

Bampton Conservation Area

Conservation Area Appraisal and Management Plan

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BAMPTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

The special interest that justifies the designation of Bampton Conservation Area can be summarised as follows:

- Small historic village set at the junction of roads leading to Askham, Haweswater and Shap;
- An important historic crossing point of the Howes Beck; the existing 19th century bridge replaced an earlier bridge over the beck;
- Site of historic wells;
- Network of historic footpaths and lanes extending across the surrounding countryside, including the packhorse route between Kendal and Penrith;
- Rural location on the floodplain of the Lowther Valley;
- Significant long views eastwards to Knipe Scar;
- Long views north and south along the valley;
- Tightly clustered settlement of farms and houses;
- Evidence of strip field farming survives, forming an important part of the landscape setting of the village;
- Many buildings with architectural and historic quality, four of which are grade II listed buildings, and many others which make a positive contribution to the area's historic character and appearance;
- Buildings predominantly date from the 17th and 18th centuries and are good examples of the vernacular tradition;
- The 16th century dovecote (grade II) in the grounds of Bampton Hall is the earliest known structure in the village;
- The Mill is a former corn mill, which subsequently became a saw mill. It is now a house;
- A 19th century limekiln (grade II) stands to the west of St Patrick's Well Public House;
- Palette of building materials reflects the underlying geology, carboniferous limestone;
- Limestone rubble, typically with a render coat, used for domestic buildings;
- Farm buildings and boundary walls of exposed limestone, with many examples of structural 'throughstones';
- Surviving stretches of traditional cobbled street surfaces;
- Wide grass verges, front gardens, and fields enhance the relationship between Bampton and the surrounding landscape;
- Important individual trees and tree groups.

1 Introduction

The Bampton Conservation Area is a compact rural settlement located at a junction of historic routes leading to Askham, Haweswater and Shap, at the crossing of the Howes Beck. The village contains a mixture of domestic and agricultural buildings, many of which are of architectural and historic interest.

Bampton Conservation Area was designated on 23 May 2000 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.

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 building, feature or open space from this Appraisal means that it is not of interest.

The document conforms with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5).

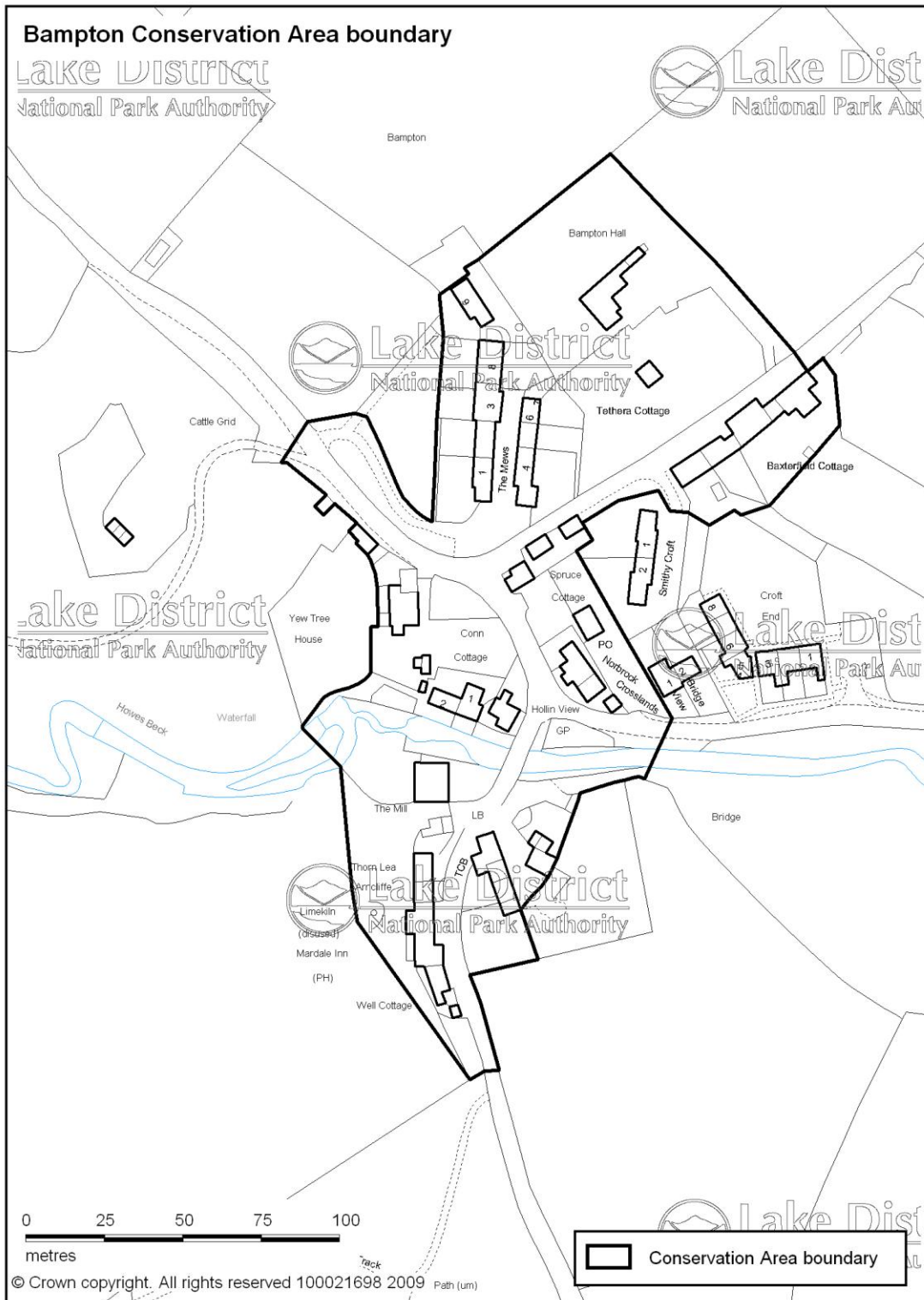
This document seeks to:

- 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 Bampton Conservation Area can be assessed. It should be read in conjunction with the wider policy framework which applies to the area. These documents include:

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

- (ii) *Lake District National Park Core Strategy (adopted 2010)*: The Spectacular Landscape chapter addresses conservation of the built environment



2 Location and setting

Location

Bampton is located within the east of the Lake District National Park. This part of the Lake District lies within Cumbria, in that part which comprised the historic county of Westmorland. The settlement spans the Howes Beck, with Bampton Bridge providing the crossing point. To the south of the bridge, a historic lane runs to Haweswater approximately 3 km to the south-west. The hamlet lies on a historic route equidistant (approximately 6 km) between Askham and Shap. The village is part of the parish of Bampton, bounded by the parishes of Shap, Askham and Barton.

Boundary

The conservation area is small and the boundary is tightly drawn around the historic settlement. It contains clusters of buildings scattered along the historic lanes, and these include the former corn mill, the post office and a public house. The Bampton Bridge crossing over the Howes Beck lies at the centre of the village. The boundary is predominantly denoted by the boundary walls that border the rear plots of the historic buildings contained within the conservation area.



Fig. 1: Bampton Bridge over Howes Beck lies at the centre of the village and is an important landmark in views into the settlement. The Mill, the historic corn mill/saw mill lies on the south bank of the beck.

Topography and landscape setting

Bampton lies within the Lowther Valley. This broad, gentle, upland limestone valley is characterised by pastoral farmland, interspersed with woodland and moorland on the higher ground. The village stands on the level floodplain of the River Lowther, with the settlement arranged around the historic crossing of the Howes Beck.

Open fields surround the village, some of which reveal the ancient strip field system; the fields are divided into neat geometric patterns by a system of limestone walls. Immediately to the west of the settlement lie The Howes, a limestone outcrop covered with scrub, from which the beck tumbles as a series of small waterfalls down to the village. The rugged limestone outcrop of Knipe Scar is a distinctive landmark to the east, and the wild moorland provides a dramatic contrast to the gentle green valley below.

There are a number of designated Sites of Special Scientific Interest in the wider Bampton area, such as Butterwick Meadows and Naddle Forest.

Geology

The underlying geology of the Lowther Valley is carboniferous limestone to the north and east, Borrowdale volcanics to the west with a band of Skiddaw slate running south-east from Helton to Keld.

Archaeology

There are no archaeological sites or monuments recorded within Bampton. However there are a number of Scheduled Ancient Monuments within an approximate 2 km radius of the village.

To the east, on the open fell of Bampton Common, lies Towtop Kirk, an early Christian enclosure. Also on the Common, are standing stones and cairns, on Four Stones Hill. To the north-east, on Knipescar Common and Scarside Plantation lie a round barrow, a ring cairn and a hillfort. These are on an alignment with other prehistoric funerary monuments along the communication route between the Lowther and Ullswater valleys.

At Haweswater lie the remains of a Romano-British farmstead comprising stone round huts.

3 The historical development of the village

Bampton, 'the place by the beam', probably refers to a footbridge over a river, which could be the River Lowther, Howes Beck, or Haweswater Beck, all of which pass within or adjacent to the settlement. Certainly, Bampton Bridge has been in existence since the 14th century; in 1362 John de Askeby, the vicar of Bampton bequeathed a legacy for the fabric of the bridge. The current bridge dates from 1866 and was widened in 1885. It bears the inscription *E. Bownes, Bampton, 1885*. Howes Beck passes through the settlement and has been utilised as a power source for mills; the First Edition Ordnance Survey map of 1863 marks a corn mill, which by the subsequent edition of 1899 had become a saw mill. Corn mills are among the earliest industrial buildings in the county, with many of them dating from the 18th and 19th centuries, but often occupying the site of an earlier structure. Water-powered mills, as at Bampton, were particularly successful because of their reliability, as opposed to wind or horse-power.



Fig. 2: The attractive views eastwards from Bampton extend across the Lowther Valley to the limestone outcrop of Knipe Scar.

Bampton lies within the parish of Bampton. The parish church of St Patrick's is located in the nearby village of Bampton Grange. A church on the site of St Patrick's is first mentioned in 1170 when it was attached to Shap Abbey; the Abbey was founded in the 12th century and the canons were granted the right to conduct services in Bampton Grange and to add the tithes to the coffers of the Abbey. The historic footpath between the Abbey and Bampton Grange still runs along the east bank of the River Lowther.

Bampton was a separate parish by 1291 and was originally divided into two parts, named after their respective proprietors, Patric de Culwen and Henry de Cundale: Thornthwaite or Bampton Patrick; and Bampton Cundale or Carhullen.

The presence of Shap Abbey in the Lowther Valley generated wealth within the area through successful sheep farming and wool production. By the 18th century there were

approximately 80 farms in the parish, predominantly focused on sheep farming. Bampton has been well-connected historically, lying on the packhorse route from Penrith to Kendal over Nan Bield and the Gatesgarth Pass. In 1846 the Carlisle to Preston railway line arrived in the area, passing through Shap, and this opened up new markets for import and export.



Fig. 3: The dovecote at Bampton Hall is the oldest known building in the village, dating from the 16th century.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- The village lies at the junction of two historic routes, the route between Askham and Shap, and the route to Haweswater, at the crossing of the Howes Beck;
- Development is dispersed along the lanes;
- Settlement comprised of domestic and agricultural buildings, together with surviving structures such as the smithy, corn mill/saw mill, post office and a limekiln;
- Buildings predominantly date from the 17th and 18th centuries, although the dovecote at Bampton Hall is 16th century in date;
- Location of historic well, St Patrick's Well;
- Bampton Bridge, a 19th century replacement of an earlier bridge, across the Howes Beck;
- Remnants of strip field system of farming;
- A historic inn, the St Patrick's Well Public House.

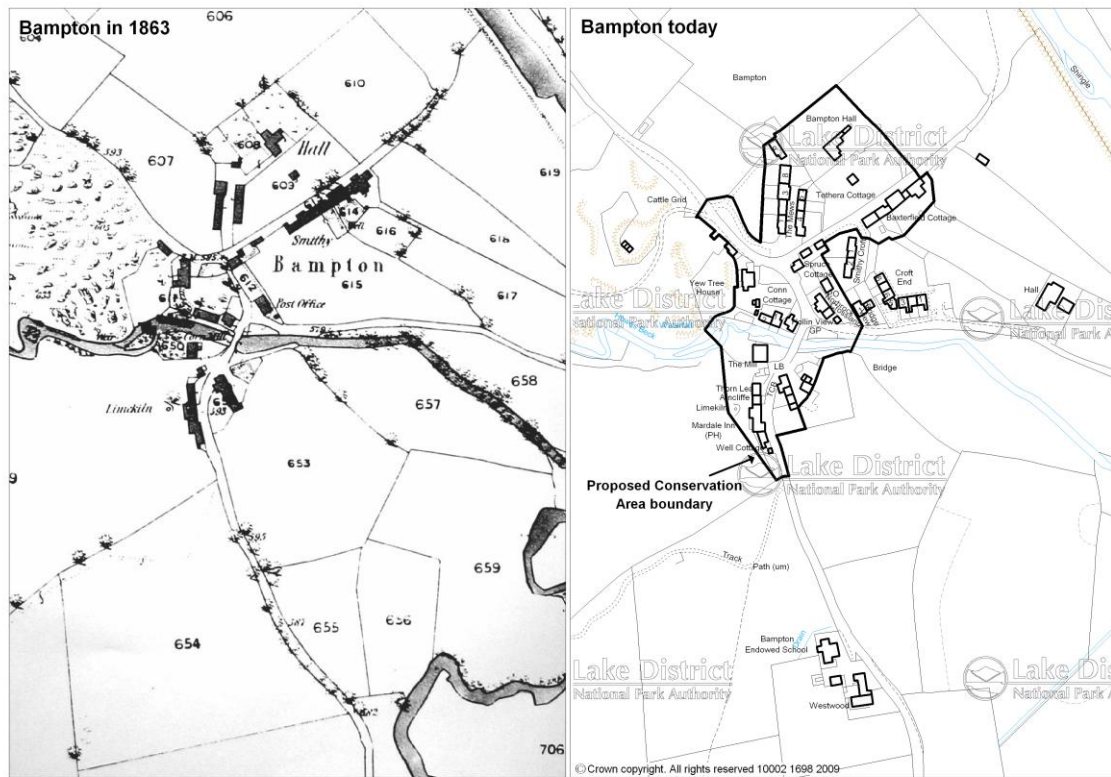


Fig. 4: The First Edition Ordnance Survey map of 1863 reveals how little has changed in the settlement of Bampton today.

5 The character and appearance of the conservation area

Street pattern and building plots

Development within Bampton reflects the pattern of settlement around a crossing of the Howes Beck and the meeting point of a number of historic lanes and footpaths.

Lanes from Haweswater, Askham and Shap converge in the village and footpaths extend to Bampton Common and Knipe Moor. The lanes meander through the village, meeting at a road junction to the north of Bampton Bridge; the junction is a broad area of public thoroughfare which allows clear views across the space to the surrounding buildings and structures, the post office, Hollin View and Bampton Bridge. This junction and the adjacent bridge provide a centre for tightly clustered development on either side of the beck. Buildings predominantly line the north-south route through Bampton, the road from Askham to Haweswater (and the crossing of the Haweswater Beck at Naddle Bridge). There is a short continuous terrace running from Well Cottage to Thorn Lea at the southern end of the village, but other buildings along this route are predominantly detached cottages. Buildings are arranged on small, irregular plots.

Further development is grouped around a short lane which runs north-east out of the village. The First Edition Ordnance Survey map of 1863 shows this lane as a no-through route. The Second Edition shows the lane connecting to a footpath over Knipe Moor and this arrangement has not altered. Historically, this lane has provided access from the north side to the entrance driveway to Bampton Hall, running between what are now nos. 1-7 The Mews and turning to address the principal front of the house. Bampton Hall is now approached by a 20th century driveway which runs to the former rear elevation. The Hall stands in extensive grounds; the land to the north-east was occupied by a small orchard on the 1863 OS map.

The south side of the lane is bordered by a linear range of farm buildings, one of which is shown to contain the village smithy on the First Edition Ordnance Survey map of 1863. These buildings have historic small garden plots to the rear, connecting onto linear strip fields.

With the exception of a few late 20th century houses (outside of the conservation area boundary), the street pattern and buildings within Bampton stand as they were represented on the First Edition Ordnance Survey map of 1863.

Townscape analysis

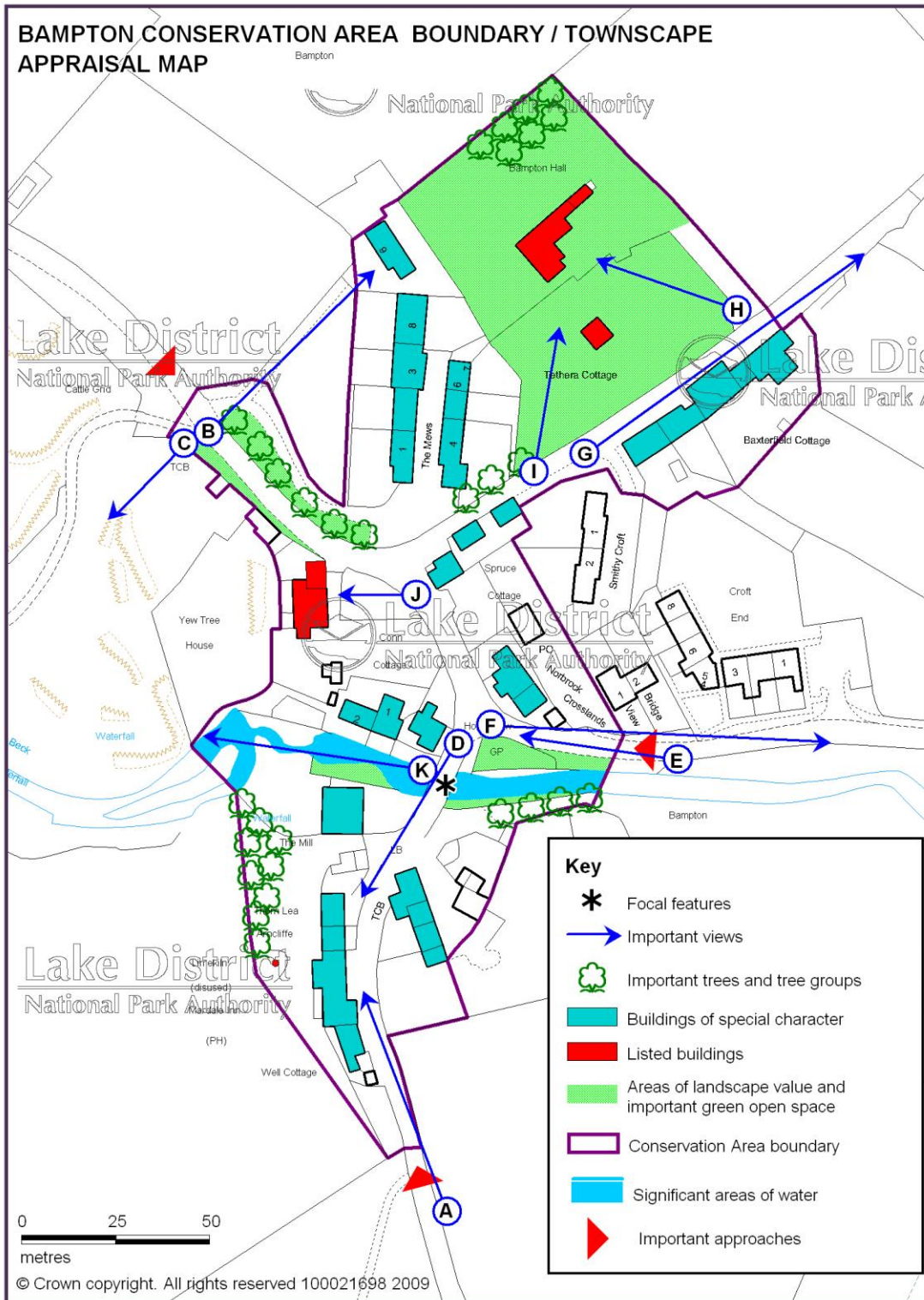
The conservation area comprises a small rural village. The built form of Bampton is the product of a tightly clustered group of domestic and farm buildings, together with other functional structures, such as a corn mill and a limekiln, built to serve the needs of a small community engaged in agriculture.



Fig. 5: A distinctive early 20th century fingerpost stands at the historic road junction. This sign makes an important contribution to the special interest of the area.

The built development is principally ranged along the historic north-south route between Askham and Haweswater, which crosses the Howes Beck at Bampton Bridge in the centre of the village. Further development is clustered around Bampton Hall and a small track leading north-eastwards out of the village. The Askham-Haweswater lane meanders through the settlement; views open up as the lane twists and turns in direction. Many of the buildings are orientated to face the lane, although Yew Tree House and the former domestic building that is now Bridge End Garage present a gable end to the thoroughfare and instead overlook front gardens and courtyards. Views through the village are short, and evolve with each turn in the lane. This series of changing viewpoints, with buildings visible from a number of directions, and from the front and from the rear, is a distinctive characteristic of the conservation area.

The conservation area has a spacious character, the result of a dispersed layout with clusters of buildings, some of which are detached or set back from the road within gardens. Gaps between these building groups allow clear views through to the



surrounding countryside and provide a reminder of the close ties between the village and the surrounding farming landscape. The course of the Howes Beck provides a scenic 'green corridor' through Bampton, with wide grass-covered, tree-lined banks to either side. Views east and west from Bampton Bridge take in the scenic vistas along the beck; the view west toward the waterfall is particularly attractive.



Fig. 6: Lanes within the village are lined by grass verges, such as here, where the lane leads north-east to Baxterfield Cottage.

Within the clusters or groups of buildings there is a more enclosed and intimate spatial character between buildings and this provides a degree of contrast which is important to the character of the conservation area. The southern end of the village, in particular, has a more enclosed character. The west side of the lane is tightly bound by a short terrace of four houses and associated attached outbuildings which are orientated to the curve in the lane. Well Cottage and St Patrick's Well Public House sit directly onto the lane, while the other two cottages have small front gardens. The lane climbs gently up from Bampton Bridge and the buildings subtly step up the shallow hillside. The east side of the lane is enclosed by the Bridge End Garage, a historic farmhouse and barns, and the associated stone boundary wall which bounds the plot. Views within this part of the village are tightly framed by the buildings to either side, but extensive views across the Lowther Valley open up where the building line ends.

A number of the agricultural buildings within the village are arranged as linear groups, including those of nos. 1-7 The Mews and those along the lane running from Spruce Cottage to Baxterfield Cottage. Nos. 1-7 The Mews comprise two parallel ranges of farm buildings, enclosing more intimate space in between and now converted to residential use. Such an arrangement is a traditional composition; a parallel farmstead layout would typically include the farmhouse, a stable with a loft or granary above, a barn, and possibly a cowhouse. Nos. 1-7 The Mews is an imposing set-piece design, with views through the narrow farmyard tightly framed by the buildings to either side.

The lane from Spruce Cottage to Baxterfield Cottage is tightly enclosed by farm buildings on the east side. These are typically set directly onto the lane, although there are narrow grass verges in places. While the range of buildings includes some cottages, the overall impression looking along the lane is of continuous expanses of stone walling, of high walls and barns. The barns have few openings. The north side of the lane is bound by a row of small trees and shrubs growing on the grass verge, behind which sits the stone boundary wall to Bampton Hall. Despite the trees and the wall, clear views into the spacious plot containing the Hall and the dovecote are obtainable. The lane is generally straight, and there are clear long views directly to Knipe Scar in the east.



Fig. 7: The lane at the southern end of the village is enclosed by a short terrace of buildings, including the St Patrick's Well Public House.

Summary of townscape features

- Nucleated village of tightly clustered houses and farmsteads arranged around the junction of three historic routes and a crossing point of Howes Beck;
- Bampton Bridge, a 19th century bridge over the beck;
- The principal route through the village is the Askham to Haweswater lane and development is principally grouped to either side of this thoroughfare;
- Development is irregularly dispersed along the lanes, and arranged as detached houses or short terraces;
- Network of tracks and footpaths permeate the village and link the settlement across the surrounding countryside to neighbouring farms and villages;
- Remnants of strip field system of farming on surrounding countryside;
- Expansive views across the Lowther Valley and toward Knipe Scar.

Focal points, views and vistas

These are shown on the Townscape Appraisal Map, as follows:

- A – To the north, a key entrance view into the conservation area toward the terrace of buildings containing the St Patrick's Well Public House;
- B – North-eastwards view to Knipe Scar;
- C – To the south-west, across the rugged limestone outcrop of The Howes;
- D – To the south-west, across Bampton Bridge, to The Mill, Thorn Lea, and Arncliffe;
- E – To the west, a key entrance view into the conservation area to Hollin View;
- F – To the west, a long view out of the village along the Lowther Valley;
- G – A long view to the north-east past Tethera Cottage and Baxterfield Cottage to Knipe Scar;
- H – To the north-west, a view of Bampton Hall and the dovecote;
- I – To the north-east, a view of the entrance front of Bampton Hall and the dovecote;
- J – View eastwards to Yew Tree House;
- K – Looking west from Bampton Bridge to the waterfalls of Howes Beck.

Fig. 8: Some of the significant views in to, within, and out from the conservation area.



The view south towards Bampton Bridge is framed by Hollin View on the west side of the road, and extends to the rising ground of The Howes beyond the village.



The approach to the village from the east takes in a view along Howes Beck to Bampton Bridge and Hollin View.



Views eastwards to the distinctive landmark of Knipe Scar contribute to the character of the village.



The large plot containing Bampton Hall and the dovecote allows clear views across the space to these two significant listed buildings.



Nos. 1-7 The Mews were formerly a parallel-form farmstead, now converted to houses. The two ranges of buildings tightly frame views through the farmyard.



Views east out of the conservation area look along the Lowther Valley.

Current activities and uses

Bampton developed as an agricultural settlement. The village is now principally in residential use, with a number of the former agricultural buildings converted to a domestic use, for example nos. 1-7 The Mews. The former corn mill/saw mill is in domestic use as The Mill.

The post office is an important centre for the village. It also serves as a small shop and provides a tea room and bed and breakfast accommodation for visitors. St Patrick's Well Public House also offers bed and breakfast accommodation, in addition to refreshment. There is a small garage in the village, the Bridge End Garage.

A network of public footpaths links the settlement with the surrounding countryside of the scenic Lowther Valley, including those that climb up onto Bampton Common and Knipe Moor.

Open spaces, landscape and trees

The Village Garden is a small area of grass, bounded by stone walls, which stands on the north bank of Howes Beck. It is the single piece of public open space within the conservation area, and provides an attractive place to spend time by the beck. It forms part of the 'green corridor' which runs through the village, comprising the tree-lined banks of the beck which broadens out into the wooded slopes of The Howes to the west of the village and across open fields to the east. The gentle slopes of The Howes rise immediately to the east of the village, and the hillside is visible through breaks in the building line. The scenic waterfalls on the beck tumble down the slope of The Howes.

A number of the lanes within the village are bordered by deep grass verges, which enhance the rural character of the village and connect the settlement to the surrounding fields.

Buildings predominantly stand on small plots, and some present attractive front gardens to the lanes. Bampton Hall and the adjacent dovecote stand in extensive grounds.

Boundaries

Walls constructed from roughly hewn limestone are the prevalent boundary treatment throughout the conservation area, both for field boundaries and to border domestic plots. This consistent use of stone walls reinforces the visual and functional relationship between the village and the surrounding landscape, of farmsteads and fields. The walls are capped with large flat slabs of stone, set obliquely on the wall head. There are occasional uses of large cobbles and slatestone in some of the boundary walls.

The boundary to the front area of the post office comprises a dwarf wall surmounted by cast iron railings; this appears to be late 19th century in date. The dwarf wall is constructed of coursed limestone rubble, with capping stones of worked red sandstone, probably imported from the Penrith area. The use of this red sandstone is also visible in the boundary walls and outbuildings associated with Spruce Cottage; the red sandstone is used for subtle decorative effect to create banding through a coursed limestone wall, and to form large quoins on the outbuildings.



Fig. 9: Rubble stone boundary walls are a distinctive feature of the conservation area.

Public realm: floorscape, street lighting and street furniture

The floorscape of the conservation area is prevalently rural in character, with a combination of metalled and unmade lanes. There are no road markings or pavements, and instead unkerbed grass verges border the lanes and soften the edges of the hard surfaces. Fragmentary stretches of historic surfaces survive and these cobbled areas add textural interest to the lanes and provide an important part of the setting of some historic buildings. Areas of cobbles are found: by Well Cottage; covering the forecourt of the Bridge End Garage; and between the converted farm buildings, now called The Mews.

Street lighting through the conservation area is scarce. This enhances the rural character of the settlement. There is one full-height lamp standard by Spruce Cottage and two further wall-mounted lamps, one on Well Cottage and the other on the Post Office. The lights are all 20th century, but with traditional design references, such as detailed cast-metal brackets.

There is a red telephone box on the approach to Bampton from the north-west and a GR postbox is mounted into the wall to the north of Thorn Lea. A cast-iron fingerpost, painted in black and white, stands at the junction of the Bampton Grange/Shap, Haweswater/Mardale and Askham/Penrith roads. It is a distinctive village landmark.

On the north bank of the Howes Beck lies the Village Garden. The garden contains an elaborately carved wooden bench.



Fig. 10: The red telephone box is an important local landmark on entering the village from the north-west. The rough ground of The Howes rises behind.

6 The buildings of the conservation area

Architectural styles, materials and detailing

The buildings within the Bampton Conservation Area date from the 16th to the 19th centuries. They are all constructed within the vernacular idiom forming a complementary arrangement of structures, although often incorporating or altered to include 'polite' details, particularly Georgian influences.



Fig. 11: Yew Tree House is a good example of the cottages seen throughout the village.

The oldest building in the conservation area is the dovecote (grade II) which lies approximately 20 metres to the south-east of Bampton Hall. This structure is considered to date from the 16th century, with later insertions and roof. It is a simple square building constructed from limestone rubble and distinguished by large quoins. The gable end stack may indicate an internal smoking chamber, probably for bacon-smoking.

Bampton Hall (grade II) itself is 17th century in parts, with 18th century works and refacing. The kitchen-wing is considered to be the earliest surviving part of the hall. The L-plan building is of two storeys, and features in the rear wing the distinctive square windows, set in chamfered stone reveals (unpainted), of late 17th and early 18th century buildings in the Lake District. The windows are fitted with later timber casements. The south-west elevation features vertical windows, with sliding sash windows; some of these windows are set in paired form. All of the surrounds on this elevation are painted black, providing a dramatic contrast with the white-painted render coating the rubble-stone walls. The building sits beneath a slate roof.

Buildings within the conservation area are predominantly domestic structures. They characteristically take the form of a two-storey, double-fronted cottage, one room deep; this is a common type of cottage design throughout Cumbria. This style of cottage is the basic building block for the houses in the village; many of the cottages in Bampton are a

modification or extension of this model. For example, Yew Tree House (grade II), which probably dates from the early 18th century with a later addition, has an earlier three-bay range, with a subsequent two-bay extension. A particular feature of the three-bay range is a fire window; such a window would light a deep inglenook. Many of these domestic buildings were built, refronted or altered to include a more ordered Georgian arrangement of windows, with larger sash window replacing casements in enlarged window openings

There are many farm buildings within the conservation area. These are recognisable through the use of various design details associated with the specific function of the structure and the use of unrendered stone for the construction of the walls. Barns display features such as cartshed doors, ventilation slits, and winnowing doors to the upper level granary. Stone for construction purposes would have been quarried locally.

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. These are:

- Bampton Hall – grade II;
- Dovecote to south-east of Bampton Hall – grade II;
- Yew Tree House – grade II;
- Limekiln immediately to west of St Patrick's Well Public House – grade II.

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 significantly altered, and restoration would be impractical, they are excluded.

Fig. 12: Some of the domestic buildings of Bampton.



The St Patrick's Well Public House.



The Post Office.



Bampton Hall.



Hollin View.



Well Cottage.



Former house and barn, now the Bridge End Garage.

7 Negative features and issues

Inappropriate alterations and extensions to buildings

Some of the buildings within the conservation area are suffering from an incremental loss of architectural detail. The use of inappropriate modern materials, such as the replacement of original leaded lights or timber windows with uPVC or top hung mock sash windows is adversely affecting both the listed and the unlisted buildings in the conservation area. There have also been alterations to door and window openings. A few of the historic buildings have had porches erected on the entrance fronts, which in some cases has had a negative impact on the appearance and character of the building. There are also instances where buildings have been extended in a manner which neither reflects or harmonises with the traditional design of the buildings in the village, nor utilises a palette of traditional construction materials.

Modern installations: satellite dishes, rooflights, and alarm boxes

There are a number of instances where accretions such as satellite dishes, extractor vents and alarm boxes have been made on the elevations or chimney stacks of the historic buildings. Such additions are highly visible and detract from the character of the historic environment. A number of historic buildings have had rooflights inserted into the principal roofslope and these are detrimental to the appearance of the village.

Building maintenance and repair

Buildings in the conservation area are generally in a good state of repair. Some of the stone outbuildings within the conservation area require repair works. It is vital that all of the historic buildings are subjected to a regular programme of maintenance.

Design of new development

There has been little 20th century development within Bampton. However, some of the recent buildings, houses and garages, fail to preserve or enhance the established character of 17th to 18th century cottages and farm buildings prevalent throughout the conservation area.

Loss and alteration of traditional stone boundary walls

The limestone rubble boundary walls are an attractive feature of the conservation area and are generally maintained throughout the village. There is an occasional loss of sections of walling through lack of maintenance. The loss of these traditional stone walls detracts from the character and appearance of the conservation area.

Traffic

The lanes through the conservation area are narrow and meandering, preventing clear site lines for pedestrians and vehicles. At the time of survey (December 2007), there was little road traffic, but the bollards on the grass verges and the warning signs for vehicles approaching the village, suggest that at certain times of the year, traffic has a threatening presence.

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Legislative background

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the area have been identified as part of the appraisal process in the first section of this document and both will be subject to monitoring and reviews on a regular basis.

This guidance draws upon the themes identified in Section 7 of the conservation area appraisal 'Negative features and issues'. 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 Planning Policy Statement 5: '*Planning for the Historic Environment*', English Heritage guidance titled '*Guidance on the Management of Conservation Areas*' (August 2005), best practice guidelines, policies within the Lake District National Park Local Plan (1998) and any policies which supersede this in the Lake District Core Strategy 2010 together with such guidance leaflets as '*Converting an old building?*' and '*Outdoor advertisements and signs*'.

It is important that the development control process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements. However, it is recognised that any such improvements may have to be initiated and co-ordinated by the Lake District National Park Authority, working with the Authority's partners and other funding bodies. 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.

1.2 Designation and extension

The appraisal examined the original May 2000 conservation area boundaries and has identified that the conservation area boundary should be redrawn as follows:

The boundary should be extended to include the garden area located to the south of Bridge End Garage. The existing conservation area boundary is drawn

diagonally across this area to follow a former boundary. The revised boundary would logically follow the stone boundary wall to the south. This garden area makes an important contribution to the immediate setting of some of key unlisted buildings in the conservation area.

This amendment would ensure that the boundary remained tightly drawn to include only the area identified as being of significant value and to ensure that the boundary corresponds to recognisable features on the ground. The boundary amendment was approved by the Park, Strategy and Vision Committee on 22 July 2009.

1.3 Statutory controls

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.

RECOMMENDED ACTION: We will seek to ensure that all development within the conservation area seeks to preserve or enhance the character or appearance of the area in accordance with local, county and regional policies and other guidance.

1.4 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 1 July 1948. “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 presently eleven listed structures within the conservation area.

Extensions and alterations to listed buildings should conform with policies outlined in section 1.1 above, 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.

RECOMMENDED ACTION: 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 in accordance with local, county and regional policies and other guidance.

1.5 Significant Unlisted Buildings

In addition to the listed buildings, there are many individual and groups of buildings and associated features that are of considerable local interest and that 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 encourage all applications for extensions and alterations to these buildings to be particularly carefully considered

RECOMMENDED ACTION: We will ensure that the qualities of all Significant Unlisted Buildings (as identified on the Townscape Appraisal map) and the contribution they make to the character and appearance of the conservation area are carefully considered in relation to their proposed development or demolition.

1.6 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;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls.

Following consultation and working with the local community, we could seek to retain and conserve those traditional features which are important to the area's character by introducing an Article 4 Direction, to help manage alterations to single family dwelling houses, such as putting up porches, changing roofing material or changing distinctive doors and windows.

RECOMMENDED ACTION: We will seek to consider the need for Article 4 Directions, on a case by case basis, to ensure that the special qualities of Significant Unlisted Buildings are protected.

1.7 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 a Tree Preservation Order may be served. 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.

RECOMMENDED ACTION: 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.

1.8 Setting and views

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

RECOMMENDED ACTION: We will seek to ensure that development, enhancement and public realm work preserve or enhance important views within, into and from the conservation area, as identified in the appraisal.

1.9 New development, re-development, alterations and extensions

While there are few opportunities for large-scale 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. There may occasionally be sites where completely new development is acceptable. As the quality of the general environment within the conservation area is already acknowledged by designation, the Authority will encourage good quality schemes that respond positively to their historic setting. This includes the encouragement of high quality contemporary design and materials. Applications will be determined in relation to the policies outlined in section 1.1 above and other published guidance.

RECOMMENDED ACTION: We will determine applications with regard to the local, county and regional policies and other published guidance and seek to encourage good quality design and materials.

1.10 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 been neglected.

RECOMMENDED ACTION: We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments.

2 MONITORING AND REVIEW

The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:

2.1 Boundary review

RECOMMENDED ACTION: The Authority will seek to continue to review the boundary of the conservation area in accordance with Best Practice and guidance on the management of the historic environment.

2.2 Document review

This document should be reviewed every five 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.

2.3 Public consultation

The Bampton Conservation Area and Management Plan has been created by collaborative working between heritage consultants. The Conservation Studio, the Lake District National Park Authority and the local community. The appraisal and management plan has been subject to a 4 week period of public consultation commencing in April 2008. This included sending consultation letters to residents and businesses placing the document on the Authority's website and the provision of a public exhibition at Bampton Parish Hall. The document has subsequently been amended to incorporate relevant suggestions and comments.

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