

Askham Conservation Area

Conservation Area Appraisal and Management Plan

April 2014



Acknowledgments

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ASKHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

The special interest that justifies designation of the Askham Conservation Area derives from the following features:

- Historic village with medieval origins close to a 14th century defensive pele tower that is now incorporated into Askham Hall;
- Rural setting between Askham Fell and the River Lowther on the western side of the Lowther Valley, surrounded by open fields to the north and south;
- Rising topography as the main village thoroughfare meanders uphill between wide grassy greens from the valley bottom to the edge of the fell;
- Series of informal greens rising in stages from the valley bottom to the moor;
- Distinctive linear settlement pattern with near-continuous frontages of 17th, 18th and 19th century farmhouses, barns and cottages facing each other across the greens;
- Askham Hall (grade I listed) and its grounds which are listed in the English Heritage *'Register of Parks and Gardens of Special Historic Interest'*;
- St Peter's Church, designed by Sir Robert Smirke (1781-1867) who also designed nearby Lowther Castle and went on to design the British Museum;
- Majority of buildings with architectural and historic interest, 44 of which are listed buildings, and many other unlisted historic buildings which make a positive contribution to the area's special character and appearance;
- The inter-relationship of the dwellings, farms and barns along the street frontages which point to the village's agricultural heritage;
- Well-preserved examples of local Cumbrian stone-built vernacular architecture, both domestic (usually rendered) and agricultural (usually stonework exposed);
- Widespread use of broad range of natural building materials, several of them sourced locally;
- The River Lowther, Askham Mill and riverside trees;
- Views up, down and across the greens, sometimes framed by mature trees - one of the special charms of the village and an important element in the townscape;
- Views from the upper part of the village to Lowther Castle and beyond;
- Individual trees and small clumps of trees on the village green that enhance the setting of historic buildings and soften the streetscene;
- The woods and the tranquil sylvan atmosphere around St Peter's Church and beside the River Lowther;
- Roadside grass verges without kerbstones;
- Stone walls made from locally sourced sandstone, limestone and glacial erratic boulders are widely used for field boundaries and garden walls, and are a distinctive feature of the village;
- Small items that add to Askham's local identity and recognisable sense of place, e.g. telephone kiosk, cobbled street surfaces and vernacular building details such as datestones and 'throughstones';
- Strong sense of tranquillity and quiet.

1 Introduction

The special interest of Askham Conservation Area derives from the exceptional historic character and appearance of the village. This arises from the vernacular style of its 17th, 18th and 19th century buildings, its linear 'green village' form, the inter-relationship of the dwellings, farms and barns along the street frontages, together with both individual and groups of trees within and to the east of the main street. The village contains the grade I listed Askham Hall and its grounds which are listed in the English Heritage '*Register of Parks and Gardens of Special Historic Interest*'.

The Askham Conservation Area was designated on 27th January 1981 by the Lake District National Park Authority. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.



Fig. 1 Keld Head Farmhouse (dated 1704) and attached stone barn (dated 1814).

Fig. 2 Typical two-storey dwelling with barn attached under a single roof.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. These features are noted, described and marked on the Townscape Appraisal Map along with written commentary on how they contribute to the special interest of the conservation area. While the descriptions go into some detail, a reader should not assume that the omission of any characteristic, such as a building, view or open space, from this Appraisal means that it is not of interest.

The document conforms with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic assets and conservation areas is set out within the *National Planning Policy Framework* (March 2012).

This document seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the Appraisal);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Management Plan).

This document therefore provides a firm basis on which applications for development within the Askham Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by the Lake District National Park Authority. These documents include:

(i) *The Lake District National Park Local Plan (adopted 1998)*: Chapter 3 addresses the conservation of the built environment;

(ii) *The Lake District National Park Core Strategy (adopted 2010)*: Policy CS27 “The acclaimed historic environment”.

Survey work for this document and the accompanying townscape appraisal map was carried out during November 2010. The omission of any building, feature or space should not be taken to imply that it is not of interest.



Fig. 3 Single-storey vernacular cottage on the edge of the moor.



Fig. 4 Historic buildings step down the hillside towards the valley bottom.

2 Location and setting

Location

Askham is a small village located about 4 miles south of Penrith above the west bank of the River Lowther at the north-eastern edge of the Lake District National Park. The main road through the conservation area is at right-angles to the northward-flowing river. The road starts at Askham Bridge and rises gradually westwards to open fell where the tarmac road surface ends. From here an unsurfaced bridleway leads through open moorland to Askham Fell and on to Pooley Bridge at the head of Ullswater.

On the opposite side of the river, elevated above riverside woods, is Lowther Castle, the vast stone shell of a building started in 1806 for Sir Hugh Lowther but abandoned in the mid-20th century. The road eastward out of the village from Askham Bridge passes through Lowther Park before joining the A6 at Hackthorpe.

There is a cross-roads in the middle of the village where the main east-west village road between river and moor is crossed by the north-south minor road between Penrith and Haweswater.

Public footpaths and bridleways connect the village to surrounding countryside. There is a very limited bus service to Penrith. The village lies in the parish of Askham in the Eden district of Cumbria.



Fig. 5 The rising topography of the village gives rise to many varied views of trees, village green and surrounding historic buildings.

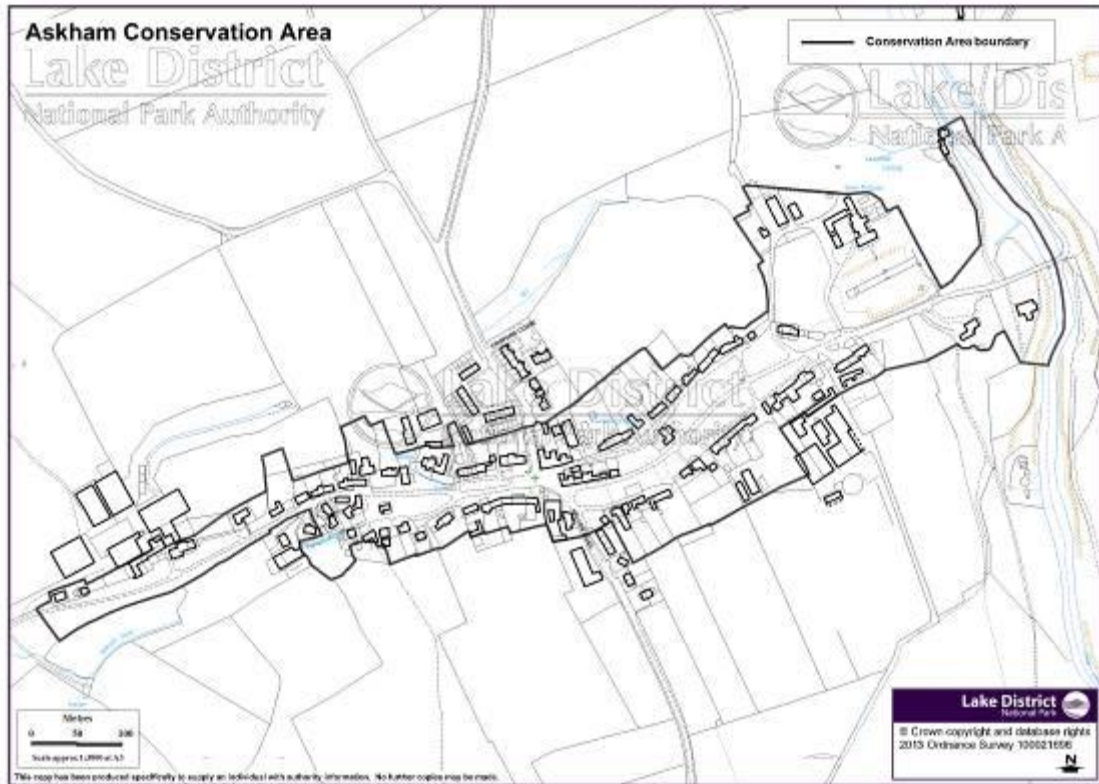


Fig. 6 The Hollies (grade II) has both side-opening mullioned windows and vertical sliding sashes. The house is dated 1800.

Boundary

The boundary of the conservation area has been drawn to encompass all of the historic buildings of Askham village and roughly accords with the limits of the settlement as indicated on the c.1850 Ordnance Survey map. The conservation area boundary, originally drawn in 1981, closely follows the rear boundaries of those historic properties that front the village's meandering east-west thoroughfare.

To the east the conservation area includes Askham Hall, St Peter's Church and Askham Mill together with important trees and wooded areas close to the valley bottom. The boundary is here formed by a short length of the River Lowther.



To the west the boundary extends to include Townhead Farm and other roadside historic buildings together with wide grass roadside verges that form a level upper green. The western limit of the conservation area has been drawn to end where a stone wall divides the wide grassy roadside verge from open moorland.

Late 20th century housing development north and south of the central cross-roads (Greencroft and Westcroft) has not been included because it does not contribute to the special historic interest of the village. Large 20th century agricultural buildings at Askham Hall Farm, Keld Head Farm and Townhead Farm have been excluded as they are out of scale and character with the otherwise historic nature of the village.

Topography and landscape setting

Askham is a long linear village located on sloping land between Askham Fell and the River Lowther. The centre of the settlement lies about 200 metres above sea level much closer to the river and valley bottom than the high fell. The main road through the village wavers gently as it climbs approximately 100 metres in height from the river to the moor.

From Heughscar Hill (370 m.), a highpoint 2km west of the village, the land falls eastward in tiers to the Lowther valley, which here runs in a south-north direction towards the River Eamont close to Penrith.

The eastward-falling landscape north and south of Askham on the lower slopes of Askham Fell close to the valley bottom is mainly characterised by pastoral land divided by a network of stone walls and hedges.



Fig. 7 An example of the practice of picking out door and window dressings in a different colour to the wall.



Fig. 8 Large mature trees on the green add to the rural setting of the village's buildings.

To the east of the village, the banks of the River Lowther are well wooded and steep-sided. Beyond, on higher ground, lies the managed landscaped parkland of Lowther Castle. To the west of the village, the landscape quickly takes on the tenor of open moorland characterised by tracts of heathland dotted with clumps of gorse and an absence of boundary walls.

Geology

The core of the Lake District is made up of three broad bands of rocks, the Skiddaw Slates to the north, the Borrowdale volcanics in the centre and the Windermere group of sediments in the south. The craggy weathering of the resistant Borrowdale Volcanics (450 million years old) gives the central Lake District its distinctive landscapes. These older rocks are overlain by outward-dipping Carboniferous limestones and sandstones (about 350 million years old), overlain in turn by red Permian desert sandstones (250 million years old).

The village of Askham lies on east-dipping Carboniferous limestones and sandstones that overlie the volcanics lying to the west. A short distance to the east these are overlain by the Permian red sandstones. These older rocks are covered by a thin veneer of glacial boulder clay from the ice age, bringing boulders of a wide range of rocks from the southwest, including much material from the Borrowdale Volcanics. The older vernacular buildings in the village are constructed from a mixture of local sandstones, limestones and glacial boulders, with sandstones favoured for quoins and lintels. Younger buildings use materials sourced from farther away.



Fig. 9 Small vernacular dwelling with painted rubblestone walls and stone slate roof laid in diminishing courses (large slates at eaves level).



Fig. 10 Unlike the cottage opposite, the stonework of this old farmhouse is currently neither rendered nor limewashed. Historically, it would probably have been limewashed.

Archaeology

Askham has a history dating back to the medieval period and possibly earlier and it is very probable that archaeological deposits underlie many of the buildings of the conservation area. Many of the buildings within the conservation area are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction that may only be uncovered during building work.

St Peter's churchyard and the grounds of Askham Hall are likely to have the remains of earlier structures, and the river margin may well have evidence of medieval milling, particularly in the environs of Askham Mill. Today's Askham Bridge is possibly built on or around an earlier medieval structure.

The land south of the village (just outside the conservation area) is a good example of an old agricultural strip pattern of fields. Enclosure of land occurred in a piecemeal basis before the Enclosure Act and this is the likely situation in Askham where the Parliamentary enclosures only affected fields at the far west of the village. The long, narrow fields which stretch back from the farms in the south-east quadrant of the village (best observed on a historic map or aerial photograph) are a relic of the 'open field' system of agriculture that was prevalent in north-west England in the Middle Ages.

The Lake District Historic Environment Record (HER) lists over 40 sites of archaeological significance in the vicinity of Askham including a find of a Roman coin, lime-kilns, ridge and furrow and a deserted village.

3 Historical development of the village

Askham Fell to the west of the village (at some distance from the conservation area) abounds in stone circles, earthworks and ancient settlements. Of note are prehistoric features at Moor Divock, which forms part of Askham Fell, and two embanked enclosures at nearby Skirsgill Hill. A route across the fell known as 'High Street' follows the course of a Roman road from *Galava* at Ambleside to *Brocavum* near Penrith.

'Askham' is recorded in the Patent Rolls of the county of 1232 as 'Askum', and means 'the ash-trees', from the Old English 'aescum' or Old Scandinavian 'askum'.

Askham Hall is the earliest structure still in occupation in the village. At its core is a 14th century stone defensive structure or 'pele tower', possibly built by Edmund de Sandford, who came into possession of the manor in 1375. Pele towers are unique to the north of England. About 90 peles survive of those built as protection against the raiding Scots during the turbulent medieval period. Askham village appears to be a planned medieval settlement contemporary with the 14th century tower. Records show that a church dedicated to St Kentigern existed in 1240.

Askham Hall¹

The early manor of Askham was acquired in 1280 by Sir Thomas de Helbeck and remained in the de Helbeck family until the early 14th century when it passed by marriage to the Swynburn Family. An inquisition of 1326 refers to a dwelling on the site being partially burnt by the Scots. Edmund de Sandford and his wife Idonea, co-heiress of Sir Thomas English, came into possession of Askham in 1375 after which it remained in the family for approximately 350 years. It is likely that the main block (the south wing) dates from the last quarter of the 14th century, although Curwen categorically states: *"That there is no separate tower, just one main central block..is proof..that the present building was not erected before the 15th century"* (Curwen, 1913). However, there is a general consensus that the house "appears to have been a normal medieval H-plan house with a hall block, a south wing carried up as a tower and a north wing said to have contained a chapel." (Ryder, 2000).

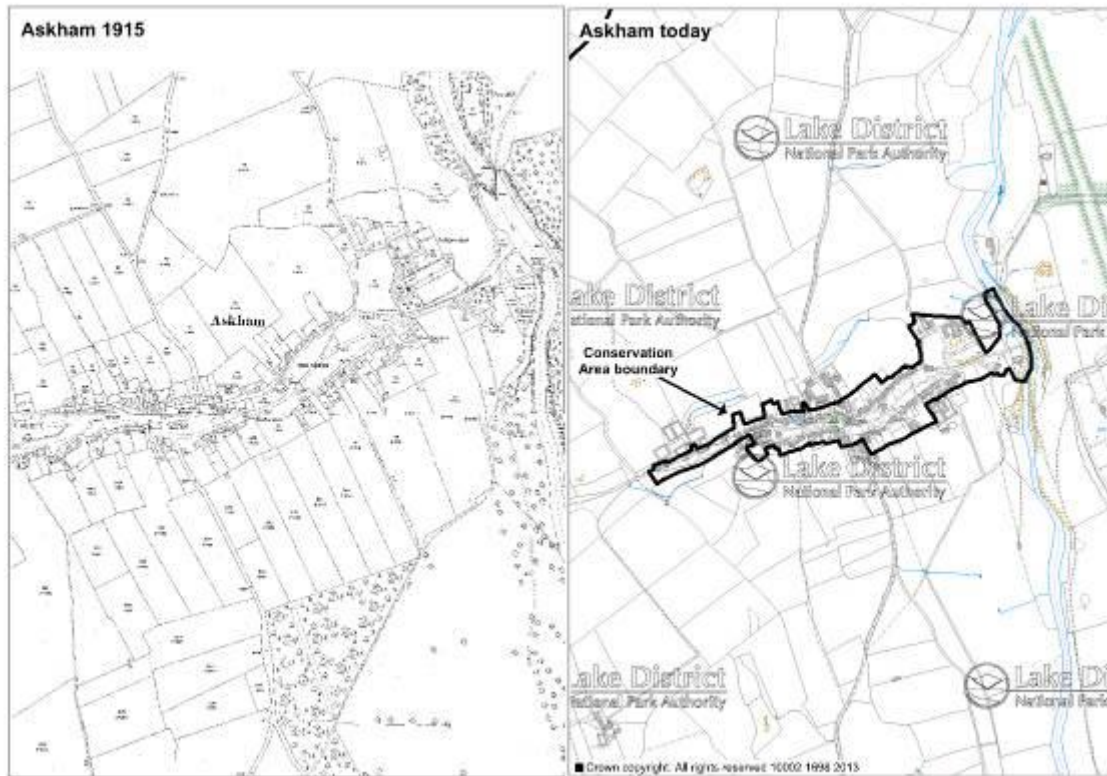
Exact phasing at Askham Hall is impossible to establish for there is little extant archive and the buildings have been much modified over several centuries. Written sources diverge in quite significant ways (see Curwen above) and not everyone would agree with Pevsner's description of the Hall :

"It is an H-plan house of the North-Western variety, with a big defensive tower across the S end, a relatively insignificant hall in the middle, a low service wing across the N end, recognisable internally by its three service doors, and a kitchen beyond that, via a kitchen corridor.....The hall is so modified as to be hardly recognisable and it is the great S tower, rising above a series of descending terraces with yew topiary, that dominates the picture, throwing the rest, low, grey and irregular, into relative insignificance."

The inscribed date of 1575 on the west range of the courtyard buildings points to an important building phase by Thomas Sandford and it is thought that Sandford carried out major works which probably involved an enlargement and perhaps rebuilding of the hall-block and the kitchen. In 1680 it was sold to the Lowther Family and at this point important changes were made. A large staircase was built on part of the site of the early hall and the 16c wall on its west side was heightened. The north end of the north wing was probably added at the same time. Critically, for today's reading of the building, Pevsner claims that "the tower was turned S to face the road in 1685-90 with an even fenestration of five bays and three storeys."

¹ Extract from Heritage Impact Statement, Feilden Clegg Bradley

In 1828 the Hall was in use as a rectory and is described as such on the 1st edition OS Map surveyed in 1888. Following the abandonment of nearby Lowther Castle in the mid-20th century, it became the country seat of Lord Lonsdale and remains in use as a private residence today by his widow Caroline Lonsdale. In 2011 permission was granted for its use as a hotel.



17 Century onward

In the 17th century, following the Union of Scotland and England under James I, the north-west of England entered an era of relative peace and stability. In the north of England the period c.1620-1700 has been called “the great rebuilding” - a period during which improved economic conditions resulted in a heightened level of building, rebuilding and remodelling of rural buildings.

Askham village was improved and extended during this period and into the 18th century. Timber-framed, wattle and daub, and thatch buildings of the medieval settlement were rebuilt in stone. A large number of dwellings and barns were built to serve the local agricultural and estate needs of the surrounding land. Today, the predominant building frontages are 17th, 18th and 19th Century, despite the settlement’s earlier origins. The First Edition Ordnance Survey map indicates the site of an ancient cross once in the centre of the village.

In 1724, according to Michael Dunn (*The Lake District*, 1988), the village was one of several purchased by the Lowther family during the 18th Century. As far as is known, the medieval church recorded in 1240 stood, albeit in a ruinous state of repair, until the foundation stone of today’s St Peter’s was laid on 28th June 1832.



Fig. 11 The rusticated stone gate piers to Askham Hall are listed grade II. The Hall, not visible from the road, is listed grade I.



Fig. 12 The Queens Head is an 18th century building, listed grade II, which may have originated as two separate dwellings.

The new church was designed by Sir Robert Smirke, who was at the time working on the design for Lowther Castle. The Sandford Chapel, on the south side of the church (now the baptistry containing the 17th Century font from the old church) is the burial chapel of the Sandford family (hence the 17th and 18th century wall plaques to its members). This was moved from its original site in the churchyard and attached to the new church in the rebuilding of 1832.

The original date of the inception of a village school is not known, but it must have been long before 1779 when a school house is said to have been erected. A school was formally endowed in 1813, but today's building (now a dwelling) stands on the site of a much older building. The school house was enlarged in 1894 and 1909.

To the east of the village is the important bridging point over the River Lowther. In 1635 Askham Bridge was substantially built (possibly built on or near to an earlier medieval structure). It was repaired in 1735 and eventually replaced on the low side in 1897 by the current single segmental arched bridge.



Fig. 13 Datestone at Clark Hill Cottage.



Fig. 14 West View, a row of early 19th century cottages, closes the vista at the east end of the village green.

Since its purchase in 1724 the village has had very strong connections with the Lowther Estate. The greens were communally used for a variety of social activities. Parson & White's *Directory and Gazetteer of Westmorland (1829)* lists village inhabitants and their trade and this illustrates the close links between Askham and the Lowther Estate. A directory entry records the following:: Rector of Lowther, Vicar of Askham, master of the free school, a farming agent, land surveyor, senior and junior grocer, senior and junior gardener plus assorted local craftsmen such as shoemaker, painter, glazier, tailor, wheelwright, cooper, dish turner and weaver. There follows a list of 17 farmers, nine of which are identified as 'yeomen'.

According to the 2001 census, the parish (which includes Helton) had a population of 360. This compares with a population in 1851 of 437 and a total number of inhabited houses in 1796 of 103. Over the past 100 years employment in agricultural and rural trades and crafts has almost completely diminished. The village is now predominately residential, although there are still a good number of local businesses.

Recent developments have mainly concentrated on the conversion of barns into residential uses with the only major housing taking place in the 1960s to the north and south of the village centre on the Penrith and Bampton roads.



Fig. 15 An old photograph shows that this building was once whitewashed or rendered.



Fig. 16 This K6 telephone kiosk is listed grade II.

4 The character and appearance of the conservation area

Historic layout and street pattern

The village stretches for nearly a mile eastwards from the cattle-grid at the western extreme of the conservation area down to the bridge over the River Lowther.

Askham was probably a planned medieval settlement of the Sandford family, then Lord of the Manor. It is linear in shape, comprising an almost continuous frontage of farms, cottages and barns which enclose a series of informal greens rising in stages from the valley bottom to the moor. It is possible that the enclosed greens were created for defensive purposes or to enclose livestock.

Historic development is, generally speaking, dispersed beside the broad linear spine of the village which is formed by wide grassy greens on either side of the delicately meandering main road through the village. Narrow roads diverge from the main thoroughfare and pass directly in front of the buildings. Some buildings open directly onto the road, others stand behind small front gardens or ample green verges. It is notable that historic development does not extend along, or even address, the north-south Penrith-Helton road that slices through the village's strong east-west street pattern.



Fig. 17 Trees are an important element in the area's townscape.



Fig. 18 The River Lowther from Askham Bridge.

Buildings face each other across the rising succession of greens. Backland development is absent. Because of the close-knit pattern of historic linear development, there have been few opportunities for the sort of 20th century infill that has eroded the historic character of many old villages. In the east of the village, the north side of the green is elevated above the road. Buildings to the west of the village cross-roads are not as formally arranged to face the green as those on the eastern side.

Developments at the eastern (river) and western (moor) ends of the village significantly depart from the linear 'village green' street pattern and layout of the village core. The valley bottom contains single buildings in large plots surrounded by trees, e.g. Askham Hall and St Peter's Church. Buildings beside the moor are more widely spaced as built development peters out at the edge of the village, and only the north side of the access road is developed.

Plot sizes vary in depth and width. Two storeys is the norm but, exceptionally, School Hill is three storeys in height and Townhead Bungalow is a single storey historic cottage. There are instances of short rows of dwellings with narrow frontages (e.g. West View and Brook Terrace) but single dwellings and farmhouses with attached barns are the prevalent form of historic development. Formerly long, unified frontages have been divided where farm buildings attached to farmhouses have been converted to dwellings and sold into differing ownership.

Although footpaths and the Penrith-Helton road pierce the village's strong east-west frontage of built development, it is notable that, unlike many linear medieval villages, there are no back lanes giving access to the rear of village properties.



Fig. 19 Stone boundary walls are characteristic of the conservation area – both as field boundaries and garden walls.



Fig. 20 A typical attached barn, previously used as a butchers, with segmental arched cart entrance and loft door. Note the cobbled surface on the roadside.

Townscape analysis – character areas and summary of townscape features

The Askham Conservation Area can be separated into at least three areas of distinctly different character. The distinctiveness of each character area derives from its layout, topography, building form and sense of enclosure.

The most significant townscape features are:

- Linear pattern of development;
- Series of connected greens mounting the hill between river and fell;
- Historic residential and agricultural buildings facing each other across the greens;
- Spacious and exposed character at the 'top' of the village beside the fell;
- Well-tree'd enclosed area of less dense development at the valley bottom;
- Absence of focal point or visually dominant building;
- Predominant historic character and appearance (unobtrusive 20th century infill);
- Open fields sweeping directly up to the limit of the built environment;

The three character areas, which are broadly defined and may overlap, are described below. They are:

- ❑ **1. Townhead Farm and the upper level of the village**
- ❑ **2. The village greens west and east of the central crossroads**
- ❑ **3. Askham Hall, St Peter's Church and beside River Lowther**

1. Townhead Farm and the upper level of the village:

The upper part of the village is characterised by a level area of land, enclosed by low stone walls. At the western limit of the village, just before the edge of the moor, development is located on the north side only of the road and this part of the conservation area has a spacious and exposed feel with long views available to east, west and south – a marked contrast to the sense of enclosure that characterises the eastern end of the village (see below).

Townhead Farm, Townhead Cottages, Dove Cottages and Townhead Bungalow are the principal historic buildings (Parkside and The Bungalow are modern infill bungalows). These look onto a broad area of grassy roadside verges (in effect another green), on the opposite side of which is a stone boundary wall with open fields thereafter.



Fig. 21 Wide grass verge at the upper end of the village.



Fig. 22 Townhead Farm is the last farmhouse before the open moor at the top of the village.

2. The village greens west and east of the central crossroads:

The core of the village lies between the exposed high level of the village by the moor and the enclosed well tree'd low level area beside the river. It is comprised of a series of informal village greens, east and west of the central crossroads, on gently sloping land whose gradient is much less steep than the climb from the river or to the moorland. The greens change with the seasons, with the spring spread of daffodils is one of the best known features of the green.

The lower (eastern) green is the larger of the two, wide enough to contain clumps of mature trees. Cottages and farmhouses face each other across the green, some with small front gardens, others opening directly onto the narrow access road that flanks the green. Two storeys is the norm. Buildings hold close to a faint but recognisable building line parallel to the road. The Old School and Nos. 1-3 West View enclose the green to the west and east respectively.

The smaller green between The Old School and Clark Hill Cottage has a less managed appearance (during November, at the time of survey). Long grasses with wild buttercup, nettle, and dock contrast with the occasionally mown grassland of the main green. On the bank opposite is a small garden enclosed by a stone wall.

The green west of the crossroads is less broad than the main green and there is more variety in the layout of surrounding development. Whilst most buildings face north and south across the green, others face downhill (eastwards) and the disposition of buildings to the narrow access roads is less formal with some buildings set well back or at an angle to the highway. Askham Beck is visible in places during wet periods and streams criss-cross the village green, some of which pass under buildings. One branch of the beck rises from the copious spring next to Keld Head Farm.



Fig. 23 In addition to the trees on the green, distant trees in the grounds of Askham Hall form a backdrop to the village.



Fig. 24 Some buildings in the upper green, west of the cross-roads, present their gable ends to the road.

3. Askham Hall, St Peter's Church and the River Lowther:

Development at the east end of the village is characterised by single buildings set back from the road in large plots of land. Askham Hall is the largest building in the conservation area. It is set within landscaped grounds and stands concealed behind greenery and a high stone wall almost opposite St Peter's Church which, in turn, is sited in a spacious churchyard. Higher up the hill, The Glebe House (the old vicarage) stands in a large well-tree'd garden. Askham Mill has a riverside location isolated from the village. This area has an enclosed atmosphere, darkened by trees, close to the valley bottom and is enhanced by the sound of birdsong and the rushing of the river.



Fig. 25 St Peter's Church (1832) stands on the site of a medieval church.



Fig. 26 The weir in front of Askham Mill.

Focal points, views and vistas

The varied topography of the village as it rises from river valley to moorland in three instalments gives rise to ever-changing picturesque views of the historic buildings on either side of the main street. The village is formed of a string of enclosed village greens of varying width and inclination secluded from each other by narrow pinchpoints by the cross-roads and by Whiteside Barn and, to a lesser extent, by The Old School. Views up, down and across the greens, sometimes framed by mature trees, are one of the special charms of the village and an important element in the townscape.

Because of the near-continuous frontage of buildings, views out of the conservation area are few except for the upper part of the area in the vicinity of Townhead Farm. Here, in the absence of development on the south side of the road, there are fine views across the Lowther valley to Lowther Castle, southwards along the river valley and westwards towards Askham Fell.



Fig. 27 The village's main street becomes an unsurfaced bridleway to the west of the village.

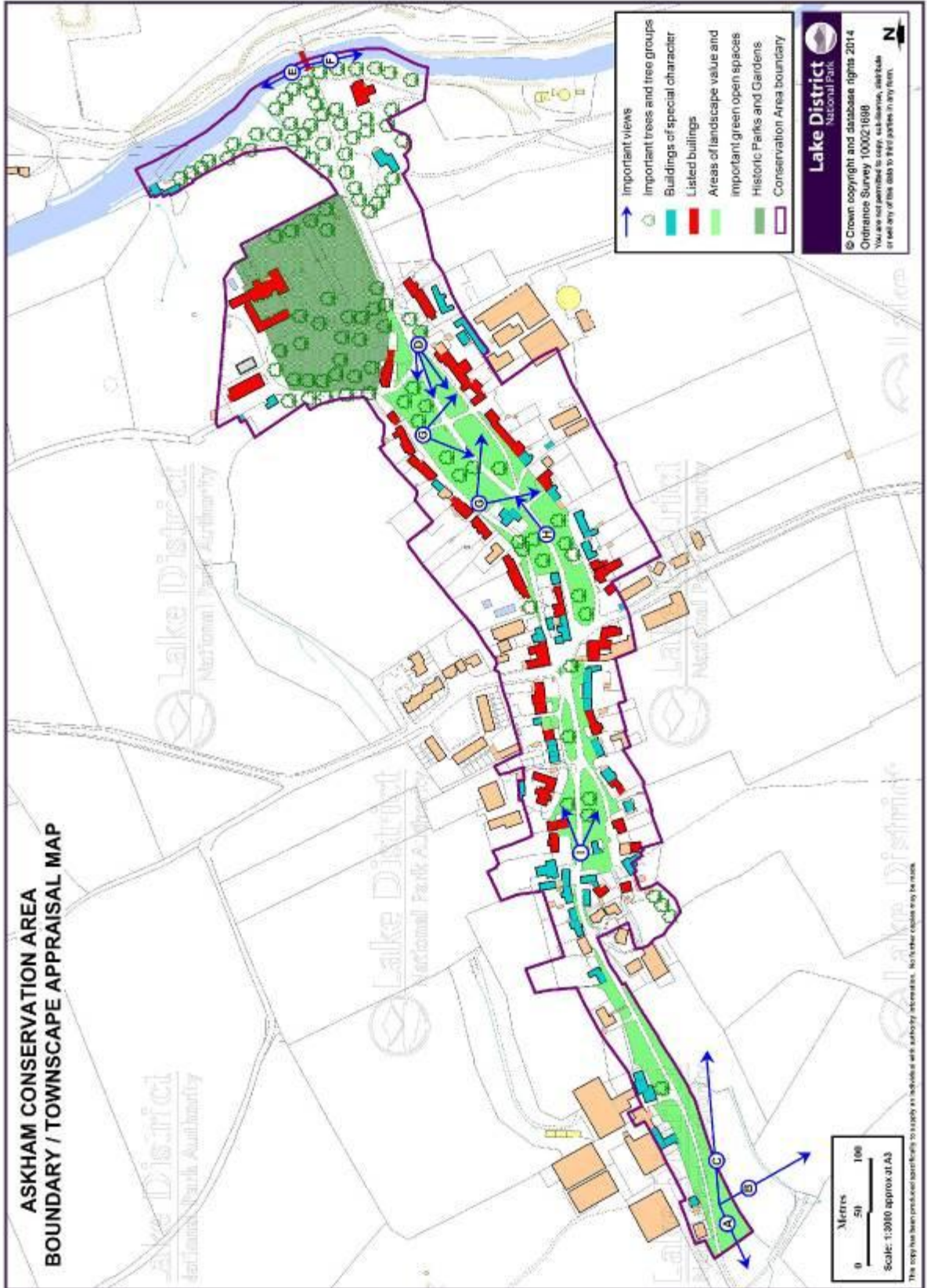


Fig. 28 Picturesque ensemble of historic buildings, trees and village green.

In the east of the area, long views are restricted by roadside and riverside trees but there are pleasant views up and down the river to be gained from Askham Bridge. Although St Peter's Church is highly visible from the road, Askham Hall is hidden from view behind greenery and a high stone wall although the building can be glimpsed from the public footpath to the west of its grounds and from the road beside the river.

Significant views are shown on the Townscape Appraisal Map. Views within the greens are various and plentiful and have not been annotated. One view however is worthy of special comment: the view westward from outside The Punchbowl up and across the lower green. This is a visitor's first sight of the village, made all the more surprising by its contrast with the enclosed approach road up from the bridge.

- A From the upper part of the village towards Askham Fell
- B From the upper part of the village southwards over open fields
- C From the upper village across the Lowther valley to Lowther Castle and the Penines
- D From The Punchbowl across the lower village green
- E & F Views up and down the river from Askham Bridge
- G Views across the lower village green from higher ground
- H Views down the lower village green from the west
- I Views across the upper village green from the west



Current activities and uses

The village is a settlement whose original economy was based on agriculture and the nearby Lowther Estate, and was once home to numerous local tradesmen and agricultural workers. Askham is now primarily residential. The majority of residents are no longer dependent on farming and agriculture for their livelihoods though some still work in the Lowther Estate. Farming is still a vital part of the rural economy. Property prices are high. Some dwellings are holiday cottages and second homes. The village is fortunate in having a good number of houses let on long-term leases to local people, thus avoiding some of the problems of Lake District villages with no properties of this kind.

The Parish Church of St Peter's is located in the conservation area. The only shop is Askham Stores, a combined village shop, off-licence and café. There is a pottery and associated gallery in a listed barn and two inns, The Queens Head and The Punchbowl. Near to the Queens Head is the Askham and District Community Centre and a heated outdoor swimming pool open for three months each summer and widely used by villagers and visitors.

The area has a 30 mph speed limit. There are very few places to park within the village, but there is a formal car park beside the pool and community centre, just outside the conservation area while additional space can be found opposite the church and at the west end of the village where the track up onto the fell starts.



Fig. 29 Askham Stores is the only shop in the village.



Fig. 30 The Old School from the 19th century is now a dwelling.

Open spaces, landscape and trees

It might be argued that Askham is built around a single long, wide green, but because different lengths have distinctly different characters, and are managed differently, it seems appropriate to refer to a number of greens. Either way, Askham's village green(s) are one of the defining features of the conservation area. The central open space created by the greens and the semi-rural setting provided to surrounding buildings gives the village its unique character and appearance.

The churchyard of St Peter's contains many tombs and monuments, some of which are grade II listed. Open space elsewhere in the conservation area is private and enclosed, for example the grounds of Askham Hall and Glebe House. Askham Hall has formal and woodland gardens, covering three hectares. The formal outlines of the gardens, the

terraces and the topiary probably date from the late-17th century. There are also herbaceous borders dating from the 19th century. The gardens are included in the English Heritage Register of Parks and Gardens of Special Historic Interest. As part of its evolution into a hotel, the gardens are now open to the public.

Trees make a significant contribution to the interest of the conservation area, and without them the village would lose much of its rural character. Of special note are the clumps of trees on the greens and the individual specimens and woods in the lower part of the village in the environs of Askham Hall and the River Lowther.

Significant trees or tree groups are marked approximately on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.



Public realm: floorscape, street lighting and street furniture

Grass verges flanking the villages tarmac paths and roads add considerably to the appearance of the village greens and to the village's overall rural character. Askham's public realm is remarkable for the almost complete absence of kerbed pavements. Pavements are only present in the vicinity of the central crossroads.

In some places, large stones have been placed on the grass verge to discourage parking and the ensuing erosion but, generally speaking, grass verges without any form of physical restraint are the norm and, in terms of character and appearance, are to be welcomed.

Whilst modern tarmac surfacing is ubiquitous, isolated areas of stone flags or setts can be found, mostly in the vicinity of former agricultural buildings such as Askham Hall farm and outside the former butchery at Clark Hill. These examples of historic road surface should be preserved.

Street furniture is modern but appropriate to its location. It consists of the occasional wooden bench, a wooden bus shelter and litter bins of inconspicuous functional design. Street lighting has little impact since many light fittings being wall mounted and less obtrusive than pole-mounted street lights. The red K6 telephone kiosk and small red letter box enhance the overall feel of an English village.

5 The buildings of the conservation area

Architectural styles

Domestic: Buildings within the Askham Conservation date primarily from the 17th, 18th and 19th centuries. The main exception is Askham Hall which is based upon a 14th century pele tower. St Peter's Church (1832) incorporates medieval features and fabric. The village's few 20th century buildings are architecturally undistinguished except for the iconic 1930s K6 red telephone kiosk, listed grade II. A number of new houses have been built in an eighteenth century style.

Dwellings, farmhouses and agricultural buildings (e.g. barns, stables and smithy) are the most common form of development. Other building types include a defensive pele tower (incorporated within Askham Hall), a parish church, a purpose-built Victorian school (now a dwelling) and a former corn mill beside the River Lowther.



Fig. 33 The façade of Askham Hall viewed from a footpath just outside the conservation area.



Fig. 34 Stone barn at Keld Head Farm.

Most buildings are vernacular, i.e. designed and built by local craftsmen with local materials and without the input of a trained architect. The historian Dr R. Brunskill's definition of vernacular buildings is, "the products of local craftsmen meeting simple functional requirements according to traditional plans and procedures and with the use of local building materials and constructional methods..." On the other hand, St Peter's Church which was designed by Sir Robert Smirke (1781-1867), a leading architect with a large London practice who designed the British Museum in London, though he worked here to a very basic design.

Many buildings have been altered and extended at different times during the past 350 years and, despite a typical 18th or 19th century appearance or datestone, it is probable that earlier building fabric has been incorporated or re-used in rebuilding.

Notable 17th century buildings are Clark Hill (dated 1674), Hill Top Farmhouse (dated 1660), Laburnum Cottage and The White Cottage (listed as Hill Top Cottage). Chamfered stone-mullioned windows are indicative of their date. These and other 17th century buildings typically have thick and massive external walls with stone slate roofs. Window openings are small in relation to the area of walling.

Buildings from the 18th century are well represented in Askham and almost all are grade II listed. Curlew Cottage (dated 1724) is built with local stone with a roughcast finish. It has a long frontage with varied fenestration - the eastern bays were converted from a small barn in the 1960s. From the end of the 18th century, The Hollies (dated 1800 but with earlier origins) and Holly House have a much more formal and symmetrical appearance with gable end chimney stacks and a central front door. The Hollies displays the transition in window style with both small-paned casement windows (typically 18th century) and vertical sliding sash windows (typically 19th century). Change in architectural style is also well illustrated by comparing the adjacent buildings of Rose Cottage, dated 1763, (two storeys, small almost square window openings) and Nos. 1-3 School Hill, dated 1819, (three storeys, tall vertical 16-pane sash windows).



Fig. 35 Holly House, a nicely proportioned mid 18th century dwelling.



Fig. 36 School Hill (dated 1819) next to Rose Cottage (dated 1763)

Askham has relatively few 19th century buildings although they do make a positive contribution to the conservation area's variety of buildings, e.g. The Old School. Whilst many English villages expanded in the 19th century due to the influence of a nearby railway or industrialisation, Askham, perhaps because of its isolation or its links to the Lowther Estate, did not grow significantly after c.1850.

As already noted, there have been only half-a-dozen dwellings built in the conservation area in the 20th century and these are architecturally unremarkable. The 20th century trend in building has been towards alterations and improvements to accommodate modern services, and conversion of disused farm buildings to residential uses.

Agricultural: Farm buildings are one of the characteristic features of the conservation area, often incorporated in a long frontage under a single pitched roof. Many former agricultural buildings have been converted to residential use in the second half of the 20th century. The varied styles of barn conversion represent a history of the aesthetics of barn conversion in the north of England over the last 50 years. A recent architectural guide (Pevsner, Buildings of England-Cumbria, 2010) first notes that "there is much pleasure to be had in perambulating Askham" but goes on to say that the village "can provide an object lesson in good and bad barn conversion."

Though most barns have been converted to new uses, two remain in agricultural use: the barn next to Keld Head Farm and the barn next to Askham Gate (on the corner of Helton Road). Typical details include a simple functional form, rubblestone construction

with sandstone quoins and dressings, segmental-headed cart entrances, planked timber doors, square or narrow slit ventilation holes and first floor loft doors.

Materials and vernacular construction details

Stone is the predominant building material. Most historic buildings are built with local limestone or sandstone, often with sandstone dressings. Thick stone walls are common and in many buildings the stonework has been covered with a rough-cast render (see note on building stone in Appendix 1) In general, it is the dwellings, requiring warmth and resistance to water penetration, that would have been lime washed or rendered to protect their vulnerable lime-mortar joints. Animal and storage barns still retain exposed external stonework although some recent barn conversions have been rendered. Some rendered houses such as Askham Gate and Wellington House have quoins highlighted with a deeply-cut V-groove.

Door and window architraves and lintels are made of large lengths of cut stone, often red sandstone. The front door lintel is sometimes the site of incised datestones.



Fig. 37 Whiteside Barn displays characteristic vernacular projecting 'throughstones' that bind the wall together.



Fig. 38 Cart entrance and vertical slit ventilation holes typical of the area's barns.

A notable vernacular feature is the use of 'throughstones' to bind the wall together, projecting at intervals. These can be seen in, for example, the gable wall of The Hollies or the barn at Keld Head Farm.

There is a recurring modern motif of contrasting the colour of the render with the colour of door and window architraves.

Old roofs are mainly of graduated greenslate, i.e. stone slates of varying size laid in diminishing courses and random widths with the smallest slates at the ridge, graduating to large slates at eaves level. Welsh slate is not common but this building material would not have arrived in the village until after transport improved with the coming of the railway to Penrith in the mid-19th century. Brick is extremely uncommon except in chimney stacks.

Windows are deeply recessed as a protection against the harsh climate. Older window openings were small and almost rectangular in shape, producing the characteristic dominance of solid (wall) over void (window). Such small openings are both a reflection

of low floor-to-ceiling heights and the difficulty of manufacturing large sheets of glass. Later windows, especially those constructed or altered post-1800, have a marked vertical emphasis, accommodating timber sliding-sash windows. The more recent the building, the larger the window openings tend to be, and the fewer panes used in the sliding sashes. Dormers are uncharacteristic.

The joinery in historic buildings would originally have been timber, but historic timber joinery in many historic buildings has been replaced with aluminium or uPVC, nearly always to the detriment of the host building because of the loss of original historic fabric and alteration of glazing pattern.



Fig. 39 Curlew Cottage (dated I & MA/1724) is one of the village's earliest listed buildings.



Fig. 40 The former smithy east of Sawmill Cottage has an attractive square vented cupola and is listed grade II.

Listed buildings

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 and consent is required from the Lake District National Park Authority before any works of alteration, extension or demolition can be carried out. Listed buildings are marked on the Townscape Appraisal map. The conservation area's 44 listed buildings are identified in Appendix 2.

Significant unlisted buildings

A number of unlisted buildings have been identified on the Townscape Appraisal map as being "Buildings of Special Character". These buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

Local details

The distinctive local identity of the area is enhanced by a number of features and historic elements. For example, local stone walls (with various forms of stone coping) are the prevalent boundary treatment both for field boundaries and domestic plots, adding to the village's distinctive stone-built character. The presence of the village's red telephone box (protected by its listed status), ER II letter box, historic datestones, and stone setts

and cobbles cumulatively help to give the conservation area a sense of place. These items should continue to be nurtured and preserved.

Examples of local details and features that enhance Askham Conservation Area:



Keld Head Barn: sandstone quins around a loft door.



Small stone-walled garden in front of Lilac Cottage.



Historic floorscape by Clark Hill.



Askham Gate: cart entrance with access door.



Iron railings and gate to front of Hall Cottage



Datestone at Rose Cottage.

6 Negative features and issues

❑ Loss of historic interest

Some of the buildings within the conservation area have suffered from an incremental loss of architectural detail. The use of inappropriate modern materials, such as the replacement of original timber windows with uPVC is adversely affecting some of the listed and the unlisted buildings in the conservation area.

❑ Inappropriate alterations

There are instances where buildings have been altered or extended in a manner which neither reflects nor harmonises with the traditional design of the buildings in the village, nor utilises a palette of traditional construction materials. There have occasionally also been alterations to door and window openings, and to windows, that have upset the composition of a frontage.

❑ Loss of traditional lime wash and renders

A number of buildings have lost their traditional external finish of limewash and lime renders. No buildings are left that are finished with limewash externally. They have all been finished in masonry paint of one kind or another. Some older buildings had their render removed, giving a rusticated appearance with masonry exposed in a manner which was never intended and leaving surfaces vulnerable to the effects of weathering.

❑ Barn conversions

Many former agricultural buildings have been converted to residential use in the second half of the 20th century. Some conversions have eroded historic agricultural character and resulted in the loss of vernacular detail.

❑ Buildings at risk or in need of repair

A single-storey outbuilding beside Westcroft on the Helton Road is in need of attention.

❑ Maintenance of stone boundary walls

The conservation area is characterised by stone walls, some of which are in need of maintenance or repair. Failure to repair and maintain traditional stone walls would detract considerably from the character and appearance of the conservation area.

❑ Protection of roadside verges

The absence of stone roadside kerbs is part of the rural character of the village. However, cars parking or mounting on the grass verges can result in erosion of the grass edge of the green, especially in periods of wet weather. Parking bays have been formed within some verges using a variety of surfaces including cobbles, gravel and cellular grassed paving in concrete ('grasscrete').

❑ Solar Panels and Photovoltaic arrays

The strong east-west layout of the village leaves it vulnerable to installation of solar panels on south facing elevations of unlisted properties. If insensitively sited, such installations may have a significant impact on views, both into the village and from within the village, and would profoundly affecting the traditional character and appearance of the conservation area.

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Aims of the management plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic assets and places. However, we also recognise that conservation areas are living environments that will continue to evolve and adapt. Designating a conservation area does not prohibit change or new development. However, it does involve carefully managing changes to ensure that the character and appearance of these areas is safeguarded and enhanced for the benefit of present and future generations.

The local community has a vital role to play. We appreciate that the special character of an area is often the reason why people chose to stay and live in the area in the first place. The area cannot be managed without a shared understanding of what is important and what needs to be done. Conservation Area status actually brings very few additional legal controls and the involvement of residents and businesses are essential to realise the benefits of designation. Maintaining the character of the area is, therefore, a joint endeavour between ourselves and anyone who is responsible for proposing new development or undertaking repairs, maintenance, enhancement and minor alterations. This includes the highway authority (Cumbria County Council), the district council, parish council, civic societies, local businesses and residents.

1.2 The benefits of designation

Conservation Area designation brings the potential for significant benefits by protecting the interests of the whole community. The benefits of designation can be summarised as follows:

- the potential to identify and protect existing features or buildings to retain an area's unique and special character
- the more sensitive design of new development and protection from unsympathetic and damaging change
- ensuring that important historic buildings are protected from demolition
- preventing the loss or damage to trees which contribute positively towards the area's special character and planning the replacement of over-mature trees
- the promotion and co-ordination of desirable enhancements
- encouraging an understanding of an area's history
- ensuring that an area's sense of place is conserved, particularly the significance, memories and associations it has for local people
- promoting the use of local and traditional craft skills
- encouraging the use of local and traditional building materials. These are often more environmentally friendly and sustainable than modern products.

The purpose of the management plan is to help deliver these benefits. It presents proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal and forms the basis to involve the local community in these proposals.



Fig. MP1 Stone wall in need of repair.

Fig. MP2 Roof repairs are needed to this small stone building.

1.3 Legislative background

The special qualities of the area have been identified as part of the appraisal process. The management plan seeks to preserve and enhance these special qualities and realise improvements and resolve the negative features and issues, which are identified on Section 7 of the appraisal. The document satisfies the statutory requirement of section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

Section 69 [2] also states:

“It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as conservation areas.”

The management plan reflects Government guidance set out in *National Planning Policy Framework* (March 2012), English Heritage guidance titled, *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011) best practice guidelines, policies within the Lake District National Park Local Plan (1998) and adopted Core Strategy 2010, together with such guidance leaflets as ‘*Converting an old building?*’ and ‘*Outdoor advertisements and signs*’.

In implementing this policy framework, our development management service aims to preserve and enhance the special character of the conservation area. We recognise that any such improvements do not have to be initiated and co-ordinated by us. The valuable contribution of local environmental and community groups to positive

enhancement works and the role of the Parish Plan are also essential to enhancement. Other agencies and funding bodies also have a vital role to play.

1.4 Public consultation

The Askham Conservation Area Appraisal and Management Plan is created by collaborative working between the Lake District National Park Authority and the local community. The appraisal and management plan was subject to an 12 week period of public consultation from July to September 2013. This included sending consultation letters to residents and businesses, placing the document on the Authority's website and the provision of a public exhibition in the village. A second re-consultation on a minor boundary change took place during March and April 2014.

1.5 Designation and extension

The appraisal has examined the conservation area boundary and has identified that the existing conservation area boundary, drawn up in 1981, is generally satisfactory except for the proposed inclusion of an stone outbuilding to the rear of Keld Farm.



Fig. MP3 Loss of historic detail, including glazing bars, original doors.



Fig. MP4 Grass verge eroded by traffic.

1.6 Effects of designation

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the "*preservation and enhancement*" of the area. These include requiring Conservation Area Consent for the demolition of any unlisted building, restrictions on advertisements, and requiring notice for proposed tree works. We will seek to ensure that all development within the conservation area preserves or enhances the character or appearance of the area.

1.7 Listed Buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. Listed Building Consent is required from the Authority for any work which affects the special architectural or historic interest of the listed building. There are currently 44 listed buildings within the conservation area.

Extensions and alterations to listed buildings should conform with policy context outlined in section 1.3 and should generally:

- Take into account the prevailing forms of development;
- Complement the form and character of the original building;
- Be subordinate in bulk and scale to the principal building;
- Use high quality materials and detailing;
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.
- Ensure that traditional finishes, such as renders and limewash are retained

We will seek to ensure that all works to a listed building have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.



Fig. MP5 Solar panels require sensitive siting on south facing elevations.



Fig. MP6 The Punchbowl Inn has suffered from periods of vacancy

1.8 Significant Unlisted Buildings

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest and make a positive contribution to the character or appearance of the conservation area, and these are shown as 'Significant Unlisted Buildings' on the Townscape Appraisal Map. A high proportion of the buildings within the conservation area were identified by the townscape appraisal to be Significant Unlisted Buildings. There is a presumption that all such buildings will be retained, in accordance with Policy BE12 of the Lake District National Park Local Plan (1998). We will ensure that the contribution that they make to the character and appearance of the conservation area is carefully considered in relation to all applications for extension, alteration and demolition of these buildings.

1.9 Enhancing and protecting the local character and features within the conservation area

There is an opportunity to maintain and improve the character and appearance of the conservation area simply by ensuring that day to day improvements, alterations and maintenance of properties, however minor, are carried out sympathetically using good quality materials and details. The local community has a big part to play in this and, over time, the benefit to the conservation area can be very significant. The appraisal

identified that the following alterations can, cumulatively, seriously affect the special character of the area and therefore need to be considered very carefully:

- loss of timber windows and doors to uPVC alternatives
- the replacement of traditional windows and doors with non-traditional and anachronistic designs;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls;
- aerials, satellite dishes, alarms, downpipes and wires in prominent or highly visible positions;
- the use of non-traditional building materials, mortars and roofing materials, although some of the traditional materials are no longer available.
- the loss of traditional render and limewash finishes

To help retain and conserve traditional features and to prevent harm to single family dwelling houses through alteration and extension we will consider introducing an Article 4 Direction. This would remove permitted development rights which allow unsympathetic alterations to be made without planning permission. Such a Direction would require consultation with the local community.



Fig. MP7 Treatment of roadside parking surface needs careful consideration.



Fig. MP8 Small items and architectural details should be preserved.

1.10 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. We will support proposals for the long term strategic management of trees, which take account of the character and appearance of the conservation area

. We will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat.

1.11 Enhancing and protecting views & the setting of the conservation area

The setting of the conservation area and views within, into and from the area are very essential elements to its character and appearance. It is important that development, enhancement and public realm work takes account of the setting of the conservation area and important viewpoints and that these are preserved or enhanced so that the special character of the conservation area is retained. This is especially important with regard to large-scale farm buildings. Important views are identified on the Townscape Appraisal map in the character appraisal.

1.12 Enhancement through new development, alterations and extensions, including barn conversions

While there are very few opportunities for redevelopment within the conservation area, some improvement or enlargement of the existing buildings may be possible subject to sensitive design and good quality materials and details. As the quality of the general environment within the conservation area is already acknowledged by designation, we will encourage well designed schemes using appropriate materials that respond positively to their historic setting. This includes the encouragement of high quality contemporary and sustainable design and materials. Proposals for barn conversions, especially, will be carefully scrutinised to ensure historic character and appearance is retained.

1.13 Retaining and enhancing historic boundary treatments

Traditionally, most boundaries in the conservation area are defined by stone walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has not taken place. We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments.

1.14 Buildings at risk

We will seek repairs to listed buildings at risk and intend to address this through a strategy which deals with this issue in the National Park as a whole. This will include the need to secure the long-term future for such buildings and will consider using the full range of legally available enforcement action.

2 MONITORING AND REVIEW

2.1 Boundary review

We will seek to review the boundary of the conservation area in accordance with best practice and guidance on the management of the historic environment.

2.3 Document review

The appraisal and management plan will be reviewed every ten years. A review should include the following:

- A survey of the conservation area and boundaries;
- An assessment of whether the detailed management plans in this document have been acted upon, including proposed enhancements;

- The production of a short report detailing the findings of the survey and proposed actions and amendments;
- Public consultation on the review findings, any proposed changes and input into the final review.

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Appendix 1 – Building stones in Askham²

1. The older houses (late 17th century to early 19th century) are constructed from a mixture of pink to red sandstones from the east end of the village, brown sandstones from quarries in the Ashfell Sandstone that lies between the limestones up on the fell at the west end of the village, limestones from small quarries at the west end of the village, and glacial erratics of several kinds sourced from the mantle of boulder clay covering the village. Many of these erratics are dark green or blue and give a varied visual texture to the walls.
2. The more formal stonework in most of these houses (quoins, lintels and the like) used the brown sandstones from the fell, though houses at the east end of the village used the closer red to pink sandstones.
3. Askham Hall and the walls around it were constructed from the pink to red sandstones.
4. Many of the houses in the village were probably originally roofed with thatch or thin slabs of red sandstone (sandstone tiles survive as path materials). The green Westmorland slates probably did not come into the village until the late 18th century as the quarries to the west opened up. The nearest quarries to Askham are on Place Fell.
5. Later in the 19th century, materials were sourced from farther afield. Several houses of that date were constructed from limestone blocks with quoins and lintels of red Penrith Sandstone.
6. Most of the traditional materials listed above are no longer available commercially. Brown sandstone can be obtained, but not from the Ashfell Sandstone. The very distinctive pink to red sandstone of the east end of the village seems no longer to be quarried (it lies as a belt running along the western edge of the red Permian sandstones, and was used for Lowther Castle, Dalemain and many other important local buildings. The glacial erratics can be sourced from local field boundaries or in local gardens, but are not quarried systematically.

² kindly provided by Joe Cann

Appendix 2 – Listed buildings in Askham Conservation Area

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 and consent is required from the Lake District National Park Authority before any works of alteration, extension or demolition can be carried out. Listed buildings are marked on the Townscape Appraisal map. At the time of approving this appraisal the buildings below were listed within the conservation area (Important - please visit the English Heritage National Heritage List to confirm whether or not a building which does not appear in this list has since been listed):

All are listed grade II except Askham Hall (grade I) and St Peter's Church (grade II*).

The entries are as identified in the statutory list. Some house names may have changed.

1. Askham Hall – grade I
2. Church Of St Peter – grade II*
3. Barn To West Of Askham Hall
4. Terrace Walls And Steps To South Of Askham Hall
5. Gatepiers To Askham Hall
6. The Hollies
7. Curlew Cottage
8. Nook Cottage
9. Keld Cottage
10. Brookside
11. Keld Head Farmhouse And Attached Barn
12. Laburnum Cottage
13. Brook Villa And Stable Adjoining
14. Wellington House
15. Holly House And Barn Adjoining
16. K6 Telephone Kiosk Opposite Post Office
17. The Queens Head Inn
18. Askham Gate And Barn Adjoining
19. Clark Hill And Clark Hill Cottage And Barn Adjoining, The Green,
20. Low Side, The Green,
21. Former Barn Adjoining, The Green,
22. Askham Hall Farmhouse And Barns/stables Adjoining, The Green,
23. Hill Farmhouse
24. Punch Bowl Hotel Public House, The Green,
25. Hall Cottage And Front Garden Wall, The Green,
26. Hill Top Cottage, The Green
27. Lowther Outdoor Activities Centre With Barn Adjoining, The Green
28. Sycamore Cottage And Attached Barn, The Green
29. Hill Top, The Green,
30. School Bank Cottage And Barn Adjoining, The Green,
31. Rose Cottage, The Green,
32. Croft House, The Green,
33. Park View 2 And 3, The Green,
34. Midtown Farmhouse, The Green,
35. Park View With Outbuilding 4, The Green,

36. Midtown Cottage And House Adjoining With Former Stable, The Green,
37. Sawmill Cottage, The Green,
38. Pear Tree Cottage And Barn Adjoining, The Green,
39. Former Smithy To East Of Sawmill Cottage, The Green,
40. Askham Bridge
41. Chest Tomb To W. Of Path Approx. 24.5 Metres S. Of St Peters Church
42. Mounsey Monument To E. Of Path Approx. 15 Metres S. Of St Peter's Church
43. Chest Tomb On E. Side Of Path Approx. 27.5 Metres S. Of St Peters Church
44. Bowman Mon. On E. Side Of Path Approx 28 Metres S. Of St Peter's