

Hartsop Conservation Area

Conservation Area Appraisal and Management Plan



The Conservation Studio
1 Querns Lane
Cirencester
Glos GL7 1RL

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HARTSOP CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

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

- Small village located on the route from the Patterdale Valley up onto the high fells;
- Developed as Low Hartsop, probably in the medieval period;
- Principal period of settlement growth dates from the late 16th and 17th centuries, as a series of scattered farmsteads for statesmen farmers; later growth during 19th and 20th Century.
- Various industries associated with the village and the immediate surrounding area: corn milling; wool trade; stone and slate quarrying and metal mining;
- Rural location on the banks of the Hartsop Beck, with the greater part of the settlement lying on the north side;
- Principal route through the settlement is a narrow track which connects with a series of footpaths and bridleways across the fells, including the Roman road, the High Street;
- Village lies between two historic crossing points of the Hartsop Beck, the 17th century “pack horse” bridge, Walker Bridge, and a ford;
- Significant long views through and from the Conservation Area to high peaks such as Dove Crag (to SW) and The Knot (to E) with further long views of the main valley axis
- Clustered settlement of farms, former farms and houses arranged predominantly alongside a central meandering lane;
- Inbye fields, and fields enclosed later (by the 19th century), form an important part of the traditional landscape setting of the village;
- Many buildings with architectural and historic quality, 12 of which are grade II listed buildings, and many others which make a positive contribution to the area’s historic character and appearance;
- Buildings predominantly date from the 17th, 19th and 20th Century and many earlier buildings are good examples of the vernacular tradition;
- Vernacular features displayed within the village include circular chimneys and “spinning galleries”;
- Buildings orientated to face onto the lane and arranged as detached houses, some with farm buildings attached under the same roof;
- Palette of building materials reflects the properties of the underlying Borrowdale Volcanic Series rocks;
- Stone rubble, sometimes with a limewash coat, used for domestic buildings;
- Boundary walls of exposed stone and cobbles;
- Wide grass verges and fields enhance the relationship between Hartsop and the surrounding landscape;
- Important areas of native hedgerow, individual trees and tree groups link the village to the wider countryside, such as the Low Wood, on the west side of the Patterdale Valley.

1 Introduction

The Hartsop Conservation Area is a compact rural settlement located in a side valley of the scenic Patterdale Valley. The village is arranged on either side of a historic route connecting to footpaths and bridleways across the fells. It contains a number of buildings which are of architectural and historic interest.



Fig. 1: The village of Hartsop nestles close to the valley floor by the Hartsop Beck.

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”. Hartsop was first designated a conservation area in 1985.

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 Hartsop 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 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

Hartsop is located centrally within the Lake District National Park. This part of the Lake District lies within the county of Cumbria, in that part which comprised the historic county of Westmorland. The village lies within a side valley of the Patterdale Valley, which contains the lakes of Brothers Water and Ullswater. Hartsop is accessed along a small no-through road which connects to the Kirkstone Pass (A592), immediately to the south of Brothers Water. The village straddles the Hartsop Beck, although most of the settlement lies on the north side of the beck. It lies approximately 4km south of Patterdale and approximately 5.5km from Glenridding.

Boundary

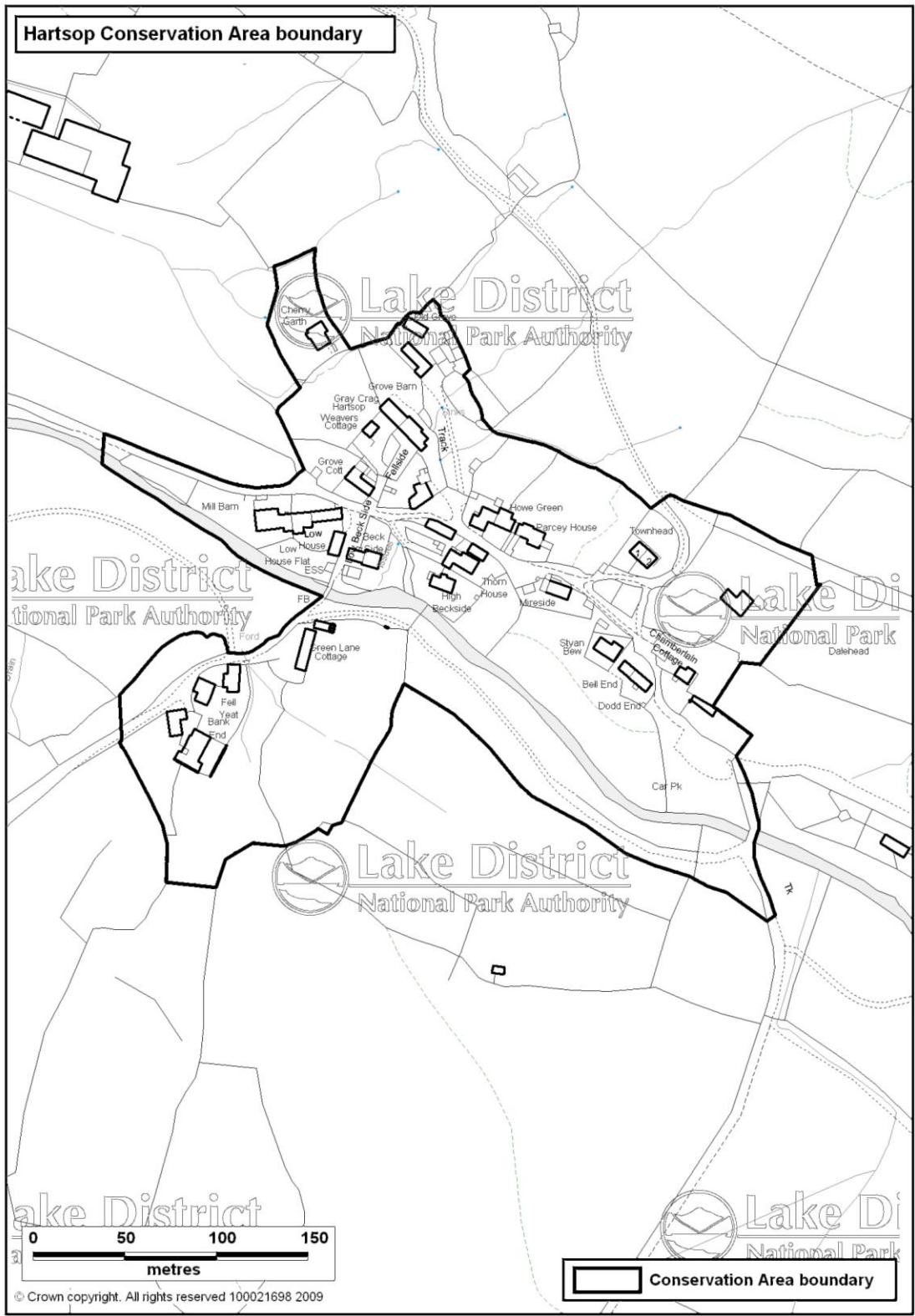
The conservation area is small and the boundary is tightly drawn around the historic settlement (see map below). It comprises scattered development which predominantly lies on either side of a narrow no-through road, on the north side of the Hartsop Beck. Further limited development lies on the south side of the beck. The boundaries of the conservation area are predominantly defined by old field boundaries which are generally stone walls.



Fig. 2: Expansive views along the Patterdale Valley take in the dramatic scenery. Hayesdale Lodge is a landmark building on an otherwise little developed valley floor.

Topography and landscape setting

Hartsop lies within a side valley of the Patterdale Valley. The Patterdale Valley is a broad, upland valley characterised by a level pastoral valley floor and steep valley sides, wooded on the lower slopes and with exposed crags on the high fells. It contains two lakes, Brothers Water and Ullswater. This dramatic setting provides scenic views of the valleys and peaks.



Hartsop is comprised of scattered buildings arranged along a linear route which hugs the contours of the lower slopes of the valley side, which rise northwards from the Hartsop Beck. Thus the buildings form distinct tiers of structures stepping up the slope. The lower part of the village has an immediate relationship with the beck, with a number of the rear curtilages following the grassy slopes down to the edge of the water. The upper part of the village links to the wilder expanses of the lower fell fringe, such as that accessed by the track running northwards past nos. 1-2 Townhead.



Fig. 3: Views of the village can be obtained from the surrounding high fells.

Much of the landscape surrounding the village is pastoral, particularly at the western end of the settlement where large level fields extend toward the A592. Buildings in the village are interspersed with surrounding fields and this informal patchwork provides a picturesque setting to Hartsop, to which the surrounding rugged peaks provide a dramatic scenic backdrop.

Geology

The underlying rocks of the immediate area are igneous belonging to the Borrowdale Volcanic Series. Their character is shown in materials used for the construction of roofs and walls in the village. There are also pockets of numerous minerals and metal ores. Like the slates, these formed during a period when volcanic deposits were later subjected to heat and pressure.

Archaeology

There are no archaeological sites or monuments recorded within the Hartsop Conservation Area. Located approximately 800m south east of Hartsop lies a Scheduled Monument, the Myers Head lead mine. This mine dates from the 19th century, and was sunk circa 1870 by the Patterdale Mining Company.

known as the “Little Ice Age”, with hard winters recorded in the mid and late 18th Century (ibid). While Low (Nether) Hartsop clearly survived this difficult period, the climatic conditions, allied to the gradual acquisition of land into larger estates, falling commodity prices and the lure of the burgeoning industrial cities no doubt took their toll on the social and physical fabric of such communities. Wordsworth in his *Guide to the Lakes* reflects that hard times may indeed have arrived when, in 1822, he described “the decaying village of Hartsop, remarkable for its cottage architecture”.

While the settlement developed as a community engaged in agriculture, principally the wool trade, there were many other local industries which developed through the 18th and 19th centuries and of which little trace remains. With regard to the sheep farming, the sheep were largely Herdwicks, and the sheep were let with the farms to tenant farmers. Hartsop was the location of one of two mills in the area; the mill ruins lie outside of the conservation area boundary. A reminder of the corn milling operations is found in the structure to the north of How Green Farmhouse which was erected for the drying of the grain prior to milling. The miller was allowed wood from Low Wood, free, to dry the grain.



Fig. 4: Fell Yeat is thought to be one of oldest buildings in the village (listed as dating from the late 16th century but possibly later). The bay to the left is a 20th century extension.

Further industry was based around ash pollards, where the ash poles were harvested for timber and the brash left on the ground for the stock to graze; around 35 ancient ash pollards survive around Hartsop.

Both quarrying for slate and mining for lead and silver took place near Hartsop. The local Caudale slate quarries were in operation since at least the 18th century and would have provided employment. The slate was transferred by boat along Ullswater to Pooley Bridge. Large quantities of metal ore were also mined in the area. A lead mine is marked on the First Edition Ordnance Survey map of 1867 to the south-west of the village, the Myers Head Mine, although this closed just a decade later. There was a further lead ore mine at Hartsop Hall. The Greenside Mines near Glenridding, were lead and silver mines, some of the largest in England.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- Historic lane connecting Patterdale Valley to the high fells forms part of a network of footpaths and bridleways;
- Dispersed settlement of farms and dwellings dating principally from the 17th century;
- Walker Bridge (referred to as Pasture Beck Bridge in some references);
- stone boundary and field walls;
- Pattern of inbye fields near the village and the larger 19th century enclosed fields on the lower fells.



Fig. 5 Low House (right) a former farmhouse and its two barns (right and left) share a single roof.

5 The character and appearance of the conservation area

Street pattern and building plots

The street pattern within Hartsop reflects the growth of the settlement along an important pack-horse route connecting the main valley with the high fells and Roman Road along the High Street ridge. Routeways through the village to the fells are shown on John Cary's map of Westmorland (1787). The beck and its crossing places exert a strong influence on tracks and the siting of houses. There has long been a ford where the beck spills onto the valley floor at the western end of the village. Here a track from the south crosses the beck and joins the main road through the village at a place where there is more open space (possibly a 'green') which formerly extended up towards The How. At the eastern end of the village, the beck is crossed by means of the 17th century Walker Bridge (listed). Its steel handrail was provided by the Friends of the Lake District in the 1980s.



Fig. 6: This modern footbridge crosses the Hartsop Beck adjacent to the historic ford crossing.

The single narrow road which forms the backbone of the settlement and the track which crosses the beck have buildings alongside them. On the north side, the dwellings are oriented to face the sun and are usually parallel to the road; on the south side, the smaller cluster of buildings tend to face towards the east thus catching the early morning sun.

Domestic and farm buildings are relatively regularly spaced along both sides of the road. Plots are irregularly sized and shaped, but are generally compact. A patchwork of small fields immediately surrounds the village. These inbye fields result from the 17th century pattern of development associated with the building of much of Hartsop under the statesmen farmers; the result of this development was a elongated settlement of farmsteads. By the mid-19th century, the lower fells above the inbye had been enclosed.

With the exception of a few houses which were added during the 20th century and which are clearly in the style of the period (Cherry Garth, Holt House and Townhead), the settlement still survives to look much as it was when developed during the 17th century, this despite the fact that there are 7 fairly recently built houses which are difficult to distinguish from the original ones. Otherwise the street pattern and buildings are as shown on the First Edition of the Ordnance Map of 1863. The village lacks any of the large Victorian villas which characterise some Lakeland villages, possibly a reflection of its remote and harsh location.

Townscape analysis

The Conservation Area is centred on a small rural village whose townscape reflects the interaction between environment and human history. Groups of farm buildings, most dating from the 17th century, lie on the north side of the beck and on both sides of the road through the village; there is a smaller group on the southern side of the beck where they are sited on gently rising land adjacent to the flat valley floor. On the north side,

buildings occupy small near-level sites on an increasingly steep hillside. Some have curtilages extending down to the beck.

The dramatic landscape setting makes a strong impact on the character of the village. Land to the south rises steeply to high ground, notably the dominating Hartsop Dodd with the adjacent Grey Crag and The Knott lying further east and best appreciated from the road leading into the village; to the north; the sheltering ridge with Lingy, Brock and Satura Crags affords significant protection; they are best seen in views from the south side of the beck. From within the Conservation Area, the most dominating and most appreciate view is towards the south-west where the high and craggy buttress of Dove Crag with High Hartsop Dodd and Middle Dodd nearby always draws attention. At its western limits, the village feels less hemmed in by hills and there are more expansive views across and along the floor of the valley.



Fig. 7: Beck Side is one of a number of former farmhouses within the village that has attached farm buildings.

The road through the conservation area meanders through the village and these subtle changes in direction along the length of the thoroughfare contribute to slight variances in the orientation of the buildings which front the lane. The buildings are constructed in stone, with some of the domestic buildings displaying a limewashed finish. Houses and farm buildings sit side-by-side on compact plots. Buildings are variously positioned on the plots, with some, for example Mireside, are set almost immediately on to the lane, and others, for example Beck Side, sit well back at distance from the lane behind a large garden. Stone walls form boundaries, but the distinction is blurred between domestic

environs, fields, fell and public rights of way. This is an important aspect of the character of the settlement, reflecting its development as a series of farmsteads with, in places, a close connection between the farmsteads and the surrounding fells. The stone walls are often high and tightly enclose the narrow lane. The vistas open out at either end of the lane, and this is particularly noticeable at the eastern end of the village where the lane terminates in a large car park.



Fig. 8: There are attractive long views eastwards into the conservation area from the A592. Green Lane Cottage stands out in the centre of the view.

The beck which flows through Hartsop makes an important contribution to the character of the settlement. Visually, the beck forms an attractive feature as it tumbles over rocky outcrops down the valley. It also makes an audible contribution to the character of the area, with the sound of gushing water often heard undisturbed in this tranquil setting. A footpath runs along the southern bank of the beck between the two crossing points, and from this level grassy track, there are clear views of the clustered buildings of Hartsop. Views along the beck are uninterrupted from the two bridges within the conservation area. To the south of the modern timber footbridge the footpath curves to meet a track connecting a small group of houses and farm buildings. These buildings nestle within the landscape. Long views into the conservation area from the west, from the A592, cross levels fields to this group of buildings set against the dramatic backdrop of the high fells.

The buildings within the conservation area typically stand detached, although the detached building is sometimes comprised of a composite of domestic and (former) farm buildings united under a single roof, as at Low House. Outbuildings projecting towards the road and large farm buildings, such as the barns attached to How Green Farmhouse contribute to the visual interest of views along the lane, which encompasses a layered composition of varied gables, roofs, chimneys and walls. Domestic buildings are traditionally of two-storeys and display a wealth of vernacular details and use a palette of local materials. Later buildings, such as the interwar 1-2 Townend carry on the tradition of using local materials but with more polite architecture.

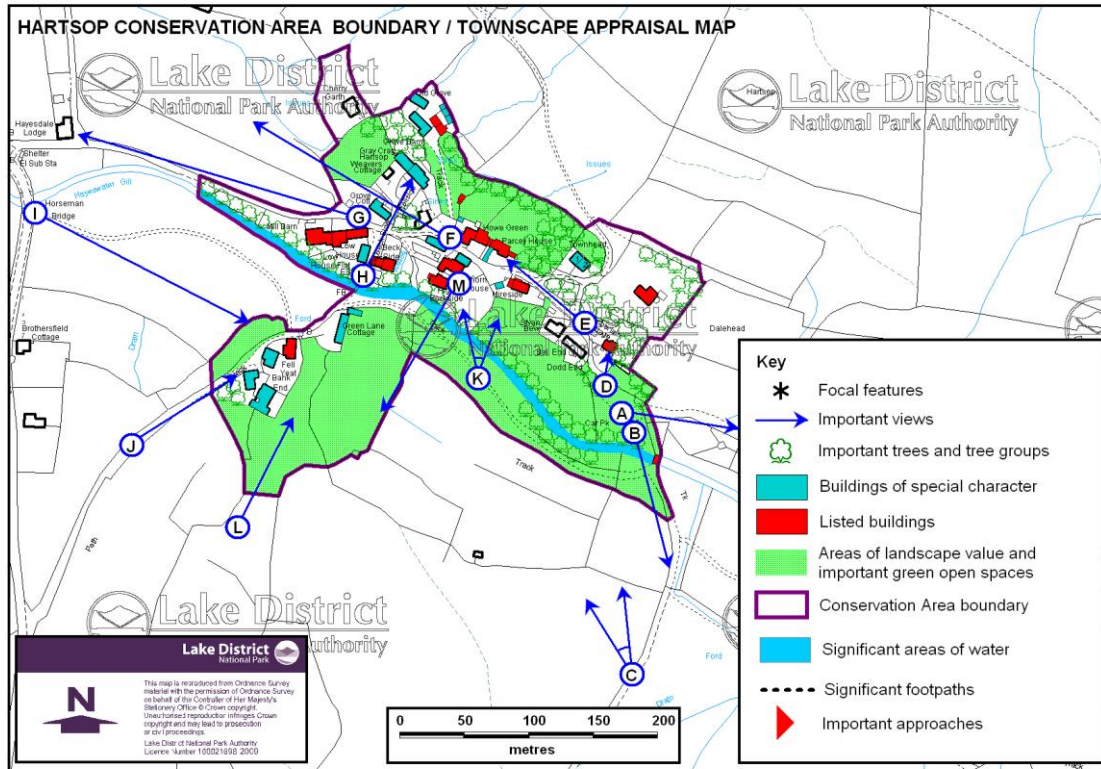
Trees make an important contribution to the character and appearance of Hartsop, with numerous mature trees lining the Hartsop Beck, standing within private gardens and in clusters on the low fellside. Some of the trees and woodlands are quite old, such as ash trees which continue to be coppiced for timber. The trees within the village visually connect the village to the wider countryside, particularly in views west to the expanse of Low Wood which covers a large area of the western valley side of the Patterdale valley.



Fig. 9: Views westwards from the village extend to Low Wood on the western slopes of the Patterdale Valley.

Summary of townscape features

- Clustered settlement containing a number of historic farmsteads,
- Buildings principally arranged on either side of a narrow lane and at the junction of a network of further historic bridleways and footpaths;
- Development predominantly of farmhouses, cottages and farm buildings, a large number of which date from the 17th century;
- Walker Bridge, a 17th century pack horse bridge;
- Ford crossing of the Hartsop Beck lies at the west end of the village;
- Stone walls border domestic plots and fields.



Focal points, views and vistas

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

- A – Eastwards along the valley of Hayeswater Gill toward the high fell and the peak of The Knott;
- B – Southwards up the slopes of Hartsop Dodd;
- C – Panoramic view north-westwards from the footpath which climbs to Pasture Bottom, looking down into the valley to Hartsop;
- D – Short view north to Chamberlain Cottage;
- E – Long view north-west along the road to Parcey House;
- F – Long view north-westwards through the village to the Patterdale Valley and to the distant wooded slopes of Low Wood;
- G – Long view north-westwards across open fields to Hayesdale Lodge;
- H – View north-east from the footbridge, past the barns at Low House and Beck Side, through to Weavers Cottage and Fellside;
- I – View south-east across open fields to Green Lane Cottage;
- J – View north-east along a narrow tree-lined lane to Bank End and Fell Yeat;
- K – Panoramic view from the south side of the Hartsop Beck across the village to the north.
- L- view from outgang looking north-east toward the village in its valley setting
- M – view from centre of village south-west to buttress of Dove Crag

In addition there are many significant views from and into the conservation area given the nature of the surrounding topography and these are too numerous to mention within the appraisal.

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



The view east out of Hartsop and along the valley to Grey Crag.



The view south-east out of the car park toward Hartsop Dodd.



From the low fells there are clear views of the village. This view is looking north-west.



The Patterdale Valley, the scenic view looking north from Hayesdale Lodge.



There are scenic views of the village looking east from the A592.



Hartsop Dodd is a distinctive local landmark and an important part of the setting of Hartsop.

Current activities and uses

Hartsop evolved as a settlement engaged in agriculture and to a lesser extent, industry. Sheep farming continues to be an activity within the village and remains important to the character of parts of the village and its wider setting. However, Hartsop is now principally a residential rather than a working village. Many of the houses and cottages are second homes or holiday lets. This gives much of Hartsop a dormant character lacking the clutter and informality that one might expect from a more permanently occupied working village. Symptomatic of this is the neat and tidy, almost suburban appearance of many properties, with well-kept driveways, groomed lawns and flowerbeds.

A network of public footpaths and bridleways link the settlement with the surrounding countryside, the Patterdale Valley to the west and the high fells which surround the settlement on three sides. Walkers are attracted to the area and visitors are served by bed and breakfast accommodation within the village.

Open spaces, landscape and trees

Open space within the conservation area are now confined to private gardens, farmyards and small fields. These all have a close connection with the surrounding countryside of enclosed fields, woodland, low and high fell. The overriding character is rural, and formally cultivated domestic open space, such as gardens or maintained verges, is minimal and does not compete with the rustic setting. There were more open spaces within the village in the past but over time these have been shut off. The village might have had some semblance of a village green in the past, notably near to The How and How Green.

There are a number of small woodland areas within Hartsop, and other individual and tree groups. These are predominantly of native species, although there are some occasional mature conifers. The banks of the Hartsop Beck are attractively tree-lined.



Fig. 11: Stone walls are a distinctive feature of Hartsop.

Boundaries

Boundary walls of roughly hewn stone are one of the key components contributing to the character and appearance of the conservation area. Many of the walls incorporate boulders and cobbles, rounded by water or glacial action, which would have been collected from fields and becks. The use of these stone walls to border domestic plots, farmyards and fields reinforces the visual and functional relationship between the village and the surrounding landscape of farmsteads and fields. In fact, some of the farms had direct access to the fells, with in some cases, only a light-weight timber fence to distinguish a functional divide. Hartsop has many slate gateposts set into field boundaries; these have chiseled holes to support horizontal poles which make an adjustable gate.

The large sheepfold at the eastern end of the village is bounded by timber post and rail fencing and this serves as a reminder that Hartsop continues to be a working farming community.



*Fig. 12: Slate gateposts are a common feature.
Note the holes for insertion of timber rails*

Public realm: floorscape, street lighting and street furniture

Public areas within the Hartsop Conservation Area are rural in character, with few modern introductions to disturb the rustic appearance of the village. The single narrow road through the village is metalled, and edged with rough grass verges, while side tracks are unmade. The narrowness of the lane leaves little space to park cars, and the large car park at the far eastern limits of the village meets this purpose. The absence of street lighting, which has been resisted by the local community, reinforces the sense of remoteness and isolation of this village tucked away in this side valley. Hartsop was not connected to the National Grid until 1956. There are occasional benches scattered

through the village, many of which are located with attractive views. That overlooking Walker Bridge, provides a welcome place for rest and contemplation of the surrounding scenery; the seat near Low House is similarly well-used and was a gift to the village.

Signage within the conservation area is minimal and is limited to signs for walkers in the form of timber directional fingerposts on the footpaths and bridleways. A large information sign board in the car park introduces the Martindale Deer Forest, home to the oldest native red deer herd in England, which lies in the area of Martindale Common to the north of Hartsop.



Fig. 12: A sign in the car park informs visitors about the Red Deer Conservation Area.

6 The buildings of the conservation area

Architectural styles, materials and detailing

The buildings within the Hartsop Conservation Area date from the 16th century to the 20th century, however, 17th century buildings predominate. Although it is probably that many of the properties have foundations or building elements which are older than this. It is noticeable that while Hartsop has many of the traditional forms of houses found in the District, it is true that they are also far more rudimentary in form and construction and humble in size and proportion, which no doubt reflects the villages remote and agriculturally marginal location. The oldest buildings display a wealth of vernacular features. The prevalent building types in Hartsop are farmhouses and cottages, many with associated outbuildings. Many of these domestic buildings are detached, although there are also groupings which join houses to barns and outhouses and an occasional pairing to create semi-detached properties. Houses are of two-storeys in height and are constructed from stone rubble, which in some instances has been whitewashed. Roofs are of Lake District slate which is typically laid in diminishing courses. The material was quarried locally. Windows tend to be in square openings in the earliest buildings,

progressing to vertical rectangular windows in later buildings, such as those visible in the 17th century High Beckside.



Fig. 13: Circular chimneystacks are a vernacular feature found on some of the historic buildings, such as this one at How Green.

There are numerous farm buildings within the conservation area, which are arranged as units attached to houses or as stand-alone buildings. They are recognisable through the use of various design details associated with the specific function of the structure. The farm buildings attached to the left return of How Green Farmhouse include barn, byre (cow house) and stables, those attached to Low House once included a byre and stables. In these instances, the farm buildings continue under the same roof as the house; such a formation conforms to the typical layout of the farms of the statesmen farmers which were built in the 17th century and referenced their predecessors, the medieval long house. Both How Green and Low House Farmhouse conform to this plan and have the typical “cross passage” entrance which gave access to the house and usually the barn (though not to the barn at How Green). In a field at the rear of How Green Farmhouse lies a corn drying kiln. The presence of these farm buildings within the village core emphasizes its rural character.

One remarkable survival is the farmhouse and barn known as The How which is owned by the National Trust. The listing states that this is “a virtually unaltered example of the cross-passage and byre plan, with the byre to the left (nw) of the cross-passage. The structure is built into the hillside so that the hayloft above the byre is entered from the rear at ground level in the manner of a bank barn. The house proper is now entered from a central doorway, possibly inserted when the doorway to the right of the fireplace leading in from the cross-passage was blocked. The stone half-winder stair, and the pantry are placed to the rear of the house in an outshut or turret under the catslide roof. The stone chimney hood remains intact.”

Early domestic buildings in the village included humble cottages and simple two-unit houses, examples of which are at Chamberlain Cottage and Parcey House. Such buildings have two principal rooms at ground-floor level: the general living room, which contained the principal or only hearth, and the parlour, which was the principal bedroom and in superior or later examples had a fireplace built against the gable wall. The front wall of the house would have had a small fire window which lit the deep inglenook of the hearth of the general living room. The large single chimneystack at Chamberlain Cottage indicates the position of the principal hearth, and this is lit by a fire window. A similar arrangement can be seen at How Green Farmhouse, which has a prominent circular chimney stack and a fire window. This building also has a secondary stack indicating there was a fireplace in the parlour. Circular stacks are a distinctive local feature of buildings in Westmorland.

Other vernacular features found on buildings in Hartsop include the use of stepped gables, such as at High Becksid (Simpson House) and a 20th Century recreation at Dalehead. Large stone flags are used to create the stepped gables. "Spinning galleries" were also a feature of the domestic buildings and good examples survive at Mireside and Thorn House. There is some doubt that these galleries were ever used for spinning – it seems more likely that they were used for drying flax or hemp; or areas to prepare yarn for the loom; or simply to give covered access to grain stores (see Denyer 1991 p125). The First Edition Ordnance Survey map marks a *sheepfold* at the eastern end of the village.



Fig. 14: 20th Century Stepped gables at Dalehead.



Fig. 15: Walker Bridge is a 17th century pack horse bridge.

There are two bridges within the conservation area, Walker Bridge (listed as “Pasture Beck Bridge”, grade II) at the eastern end of the village, and a footbridge by the ford to the south of Beck Side. The footbridge is modern, but is on the location of a low clapper bridge, probably 18th century in origin. Walker Bridge is a 17th century packhorse bridge formed of a single arch of wedge-shaped stones. Though once it had a small wooden rail, this was replaced in the 1980s with a steel handrail by the Friends of the Lake District.

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:

- Bank End – grade II;
- Beck Side – grade II;
- Chamberlain Cottage – grade II;
- Corn drying kiln in field at rear of How Green – grade II;
- Dale Head – grade II;
- Fell Yeat – grade II;
- High Beckside (Simpson House) – grade II;
- How Green Farmhouse – grade II;
- Low House with attached farm buildings – grade II;
- Parcey House with attached barn – grade II;
- Walker Bridge – grade II;
- Thorn House – grade II.
- Mireside – grade II
- The How Cottage and farmbuildings– 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. 16: Green Lane Cottage is a significant unlisted building, being a 20th century barn conversion with a more recent holiday house added (right)

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. There have also been some significant alterations and enlargements to door and window openings, including to some listed buildings. There are also instances where buildings have been extended in a manner which neither reflects nor harmonises with the traditional design of the buildings in the village, nor utilises a palette of traditional construction materials.

Modern installations

There are a number of instances where accretions such as extractor vents have been made on the elevations or chimney stacks of the historic buildings. Such additions are highly visible, particularly given the pattern of development within the village where fell tracks allow clear views of the rear elevations of many buildings, and detract from the character of the historic environment. A number of traditional buildings have had rooflights inserted into the principal roofslope. These protrude above the roofplane and are non-traditional in size and appearance and detract from the appearance of the village.

The use of stains and varnishes on timber doors and windows

The use of bright stained and/or varnished for timber door and window joinery is a non-traditional treatment which can severely erode the appearance and character of these original features of historic buildings, to the detriment of the special interest of the conservation area. There are also examples of such a treatment used for new windows which have been inserted into traditional buildings and on the joinery of converted barns where it also detracts from the character of the village.

Semi-permanent outbuildings

Some of the gardens and yards within Hartsop accommodate outbuildings and sheds. Some of these sheds have been treated with an orange varnish, which makes the structures highly visible against the subtly coloured backdrop of stone buildings and vegetation. Given the location of Hartsop, close to the valley floor, there are clear views of the village from the surrounding high ground, and visual clutter, such as poorly designed or located outbuildings detract from the character of the village.

Loss and alteration of traditional stone boundary walls

The stone rubble boundary walls are an attractive feature of the conservation area and are generally well maintained throughout the village. There is an occasional loss of sections of walling through lack of maintenance and the harmful impact of self-sown trees being allowed to grow to maturity in wall bases. The loss of these traditional stone walls detracts from the character and appearance of the conservation area.

Signage

The secluded position of Hartsop has meant that it is set slightly off the major tourist route, which draws visitors to spots such as Glenridding. There is currently one bed and breakfasts business within the village and this is modestly signed. This reliance on minimal signage should be encouraged to ensure that the rural appearance of the settlement is not eroded.

Parking and visitor pressures

During holiday periods and weekends the car park at the top end of the village can be very busy and, given the narrow lane, this can lead to parking and congestion elsewhere in the village.

Trees and verges

The number and size of trees has grown over recent years. Historically there would have been fewer trees within the village itself but as more space is given over to gardens, verges have not been maintained and the village loses its working character more trees are allowed to mature. While trees can be attractive in themselves they can also impact on views out of the village and lead to overshadowing, which given the local climate can have a significant impact on residential amenity. They can also lead to damage to historic structures (see above) especially in such a close knit group of historic buildings.

Fig. 17: Examples of negative features and issues in Hartsop.



Some stone walls are not being maintained and these important landscape features are being lost.



Large dormer extensions erode the character of this building, particularly as they are in the prominent front roofslope.



Orange stained timber garages stand out dramatically against the backdrop of weathered stone walls.



The use of wood stains on timber windows and velux rooflights detracts from the character of the historic building.



Modern timber garages detract from the appearance of the area which is characterised by stone outbuildings.



The use of non traditional wood stains on timber joinery detracts from the character of the historic building.

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

Additions:

- a. It is recommended that a small extension is made to the boundary of the conservation area to include the full extent of the field lying to the south of Bank End. The current boundary bisects this field and is not tied to any recognizable feature on the ground. By realigning the boundary to correspond to the current and historic field boundary, the conservation area boundary would be rationalised.
- b. It is suggested that the boundary is extended to include the field lying to the south of Green Lane Cottage. The current boundary runs through the centre of the cottage and it is proposed to rationalize the boundary to conform to the nearest historic field boundary. This would also bring a field barn into the conservation area.
- c. It is suggested that the outgang to the east of Bank End be incorporated to avoid a narrow gap in the conservation area boundary by extension “a” above and because this historic route affords fine views of the conservation area

Deletions:

- a. It is proposed that a very small deletion is made from the conservation area boundary to the north of nos. 1-2 Townend. It appears that the boundary was drawn around a structure which has subsequently been demolished. The boundary should be rationalised to conform to the linear course of a historic lane.
- b. It is recommended that a small parcel of land is deleted from the boundary, lying to the east of Chamberlain Cottage. The current boundary bisects a field; the proposed deletion would align the boundary with a field boundary wall identifiable on the ground.

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

1.3 Statutory controls

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “*preservation and enhancement*” of the area. These include requiring Conservation Area Consent for the demolition of any unlisted building, restrictions on advertisements, and requiring notice for proposed tree works.

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

1.4 Listed Buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 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 twelve 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 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;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls.

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

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

1.7 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. The impact of trees on views, residential amenity and historic structures will be part of this assessment. 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 Enhancing and protecting the 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 Enhancement through new development, alterations and extension

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

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

1.10 Retaining and enhancing historic 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. Initiatives through agri-environment schemes may provide funding and assistance for the repair and reinstatement of agricultural stone walls.

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. We will continue to work with our partners to promote appropriate agri-environment schemes

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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