

Far Sawrey Conservation Area

Conservation Area Appraisal and Management Plan



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FAR SAWREY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

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

- Small village located on the historic trade route between Hawkshead and Kendal;
- Associated neighbouring village of Near Sawrey;
- Settlement developed along a 'spring line';
- Historic lanes extend to the north and to the south of the village. Cuckoo Brow Lane runs northwards to Moss Eccles Tarn and Claife Heights, and a further lane runs south to the crossing of Cunsey Beck at Cunsey Bridge;
- Rural location set on the edge of a shallow valley containing Wilfin Beck;
- Dispersed settlement of farmsteads and houses surrounded by irregularly shaped fields;
- Many buildings with architectural and historic quality, five of which are grade II listed buildings, and many others which make a positive contribution to the area's historic character and appearance;
- Significant long views westwards to Near Sawrey and to the Coniston Hills;
- Outstanding long views eastwards to Lake Windermere;
- Buildings predominantly date from the 17th, 18th and 19th centuries and include good examples of the vernacular tradition, together with buildings in the Arts and Crafts and the Vernacular Revival styles;
- Palette of building materials reflects the underlying geology, carboniferous limestone and slatestone;
- Domestic buildings either constructed from rubble stone concealed beneath a render coat, or from slatestone with ashlar dressings;
- St Peter's Church, one of the few churches in the area;
- Grass verges along the lanes and fields enhance the relationship between Far Sawrey and the surrounding landscape;
- Important areas of native hedgerow, individual trees and tree groups;
- Network of public footpaths link the village to the surrounding countryside.

1 Introduction

The Far Sawrey Conservation Area is a small rural settlement located on the historic route between Hawkshead and the ferry crossing of Lake Windermere. The village is a dispersed settlement, comprised of scattered farmsteads and cottages linked by a network of lanes. It contains a number of buildings which are of architectural and historic interest.

Far Sawrey Conservation Area was designated on 6 June 1988 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 “*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 Guidance 15: Planning and the Historic Environment*” (PPG15).

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 Far Sawrey 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) The Cumbria and Lake District Joint Structure Plan 2001-2016 (adopted 2006): Chapter 6 addresses provides strategic guidance for the environment for the period to 2016. Policy E38 covers the historic environment.

(iii) *The Regional Spatial Strategy 2008*: Policies EM1, EM2, DP1, DP4 and DP7

2 Location and setting

Location

Far Sawrey is located within the south of the Lake District National Park. This part of the Lake District lies within the county of Cumbria, in that part which comprised part of the historic county of North Lancashire.

The village sits in a shallow valley which runs between Esthwaite Water and Lake Windermere, to the south of Claife Heights. The principal road through the settlement (B5285) connects Hawkshead, approximately 4km to the north-west, to the ferry crossing of Lake Windermere, approximately 1km to the east.

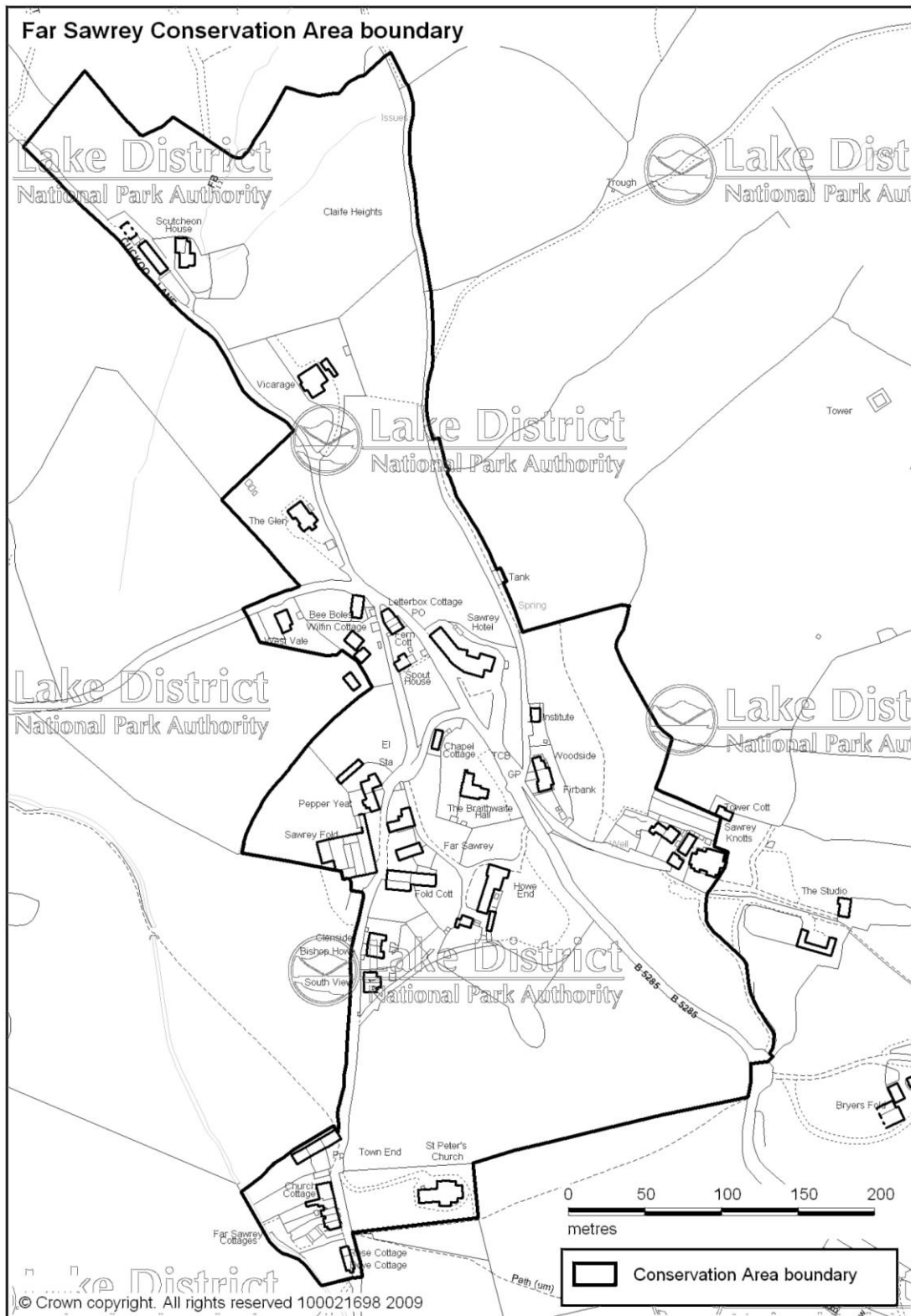
Far Sawrey is within Hawkshead Parish, which is divided into the four townships of Claife, Hawkshead, Monk Coniston and Skelwith; the village is within the township of Claife.

Boundary

The conservation area is small and the boundary is tightly drawn around the core of the historic settlement (see map below). It contains a dispersed group of buildings loosely clustered around the road from Hawkshead to Windermere and the network of lanes which extend from it into the surrounding countryside. This rural conservation area is surrounded by fields and woodland and historic field boundaries define the limits of the conservation area.



Fig. 1: A rural lane forms the western boundary of the conservation area. It is bordered by high hedgerows and gives clear views across the surrounding open fields.



Topography and landscape setting

Far Sawrey lies on the side of a shallow valley which runs between Esthwaite Water and Lake Windermere. The land rises gently to the north toward Claife Heights and Latterbarrow; this landscape is characterised by wetland, grassland and tarns set against a heavily wooded backdrop. The village is located on the edge of this woodland. The south-western side of the village opens onto a patchwork of small enclosed fields on the gently-undulating valley floor. Views extend across this pastoral landscape to the woodland on the far valley slope.



Fig. 2: Uninterrupted views westwards from the conservation area extend along the valley to the village of Near Sawrey across an attractive network of fields and walls.

The view to the east encompasses the village of Near Sawrey, and beyond the wooded slopes which rise from the west bank of Esthwaite Water. In the distance the distinctive outline of the Langdale Pikes and the Coniston hills are visible on the skyline.

Geology

The underlying geology of this part of the Lake District comprises limestone and slatestone. The carboniferous limestone is light grey in colour. The slatestone is a hard, dark-coloured stone (olive-green, grey-purple). It is used for the construction of many of the buildings in the area. The rubble slatestone is concealed behind a render coat on a number of domestic buildings, while it is traditionally left exposed on agricultural structures. Lake District slate is quarried locally and used as a roofing material. There are also examples of this material used for the construction of stone-hedges in Far Sawrey.

Archaeology

There are no archaeological sites or monuments recorded within Far Sawrey.

3 The historical development of the village

Sawrey developed as the two principal villages within the township of Claife, within Hawkshead parish. Near Sawrey and Far Sawrey, which have also been known as Sawrey Infra and Sawrey Extra and in the 19th century as Great Sawrey and Little Sawrey, refer to the distance of the hamlets from Hawkshead. 'Sawrey' is derived from the Norse meaning 'the sour, muddy lanes', which could be a reference to the land on the banks of Esthwaite Water.

Hawkshead was a prosperous market town for trade in wool, as part of the Kendal woollen industry. The busy trade route between these two towns, using the ferry crossing to the south of Bowness-on-Windermere, passed through Far Sawrey. The hamlet was also the focal point for other smaller tracks and pathways, such as the footpath travelling north to Moss Eccles Tarn and onwards across to Claife Heights and the lane running south to Cunsey Bridge.



Fig 3: The B5285 runs through the centre of the village. It is the former historic trade route between Hawkshead and Kendal.

The early hamlet comprised a number of scattered farmsteads, reflecting the predominant reliance on agriculture in the area. Water was available from the numerous springs which emerge from the hillside. At the heart of the village was an Endowed School, which can be seen on the First Edition Ordnance Survey map of 1863; the building is now The Braithwaite Hall.

The arrival of the railway to Windermere in 1847 brought a dramatic change to the area with many large houses and villas erected, and existing houses enlarged, to take advantage of the picturesque scenery in the Windermere and Ambleside area. The Sawrey Hotel was established in the 19th century to cater to this new tourist market.

St Peter's Church was built in 1872 at Town End, an outlying group of cottages at the southern limits of the village. A graveyard surrounds the church, and is enclosed from the field in which the church stands. The vicarage was built at the northern end of the village (and lies outside of the conservation area boundary).



Fig 4: The Vicarage lies immediately outside of the northern limit of the conservation area. It is recommended that it is included within the conservation area, being of architectural and historic significance in association with Far Sawrey.

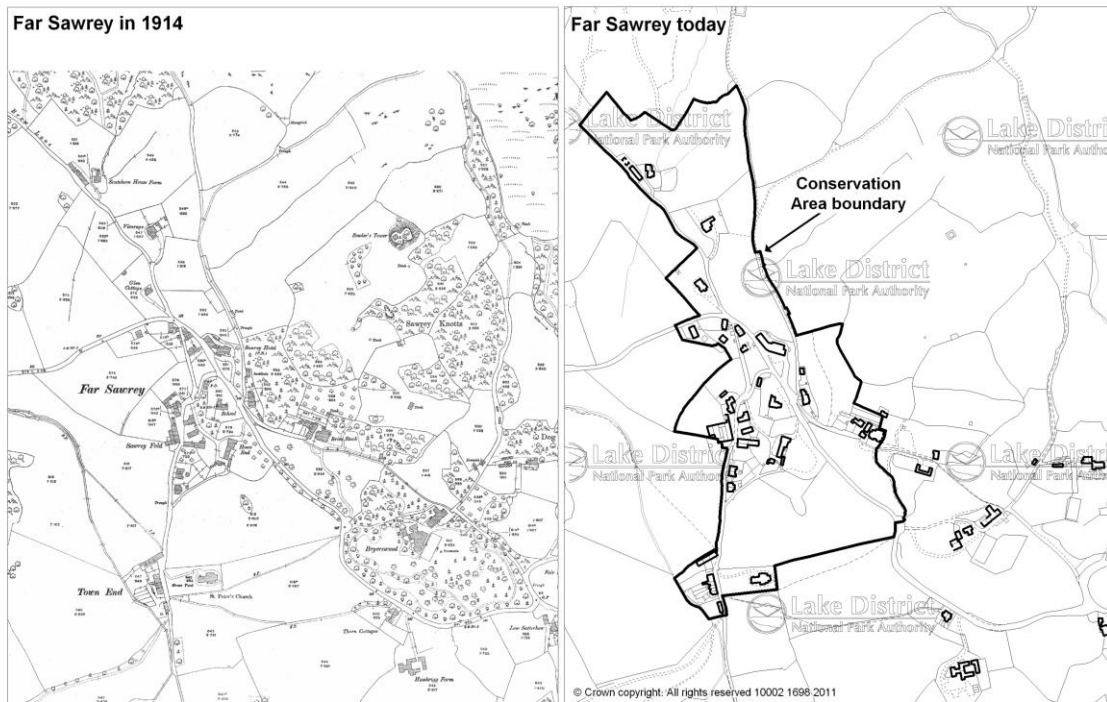


Fig 5: The historic lane, Cuckoo Brow Lane.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- Historic trade route between Hawkshead and Kendal, using the ferry crossing across Lake Windermere;
- Further historic routes running north to Moss Eccles Tarn and Claife Heights (Cuckoo Brow Lane) and south across Cunsey Bridge;
- Cluster of farms and houses dating principally from the 17th, 18th and 19th centuries;
- The former Endowed School, now The Braithwaite Hall;
- St Peter's Church;
- Sawrey Hotel;
- Stone hedges;
- Springs and wells.



5 The character and appearance of the conservation area

Street pattern and building plots

The street pattern in Far Sawrey is structured around the B5285, the former historic trade route between Hawkshead and Kendal, which meanders through the settlement in a west/south-east direction. Smaller lanes connect with this arterial route, and extend across the wider countryside. Development on these routes reflects a dispersed pattern of settlement, with the earliest buildings being scattered farmsteads.

The early development of Far Sawrey as a series of farmsteads resulted in clusters of development set away from the principal trade route, and instead accessed along secondary lanes and tracks. A similar pattern can be observed with the 19th century period of growth in the village, when large villas such as Brim Stock (now Sawrey Knotts) and the Vicarage were built away from the road and accessed along long driveways. Plots surrounding buildings are typically large, either gardens or fields.



Fig 6: Sawrey Knotts, one of the largest 19th century villas in the village.

Development is most tightly clustered, and plot sizes smallest, at the centre of the village. This village centre is the result of a number of the lanes connecting to the historic trade route and cottages subsequently being developed around these junctions. Many of these buildings were erected during the 19th century and are located close to, or set immediately onto the lanes. However, while these cottages are relatively tightly clustered, there are still significant areas of open space between them, allowing clear views across the village and to the outlying countryside.

The lane running south from the B5285 toward St Peter's Church contains a widely dispersed arrangement of buildings. The oldest buildings along this route are associated with the scattered farmstead settlements at Town End and Sawrey Fold; the oldest existing buildings on these farmsteads date from the late 17th century. The farmhouses, cottages and barns form distinct clusters of structures set within small formal curtilages,

but having a direct relationship with the surrounding fields. St Peter's Church sits within a large rectangular churchyard, formed within a field by the use of stone boundary walls. The construction of this building in the 19th century increased the emphasis on the lane and furthered the development of the thoroughfare, with domestic buildings set within small garden plots, such as nos. 1-2 South View, Glenside and Bishop Howe. These later buildings directly face the lane, and are set back from the public realm behind small front gardens, or are set immediately onto the lane.

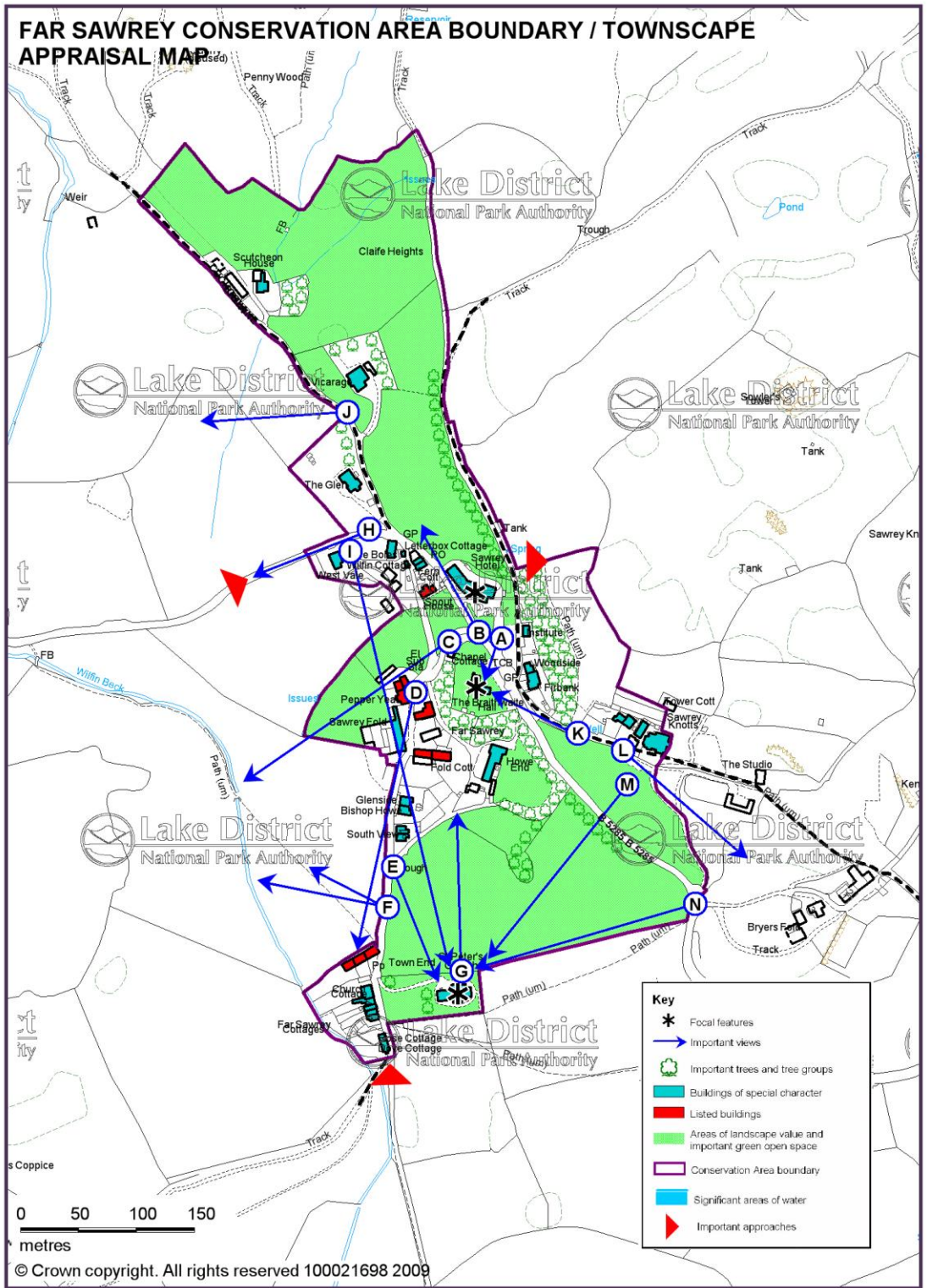
With the exception of a few late 19th century houses the street pattern and buildings within Far Sawrey stand as they were represented on the First Edition Ordnance Survey map of 1851. Nearly all of the buildings had been erected by the Second Edition Ordnance Survey map of 1890.

Townscape analysis

The conservation area comprises a small rural village. Far Sawrey is the culmination of an early scattered settlement of farmsteads, with some later infill of cottages and large villas. The spine of the village is formed by the historic Hawkshead to Kendal trade route, with a principal ancillary lane running southwards to St Peter's Church. Few of the buildings directly front these thoroughfares. Instead buildings are often orientated at an angle to the road, and many of them are set back for the public thoroughfares within large plots and accessed by narrow lanes and private driveways. In particular, the late 19th century villas stand within expansive grounds. The farmsteads comprise compact clusters of buildings, with the farmhouse and associated barns enclosing small yard areas.



Fig. 7: There are extensive views from the churchyard of St Peter's northwards to the core of the village.



The village is located on the edge of a shallow valley and the land falls gently away from north to south, from wooded slopes to the grass fields of the level valley floor. The changes in level permit extensive views through and across the village, both to landmark buildings, such as St Peter's Church, and across the wider countryside, such as to the village of Near Sawrey. These views connect the widely dispersed elements of the settlement and these links help to contribute to a cohesive character in the village. However, meandering lanes, changes in the land levels and areas of dense woodland add to a sense of enclosure and isolation in particular parts of the village. Some buildings are not fully revealed unless from within the immediate grounds, such as Howe End and Sawrey Knotts.

The B5285 winds through the village. This narrow country road is metalled and marked by central white lines. There are no pavements along much of the length of the road and instead, unkerbed grass verges, stone walls and hedges border the road, lending the thoroughfare a rural character. Views along the B5285 take in few buildings and the rural



Fig. 8: Firbank has a distinctive slate-hung elevation.

character is emphasised by the areas of dense woodland and grass banks which frame the route. The road gains a more spacious character close to the centre of the village, in the vicinity of The Braithwaite Hall, where there is a large car park facing the road, and opposite a roadside clearing containing the public telephone box. Immediately to the north, the large car park of the Sawrey Hotel adds a further open space. Both car parks are softened by the surrounding areas of grass, and these open spaces allow clear views between the buildings in this part of the village. Further buildings completing this central group are Woodside Cottage and Firbank. These substantial 18th century cottages are of two-storeys in height, with rendered walls and slate roofs. The elevations are characterised by multi-paned vertically sliding sash windows, and the right return of Fir Bank is distinguished by slate hung walls and an 18th century six-panel door set beneath a rectangular fan light and surrounded by a decorative fretwork porch. A similar date and style of house can be seen further north along the lane at Bee Boles, which presents a principal elevation of multi-paned sliding sash windows arranged around a centrally placed doorway encased in a fretwork porch.

A number of buildings dating from the second half of the 19th century characterise the northern part of the village. These are typically of exposed slatestone, with dressed stone dressings to the door and window lintels and for the quoins. Sash windows feature two-over-two panes. Fern Cottage features a datestone inscribed with the date: 1875. Fern Cottage, West Vale and The Glen form a cohesive group in terms of date of construction and architectural language. With the exception of The Glen, they are set close to the road and frame views along the route. At this northern part of the conservation area, with the buildings ranged along higher ground, there are clear views across the rooftops of the village, even to the distant St Peter's Church. Views to the immediate setting of open countryside reinforce the close connection between this rural settlement and the land.



Fig. 9: Westwards views from the conservation area extend across the valley.

The village lane running south from the B5285 to St Peter's Church and beyond is characterised by the tight clusters of buildings at the northern and southern ends of the lane, separated by a wide expanse of fields. This is the most rural part of the conservation area in character terms, with views along the lane encompassing the high hedgerows, with fields beyond, and in the distance the densely wooded slopes of the valley side. These views include the occasional building, but gentle twists in the lane ensure that there are few clear views of the groups of buildings in a single vista. At the western boundary of the conservation area views open out to an expansive panorama across the fields of the valley floor.

Summary of townscape features

- Dispersed settlement containing a number of historic farmsteads and surrounded by small irregularly shaped fields;
- Settlement arranged along the historic trade route between Hawkshead and Kendal, and at the junction of other lanes and paths;
- Development is irregularly dispersed along the lanes and predominantly comprises detached cottages, farmhouses and villas, with some associated farm buildings;
- The Braithwaite Hall;
- St Peter's Church;
- Network of tracks and footpaths permeate the village and link the settlement with the surrounding countryside;
- Limestone walls and slate stone-hedges border domestic plots and fields.

Focal points, views and vistas

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

- A – To the south, to The Braithwaite Hall;
- B – To the north-west, along the B5285, to the Sawrey Hotel;
- C – Long view south-west, along the lane to outlying countryside;
- D – View south from Pepper Yeat Fold to Town End Cottages;
- E – View south-east to St Peter's Church;
- F – Panoramic view eastwards across the fields of the valley floor;
- G – From the graveyard of St Peter's Church north to the village;
- H – From Bee Boles eastwards along a hedge-lined rural lane (B5285);
- I – Long view south across the village to the distant St Peter's Church;
- J – From Cuckoo Brow Lane eastwards along the valley to Near Sawrey;
- K – North-west to The Braithwaite Hall;
- L – Long view to the south-east to Lake Windermere;
- M – Long view from the hillside, to the south-west to St Peter's Church;
- N – Long view from the B5285 to St Peter's Church.

Fig. 10: Some of the significant views in to, within, and out from the conservation area.



There are clear views of The Braithwaite Hall across the open car park which lies to the fore.



The Sawrey Hotel is a significant landmark building in views northwards along the B5285.



The fall in ground levels across the village allows views from the higher ground through the village to the outlying landscape.



Views southwards along one of the lanes take in Glenside and the distant Town End Cottages and St Peter's Church.



St Peter's Church is a distinctive landmark building when approached from the north. It is particularly prominent from being located on an area of raised ground.



Views from the churchyard of St Peter's extend northwards across open fields to Sawrey Fold and Fold Cottage.



At the north-western boundary of the conservation area views along the B5285 extend past West Vale to the countryside beyond.



St Peter's Church is visible from many parts of the village. The view here shows the church viewed in the distance in the south, from West Vale.



From the northern boundary of the conservation area, views westwards extend to the village of Near Sawrey.



The track which leads to Sawrey Knotts provides an elevated viewpoint toward The Braithwaite Hall to the north-west.



Views from Sawrey Knotts in a south-easterly direction are expansive and extend to Lake Windermere.



From the B5285, at the southern end of the conservation area, there are clear views across the fields to St Peter's Church in the west.

Current activities and uses

Far Sawrey developed as a settlement principally engaged in agriculture and there continue to be farms in the village, such as Sawrey Fold. However, a number of the agricultural buildings have been converted to residential use, for example the barn adjoining Town End Cottages.

Far Sawrey lies within a particularly popular part of the Lake District with visitors. The adjacent village of Near Sawrey is famous for its connection with Beatrix Potter and contains Hill Top, managed by the National Trust. A network of public footpaths and bridleways pass through the village. Accommodation is offered in Far Sawrey at the Sawrey Hotel and West Vale Country House Hotel, together with self-catering apartments at Sawrey Knotts.

Other amenities found in the village are Sawrey Stores and the village hall (The Braithwaite Hall). St Peter's Church serves the religious needs of the community.

Open spaces, landscape and trees

The Far Sawrey Conservation Area contains large expanses of open green space, both gardens and rural fields and these directly connect the village to the immediate landscape setting of irregularly shaped fields bounded by limestone walls, hedges and small copses of trees. This direct correlation between the green spaces within the village and those comprising the setting strongly emphasises the rural character of the settlement.

The topography underlying the village slopes gently from east to west and this change in levels allows clear long views through and across the expanses of fields. At the southern end of the village, St Peter's Church forms a distinctive landmark, raised on an island of the churchyard amidst fields. The stone-walled churchyard has a distinct character as an open space, containing numerous headstones and a number of mature conifers and yew trees. The church is set on a raised hillock and there are expansive views northwards to the core of the settlement. The western side of the conservation area contains dispersed development, permitting attractive views across the valley to Castle Wood and to the village of Near Sawrey.

Important garden spaces within the village include those surrounding The Braithwaite Hall, Spout House and the formal lawns to the south-west of Sawrey Knotts. These are all visible from public highways or footpaths and contribute both to the setting of the associated buildings, and to the amenity of the wider conservation area.

Mature trees are prevalent throughout the conservation area, particularly in the dense areas of native species woodland which covers the hillside to the east of the Sawrey Institute and Woodside Cottage and that surrounding The Braithwaite Hall and Howe End. Native hedgerows, notably beech, line some stretches of the lanes.

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. Walls are capped with stones set on edge, creating a jagged profile, or in some cases (generally for domestic boundaries) of large slabs of limestone laid horizontally. On the lane immediately to the north of Chapel Cottage, large slabs of slate set vertically into the ground form a rare example of a stone-hedge. There are a number of examples of native species hedgerows and also beech to form boundaries.



Fig. 11: The slate stone-hedges are a particularly distinctive feature in parts of the village.

The front garden of Bee Boles is bordered by a dwarf stone wall which supports 19th century cast iron railings. This is a rare instance in the village of a non-vernacular boundary treatment and reflects the changes in the area that occurred with the growth of the tourist industry. Decorative cast iron gates are an attractive feature of the village and these are often set between gate posts made of single large pieces of limestone set into the ground. Estate railings have been utilised alongside one stretch of the B5285, by the junction with the driveway of Bryers Fold, to allow clear views across the valley and the landmark building of St Peter's Church.

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. These lanes are bordered by unkerbed grass verges, which help to soften the edges of the tarmac roadways and make a significant contribution to the rural appearance of the settlement. Roads are unmarked, apart from the B5285 and road signage is minimal. The rural character of the settlement

is emphasised by the lack of street lighting on any of the roadways. The churchyard of St Peter's Church contains a number of traditionally detailed lamp standards to light the approach to the building. A modern telephone box is located on the verge immediately to the south of the car park of the Sawrey Arms.

Public footpaths and bridleways pass through Far Sawrey and these are predominantly marked by timber fingerposts. A more recent example indicates the bridleway to Moss Eccles Tarn and Claife Heights and this is formed of a wall-mounted slate plaque.



Fig. 12: There are a number of public footpaths and bridleways which traverse the village. These are well-signposted, predominantly with timber fingerposts.

6 The buildings of the conservation area

Architectural styles, materials and detailing

The buildings within the Far Sawrey Conservation Area predominantly date from the 17th, 18th and 19th centuries. Buildings types include farm buildings, cottages, villas and a church, St Peter's.

The earliest buildings within the village are 17th or early 18th century houses, such as Pepper Yeat Fold, Fold Cottage and Spout House. These are typically of a low two storeys in height, and constructed from rendered rubble stone with gabled roofs of Lake District slate. The fenestration of these houses is inserted in square openings, with the first floor windows set directly beneath the eaves, reflecting the low floor-to-ceiling heights of these early dwellings. The windows themselves are typically timber casement, however, Spout House contains rare survivals of small-paned fixed glazing with an opening pane. The cottages display a wealth of vernacular features, for example the fire windows at Pepper Year Fold; these small windows lit the deep inglenook by the hearth. Sawrey Fold Farmhouse displays a decorative diamond panel above the door "WB/1700", and the gable end stacks have sturdy round shafts, a distinctive feature of some parts of the Lake District where the underlying rock is carboniferous limestone. A number of the cottages have attractive trellis-work porches, set beneath a pitched roof created from two large pieces of slate; these features date from the 18th or 19th century.



Fig. 13: St Peter's Church was built in 1869.

The 19th and early 20th century domestic buildings within Far Sawrey can be distinguished by the prevalent use of exposed stonework for the walls, predominantly coursed slatestone, such as at Far Sawrey Cottages. Sawrey Knotts is representative of the large villas which were erected during the 19th century as the area grew in popularity as a tourist destination. The house is an eclectic fusion of architectural influences, including an Italianate tower, Vernacular Revival detailing such as slate-hung walls and crow-stepped gables, and a prominent entrance porch and door featuring elaborate

wrought iron hinges in the Arts and Crafts idiom. Further houses in the village which contain a mixture of architectural influences are the two pairs of cottages comprising 1-2 South View and Glenside and Bishop Howe. A terracotta date stone contains the date 1902, and the houses feature detailing such as applied timber-framing and terracotta ridge tiles in the Arts and Crafts style. The large circular chimneystacks make a reference to the vernacular tradition.

St Peter's Church is a significant landmark building within the village. It is located to the far south of the core of the settlement and stands in isolation in the churchyard surrounded by open fields. The church opened in 1869, built to the designs a London architect Robert Brass in the Early English style. It is constructed of exposed slatestone with ashlar dressings.



Fig. 14: View northwards to Sawrey Fold Farmhouse, past the associated farmbuildings.

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 construction of the walls. Barns display features such as large barn doors, cowhouse entrances and ventilation slits. There is a good example of a bank barn at Sawrey Fold, and the 19th century barn to the north of Fold Cottage displays a datestone "M & J.R/B/1878".

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:

- Fold Cottage – grade II;
- Pepper Yeat Fold – grade II;
- Sawrey Fold Farmhouse – grade II;
- Spout House – grade II;
- Town End Cottages and adjoining barn – 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. 15: Some features of the domestic buildings of Far Sawrey.



Pepper Yeat Fold.



The imposing cylindrical chimneystacks at Fold Cottage.



At Fold Cottage a datestone is inscribed above the central entrance doorway.



Glenside and Bishop Howe are a pair of cottages dated 1902. The cottages utilise both vernacular and Arts and Crafts detailing.



Bee Boles is an imposing 18th century house, with distinctive multi-paned sliding sash windows.



The late 19th century villa of Sawrey Knotts fuses an eclectic range of styles, including Italianate and Arts and Crafts.

7 Negative features and issues

Inappropriate alterations 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, the replacement of timber doors with uPVC examples or modern timber examples, and the introduction of timber top-hung 'mock' sash windows is adversely affecting both the listed and the unlisted buildings in the conservation area. There have been alterations to door and window openings.

Modern installations: satellite dishes

There are a number of instances where accretions such as satellite dishes have been made on the elevations or chimney stacks of historic buildings. Such additions are highly visible, particularly given the topography of the area which enables clear views of many of the buildings from the network of lanes and footpaths which traverse the village.

Signage

The popularity of the area around Far Sawrey as a tourist destination has resulted in a number of hotel and bed and breakfast businesses being established in the village. Signage to these is generally discrete, but such advertisements must be carefully monitored to ensure that the number and size/design of them do not intrude to a detrimental degree on the rural character of the village.

There are a number of timber fingerposts in the village marking the footpaths and bridleways. Some of these are in poor condition and the lettering indicating the route on them is illegible.

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 some maintenance and repair. The Braithwaite Hall has an ongoing campaign to raise funds for a restoration project.

Loss and alteration of traditional stone boundary walls and the introduction of modern fencing materials

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

Trellis-work panels used for boundary fencing or attached to the elevation of buildings can be seen in a number of locations through the village. The bright orange wood-stain of the timber makes the panels particularly distinctive. Such formal garden features can appear incongruous in this rural settlement.

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 features, to the detriment of the special interest of the conservation area.

Semi-permanent outbuildings

Some gardens and forecourts within the conservation area contain outbuildings and sheds. These are predominantly semi-permanent sheds, treated with an orange varnish. Given the open aspect of parts of the conservation area, structures such as modern sheds are highly visible and this visual clutter detracts from the character of the historic village.

Conservation area boundary

The Far Sawrey Conservation Area was designated in 1988 and the boundary has not been revised since that date. The existing boundary was tightly drawn around the historic core of the village. However, some of the outlying 19th century development was not included within the boundary; the 19th century development of the area forms an important facet of the architectural and historic interest of the settlement.

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 document reflects Government guidance set out in Planning Policy Guidance 15 'Planning and 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 Cumbria and Lake District Joint Structure Plan 2001-2016 (2006) and the Regional Spatial Strategy 2008, together with guidance leaflets including '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 us, working with our 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:

The conservation area boundary should be extended to the north to include the vicarage and Scutcheon House and their immediate landscape setting. The extension would take in a further part of the historic Cuckoo Brow Lane. The late 19th

century vicarage is associated with St Peter's Church, which lies within the conservation area. The two buildings are closely associated with the settlement and make an important contribution to the architectural and historic interest of the village and as such they should be included within the conservation area.

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 controls 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 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 presently five listed buildings 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 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 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 75 mm. 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.

RECOMMENDED ACTION: We will determine applications with regard 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 rubble 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.

1.11 The public realm and enhancement

The appraisal has identified limited stretches of historic cobbled floorscape within the conservation area. The present road layout reflects the historic street pattern and this is unlikely to be vulnerable to future change, although highway signage and other structures can detract from the quality of the public realm and character of the area.

RECOMMENDED ACTION: We will work with Cumbria County Council to ensure that any highway works should bring a positive improvement to the conservation area and to ensure that surviving areas of historic floorscape are retained.

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: We 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.

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