservation area in the life of the communities of Sedbergh. A significant proportion of the project has involved discussion workshops and other consultation events that helped to identify the elements that are of special value to the people who live and work there and to visitors. The appraisal identifies areas of concern and explores how these might be addressed, moving forward from a wholly historical / architectural approach towards one that recognises the needs of the people living in the Sedbergh conservation area.

1.5 The Sedbergh and District History Society, with its current offices on the High Street above the Tourist Information office, contains a wealth of information about the town including its people, businesses and buildings. Historical development of the town is recorded and the impressive library of documents includes numerous photographs both old and new, the original tithe maps and census data. The consultants would like to thank the Society for allowing us to have access to their archive and for being extremely helpful in pointing us in the right direction. Residents who wish to find out more about the history of Sedbergh will find the archive is a very useful source of information.
2.0 Planning Policy Context

2.1 At present, the Yorkshire Dales Development Plan which guides day-to-day decisions on planning applications consists of the “saved” policies (March 2009) from the Yorkshire Dales Local Plan 2006, various 'saved policies' from the Minerals and Waste Local Plan 1998 and the Yorkshire and Humber Regional Spatial Strategy May 2008.

2.2 Sedbergh conservation area was designated by the West Riding of Yorkshire County Council in 1969, though the boundary was reviewed and considerably extended by the Yorkshire Dales National Park Authority in 1988 to include extensive areas around the centre, the school and most of the adjacent hamlet of Millthrop. The designation of the Conservation Area recognised the importance of the quality of the area as a whole, as well as protecting individual buildings from demolition. The National Park Authority, as local planning authority, has a legal duty to designate as conservation areas any areas of special architectural or historic interest where it is desirable to preserve or enhance their character or appearance, and to control or manage change. It also has a duty: “from time to time, to draw up and publish proposals for the preservation and enhancement of conservation areas in the district and to consult the local community about these proposals”

2.3 The Local Plan includes 'saved' policies that support the conservation of the built environment of the area and seek to enhance its local distinctiveness. The aim of Policy B8 is to preserve and enhance the individual character and appearance of conservation areas in the National Park. The Local Plan advises that “designation of conservation areas gives greater control over the demolition of most buildings and the felling of trees. It also requires wider local publicity for planning applications and ensures that development proposals are subject to wider scrutiny. Designation puts an onus on prospective developers to produce a high standard of design reflecting the particular character of a conservation area.”

2.4 The National Park Authority is now preparing a Local Development Framework (LDF) for the Yorkshire Dales which will, when adopted, supersede the Local Plan. The preparation of a 'Core Strategy' together with reviews of other areas of local planning policy will follow the current reviews of housing, minerals and waste. The LDF Core Strategy must be consistent with national and regional policies and strategies, including the emerging Planning Policy Statement (PPS 15) Planning for the Historic Environment (consultation draft DCMS July 2009). The draft PPS envisages a proportionate response to change, aligned with English Heritage guidance that “modern conservation is about continuity not preservation”. It makes clear that the appraisal should focus on what is significant in heritage terms about a place and not just protect all of it for its own sake. Extracts from the draft guidance are quoted as appropriate in the draft management plan, Part 2 of this report.
3.0 Outline of the Conservation Area Appraisal report

3.1 This document is intended to be approachable, understandable and practical. Therefore it is divided into two parts. Part 1, the character appraisal, includes a review of the boundaries of the conservation area which considers how the special interest of the area might be vulnerable to harm and suggested potential opportunities for enhancement where its character could be reinforced. Part 2 of the report, the draft management plan, recommends where further analysis, specific action or detailed guidance is required. Appendix B provides a list of the listed buildings within the conservation area.

3.2 Consultations with the Parish Council and the local community encouraged discussions about how local people value Sedbergh. The appraisal has taken account of their views about potential problems and pressures for change as expressed at a series of public meetings, "walk-abouts" and an Open Day in the People's Hall, in line with the National Park Authority's Statement of Community Involvement. The consultants are very grateful for all their contributions.

3.3 The appraisal aims to provide a 'vivid succinct portrait' of Sedbergh as it is today, recognising that it is an evolving place with a vibrant community. Whilst an appraisal aims to identify the essential elements that give an area its character, it can only be a 'snapshot' in time. Elements and details of the conservation area may be important even if they are not specifically referred to in the document.

This conservation area appraisal has now been completed in final draft form and is issued for public consultation. It is intended that, following this consultation, the conservation area appraisal will be formally adopted by the National Park Authority.
4.0 Summary of key characteristics, significant features and key views and vistas

4.1 Historical detail about the ages and uses of the existing buildings supports the designation of the conservation area in the town of Sedbergh. As a result of the gradual expansion of the town and Sedbergh School up to and including the early 20th century, the character and physical fabric of the conservation area has changed over time. For the most part it retains the special qualities and distinctive features that justify its preservation. However, in the 20th century, inter-war and post-1970 estates were developed on the outskirts of the town centre. It is now considered that, in places, the conservation area boundary does not adequately reflect the heritage value of features on the ground and, where appropriate, amendments to the boundary are proposed.

4.2 A description of Sedbergh’s historical development and character is found in the following sections; below, a summary of the key characteristics that make up its local distinctiveness is provided:

**Key characteristics which deserve recognition, appreciation and enhancement**

- compact historic core with 19th and 20th century residential development on three sides and the extensive well treed grounds of Sedbergh School to the south.
- clear contrast between the several different areas within Sedbergh conservation area:
  a. the densely developed pre-19th century town centre (Photo S01)
  b. spacious Victorian and Edwardian villas to the west at Highfield Road and off Guldrey Lane, modest terraced 19th century cottages to the north at Bainbridge Road and to the south along Loftus (Lofthouse) Hill, which date from the coming of the railways (S02);
  c. ‘suburban’ 20th century housing estates to the east and west of the centre (S03)
d. the open parkland landscape and imposing buildings of Sedbergh School (S04); and
e. the wooded river valley, former mills and small hamlets of Birks and Millthrop to the south (S05 and S06)
• surprise turns into narrow alleys unexpectedly widening into cobbled and flagged yards connecting into networks of pedestrian routes around Main Street (S15)
• pleasing irregular clusters and rows of cottages rising up steep slopes to north of Main Street with varied ridge lines and frontages at different angles (S08)
• wide variety of building types, sizes, variety of roof lines and eaves heights, chimneys throughout the conservation area (S09)
• predominantly 18th and 19th century buildings, walls, roofs and structures built from traditional, predominantly ragstone, materials and in a traditional manner (S10)

S09: wide variety of building types, sizes, heights at Finkle Street
S10: Main Street – windows and doors opening onto the street
• narrow straight or gently winding roads within the built up areas of the town, mostly running along the valley sides and confined by continuous building frontages and/or high stone walls (S10)
• windows and doors opening directly onto the street along Main Street, Back Lane, Finkle Street and the adjoining yards and courts (S10)
• contrasting styles of late 19th and early 20th century terraced cottages and more spacious villas on the edge of the original centre (S11)

S11: early 20th century terraces along Bainbridge Road
S12: mature avenues and parkland on Sedbergh School site
• wide sweeping roadways and driveways through the school site and around the town centre with imposing detached buildings standing in extensive grounds (S12)
Significant features of interest within the conservation area

S13: drinking fountain on Finkle Street  
S14: high boundary walls, railings around St Andrews Church
- drinking fountain at Finkle Street, squeezed into the corner of the footpath at the entrance to St Andrews Church (S13)
- lych gate, railings and main entrance to the church
- the familiar K6 red telephone kiosk next to the Library
- imposing stone walls around properties adjoining the Sedbergh School cricket field (S14)
- mature trees within the churchyard, the school sites and the river valley to the south (S16)

S15: paving surfaces using cobbles and flagstones in yards off Main Street  
S16: mature trees create prominent landscape features
- high stone boundary walls within the town centre; loop-topped railings around the school grounds; plain railings around the church; ornamental railings around the Victorian villas and their front gardens (S14)
- attractive patterns of cobbles and flags in the yards and courts off Main Street (S15)
- varied styles of traditional shop fronts on Main Street itself
- decorative features on Victorian and Edwardian properties including barge boards, finials, date marks, stained glass windows
Key views and vistas

**S17:** view up Joss Lane towards Winder Fell
- up the valley towards Garsdale from Back Lane
- along Main Street towards the top of Castlehaw motte and bailey
- across the school grounds and the Rawthey Valley towards Dentdale (S18)
- from Back Lane where the cobbled yards emerge, towards the Middleton Fells
- out of Weavers Yard
- up Finkle Street and from Joss Lane to Winder Fell (S17)
- impressive wide views across the town from Winder Fell and from Castlehaw

**S18:** view from Sedbergh School grounds south towards Dentdale
- from Back Lane where the cobbled yards emerge, towards the Middleton Fells
- out of Weavers Yard
- up Finkle Street and from Joss Lane to Winder Fell (S17)
- impressive wide views across the town from Winder Fell and from Castlehaw
PART ONE: CHARACTER APPRAISAL

5.0 This character analysis includes the identification of significant elements that contribute to the special character of the conservation area. It provides an account of the physical context, historic character and local ‘distinctiveness’ of the conservation area and its setting. The origins and historical development of Sedbergh are described and historic Ordnance Survey maps are appended to show the gradual expansion of the town. Notable features are described below, illustrated as appropriate by photographs.

Landscape setting

5.2 The underlying solid geology of the area consists of sandstones and conglomerates of Carboniferous age (Institute of Geological Sciences, 1976). North of the Dent fault (which lies around 1 mile to the south of Sedbergh), the Howgill Fells consist of highly folded Ordovician and Silurian slates and sandstones. There is a trace of lower carboniferous conglomerate in Settlebeck Gill and a good exposure of this is in the Jubilee Wood Conservation area (this reserve forms the lower part of Settlebeck Gill just above Castlehaw farm

5.3 The landscape setting of the conservation area to the south is defined by rough grazing land on the Rawthey valley slopes rising behind the hamlets of Millthrop and Birks up to the Old Golf Course. Winder Fell to the north provides an exposed moorland setting behind the town, with pastures defined by drystone walls, sparse hedges and occasional boundary trees on the lower slopes and small areas of woodland.

5.4 Sedbergh is now one of the principal gateways to the Western Dales. The Sedgwick Geology Trail follows the footsteps of the 18th century Dent-born geologist Adam Sedgwick, at Longstone Common on the Garsdale road out of Sedbergh, where the Dent Fault can be seen in rocks beside the river. The valley to the west of the fault has an open gently rolling character, with regular field patterns, mature hedgerows and broadleaved woods. To the east of the town the Clough valley narrows as it rises up Garsdale towards the Pennines, through a steep incised moorland landscape.

Historical context

5.5 There are two documented views on the derivation of the place name of Sedbergh. One suggests that the name is derived from ‘Set-berg’ meaning ‘seat shaped hill’ with the ‘t’ assimilated to ‘d’ (Smith 1961). The other suggests that it comes from ‘Sadda’s berg’, the berg element meaning a saxon fortification and Sadda being its founder (ie the fortified hill of
Sadda) (Whittaker, 1823). Thompson (1892) suggests evidence of Scandinavian influence based on both street names and old dialects spoken in Sedbergh.

5.6 Sedbergh is mentioned in the Domesday Book so a settlement must have existed here before the Norman Conquest. Sedbergh occupies a sheltered position on the lower slopes of the Howgill Fells to the north of the River Rawthey, where early routes crossed the Pennines. Its historic development is linked to its position at the convergence of four valleys formed by the rivers Lune, Rawthey, Clough (Garsdale) and Dee (Dentdale) that served as access and trade routes. There is little hard evidence for Roman activity in the town and there is no mention of a church in Sedbergh in the Domesday book (Cumbria County Council Archaeological Assessment Report). However, there was a main Roman road running from Manchester to Carlisle which passes less than 2km to the west of the town centre and through the Lune gorge and a probable Roman road running from this main route along the Rawthey valley towards Brough. The Normans saw Sedbergh as an important strategic site and built a ‘motte and bailey’ castle there overlooking the river crossing points.

5.7 The Motte and Bailey monument (Castlehaw) was constructed in the 11th Century. It is uncertain what level of activity and occupation there was at Castlehaw and when this activity ceased. The site has similarities with other earthwork mottes on the western side of the Pennines. The monument consists of a steep sided motte and a small bailey to the west. During the second world war the site was used as a Royal Observer Corps observation post then, in 1965, an underground bunker was built here as part of a low level early warning system in the event of nuclear attack. This was closed in 1968.

Development of the town

5.8 Sedbergh grew up as a small medieval market town and centre for domestic textile industries such as woollen yarn spinning and hand knitting. St Andrews Church was founded in the 12th century during the reign of Henry I and the market charter was obtained in 1251.

5.9 In the 15th century there were believed to be 2500 ‘housling folk’ in Sedbergh, Dent and Garsdale, being those who should attend communion services, hence not a full estimation of population. The origins of the present Sedbergh School date from 1527 when a deed was granted to Robert Lupton to create a Chantry School, later a free grammar school. The oldest building belonging to the present Sedbergh School is the ‘Lofthouse’ off Busk Lane, which may have originated as a medieval Grange for Furness Abbey.

5.10 During the post medieval period the Sedbergh textile industry became particularly important, though employment outside the town was mainly agricultural. In the middle of the 16th century, it is recorded that 236 stones of wool were collected worth £38 8s 8d (Stacey 1994). The densely populated yards off Main Street were closely associated with the woollen industry. Thick ‘bump’ wool was brought from Kendal to make stockings, jerseys and Kilmarnock caps (Trott 1991). The yards remain a central feature of the town’s layout and design.

5.11 The 17th century saw the construction of numerous stone buildings including Thorns Hall to the east of the town centre. The prominent St Andrew’s Church underwent extensive repairs and alterations in 1784 and was considerably renovated in 1885/6 when the nave and chancel were re-roofed and the gallery removed (Bulmer 1905). The Old Vicarage may have medieval origins but was remodelled around 1685 and much altered and extended since. The school building at the corner of Back Lane and Loftus Hill (the Old Grammar School, now the Sedbergh School Library) bears a date stone of 1716.
5.12 The 1761 Turnpike Act improved the local roads and made the town and its valleys more accessible. Mechanisation of the woollen industry began in the late 18th century. In 1792, Robert Forster is said to have built a mill in Sedbergh producing hose, bonnets, mitts and gloves. In Weavers Yard and other small courtyards around the main street the yarn produced in the mill was woven to be used for aprons, checks and plaidings. The mill also produced yarns for hand knitting and a cart went up to Dent each week to collect their knitted goods.

5.13 Later mechanisation of the domestic woollen industry and the introduction of cotton led to the development of textile mills near the river. Farfield Mill to the south east was built in 1837 and continued to produce Pennine tweeds until 1991, after which one of the mill buildings was acquired by the Sedbergh and District Buildings Preservation Trust and is now operated as Farfield Mill Arts and Heritage Centre. Birks Mill produced cotton, later becoming a bobbin and dyeworks, and is now used as a food distribution warehouse (Fawcett 1977).

5.14 Much of the town as it is today owes its appearance to the post medieval and industrial period. During the 19th century Sedbergh School was developed to the south of the town. The Lancaster firm of Paley and Austin were commissioned to build a number of school houses in the 1870’s, the chapel in 1897 and Powell Hall in 1906. The parkland lying between the town and the school was landscaped for playing fields. Marshall House and Evans House, now school boarding houses, are good examples of 18th century buildings. The history of Sedbergh School is well documented and there are a number of source documents held by both the Sedbergh and District History Society and the Sedbergh School archive. The school has had a number of notable students over the years and these are highlighted in the school review books.

5.15 The Sedbergh railway station was situated to the west of the town on the Ingleton branch of the London and North-Western Railway, which was opened in 1861. The station was closed in January 1954, though the line remained open for goods and the odd excursion (plus school specials for Sedbergh School) until October 1964, when the daily pick-up of goods ended. (Trott 1991).

5.16 With the growth of rail transport, the town began to expand southwards up Loftus (Lofthouse) Hill towards the river. Later buildings such as the Victorian villas around Highfield Road and Guldrey Lane took advantage of the southerly aspect and created generous gardens with open views out into the surrounding countryside. The 1901 census suggests that by the
beginning of the 20th Century there were 2,374 persons in Sedbergh township and 904 in Sedbergh town.

Impact of history on form

5.17 The road network around Sedbergh is thought to have remained unchanged since the medieval period although widening works were undertaken on Finkle Street in 1898. The historic centre has taken a linear form, following the line of the main A684 road north-east of Kendal towards Hawes and North Yorkshire. The street layout and general development of the town can be seen on the sequence of historical plans (Appendix A, maps S6, S7 and S8 attached).

5.18 Significant features of the town centre are the long straight roads and lanes running parallel to the valley slopes, with footpath connections between different levels, and gently sloping paths and yards running at right angles to Main Street between Back Lane and Bainbridge Road, for example Folly Yard and Weavers Yard. These densely populated yards were developed on what may once have been narrow medieval burgage plots, with workshops for spinning and knitting and they remain a central feature of the town’s layout and design.

5.19 The development of the Chantry School, later Sedbergh Grammar School, and the subsequent expansion of Sedbergh School along Busk Lane, led to the creation of an open parkland setting and playing fields which now provide a pleasant contrast to the hard paved environment of the town centre. When the conservation area boundary was reviewed in 1988, it was felt that the relationship between the two sides of Sedbergh, the church and old town and the school, is what gave the town its unique character, one part huddled in a market town cluster, the other standing back in dignified 19th century groups, the whole set against the backdrop of the Howgill Fells to the north and the Middleton Fells to the south.

5.20 The street layout can be seen quite clearly from the historical plans. In 1856 the town pre-dates the expansion of Sedbergh School and the railway; map S6 shows the tight layout of Main Street. Small cottages can be seen lining the west side of the narrow Finkle Street, enclosing the churchyard and screening the church from view. By 1889 the development of the present School had commenced in response to the increased demand for boarding school places from those serving overseas in Britain’s expanding empire. Busk Lane had been built and the imposing Highfield and Guldrey villas had been constructed at the western end of the town. By 1912 further development of the school had taken place along with the construction of terraced housing on Bainbridge Road. The current plan of the town shows the locations of ‘new’ housing as the town has grown in size with 1960’s, 70’s, 80’s and 90’s developments.
Historic character

5.21 The centre of Sedbergh is compact and tightly built up with one of the narrowest main streets in the dales, lined by an attractive mixture of properties of different styles, materials, shapes and sizes, creating a picturesque town scene. Significant features of the town are the narrow lanes, footpaths and yards, such as Folly Yard and Weavers Yard, many of which have been sensitively improved. Sedbergh Reading Room and Market Hall now houses the public library, standing in what was the Wednesday Market Place. Adjacent to Finkle Street, where tiny cottages were demolished and the road widened, the former sense of enclosure has been lost. However the contrasting openness reveals attractive views of St Andrews Church and Churchyard and provides a strong visual link between the densely developed town centre and the open landscape of the school to the south.

5.22 Part of the local distinctiveness of Sedbergh conservation area is the feeling of enclosure and shelter from the exposed Howgill Fells, with narrow roads and lanes confined by continuous building frontages and high stone walls. Surprise turns into narrow alleys unexpectedly widen into cobbled yards behind Main Street and open out at Back Lane to provide attractive views across the extensive playing fields of Sedbergh School. Main Street itself has an intimate, pedestrian-scale atmosphere where traffic moves slowly, pedestrians walk in the roadway and delivery vehicles occasionally block the carriageway for several minutes. Behind Main Street, informal rows of traditional cottages line the yards and courts, with doors opening directly onto the footways. The compact arrangements and varied roof-lines of cottages, former barns and workshops constructed at acute angles to each other on steep hills such as Howgill Lane and winding yards such as Kings Yard make Sedbergh an interesting and welcoming place to walk around.

5.23 Castlehaw 'motte and bailey' survives as a notable ancient monument. Despite the steep gradients of some of the valley slopes, the earliest sections of Sedbergh around Main Street were built up at very high densities with very few trees. Views down from Castlehaw show how compact the centre of Sedbergh is. There has been very little redevelopment within the historic core. At Station Road (west of Highfield Road) and Back Lane some of the gardens contain mature trees and shrubs that help to soften the appearance of the conservation area, distinguishing these later areas from the densely-packed enclosed character of the original settlement.

5.24 There are strong contrasts between the sombre blue/grey ragstone of buildings and walls, the white and cream-painted rendered finishes and stone flag roofs of some early domestic and commercial properties in the centre, as compared to the unpainted stone finishes and grey slate roofs of later buildings, the neat green of the well managed parkland landscapes.
around the school and the seasonal colour variations of the exposed fells surrounding the town.

5.25 Housing estates developed in the 20th century at the edge of the town, such as Maryfell, Castlegarth and Woodside Avenue, present a bland appearance with “standard” house types that provide a harsh contrast alongside traditional stone buildings and their poorly designed open layouts fall to take advantage of rising ground and southerly views.

5.26 However, within the town centre, care has been taken to ensure that modern infill developments reflect the historic form and character of Sedbergh. One notable example is Kings Yard, which respects the traditional form and character of the yards behind Main Street. King’s Court (the former Smithy Yard) is a private development converted from a smithy and old workshops/warehouses and named after The Kings Arms, a former coaching inn which once stood where the Sedbergh Cafe (formerly The Posthorn Cafe) was built.

S27: converted buildings at Kings Court, once Smithy Yard  
S28: bland modern housing estates off Station Road to the west of Sedbergh

General character and plan form

5.27 The layout of property boundaries and thoroughfares, the past and present mix of land uses, and the characteristic materials seen today all derive from the early development and historical expansion of Sedbergh. The buildings, spaces and connecting routes that have particular historical associations are described below.

5.28 For the purposes of the current appraisal, three principal ‘character areas’ have been identified where former land uses have influenced plan form and historic character. Boundaries of the proposed ‘character areas’ are indicated on Map S1 (see attached) together with suggested boundary changes where appropriate.

5.29 The first ‘character area’, the town centre, can be divided again into several sub-sections, to delineate the core of Sedbergh along Main Street, the Victorian/Edwardian villa and terrace developments and the modern 20th century estates:

5.30 The centre of Sedbergh is tightly built up with one of the narrowest main streets in the Yorkshire Dales, lined by an attractive mixture of properties of different styles, materials, heights and sizes, creating a picturesque town scene. The linear core of the original settlement is clustered along Main Street, Finkle Street and Back Lane and extends to north and south to include narrow 17th and 18th century buildings laid out in informal terraces or irregular groups around courts and yards off Main Street. At the heart of the town is the Parish Church of St Andrew’s, with the Wednesday market still taking place next to the church. The Castlehaw “motte and bailey” and the neighbouring trees and woods at the eastern edge provide landscape interest and wildlife value within the conservation area;

5.31 The enlargement of the town following the 19th and early 20th century expansion of
mechanised industries and railway services led to the construction of imposing and decorative Victorian and Edwardian villas at Highfield Road and Guldrey Lane to the west of the centre and terraces of modest 19\textsuperscript{th} century cottages immediately around the centre at Bainbridge Road;

\hspace{1cm} S29: St Andrews is at the heart of the original market town

\hspace{1cm} S30: Guldrey Villas was built after rail services enabled Sedbergh to expand

5.32 Later 20\textsuperscript{th} century infill developments included housing estates such as Woodside Avenue off Station Road, the modern buildings around the original Settlebeck schools and the provision of public open spaces including the playing fields at Peoples Hall.

5.33 The second 'character area', the Sedbergh School site, extends to the south of the town centre along Back Lane, down towards the river, including the imposing buildings of the School itself, the earliest building at Busk Lane, the Lofthouse, the original grammar school building at Loftus Hill, now the School Library, modest Victorian cottages lining Loftus Hill where the former Union Workhouse has now been restored and converted to apartments as the Loftus Manor site, and also the neighbouring detached properties in large gardens with mature trees such as the Old Vicarage. This zone provides the majority of green open spaces and recreation facilities in the town and has a well maintained formal parkland character.

\hspace{1cm} S31: imposing school buildings off Busk Lane, character area two,

\hspace{1cm} S32: valley of the River Rawthey, character area three

5.34 To the south again, the third 'character area' comprises the grazing meadows and woodland on both sides of the River Rawthey, Birks Mill and the former Millthorp Mill, and the small hamlet of Millthorp itself, within the open countryside and gently rolling scenery of a river valley and floodplain. This zone makes a significant contribution, with Castlehaw, to the nature conservation value of the conservation area, particularly Jubilee Wood, Canada Wood, Akay Wood, Bruce Loch and Old Peculiar Pool, which are woodlands and wetlands managed by the local Wildlife Trust with the support of pupils of Sedbergh School and YDNP volunteers.
Building character and historic features

5.35 The majority of older buildings in Sedbergh were constructed using a narrow range of materials, predominantly rough-coursed ragstone, and with limited architectural detailing other than for the varied frontages of the commercial premises and shops along Main Street. However, amongst the blue/grey stone buildings with stone flag roofs typical of the Yorkshire Dales, there are others with white painted rendered elevations and Westmorland slate roofs laid in diminishing courses more typical of the Cumbrian fells to the west.

S33: early stone houses at Main Street near Back Lane
S34: some of the original shops may have been timber-framed

5.36 It is likely that some of the earliest buildings in the town were timber framed shops or houses along the Main Street although most of these have now been totally rebuilt in stone or obscured or replaced by later facades. The modest widths of these predominantly two and three storey buildings tend to reflect the relatively narrow spans which could be achieved with timber construction, and their roof ridges are generally quite low, running parallel to the frontage.

5.37 Overall the town centre retains a domestic scale which is one of its main characteristics. The individuality expressed in the wide variety of building styles, sizes, heights and rooflines makes a significant contribution to the character of the conservation area. The well-proportioned domestic scale of the 2 and 3 storey stone terraces and more imposing shops, detached houses and decorative villas, incorporating small business premises and offices, classrooms and boarding houses for Sedbergh School (Marshall House and Evans House), creates an intimate, richly textured and varied character in the centre of town.

Building details

5.38 Within the conservation area the predominant building material is a blue ragstone, a conglomerate stone with a sharp grit. This stone is consistently used for two and three storey properties with ragstone boundary walls and cobbled and stone flag paving in courtyards. Older properties tend to be white or cream rendered. The group of semi-detached houses on Howgill Lane, comprising Hightfield Villas and including the former Masonic Hall, are interesting examples of early shuttered concrete construction. The recent use of more yellow types of ‘Yorkshire’ sandstone has no local precedents.

5.39 Roofing materials are an indication of age. The flagstones seen on several roofs are "millstone grit" found as part of the Carboniferous series south of the Dent Fault and forming the hard almost horizontal capping on Baugh Fell, Whernside and Ingleborough. These were the predominant roofing materials on early buildings, until rail transport made Lake District or Welsh grey slates the more usual choice. There are some outcrops of slate in the Howgill Fells but these are mostly too contorted to be of much use for roofing materials.
5.40 Some of the architectural features that are characteristic of the historic centre and worthy of retention in situ include external timber galleries and staircases (Railton Yard), upper level entrance doorways (Weavers Yard), blocked warehouse doorways, varied styles of chimneys and stone gate posts. Timber casement and sliding sash windows tend to display a vertical emphasis with gritstone surrounds or lintels and sills. The decorative barge boards, finials, date-marks (Highfield Villas), stained glass and ornamental railings on later Victorian properties are distinctive features of the later development of Sedbergh. All these features are deserving of retention and protection where they are found and it is suggested in the management plan, Part 2, they may be worthy of 'local listing' to secure their future survival wherever restoration or development is proposed.

Positive buildings in the conservation area

5.41 A listed building is one that is included on the Government’s Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law. Local Plan Policy B13 explains that proposals for the demolition of listed buildings, or alterations in any manner which affect their character, require listed building consent. This applies to external and internal alterations and to demolition. It also applies to buildings and structures attached to or within the curtilage of listed buildings. Listed building consent applications will be considered against national criteria.

5.42 There are some 64 listed properties/structures in Sedbergh, the majority of which are dated from the 18th and 19th Centuries. Details of these buildings can be found in Appendix B. The Statutory list categorises the Old Grammar School and the Church of St Andrew as Grade 1 and the Sedbergh School Cloister, Thorns Hall and the 1897 School Chapel by Paley and Austin as Grade II*. Other listed buildings in Sedbergh, such as the Old Vicarage, are Grade II.

5.43 In addition to listed buildings, Sedbergh contains many unlisted buildings that make a positive contribution to the character or appearance of the conservation area. The English Heritage guidance advises that the contribution made by unlisted buildings to the special interest of a conservation area relates to qualities of age, style, materials in relation to neighbouring buildings, whether it serves as a reminder of the gradual development of the settlement or earlier phases of growth, whether it has significant historic association with established features such as road layout, whether it has landmark quality or contributes to the quality of spaces, whether it reflects former land uses, or has significant historic associations with local people or past events, or if its use contributes to the character or appearance of the conservation area.
Non-listed traditional buildings often contain features which are of architectural or historic interest and, in Sedbergh, most date from the late 18th or 19th centuries. The majority of these are located in the town centre between Bainbridge Road, Main Street and Back Lane, from Finkle Street and Howgill Lane to Joss Lane and Castlehaw Lane, and within the Sedbergh School site around Station Road, Loftus Hill and Busk Lane. Along Main Street they form pleasing rows of similar but not identical shop frontages with irregular ridge lines and eaves heights. Generally well related by age, style and materials to their neighbours, these buildings contribute positively to the setting of the narrow main street.

In Sedbergh the former Reading Room and Market Hall now houses the Library, and the White Hart at Finkle Street faces it across the historic Wednesday Market Place and creates a visual break as Main Street bends round towards Loftus Hill. Further down Finkle Street the Old Grammar School faces across the churchyard of St Andrews towards the Sedbergh School cricket field and dominates the small cottages at the end of Back Lane. An example of a restored group of listed buildings is seen at Railton Yard, where a row of 18th century cottages includes the last surviving spinning gallery in the Yorkshire Dales. Websters Yard may contain the oldest domestic building in Sedbergh, a former chemist shop with a 17th century external chimney breast. The late Victorian villas at Howgill Lane and Guldrey Lane display interesting architectural detailing, with applied half-timbering, date-stones and decorative fascia boards on the eaves that add to the visual interest of the area.

Elsewhere it is the informal rows and groups of buildings that line the shopping street and the cobbled lanes and yards off Main Street, rather than isolated individual buildings, that together make a significant positive contribution to the character and appearance of the conservation area. For example Weavers Yard, Railton Yard and Folly Yard contained a mixture of small cottages, storage buildings and textile workshops, with remnants of lintels indicating former wagon doors.

In looking to identify positive buildings that are of particular local interest, the appraisal concluded that the core of Sedbergh reads as a coherent composite, in terms of its architecture and history, encircling St Andrews Church and the Old Grammar School, two of the most distinguished listed buildings in the town. Other than those that are listed (Appendix B), no one building stands out as any more important, distinctive or prominent than any other. The appraisal does not therefore make any recommendations for locally listed buildings. They are all deserving of protection within the conservation area and care should be taken to secure their future survival wherever restoration or development is proposed.
Public realm and boundaries

5.48 In past years there has been strong opposition to previous works on Main Street where imported stone setts were laid between widened pavements to slow the traffic. The widening of pavements was welcomed and remains. The setts were not seen as an improvement to the pedestrian environment, though when they were taken up there was an equally strong reaction. From a conservation viewpoint, the ‘traditional’ uses of the main street as a trading place, a meeting place, a place to find out local news and information or just to sit and watch the world go by, seems to be discouraged by the priority given to cars and delivery vehicles.

S39: delivery vehicles cause traffic congestion on Main Street
S40: mature trees create important landscape features at Loftus Hill

5.49 Many of the lanes and yards off Main Street were attractively paved with a combination of cobbles and stone slabs in the 1990s. These surfaces, whilst not strictly historic, contribute to the aesthetic value of the townscape. Unlike the setts they have not caused problems in terms of the useability of the surface and they should be properly managed and carefully re-laid where damage occurs.

5.50 Stone walls are the most characteristic boundary treatment throughout Sedbergh. Railings with looped tops are found around the school grounds, some Victorian villas have ornamental railings on roadside boundaries. On field boundaries alongside public footpaths metal estate railings, rather than timber fences, are characteristic of the conservation area.

Open spaces, trees and landscape features

5.51 Despite being developed on sloping ground above the river, the early parts of Sedbergh were built up at very high densities, as illustrated. Lanes, yards and narrow ‘cut-throughs’ between the principal roads provide interesting pedestrian connections across the core of the conservation area. These intricate networks of routes are a characteristic element of the Sedbergh ‘townscape’ and provide spaces and paths that are pedestrian scale and enjoyed at walking pace.

5.52 In the centre, the enclosed densely built-up character of the town firmly restricts the views out towards the surrounding hills. Glimpses of the surrounding fells from the lanes and alleys are therefore a significant feature of the town's character. There are few green spaces to provide relief from the high density lanes and terraces of the historic centre. The churchyard at St Andrews and the playing fields off Howgill Lane in particular were highly valued in consultation responses and care should be taken to secure their future survival and enhancement.

5.53 It is notable that the mature forest trees that remain within the built up core of the town, and within the sites of the various schools, provide imposing landscape features that are properly protected within the conservation area. The locations of individual trees and groups
protected by Tree Preservation Orders are shown on S3. These deciduous and evergreen trees provide welcome focal features, colour and height, as well as shelter and wildlife value. They make an important contribution to the visual quality and biodiversity value of the conservation area and its setting. However, many have reached a mature age and several have been lost through storm damage and neglect. There is little evidence of any new tree planting of appropriate native species to provide replacements.

**Negative and neutral buildings and sites**

5.54 The poor design of inter-war and more recent housing estates at Maryfell and Castlegarth and more recently at Howgill Lane and at Woodside Avenue off Station Road, using 'standard' house-types, tends to conflict with the local distinctiveness of the area. Additionally the telephone exchange building at Station Road, the health centre in the Loftus road car park, the bookshop/former public hall, the Peoples Hall, and the modern buildings at Birks Mill are negative buildings in the town. These developments are bland and suburban in appearance and do not fit well with either the densely built up character of the centre of the town, or the spacious character of the Sedbergh School parkland. The housing estate at Havera, Sycamore Avenue and Woodside Avenue was granted planning permission as recently as 1992, after conservation area designation, and it is suggested below that, in this case and others, the conservation area boundary should be revised to exclude unsympathetic development areas.

5.55 The unscreened appearance and rubbish left around the recycling skips in the Joss Lane car park, where visitors park to visit the conservation area, presents a very poor visual impression of the town. The National Park Authority, the Parish Council and other residents of Sedbergh have all been concerned for many years about the neglected condition of the vacant shop on Main Street, which is in a prominent position on the main shopping frontage. Similarly, the derelict site of the former auction mart appears as an eye-sore on the main approach into Sedbergh although mature trees around this site are also protected by Tree Preservation Orders. Planning permission has now been granted to develop both the Auction Mart and the former Udales shop in Main street. The former Council depot at Guldrey Lane and neighbouring open sites also present a neglected appearance adjoining the boundary of this part of the conservation area. Possible management options are discussed below in Part 2 of this appraisal.

**S41: former auction mart site, due to be redeveloped**  **S42: open land off Guldrey Lane has a negative impact**

**Economic and social character**

5.56 Although many of the former business activities have ceased, Sedbergh still supports primary, junior and secondary schools, a wide variety of local and tourist shops including a post office, estate agents, banks, pubs, inns and restaurants, a tourist information centre and
several guest houses. Several thriving businesses, notably The Bath House, Farfield Outdoor Clothing, JMP Food Supplies at Birks Mill and a number of bookshops (Sedbergh is promoting its role as England's Book Town) are based there and a considerable number of people, particularly those working in the outdoor leisure industry, work from home in Sedbergh.

5.57 The town relies very heavily on its ability to attract visitors who will support and sustain its local shops and tea rooms and it seems that local retailers including cafes and B&B owners have seen an upturn in income since the Book Town initiative and Sedbergh's book festivals attracted more visitors. The recent move of Sedbergh Junior School from Bentham also appears to have brought increasing custom.

5.58 The later historic area comprising Sedbergh School and its playing fields runs parallel to Back Lane and Main Street to the north. This open parkland area and the densely built up centre are seen as two distinct areas that complement and respect each other. Built at different times, the 17th and 18th century buildings of the town centre and the 19th century buildings of the School and the Victorian extensions to the town are integral to the conservation area; residents work for the school; student boarding houses are located within the town centre; both sections of the community share the recreation facilities the School offers and the School supports various community activities including wildlife conservation projects.

Values attributed by local community

5.59 Sedbergh is described by its residents as "a very friendly little town in an attractive setting, with beautiful views and country walks all around". Sedbergh retains its primary, junior and secondary schools, and a wide range of business uses, local and tourist shops. The schools, the churches and chapels, the Library and Peoples Hall provide many events and activities that are actively supported by the community and publicised through the local monthly magazine "Lookaround". The town provides a lively cultural and social life within a calm and supportive community.

5.60 Sedbergh is described as safe and friendly, good for children to grow up in and with all the facilities needed for a comfortable retirement. However, there are serious concerns about the high cost of housing and the inability of local families and young single people to continue to live and find work in and around Sedbergh. The local shops are said to supply all essential daily needs although many car-owners tend to shop in supermarkets in Kendal and Kirkby Lonsdale. Whilst acknowledging that Sedbergh is struggling to find a role after the decline in agriculture, some residents feel that the "Book Town" image may threaten both their local services and Sedbergh's historic identity as a market town.

General condition

5.61 Whilst this extensive conservation area contains many 'neutral' areas that neither enhance nor detract from its character and appearance of the area, the general condition of the buildings and spaces is very pleasing and attractive. Sedbergh is a desirable place in which to live and property prices reflect this, so it is perhaps not surprising that generally the conservation area is well maintained and new buildings and extensions are well designed.

5.62 The management plan below suggests that, in order to monitor change in the conservation area, a baseline audit of the key characteristics and features identified in the introduction and described above would be useful. In Sedbergh most of the features identified in this appraisal are of local, that is low, historical significance although they make a valuable contribution to the local distinctiveness of the conservation area. From a conservation point of view, the most effective way to ensure that the conservation area is well maintained in future is to encourage local owners and occupiers to value its special qualities and to care for its characteristic features. English Heritage guidance requires its advisers to be "precise,
objective and consistent" in their identification of the features, including architectural details, that owners will be encouraged to retain. A baseline audit could identify, locate, photograph and assess the present condition of each type of historic feature. If it is carried out with community involvement and support, it would enable the Parish Council and the National Park Authority to identify whether any distinctive building features are at risk because of the modernisation and improvement of older houses.

5.63 Local Plan Policy GP6 explains that “Where the National Park Authority is aware of a potential threat to the importance of a site or area through the exercise of permitted development rights, it will, when necessary, make a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, to withdraw those rights.” This action would require property owners to apply for planning permission for changes that would normally be permitted development, for example the removal, alteration to or unsympathetic replacement of specified features that make a significant contribution to the character of the conservation area. The features that are considered to be significant in Sedbergh are described in the text above and highlighted in the introduction.

**Community involvement**

5.64 The initial stage of this conservation area appraisal involved the Parish Council and other interested parties in a series of fact-finding meetings and ‘walk-abouts’. Their local knowledge has proved to be an invaluable source of information as the draft appraisal report was progressed and the National Park Authority appreciates the positive contributions made by the people who willingly offered their time and experiences to help it understand their local issues.

5.65 Further public consultation events held in March 2009 allowed the consultants to ‘test’ the suggestions made at the early stages, and to refine the proposals for enhancement and future management that follow. Interested individuals, organisations and community representatives were invited to an exhibition and ‘Open Day’ in the Peoples Hall, together with a community ‘walk-about’ on a Sunday. Everyone who attended, and parents at the Primary School, were all invited to respond to a questionnaire and asked for their views about any other issues they believe are relevant to the future management of the conservation area.

5.66 An informal “feedback” report, prepared for the National Park Authority, helped to identify priorities for action in terms of enhancing the ‘sense of place’ of the conservation area and the significant qualities of each location that are most valued by the communities of Sedbergh.
6.0 PART TWO SEDBERGH CONSERVATION AREA MANAGEMENT PLAN

Introduction

6.1 The Yorkshire Dales Management Plan Policy HE9 commits the National Park Authority to producing updated character appraisals for all the conservation areas as a basis for developing management plans and taking action to enhance village environments in collaboration with local communities. English Heritage guidance requires the National Park Authority to establish a list of priority actions and to consider available sources of additional funding and resources. The management strategy should be subject to monitoring and review on a five yearly basis.

6.2 This section of the report addresses the issues which have been identified in the appraisal above, and provides a series of draft recommendations for the future management of change within the Sedbergh Conservation Area. The boundary of the conservation area is considered and opportunity sites are identified, where practical schemes could be achieved to enhance the conservation area.

Problems, pressures, capacity for change

6.3 In parallel with their statutory responsibility for the conservation of the landscape, wildlife and cultural heritage of the area, the National Park Authority has a duty to foster the economic and social well-being of the local community.

6.4 Concerns were expressed during the consultation process regarding the increasing age of the Sedbergh population and the need to find ways to encourage a diverse, dynamic and mixed community. Traffic management within the town centre is a major preoccupation, although previous schemes of improvement to the pedestrian environment of Main Street were removed after strong objections from local people. Narrow pavements and issues of pedestrian safety, particularly for schoolchildren, were discussed and the increasing loss of mature trees through storm damage was noted.

S43: narrow pavements at Main Street are used by delivery vehicles
S44: pedestrian safety is a concern near to Settlebeck Schools at Long Lane

6.5 The maintenance and repair of historic buildings using traditional materials was discussed, and some owners and occupiers are concerned that the pressures to conserve older buildings in conservation areas runs contrary to the need to modernise their homes and make them energy efficient. They suggest there is little advice available to inform their decisions and that the additional cost implicit in Local Plan Policy B8 needs to be acknowledged by the National Park Authority and some provision to ameliorate this made available for local residents and businesses.
6.6 Consultees offered considerable support for well designed and sympathetic modern buildings in less prominent locations, employing modern methods of construction and modern materials. The positive impacts of tourism are recognised but there is concern about the potential loss of local shops and services as the population ages. There are also concerns about the high cost of housing and the inability of local families and young single people to continue to live and find work in and around Sedbergh.

Capacity for change

6.7 For the most part Sedbergh conservation area maintains the special qualities and distinctive features that justified its designation. Where recent infill developments such as modern housing estates are believed to make a negative contribution to the historic character of the conservation area, possible amendments to the boundary are discussed below. National guidance, provided by English Heritage, explains that modern conservation is about continuity not preservation; helping everyone to manage change, not preventing it. English Heritage’s aim is ‘to recognise and reinforce the historic significance of places, while accommodating the changes necessary to make sure that people can continue to use and enjoy them’.

6.8 Climate change is now a high priority for the Government in all areas, including conservation areas. In parallel with rising costs of fuel and energy, the Government is promoting sustainable forms of construction incorporating energy conservation, building insulation and domestic micro-generation of heat and power. Many home-owners in Sedbergh are beginning to improve the energy efficiency of their homes. However, such measures may include installation of double glazed windows, photo-voltaic and solar roof panels and even domestic wind turbines, which may not be compatible with the character of older buildings in the conservation area.

6.9 The adopted Local Plan Policy B13 for listed buildings reflects national guidance in PPG15 where it acknowledges that “generally the best way of maintaining historic buildings is to keep them in active use … New and continuing uses will often necessitate some degree of adaptation”. Therefore it is suggested that National Park Authority officers from all the relevant departments should address this sensitive issue, which is not confined to Sedbergh alone.

6.10 This relevant extract is taken from “Renewable Heritage: a guide to microgeneration in traditional and historic homes” (Changeworks 2008)

“For historic properties, building conservation bodies place great importance on retaining the original building fabric; planning departments, local amenity groups and neighbours are often most concerned with visual impact; national environmental targets place a priority on minimising greenhouse gas emissions; meanwhile, the householders themselves may prioritise comfort, low fuel bills or low carbon emissions. Careful negotiation can be needed to find solutions that satisfy all parties”

6.11 The following recommendations for the future management of heritage assets in Sedbergh were developed in conjunction with local stakeholders as the appraisal process advanced.

Suggested boundary changes

6.12 The initial “walkabout” surveys of the conservation area led to draft proposals, discussed at the various public consultation events, that a number of amendments should be made to rationalise the existing boundary where it now includes land and buildings that are not of special architectural or historic interest. Consultees expressed the view that efforts to enhance the character of the conservation area should be concentrated within the built up centre of the town, where the majority of visitors will appreciate its heritage features.
Proposed changes to the conservation area boundaries are described below and shown on Map S1 attached. These are generally supported by consultation responses.

**Character Area One**

6.13 The town centre, its westwards extension along Station Road and its eastwards extension to Castlehaw are included within Character Area One.

**Proposed boundary change PBC 01:**

6.14 Delete land (inter-war housing development and farm fields) to the north of Howgill Lane and Bainbridge Road. The C.20 properties at Fairholme have no special historic interest that justifies their inclusion within the conservation area and the landscape character of the adjacent agricultural area is adequately protected by National Park designation. Any significant trees that are of high visual quality could be protected by means of Tree Preservation Orders. This matter is discussed further in Part Two (paras 6.52-6.56).

![S45: Fairholme, proposed boundary change PBC 01](Image 1)

![S46: Woodside Avenue, proposed boundary change PBC 02](Image 2)

**Proposed boundary change PBC 02:**

6.15 Delete land to the west of Highfield Road where recent infill developments detract from the historic value of the western edge of the town. These modern housing estates make a negative contribution to the traditional character of the conservation area.

6.16 The proposed revised boundary would continue to protect the Victorian style villas off Guldrey Lane that are seen to make a significant contribution to the historic interest of Sedbergh. It will continue to include the former auction mart site where Tree Preservation Orders protect important mature trees from future development.

**Proposed boundary change PBC 03:**

6.17 Delete land to the north and south of the Castlehaw site that comprises undistinguished modern housing developments and listed buildings at Castlehaw Lane (one recently converted to holiday accommodation) and at Thorns Lane. These older properties are isolated from the core of the historic centre and are adequately protected by listed building policies and other policies to control development within the National Park.

6.18 The proposed revised boundary would continue to protect the imposing original school building at Settlebeck, existing playing fields and listed buildings including the Old Vicarage that are seen to make a significant contribution to the historic interest of Sedbergh.
Within Character Area Three, the existing boundary extends across the River Rawthey to include agricultural land and buildings around Millthrop and the former Birks Mill.

Proposed boundary change PBC 04:

Delete agricultural land on the south side of the River Rawthey opposite the Sedbergh School site that has no special historical interest that could justify its inclusion within the conservation area; the landscape value of this river valley is adequately protected from development within the National Park.

Whilst it is important to provide adequate protection for the wildlife conservation areas, including large ponds within the Sedbergh School site and Jubilee Wood, which provide valuable opportunities for ecological enhancement within the conservation area, the agricultural land to the south is on less visible lower ground in the river valley and contributes little to the heritage value of the town itself.

Traditional buildings associated with former textile mills at Birks and Millthrop are, where appropriate, legally protected as listed buildings; the proposed revised boundary would continue to protect the setting of the historic mill at Birks Lane and the traditional buildings at Millthrop that are seen to make a significant contribution to the historic interest of Sedbergh.

Recommendation 01:

The National Park Authority is recommended to consider amending the boundaries of the Sedbergh conservation area to delete those areas specified above that have insufficient special interest to justify their inclusion within the conservation area and where their landscape character is adequately protected within the Yorkshire Dales National Park.

Negative factors, opportunities for enhancement

Opportunity sites, where enhancement schemes could be progressed, were identified with the help of local people at the initial meetings and “walkabouts”. The following proposed schemes were generally supported by consultation responses.

Approaches into the conservation area: Station Road
6.25 Existing road surfaces and design of access points and road junctions encourage drivers to take a route directly through the centre along Main Street, whether or not they have business there. Vehicle speeds, lack of inter-visibility between drivers and pedestrians, and pavement widths on many of the streets, including Howgill Lane, create problems for young children, people with pushchairs, older people and others with reduced mobility to walk around the conservation area. It is particularly difficult for school children to walk or cycle safely to Settlebeck.

6.26 Potential conflicts between pedestrians and vehicles within the conservation area could be resolved by traffic calming, 20mph speed restrictions and traffic management schemes to ensure that larger vehicles are diverted around the town centre on Busk Lane and Back Lane which have a better capacity to cope with through traffic. Traffic calming measures along Station Road, Main Street and Long Lane should be strictly enforced within the school zones at Busk Lane and Settlebeck where they would make the streets more comfortable and safer for local people, including school children, to walk and cycle.

Opportunity Site 01: Junction of Station Road and Busk Lane

6.27 It is suggested that larger vehicles should be firmly deterred from entering the main shopping street unless they have business there. The HGV restriction and sign positioned close to the former Auction Mart entrance should be moved back to the junction of Busk Lane with Station Road to control through traffic from Kendal in the vicinity of Sedbergh School.

6.28 It is suggested that traffic calming measures such as raised platforms and 20mph speed restrictions along Station Road should include a prominent entrance feature [with differentiated road surfaces and landscaped verges] to mark the boundary of the conservation area. This could be used to prompt drivers to respect the historic streets within the centre.

S49: junction of Station Road and Busk Lane

S50: Long Lane at Settlebeck Lane

Approaches into the conservation area: Long Lane and Settlebeck Bridge

6.29 The listed buildings at Settlebeck Cottages mark the busy road junction adjacent to the Settlebeck school sites. However, a thick screen of dark evergreen trees hides the original Settlebeck School building and its garden from view. Primary school children are particularly at risk from speeding traffic at this location.

Opportunity Site 02: Long Lane at Settlebeck

6.30 It is suggested that traffic speeds should be strictly controlled in the vicinity of the Settlebeck
schools, particularly the primary school, by means of traffic calming measures, 20mph speed restrictions, raised platforms and clear signage around the Settlebeck junction with Long Lane. Essential highway signs and information signs could include a prominent entrance feature [with differentiated road surfaces and landscape features] to mark the boundary of the conservation area. This could be used to prompt drivers to respect the historic streets within the centre.

6.31 This approach into the conservation area from Garsdale would benefit from a scheme of landscape works and traffic management, to create a prominent entrance feature, incorporating speed reductions, pedestrian safety measures within the school zone, tree planting and replacement of unsightly street furniture on the roadside verges at Maryfell, and tree management within the school site.

**Approaches into the conservation area: Finkle Street and Main Street**

6.32 In contrast to Busk Lane and Long Lane, which carry through traffic around the centre, Main Street itself has an intimate, pedestrian-scale atmosphere where traffic moves slowly, pedestrians walk in the roadway and delivery vehicles occasionally block the carriageway for several minutes. However, Main Street is also used as a through route and it provides the principal route to the Joss Lane car park. Tourists who come to see the charming historic centre of Sedbergh get an impression of vehicles dominating the main shopping street. Elsewhere pedestrian footpaths tend to be very narrow and intermittent and this can make it difficult for visitors to walk safely and comfortably between the many places of interest in the conservation area.

6.33 At the western end of Main Street, St Andrews Church is a focal point in the conservation area. At the head of Finkle Street, the former Wednesday Market Place contains significant features such as the public library, the listed K6 telephone kiosk, the attractive lych gate of the Church and the listed Fountain on the roadside. However, it is dominated by traffic, with inadequate footpaths for pedestrian movements, cluttered by redundant street furniture and with poor visibility at the corner, making it hazardous for people to attempt to cross the road to the Post Office. Areas of pavement outside the church gates are frequently used for parking, or occupied by a market stall, with vehicles reversing into the main flow of traffic. The whole area looks disorganised, neglected and dirty.

6.34 Consultation responses supported the Parish Council's proposals for landscape and highway improvements to the junction of Finkle Street with Main Street, although it is not considered practicable to recreate the atmosphere of a traditional market place at this location. There will be a continuing need for vehicle access to the area adjacent to the lych gate for a range of community functions, weddings and funerals that take place at St Andrew's Church, requiring the loading and unloading of equipment and people. The continuing use of this site for a market stall is seen as a valued link with the historic character of this area that should be retained.

**Opportunity Site 03: Main Street and junction with Finkle Street**

6.35 It is suggested that the highway land including road surfaces, parking areas and footpaths at the junction of Finkle Street with Main Street should be redesigned and redefined to provide a more pedestrian friendly and safe environment. Historic features such as the drinking fountain, the red telephone kiosk and the churchyard walls should be retained in their original locations wherever possible.

6.36 The differentiation of spaces by means of paving materials, raised platforms, safe pedestrian footpaths and crossing point, the removal or replacement of redundant street furniture and signs, the restoration of the listed Fountain and the clear delineation of car parking and delivery spaces is recommended.
6.37 Sedbergh clearly supports a rich and vibrant community of older, often retired, local residents, younger families and school students. Main Street is seen as the focus of that community and also as a ‘show-case’, the most important visitor destination in Sedbergh. The traditional Wednesday market still takes place outside the Library and on the Joss Lane car park, where community facilities, recycling facilities and the tourist information centre are located. This large car park is therefore a prominent ‘opportunity site’ within the conservation area, where improvements to the historic street scene are urgently needed.

Opportunity Site 04: Joss Lane car park, market and community facilities

6.38 The road junction at Joss Lane, the car park itself, the recycling skips, the public toilets, incidental sitting areas and planted spaces are seen as a cluttered untidy area of land. It is suggested that this area owned and managed by South Lakeland District Council should be reorganised, redesigned and sensitively landscaped to present an attractive, welcoming entrance into the heart of the conservation area for visitors and residents alike.

Contribution of green spaces

6.39 Local people appreciate the visual contrast between the built up town centre and the generous open spaces associated with Sedbergh School, The Peoples Hall playing fields and the play area at Maryfell, are also valued by the community but these are undistinguished spaces, with few features of interest, and the retaining structures along the boundary of People's Hall car park are unsightly.

People's Hall and Public Open Space

6.40 The football fields at Howgill Lane are well used and highly valued by the community. A scheme is being progressed to redevelop People's Hall as a Parish Hall with recreation facilities; the playground on this site is also well-used. However the boundary along the road, where there is a steep change of level into the car park, is very unsightly and there is no public footpath along Howgill Lane.

Opportunity Site 05: People’s Hall and Public Open Space

6.41 It is suggested that landscape improvements to the boundary of the football fields at Howgill Lane are essential to enhance this approach into the conservation area; these should incorporate tree planting and a new public footpath within the site to improve pedestrian safety and enable school children to walk or cycle more safely to Settlebeck.
6.42 The high densities of the historic core dissipate along the road towards Castlehaw where an existing footpath route along Castlehaw Lane provides an important historic connection through a small area of woodland to the 'motte and bailey' Ancient Monument. There are concerns that signage for the permissive route to the Castlehaw monument is inadequate, and that many visitors follow the tarmac footpath from Long Lane round the back of Castle Garth and cross private land to try to reach the hilltop.

**Opportunity Site 06: Castlehaw Motte and Bailey**

6.43 It is suggested that there should be a footpath sign at the bottom of Castlehaw Lane, on the path that provides public access to the site. There is support for the proposal to install a new interpretation panel by this permissive right of way to explain the historical associations and heritage features of the monument. This could be supplemented by an information leaflet that explains the historic origins of the monument and directs visitors along the public route. This would have significant value in terms of improved access to a significant historic site and the provision of attractive visitor routes around Sedbergh.

**Vicarage Lane and Back Lane playing fields**

6.44 At Vicarage Lane the boundaries of the Sedbergh School rugby fields are secured by a mixture of traditional loop-topped railings, estate rails, fences and gaps where damage has been left unattended. It appears that the fields are used frequently by dog walkers and young people looking for 'kick-about' areas to play. Whilst the School's concerns about trespass and vandalism are acknowledged, the untidy appearance of these neglected boundaries is regrettable in the centre of the conservation area.
**Opportunity Site 07: Boundaries around Vicarage Lane and Back Lane playing fields**

6.45 The corner of the field at Back Lane and Vicarage Lane offers an opportunity for new trees and possibly hedge planting to improve the appearance of the boundary of the playing fields and to enhance the attractive rural views along the lane. The school is a major stakeholder in the conservation area and should be engaged in discussions as to appropriate boundary treatments throughout their ownership. Of particular concern is the apparent vandalism and damage to loop-topped railings along the prominent roadside boundary of Back Lane and the poor condition of chain-link fencing and iron supports along the top of the boundary wall of the school cricket field running alongside Loftus Hill.

**Recommendation 02:**

6.46 The National Park Authority, with Cumbria County Council, Sedbergh Parish Council, other landowners and agencies as appropriate, are recommended to work together to promote and pursue enhancement schemes for the opportunity sites numbered 01-07 above.

**Pedestrian surfaces, paving, street furniture etc**

6.47 In past years there has been strong opposition to proposals for the paving over of Main Street from edge to edge. The shops and businesses along Main Street have no alternative access for deliveries and the traders fear the loss of passing custom if through traffic is diverted. The lanes and yards off Main Street have been attractively paved with a combination of cobbles and stone slabs to make them more attractive and ease walking. These surfaces, whilst not strictly historic, contribute to the heritage value of the town centre and should be properly managed and carefully re-laid where damage occurs.

**S56: cobbles and stone slabs in yards off Main Street**

**S57: railings around St Andrew's Church Main Street**

6.48 Stone walls are the most characteristic boundary treatment and these should be encouraged in most roadside locations. Railings with looped tops are found around the school grounds, many of the Victorian villas have ornamental railings on roadside boundaries and the maintenance, repair and reinstatement of such railings should also be encouraged. On field boundaries alongside public footpaths it will be appropriate to use a consistent form of estate railing, rather than a timber fence.

6.49 The County Highways Authority is a major stakeholder in the conservation area and their local representatives have been engaged in discussions as to appropriate hard surfacing treatments and maintenance regimes on highway land. In each location there are historic features such as drain covers that are barely noticed, but which add significant interest to the traditional street scene. Sensitive maintenance and repair is essential to preserve these distinctive features.
6.50 Significant improvements could be achieved by the removal and rationalisation of street “clutter” such as redundant signs, road markings, unsightly poles and obtrusive street furniture and the County Council proposes to carry out an audit, with the Parish Council, of potential improvements to highway land along Main Street.

**Recommendation 03:**

6.51 The National Park Authority, with Cumbria County Council, Sedbergh Parish Council, other landowners and agencies as appropriate, are recommended to work together to carry out an audit of redundant signs, poles, street furniture and other unsightly highway “clutter” along Main Street from Station Road to Back Lane, and to agree a comprehensive programme of highway improvements and routine maintenance. It is suggested that a consistent “house-style” of clearly legible, informative and attractive road signs, street furniture and paving materials could be adopted throughout the conservation area and particularly along Main Street.

**Trees and landscape**

6.52 Sedbergh conservation area contains several groups of trees and individual trees protected by Tree Preservation Orders, shown on Map S3. In addition, all trees in conservation areas are protected by law to the same degree as those subject to TPOs and in Sedbergh the retention of existing mature trees, and the planting of new trees wherever possible, are considered to be essential measures in order to ‘soften’ the densely developed appearance of the town centre.

6.53 It is suggested that a comprehensive audit of the amenity value, age and condition of the trees within the conservation area should be undertaken, together with a review of opportunities for the planting of replacement trees before the existing mature trees are all lost. Such a review should bear in mind the need to preserve existing views out of the built up town centre towards the surrounding fells.

**Recommendation 04:**

6.54 The National Park Authority with Sedbergh Parish Council, other landowners and agencies as appropriate, are recommended to work together to undertake a ‘Tree Audit’ and survey of the visual quality, age and condition of all mature trees within the conservation area; this could be undertaken as a local environmental project with pupils from the school/s.

6.55 The National Park Authority and the Parish Council could initiate a programme of tree planting to replace over-mature trees before they are lost and monitor change in the
conservation area to ensure that existing trees are both preserved and well maintained;

6.56 The National Park Authority should use its statutory powers where appropriate to control planning contraventions in terms of trees in the conservation area and should insist on new/replacement tree planting as a condition of planning permission for all new developments within and around the boundaries of the conservation area.

**Listed buildings**

6.57 A considerable number of historic properties have been listed either individually or for group value (Appendix B).

6.58 If listed buildings are to be properly conserved it is essential that every owner should believe that their property has special architectural and/or historical interest. As part of a series of Heritage Reform measures, the Government wants to make it easier for the owners and tenants of heritage properties to take pride in their conservation and care. One way to do this is to provide better information about what makes their property special and how to keep it in good condition. However, a few residents expressed the view that in some cases the 1999 review of listed buildings was inadequately researched and that some buildings confirmed at that time may have insufficient historical value to justify their listing.

6.59 From 1 April 2005 English Heritage has been responsible for the administration of the listing system. New notification and consultation procedures for owners and local authorities has been introduced, as well as clearer documentation for list entries. English Heritage is well aware that the great majority of list descriptions are still brief accounts of external architectural features, and explains on its website that “it remains the local authority’s responsibility to articulate just where special interest lies” (http://www.english-heritage.org.uk/server/show/nav.8833)

6.60 The English Heritage selection guide for domestic properties advises that designation will be appropriate where evidence remains of locally distinctive building materials, walls and roof structures, plan form, room function and circulation patterns, fixtures, fittings and decoration such as original fireplaces, doorways, doors and door furniture. Further information is available on the English Heritage web-site: www.english-heritage.org.uk

6.61 The appraisal has not been able to judge from external views whether the listed buildings in Sedbergh still retain original features that would justify their continued designation and further assessment may be appropriate in certain cases. As a starting point it is suggested that it would be very helpful to owners if the listing descriptions could set out the reasons for listing and include a map to indicate the location and extent of listing, including curtilage buildings.

**Recommendation 05:**

6.62 The listing of buildings of special architectural interest is a DCMS responsibility and is in the process of being largely devolved to English Heritage. The Parish Council and concerned owners of existing listed buildings are advised to approach English Heritage for information and assistance in ascertaining whether listed status is both appropriate and necessary, particularly where property owners believe there is insufficient historic value to justify their listing, bearing in mind their inclusion within the conservation area.

6.63 An audit of historic features, as described above (paragraph 5.62) would make it possible for the National Park Authority to involve the local community in the task of identifying whether any distinctive building features are at risk because of the modernisation and improvement of older houses.

6.64 It is recommended that the National Park Authority and the Parish Council should initiate an
audit of historic features, to be carried out with the assistance of the local community under the guidance of a heritage consultant and/or the Sedbergh and District History Society. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

**Negative buildings**

6.65 The National Park Authority has a responsibility to monitor the condition of all historic buildings in the National Park and to take appropriate action, where necessary, to secure their restoration and re-use. Planning permission has now been granted for the restoration, conversion and re-use of the former Udales butchers shop on Main Street. This listed building, which is in a prominent position in the main shopping frontage, has been vacant and neglected for several years. It has been identified as a “Building at Risk” by the National Park Authority.

![S60: vacant shop frontage on Main Street](image)

6.66 Should the owner fail to proceed promptly to repair and restore the building, then the Authority has legal powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve a Building Repair Notice in order to prevent damage to a Listed Building. Progress of the restoration and occupation of the building needs to be closely monitored in order to ensure that this neglected building is promptly re-used and properly maintained in future.

**Recommendation 06:**

6.67 Where the condition of any historic building deteriorates to a point where it is considered vulnerable then it is recommended that the National Park Authority should take timely action to ensure it is returned to a reasonable state of repair.

**Modernisation of older properties**

6.68 Despite the fact recent street and yard paving works around Main Street, commissioned by the National Park Authority as part of the Town Scheme, are well appreciated by many residents, there appears to be a general feeling that designation as a conservation area offers very little benefit to residents and merely imposes an additional layer of control over any form of development or improvement. This is regrettable as it is the residents, property owners and other stakeholders who are being asked to maintain, with their own resources, the historic environment of the conservation area. In Sedbergh there is an additional concern that the real issue is the additional costs of using traditional materials and
techniques and employing skilled craftsmen.

6.69 However, recent English Heritage research reports that unsympathetic UPVC replacement doors and windows are the main threat to 83% of conservation areas. English Heritage draft guidance (July 2009) advises that “in the case of windows, for example, care is required to see that the details of the design, including the overall proportions, the thickness and moulding of glazing bars and the size and arrangement of panes, are appropriate to the date of the building or to the date when the window aperture was made”. (English Heritage: Draft PPS 15: Planning for the Historic Environment: Historic Environment Planning Practice Guide July 2009)

6.70 Consultation responses suggest some residents are frustrated by the lack of available information and advice about repairs, alterations and extensions to traditional buildings, as though the town is being treated as a museum rather than a living place that needs to adapt. The current advice note on replacement windows on the National Park Authority’s web-site is hard to find and it is suggested that the Authority needs to provide more consistent and accessible advice, helpful information and practical solutions to property owners who wish to modernise their homes including identification of any features, including architectural details, that they will be encouraged to retain (key characteristics and features as described in the introduction and text above).

**Recommendation 07:**

6.71 The National Park Authority is advised to follow the Conservation Principles adopted by English Heritage;

- to be precise, objective and consistent about what is special about a building and what will need to be kept in order to make sure that the heritage value of that building is not lost;
- to be specific about the opportunities for adaptation or demolition and clearly show people what their options are;
- to make sure that advice given to owners is reasonable, knowledgeable and consistent.

6.72 The National Park Authority should improve its provision of information and advice about traditional repair techniques for landowners and occupiers of older buildings in conservation areas by producing Conservation Guidance Notes that set out the principles they expect to be followed; English Heritage suggests that guidance notes can usefully include technical information aimed at architects, surveyors and builders.

**Adaptation to climate change**

6.73 Many residents are intending to upgrade the energy efficiency of their homes in line with recently revised Building Regulations and the Government's Code for Sustainable Homes and they suggest that there is little advice available to inform their decisions. They consider that it is not always feasible or practical to “retain the features which make their buildings special” such as single glazed windows and draughty old doors. Secondary glazing or thick blinds are not always an acceptable alternative. Without reliable advice and information, there is a tendency for owners to replace traditional timber windows and doors with plastic alternatives that are unsuitable and make no reference to the local vernacular in terms of design and detailing.

6.74 The need for adaptation to climate change is recognised on the National Park Authority's Sustainable development website which explains that “sustainable development is not just about environmental protection; it’s about improving quality of life for both current and future generations. The Sustainable Development Fund (SDF) can help communities and
individuals across the Yorkshire Dales National Park to achieve just that." Local Plan Policy B7 Building Design states that “wherever possible, sustainability principles will be applied in decisions relating to the choice of materials and building techniques. Approved developments should be designed for long life spans, and should be undertaken in ways that minimise the use of energy and scarce resources, utilise renewable energy sources, and use recycled, or locally supplied, efficiently produced, materials.”

6.75 Consultation responses reflect the views of local residents that energy efficiency measures for older dwellings are essential to ensure that the buildings remain in occupation and are well maintained. Conservation area owners and occupiers suggest that there is a growing need for innovative cost-effective energy-saving schemes for older buildings which is not at present being addressed.

Recommendation 08:

6.76 The National Park Authority should consider how to address the growing need for innovative cost-effective energy-saving schemes for older buildings and find ways to align this need with its formal procedures for dealing with listed building applications for window and door replacements and other energy saving measures. It is recommended that conservation officers, planners and building control officers should work together to revise the current Design Guide where it is applicable to buildings in conservation areas and to agree a corporate approach, bearing in mind the recent and forthcoming changes to national Planning Policy and Building Regulations.

6.77 The Authority should provide energy saving advice and information about options and possible solutions for landowners and occupiers of older buildings by producing Conservation Guidance Notes and information leaflets. These should explain clearly, with illustrations, what is acceptable in conservation areas and for listed buildings in terms of double glazed windows and doors, effective insulation of stone buildings and stone roofs and domestic energy generation. An example of the type of guidance is found in the Scottish Energy Heritage publication “A guide to improving energy efficiency in traditional and historic homes” (Changeworks 2008).

6.78 Applicants and their agents should be asked to enter into pre-application discussions based on consistent advice and information and encouraged by careful negotiation to consider possible alternative options for replacement doors and windows and other energy saving measures.

6.79 It is suggested that the Authority should investigate, as a matter of urgency, whether the Sustainable Development Fund could be used to fund an energy efficiency project specifically aimed at encouraging local tradespeople to develop, make and install, at reasonable cost, double glazed timber window and door units that are acceptable to the National Park Authority for use in conservation areas for domestic and community buildings and for listed buildings.

Design quality of new development

6.80 There is pressure for new development and for alterations to existing buildings throughout the National Park. In the conservation area, all new development will be required to comply with 'saved' Local Plan policies, national guidance, and policies in the emerging Local Development Framework (LDF).

6.81 As the National Park’s largest town and an important local service centre, further development will need to be accommodated within and on the edge of the Sedbergh Conservation Area. This will be essential to support the continued viability and vitality of the town, and will include residential schemes to meet local housing needs, in addition to further economic, community and tourism-related development. Any proposed development will
need to respond to the established settlement pattern and wider landscape sensitivity, and to incorporate a sufficiently high standard of design, layout and landscaping.

6.8283

development proposals for the derelict site of the former auction mart, which is seen as an eye-sore on the main approach into Sedbergh and, possibly in future, for former Council depot at Guldrey Lane and neighbouring open sites, which present a neglected appearance in this part of the conservation area.

6.84 All planning applications must now be accompanied by a Design and Access Statement that provides a design analysis of the site and its surroundings and information on the history of the site. This statement must explain the design principles adopted for the development and address the constraints that apply, including the potential impacts on the settings of adjoining buildings and on the distinctive character of that part of the conservation area.

**Recommendation 09:**

6.85 Any new development should be seen as an opportunity to achieve a scheme that benefits the community of Sedbergh. Developers should be expected to meet stringent requirements for appropriate high quality design and craftsmanship in terms of both built form and landscape setting. It is recommended that the National Park Authority should provide information and design guidelines, specifically for landowners, developers and occupiers of land and buildings within conservation areas, that set out the principles they expect to be followed.

6.86 Where the character of the area derives from its evolution and diversity rather than an ordered pattern of development, as in Sedbergh, the developer should be encouraged to understand and to respond individually to the context of each site. The Design and Access Statement should explain the developer's response in terms of:

- surviving historic street patterns and networks of pedestrian routes,
- relationship to the road frontage (building line) and to neighbouring buildings and spaces
- orientation on the site
- ratio of spaces to buildings on the site (density to reflect historic patterns of development)
- massing or volume of buildings
- scale and size, height of eaves
- vertical/horizontal emphasis of window openings
- complementary (not necessarily matching) colours and textures of materials
- high quality detailing and finishes to complement neighbouring properties
- high quality landscape treatments, hard paving and soft planting, trees
- matching or complementary boundary treatments
7.0 PART THREE: MONITORING AND REVIEW

7.1 As recommended by English Heritage, this conservation area appraisal and management document should be reviewed every five years from the date of its formal adoption. This is particularly relevant in light of the recent "Heritage at Risk" report (EH 2009) which identifies Sedbergh as one of 3 conservation areas in the Yorkshire Dales that are “at risk”, where their heritage value is believed to have deteriorated over the past 3 years. The appraisal will also need to be assessed in the light of the emerging Yorkshire Dales Local Development Framework, PPS 15 and government policy generally. The review should include the following:

- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- An assessment of the ways in which the identified character of the different parts of the conservation area may have changed, in comparison to the baseline audit described above;
- Identification of any new issues which may need to be addressed, requiring further enhancements or actions (for example, the use by the National Park Authority of Article 4 Directions in vulnerable locations);
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and consultation with the local community and stakeholders in Sedbergh.

7.2 It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the National Park Authority. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

8.0 Acknowledgements

8.1 This document has followed the framework for Conservation Area Appraisals and Management Proposals, as described in the English Heritage / PAS guidance:

- Guidance on conservation area appraisals (Feb 2006);
- Guidance on the management of conservation areas (Feb 2006).
- Planning Policy Statement 15 Consultation (July 2009)
- English Heritage PPS Planning for the Historic Environment Practice Guide (July 2009)

9.0 References

- ‘Archaeological Assessment Report, Sedbergh’ Cumbria County Council
- Bulmer T, 1905, ‘Directory of Westmorland’, T Bulmer and Co, Manchester
- Fawcett J, 1977, Sedbergh: Historical Background’, unpublished report for YDNPC
- Changeworks, 2008, ‘Renewable Heritage: a guide to microgeneration in traditional and historic homes’
- English Heritage, 2005, ‘Conservation Area Appraisals guidance’
English Heritage, 2009
APPENDICES

APPENDIX A  MAPS

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1) Listed buildings in Sedbergh (including map reference numbers)

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S1 Sedbergh Conservation Area (proposed revised boundary)

Key
- Current conservation area boundary
- Proposed revised conservation area boundary
- Area of proposed boundary change
S2 Opportunity sites for Sedbergh Conservation Area

Key
- Opportunity sites
- OPS Opportunity site numbers
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S9 Listed buildings in Sedbergh

Sedbergh Conservation Area (proposed revised boundary)

KEY
- current conservation area boundary
- proposed revised conservation area boundary
- Listed building

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S10 Listed buildings in Sedbergh (West)
S12 Listed buildings in Sedbergh (South)
APPENDIX B: LISTED BUILDINGS IN SEDBERGH

1) Listed buildings in Sedbergh (including map reference numbers)

2) Listed building descriptions
### 1) Listed buildings in Sedbergh (including map reference numbers)

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<td>49 and 51 MITCHELL’S PHARMACY</td>
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<td>52</td>
<td>ARCHERS HALL</td>
<td>MILLTHROP</td>
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<td>53</td>
<td>BARN APPROX 15m SOUTH EAST OF CASTLEHAW FARMHOUSE</td>
<td>CASTLEHAW LANE</td>
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<td>54</td>
<td>BARN AND COTTAGE ATTACHED TO WEST OF HIGH BIRKS FARMHOUSE</td>
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<td>BARN APPROX 20m TO NORTH WEST OF ARCHERS HALL</td>
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<td>61</td>
<td>MILLTHROP BRIDGE OVER RIVER RAWTHEY</td>
<td>MILLTHROP</td>
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<td>62</td>
<td>NEW BRIDGE</td>
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<td>63</td>
<td>4 AND 5</td>
<td>SETTLEBECK COTTAGES</td>
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<tr>
<td>64</td>
<td>6 AND 7</td>
<td>SETTLEBECK COTTAGES</td>
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<td>65</td>
<td>SMALL BARN APPROX 30M NORTH OF ARCHER’S HALL</td>
<td>MILLTHROP</td>
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## 2) List Building Descriptions

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<tr>
<td>MYD13787</td>
<td>The Old House at the Hill, Joss Lane</td>
<td>Small cruck-framed farmhouse, now house. Probably C16, walls recently partly re-built; restored and extended. Roughly-coursed mixed rubble, steeply-pitched slate roof. Three-bay plan on east-west axis. EXTERIOR: now 1.5 storeys. The south front has a doorway towards the right-hand end, a rectangular window to the right and 3 windows to the left (that in the centre with a plain stone mullion). Roof very steeply pitched to this side. Gable chimney to left. Two small attic windows in left gable. (Recent single-storey extension attached at this end). Rear, 2-storeyed, with stone slate band, recent gabled porch at right-hand end, very small square breather opening above this, stair-window in centre (interrupting the slate band) one small square window at ground floor to left and 2 small inserted windows at 1st floor. INTERIOR: 2 full cruck trusses of large scantling, that at the west (upper) end with tie-beam which has arched undercutting for a former doorway at its north end, the other now lacking a tie-beam, but both with collars and vacant housings and mortices of former purlins with down-braces. Between the 2 trusses is an chamfered lateral beam with stops at both ends, and at the west gable wall a good mid-C18 stone fireplace with corbelled lintel and moulded cornice. (Formerly Listed as: Hill)</td>
<td>366104</td>
<td>492441</td>
<td>SD 6610 9244</td>
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<td>MYD35645</td>
<td>School House at Sedbergh School, Loftus Hill</td>
<td>Boarding house of Sedbergh School. 1878, by Paley &amp; Austin, apparently enlarged and slightly altered. Coursed sandstone rubble, slate roof. Irregular H-plan formed by main range on east-west axis with short projecting east and west wings (the latter with a gabled cross-wing at its south end) and a tower at the north-east corner. Subdued Jacobean style. EXTERIOR: two-and-a-half storeys, a 6-window main range, with 2 buttresses (the second carried up to a chimney), and a string-course over the ground floor; 9-light mullion-and-transom windows on both floors of the 1st bay, a similar window at ground floor of the 2nd bay and a 2-light mullion window above, cross-windows at ground floor and 2-light windows at 1st floor of the other bays; gabled dormers in the roof. Both wings are in similar style, but with less regular fenestration, including multiple-light mullioned windows in the gables, and have coped gables with kneelers. The south end of the west return of the west wing achieves a better stylistic effect, consisting of 3 gabled 2-window bays, that in the centre having a half-dormer gable and that to the right breaking forwards as a short wing, with a large canted bay window to the 1st bay and a very prominent 5-sided bay window to the 3rd bay, cross-window fenestration throughout the ground floor, 2-light mullioned windows throughout the 1st floor, one 4-light mullioned window to the top of each bay, and gable coping with kneelers; further north the fenestration is less regular. The tower at the north-east corner is square, rises one stage above the eaves, has a louvred 1-light belfry window in each side with a hoodmould, a coped parapet and a pyramidal roof with a weathervane. INTERIOR: fireplaces and staircase in corresponding style, and datestone lettered 1878.</td>
<td>365831</td>
<td>491683</td>
<td>SD 65831 91683</td>
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<tr>
<td>MYD35647</td>
<td>Nos 1, 2 and 3 Settlebeck Cottages</td>
<td>Row of 3 houses. Probably late C18 or early C19; altered. Roughly coursed rubble with quoins, stone slate roof. Double-depth plan, each house single-fronted, Nos 1 and 2 built halls-adjoining. Three storeys, 1+1+1 windows. Nos 1 and 2 have coupled doorways with large stone lintels and altered doors, No.3 has a segmental-headed doorway with rubble voussoirs and a similar door, and each has 1 square</td>
<td>366309</td>
<td>492069</td>
<td>SD 66309 92069</td>
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<td></td>
<td>off Long Lane</td>
<td>window on each floor, all 6-pane sashes except that at 2nd floor of No.1 which now has a 15-pane top-hung casement. Gable chimneys and a large lateral chimney at the junction of Nos 2 and 3. Rear: various rectangular windows including 3 fixed windows with glazing bars and one opening pane each. INTERIOR: not inspected. Forms part of a prominent town centre group with Nos 4 and 5 adjoining to the right (qv), and Nos 6 and 7 (qv) adjoining No.5. (Formerly Listed as: Settlebeck).</td>
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<tr>
<td>MYD35</td>
<td>Spedding House and attached barn to south</td>
<td>Farmhouse with attached bank barn. Probably early C18; altered. Slobbered random rubble with quoins, stone slate and slate roof to house, slate roof to barn on slightly higher level. The house is 2 storeys, 3:2 windows. The 3-window portion is symmetrical, with an altered gabled porch protecting a doorway with C20 glazed door, a blind window above the porch, and two 6-pane hornless sashed windows on each floor; the 2-window portion to the right has 2 almost square 6-pane sashes on each floor. All these windows have raised sills, monolith lintels and exposed boxes. Gable chimney to left, large square chimney at junction. The barn, continued to the right, has irregularly-arranged through-stones, a segmental-headed window and wide segmental-headed doorway at ground floor, both with rubble voussoirs, a loading doorway above to the left altered as a window, and 3 slit breathers at the same level. Rear: house has large C20 back extension; barn has wagon doorway to upper level. INTERIOR not inspected.</td>
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<tr>
<td>MYD35</td>
<td>The Old Grammar School (now the School Library), Back Lane</td>
<td>Grammar school, now library. Dated 1716 on original doorway in west front; altered in C19, internally remodelled in 1957-8 by Sir Albert Richardson. Random rubble with lacing courses, freestone quoins and dressings, stone slate roof. Rectangular plan on east-west axis, with original entrance in west gable end. EXTERIOR: 2 storeys. The gabled west front, with raised rusticated quoins, a plain 1st-floor string-course carried round and a band over the upper floor, gable copings with kneelers and a corniced gable chimney. Round-headed doorway (now blocked internally) with pilaster jambs, moulded imposts, moulded head with keystone, double doors each with 2 bolection-moulded panels, and a fanlight with radiating glazing bars. Doorway framed by a pilastered architrave which has entablatures to the pilasters inscribed &quot;17&quot; (left) and &quot;16&quot; (right), a triglyph frieze and a segmental pediment; and in the centre of the upper floor a rectangular wall tablet with moulded surround and cornice, containing a carved shield. The 7-window north and south side walls, both very regular, have round-headed windows on both floors, the lower much taller then the upper, all with raised sills and pilastered architraves with imposts and keystones, and all with renewed wooden mullions and transoms, and small-paned leaded glazing. Both sides have moulded gutters on curved metal brackets, and the south side has one rainwater head between the 4th and 5th windows. The east gable end, with gable copings and chimney like the west end, has an ex situ C17 doorway and door. INTERIOR: remodelled by lowering of ground floor and insertion of galleries in this room; restored dog-legged staircase at east end, with closed string, square newels with ball finials, turned balusters and moulded handrail.</td>
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<tr>
<td>MYD35</td>
<td>The Old Vicarage, now private house. Probably C17 or earlier, enlarged and very much altered. White-painted</td>
<td>366165 491917 SD</td>
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<td>658</td>
<td>Vicarage, Vicarage Lane, off</td>
<td>Coursed rubble, stone slate roof. A long single-depth range on a roughly north-south axis, in at least 3 builds. Main range of approximately 3 structural bays, with an early one-bay extension at the north end and a C19 one bay addition at the south end.</td>
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<td></td>
<td>Back Lane</td>
<td>EXTERIOR: 2 storeys, with a west front of 1:5:1 windows. The 5-window main range has 3 small windows, a doorway and another small window at ground floor. Doorway with a part-glazed door and the windows mostly square, the 1st and 3rd being 6-pane sashes and the 2nd and 4th casements with glazing bars, and five 12-pane hornless sashes at 1st floor grouped 1:3:1; left hand end has a large square chimney stack with a wide cylindrical shaft, and on the ridge between the 4th and 5th windows a lateral chimney stack which has coupled cylindrical shafts. The extension to the left has a lean-to extension at ground floor, a narrow 4-pane sashed window above this and a gable chimney. The C19 addition to the right, which is slightly higher, has a wide round-headed window with margin panes, a narrow 6-pane window right of this with arched glazing bars in the top panes, a 12-pane sashed window at 1st floor; and a lateral chimney at the junction, with 3 clustered cylindrical shafts. The rear (or east front) has a full-height gabled turret to the centre of the main range, a bowed full-height extension to its south bay, 2 very small windows at 1st floor in line with its north chimney stack, and various hornless sashed windows including one tripartite sash on each floor of the C19 addition to the south end.</td>
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<td>INTERIOR: very thick walls at ground floor of main range; internal partitioning altered at various dates, so as to make the evolution of the structure almost unintelligible.</td>
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<td>91917</td>
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<td>MYD35</td>
<td>Thorns Cottage</td>
<td>House. c1700, much altered in 1896-7 (datestones). Various local stones, roughly coursed; stone slab roof. PLAN: formerly a laithe house, the house of 2 units, with a central cross passage, the laithe undergoing some alterations at time of inspection (February 1990). To this was added a south porch and a storeyed porch to the north, all in a picturesque &quot;medieval&quot; style.</td>
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<td>659</td>
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<td>EXTERIOR: south (garden) front of house, 2 storeys and 3 bays, symmetrical, the centre projected to form a storeyed porch with curved angles, stepped parapet with coping and cornice band, rustic Venetian window to 1st floor, the doorway under a shaped stone canopy, deeply-recessed side windows under round-headed arches, the whole porch oddly detailed with careful use of varied coloured stone. Side bays with mullioned 3- and 2-light casement windows to ground and first floors respectively, the Mullions corbelled to support slightly projecting top lights. Chimneys at both ends of house, both with moulded caps and that to the left, perhaps originally corbelled but now external throughout. Rear: storeyed wing crenellated with diagonally placed corner turret; irregularly-disposed windows, one (to north) with pointed arch. To the west, in the angle of the wing and the main range, is a small attached round tower. The rear wall of the main range has 3 windows in deep reveals, and eaves with shaped stone corbels. Laithe (barn) with simple windows in stone surrounds (presumably early C19 insertions).</td>
<td>366387</td>
<td>492237</td>
<td>SD 66387</td>
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<td>INTERIOR: refurbished 1897 in eccentrics style: much panelling and planking to walls, some set diagonally and herringbone fashion; panelled and coffered ceilings, that to the entrance hall with moulded and chamfered beams. Stairs with green ironwork railings which rise to form an open dome</td>
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<td>MYD35</td>
<td>Thorns Hall and attached stable wing to rear, Long Lane</td>
<td>Large house with attached stable wing to rear; now hotel. Probably early to mid C17, enlarged and altered in C19. Mixed random rubble with quoins, roof of green and blue slate. Single-depth 3-unit main range on east-west axis, with projecting porch, rear outshut to 1st bay and part of 2nd, C19 additions to west end and rear; stable wing attached to rear of west end. EXTERIOR: the main range, 2 storeys and attic, 2:1:2 windows, has a large 2-storey gabled porch offset right of centre. This has a restored round-headed doorway, a C19 12-pane sash above, and gable coping with kneelers and a finial; a 2-light double-chamfered mullioned window with a hoodmould in each side wall, and a blocked similar window above that in the right-hand side. Behind and above the porch is a gabled attic dormer which has a 2-light chamfered flush mullion window with diamond leaded panes, and a ball finial. The other windows are C19: a 12-pane sash on each floor to the right of the porch, and large tripartite hornless sashes elsewhere. Large extruded chimney at left gable, with re-built shaft; C19 chimneys to front wall to right and at right-hand gable. Set back at the left end is a C19 2-storey wing with two 12-pane sashes on each floor, and a pyramidal roof. Rear: outshut to west end, under catelide roof, has 2-light mullioned window at cellar level, and a blocked window to right of that. Former stable range (linked to rear of C19 west wing), of coursed rubble with quoins, stone slate roof, 2 storeys, with a stone slate dripcourse over each floor, has (inter alia) a wagon doorway near the left end and 3 stable doorways near the right-hand end, all segmental-headed with rubble voussoirs; and slit breathers at 1st floor. INTERIOR: hall has C17 muntin-and-rail panelled partition to service end, and a large chamfered beam; open-well quarter-turn staircase with closed string, square newels, turned balusters and moulded handrail; parlour completely wainscotted with muntin-and-rail panelling and intersecting arcaded frieze; chamber over parlour with C18 bolection-moulded panelling (part recently moved to enclose en suite facilities); roof of 6 principal-rafter trusses, the principals half-lapped at the apex, with angle struts, and including some re-used elements of a very substantial timber-framed building. HISTORICAL NOTE: occupied in C19 by members of the Elam family (wall monuments in Church of St John the Evangelist, Dent, qv).</td>
<td>366380</td>
<td>492158</td>
<td>SD 66380 92158</td>
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<td>MYD35</td>
<td>War Memorial Cloister at Sedbergh School, off Station Road</td>
<td>War memorial. 1924, by Hubert Worthington; with an addition of c1945-50. Sandstone ashlar. Built into the slope of the ground in front and below the Classroom Block (qv), so that the top forms a detached grassed forecourt to that building, with a flight of steps descending from its centre to the centre of the cloister facing south; and a memorial seat added on the north side of the forecourt a little to the north of the steps. The cloister has a wide U-plan: a 5-bay arcade flanked by short but wide 3-bay arcaded wings, all the arches round-headed. The main arcade has short square piers with a raised square panel on the front of each, moulded impost and moulded heads to the arches with keystones run up to a continuous frieze, and a plain parapet. In the spandrels of the outer pair of arches are carved shields; the frieze is inscribed &quot;THEIR NAME LIVETH FOR EVERMORE&quot;, and a raised panel in the centre of the parapet is inscribed &quot;DVRA VIRVM NVTRIX&quot;. Each wing has a large central arch flanked by smaller window</td>
<td>365526</td>
<td>491896</td>
<td>SD 65526 91896</td>
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arcs, with a pair of lion masks in the spandrels, and a raised panel on the parapet with inscription "MDCCCCXIV" (on the left) and "MDCCCXVIII" (on the right). The return sides of the parapets continue northwards to enclose the sides of a grassed garden. Inside the cloister each bay has a dome-vaulted ceiling, and the rear wall has a central archway to the steps flanked on each side by 4 bays of blind arcading. Each blind arch contains a wreathed panel with painted lists of names, the inner four (1914-18) totalling 248 names and the outer four (1939-45) totalling 192. Aligned with the top of the steps to the forecourt is a hexagonal 2-stage stone bench with inscriptions on alternate sides of the upper stage recording the names of 3 former pupils awarded the Victoria Cross in 1941 (2nd Lieut. G.W.Gunn and Major-General J.S.Campbell, both at Sidi Resegh, and Flg.Off. Kenneth Campbell at Brest). An exceptionally well conceived war memorial of great dignity, the descending steps serving as a metaphor of interment, but leading to light. Forms group with classroom block (qv) to north and Powell Hall to north-west (qv).

Row of 4 small cottages, the 4th horizontally subdivided with a spinning gallery at 1st floor; recently restored, partly remodelled and enlarged as 2 cottages and 2 holiday flats, and unoccupied at time of inspection (April 1995). Probably late C18 or early C19, in 2 builds; altered. Roughly-coursed mixed rubble with quoins, stone slate roof. Linear plan on north-south axis facing east, Nos. 1 and 2 formerly one unit each but now integrated as No.1 (and ground floor of former No.1 now garages with doors in south gable wall); former No.3 (now No.2) double-fronted.

**EXTERIOR:** 2 storeys and 6 windows, with a vertical joint between Nos 1 and 2 (formerly Nos 2 and 3). Doorway to former No.1 at left end now partly blocked and an 8-pane sash inserted; doorway to former No.2 (now No.1) with stone lintel and renewed panelled door, a narrow window to its left and a renewed 16-pane sash to its right; doorway to former No.3 (now No.2), with-similarly-renewed-door, flanked by renewed 16-pane sashes. Similar renewed sashes at 1st floor of all these units. Former Nos 4 and 5 (now 3 and 4) set back at ground and lst-floor levels of the north bay, with a restored gallery at 1st floor approached by restored stone steps to the right, and protected by roof carried across on a large purlin; each flat with a renewed doorway and window, and that at No.4 with a long beam over it. (Recent addition at north end not included in the item.)

**INTERIOR:** not inspected. The only surviving example of a spinning gallery which formerly characterised both Sedbergh and Dent. Forms group with Nos 49 and 51 (Mitchell's Pharmacy), Main Street (qv), and with No.53 (Marshall House, qv) adjoining that.

House, now shop. Probably C17; altered. Random mixed rubble, with rendered facade, roof not visible but probably slate. Rectangular 2-unit plan at right-angles to street.

**EXTERIOR:** gabled 2.5-storey 3-window facade of c1870-80, with symmetrical shop-front at ground floor. This has a central splay to a slightly-recessed doorway (with C20 glazed door), flanked by plate-glass windows, all these opening framed by simple pilasters which have incised enrichment suggesting an Ionic Order, and over them is a frieze with painted lettering, canted forwards over the doorway. The 1st floor has a canted oriel window in the centre with sashed glazing, flanked by narrow one-light sashes with 4-pane upper leaves; the 2nd floor has a pair of square cross-windows. Oversailing gable verges with simple bargeboarding. The right-hand return side, with long through-stones, has a doorway in the
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<td>MYD35</td>
<td>Nos 48 and 50 Main Street</td>
<td>Shop and hotel, now integrated as shop, with dwelling over. Probably early to mid C18; altered in C19 and C20. Scored stucco (rear of random rubble), graduated slate roof. L-plan formed by single-depth 2-unit main range parallel to street, with long single-depth rear wing to 2nd unit. EXTERIOR: 3 storeys and 3 windows. At ground floor the left half (No.48) has a shop front, probably C18, consisting of a wide window with a former doorway to the right (altered as a window) both framed by convex stone pilasters each with 2 Gibbsian blocks and a primitive Ionic capital, with a deep frieze (now covered by C20 lettered fascia), and a prominent cornice over this running out over the doorway of No.50. This has a moulded surround, consoles to the cornice, and a recessed panelled and part-glazed door with an-overlight which has rectilinear glazing bars; and to the right is a large square fixed window without glazing bars. The 1st floor has 3 segmental-headed hornless 12-pane sashed windows, the 2nd floor has 2-light-casements under the eaves, and to left and right of the centre windows are prominent wrought-iron brackets for former hanging signs. INTERIOR: front range altered by removal of partitions, but right-hand portion (No.50) has heavy plain beam; rear wing has window at 1st floor with etched graffiti including the name “L. Hubbersty / July 23rd 1778” in elegant cursive script surrounded by flourishes; 2 oak roof trusses and some original purlins. (Formerly Listed as: No.48).</td>
<td>365805</td>
<td>492145</td>
<td>SD 65805 92145</td>
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<td>MYD35</td>
<td>Nos 49 and 51 Main Street (Mitchell's Pharmacy)</td>
<td>Includes: No.6 RAILTON YARD Sedbergh Town. Probably a small town house, remodelled as 2 shops (now integrated), with dwelling over (No.6 Railton Yard). Probably mid to later C18, remodelled in later C19, with shop front of later 1920s; altered. Cast-iron, wood and glass shop-front, scored stucco above (random rubble at rear); slate roof. Double-depth double-fronted plan. EXTERIOR: 3 storeys and 3 windows, symmetrical. The shop-front has panelled and fluted pilasters to left and right, terminating in fluted consoles with triangular pediments, a continuous sloped frieze with a moulded cornice which is supported in the centre by a free-standing cast-iron clustered column with a composite cap; behind this a recessed pair of doorways with moulded pilaster jambs, and doors with Tudor-arched part-glazing and plain overlights, flanked by convex plate-glass windows; and large plate-glass windows to the front. Both upper floors have sashed windows with sillbands, those at 1st floor 4-paned and those at 2nd floor square, with 6-pane sashes. Top right hand corner has part of a former</td>
<td>365810</td>
<td>492132</td>
<td>SD 65810 92132</td>
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<tr>
<td>MYD35</td>
<td>No 3 Main Street</td>
<td>Small house. Probably later C18, altered in C19 and C20. Sandstone rubble brought to courses, with large irregular quoins, stone slate roof. L-plan formed by single-depth main range parallel to street with rear wing to left end. Two storeys and 4 windows; doorway to 2nd bay, with C20 door, one 16-pane hornless sashed window to the left and 2 to the right, all with rock-faced monolith lintels, similar sashed windows at 1st floor above these (those to the right horned) and a 12-pane hornless sash above the doorway, all these windows with plain reveals and exposed boxes. Corniced gable chimney to the left. Rear and interior not inspected.</td>
<td>365596</td>
<td>492111</td>
<td>SD 65596 92111</td>
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<tr>
<td>MYD35</td>
<td>Marshall House and attached area railings, No 53 Main Street</td>
<td>Town house. Mid C18; altered. Colour-washed roughcast render (rear of random rubble with quoins), slate roof with stone chimneys. Double-depth double-fronted plan. EXTERIOR: 3 storeys, now with 4 windows at 1st floor but originally with 5. Offset right of centre is a doorway with moulded stone surround and segmental pediment, panelled door with glazed panels in the centre and top. Left of the doorway is a 2-storey flat-roofed canted bay window with hornless 12-and 8-pane sashes; all other windows are hornless 12-pane sashes. Attached to the front wall each side of the doorway are cast-iron bar railings with anthemion heads. Attached to the left corner at 1st-floor level is a lantern on a bracket. Rear: 3 storeys and 4 windows (including 2 vertically aligned stair windows offset left), all except the lower of these being 12-pane sashes with exposed boxes; back door now covered by recently-built link to former single-storey wash-house (which is not of special interest). INTERIOR: right-hand front room has fielded panelling and fine mid C18 stone fireplace with moulded surround and corbelled lintel with fluted key, and above this an overmantel made of ex situ C17 panelling dated 1686; rear hallway has fine mid-C18 doglegged staircase with closed string, square newels, turned balusters and broad moulded handrail; in the corner of the half-landing between 1st and 2nd floors, an extremely unusual shallow triangular lead-lined sink with a drain hole, thought to have been provided as gentlemen's urinal. HISTORICAL NOTE: built for Thomas Swettenham.</td>
<td>365819</td>
<td>492134</td>
<td>SD 65819 92134</td>
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<tr>
<td>MYD35</td>
<td>No 57 Main Street</td>
<td>Small house, now shop. Probably c1800; altered. Roughcast render on random rubble, slate roof. Shallow double-depth plan. 3 low storeys over cellar, 2 windows, symmetrical. The ground floor has an early C20 shop-front with wooden pilasters, deep frieze and mutuled cornice framing square plate-glass windows and a central recessed doorway which has a glazed door with intersecting curvilinear tracery in the head. The upper floors have hornless sashed windows of 12 and 9 panes respectively. Gable chimney to right. The rear, to lower ground, has (inter alia) a prominent canted oriel window to the ground floor, jettied over the cellar entrance. INTERIOR: altered</td>
<td>365833</td>
<td>492137</td>
<td>SD 65833 92137</td>
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<tr>
<td>MYD35</td>
<td>Nos 79 and</td>
<td>Pair of town houses. Probably early to mid C19; altered. Slobbered mixed random rubble, hipped slate</td>
<td>365893</td>
<td>492140</td>
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<tr>
<td>551</td>
<td>81 Main Street</td>
<td>roof. Unusual plan centred on a wide through-passage at ground floor in each side of which each house has its &quot;front&quot; door. 3 storeys and 3 windows, symmetrical, with a wide semi-elliptical archway in the centre of the ground floor, with dressed voussoirs and an arch-band, and closed by a wooden and glazed screen, probably formerly like that at the rear but now with double-doors flanked by plain-glazed windows all under an overlight of 4 Tudor-arched lights. Abutting the jambs of the archway are stone walls approx. 2 metres high enclosing small service yards. The 1st floor has tall 20-pane sashed windows, the 2nd floor has shorter 16-pane sashes. Side-wall chimneys; skylight in centre of roof. In the passage each house has a C19 6-panel door. The rear end of the passage has a wooden and glazed screen with small-paned glazing. Rear: windows replaced with plastic double-glazing. INTERIOR: not inspected.</td>
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<tr>
<td>MYD35</td>
<td>Archers Hall, Millthrop</td>
<td>Farmhouse. Dated 1681 on gable of rear wing, and on spice cupboard in housepart; altered. Mixed random rubble, graduated slate roof. T-plan formed by a single-depth 3-unit range on approx. north-south axis, of which the south and centre bays comprise the house and the north bay appears to have served some service function, with a porch offset left of centre of the east front of the house and a service wing to the rear of the 2nd bay. EXTERIOR: 2 storeys, 2:1 windows. The 2-storey gabled porch has a slightly-arched outer doorway with a moulded surround and a lintel with hoodmould, a C20 inner door, and a 2-light double-chamfered mullioned window at 1st floor with cavetto mullion and a hoodmould; its north side has a slanted peephole at ground floor and a 1-light window above. The flanking windows on both floors are all C19 casements, but at 1st floor of the 3rd bay is a 2-light mullioned window like that in the porch. Gable chimney to left, ridge chimney at junction of 2nd and 3rd bays. Rear: the 3rd bay has only a wide doorway with timber lintel; the rear wing has in its north side a square-headed doorway with an old studded double-layered door furnished with a wrought-iron knocker inscribed &quot;R HI 1681&quot;, a 2-light mullioned window to the right and two 3-light windows above, all double-chamfered with cavetto mouldings, and in its west gable two small 1-light attic windows with diamond-leaded glazing, and above and between these a square datestone lettered &quot;H / R I / 1681&quot; (=Richard and Isabella Hebblethwaite). INTERIOR: housepart in 2nd bay has C19 ceiling beam in position of former firehood bressumer, and set in the wall below this a carved spice cupboard (presumably re-located) lettered &quot;1681 / H / R I&quot;; in line with the front door is a straight C19 staircase enclosed on 3 sides at 1st floor by C17 muntin-and-rail panelled partitions; in the north side of this is a similarly panelled door, and to the rear of this another door of muntin-and-plank form; the chamber over the housepart has similar muntin-and-rail panelling forming a screen to a former smokehood. Forms a group with associated barn to north (qv) on opposite side of lane, and with small barn to north (qv).</td>
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<td>MYD35</td>
<td>Barn approx 15m south east of Castlehaw Farmhouse</td>
<td>Barn and shippon. Probably early to mid C18; altered. Mixed random rubble with quoins, roof with green slate upper and stone slate lower courses, both graduated. L-plan formed by main range on north-south axis with storeyed shippon-wing at south end projecting to west. EXTERIOR: the main range has a wagon doorway in the angle with the wing, with a re-used timber lintel and C19 harr-hung doors, protected by a porch with rubble side-wall and monopitched roof; left of the</td>
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<td>SD 66248 92441</td>
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<td>, Castlehaw Lane</td>
<td>porch is an interrupted course of through-stones close to the eaves and carried along about half the length, and 3 crudely-shaped breathers; further left is a doorway with a monolith lintel, and left of this a cart-shed doorway with a timber lintel protected by a slate course. The south front of the wing, on lower ground, has a ground-floor shippon which has 2 doorways and 3 windows (w-d-w-w-d), all with stone lintels; small square breathers on 3 levels above, and some random through-stones. INTERIOR: main range has stone partition walls to the 2 north bays, but the remainder forms a single vessel with the upper floor of the wing, both parts having principal-rafter roof trusses (including some re-used timbers). Forms a group with Castlehaw Farmhouse to the north-west (qv). (Formerly Listed as: Castlehaw Farmhouse and barns to south-east).</td>
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<tr>
<td>MYD35</td>
<td>Barn and cottage attached to west of High Birks Farmhouse, Birks Lane</td>
<td>Bank barn and cottage. Probably earlier C19, in one build; altered. Mixed random rubble with quoins (the cottage white-washed), stone slate roof on 2 levels. Linear plan on east-west axis, the barn of 4 structural bays and the cottage of one bay at its right-hand end, attached to west gable of High Birks Farmhouse. EXTERIOR: the barn is 2 very unequal storeys, with a low shippon forming the ground floor to the front and the much taller upper floor approached from higher ground to the rear. It has 4 doorways to the shippon with a small window at the right-hand end: at the left end, a doorway with a stone lintel and a slate-course run out to the right, offset left of centre another doorway with a stone lintel, and offset right of centre a pair of doorways with rubble voussoirs, to the right of which is a small square window with a stone lintel. Above the 2nd doorway is a loading door. The rear has a wagon doorway with a pair of C19 harr-hung doors. The interior has original boskins in the shippon, and 3 C19 roof trusses in the barn. The attached cottage, 2 low storeys and one window, has a doorway adjoining the junction with the barn, and one 6-pane sashed window on each floor to the right. INTERIOR not inspected. Forms group with High Birks Farmhouse (qv). (Formerly Listed as: High Birks Farmhouse and Barn attached to west).</td>
<td>365111</td>
<td>491453</td>
<td>SD 65111 91453</td>
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<td>MYD35</td>
<td>Barn approx 20m to north west of Archers Hall, Millthrop</td>
<td>Bank barn. C18, altered. Roughly-coursed rubble with some quoins, roof mostly stone slate but with blue slate upper courses, stone ridge. Rectangular plan at right-angles to lane, probably 4 structural bays. The south side (to higher ground) has a wagon doorway to the 3rd bay protected by a full-height lean-to porch, and to the left are small square breathers on 2 levels. The north side has 5 shippon doorways with massive lintels, a small 2-light window between the 3rd and 4th, and at the upper level a former loading doorway between the 2nd and 3rd, the lower half now blocked with matching masonry, and breathers like those on the south side on 3 levels. INTERIOR not inspected. Forms group with Archer's Hall (qv) and with small barn to north of Archer's Hall (qv).</td>
<td>365839</td>
<td>491141</td>
<td>SD 65839 91141</td>
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<td>MYD35</td>
<td>Birks Cottage,</td>
<td>Cottage. Probably C18, recently renovated. Mixed random rubble with some quoins (north gable wall now pebble-dashed), stone slate roof. Small double-depth plan, plus small porch attached to north gable</td>
<td>365126</td>
<td>491434</td>
<td>SD 65126</td>
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<td>Birks Lane</td>
<td>wall. 2 storeys and 2 windows, all renewed 6-pane sashes with exposed boxes. Entrance by re-built stone porch at north gable. Gable chimney to-left. INTERIOR not inspected. Included for group value.</td>
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<td>91434</td>
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<tr>
<td>MYD35</td>
<td>Browside Cottage, Millthrop</td>
<td>Small farmhouse. Probably mid to later C17; recently renovated. Mixed random rubble, stone slate roof. Single-depth 3-bay plan, now with C20 outshut to rear. 2 low storeys, 3 windows; with a stone-slate band over the ground floor, stepped over the doorway between the 1st and 2nd bays. The ground floor has one 2-light Mullion window to the left and 2 to the right, all with restored chamfered mullions; the 1st floor has a similar window to the left and 2 windows to the right with altered glazing. Re-built stone chimney at left gable. Right-hand gable wall covered by former barn now converted as dwelling (and no longer included in the item). INTERIOR: altered.</td>
<td>366156</td>
<td>491170</td>
<td>SD 66156 91170</td>
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<tr>
<td>MYD35</td>
<td>Castlehaw Farmhouse, Castlehaw Lane</td>
<td>Farmhouse, now house. Dated 1701 on porch; altered and recently radically renovated. Mixed random rubble with slobbered pointing, sandstone quoins and stone slate roof. L-plan formed by a single-depth 2-unit main range with a service wing to the rear of the 2nd unit (probably added at an early date) and a staircase outshut in the angle with this. EXTERIOR: 2 storeys and attic, 6 windows, with stone slate bands over both floors (the upper with returned ends). The ground floor has a gabled porch offset right of centre, with a moulded Tudor-arched opening, lintel with raised lettering &quot;W / 17 R M 01&quot;, pigeon holes above this, kneelers (no coping), a small peephole in each side, inner side benches and a board door with strap hinges; three 2-light mullioned windows to the left, and a 3-light and a 2-light mullioned window to the right. The 1st floor has five 2-light windows and a 1-light window at the right-hand end. All these windows have renewed surrounds and mullions except that to the left of the porch and both to the right at ground floor, which have chamfered reveals and cavetto mullions. Rebuilt gable chimneys. The right-hand gable wall has a shallow projection to the centre of the ground floor, and 2 small attic windows. The rear wing is set back, has a lean-to porch in the angle, above this the wall is cantled in at the junction to expose a 1-light window in the rear wall of the main range; otherwise, this wing has 2 altered windows at ground floor, a chamfered 1-light window above, and its rear gable has a chimney corbelled from 1st floor. INTERIOR: contemporary panelled partitioning at 1st floor of main range and across rear wall of wing (probably to screen former smokehood), removed during restoration and re-instated: but it is not known if it is now in the original positions. Similar partitioning has recently been inserted at ground floor. Forms a group with associated barn to south-east (qv). (Formerly Listed as: Castlehaw Farmhouse and barns to south-east).</td>
<td>366226</td>
<td>492467</td>
<td>SD 66226 92467</td>
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<tr>
<td>MYD35</td>
<td>Chapel at Sedbergh School, Loftus Hill</td>
<td>School chapel. 1897, by Paley and Austin. Snecked yellow sandstone with some sandstone ashlar, stone slate roofs. Perpendicular style. Nave and chancel in one vessel, with low north and south aisles, full-height north and south transepts (that on the north side coupled with a porch), and a fleche at the crossing; addition to west end of nave. EXTERIOR: the 7-bay nave has 6 square-headed 2-light windows with cusped lights and low brattished</td>
<td>365792</td>
<td>491767</td>
<td>SD 65792 91767</td>
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transoms, a weathered string course stepped over the windows, and an ashlar parapet stepped up at the ends; and a 5-light west window above a single-storey flat-roofed extension. The low aisles have small widely-spaced 2-light windows with ogee-headed lights, and at the west end of the north aisle is a prominent gabled porch with diagonal buttresses and a parapet with swept ridged coping, which has a round-headed doorway with moulded surround, and a statue in a niche with brattished top surmounted by a cross breaking through the parapet. The transepts each have a tall 3-light transomed window with Perpendicular tracery in the head (that in the north transept with blocked lower lights); in the west angle of the north transept is a 2-storey aisle which has a doorway like the other and a cross-window above, and in the east angle of the south transept (and continuous with it) is a low gabled vestry which has an arched doorway to the left and a 2-light window to the right. (This transept has a ridge chimney.) The chancel, with weathered buttresses, has a 3-light window in the north side and a large 5-light east window with Perpendicular tracery in the head. Large octagonal fleche with open arcing and ogival cap to the turret.

INTERIOR: low aisle arcades of segmental arches with cavetto moulding dying into the piers; tall 2-bay arcade to north transept in similar style; open timber roof with arch bracing; chancel with sedilia and piscina, carved reredos; stained glass by Kempe. Forms group with associated boundary wall and railings (qv).

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<tr>
<td>MYD35</td>
<td>Church of St Andrew, Main Street</td>
<td>Parish church. Mostly c1500, but incorporating fabric of various earlier periods; with major restoration 1886-7. Mixed random rubble with sandstone quoins and dressings, green slate roof.</td>
<td>365723</td>
<td>492074</td>
<td>SD 65723 92074</td>
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PLAN: nave, chancel, continuous north and south aisles which include south chapel and north vestry; west tower.

EXTERIOR: the square 3-stage tower has west buttresses to half height, with 4 offsets, belfry stage slightly corbelled out and embattled parapet with corner pinnacles; a restored 2-centred arched 3-light west window with cusped lights, a transom and a hoodmould; the hoodmould of a former window at a high level of the 2nd stage (and a very small opening below this); and a square-headed belfry window of 3 round-headed lights with hollow spandrels, with stone louvres and a hoodmould. The 5-bay nave has clerestory windows of 3 round-headed lights with hollow spandrels and cavetto hoodmoulds. The long, low aisles have buttresses, cavetto dripbands, embattled parapets and square-headed 4-light windows with round-headed lights, hollow spandrels and cavetto hoodmoulds with figured stops; the south aisle has a gabled porch to the 2nd bay, with a wide 2-centred moulded arch, a hoodmould, a small round-headed niche above this, and coped parapet with ball finial; a large stone sundial over a square-headed priest door to the chapel, and east of this a window of 3 trefoil lights. The north aisle has a corresponding but smaller gabled porch with a round-headed archway moulded in 2 orders, a cavetto hoodmould, a small round-headed niche with a statue, gable coping with a large carved stone finial; and a simple round-headed inner doorway (said to be Norman). At the north-east corner of this aisle is an unusual diagonal buttress with an elaborate ogival niche. The east end has a wide segmental-headed chancel window of 3 round-headed lancet lights, flanked by a 4-light window to the chapel and a 3-light window to the vestry.
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<td>MYD35 579</td>
<td>Classroom Block to east of Powell Hall at Sedbergh School, off Station Road</td>
<td>INTERIOR: differing north and south aisle arcades, 6 bays to the south and 8 to the north, both with mostly cylindrical piers (those of the north restored) and round arches with small chamfer, but the piers of the south arcade are much shorter, its west respond is tripartite with a keeled middle member, its 5th arch is wider and has double-chamfer, and its 6th arch (to the chapel) is 2-centred; the north arcade has a rectangular pier opposite the north door, its 5th and 6th arches, both wider and lower than the others, are asymmetrical, and the arch on the north side of the chancel is 2-centred; and above the north arcade are 3 blocked windows of a formerly lower clerestory. Two-centred tower arch flanked at the top by remains of former round-headed windows. West window of north aisle breaks into right-hand side of former deeply-splayed round-headed window. Various wall monuments between the arches of the nave arcade. C19 pulpit with restored C18 sounding-board.(1)</td>
<td>365524</td>
<td>491932</td>
<td>SD 65524 91932</td>
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<tr>
<td>MYD35 582</td>
<td>Nos 36 and 37 Loftus Hill</td>
<td>School classroom block. 1879-1889, by Austin &amp; Paley; with C20 addition; slightly altered. Snecked sandstone, graduated green slate roof. Wide irregular H-plan formed by main range on east-west axis with short crossing and porch at west end and longer crossing at east end. Tudor style. EXTERIOR: 2 storeys and attic, now 2:2:2 windows (but formerly 2:3:1); with a chamfered plinth, weathered string course, parapet with ridged coping. The west wing and integral porch in its re-entrant angle, have 2 unequal gables, that to the porch set back behind a parapet run out from the gable coping of the wing: the porch has a shallow full-height canted bay containing a depressed arched doorway with moulded surround and Perpendicular-style carved ornament over the head, flanked by small arched windows (1 and 2 lights to the left, 2 lights to the right), and a large triple cross-window at 1st floor; the gable of the wing to the left has a pair of cross-windows at ground floor, a transomed 6-light window at 1st floor, a lancet in the gable and ridged coping with kneelers and an apex finial. The main range has 2 transomed 6-light windows at ground floor, 2 3-light mullioned windows at 1st floor and 3 gabled dormers behind a parapet. In the re-entrant of the east wing is a 2-storey flat-roofed addition in matching style. The gable wall of the east wing has a pair of cross-windows at ground floor, a carved shield above the string course, a 3-stage transomed 9-light window at 1st floor with a hoodmould, and gable detailing like the west wing. All the transomed windows have arched upper lights with hollow spandrels, but all the windows except those in the addition now have square-headed aluminium-framed double-glazing. Octagonal ridge chimney offset right. East and west side walls in similar style, with gables. Rear has (inter alia) 3 tall 3-stage transomed 9-light windows at 1st floor rising into gables. INTERIOR: not inspected. Forms group with War Memorial Cloister (qv) forming a forecourt to the front, and with Powell Hall to the west (qv).</td>
<td>365862</td>
<td>491735</td>
<td>SD 65862 91735</td>
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<tr>
<td>MYD35 584</td>
<td>No 33 Loftus Hill</td>
<td>Pair of cottages. Probably earlier C19; altered. Random rubble, No.36 roughcast and painted and No.37 painted, graduated slate roof. Double-depth plan, each cottage single-fronted. 2 storeys, 1+1 windows; doorways to the left, both with C20 doors and plain overlights; hornless sashed windows on both floors, all 6-paneled with vertical glazing bars only. Ridge chimney at junction, gable chimney to right. INTERIOR: not inspected. Forms group with Nos 34 and 35 adjoining to the left (qv), which No.36 overlaps by approx. half a metre.</td>
<td>365871</td>
<td>491751</td>
<td>SD 65871 91751</td>
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<td>MYD35590</td>
<td>High Birks Farmhouse, Birks Lane</td>
<td>glazed door, one 6-pane sashed window to the right and 2 at 1st floor, all with vertical glazing bars only, and exposed boxes. Chimney at right-hand gable. Single-storey lean-to attached to right-hand gable and slightly set back, with a board door at the junction and a small altered window. Similar in period and style to No.35 (qv), with which it forms a group. INTERIOR: not inspected.</td>
<td>365125</td>
<td>491451</td>
<td>SD 65125 91451</td>
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<tr>
<td>MYD35597</td>
<td>K6 Telephone kiosk beside churchyard, St Andrew, Main Street</td>
<td>Farmhouse, now house. Probably later C17, remodelled in C18 or C19; altered. White-washed mixed random rubble with large quoins, through-stones at 1st floor of front and 3 levels of east gable wall; stone slate roof. Two units. EXTERIOR: 3 storeys (perhaps raised) but with the front apparently remodelled as only 2 storeys; 2 windows. The ground floor has a gabled porch in the centre, with part-glazed door, a square window to the left with altered glazing and a square 6-pane sashed window to the right; the 1st floor has a similar sashed window to the right (breaking an irregular row of through-stones) and a rectangular 2-light casement to the left. The roof has a broad rectangular 2-stage chimney stack to the left (at the junction with an attached former cottage) and a rectangular chimney at the right-hand gable, with a slate band and cornice. Former cottage built with barn adjoins left end (qv). Rear: remains of various 2-light double-chamfered mullioned windows, including one at ground floor of the east bay (now lacking the mullion), another at 2nd-floor level above this, anciantly blocked; small blocked stair-window in centre; exposed ends of 2 beams at eaves level and another at 1st floor; added lean-to kitchen built into bank to rear of west unit. INTERIOR: not inspected. Forms group with barn and former cottage adjoining west end (qv). (Formerly Listed as: High Birks Farmhouse and Barn attached to west).</td>
<td>365721</td>
<td>492115</td>
<td>SD 65721 92115</td>
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<tr>
<td>MYD35600</td>
<td>Low Birks, Birks Lane</td>
<td>Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast-iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door. (Formerly Listed as: K6 Telephone Kiosk outside the church).</td>
<td>365153</td>
<td>491438</td>
<td>SD 65153 91438</td>
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<td>MYD35617</td>
<td>Millthrop Bridge over River Rawthey</td>
<td>Public road bridge over River Rawthey. Probably C17; altered. Mixed random rubble. Two segmental arches of unequal span (the north shorter) with rubble voussoirs, springing from a pier which has a triangular cutwater on the east (upstream) side and a similar cutwater on the west side carried up to form a triangular refuge to the deck. Rebuilt parapets.</td>
<td>366138</td>
<td>491372</td>
<td>SD 66138 91372</td>
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<tr>
<td>MYD35620</td>
<td>New Bridge</td>
<td>Public road bridge over River Rawthey. C18. Slobbered rubble. Two wide segmental arches springing from a central pier which has triangular cutwaters on both sides, each with a small pediment above it; squinches at the north-west and south-east corners; parapets with rounded and grooved coping stones, curved outwards at the corner with the squinches.</td>
<td>366518</td>
<td>491948</td>
<td>SD 66518 91948</td>
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<tr>
<td>MYD35621</td>
<td>No 1 Back Lane</td>
<td>Small house. Perhaps later C17, but much altered in C19. Painted stucco on rubble, with painted quoins, stone slate roof and rendered chimneys. Single-depth 2-unit plan. 2 low storeys and 3 windows; with a plinth, and rusticated quoins to the left corner. The ground floor has the doorway offset right of centre, with a moulded surround and recessed C19 part-glazed door, an oblong 2-light window to the left with 6-pane horned sashes and a square 1-light 6-pane hornless sash to the right, both these windows with deep reveals and moulded surrounds; the 1st floor has three 6-pane hornless sashes with raised sills and plain reveals. Flanking the doorway at 1st floor are 2 small wrought-iron brackets for former hanging signs. The roof has a large chimney stack at the left gable, and at the front right-hand corner a corbelled square chimney stack with a tall cylindrical shaft. The left gable wall has an inserted oblong window to the ground floor. Rear and interior not inspected. Forms group with The Old Grammar School opposite (qv).</td>
<td>365764</td>
<td>492052</td>
<td>SD 65764 92052</td>
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<tr>
<td>MYD35622</td>
<td>Nos 9 and 11 Folly Yard off Main Street</td>
<td>Pair of small cottages. Probably later C18. Mixed random rubble, slate roof. Single-depth plan, each cottage single-fronted. 3 low storeys, 2+1 windows; doorways to right and left respectively, both with renewed board doors; No.9 has a 6-pane sashed window at ground floor, a 16-pane sash at 1st floor and a small 9-pane fixed window at 2nd floor; No.11 has a 16-pane hornless sashed window at ground floor, a similar window above this and a 16-pane horned sash to the left, and at 2nd floor an oblong 15-pane fixed window fitted between eaves and the lintel of the right-hand window at 1st floor. Except for this, all the openings of No.11 have massive monolith lintels. Ridge chimneys. INTERIOR: not inspected. Forms group with No.7 adjoining to the right (qv). (Formerly Listed as: Folly Yard (Nos 7, 9 and 11).</td>
<td>365923</td>
<td>492112</td>
<td>SD 65923 92112</td>
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<tr>
<td>MYD35623</td>
<td>Nos 18 and 19 Back Lane</td>
<td>Former agricultural building, probably a barn, converted into 2 dwellings. Probably C18, converted in C19; renovation of No.18 in progress at time of inspection. Roughly-coursed mixed rubble with large irregular quoins. L-plan formed by main range parallel to street with rear wing to No.19 on the right. EXTERIOR: 3 storeys, with 3 irregular windows at 1st floor. No.18 to the left has a segmental-headed former wagon entrance blocked with dry rubble walling and a restored 12-pane sashed window over</td>
<td>365928</td>
<td>492100</td>
<td>SD 65928 92100</td>
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<td>MYD35</td>
<td>Nos 15, 16 and 17 Back Lane</td>
<td>which is a slate drip-course, to the left of this a former doorway similarly converted as a 12-pane sashed window, above this a smaller 12-pane sash with renewed joinery, and to the right at top floor a small square 6-pane fixed window. The entrance doorway in the left end wall, from a covered alley, has a studded board door with Y-shaped strap hinges (probably ex situ). No.19 has a doorway with board door protected by a simple porch of monolithic stone slabs with a pitched roof of 2 large green slates, flanked by 4-pane sashed windows; a large 4-pane sashed window above the doorway with wooden lintel protected by a slate drip-band (perhaps formerly a loading door), left of this a 4-pane sash like those at ground floor, and in the centre of the 2nd floor a small 6-pane fixed window. Gable chimneys. INTERIOR not inspected. Forms group with No.20 adjoining to the right (qv).</td>
<td>365915</td>
<td>492099</td>
<td>SD 65915 92099</td>
</tr>
<tr>
<td>MYD35</td>
<td>No 20 Back Lane</td>
<td>Wheelwright's cottage and workshop, now house and antique shop. Late C18; altered. Roughly-coursed mixed rubble, with quoins to left; slate roof. L-plan formed by 2-unit front range with cottage to left, former wheelwright's shop to right and rear wing to cottage. 3 and 2 storeys to the same height, 2 windows: the cottage has a doorway with moulded architrave, cornice on consoles and panelled door, and to the left 3 vertically-aligned hornless sashed windows (16, 12 and 6 panes respectively), all with raised plain surrounds and deep reveals (now painted); the former workshop to the right has a large segmental-headed wagon doorway with rubble voussoirs (and cement surround), furnished with board double doors each of which has a 16-pane fixed window, and above this one large 16-pane hornless sashed window with surround like the others. INTERIOR: cottage has old board doors with lug hinges, and wooden spere to doorway with lug for former hinged curtain rail.</td>
<td>365941</td>
<td>492104</td>
<td>SD 65941 92104</td>
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<tr>
<td>MYD35</td>
<td>No 95 Main Street</td>
<td>Small town house, forming right-hand end of row. Probably mid C19. Mixed random rubble with quoins, slate roof. Double-depth single-fronted plan. 2 storeys, 2 windows; doorway to left with painted stone surround including lintel with foliated enrichment, enriched consoles and moulded cornice; small canted bay window to right, with panelled frieze, moulded cornice and hornless sashed glazing with margin panes; horned sashed windows at 1st floor with similar margin panes, and corniced architraves like that of the doorway. Gable chimney to the right. INTERIOR not inspected.</td>
<td>365946</td>
<td>492135</td>
<td>SD 65946 92135</td>
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<tr>
<td>MYD35</td>
<td>Nos 3 and 5 New Street</td>
<td>Pair of houses in terrace. Probably mid to later C19. Coursed mixed rubble, graduated slate roof. Double-depth plan, each house single-fronted but No.3 much wider than No.5. 3 storeys, 3+1 windows. The doorways, to left and right respectively, each have panelled pilasters, a plain frieze and moulded cornice, and both have recessed panelled doors but that at No.3, which is taller because of the slope of the street, has steps up and an overlight above the door. No.3 has 2 large rectangular sashes at ground</td>
<td>365975</td>
<td>492154</td>
<td>SD 65975 92154</td>
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<td>MYD35 628</td>
<td>Nos 27 and 28 Loftus Hill</td>
<td>Pair of small houses, No.27 formerly 2 cottages. Probably mid C19; altered, and No.27 remodelled. Grey roughcast render (side and rear of mixed random rubble), graduated slate roofs on 2 levels. Each is double-depth in plan, No.27 was formerly 2 single-fronted cottages and No.28 is double-fronted, with a rear wing. 2 storeys, 2+2 windows: No.27 has a doorway offset left of centre with a panelled door, a 4-pane hornless sashed window to the left, 2 similar sashed windows on a higher level to the right (the first of these replacing a former doorway), both with thin stone lintels, and at 1st floor 2 similar windows offset to the right. Gable chimney to left. No.28 to the right, stepped up the slope, is symmetrical, with a central doorway which has a panelled door and 3-pane overlight, flanked by sashed windows with altered glazing (2-pane upper leaves only), all these openings with thin stone lintels; and 2 widely-spaced 12-pane sashed windows at 1st floor. Chimneys at both gables (that to the left wider, serving No.27 also). INTERIOR: not inspected. Forms part of a prominent town centre group with Nos 7 and 9 adjoining to the right (qv).</td>
<td>365830</td>
<td>491786</td>
<td>SD 65830 91786</td>
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<tr>
<td>MYD35 629</td>
<td>Nos 34 and 35 Loftus Hill</td>
<td>Small house (or 2 flats?). Probably later C18 or early C19, altered. Cream-painted random rubble with quoins, graduated slate roof, yellow brick chimney. Double-depth, double-fronted plan. 2 low storeys, 2 windows, symmetrical; square-headed doorway with rendered surround (and C20 part-glazed door), flanked by widely-spaced sashed windows on both floors, all 6-paned with vertical glazing bars only, and all hornless except that to left at 1st floor. Gable chimney to left. The left gable wall, built against higher ground so that only the upper floor is exposed, has a doorway to 1st floor with a panelled door, and a hornless 6-pane sashed window like those at the front. Rear and INTERIOR: not inspected. Forms group with No.33 to the rear (qv).</td>
<td>365859</td>
<td>491741</td>
<td>SD 65859 91741</td>
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<tr>
<td>MYD35 630</td>
<td>No 7 Folly Yard off Main Street</td>
<td>Small cottage; derelict at time of inspection (1994). Probably later C18; altered. Coursed mixed rubble with quoins, slate roof. Single-depth double-fronted plan. 2 storeys and 2 windows, with quoins at the junction with No.9 to the left, a segmental-headed doorway at ground floor flanked by segmental-headed square windows, all these openings with rubble voussoirs and all lacking joinery, and at 1st floor a formerly similar window above that to the right, now reduced in width and also lacking joinery, and a narrow casement to the left. INTERIOR: has roughly-hewn ceiling beam, and narrow staircase beside front wall; some current building work evident. Forms group with Nos 9 and 11 to the left (qv). (Formerly Listed as: Folly Yard (Nos 7, 9 and 11).</td>
<td>365922</td>
<td>492120</td>
<td>SD 65922 92120</td>
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<tr>
<td>MYD35 631</td>
<td>Nos 80, 82 and 84 Main Street</td>
<td>Row of 3 small town houses. Mid to later C19. Mixed random rubble with quoins, slate roof. Double-depth plan, each house single-fronted. 3 storeys, one window each. Each has the doorway to the left and vertically-aligned windows to the right; all have original C19 recessed and panelled doors, and original hornless sashed windows with margin panes; all the openings at ground floor are linked by slab hoodmoulds over monolith lintels, and the windows at 1st floor have matching individual hoodmoulds. Attached to the left end of the 1st floor is a street lantern on a bracket.</td>
<td>365957</td>
<td>492145</td>
<td>SD 65957 92145</td>
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<td>MYD35</td>
<td><strong>Nos 9 Winder Cottage and 11 Howgill Lane</strong></td>
<td>Small house (No.9) and cottage (No.11). Probably mid C18; altered in C19, and recently restored. Coursed mixed rubble with quoins to right, roof of large graduated blue slates. No.9 to the right has a 1.5-depth double-fronted plan, No.11 to the left is single-depth and narrow single-fronted. 2 storeys, 1+2 windows. No.11 is symmetrical, with a square-headed doorway in the centre (C20 part-glazed door) flanked by renewed 6-pane sashed windows on both floors, all with exposed boxes and slab sills. No.11 to the left has a similar but larger doorway with C20 part-glazed door, a similar 6-pane sash to the left and another in the centre of the upper floor. Gable chimney to right of No.9, ridge chimney at junction. Rear: No.9 has a single-storey outshut (containing a dog-legged staircase and small service room). INTERIOR: not inspected. Forms part of a significant group with No.86 to the right (qv).</td>
<td>365658</td>
<td>492163</td>
<td>SD 65658 92163</td>
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<td>MYD35</td>
<td><strong>Nos 2 and 3 Weavers Yard off Main Street</strong></td>
<td>Pair of weavers’ cottages, now integrated as dwelling and office. Probably c1800; recently altered and renovated. Mixed random rubble with quoins, stone slate roof. Rectangular 2-unit plan on west side of yard. EXTERIOR: 3 low storeys, 4 windows; doorway in centre of 1st floor (formerly a pair of doorways, but that on the left now altered as a window) approached by a large flight of 10 steps rising along the front wall from the right and terminating on an extended deck. The ground floor or basement has a doorway and window left of the steps, and a shallow window to the right of the top steps, the 1st floor has 2 windows each side of the doorway (that to the left formerly the 2nd doorway), and all these openings have sandstone lintels; the 2nd floor has smaller windows over the 1st and 3rd at 1st floor, and a blocked former window over the 2nd. All the windows have altered joinery. Gable chimney to the left. Left gable wall has a low single-storey outbuilding attached at ground floor (formerly privies), through-stones on 2 levels above, and 2 small windows to each upper floor. INTERIOR: not inspected. Forms group with Nos 5 and 7 facing from the opposite side of the yard (qv).</td>
<td>365782</td>
<td>492111</td>
<td>SD 65782 92111</td>
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<tr>
<td>MYD35</td>
<td><strong>No 33 Main Street</strong></td>
<td>Small house. Probably late C18; altered. Painted watershot coursed rubble, slate roof. Probably double-depth plan. Three low storeys, 2 windows. The right-hand portion has a wide rectangular opening containing a pair of doorways, both with doors which have 6 fielded panels, and above this a tall round-headed window with rubble voussoirs and glazing bars with Y-tracery in the head. The left portion has a wide oblong window at ground floor with wooden mullions and transom making 6 lights, a cross-window at 1st floor with similar mullion and transom, and a 2-light casement at 2nd floor (all with renewed joinery). Gable chimney to left. INTERIOR: not inspected. Forms group with No.35 adjoining to left (qv).</td>
<td>365757</td>
<td>492129</td>
<td>SD 65757 92129</td>
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<td>MYD35</td>
<td><strong>No 35 Main Street</strong></td>
<td>Pair of small shops with former dwelling over, now integrated as one shop with store over. Said to be C17 [in former list], but appears to be later: probably C18. Ground floor of painted stone, jettied upper floor of painted roughcast render, probably on a timber frame; stone slate roof. Single-depth rectangular plan parallel to street, 3 structural bays (as defined by roof trusses); plus a short set-back portion to the left. EXTERIOR: 2 low storeys, 2:2 windows, the upper floor of the main range jettled or cantilevered out on</td>
<td>365763</td>
<td>492130</td>
<td>SD 65763 92130</td>
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<td>MYD35</td>
<td>No 4 Main Street</td>
<td>Small house. C18, altered. Roughly coursed mixed rubble with very large irregular quoins, graduated slate roof with stone ridge slates. Double-depth double-fronted plan. Two-and-a-half storeys, 2 windows, almost symmetrical; square-headed doorway offset left of centre, with part-glazed panelled door, flanked by square windows with renewed 16-pane sashes; tall segmental-headed windows at 1st floor with rubble voussoirs and renewed 12-pane sashes; and above and between these a square 20-pane fixed window. Corniced gable chimneys. Rear and interior not inspected.</td>
<td>365622</td>
<td>492123</td>
<td>SD 65622 92123</td>
</tr>
<tr>
<td>MYD35</td>
<td>No 5 and 7 Weavers Yard off Main Street</td>
<td>Pair of one-up-one-down cottages. Probably c1800. Slobbered mixed random rubble with quoins, slate roof. Rectangular 2-unit plan. 2 low storeys, 1+1 windows; doorways to left and right respectively, both with board doors; 2 hornless sashed windows on each floor, that to the right at ground floor 12-paned and the others 16-paned. Tall lateral chimney in centre of ridge. Unusual survival of simplest type of 2-storey cottage. INTERIOR: not inspected. Forms group with Nos 2 and 3 facing on the opposite side of the yard (qv).</td>
<td>365794</td>
<td>492112</td>
<td>SD 65794 92112</td>
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<td>MYD35</td>
<td>Evans House and attached area railings to front, Main Street</td>
<td>Town house, now boarding house of Sedbergh School. 1750-59, with late C19 extension to east; altered. Roughcast render on rubble, with rusticated quoins, slate roof. Double-depth double-fronted plan, plus extension to east. Georgian style. EXTERIOR: the principal element, 3 storeys with basement and attic, 5 windows, symmetrical, has a square-headed doorway with a pedimented Ionic architrave composed of engaged columns with a pulvinated frieze and dentilled cornice, and a door with 12 raised fielded panels in 3 tiers; a round-headed hornless sashed window above the doorway, with thick radiating glazing bars; segmental-headed sashed windows to the ground and 1st floors, those to the right 4-paned but all the others 12-paned; shorter square-headed windows at 2nd floor, all 9-pane sashes except the 2nd which is a casement. All these windows have raised run-out sills. The roof has a flat-topped attic dormer in the centre, and gable chimneys. Continued to the left is the C19 extension, 3 storeys to the same height, 1:3 windows, the 3-window portion slightly set back, with matching windows except that at ground floor to the right which is 18-paned, with the sill at ground level (perhaps formerly a doorway), while the 1-window portion to the left has wider windows (two 8-pane sashed lights at ground floor, and sashes of 16 and 12 panes at 1st and 2nd floors respectively). Enclosing a shallow front area for the full length are spear railings on a low stone plinth, with a gateway in line with the doorway. Rear: random rubble with rusticated quoins, 3-storeys over exposed basement, the 5-window main range having a large round-</td>
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<td>MYD35</td>
<td>Powell Hall at Sedbergh School, off Station Road</td>
<td>School assembly hall with combined classrooms. 1904-6, by Paley &amp; Austin. Snecked sandstone with freestone quoins and dressings, green slate roof. Hall on north-south axis with narthex at south end, canted apse at north end, and gabled classroom wings on west side. Perpendicular style. EXTERIOR: tall single-storey hall, 2-storey classroom wings. The gabled south front of the hall, with angle-buttresses and gable coping with extended kneelers, has a rectangular single-storey flat-roofed and parapeted narthex with a doorway to the left and mullioned windows with arched lights, and the gable above has cruciform fenestration with a tall 4-stage transomed window flanked by mullioned windows, all the lights arched. Its 8-bay east side, which has a Tudor-arched doorway to the 1st bay and a squareheaded doorway in the 5th, is distinguished by 3 wide full-height canted oriel windows alternating with narrower bays which have 3-light mullioned clerestory windows, a string course and high parapet carried over the whole. The north apse has buttresses, one incorporating a foundation stone dated 1904. All the windows now have leaded double-glazing in wooden frames. The classrooms on the west side are in 3 linked gabled wings, that at the north end projected, all with mullioned and transomed windows on both floors, and each with a wooden cupola on the ridge. INTERIOR: impressive hall with north stage, south gallery, panelled dado and-hammerbeam roof with enclosed coving; corridors to classrooms on both floors, with staircase at north end. Forms group with classroom block to east (qv) and War Memorial Cloister (qv) to south of that.</td>
<td>365470</td>
<td>491940</td>
<td>SD 65470 91940</td>
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<td>MYD35</td>
<td>No 1 New Street / No 86 Main Street</td>
<td>Shop and house. Probably mid to later C19. Coursed mixed rubble with quoins, slate roof. Double-depth plan, with splayed corner to New Street. EXTERIOR: 3 storeys. No.86, with 2 windows to Main Street and one to New Street, has a shop-front centred on the splayed corner with a corniced fascia carried round over one window in each facade: these windows each have 2 round-arched lights with slender shafts and responds, and are flanked by pilasters with round-headed panels, and a former doorway in the splayed corner has been converted into a one-light window in matching style. Otherwise, the Main Street facade has a doorway with matching surround and 2 internal steps up to a recessed panelled and part-glazed door, a window to the left with</td>
<td>365972</td>
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<td>SD 65972 92144</td>
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altered glazing, and hornless sashed windows with margin panes at 1st and 2nd floor (the latter shorter). The right-hand return side, 1+2 windows (including No.1 New Street) has matching openings, including the doorway to No.1. Rear: sashed windows with glazing bars, and a fixed stair-window with coloured margin panes.

INTERIOR: not inspected. Forms group with Nos 3 and 5 New Street (qv) continued to the right of No.1 and with Nos 7 and 9 New Street attached to these (qv). (Formerly Listed as: Punch).

MYD35 938 Nos 4 and 5 Settlebeck Cottages, off Long Lane

Pair of cottages. Probably early to mid C19, in 2 builds; altered. Roughly coursed rubble, slate roofs on slightly different levels (stone slate at rear). 2 low storeys, 2+2 windows, with quoins to No.5 at the junction. Each is symmetrical, with a square-headed doorway flanked by large rectangular 6-pane sashes at ground floor, all these openings with large stone lintels almost continuous, and smaller 6-pane sashes above. No.5 has a slightly higher roof with gable chimneys. Rear: No. 4 is one storey, No.5 is 2 very low storeys.

INTERIOR: not inspected. Included as part of a street frontage group with Nos.1 to 3 to the left (qv) and with Nos 6 and 7 adjoining to the right (qv). (Formerly Listed as: Settlebeck).

MYD35 939 Nos 6 and 7 Settlebeck Cottages, off Long Lane

Farmhouse, converted as pair of cottages, now re-integrated as one dwelling. Probably early C18; altered. Roughly coursed rubble with quoins, stone slate roof. Single-depth 3-unit plan at right-angles to road, facing south-east. 2 storeys, 2:2 windows; gabled porch at the junction, with doorway in west side; 6-pane sashes on both floors (3 at ground floor of No.6 to the left). Gable chimneys (that at east end formerly corbelled) and ridge chimney. West gable wall, canted in the centre, has 2 sashes without glazing bars on each floor, all with stone slate drip-bands. Outhouse attached to south-east corner. Rear wall adjoins south end of No.5.

INTERIOR: lateral ceiling beams in all 3 bays, the 3rd undercut at the rear end for a former staircase; former housepart in east bay contains C18 fireplace with corbelled lintel, and late C19 cast-iron range. Otherwise, altered. Included as part of a street frontage group with Nos 4 and 5 (qv), and with Nos 1 to 3 (qv) attached to No.4. (Formerly Listed as: Settlebeck).

MYD35 940 Nos 1, 3 and 5 Palmers Hill off Main Street

Row of 6 almshouses, now remodelled as 3. Dated 1848 on plaque in centre; altered. Pale sandstone and blue ragstone in alternating courses of rock-faced masonry, with punch-dressed sandstone quoins; graduated blue slate roof. Long rectangular double-depth plan, formerly one unit each but adjoining pairs now integrated. Simplified Jacobean style. Single storey, 9 windows; windows and doorways formerly alternated, with the window to the left of the doorway in each case, but the 2nd, 4th and 6th doorways have been altered as matching windows. All the openings have dressed lintels with cavetto hoodmoulds; the 3 remaining doorways are square-headed and have studded doors with strap-hinges and plain overlights; all the windows are cross-window casements. To the left of the window of No.3 is a rectangular plaque inscribed "WIDOWS HOSPITAL / BUILT BY / T.PALMER / AD 1848". Roof with oversailing eaves and verges, gable chimneys and 2 ridge chimneys.

INTERIOR not inspected.

MYD35 941 Walled garden

Walled garden. Probably later C18; altered. Mostly mixed sandstone and blue ragstone rubble, except for south face of north wall which is handmade red brick. Trapeziform, approx. 40m wide from east to

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<td>MYD35 938</td>
<td>Nos 4 and 5 Settlebeck Cottages, off Long Lane</td>
<td>altered glazing, and hornless sashed windows with margin panes at 1st and 2nd floor (the latter shorter). The right-hand return side, 1+2 windows (including No.1 New Street) has matching openings, including the doorway to No.1. Rear: sashed windows with glazing bars, and a fixed stair-window with coloured margin panes. INTERIOR: not inspected. Forms group with Nos 3 and 5 New Street (qv) continued to the right of No.1 and with Nos 7 and 9 New Street attached to these (qv). (Formerly Listed as: Punch).</td>
<td>366319</td>
<td>492055</td>
<td>SD 66319 92055</td>
</tr>
<tr>
<td>MYD35 939</td>
<td>Nos 6 and 7 Settlebeck Cottages, off Long Lane</td>
<td>Pair of cottages. Probably early to mid C19, in 2 builds; altered. Roughly coursed rubble, slate roofs on slightly different levels (stone slate at rear). 2 low storeys, 2+2 windows, with quoins to No.5 at the junction. Each is symmetrical, with a square-headed doorway flanked by large rectangular 6-pane sashes at ground floor, all these openings with large stone lintels almost continuous, and smaller 6-pane sashes above. No.5 has a slightly higher roof with gable chimneys. Rear: No. 4 is one storey, No.5 is 2 very low storeys. INTERIOR: not inspected. Included as part of a street frontage group with Nos.1 to 3 to the left (qv) and with Nos 6 and 7 adjoining to the right (qv). (Formerly Listed as: Settlebeck).</td>
<td>366321</td>
<td>492048</td>
<td>SD 6632 9204</td>
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<tr>
<td>MYD35 940</td>
<td>Nos 1, 3 and 5 Palmers Hill off Main Street</td>
<td>Row of 6 almshouses, now remodelled as 3. Dated 1848 on plaque in centre; altered. Pale sandstone and blue ragstone in alternating courses of rock-faced masonry, with punch-dressed sandstone quoins; graduated blue slate roof. Long rectangular double-depth plan, formerly one unit each but adjoining pairs now integrated. Simplified Jacobean style. Single storey, 9 windows; windows and doorways formerly alternated, with the window to the left of the doorway in each case, but the 2nd, 4th and 6th doorways have been altered as matching windows. All the openings have dressed lintels with cavetto hoodmoulds; the 3 remaining doorways are square-headed and have studded doors with strap-hinges and plain overlights; all the windows are cross-window casements. To the left of the window of No.3 is a rectangular plaque inscribed &quot;WIDOWS HOSPITAL / BUILT BY / T.PALMER / AD 1848&quot;. Roof with oversailing eaves and verges, gable chimneys and 2 ridge chimneys. INTERIOR not inspected.</td>
<td>365610</td>
<td>492142</td>
<td>SD 65610 92142</td>
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<tr>
<td>MYD35 941</td>
<td>Walled garden</td>
<td>Walled garden. Probably later C18; altered. Mostly mixed sandstone and blue ragstone rubble, except for south face of north wall which is handmade red brick. Trapeziform, approx. 40m wide from east to</td>
<td>365673</td>
<td>492044</td>
<td>SD 65673</td>
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<td>MonUID</td>
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<td>DC_Description</td>
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<td>Northing</td>
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<td>approx 40m south of Evans House, Main Street</td>
<td>west and approx. 50m on the longer west side. Walls approx. 2m to 3m high, with stone coping; segmental-headed doorway in centre of north wall. Forms an important part of the setting of Evans House (qv).</td>
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<td></td>
<td>92044</td>
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<tr>
<td>MYD35 942</td>
<td>Jubilee Drinking Fountain built into churchyard wall, Finkle Street</td>
<td>Drinking fountain with side-benches. Erected in 1897 when Finkle Street was widened to commemorate the diamond jubilee of Queen Victoria. Sandstone ashlar with black marble plaque and brass cup. Classical style. In the form of a pedimented aedicule, with console-footed fluted pilasters framing a recessed centre, a pulvinated frieze inscribed &quot;1837&quot; over the left pilaster, &quot;QUEEN'S DIAMOND JUBILEE&quot; in the centre, and &quot;1897&quot; over the right-hand pilaster. The centre has a convex bowl with a drinking cup on a chain, and a small black marble plaque with an inscription recording the cause and occasion. The pediment contains relief sculpture inscribed &quot;THE WOMAN OF SAMARIA AND OUR SAVIOUR AT THE WELL&quot; (now protected by a perspex screen). To left and right are integral stone side-benches. Forms group with Church of St Andrew (qv).</td>
<td>365740</td>
<td>492111</td>
<td>SD 65740 92111</td>
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<tr>
<td>MYD35 943</td>
<td>Nos 37 and 39 Main Street</td>
<td>Two shops, formerly with dwellings over. Probably mid C19; altered (and perhaps raised). Scored render to ground and 1st floors, roughcast render to 2nd floor (sides and rear of random rubble), slate roof. Double-depth plan plus back extensions. EXTERIOR: 3 storeys and 5 windows, with channelled pilasters, plain frieze and moulded string to the first 2 floors only. Extending almost the full width of the ground floor is a C19 wooden shop-front composed of fluted pilasters with diamond capitals, panelled aprons, entablature with plain frieze interrupted by diamond panels over the pilasters, and simple moulded cornice (with canopy apparatus over the centre and right-hand windows). Within this shop front No.37 has a pair of doorways flanked by windows (square to the left and oblong to the right) and No.39 has a doorway to the right and a 2-light window to the left. All the doors are part-glazed, with overlights and all the windows have plate-glass glazing. Attached to the wall over the doorway of No.37 is a slender wrought-iron scrolled bracket for a hanging sign. Both upper floors have sashed windows, those at 1st floor hornless. Gable chimneys with slab cornices. INTERIOR not inspected. A long, regular and relatively unaltered C19 facade, forming an interesting contrast to the varied pattern of this street and grouping well with No.41 (qv). (1) A detailed description of the building was completed prior to a planning application (Sept - Nov 2005) (2)</td>
<td>365774</td>
<td>492130</td>
<td>SD 65774 92130</td>
</tr>
<tr>
<td>MYD35 944</td>
<td>Nos 7 and 9 New Street</td>
<td>Pair of houses in terrace. Probably mid to later C19. Coursed mixed rubble with quoins to the left, graduated slate roof. Double-depth plan, each house single-fronted, built halls-adjoining. 3 storeys over cellars, 1+1 windows. The doorways are coupled in the centre with a double architrave which has panelled side pilasters, a plain slab partition in the middle, a plain frieze and enriched consoles to a prominent moulded cornice with a shallow hipped roof, and steps up to recessed doors (altered). Each has one large rectangular sashed window on each main floor, with margin panes, and a square 9-pane sash at 2nd floor. Deep lateral chimney stacks at left gable and at junction with No.11 to the right.</td>
<td>365976</td>
<td>492164</td>
<td>SD 65976 92164</td>
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<td>MYD35</td>
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<td>INTERIOR: not inspected. Forms part of an important town centre group with Nos 3 and 5 adjoining to the left (qv).</td>
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<td>945</td>
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<td>Boer War Memorial approx 40m north of Chapel at Sedbergh School, Loftus Hill War memorial. Probably c1902-5. Commemorates 8 former pupils of Sedbergh School who died in the second South African War (1899-1902). Red sandstone. Square plan. Four-step plinth, square base with lettered panel in each side, square tapered shaft with chamfered corners, chamfered cornice and wheel cross. The panels on the base each have 2 bands of raised lettering in Arts-and-Crafts style giving the names and units of the fallen, with the dates and places of their deaths (one of them awarded the Victoria Cross).</td>
<td>365786</td>
<td>491815</td>
<td>SD 65786 91815</td>
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<td>MYD35</td>
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<td>Boundary wall and railings to Chapel at Sedbergh School with gateways and lamp, Loftus Hill Boundary wall with railings, gateways, and lamp standard forming terminal at west end of south wall. Probably c1897 by Paley &amp; Austin. Sandstone rubble wall surmounted by low wrought-iron railings and gates, cast-iron gatepiers and lamp standard. Encloses east and south sides of chapel grounds, with gateways at north end of east side and west end of south side, lamp standard attached to that end. Wall stepped up slope, with flat coping; simple bar railings; octagonal gate piers to double gateway in east side and single gateway on south side, both with ornamental wrought-iron gates. Lamp standard with barley-sugar twisted shaft and cruciform top now lacking original lamp-holder; C20 swan-neck electric lamp added. Forms group with Chapel at Sedbergh School (qv). (Formerly Listed as: Chapel at Sedbergh School).</td>
<td>365810</td>
<td>491741</td>
<td>SD 65810 91741</td>
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<td>946</td>
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<td>Small barn approx 30m north of Archer's Hall, Millthrop Small barn and byre. Probably early C18. Roughly coursed large mixed rubble with quoins and some through-stones, stone slate roof with some blue slates. Rectangular 4-bay plan on north-south axis. The west side (to the lane) has a segmental-headed wagon doorway to the 2nd bay, with long rubble voussoirs and remains of a stone slate drip-band; and some small square breathers. The east side (to the farmyard), with some through-stones, has a doorway to the south bay and another doorway near the north end, both with large oak lintels and prominent stone slate drip-bands, the first with a stable door and the latter leading to recessed doorways; a small rectangular opening in the centre, and some small square breathers. INTERIOR: now furnished with shippon stalls. Forms group with Archer's Hall (qv) and with bank barn to west of Archer's Hall (qv).</td>
<td>365875</td>
<td>491141</td>
<td>SD 65875 91141</td>
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