

Hesket Newmarket Conservation Area Conservation Area Appraisal and Management Plan



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HESKETT NEWMARKET CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

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

- A small historic village set in a sheltered location on a terrace above the valley of the River Caldew;
- At the meeting point of some twelve roads, bridle-tracks and footpaths linking Heskett Newmarket to the high sheep-grazed fells to the south and west and to the patchwork of small fields and cattle pasture surrounding the village;
- The main focus of settlement surrounding the edges of a long sloping elliptical village green (in fact part of the Caldbeck Commons and formerly occupied by buildings).
- A secondary development along the roads leading into the village, and around the How Beck, to the east of the village;
- Numerous listed buildings dating mainly from the late 17th to early 19th centuries, including the Market Cross in the centre of the green and the unusual cross-shaped Heskett Hall Farmhouse
- Several of these buildings being former public houses and a smithy, buildings that testify to the village's historic role as a market and meeting place for the scattered farms of this part of the Lake District;
- Working farms and grazing sheep, cattle and ducks in the centre of the village and in the fields that descend into the village;
- Wide green verges and spring-fed greens enhancing the close relationship between Heskett Newmarket and the surrounding landscape;
- Abundant wildlife, including large flocks of house martins and swifts and some swallows;
- Significant long views through the conservation area to the rolling hills and woodland that surround the village;
- A thriving commercial hub catering to visitors with camping and bed and breakfast accommodation, a tea shop, pubs and a brewery, and a post office and general store.

1 Introduction

The Heskett Newmarket Conservation Area consists of the historic core of a compact settlement located on a terrace above the banks of the River Caldew on the northern edge of the Lake District National Park, surrounded by the gently hilly terrain of woodland and cattle pasture typical of the Cumbrian countryside south of Carlisle. The village lies around a long sloping elliptical green, running from west to east, but with secondary settlement running alongside the many roads that lead in to and out of the village. Heskett Newmarket is surrounded by a patchwork of walled fields used for grazing cattle, which come right into the heart of the village. Heskett Newmarket has numerous buildings of architectural and historic interest, including former pubs, a market Cross and farmhouses.



Fig. 1: Heskett Newmarket, with the long ridge forming the north-eastern side of the valley of the River Caldew in the distance.

The Heskett Newmarket Conservation Area was designated on 28 September 1983 by the Lake District National Park Authority. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. These features are noted, described and marked on the Townscape Appraisal Map along with written commentary on how they contribute to the special interest of the conservation area. While the descriptions go into some detail, a reader should not assume that the omission of any building, feature or open space from this Appraisal means that it is not of interest.

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

This document seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the 'Appraisal');
- Provide guidelines to prevent harm and achieve enhancement (in the form of the 'Management Plan').

This document therefore provides a firm basis on which applications for development within the Hesketh Newmarket 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;

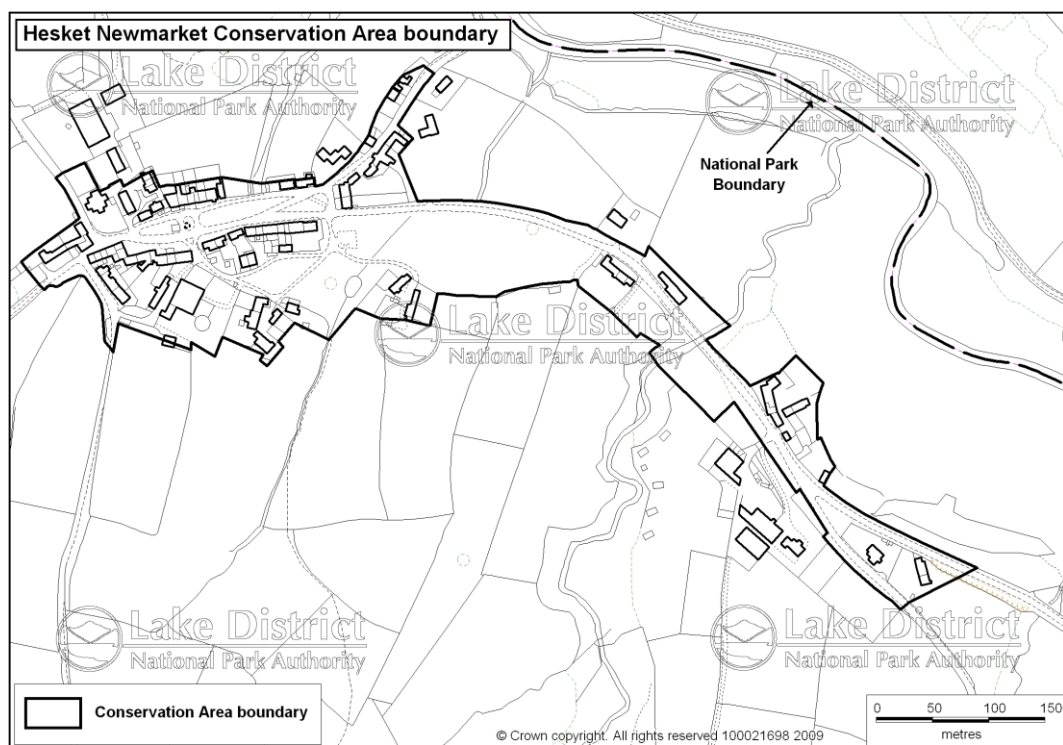
(ii) *The Cumbria and Lake District Joint Structure Plan 2001–2016* (adopted 2006): chapter 6 provides strategic guidance for the environment for the period to 2016. Policy E38 covers the historic environment.

2 Location and setting

Location

Heskett Newmarket is located at the extreme northern edge of the Lake District National Park. The park boundary runs just under 500m to the north and east of the conservation area boundary, the banks of the River Caldew forming the park boundary at this point.

This part of the Lake District lies within the county of Cumbria, in that part which comprised the historic county of Cumberland. The village lies within on a sheltered terrace above the narrow valley of the River Caldew, which runs north past Heskett Newmarket and on to Carlisle, some 20km (12.5 miles) to the north.



Heskett Newmarket is centrally located midway between some of Cumbria's larger towns, with Carlisle to the north, Keswick to the south, Penrith to the east and Wigton to the north west. Of the several former droveways, now metalled roads, that meet in the village, one connects Heskett Newmarket to the larger village of Caldbeck, some 2km (1.25 miles) to the north west, and the location of the parish church, while others connect to the regions main transport arteries, the B5305, linking Penrith and Wigton, and the B5299 road, a historic route that links numerous small villages between Carlisle and the coastal towns of Maryport and Workington. Another important link is Pasture Lane, which runs almost due south to skirt the eastern flank of Caldbeck Fell via Mosedale and Mungrisdale leading to Keswick, some 20km (12.5 miles) to the south, with numerous lanes leading off giving access to the cattle pasture of the Caldew vale. The historic route north to Carlisle also still exists, formerly running through the farmyard to the east of Heskett Hall to the wath (ford) to the footbridge near Water Meetings and beyond toward Sebergham.

Boundary

The conservation area boundary is drawn in such a way as to take in all the older properties at the core of the village (see map below). It excludes recently built properties and the agricultural fields that surround the village, but does include the green at the centre of the village and the boggy common to the east of the village, as far as the How Beck area, including the Howbeck Bridge which crosses the How Beck at the eastern entrance to the village.

The boundaries of the conservation area are predominantly defined by historic field and property boundaries that are represented on the ground by fences, stone walls or water courses, such as the How Beck.



Fig. 2: The largest of the three village greens (in fact registered common land) in Heskett Newmarket; this one, filling the eastern half of the conservation area, is wilder in character than the other two greens, with spring fed channels creating areas of marsh that supports rare wildflowers

Topography and landscape setting

In form, Heskett Newmarket is a relatively simple settlement, consisting principally of a central green that forms an elongated ellipsis, sloping gently from west to east. Buildings surround both sides of the green almost enclosing both sides, but with some gaps and fields on the northern side. Roads run down both sides of the green, and across its centre; they also enter and exit from both ends of the green. At the extreme eastern and western ends of the green there are houses built right up to the road edge, so that the whole green seems enclosed by buildings

By contrast the second green, called the Back Green, which lies to the south of the first, has a more open appearance with only a few houses scattered around its southern edge. It is wilder in character, with a pond and rough grazing and is accessed by means of unmetalled tracks. A third and much larger area of grazing fills the eastern half of the conservation area, consisting of rough grass and reeds, crossed by spring fed water channels, with isolated buildings around its margins.

The village is surrounded by small rectilinear fields defined by stone walls that are principally used for grazing cattle and sheep, set along the low rounded slopes of the hills that run parallel to the River Caldew. This patchwork of fields, with the occasional woodland copse, provides a green backdrop to Heskett Newmarket, while the higher peaks to the south are a reminder of the nearby fells.



Fig. 3: Hesketh Newmarket is surrounded by gently rolling hills, walled fields and a patchwork of woods.

Geology

Hesketh Newmarket is located in an area of very varied geology, which includes the same coal measures that were exploited by the Whitehaven and Maryport coal fields. The principle building stones are the hard carboniferous limestone and millstone grit that both occur locally, while local slates are used as a roofing material for the older buildings (Welsh slates predominate, however). There are numerous (mainly disused) stone quarries and lime kilns in the hinterland around Hesketh Newmarket, though none within the conservation area itself. This is also an area with numerous mines that were opened for the extraction of minerals and metal ores from the late 16th century, and the flanks of the Caldbeck Fells, to the south, are covered in old mine workings, though, once again, there is no architectural legacy of mining within the conservation area itself.

Archaeology

No buried archaeological sites or finds of significance have been recorded within the Hesketh Newmarket Conservation Area, though the hinterland has much industrial archaeology, including the traces of mining carried out in the 19th century.

3 The historical development of the village

The second part of Heskett Newmarket's name is self explanatory in that the village was granted a market charter in the early 18th century, and was referred to from 1751 as Heskett New Market.

In 13th-century documents, the village is called 'Eskeheued', which the English Place-names Dictionary says is derived from Old Norse *eski*, meaning 'ash trees' and Old English *heafod* for a hill, and the combination, hill covered with ash trees, well describes the landscape in and around the village. Another account of the name published in local history books suggest that Heskett is a corruption of 'Easgate', indicating that the village was seen as an eastern entrance to Inglewood Forest, although, given that the village is to the north of this ancient forest, it is unlikely.

Like its near neighbour Caldbeck, the village is likely to have originated from 11th-century colonisation of the Forest of Inglewood, and the gradual clearance of the once-dense woodland to create the pasture that is characteristic of the area today. Enclosed cattle farming looks to be a relatively late development, as the regular shape of the fields surrounding Heskett Newmarket and the straightness of many of

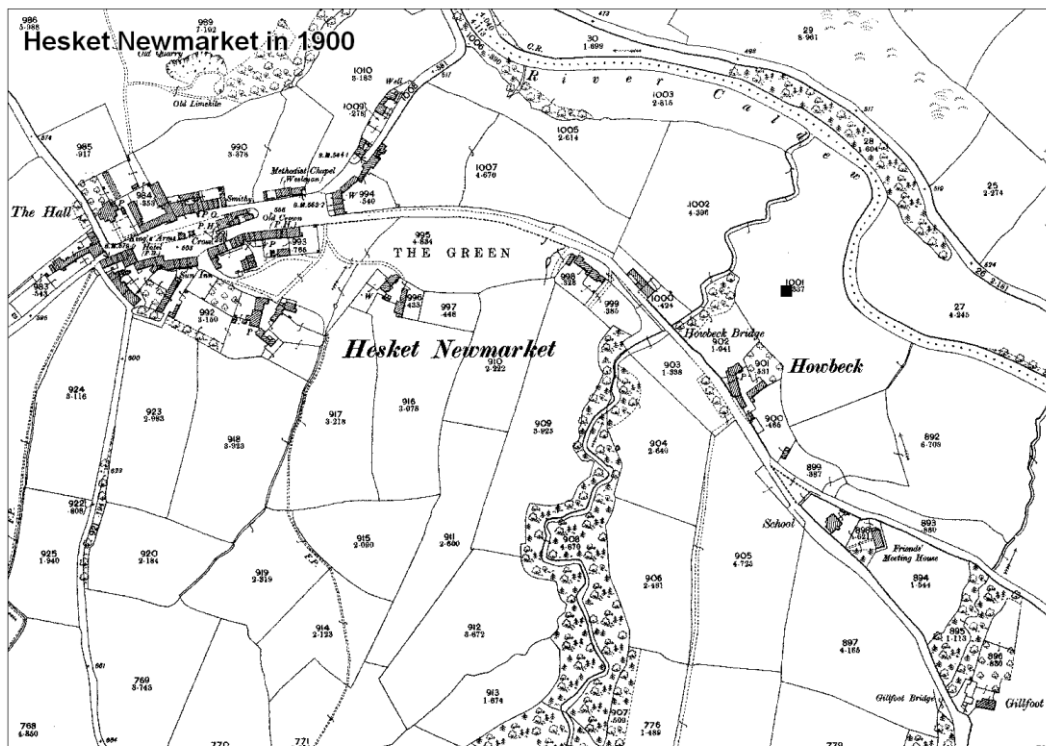
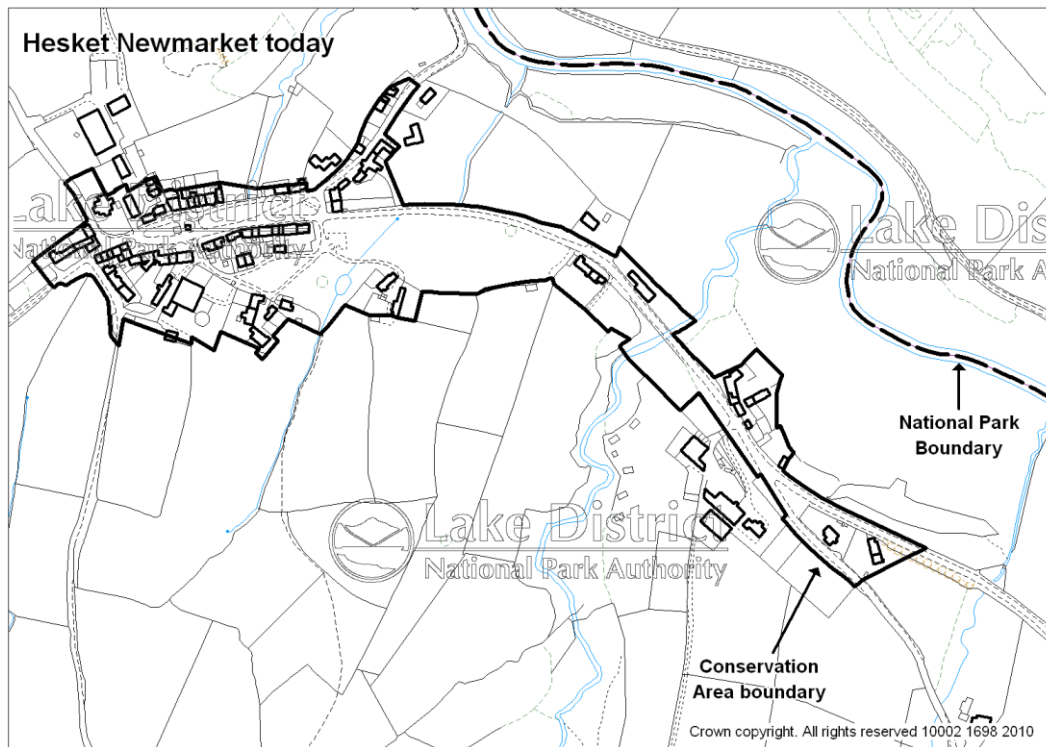


Fig. 4: The Market Cross and Coach House to the rear (Grade II listed - described in the listing as a "Moot Hall and coach house")

the roads is typical of 17th-century enclosure and landscape improvement. Bouch and Jones (*The Lake Counties 1500–1830: a social and economic history*) cite Heskett as an example of early enclosure, saying that it was one of some 220 townships in Cumberland (one seventh of the total land area) to have been enclosed by 1600. But these rectilinear features are often aligned on older tracks that follow the topography, running round contours, over ridges or along river valleys, that perhaps represent an older farming practice of open fields, commons and unenclosed grazing.

Like Caldbeck, the development of Heskett Newmarket was influenced by mining. The Northern Fells are rich in mineral ores and during the 16th Century, German and Austrian miners, with experience in deep rock mining, were contracted by the Royal Company of Mines to mine copper and silver here for the production of coins. Following the closure of the Royal mining activities, lead, barium, tungsten and china clay were mined and helped to sustain the village over the subsequent centuries.

Hesketh seems to have been a centre of religious dissent and in 1669 it is recorded as one of the places in the Lake Counties where gatherings of dissenters or non-conformists, whose meetings were made illegal by the Act of Uniformity 1662 requiring that anyone who ministers to a religious community in England must be



ordained by the Anglican church and that all rites and ceremonies conform to the Book of Common Prayer. A legacy of this non-conformity is the Friends' Meeting House and School at Howbeck to the east, the former Methodist Chapel (now Free

Church) on the green at the heart of the village, and the Temperance Hall, on the western edge of the green, providing an alternative to the several inns that Hesketh had in the 19th century.

Early Ordnance Survey maps show that Hesketh Newmarket has changed very little since the middle of the 19th century; a public house and group of cottages that once occupied the eastern end of the green has since gone (derelict by 1910, they were cleared away by 1929) but most of the other buildings that lined the greens of Hesketh Newmarket are still there today, supplemented by a small amount of later infilling, principally along the road to the north east of the Methodist Chapel. The building of the school in 1874 at Howbeck was one of the few major changes in the late 19th Century.

Granted its market charter in the early 18th century, Hesketh held (according to *Magna Britannia*, published by the antiquarians Daniel Lysons and his brother Samuel Lysons in 1806–22, 'a weekly market for butchers meat and other provisions, on Friday, and fairs or great markets for cattle every other Friday, from May 1 to Whitsuntide. The first Friday in May is a great fair for cattle, cloth, hats, etc'. A trade directory of 1829 says, however, that 'the market is only of trifling consequence', and



Fig. 5: Building stones in Hesketh Newmarket, a mix of split millstone grit boulders, quarried carboniferous limestone and red sandstone dressings.

another directory (Mannix & Whellan's 1847 *History, Gazetteer and Directory of Cumberland*) records two decades later that the Friday market once held in the village is 'nearly obsolete', but that cattle fairs are still held 'in May and every alternate Friday till Whitsuntide; and for sheep and cattle on the last Thursday in August and second Thursday in October'.

Even these markets ceased by the end of the 19th century, though the village still hosts an agricultural show every September, which carries on the market tradition with Lakeland wrestling, and competitions for the best horses, ponies, hounds and terriers. Whitsun's market is now celebrated in the form of a motorcycle rally that has taken place since 1970 every year at late May bank holiday.

In the twentieth century, the greens are the main legacy of the former livestock markets, though working farms and smallholdings survive within the conservation area. Local employment is provided by the brewery, pub, post office and café, but several of the houses are now let as holiday accommodation and Heskett's working population largely commutes to nearby towns for employment.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- Historic greens that were used as the site of livestock markets until the 20th century;
- Including the 18th-century Market Cross;
- Cottages, former farmhouses and former public houses dating mainly from the late 17th to the early 19th centuries;
- Stone boundary and field walls.
- Former workhouse, now Denton guesthouse with attached master's house

5 The character and appearance of the conservation area

Street pattern and building plots

The street pattern within Heskett Newmarket reflects the settlements function as a market, with a large central green (albeit partly built upon until the 19th Century) and Market Cross and two more greens to the south and east of the central green. These greens mark the meeting point of numerous tracks and roads along which drovers brought sheep and cattle to market and the greens themselves are crossed by numerous paths and tracks, some of them now metalled. The main road to Caldbeck provides the spine for the village, both for the focal area at the centre of the village and the more loosely arranged buildings to the east.



Fig. 6: Large dwellings and former agricultural; buildings stand side by side,, and sometimes barns, byres and stables are at the front of the street rather than the rear

Many of the buildings that front into the central green are built without front gardens; instead many have cobbled surfaces that are now attractively gardened. Some are set slightly back from the street and small outhouses, former stables and byres, are

occasionally located at the front of the plot rather than being hidden at the rear. Houses on the two outer greens have walled gardens, to protect plants from grazing animals.

Townscape analysis

The townscape of Hesketh Newmarket is remarkably varied and attractive, for all that the street plan is relatively simple. The variety derives from the grouping of buildings around the central green further emphasised by the natural contours of the green which slope from top to bottom (west to east) and from side to side (south to north).

In the lower half of the green, to the east, the houses form a long terrace with roof ridges mainly running parallel to the green, but some are set at an acute angle to the green, introducing variety and pleasing irregularity to the townscape, which is further emphasised by the natural contours.



Fig. 7: Terraces on the southern side of the green with roof ridges parallel to the green and some set at an acute angle

The upper part of the green is even more varied because of the stepped grouping of the houses on the south-western edge, around the Post Office. Here there are three main building blocks, mainly of terraces that have main axes that run at right angles to the green as well as parallel to it; their roofs are stepped upwards too as the contours climb, and the three blocks step inwards markedly from east to west. The result is that the very western end of the green has houses that are grouped so closely together that the two roads leading out of the village are hidden – especially the road to Caldbeck, which leaves the western end of Hesketh by means of a right-angled bend. Here the close relationship of buildings results in a great sense of spatial enclosure.

The equivalent at the eastern end of the village is a group of buildings (Elm Lodge and Green Way) that sit in the point of the triangle between the two roads that lead east out of the village, framing the exits, one of which leads sharply downhill to the banks of the Caldew, the other of which leads more gently downhill towards the How Beck. Beyond is the small group of historic buildings loosely arranged around the junction of roads to Penrith and Keswick. This attractive group is situated at the

entrance to the village to the south and east and is named Howbeck after the adjacent watercourse.



Fig. 8: Stepped buildings at right angles to the green completely enclose the western end and disguise the exit roads

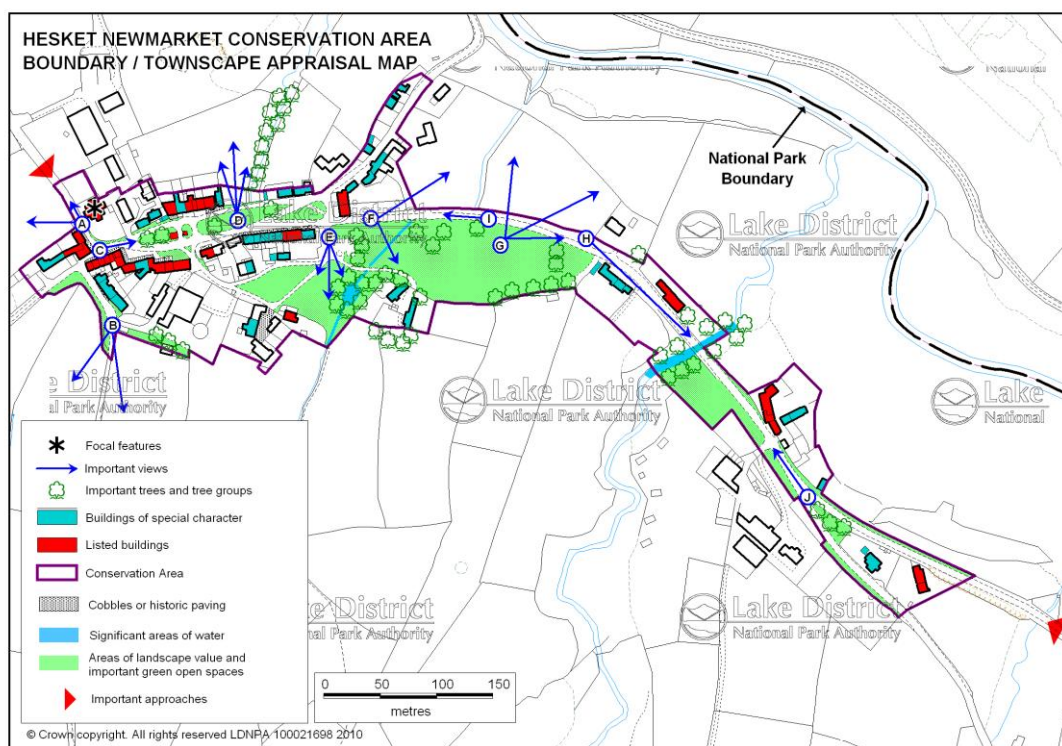


Fig 9: The view that meets travellers arriving from Caldbeck as the hidden Main Street is suddenly revealed after turning the sharp bend by Hesketh Hall.

The natural contours of the Hesketh Newmarket landscape add further variety to the townscape: notably the slope of the green, and the sense of discovery that comes from coming into Hesketh from Caldbeck, turning into the village round the sharp bend by Hesketh Hall and seeing the long village laid out below, with its fine wide main street, attractive houses and colourful front gardens and central Market Cross.

Views out of the village are less of a feature, though the long wooded ridge that rises to the north east of the village, with the blades of its wind turbine just visible on the

crest of the hill, is an important component of views from the eastern half of the conservation area.



Focal points, views and vistas

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

- A – from the western end of the conservation area, looking westwards up steeply banked fields;
- B – similarly looking southwards towards the Caldbeck Fells from the edge of the village;
- C – from the western entrance of the village down the long green to the eastern end;
- D – looking out of the village over the allotments to wooded valley of the River Caldew;
- E – from the village car park across the Back Green to ponds and cottages fronting this green;
- F – across the large green to the east of the village across to farm buildings and stone walls;
- G – across to the long ridge running parallel to the River Caldew, with the blades of a wind turbine visible near the crest
- H – down the road that descends to Howbeck bridge, to the buildings of Howbeck House and associated farmhouses and barns;
- I – in the opposite direction, views westwards back up into Heskett.
- J- View of Howbeck Farmhouse and cottage

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



The eastern exit to the central green looking towards Howbeck



View H: the road that descends to Howbeck Bridge, with the buildings of Howbeck House (left) and associated farmhouses and barns (right)



View D: looking out of the village over the play area to wooded valley of the River Caldew



View I: looking westwards up the long village green.



Views of Howbeck Farmhouse and Cottages at the southern entrance of the village



Views east framed between Berkeley House and 1 to 4 Beech Cottages

Current activities and uses

Heskett Newmarket evolved as a settlement engaged in agriculture and the trading of sheep and cattle at its seasonal markets. Today the village is principally in residential use, with services for the resident population and for visitors, including a post office and general store, children's playground, allotments, Free Church, public house, and brewery, teashop, camping and bed and breakfast accommodation.

A microbrewery was set up in 1988 in a converted barn at the rear of the Old Crown Inn, and is now run by a group of local enthusiasts who formed a community enterprise – the Heskett Newmarket Brewery Cooperative – to ensure the survival of the brewery in the village after the retirement of its founders.



Fig. 11: Heskett still has working farms within the conservation area

A network of public footpaths and bridleways traverse the village, linking the settlement with the surrounding countryside which brings walkers to the village. Several houses in the village are let as short term holiday accommodation. A well-hidden car park is located at the centre of the conservation area and signs around the green encourage visitors to use this rather than parking on the green itself.

A school, GP surgery, church, another pub and social facilities are available nearby at Caldbeck, 2km (1.25 miles) to the north west of Heskett.

Open spaces, landscape and trees

Open spaces are intrinsic to the character of Heskett Newmarket, consisting of three large greens that were the site of historic livestock markets and that are still used for grazing. The existence of farms, paddocks and orchards in the centre of the village helps supports large flocks of house martins, swifts and some swallows, feeding on the flies that breed on cow and sheep dung and using mud from the fields to build nests in the eaves of barns and outhouses.

Woodland plays a key role in the topography of Heskett Newmarket: the wooded river margins of the River Caldew and the How Beck lie outside the boundary of the conservation area but are nevertheless visible from it.



Fig. 12: Willows surround the pond on the Back Green

Boundaries

The stone walls of Heskett help to blur the distinction between town and country, all being built of similar materials, though with an architectural hierarchy, so that field walls are mainly built from rounded boulders derived from river beds and field clearance, whereas the more domestic walls surrounding houses and yards are of squared or cut stone, won from quarries, and topped by shaped coping stones.



Fig. 13: The high walls lining the lane to the Back Green are constructed of a mix of rubble and quarried and shaped stone

Heskett also has some examples of Victorian ironwork boundaries, at the Free Church, which retains its original gate and a complete set of railings surmounting a low coped boundary wall. Howbeck Farm has simple iron railings surmounting a terrace retaining wall and there are also what appear to be attractive original gates and / or railings at Caldew Villa and Caldew House, though most of the properties lining the central green are open to the green with no front boundary wall or railings; gardens, grass verges, cobbled yards and areas of sandstone paving are the norm.

Public realm: floorscape, street lighting and street furniture

The public realm within the Heskett Newmarket Conservation Area is rural in character, and modest, in keeping with the rural appearance of the village. The roads through the village are metalled and most are edged with grass verges or greens. Pavements, where they do occur are metalled with concrete kerbs. Many areas of cobbled paving survive in front of houses on both sides of the central green and are most complete around the Post Office and nearby buildings, marking an open and informal division between the public and private realms.



Fig. 14 Simple functional wall-hung street lighting



Fig. 15: Litter bin and iron bench

There is little overhead wiring, and street lighting is largely limited to lights on brackets secured to the fronts of houses lining the central green. Signage within the conservation area is minimal, as is appropriate. Discreet signs urge visitors to use the car park rather than parking on the green or along the roads that cross the green. Most visitors oblige by parking in the car park or on the back green, though it frequently becomes busy with parking for the pub, bed and breakfast and local holiday homes. Sunday services at the Free Church temporarily bring more people to the village than the car parks can accommodate, as do weekend visitors to the pub and Denton House Guesthouse.

Litter bins are disguised within a timber structure; there are several benches on the green placed to make the most of views. Hesketh also has two older style finger posts at the upper and lower ends of the central green.



Fig. 16: Cobbles in front of the Post Office

6 The buildings of the conservation area

Architectural styles, materials and detailing

The conservation area has one relatively high status building in the form of Hesketh Hall, built in the mid to late 17th century by Sir Wilfred Lawson, which is singled out for mention in many books on Lakeland architecture. R W Brunskill (*Traditional Buildings of Cumbria*) cites it as a rare example in the region of a building with a 'compact multi-storey plan with projecting porches [to the north and south] and staircase wings [to west and east]', which results in a building with a cross-shaped plan, or, as Pevsner describes it (*Buildings of England: Cumberland and Westmorland*), 'a square house with [four projecting] gabled wings'. The square central block has a pyramidal roof, with a large central chimney, and the appearance of the house is enhanced by the use of oval windows as well as mullioned and transomed rectangular windows. Built in 1630, the house was described by the antiquary and historian Samuel Lysons (1763–1819) as built in the manner of a sundial, 'with twelve angles [and] so contrived that the shadows give the hours of the day'. Its distinctive form, makes an important feature within the conservation area.

The fine wide main street is lined by attractive houses, mostly dating from the 18th century. Many of the houses may in fact date from before this and were later subject to refronting during the Georgian and Regency period when a more formal arrangement of vertical sash windows were installed. The Market Cross, at the centre of the green, dates from 1759 when the Earl of Egremont donated five guineas " towards the Expence of Erecting a market Cross in the said Town of Hesketh", but rebuilt in the 19th, consisting of four round pillars of red sandstone (originally single blocks but replaced with sandstone rubble following an accident in the early 20th Century) , carrying a pyramidal slate roof with a ball finial and with stumps in the interior, the latter described in the listing as tethering rings or stocks but in fact the remains of the original columns. The market cross was used for selling butter and other dairy or food items which required shade from the sun.

The buildings of the conservation area are mainly built of the abundant local carboniferous limestone mixed with millstone grit. Though these are very durable stones, many properties are nevertheless painted or rendered – more for decorative effect than for weatherproofing. Traditional white and cream walls with contrasting colours used to highlight the door and window surrounds are found all over the village (albeit in paint rather than traditional limewash).



Fig 17 Seventeenth-century Heskett Hall Farmhouse. This distinctive building has been compared as a more rustic and humble version of the Villa Rotunda by Palladio and would represent the early influence of one of Europe's most influential architects¹

This picking out of quoins, cills and lintels reflects the fact that stones of contrasting colour were often used by the original builders: Several of Heskett Newmarket's unrendered and unpainted buildings have walls of grey limestone and window and door surrounds of red sandstone, including barns.

Roofs are almost universally of slate, though more recent buildings have thin and uniform Welsh slates, rather than the thicker, less regular greenish grey slate of older buildings, some of which survive on farm buildings and on the roof of the long byre that runs down the side of the allotments to the west of the Free Church.

Several cottages and terraces have carved stone doorcases (notably Elm Lodge and the Temperance Hall) and several of the fine houses around the Post Office, where there are several large three-bay houses with pedimented central doorways flanked by tall triple-paned sash windows. Upper windows are in some cases smaller and square, sometimes consisting of sideways sliding "Yorkshire" sashes.

¹ The Caldbeck and District Local History Society

The thickness of the walls of many houses is evident from the fact that doors and windows are deeply recessed. Some of the terraces along the southern side of the central green have projecting stone brackets at eaves level, intended to support timber guttering that has since been replaced by modern materials.



Fig 18: Carved 18th-century doorcase, Elm Lodge



Fig 19: Sideways "Yorkshire" sliding sash

Former agricultural buildings converted to dwellings form a high proportion of the structures in the conservation area, often distinguished by being unrendered and with arched cartshed entrances, now filled with glass (except at Greenhill Farmhouse, where the barns have survived in agricultural use).

Among the listed structures within the conservation area, Dickens House, formerly the Queen's Head, is so named because Charles Dickens and Wilkie Collins stayed there on a visit to the Lake District in 1857, which Dickens wrote up as 'The Lazy

Tour of Two Idle Apprentices' in his magazine, *Household Words*. Coleridge also stayed several times and the Wordsworth's either stayed with or visited him their. The bridge over How Beck at the eastern margin of the conservation area is mid-18th century, widened in the 19th and 20th.



Fig 20 Barn in agricultural use



Fig 21 A converted barn

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:

- Heskett Hall Farmhouse Grade II*
- Dickens House Grade II
- The Green and No. 2 The Green Grade II
- Smithy Cottage and House Grade II
- Berkeley House and barn to the rear Grade II
- Berkeley Cottage Grade II
- 1 to 4 Beech Cottages Grade II
- Kings Arms Cottage Grade II
- Canon (Canny) House Grade II
- Sun House Grade II
- Rowena Cottage Grade II
- The Beeches Grade II
- Greenside Grade II
- The Market Cross Grade II
- The Garage (now Coach House) Grade II
- Denton House Grade II
- Elm Lodge and Greenway Grade II
- Rose Cottage Grade II
- Temperance Hall Grade II
- Howbeck Farmhouse and Cottage Grade II
- Howbeck Cottages Grade II



Fig 22: Listed Howbeck Farmhouse and Farm Cottage at the entrance of the village

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. 23: Howbeck Farm barns: one of Hesketh's 'Significant Unlisted Buildings' and a superb example of this building type



Fig 24 The very fine unlisted former school house at Howbeck

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 or top hung mock sash windows is adversely affecting both the listed and the unlisted buildings in the conservation area. There have also been alterations to door and window openings. There are also instances where buildings have been extended in a manner which neither reflects nor harmonises with the traditional design of the buildings in the village, nor utilises a palette of traditional construction materials.



Fig 25: Compare the treatment of the two halves of the same building, one with original window openings and sash windows, the other with enlarged window openings and modern single pane windows

Modern installations: satellite dishes, rooflights, and alarm boxes

There are a number of instances where accretions such as satellite dishes, extractor vents and alarm boxes have been made on the elevations or chimney stacks of the historic buildings. Such additions are highly visible, particularly given the pattern of development within the village where back lanes allow clear views of the rear elevations of many buildings, and detract from the character of the historic environment. A number of historic buildings have had rooflights inserted into the principal roofslope. Most of these are much larger than traditional rooflights and of modern appearance and these detract from the appearance of the village.



Fig 26: Rooflights in prominent front roof slopes

The use of stains and varnishes on timber doors and windows

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



Fig 27: Modern stained wood windows and doors

Semi-permanent outbuildings

Some of the gardens and yards within Hesketh Newmarket accommodate outbuildings and sheds. Some of these are sheds which have been treated with an orange varnish, which makes the structures highly visible against the subtly coloured backdrop of stone buildings and vegetation.



Fig 28 Highly visible outbuildings

Loss and alteration of traditional stone boundary walls

The stone 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 loss of these traditional stone walls detracts from the character and appearance of the conservation area. There are instances where the boundary has been increased in height through the use of timber stakes and wire mesh fencing. This is a practical solution where taller fences are required, but the resultant reduction on the need for maintaining the stone walls could result in the loss of these important landscape features.

Signage

Heskett Newmarket is a village that attracts visitors and this supports a number of retail and catering businesses, which need to advertise their products and services through signage. In most instances, this signage is modest and appropriate and this reliance on minimal signage should be encouraged to ensure that the rural appearance of the settlement is not eroded.



Fig 29: Discrete village-centre signage

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Aims of the management plan

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

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

1.2 The benefits of designation

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

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

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

1.3 Legislative background

The 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.

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

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

Section 69 [2] also states:

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

The management plan reflects Government guidance set out in Planning Policy Statement 5: *'Planning for the Historic Environment'*, English Heritage guidance titled *'Guidance on the Management of Conservation Areas'* (August 2005), best practice guidelines, policies within the Lake District National Park Local Plan (1998) and any policies which supersede this in the Cumbria and Lake District Joint Structure Plan 2001–2016 (2006) and the emerging Local Development Framework, together with such guidance leaflets as *'Converting an old building?'* and *'Outdoor advertisements and signs'*.

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

1.4 Public consultation

The Heskett Newmarket Conservation Area and Management Plan has been created by collaborative working between heritage consultants. The Conservation Studio, the Lake District National Park Authority and the local community. The appraisal and management plan has been subject to a 4 week period of public consultation commencing in April 2009. This included sending consultation letters to 90 residents and businesses placing the document on the Authority's website and the provision of

a public exhibition at Caldbeck Parish Hall. The document has subsequently been amended to incorporate relevant suggestions and comments.

1.5 Designation and extension

The appraisal has examined the conservation area boundaries and has identified that the conservation area boundary should be revised to include the following:

a. Plots of land to the north of the central green between Smithy House and Chapel House should be included within the conservation area. These small plots are gaps within the existing built frontage which affect the character of the conservation area, one plot containing the village play area and the other being where the culverted beck emerges from beneath the green making an attractive feature.

b. The group of historic buildings at Howbeck to the south-east of the conservation area should be included. This group of attractive buildings at the road junction mark the entrance and exit of the village and include 2 listed buildings and other significant unlisted historic buildings.

1.6 Effects of designation

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

1.7 Listed Buildings

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

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

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.

1.8 Significant Unlisted Buildings

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

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

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

The appraisal identified that the following alterations can, cumulatively, seriously affect the special character of the area and therefore need to be considered very carefully:

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

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

1.10 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.

The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. We will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat.

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

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

1.12 Enhancement through new development, alterations and extensions

While there are few opportunities for large-scale redevelopment within the conservation area, some improvement or enlargement of the existing buildings may be possible subject to sensitive design and good quality materials and details. There may occasionally be sites where completely new development is acceptable. As the quality of the general environment within the conservation area is already acknowledged by designation, we will encourage well designed schemes using appropriate materials that respond positively to their historic setting. This includes the encouragement of high quality contemporary and sustainable design and materials.

1.13 Retaining and enhancing historic boundary treatments

Traditionally, most boundaries in the conservation area are defined by stone walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has not taken place. We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments.

2 MONITORING AND REVIEW

2.1 Boundary review

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

2.2 Document review

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

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

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