

Broughton in Furness Conservation Area

Conservation Area Appraisal and Management Plan

February 2013



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BROUGHTON IN FURNESS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

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

- Historic settlement originating as a string of hamlets beside a winding and undulating medieval Furness coastal road;
- Rural setting in Low Furness situated between low fells and the Duddon Estuary;
- Sloping topography giving rise to interesting views both into, out of and within the town;
- St Mary's Church and churchyard, located almost out of sight of the town, with Norman origins and possibly some Saxon fabric;
- Prime example of a planned Georgian town square built in the 1760s at the behest of John Gilpin Sawrey, then Lord of the Manor and resident of Broughton Tower;
- Broughton Tower to the north, originally a pele tower which has been much extended and altered in the gothic style within fine landscaped grounds with ha ha, and designed historic parkland.
- Well-preserved examples of local Cumbrian stone-built vernacular architecture;
- Good examples of 18th century provincial dwellings, notably Broughton House and houses around The Square;
- Good examples of Victorian residential and commercial buildings from the post-railway era;
- Majority of buildings have architectural and historic interest, 20 of which are grade II listed buildings and 1 grade II*, and many others which make a positive contribution to the area's historic character and appearance;
- Rural views from within the conservation area, and from its outer edges, to Kirkby Moor, Thwaites Fell and the Duddon Estuary;
- Trees that enhance the setting of historic buildings and soften the streetscene, most notably in The Square and St Mary's Churchyard;
- Green open spaces such as St Mary's churchyard and the garden/former railway space in front of Lodge Terrace that are important wildlife areas;
- Prevalent use of local stone as a walling and roofing material, reflecting the underlying geology of the area;
- Surrounding countryside that presses right up against the urban form of the town and to the rear of roadside plots;
- Small items that add to Broughton's local identity and recognisable sense of place, e.g. stocks, 'fish slabs', datestones, cobbled surfaces, GRVI post box, decorative iron railings and stone pillars;
- Active agricultural market that contributes to a strong sense of a living working town with a distinctive rural Cumbrian character.

1 Introduction

Broughton in Furness is a small historic settlement on the edge of the Lake District National Park. A conservation area is intended to identify those areas that have special interest. At Broughton it is the successful combination of irregular groupings of vernacular buildings along winding approach roads, with the formal arrangement of a planned town square and its straight approach roads. The simplicity of the scale, design and materials unifies historic buildings of differing ages. This, together with town's historic and architectural interest, which includes 20 listed buildings, merits its designation as a conservation area.



Fig. 1 St Mary's Church dates from at least the 12th century.



Fig. 2 Datestone on Syke House.

The Broughton in Furness Conservation Area was designated on 5th April 1982 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 characteristic, such as a building, view or open space, from this Appraisal means that it is not of interest.

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



Fig. 3 The town stocks are listed grade II.



Fig. 4 Mature chestnut tree beside the obelisk (erected 1810) in The Square.

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 Broughton in Furness Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by the Lake District National Park Authority. These documents include:

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

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

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

2 Location and setting

Location

Broughton in Furness is located in the south-western corner of the Lake District National Park in Cumbria. It lies just east of the junction between the A593 (9 miles to Coniston) and the A595 (36 miles to Whitehaven and, via the A590, 31 miles to Kendal). Historically, this junction is a meeting of the western coast road and a road inland to the fells of High Furness. Broughton lies at the southern end of Dunnerdale, where the estuary of the Duddon cuts deep into Cumbria.

There is a mainline railway station at Foxfield, 2 miles to the south. Public footpaths connect Broughton to surrounding countryside and the town lies on the Cumbria Coastal Way, a long-distance footpath from the Cumbrian boundary with Lancashire to the Scottish border.



Fig. 5 View over Syke House Cottage to White Coombe.



Fig. 6 Southward view past Low Syke House to River Duddon.

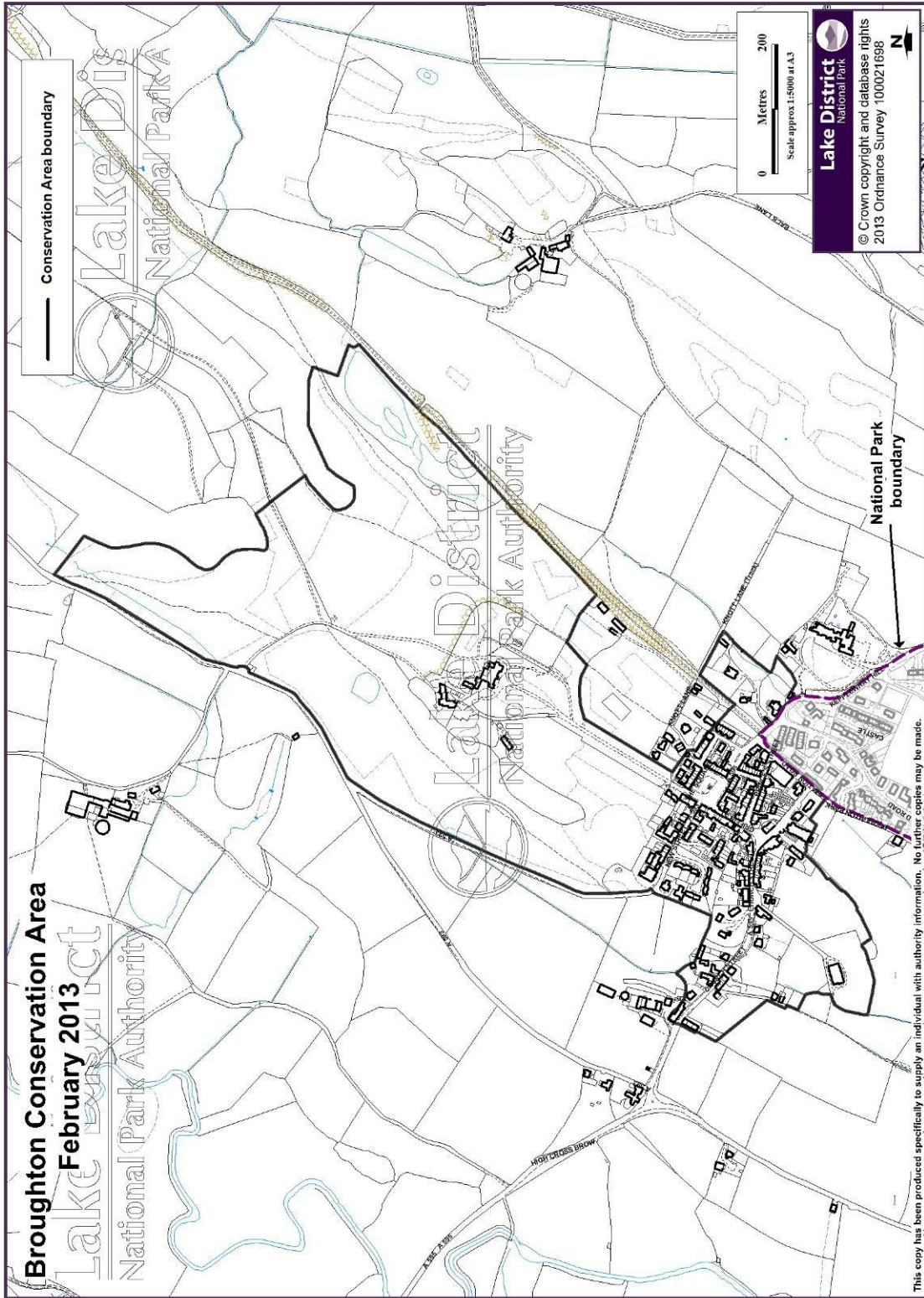
Boundary

The boundary of the conservation area has been drawn to encompass the Georgian town square which is the focus of the town. All the area of the 18th century market town together with older groupings of farmhouses and outbuildings beside the upper part of Church Street ('Syke') are also included. To the north, Broughton Tower and part of its extensive landscaped grounds are included.

To the west, the boundary extends to include the Church of St Mary Magdalene and its well-tree'd churchyard together with Low Syke House (1780) and Lowfield, period buildings that form part of the area's historic development. The boundary has been drawn widely to the west of the built-up area to include fields and open space that is vital to the rural setting of the church and the town.

The boundary includes Station Road together with a short length of the course of the dismantled railway and post-railway development such as Lodge Terrace, Glebeland and The Old Vicarage.

Lake District National Park Authority: Broughton in Furness Conservation Area Appraisal & Management Plan



Topography and landscape setting

Furness is a region of Cumbria comprising Low Furness (the peninsula of low-lying land jutting into the Irish Sea between Morecambe Bay and Duddon Sands) and High Furness (an inland area to the north which is characterised by fells and dales). Broughton is located about 10 metres above sea level close to the coast but with easy access to the inland fells.

The settlement lies in a shallow hollow scooped out between two low ridges running north-east to south-west. Approaches to the town from the north-west and south-east are down short steep hills from High Cross and Keppleway respectively.

To the north-east is a wooded promontory on which stands Broughton Tower, originally a medieval fort or pele tower, presumably so located because of its defensive possibilities. To the south-west the land is flat, inclining very gently to the head of the estuary of the River Duddon.

The town itself has a general southward inclination to the line of the old railway (laid out on a relatively level course to the east of the wooded knoll of Broughton Tower) and to the south-west, towards the coast.

Less than two miles south east of Broughton lies Duddon Mosses, an internationally important series of raised mires and a Site of Special Scientific Interest (SSSI).



Fig. 7 The boundary wall to The Old Vicarage.



Fig. 8 Local stone is the prevalent building material within the conservation area.

Geology

The Lake District comprises a mass of ancient rocks in three major bands running north-east to south-west. In the north, forming Skiddaw, Saddleback and Grassmoor are the Skiddaw Slates. South of this is the central area of Borrowdale Volcanic Group which provides much of the mineral wealth of the area and contains the rugged peaks of Coniston Old Man and Scafell Pike.

Geologically, Broughton is situated in the southernmost third of the Lake District which is composed of sedimentary rocks laid down in the Silurian Period approximately 400 million years ago, known as The Windermere Group. A band of Coniston Limestone lies nearby. This area is characterised by low-lying land with few hills over 300 metres in height. The majority of vernacular buildings in the locality are built with local freestone from the Silurian beds.

The underlying geology of this part of the Lake District comprises Coniston limestone and slate-stone. The carboniferous limestone is light grey in colour while the slate-stone is a darker grey to purple and near black.

Archaeology

In a settlement such as Broughton in Furness, it is very probable that archaeological deposits underlie many of the dwellings of the conservation area. Many of the buildings within the conservation area are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction that is only likely to be uncovered during building work.



Fig. 8A St. Mary's churchyard contains grade II listed tombs and a sundial. It is managed as a wildlife area.



Fig. 8B Trees are a feature of the conservation area, especially along Church Street.

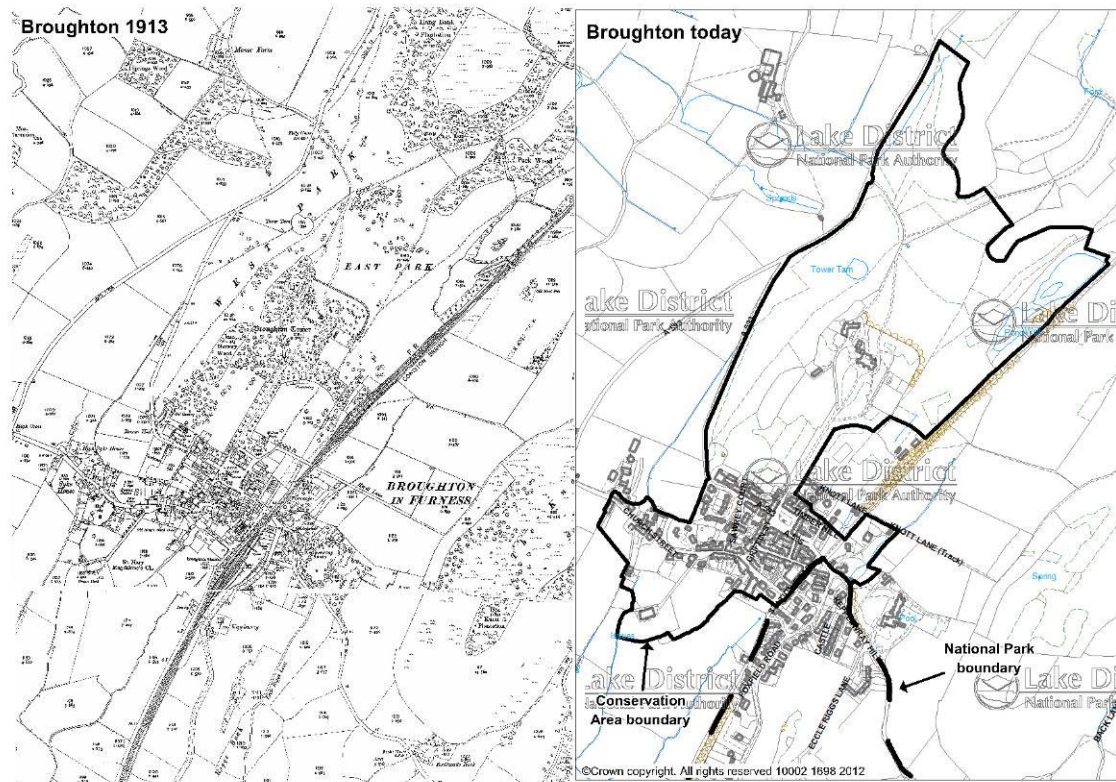
3 The historical development of the hamlet

Broughton appears in the Domesday Survey of 1086 as 'Borch', part of the manor of Millom. It is recorded as 'Brocton' in 1196. The name is believed to be Old English, meaning "settlement by the brook".

As Broughton was already recorded by the end of the 11th century, it is possible that it may have originated even earlier as one of the core Anglo-Saxon settlements found along the western edge of the Lake District, sited at a key location at the head of the Duddon Estuary. The present church, much altered, reputedly contains some Saxon material but certainly has remnants of an original Norman church in the porch and part of the walls.

In medieval times the locality was dominated physically and politically by Broughton Tower, a 12th century Norman stronghold and a seat of power and great influence in Lancashire. In the early 14th century the tower formed part of a line of fortresses, sometimes known as pele towers, built as protection against the raiding Scots. In the late 15th century Broughton Tower was occupied by Sir Thomas Broughton who had strong Yorkist connections with Richard III.

Broughton remained relatively small but in 1575 was granted a market charter by Elizabeth I in recognition of its importance on the trade routes around the coast. In the 17th century, following the Union of Scotland and England under James I, Cumbria entered an era of relative peace and stability and the ensuing increase in trade brought prosperity to the area. Markets were held regularly and Broughton became a successful market centre, but had little importance on a regional scale before 1760.



John Gilpin Sawrey became Lord of the Manor at Broughton Tower in 1755. Having been impressed with London's new town squares and fashionable residences, he returned to Broughton and instructed a London architect to erect a square at the foot of the drive to Broughton Tower. In 1760 a spacious market place was laid out for weekly markets and for the town's three annual fairs.

Father Thomas West wrote in his 1774 'Guide to the Lakes', "This place is so much improved by the late lord and the inhabitants that it has the appearance of a new town." He continued, "The principal commodities are woollen yarn spun by the country people and brought to the market...the annual return on this article is upwards of £4,000 per annum. Blue slate is another important article, of which 2,000 ton is exported per annum. Sheep, short wool, and black cattle of the longhorned kind are the produce of this district."

The latter part of the 18th century was a time of high prosperity. The new market place, trade coming from ships in the estuary, local woodland crafts, slate quarrying and the nearby Duddon iron furnace (opened in 1736) all contributed to economic growth.



Fig. 9 The Church of St. Mary Magdalane was extended by the architects Paley and Austin in 1874.



Fig. 10 The Old Kings Head, a former posting inn, was first mentioned as 'Church House' in 1666.



Fig. 11 Datestone at Syke House Cottage, grade II.



Fig. 12 Robust late Victorian architecture built after the coming of the railway in 1850.

By the 1780s Broughton had clearly developed into a town with market place and three storey houses, town hall, enlarged church and four public houses. The present-day layout of roads and buildings was largely established.

The next major development in the town was in October 1850 when the Furness Railway branch line was opened from Foxfield to Broughton. In 1857 the link was made with the country's mainline by the completion of the Ulverston and Lancaster Railway. An eight-mile extension to Coniston was opened in June 1859 easing the transport of copper ore southwards from Coniston. The relatively low level of tourism to this western part of The Lake District and the tenuous link to the mainline meant that the coming of the railway did not lead to a boom in mid/late 19th century post-railway building as happened in, for instance, Ambleside or Bowness.

With the growth of heavy industry after the middle of the 19th century the area suffered depopulation, as did other similar rural areas, with a drift to the developing towns of Millom and Barrow, boom towns of the 1860s. As large iron works developed in these towns, the small out-dated Duddon Furnace ceased operating in 1867. Between 1861 and 1870 Broughton Parish lost 400 people out of 1300, almost a third of its population.

In the 1880s, it was the secondary products of the Furness coppice woodlands – hoops, baskets, brush handles and wooden shafts for farm tools – which formed the chief trade

of Broughton. Indeed, Broughton became a centre for swill-making. A swill is a shallow basket made of woven oak strips and the focus of this craft was in and around the cluster of buildings to the rear of Cinder Hill (outside the conservation area).



Fig. 13 Methodist Church (1875), built by Nathaniel Caine, who was also responsible for Broom Hill in New Street.



Fig. 14 East Mount, the only 19th century building facing The Square.

The town continued to evolve slowly with Victorian houses, villas, pubs and banks. St Mary's Church was enlarged in 1874 and a new tower was added in 1900. A Wesleyan Chapel was built in 1875. The school which had been rebuilt in 1864 was enlarged in 1886 and 1894.

Apart from the Victory Hall (c.1930) and the council houses in High Keppleway (outside the conservation area) there was little 20th century development until the 1970s. Broughton still retains its character as a compact 18th century market town with very few modern intrusions within the central part.

4 The character and appearance of the conservation area

Historic layout and street pattern

Historically, the development of Broughton has taken place in three significant stages: early ad hoc development of farmhouses and cottages beside a medieval thoroughfare, the planned development of The Square and New Street in the mid/late 18th century, and mid/late-19th century railway-associated building including the creation of Station Road. Following this, the layout of the town has changed little.



Fig. 15 Church Street follows the course of a winding medieval road connecting a line of settlements.



Fig. 16 The Square is an example of a formal piece of early town planning.

Early development: Broughton has medieval and, possibly, Anglo-Saxon origins and until the mid 18th century it was a small settlement consisting of a series of hamlets (e.g. Sykehouse [upper end of Church Street], Church Town [by The Old Kings Head] and Keppleway), linked by a winding, undulating thoroughfare that formed part of the main east-west route over Duddon Bridge, the first crossing over the River Duddon at the head of the estuary.

Broughton Tower is inextricably linked to the development of the town. A former pele tower probably dating from after the Scots invaded in the early 14th Century, it stands at a distance from the town to the north, although its grounds extend up to The Square. The tower was extensively altered and enlarged into a country house over the following centuries, particularly the 18th and 19th Century, and its extensive grounds and parkland were landscaped.

In the absence of reliable maps, the presence of key 17th century buildings such as The Black Cock, The Old Kings Head and Syke House must be relied upon to suggest that this east-west road followed approximately the course of today's Keppleway Hill, Prince's Street and Church Street to High Cross and on to Duddon Bridge.

Today, this route retains its narrow, winding character and appearance. Seventeenth and early 18th century buildings, with generally narrow frontages, stand beside the road in a haphazard fashion, notably Syke House Cottage and Syke House farmbuildings. The exception is Prince's Street - its uniform width and straight length indicate that it was much altered during the construction of The Square in the 1760s (see below).

From Church Street there are two separate lanes to St Mary's Church, the one (from Syke House) becomes a footpath across a field whilst the other (from The Old School) is

a tarmac vehicular access. The wide junction in front of The Old Kings Head may once have been a place for carriages and horses.

The Square and New Street:

The Square is a fine example of a planned town square c.1760, an unusual feature in such a small Cumbrian town and the most significant historic and architectural feature within the conservation area.

In the early 18th century, inspired by visits to Continental towns, English architects began to consider the design of groups of buildings as one architectural unit. Sir Gilpin Sawrey who lived at Broughton Tower had a town house in London and, no doubt inspired by impressive new London squares such as Grosvenor Square (c.1720) and Berkeley Square (c.1750), he engaged an architect to build a town square in Broughton. The Square was constructed in the 1760s, designed to include the Town Hall on its south side and with direct access to Broughton Tower from its north side.



Fig. 17 The Square was built c.1760 for John Gilpin Sawrey, then Lord of the Manor.



Fig. 18 New Street was laid out c.1790 to connect with the main road to Coniston.

The architectural scale and rectilinear layout of The Square is in marked contrast to the informal character of, for example, Church Street. The character of each area is analysed further in the ‘character area’ section below.

New Street does not appear on Yates map of 1786 but looks well-established on Greenwood’s map of 1818. Vestry Minutes of 1790 record a public meeting to discuss “the expediency of opening a new road to lead from the highway near the Lodge Gates...” This road is a direct connection between the newly developed town square and the road to Torver and Coniston, obviating the need to leave the town via the steep ascent of Church Street to High Cross. New Street therefore contains buildings dating from c.1800 and later. It is notable for the way in which, at the brow of the hill, it quite abruptly ends and suddenly enters open countryside.

Station Road, Lodge Terrace and late 19th century development:

The railway, which reached Broughton in 1850, brought new elements into the urban scene with a station, goods sheds and sidings at the foot of Keppleway Hill. Station Road dates from this period, primarily an access road to and from the railway station. It

became linked to Church Street via that section along which stands the Victory Hall (previously a cul-de-sac) and today forms part of the east-west thoroughfare.

Victorian dwellings in large plots of land such as Glebeland, Broom Hill and Whinnery Bank date from this period, together with banks like today's Barclay's Bank (Griffin Street) and East Mount (Griffin Street, now a dwelling). The stone-built Lodge Terrace also dates from the mid/late-19th century, built on a slight elevation overlooking the railway track.

The twentieth century:

The basic layout of the conservation area has hardly changed since the since the coming of the railway. The most significant additions have been The Victory Hall (c.1930) and late-20th century residential infill developments at Sawrey Court and Broom Close, typically laid out as cul-de-sacs. The former railway sidings (outside the conservation area) have also been redeveloped.



Fig. 19 The Victory Hall (c.1930) is the most conspicuous 20th century building in the conservation area.



Fig. 20 The agricultural market is a significant feature of the town and a major part of its economy.

Townscape analysis – character areas

The Broughton in Furness Conservation Area can be divided into at least five areas of distinctly different character. The distinctiveness of each character area derives from its formative period of development, topographical location and layout. The character areas are broadly defined and may overlap. The five areas are:

- ❑ **1. The Square and New Street;**
- ❑ **2. The upper end of Church Street and St Mary's Church ('Syke');**
- ❑ **3. The lower end of Church Street with Griffin Street and Prince's Street;**
- ❑ **4. Station Road, Lodge Terrace and lower end of Kepplewray Hill;**
- ❑ **5. Broughton Tower and grounds**

The following examines the characteristics that distinguish each area:

□ 1. The Square and New Street

The Square is the distinctive architectural set piece of Broughton, a prime example of provincial 18th century town planning. The architecture of its four sides is not identical but the terraces to the north-east and south-west are very similar and typically Georgian in style and design. Both have three storeys (some with basements) and are divided into regular bays with well-proportioned window and door openings with recessed windows and doors. Upper windows are smaller than those at ground- and first-floor. Because of the southward slope in the land, the front doors of some dwellings are approached via a short flight of stone steps.

The south-west elevation features the Town Hall flanked by three storey dwellings similar to those on the opposite side of the square. Nos. 1-5 Market Street, to the south-east, step down in height due to the slope.



Fig. 21 Typical Georgian-style houses in The Square, c.1760.



Fig. 22 The Town Hall may pre-date The Square in which it stands.

In the north-west elevation, the bays in the short rows of dwellings, breeched by the entrance to New Street, are wider and the scale and storey height is lesser than the terraces to north-east and south-east. The gap in the street frontage formed by the entrance to New Street and the intrusion of East Mount (the only 19th century building facing into the square) reduces the architectural cohesion of this side of The Square but does not diminish the composition's overall effect.

New Street, a creation of the late 18th century, is short and unquestionably straight, rising gently from the Square to the town's limit. Historic 19th century development fronts only the north side, development on the south side being predominantly modern. As the road approaches the brow of the hill, pavements end and a grass verge lines the highway.

New Street is notable for two Victorian buildings: Broom Cottage (or Gable Mount) (1884) is a stone-built Gothic residence, once a cottage hospital, part of which encloses Sutney Square, a rear courtyard set back from New Street. Broom Hill (c.1870) is the last house in New Street before the abrupt beginning of open fields. It stands in a large well-tree'd plot encircled by a tall stone wall.

❑ **2. The upper end of Church Street and St Mary's Church ('Syke')**

This is the oldest part of the conservation area. 'Syke' is a word of Norse origin denoting a brook coming from swampy ground that runs dry in summer. In contrast to the planned street pattern of The Square, this area has an informal layout and is much less dense in character and appearance.

The distinct narrowing of the road by Syke House Cottage and other variations in road width testify to the historic origins of this thoroughfare. Buildings are vernacular in style, i.e. the products of local craftsmen using local materials and methods of construction. Some buildings have originated as stables, tannery buildings and a swill-maker's workshop. Their erratic and dispersed relationship to each other and the road is a reflection of their earlier use.



Fig. 23 Vernacular stone farm buildings at the upper end of Church Street.



Fig. 24 The road narrows between old buildings as it descends from High Cross.

The steep-sloping topography and close presence of adjacent open countryside give the area a distinctively rural feel enhanced by views to Kirkby Moor and the Duddon Estuary. Part-way down the hill from High Cross stands the small cluster of historic vernacular buildings that once stood quite separate from the core of the town. Two of these, Syke House Cottage and the farm buildings opposite, are grade II listed.

Middle Syke, Syke House (solicitors), Whinnery Bank and Peel House (former Police Station) are Victorian developments that have partially closed the gaps between earlier buildings. Notable gaps on the southern side of the street survive, especially between High Syke House (1753) and Syke House (datestone 1739), and between the 19th century Syke House and Whinnery Bank. These gaps play a vital role in allowing open fields to sweep up to the roadside and enabling southward views to the church and beyond, adding to the area's rural atmosphere.

Opposite The Old School (c.1870) is a vehicular access to three late 20th century dwellings which, fortunately being set back from the road, have little impact on historic character.

St Mary's Church stands in a well-stocked churchyard partly enclosed by yews and other trees at the end of a tarmac drive. Low Syke House (1780) and Lowfield stand similarly alone at the end of an unmetalled track. Open fields surrounding these outliers of the town are a part of the overall rural setting of the conservation area.

□ **3. The lower end of Church Street with Griffin Street and Prince's Street**

This area contains a mix of building periods and types but has a basically 18th century architectural character resulting from its redevelopment as during the mid/late-18th century construction of the town square. Some 17th century buildings will have been substantially rebuilt as part of this development but still contain earlier building fabric. Cobbler's Cottage (datestone 1672) and The Black Cock (both grade II listed) have 17th century origins but have been much altered. Church Street contains some good 18th century buildings, e.g. as Park Stile



Fig. 25 Griffin Street steps up the hill from Broughton House, predominantly two-storey on the north-west side.



Fig. 26 The Old Kings Head is a key building at the junction of Church Street, Griffin Street and Station Road.

Development lines the streets holding to a strong back-of-pavement building line. Archways, especially in Griffin Street, and other gaps in the street frontage lead to back gardens or courts. Building height varies between two and three storeys – the north side of Griffin Street is regularly two storeys in height with ridgelines that step up the hill. Three-storey buildings are usually those built to accommodate the slope in the land in Prince's Street. Shops and dwellings open directly onto the street

Broughton House in Griffin Street stands apart from adjacent terraced buildings. It has a three-storey symmetrical façade typical of the Georgian period. In stark contrast, almost opposite, is a disused workshop that has a distinctly vernacular appearance arising from its thick white-washed walls and solid chimney stacks. The rural appearance of this modest building helps to secure the agricultural past of the town.

The area also contains a significant number of 19th century buildings such as Barclays Bank (1895) and East Mount (Griffin Street), the Methodist Church (1875) (Prince's Street) and East View (Church Street). The bold stone-built architecture and imposing appearance of these former commercial buildings make them stand out amongst their 18th century neighbours in the streetscene.

Although Church Street, Griffin Street and Prince's Street were formerly more commercial in character, Prince's Street retains the majority of the town's shops and businesses.

❑ **4. Station Road, Lodge Terrace and Keppleway Hill**

With the exception of Keppleway Cottage, this part of the town was not fully developed until the arrival of the railway in the mid-19th century and today has a spacious low-density character despite the presence of tall Victorian rows such as Lodge Terrace.

The dismantled railway follows a level course along the bottom of the valley at the foot of Keppleway Hill. Station Road is wide and, on non-market days, has an expansive unbounded atmosphere. Further to the north-west, beyond what was once a level crossing for the railway, the footpath along the former railway track has an enclosed wooded feel lined with trees and other green foliage. Architecturally, this area is notable for late-19th century residences such as Glebeland, The Old Vicarage and Bank House.



Fig. 27 Lodge Terrace was built in 1886 for the local lodge of the Oddfellows Friendly Society.



Fig. 28 Glebeland, an enlarged former parsonage built c.1900.

5. Broughton Tower and grounds

Broughton Tower is the focal point of this area. It sits within a designed landscape which has skillfully exploited the craggy hills of rock and moraine nearby. The Tower itself sits upon a plateau beneath the protection of higher ground to the west. It is reached from the south by a remarkably straight driveway framed by planting. The driveway arrives to reveal the lawned setting with crenalated “Gothick symmetry” (Pevsner, p200) of the Tower (actually subtly assymetrical), and the driveway deliberately aligned on the building’s axis of symmetry. To the west side are coach houses and outbuilding and to the east kitchen gardens and formal planted slopes. From the north, across the ha ha which divides the Tower grounds from the parkland beyond, the elevated defensive site and early tower in amongst later additions, can be clearly seen.

The earlier maps of the area show an “East” and “West” “Park” extending northwards to either side of an undulating ridge running from south-west to north-east. A plantation to the north cloaks the highest point of the ridge (marked “High Park” on the 1867 OS Edition but not on later editions). Trees have been planted on, and accentuate, the hill tops. A former nursery wood to the west has now matured to a dense canopy which provides an important backdrop for the town.

Within the East Park there is an earth bridge across the ha ha with a decorative stone gateposts and wrought iron gate. The historic map reveal that this area has been landscaped, with stone walls removed and trees planted. To the east are man - made



Fig. 29 Broughton Tower, a grade II listed building, including a pele tower with later extensions. The history of the Tower and town are inextricably linked*



Fig. 30. The parkland of Broughton Tower is a picturesque designed landscape important to the amenity of the town.

lakes fishing ponds, now hidden within trees once much more visible within the landscape than today. The view from the Tower toward the north-east of sheep grazing within rolling parkland, stripped of its stone walls, has a slightly unreal rural charm.

In the West Park a public right of way runs past a man-made tarn, now a little overgrown. There are trees within fields which are used for grazing. To the north is an entrance from the road, marked as “folly gates” on the 1913 OS map with a curving track just outside the northern boundary of the conservation area, adjacent to estate fencing, which leads south to the entrance over the ha ha. This presumably was a secondary entrance to the tower which was only occasionally used.

Focal points, views and vistas

The focus of the town is The Square which is a formal piece of late 18th century town planning in which stands a stone obelisk (1810), deliberately located to draw the eye to the centre of this well-proportioned Georgian square. As one approaches The Square along one of its four corner entrance points (Griffin Street, Market Street, Timber Hill and the drive to Broughton Tower), direct views of building elevations are obscured by mature trees beside the obelisk and there is no focal building or planned vista. The first view of The Square is nevertheless a surprise. There are however, good views down New Street (laid out c. 1790) to the obelisk, the chestnut trees and south-east elevation of the square, although the shelter impinges on this view. It is reasonable to conclude that the alignment of New Street to create the vista to the obelisk was an intentional element in the design of the new square.

Buildings on three of the sides of The Square are similar in design (but by no means identical) and have a predominantly vertical emphasis. The south-west side of the square differs because the Town Hall (which may predate The Square) has a prominent and low-lying horizontal character as expressed by a long row of seven adjoining ground-floor round-arched windows.

Elsewhere within the conservation area there are several buildings which, because of their architectural presence and location, stand out in the townscape, e.g. The Victory Hall, Broughton House and East Mount. Unusually, the church, often a focus for town or

village, has a low squat tower and, being located away from the town's urban core, has little impact on the streetscene.

From the outskirts of the conservation area there are several good scenic views of distant fells and the Duddon Estuary. Such views are an important feature of the conservation area, providing a strong link between the town and its rural surroundings. Good views across the rooftops of the town to distant fells can be gained from two opposing viewpoints on either side of the town: from beside Syke House Farm looking eastwards to Kirkby Moor, and from Kepplewray Hill looking eastwards towards Thwaites Fell.

Pleasingly, one can combine views of distant and near-by features from a single standpoint, for example at the top of Griffin Street from where there is a long view (south-west) to Duddon Sands and a more immediate view (south-east) of the obelisk in the town square. A similar characteristic combination of near and far views into and out of the conservation area can be observed from New Street.

There are good views in the Broughton Tower and its grounds. The Tower is the main focus for these views, particularly from the surrounding parkland. There are views to surrounding fells and the estuary which are too numerous to mention in detail. Views of the Tower from the south and north are also very important. From the Tower, the view of the parkland to the north-east across the ha ha is historically important as a good example of picturesque landscape design.

Significant views are shown as follows on the Townscape Appraisal Map (below):

- A Along New Street to the obelisk and The Square
- B From the top of Griffin Street across The Square
- C From the old railway path to Lodge Terrace
- D From Kepplewray Hill across rooftops to Thwaites Fell
- E From the top of Griffin Hill to Duddon Sands
- F From the church footpath to Kirkby Moor
- G From the church footpath to Corney Fell
- H From Low Syke house to Duddon Sands
- I From Church Road to Duddon Sands
- J From Syke Hill Farm to Duddon Mosses
- K From Syke Hill Farm across rooftops to Kirkby Moor
- L From top of New Street to old buildings along Church Street
- M From top of New Street to Thwaites Fell
- N From the Square up toward the access to Broughton Tower
- O From north to Broughton Tower
- P From Broughton Tower to historic designed parkland

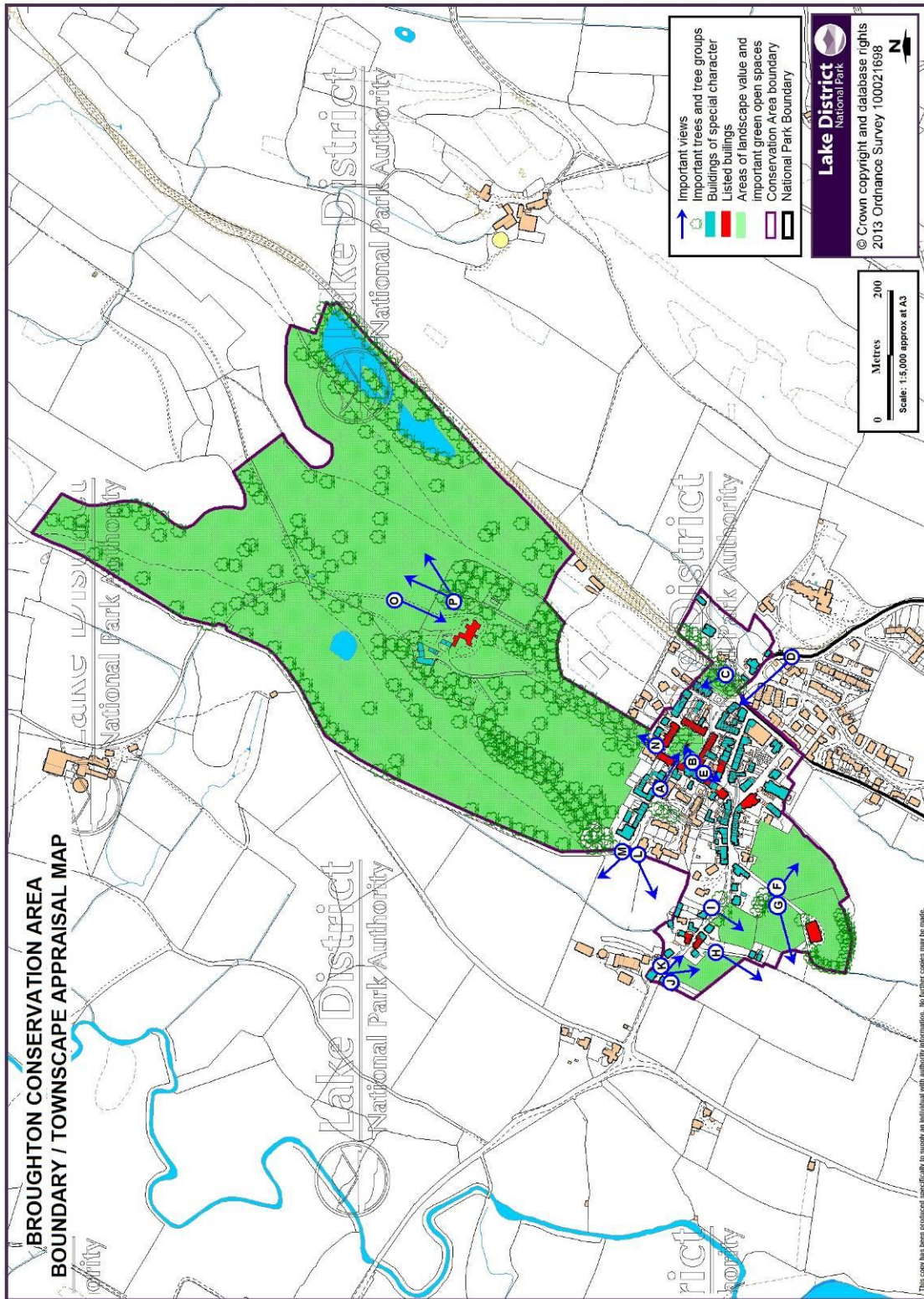




Fig. 31 View from The Square along Griffin Street to the Duddon Estuary.



Fig. 32 The low tower of St Mary's Church with Thwaites Fell in the distance.

Current activities and uses

As today's tourist promotion for Broughton says, "The appeal of Broughton is that it is a 'living working town' where farming is still the mainstay of the economy." The place has kept its identity as a market town and the agricultural market in Station Road is still active. There is a lively mix of uses within the town with residential and business uses side by side.

Whilst tourism is a significant part of the town's economy Broughton has not achieved the popularity of Lake District towns and villages to the north and east. Nevertheless it contains a number of B & Bs and self-catering cottages. Broughton Information Centre is located in the Old Town Hall and there is a well-established outdoor clothing and equipment store. Cumbria Coast Path and Cycleway passes through town.

The essential elements of a typical thriving sub-regional centre can be found in the conservation area, including post office, bank, bakery, butcher and grocer, pubs and cafes, solicitor, vet, vehicle repair workshop and petrol filling station. The town also contains St Mary's Church, Broughton Methodist Church and the recently refurbished Victory Hall, a "venue for all occasions and events".



Fig. 33 Broughton contains the main elements of a busy market town.



Fig. 34 The Post Office in Prince's Street retains an early 20th century shopfront.

Open spaces and trees

The principal open space in the conservation area is The Square. The central focus of the space is the stone obelisk and mature deciduous trees which dispel the less attractive sight of parked cars. Also of note is the wide tarmac space, also used for parking, at the intersection of Church Street, Griffin Street and Station Road. The space aids the setting of The Old Kings Head (grade II).

The agricultural market area off Station Road, though busy on market days, forms a hole in the urban layout during the rest of the week although its use is obvious from the large agricultural-looking shed beside a grid of gates and animal barriers. Its presence is a vital part of the economy and the character of the town.

In contrast, the garden space between Lodge Terrace and the course of the old railway is a green breathing space on the edge of the urban area of the town. The churchyard of St Mary's Church plays a similar role between town and open countryside and is managed as a wild flower conservation area monitored by the Cumbria Wildlife Trust.

Open fields between the church and Church Street are important to the rural setting of the church which, unusually, is detached from the historic core of the town. Trees are a special feature of the conservation area. Of note are the trees in The Square, Church Street and around St. Mary's Church.

Archways lead from some streets, notably Griffin Street, New Street and Market Street, to small rear gardens or 'courts' and, though not publicly accessible, they form a distinctive element in the town's historic layout. Sutney Court off New Street is the best example.

Public realm and local townscape details

Broughton Conservation Area's public realm is mainly functional and unobtrusive. Street lights are replica lanterns, wall mounted or atop steel columns. Floorscape is modern consisting of concrete slab or tarmac pavements with concrete kerbs.

Some natural stone kerbs are present along parts of Church Street and New Street. Isolated areas of old cobbles or setts can be found within arched entrances to rear courts, notably Sutney Court. These are distinctive historic features that add to the area's special interest.

Street furniture is modern and functional in design. Of particular historic note are the stocks and stone 'fish slabs' or 'market benches' (listed grade II) beside the obelisk.

Stone walls add to the area's sense of place. Natural stone walls beside the upper end of Church Street and along the paths to the church have a rural appearance. Stone walls around, for example, Broom Hill and The Old Vicarage have a formal character.

The distinctive local identity of the area is enhanced by a number of small features and historic elements that cumulatively help to give the conservation area a sense of place. These include the public clocks (Town Hall and St. Mary's Church) and listed sundial (St. Mary's Churchyard). These items should continue to be nurtured and preserved.



Fig. 35 Decorative capital on the gate pier at Broom Hill, New Street.



Fig. 36 Intricate detailing of gate and railings in Church Street.

5 The buildings of the conservation area

Architectural styles, materials and detailing

Buildings within the Broughton Conservation area are varied and reflect the town's three main periods of historical development, i.e. 16th and 17th century (growing rural market town), 18th century (prosperity from sea trade, woodland crafts, quarrying and Duddon iron furnace) and 19th century (arrival of the railway and wealthy Victorian off-comers).

Architectural style matches these three phases, i.e. the local vernacular style of those buildings constructed before c.1800, the Georgian style of 18th century buildings around The Square, and robust Victorian domestic and commercial buildings of the post-railway era.

Good examples of many building types are present, including vernacular cottages, town residences, places of worship, Victorian banks and school.



Fig. 37 The 18th century Broughton House has characteristic timber sliding sash windows and a Classical doorcase.



Fig. 38 A 19th century former bank in Church Street with a smooth stucco (render) frontage, unusual in Broughton.

Vernacular 16th and 17th century building is well represented along the upper end of Church Street where Syke House Cottage and nearby stone (formerly agricultural) buildings are to be found. These are built with random coursed stone, low ceiling heights, large chimney stacks and small deeply recessed window openings. Old roofs are mainly of graduated greenslate, i.e. stone slates of varying size laid in diminishing courses and random widths such that the smallest slates are at the ridge, graduating to large slates at eaves level.

Georgian architecture of the 18th century is prominent in, and around, The Square. Buildings are notable for their well-proportioned facades, regular rhythm of bays and tall sliding-sash windows. The majority are rendered in roughcast and have few external architectural details except, in some instances, classical door surrounds.

The town's 19th century architecture is generally typified by bold frontages of exposed stonework with large stone lintels across window and door openings. Late 19th century building is often embellished with decorative bargeboards, hipped dormers and bay windows together with decorative details such as clay ridge tiles, finials and chimney pots make an appearance.

With the exception of Victory Hall, the conservation area's 20th century buildings are unremarkable. The impact of late 20th century infill bungalows and houses on the historic character and appearance of the village is generally mitigated by their mostly small scale, sensitive use of materials and set-back from the road.

The most prevalent building material is local stone which gives the conservation area its particular Lakeland sense of identity and place. Local stone was easily accessible and relatively inexpensive and is used for walling, roofs, and boundary walls. With improved transport, especially after the arrival of the railway, stone from further afield was imported. See, for example, the use of a variety of stone in Barclays Bank and East Mount.

Many older dwellings, requiring warmth and resistance to water penetration, have been rendered to protect their vulnerable lime mortar joints, often with a coat of dark coloured roughcast render. Render was more a matter of fashion during the Georgian period. In recent times, renders have been over-painted with a more colourful finish as, for example, on the south-east side of The Square.



Fig. 39 Graduated stone slates on a roof close to The Square – small slates at the high-point, large slates at the eaves.



Fig. 40 Vernacular chimney detail, Kepplewray Cottage. Victorian buildings generally have cylindrical clay chimney pots.

Historic windows are deeply recessed. Seventeenth century window openings were small and almost rectangular in shape producing the characteristic dominance of solid (wall) over void (window). Such small openings are both a reflection of low floor-to-ceiling heights and the difficulty of manufacturing large sheets of glass. Later windows, especially those constructed or altered post-1800, have a marked vertical emphasis, accommodating timber sliding-sash windows.

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

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:

- | | |
|--|-----------|
| 1. Syke House and Syke House Cottage, Church Street | grade II |
| 2. Cottage and farm buildings opposite Syke House, Church Street | grade II |
| 3. Church of St Mary Magdalene | grade II |
| 4. Sundial approx 13.5m to south of St Mary's Church | grade II |
| 5. Group of 4 tombs approx. 14m to South of St Mary's Church | grade II |
| 6. Atkinson Monument approx. 10.5m to south of St Mary's Church | grade II |
| 7. Cobblers Cottage and Broughton Craft Shop, Griffin Street | grade II |
| 8. Broughton House, Griffin Street | grade II |
| 9. Black Cock Inn, Prince's Street | grade II |
| 10. Obelisk and stocks, The Square | grade II |
| 11. Market Benches to south-west of Obelisk, The Square | grade II |
| 12. Market Hall, The Square | grade II |
| 13. Beswick's Restaurant and Café, The Square | grade II |
| 14. Grovelands and adjoining house, The Square | grade II |
| 15. The Square Cafe, Hillside and Aitken House, The Square | grade II |
| 16. Gateway to Broughton Tower, The Square | grade II |
| 17. Terrace of 6 houses, The Square | grade II |
| 18. Terrace of 7 houses, The Square | grade II |
| 19. Nos. 1 to 5 (consec.), The Square | grade II |
| 20. Old King's Head Public House, Station Road | grade II |
| 21. Broughton Tower | grade II* |
| 22. Gates and Piers approx. 67m to north of Broughton Tower | grade II |



Fig. 41 Syke House Cottage, one of 20 grade II listed buildings in the Broughton Conservation Area.



Fig. 42 Peel House, a former Victorian police station. An example of a 'significant unlisted building' in the conservation area.

Significant unlisted buildings

A number of unlisted buildings have been identified on the Townscape Appraisal map as being "Buildings of Special Character". These buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and

building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

Local details



Market bench beside obelisk, listed grade II.



Stone wall beside track to Low Syke House.



Datestone at Cobblers Cottage, Griffin Street.



Sundial at St Mary's Church, listed grade II.



Door in garden wall, Broom Hill, New Street



Wall beside the lane to St Mary's Church.

6 Negative features and issues

❑ Loss of historic interest

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 timber windows with uPVC or poorly designed timber replacements is adversely affecting both the listed and the unlisted buildings in the conservation area.

❑ Inappropriate alterations

There are instances where buildings have been extended or altered in a manner which neither reflects nor harmonises with the traditional design of the buildings in the town, for example porches, rooflights and alterations to door and window openings that have upset the composition of a frontage. Pebble dash has also harmed the traditional character of some historic buildings.

❑ Buildings at risk

Buildings in the conservation area are generally in a good state of repair, but the grade II listed cottage and farm buildings opposite Syke House and grade II listed Latham House and Knott View in The Square are in need of routine maintenance and repair. An outbuilding to the rear of The Manor Arms is in a state of disrepair and becoming an eyesore.

❑ Preserving the character and appearance of The Square

The Square was built as a single architectural design in which a planned, formal arrangement of buildings encloses a central space. Each individual element, e.g. façade, windows, chimney stacks, makes a positive contribution to the complete composition. As properties in The Square are in different ownerships, there is a danger that the cumulative effect of small changes to individual properties will undermine this fine architectural composition. For example, different and unco-ordinated treatment of 'front gardens' (where they exist), boundary fences and colour of external render.

The large areas of tarmac and extensive car parking within The Square is also intrusive. It is a pity that at least the south-east side facing the Town Hall is not clear of vehicles to provide a better view and setting for the listed obelisk, stocks and market bench, reduce the area of road and better integrate historic paving. Parking on Prince's Street is also intrusive. The functional shelter beneath the tree is also an unattractive feature.

❑ Unsightly temporary signage

Shopfront signage in Broughton in Furness is generally modest and appropriate. However, temporary signs, e.g. banners and free-standing notice-boards, detract from the historic appearance of, for example, The Black Cock and The Old Kings Head.

❑ Negative sites and buildings

The town's two petrol filling stations are part of contemporary living but neither can be said to fit well in with a historic conservation area. Similarly, traffic calming measures in Church Street, including red 'speed bumps' do not enhance the conservation area. The enclosed compound to the south-west of Lodge Terrace is unkempt. The derelict building to the rear of the Manor Arms is a very prominent empty building within conservation area.

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Aims of the management plan

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

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

1.2 The benefits of designation

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

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

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

1.3 Legislative background

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

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

Section 69 [2] also states:

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

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

In implementing this policy framework, our development management service aims to preserve and enhance the special character of the conservation area. We recognise that any such improvements do not have to be initiated and co-ordinated by us. The valuable contribution of local environmental and community groups to positive enhancement works and the role of the Parish Plan are also essential to enhancement. Other agencies and funding bodies also have a vital role to play.

1.4 Public consultation

The Broughton Conservation Area Appraisal and Management Plan is created by collaborative working between heritage consultants, the Lake District National Park Authority and the local community. The appraisal and management plan was subject to a 10 week period of public consultation commencing in the July 2012. This included sending consultation letters to residents and businesses, placing the document on the Authority's website and the provision of a public exhibition in the town. The document was subsequently be amended to incorporate relevant suggestions and comments.

1.5 Proposed inclusion of Broughton Tower and its grounds within the Broughton Conservation Area

The appraisal has examined the conservation area boundaries and has identified that the Broughton Conservation Area boundary should be redrawn to include Broughton Tower and its surrounding well tree'd parkland.

Brief justification: Broughton Tower is a spacious mansion built around a 14th century pele tower. Although The Tower is hidden from the town by large trees it is one of the earliest and most significant buildings of the town. The wooded grounds around The Tower form an excellent rural backcloth to the compact town. The Tower itself has, through Sir Gilpin Sawrey, initiator of the town square, very important historical connections to the town's development.

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

Note (1): Consideration was given to including Broughton Primary School and its grounds which might be said to contribute to the character and enclosure beside the eastern approach to the town. However, Kepplewray House (1900), on which the school is based, has been much altered and the grounds have been partly developed. It feels separate from the historic core of the town and has only weak associations with the town's development.

Note (2): An historic part of the town between Foxfield Road and Station Road which contains examples of 18th and 19th century building, including the old basket works, lies outside the Lake District National Park.



Fig. MP1 Trees near Broughton Tower provide a backdrop to the town.



Fig. MP2 Entrance gates to Broughton Tower just off The Square.

1.6 Effects of designation

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

1.7 Listed Buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. Listed Building Consent is required from the Authority for any work which affects the special architectural or historic interest of the listed building. There are currently 19 listed buildings within the conservation area.

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

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

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



Fig. MP3 The windows on the left are out of character with the Georgian historic building.

Fig. MP4 Banners and notice-boards can spoil the frontage of listed buildings.

1.8 Significant Unlisted Buildings

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

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

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

- loss of timber windows and doors to uPVC alternatives
- the replacement of traditional windows and doors with non-traditional and anachronistic designs;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls;
- rooflights in prominent roof slopes or highly visible positions;
- aerials, satellite dishes, alarms, downpipes, wires, solar and PV panels in prominent or highly visible positions;
- oil tanks, garages and outhouses of non-traditional form in prominent or highly visible positions;
- the use of non-traditional building materials, mortars and roofing materials.

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



Fig. MP5 An unkempt space on the edge of the conservation area (Lodge Terrace).



Fig. MP6 Traffic control measures in Church Street.

1.10 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. We will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat.

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

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



Fig. MP7 Modern windows in an unlisted building in Griffin Street.



Fig. MP8 This building in Market Street is in need of repair and is an eyesore (Sept 2010).

1.12 Enhancement through new 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, we will encourage well designed schemes using appropriate materials that respond positively to their historic setting. This includes the encouragement of high quality contemporary and sustainable design and materials.

1.13 State of repair of listed and unlisted buildings in the conservation area

Three buildings are considered to be in need of some repair or maintenance (September 2010). These are: the grade II listed cottage and farm buildings opposite Syke House, the grade II listed Latham House and Knott View in The Square and the stone outbuilding to the rear of The Manor Arms. There is a danger that these buildings will deteriorate. The local authority will monitor these buildings and, if necessary, will

consider using the full range of legally available enforcement action to secure the long-term future of the buildings.

1.14 Conserving the character and appearance of The Square

All of the buildings in The Square (except East Mount) The Square are protected by listed building status. The Square would benefit from an agreed management plan that, for instance, recommended an agreed palette of colours and guidelines on the treatment of the road frontage. The Market benches (listed, grade II) are also in poor condition and in need of repair. The Square and some of the nearby streets would benefit from the removal of some on street parking.



Fig. MP9 Individual houses painted in different colours in The Square.



Fig. MP10 Boundary treatment in The Square and Market Street needs careful consideration.

1.15 Retaining and enhancing historic boundary treatments and surfaces

Traditionally, most boundaries in the conservation area are defined by stone walls. We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments. Similarly the retention of historic stone road surfaces, paving, cobbles and curbs will be strongly resisted where possible, while ensuring that design of traditional paving and surfaces is also fully accessible.

2 MONITORING AND REVIEW

2.1 Boundary review

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

2.3 Document review

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

- A survey of the conservation area and boundaries;

- An assessment of whether the detailed management plans in this document have been acted upon, including proposed enhancements;
- The production of a short report detailing the findings of the survey and proposed actions and amendments;
- Public consultation on the review findings, any proposed changes and input into the final review.

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