

Bampton Grange Conservation Area

Conservation Area Appraisal

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BAMPTON GRANGE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of Special Interest

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

- Small historic hamlet set on the Shap to Askham road;
- Network of historic footpaths and lanes extending across the surrounding countryside, including that running between St Patrick's Church and Shap Abbey;
- Rural location on the floodplain of the Lowther Valley, located on the east bank of the River Lowther;
- Important crossing point over the river at Church Bridge;
- Significant long views eastwards to Knipe Scar;
- Long views north and south along the valley, with the village of Bampton visible in views to the north-west;
- Tightly clustered settlement of farms and houses;
- Evidence of strip field farming survives, forming an important part of the landscape setting of the hamlet;
- Many buildings with architectural and historic quality, one of which is a grade II* listed building and eight others 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 18th century St Patrick's Church is located at the centre of the village and sits on a site where a church has existed since at least the 12th century;
- 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, the churchyard, and fields enhance the relationship between Bampton Grange and the surrounding landscape;
- Important individual trees and tree groups.

1 Introduction

Bampton Grange Conservation Area comprises a small rural settlement which contains the parish church of St Patrick. The village is arranged along a historic lane connected to the bridge crossing over the River Lowther and contains a variety of attractive buildings, a number of which are of architectural and historic interest.

Bampton Grange 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.



Fig 1: Dalton House and Christian Cottage are two of the grade II listed buildings within the conservation area. They were originally a single farmhouse which has subsequently been subdivided.

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 Proposals”).

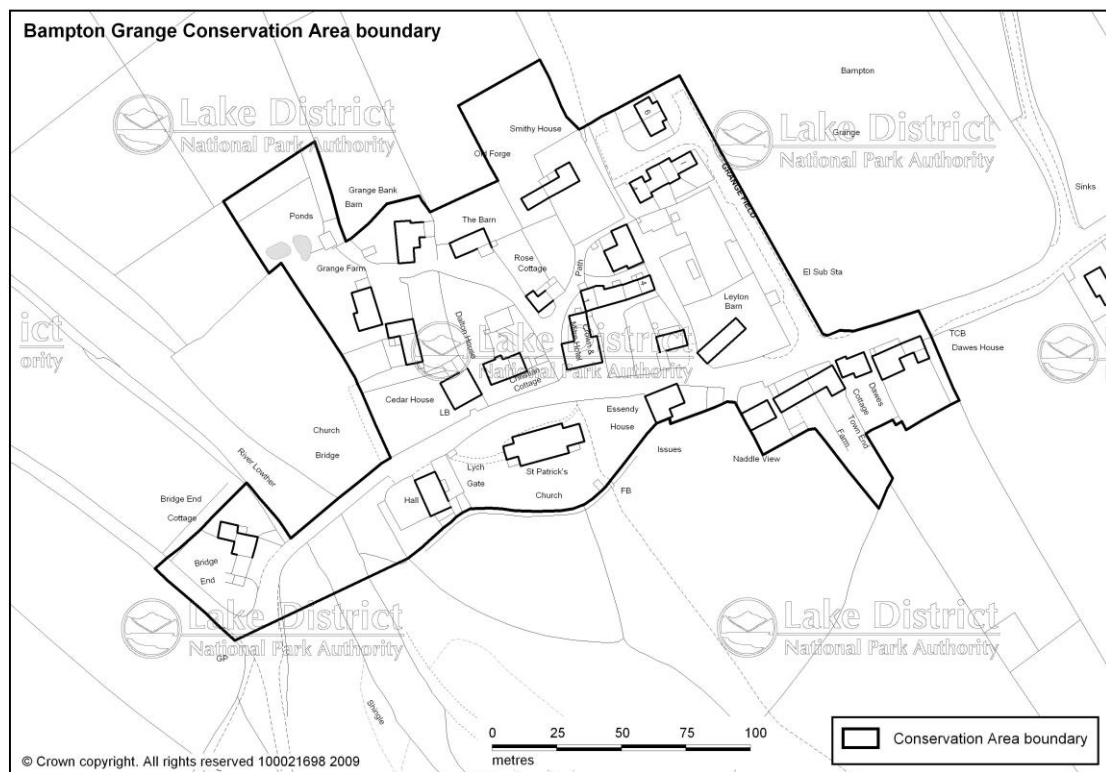
This document therefore provides a firm basis on which applications for development within the Bampton Grange Conservation Area can be assessed. It should be read in conjunction with the wider policy framework which applies to the area. These documents include:

- (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 Grange 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. It stands on the east bank of the River Lowther and contains a bridge connecting across to the west bank. From the west bank a historic route through Bampton to Askham extends northwards, with Bampton lying approximately 0.5km to the east, and Askham approximately 6km to the north. From the east bank, a historic route connects to Shap, approximately 6km to the south-east. The village is part of Bampton Parish, 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 a group of houses, farms, the parish church and a public house, clustered around a historic lane and the bridge crossing over the River Lowther. The boundary of the conservation area is predominantly defined by the boundary walls that surround the plots on which buildings stand.



Fig 2: There are significant views from the conservation area eastwards toward Knipe Scar.

Topography and landscape setting

Bampton Grange 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, with the settlement clustered around the historic crossing of the River Lowther.

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. Beyond

the broad level floodplain rise a series of rolling hills. 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

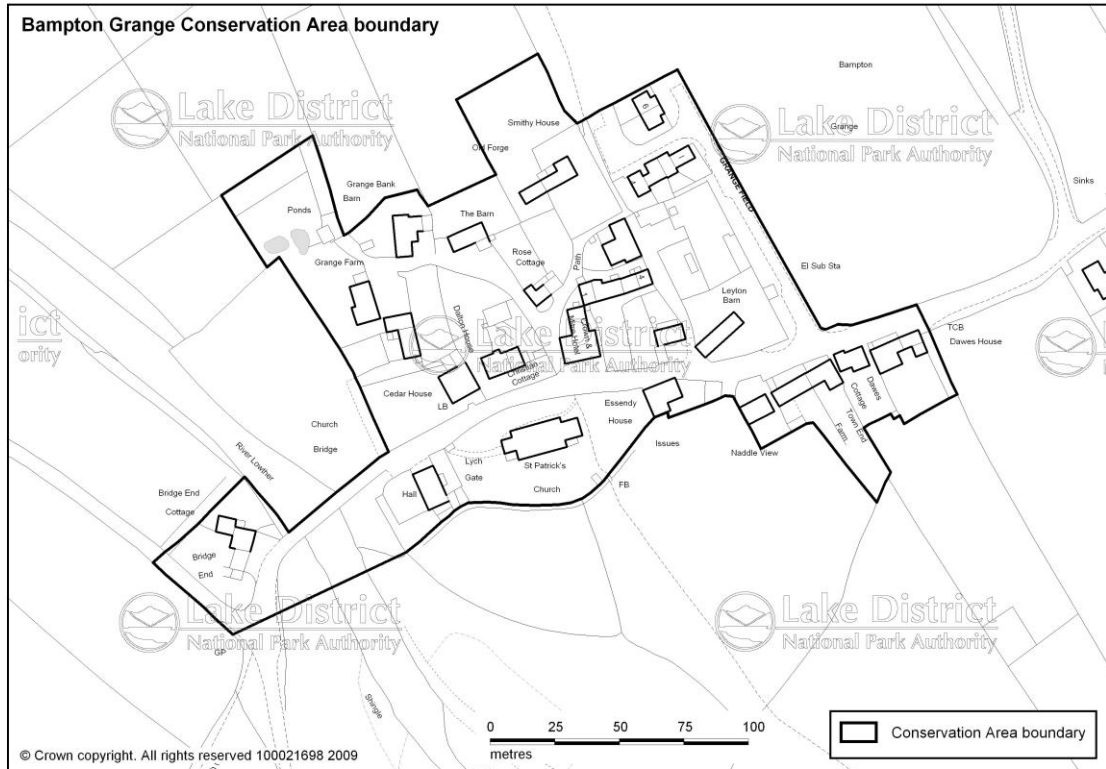
The underlying geology of the Lowther Valley is carboniferous limestone to the north and east, Borrowdale volcanics to the west with a band of Skiddaw slate running south-east from Helton to Keld.

Archaeology

There are no archaeological sites or monuments recorded within Bampton Grange. Approximately 1.5km to the north-east of the village lie an important group of Scheduled Ancient Monuments on Knipescar Common, which include ring cairns and barrows. These are on an alignment with other prehistoric funerary monuments along the communication route between the Lowther and Ullswater valleys.

Lake District National Park Authority: Bampton Grange Conservation Area Appraisal & Management Plan

Approximately 5km to the south-east of Bampton Grange lie the remains of Shap Abbey, a Scheduled Ancient Monument. The canons of the Abbey controlled the church at Bampton. A 14th century cross (grade II) stands in the early 20th century cemetery to the east of the village; the cross originally stood on Knipe Moor and is thought to have been a boundary mark for the manor belonging to Shap Abbey.



3 The historical development of the village

Bampton, 'the place by the beam', probably refers to a footbridge over a river; a significant crossing point of the River Lowther lies at the west end of the village.

St Patrick's Church is located at the centre of Bampton Grange. A church on this site is first mentioned in 1170 when it was attached to Shap 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. It 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 existing church was built in 1726-27, the last sermon in the old church having been preached in March 1725. The new church was opened in February 1726 and in June 1728 it was consecrated by John Waugh, Bishop of Carlisle. The church was remodeled in 1884 and re-opened in October 1885. The vicarage (Cedar House) was rebuilt by the Rev. James Darling who was vicar from 1861 to 1883.



Fig 3: St Patrick's Church (grade II) is the parish church. It is an important focal building within the village.*

Bampton (*sic*) is marked on a number of early maps of Westmorland. Christopher Saxton's map of 1576 depicts the lakes and the principal rivers and Bampton (*sic*), together with a watercourse recognisable as the River Lowther. The current spelling can be dated to the late 18th or early 19th century, such as on John Cary's map of 1805. These maps only show a settlement on the east bank of the river (Bampton Grange), but no settlement on the west side of the river (Bampton). The two villages are shown on late 19th century maps, such as Issac Slater circa 1869 as Bampton and Grange.

Bampton Grange developed as a farming settlement, but also as a centre for the parish and the wider area, containing an important river crossing, a large church and, from 1623, a Grammar School. Church Bridge dates from the late 18th or early 19th century

and replaced an older structure; the bridge was declared a public crossing belonging to the County in 1685. The school was founded using money collected in London by the Reverend Thomas Sutton from his parish of St Saviour's in Southwark and attracted boarders from a wide area, while being free to children of the parish. It was renowned for providing students for the Church of England ministry. The school house occupied the building immediately to the east of the church during the 19th century.



Fig 4: Church Bridge (grade II) is a distinctive red sandstone structure that crosses the River Lowther at the western end of the village.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- Historic route between Shap and Askham, on one of the crossings of the River Lowther;
- Network of back lanes and pathways meander through the settlement;
- Tightly clustered settlement of farms and dwellings dating principally from the 17th, 18th and 19th centuries;
- Remnants of strip field farming on the land surrounding the village;
- St Patrick's Church (grade II*), the site of a church since at least the 12th century;
- The former vicarage built in the late 19th century, now named Cedar House;
- Church Bridge crosses the river;
- Two historic inns, at Bridge End (now a house, formerly the Cross Keys Inn), and the Crown and Mitre Public House;
- The 19th century buildings which contained the school and the church hall.

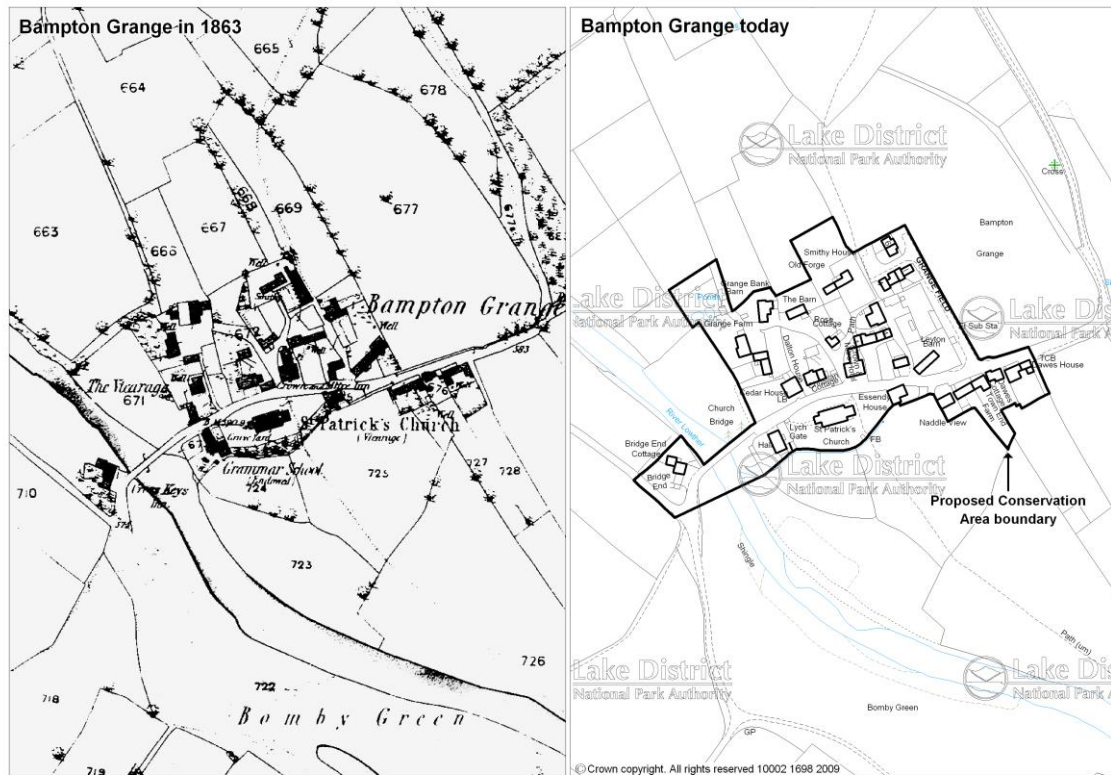


Fig. 5: The First Edition Ordnance Survey map of 1863 reveals how little has changed in the settlement of Bampton Grange today.

5 The character and appearance of the conservation area

Street pattern and building plots

The pattern of development within Bampton Grange reflects the growth of the nucleated settlement around the site of a historic church and a crossing point of the River Lowther.



Fig. 6: View eastwards along the village street, with the old school house and the church hall in the foreground.

Much of the development lines the north and south side of a gently curving lane, the historic route between Shap and Askham. The village is almost exclusively located on the east bank of the river and a bridge crossing lies at the western end of the village. The former Cross Keys Inn is the only building located on the west bank, adjacent to where the lane splits into two: a branch of the lane continues north-west through Bampton to Askham; the second subsidiary branch leads to the hamlet of Bomby.

St Patrick's Church stands on the south side of the village lane set back from the thoroughfare behind the churchyard. In Westmorland, as settlements were small and parishes correspondingly large, it was rare to have a church in a settlement; the existence of a church in Bampton Grange provided a focus for the pattern of development, with a number of houses arranged with the principal front onto the lane at the village 'centre'. Cedar Lodge, Dalton House, Christian Cottage and the Crown and Mitre Public House form an important group of buildings opposite the churchyard. The churchyard is bisected by a historic footpath which runs from Shap Abbey in the south through to Bampton Grange and this footpath provides a direct link to and from the village and the surrounding countryside. The churchyard occupies a large stretch of the south side of the village lane. To the east and west of St Patrick's Church, buildings are arranged in a dispersed pattern with buildings set close to the lane, with garden plots to the rear.

Tightly clustered development on the north side of the lane is permeated by narrow tracks and footpaths. A footpath extends northwards beyond the village connecting to a lane which crosses over Knipe Moor, as a secondary lane into Askham. The

development on the north side of the lane, a mixture of houses and farm buildings, is set on small garden plots, or crofts, in an irregular pattern. This has produced an attractive harmonious grouping of domestic and agricultural buildings, which emphasises the rural heritage of the village and the close relationship with the surrounding fields.



Fig. 7: The narrow back lanes are a distinctive feature of the conservation area and access a number of historic farm buildings

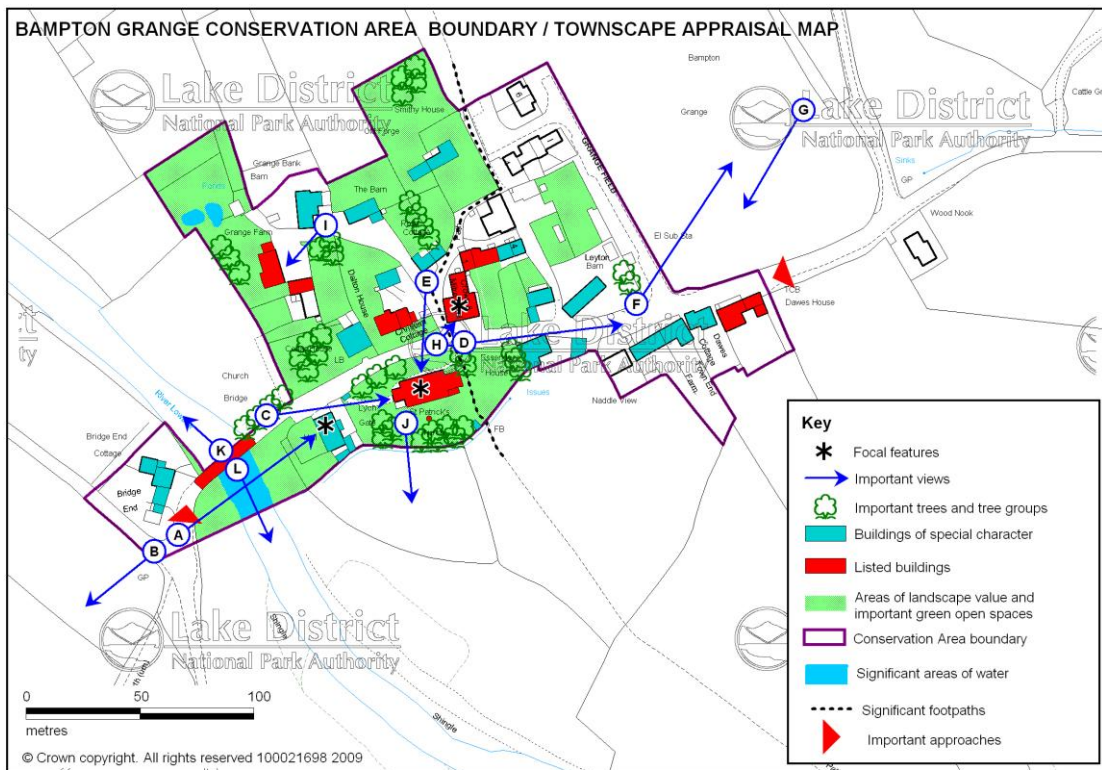
With the exception of a few late 20th century houses and the construction of Grange Field as a roadway to this new development, the street pattern and building plots stand as they were represented on the First Edition Ordnance Survey map of 1863.

Townscape analysis

The conservation area comprises a small rural village, set on the east bank of the River Lowther. The built form of Bampton Grange is the product of tightly clustered small farmsteads dating from the 17th and 18th centuries, which are loosely grouped around a historic lane running east-west. The focus for this development is St Patrick's Church, the site of which has been occupied by a church since at least the 12th century, together with an important crossing point of the river.

There is a cohesive stretch of townscape which runs from Church Bridge at the western end of the village through to Dawes House at the eastern end of the settlement. Buildings are ranged on both sides of the gently meandering main lane through the village; the lane turns in a pronounced curve following the boundary of the churchyard of St Patrick's Church. These subtle changes in direction along the length of the

Lake District National Park Authority: Bampton Grange Conservation Area Appraisal & Management Plan



thoroughfare contribute to slight variances in the orientation of the buildings which front the lane. This provides an evolving series of vistas as one moves through the conservation area, as new views open up at every turn in the lane. The lane slopes gently down from west to east, also adding to the variety of the attractive views obtained through the conservation area. The buildings are irregularly dispersed along the lane, but the building line is generally coherent, and together with the continuous lengths of boundary walls, this provides a sense of enclosure. Nos. 1-4 are the exception, being set back from the lane behind lengthy front gardens, but their robust boundary wall continues the predominant building line at the front of the garden plot. The vistas open up at each end of the village as the buildings peter out; from Church Bridge there are expansive views north and south along the River Lowther, and beyond Dawes House there are views across open fields to Knipe Scar.

Domestic buildings within the conservation area are two storeys in height, although the actual heights of the buildings vary depending on the internal floor-to-ceiling heights and this tends to be a reflection of the period of construction. For example Essendy House is a very low two-storey building, probably of 17th century date, whereas the 19th century Cedar House has a tall, vertical emphasis. The houses typically follow the three-bay, two room deep (double-pile) cottage plan. Nos. 1-2 are single-room deep cottages, but have additional accommodation contained within a continuous rear outshut.

Buildings are predominantly detached and stand alone within a garden plot. Nos. 1-4 is the only terrace in the village.



Fig. 8: There are attractive views along the River Lowther from Church Bridge. This is the view looking southwards.

The buildings located on the rear lanes and pathways to the north of the principal village lane have a more scattered arrangement than those that front the lane. There are more farm buildings, such as those associated with Grange Farm. The farm buildings are typically two-storey barns and display features such as cart-shed entrances and an

upper level winnowing door. While the buildings are arranged in a dispersed pattern, they tightly contain the small farmyard and garden spaces between them. There are few long views beyond the conservation area.

Summary of townscape features

- Nucleated village of tightly clustered houses and farmsteads arranged around a meandering historic lane, which connects to an important crossing point of the River Lowther;
- St Patrick's Church located at the centre of the settlement;
- Development along each side of the main thoroughfare is arranged in a dispersed pattern, but with a generally coherent building line;
- More scattered development extends behind the north side of the lane;
- 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-east, from one of the key entrances to the conservation area. The view encompasses Church Bridge as it crosses the River Lowther and the

- village beyond, with the Hall, St Patrick's Church, Cedar House and Dalton House and Christian Cottage. Knipe Scar is visible in the distance;
- B – To the south-west, across the flat fields of the Lowther Valley to the former Bampton Methodist Chapel, now converted to a house;
 - C – Eastwards past the Hall and the lych gate to the tower of St Patrick's Church;
 - D – A long view eastwards through the village;
 - E – To the south, past no. 1 and the Crown and Mitre Public House to the tower of St Patrick's Church;
 - F – To the north-east from the conservation area, across open fields to the cemetery. Knipe Scar rises beyond;
 - G – Panoramic view to the south-west into the conservation area, across open fields to the village;
 - H – To the north-east, short view to the Crown and Mitre Public House;
 - I – To the south-west, to the front (east) elevation of Grange Farm;
 - J – To the south, from the churchyard of St Patrick's Church across the open fields of the Lowther Valley;
 - K – To the north, along the River Lower to the village of Bampton;
 - L – To the south, along the River Lowther.

Fig. 9: Some of the significant views in to, within, and out from the conservation area.



The western entrance to the village gives a clear view of Church Bridge, the river and houses lining the main lane.



From Church Bridge there is a clear view to the Hall and to St Patrick's Church beyond.



The Crown and Mitre Public House is one of the landmark buildings on the main lane through Bampton Grange.



Views north-eastwards beyond the village encompass open fields, the cemetery, and the distant Knipe Scar.



There are panoramic views eastwards into the village.



Looking north from Church Bridge it is possible to see the village of Bampton.

Current activities and uses

Bampton Grange developed as an agricultural settlement. The village is currently principally in residential use, with a number of the former agricultural buildings converted to a domestic use, for example The Barn and Leyton Barn.

The Church of St Patrick lies at the heart of the village. It is the parish church for an area containing two large settlements, at Bampton and Bampton Grange and smaller hamlets at Bomby, Burnbanks, Butterwick and Knipe, and as such it forms a centre for the wider community. A cemetery lies to the north-east of the conservation area. The Crown and Mitre Public House is another focus for the community. It also offers accommodation to visitors to the area.

A network of public footpaths links the settlement with the surrounding countryside of the scenic Lowther Valley. The historic pathway between Bampton Grange and Shap, running along the north side of the River Lowther, survives; from at least the 12th century the church in the village was attached to Shap Abbey.



Fig. 10: The Crown and Mitre Public House is located at the centre of the village.

Open spaces, landscape and trees

The churchyard of St Patrick's Church is a significant public open space at the centre of the conservation area. The churchyard is concealed from the neighbouring lane by a high stone boundary wall, but the mature yew trees contained within make an important contribution to views through the village. The churchyard forms an important part of the setting of this grade II* listed building. Other areas of green space which contribute to the special character of Bampton Grange are the wide grass banks of the River Lowther, and the grass verges which line the meandering back lanes. Gardens of private houses also make a positive impact, such as that of Dalton House, that of the Hall, and of nos. 1-4. All of these green spaces contribute to the rural character of the village and emphasise the links between Bampton Grange and the surrounding countryside.

The countryside surrounding Bampton Grange is characterised by the patchwork of open fields contained by limestone rubble walls, which distinguish the Lowther Valley floodplain. The River Lowther winds a sinuous course through this landscape and is an attractive feature of the conservation area.



Fig. 11: The churchyard is the most significant area of open green space within the conservation area.

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. Many of the walls are capped with stones laid vertically on edge, creating a jagged profile. However, some of the domestic plots, together with the churchyard, have walls with half-round copes. Cedar House is surrounded by walls with red sandstone detail to the gatepiers and coping stones which corresponds with a similar use of this stone to detail the building. A stile in the wall to the south of Cedar House is constructed from large worked pieces of red sandstone.

There is some limited use of cast iron railings, as at the Hall and Dalton House. In each case the railings are set into a mid-height coursed rubble stone wall with ashlar copes.

Public realm: floorscape, street lighting and street furniture

The floorscape of the conservation area is prevalently rural in character, with a combination of tarmac and unsurfaced lanes. There are no road markings or pavements. 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 and definition to the public realm. Areas of cobbles survive in front of Bridge End and the Crown and Mitre Public House, together with the cobbled courtyard between the

barns that lie to the west of Leyton Barn. The cobbles, rounded by water or glacial action, would have been collected from fields and rivers.

There is very little street furniture throughout the public realm. A single column lamppost stands adjacent to Naddle View. An ER post box is mounted into the boundary wall of Cedar House. The absence of street furniture serves to reinforce the rural character of the area.



Fig. 12: A distinctive stile constructed from red sandstone. The sandstone would have been imported from the Penrith area.

6 The buildings of the conservation area

Architectural styles, materials and detailing

The buildings within the Bampton Grange Conservation Area date from the 17th to the 20th centuries. The village contains two predominant styles of historic domestic buildings: those dating from the 17th and 18th centuries; and those dating from the 19th century.

The earlier buildings, such as the mid-17th century Grange Farmhouse, tend to be two-storey houses, of a single room deep, and set under a pitched roof, with a large chimney stack at either end. Some of these houses have a continuous outshut at the rear, such as no. 1. Double-pile houses are also found. There are a number of small farm buildings scattered through the settlement, together with two larger named farmsteads, Grange Farm (grade II) and Town End Farm. In addition, Dalton House and Christian Cottage (grade II) represent a mid-18th century farmhouse which has been subdivided into two. The traditional method of construction for the oldest houses within Bampton Grange is rubble stone which is often concealed beneath a roughcast render; this render is a particular feature where limestone is the walling stone.

The 19th century buildings, such as Cedar House and the Hall, are built in a mild Gothic style, and have a strong vertical emphasis created through the pitched roofs, pointed gables, and tall windows.

Worked stone dressings form door and window surrounds and, on the rendered buildings, these are often painted to contrast with the render. Dawes House (grade II) is an exception, with a string course, eaves cornice, quoins and window surrounds of unpainted grey stone. It is likely that these were fashioned from imported sandstone; the worked stone dressings provided by a mason, and the remainder of the building raised by a waller. Not all of the houses are rendered; Cedar House is constructed of exposed stonework and displays attractive ashlar dressings to door and window surrounds and the quoins. These are of red sandstone which was probably imported from the Penrith area. Church Bridge, over the River Lowther, is also constructed from this distinctive red stone. Some of the earliest houses display square windows which reflect the low floor-to-ceiling heights of the internal spaces. However, the predominant window form is the vertical rectangular opening containing sliding sashes and the style of windows (eg multiple panes and no horns) and the more ordered disposition of window openings reflects the Georgian influence. The more recent the building, the larger the window opening tends to be, and the fewer panes used in the sliding sashes. Buildings of 18th and 19th century date typically have a symmetrical fenestration arrangement.

Domestic buildings in Bampton Grange display a range of distinctive vernacular features that contribute to the special interest of the conservation area. There are a number of good examples of 18th century datestones: at no. 2 (grade II), east of the Crown and Mitre Public House, W & MS/1719; at Grange Farmhouse (grade II), T & MI 1703; and at Town End Farm, P I I /1705. Prominent limestone chimneystacks are often crowned with a pair of inclined slates as a chimney-pot. Roofs are typically of greenslate, laid in gradated courses. At Grange Farm the roof has stepped gables, with a large stone slate set on each step.

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. The barn lying immediately to the north of the Crown and Mitre Public House displays the use of 'through' stones; these are a notable feature of limestone construction. Stone for construction purposes would have been quarried locally.



Fig. 13: The Barn is one of a number of former agricultural buildings that have been converted to residential use. The former cart entrance is clearly visible and the structural 'throughstones' are a distinctive feature.

The Church of St Patrick (grade II*) is a key landmark building lying at the centre of the village. This parish church was constructed in 1726-8 from sandstone blocks. Classical detail is provided by ashlar quoins and round-headed windows. The lych gate was built in 1929 from oak grown on the Haweswater Estate and given by Manchester Corporation. The stone and slates were donated by the Earl of Lonsdale. Mr McCormick the village blacksmith made the ornamental hinges and the weather cock on top of the tower.

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:

- Church of St Patrick – grade II*;
- Dawes House and adjoining stables – grade II;
- Nos. 1-2 immediately to the north-east of the Crown and Mitre Inn – grade II;
- Crown and Mitre Inn – grade II;
- Dalton House and Christian Cottage – grade II;
- Grange Farmhouse – grade II;

- Byre south-east of Grange Farmhouse – grade II;
- Thompson Monument – grade II;
- Church Bridge – 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 heavily altered, and restoration would be impractical, they are excluded.



Fig. 14: These two agricultural buildings are located to the west of Leyton Barn on the main lane through the village. They are a visual reminder of the area's farming legacy.

Fig. 15: Some of the domestic buildings in the conservation area.



Grange Farm.



Dawes House.



The Old Forge and Rose Cottage.



Nos. 1-4 Bampton Grange.



Cedar House.



Dalton House and Christian Cottage.

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. 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, alarm boxes, telephone cables

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, particularly given the pattern of development within the village where back lanes allow clear views of the rear elevations of many buildings, and detract from the character of the historic environment. A number of historic buildings have had rooflights inserted into the principal roofslope and these detract from the appearance of the village. Overhead telephone cables are also a problem at the heart of the village

The use of stains and varnishes on timber doors and windows

A number of the historic buildings within the conservation area display timber door and window joinery which has been stained and/or varnished in a bright orange or dark brown colour. This non-traditional treatment severely erodes the appearance and character of these original features, to the detriment of the special interest of the conservation area. There are also examples of such a treatment used for new windows which have been inserted into historic buildings and on the joinery of converted barns and new development, where it also detracts from the character of the village.

Semi-permanent outbuildings

The area of gardens between Leyton Barn and nos. 1-4 Grange Fields contain a number of outbuildings and sheds. These are predominantly semi-permanent sheds, treated with an orange varnish. Given the open aspect of this eastern part of the village, the collection of structures is highly visible, particularly within views into Bampton Grange from the west and this visual clutter detracts from the character of the historic village.

Building maintenance and repair

Buildings in the conservation area are generally in a good state of repair. Some of the stone farm buildings and outbuildings within the conservation area require repair works. The large roofless barn to the north of Dalton House and Christian Cottage appears to be being maintained as a consolidated ruin.

Design of new development

There has been little 20th century development within Bampton Grange. However, some of the recent buildings, houses and garages, fail to preserve or enhance the established character of 17th to 19th century cottages and farm buildings prevalent throughout the conservation area. The 20th century development on Grange Field has employed

traditional materials such as course render, local slate and timber sash windows. However, the modern highway design, with concrete kerbs, is suburban in character and

this has distanced the development from the rural appearance of the public realm of the historic village.

Fig. 16 : Examples of negative features and issues in Bampton Grange



Some of the historic buildings have modern extensions that are neither of a design or materials that reflect the character of the area.



There are clear views from the back lanes to the rear elevations of buildings, making any modern extensions highly visible within the conservation area.



Numerous rooflights inserted into the principal roofslope of historic farm buildings disrupt the integrity of the traditional expanses of unbroken slates.



Many of the buildings within Bampton have satellite dishes prominently displayed on the front elevations.



Modern highway treatment at Grange Field.



Some of the stone outbuildings in the village require repair and maintenance.

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 has examined the conservation area boundaries and has identified that the conservation area boundary should be redrawn as follows:

- a. It is recommended that a small extension to the boundary is made to the north of the Grange Farm ponds; the existing boundary does not correspond to any

- feature marked on the ground, but by extending it northwards the boundary would correspond with a marked field boundary.
- b. The entire rear garden of Naddle View should be included, which is bounded by a stone wall, as it is currently bisected by the existing conservation area boundary.

These amendments would ensure that the boundary was tightly drawn to include only the area identified as being of significant value.

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 Grange 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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