



Near Sawrey Conservation Area Conservation Area Appraisal and Management Plan



The Conservation Studio
1 Querns Lane
Cirencester
Glos GL7 1RL

The Ordnance Survey Mapping included in this document is provided by the LDNPA under licence from the Ordnance Survey in order to make available townscape appraisal information. Persons viewing the mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

© Crown Copyright All Rights Reserved LDNPA 100021698 2008

NEAR SAWREY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Part 1 CONSERVATION AREA CHARACTER APPRAISAL

Summary of special interest

1 Introduction

2 Location and setting

- Location
- Boundary
- Topography and landscape setting
- Geology
- Archaeology

3 The historical development of the village

4 Surviving historical features within the conservation area

- Summary of surviving historical features

5 The character and appearance of the conservation area

- Street pattern and building plots
- Townscape analysis
- Summary of townscape features
- Focal points, views and vistas
- Current activities and uses
- Open spaces, landscape and trees
- Boundaries
- Public realm

6 The buildings of the conservation area

- Architectural styles, materials and detailing
- Listed buildings
- Significant unlisted buildings

7 Negative features and issues

Part 2 CONSERVATION AREA MANAGEMENT PLAN

Part 3 BIBLIOGRAPHY

Summary of special interest

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

- Small village located on the historic trade route between Hawkshead and Kendal;
- Associated neighbouring village of Far Sawrey;
- Settlement developed on the location of a number of springs;
- Historic route (Stones Lane) extends northwards from the village to Moss Eccles Tarn and Claife Heights;
- Historic route extends southwards to crossings of the Cunsey Beck;
- Rural location raised above the eastern slopes of Esthwaite Water;
- Dispersed settlement of farmsteads and houses surrounded by irregularly shaped fields;
- Many buildings with architectural and historic quality, one of which is grade II* listed, and nine of which are grade II listed buildings, and many others which make a positive contribution to the area's historic character and appearance;
- Significant long views westwards to the Coniston Hills;
- Buildings predominantly date from the 17th, 18th and 19th centuries and are good examples of the vernacular tradition, together with buildings in the Arts and Crafts and the Vernacular Revival styles;
- Beatrix Potter lived in Near Sawrey and the village provided the settings for a number of her illustrated stories;
- Palette of building materials reflects the underlying geology, carboniferous limestone and slatestone;
- Domestic buildings either constructed from rubble stone concealed beneath a render coat, or from slatestone with ashlar dressings;
- Grass verges along the lanes and fields enhance the relationship between Near Sawrey and the surrounding landscape;
- Important areas of native hedgerow, individual trees and tree groups;
- Network of public footpaths link the village to the surrounding countryside.

1 Introduction

The Near Sawrey Conservation Area is a compact rural settlement located on the historic trade route between Hawkshead and Kendal. The village is arranged as a dispersed settlement of farmsteads, cottages and villas and contains a number of buildings which are of architectural and historic interest.

Near Sawrey Conservation Area was designated on 3 December 1985 by the Lake District National Park Authority. Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”.

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

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

The document conforms with English Heritage guidance as set out in “*Guidance on conservation area appraisals*” (August 2005) and “*Guidance on the management of conservation areas*” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document seeks to:

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

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

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

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

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



Fig. 1: The principal approach into the conservation area from the east along the B5285 provides clear views into the village.

Topography and landscape setting

Near Sawrey lies within a shallow valley which runs between Esthwaite Water and Lake Windermere. The land rises gently to the north toward Claife Heights and Latterbarrow; this landscape is characterised by wetland, grassland and tarns set against a heavily wooded backdrop. There are extensive elevated views across Esthwaite Water from the western parts of the conservation area. This small lake is fringed by reed beds and set within a pastoral landscape of small, enclosed fields. Cunsey Beck, the outlet for Esthwaite Water meanders across level land to the distant south of the hamlet.



Fig. 2: Views south-west out of the village extend across open fields to Esthwaite Water and Grizedale Forest.

The view to the north-east encompasses the distinctive outline of the Langdale Pikes and the Coniston hills, such as the Old Man of Coniston, on the skyline, while to the south and west the dense woodland of Grizedale Forest forms an attractive backdrop.

Geology

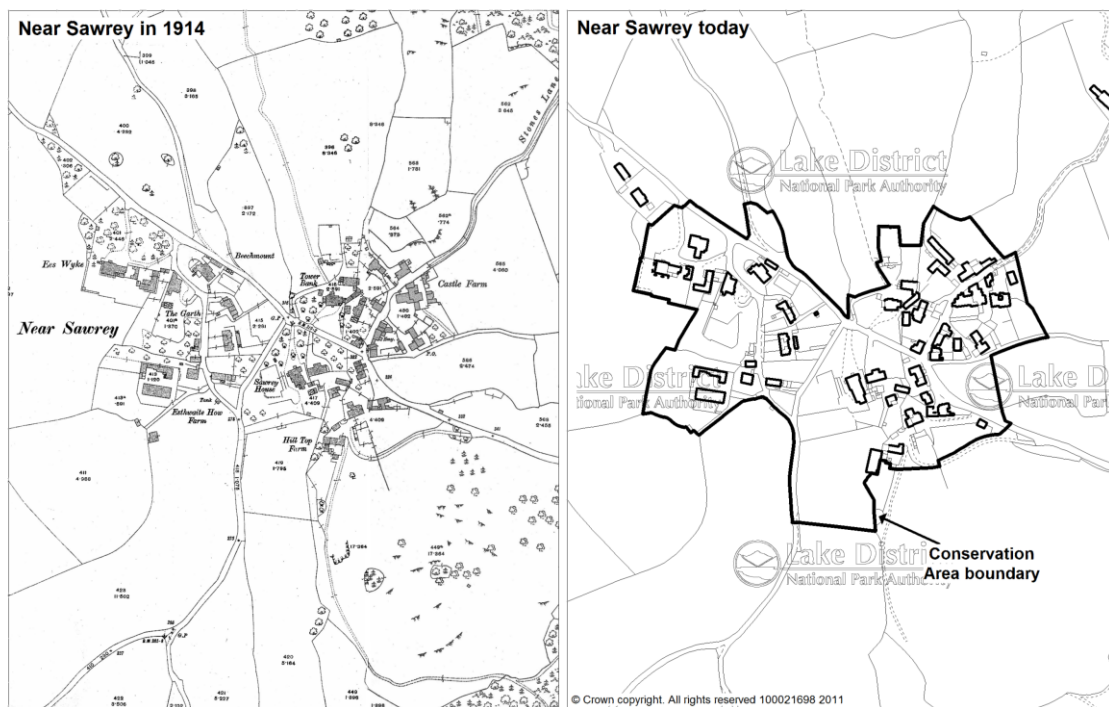
The underlying geology of this part of the Lake District comprises limestone and slatestone. The carboniferous limestone is light grey in colour. The slatestone is a hard, dark-coloured stone (olive-green, grey-purple). It is used for the construction of many of the buildings in the area, but in most instances the rubble is concealed behind a render coat. Slate stone is also quarried locally and used as a roofing material.

Archaeology

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

3 The historical development of the village

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



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



Fig. 3: This early 20th century gate for Beatrix Potter is a distinctive feature of the garden at Hill Top.

The early hamlet comprised a number of scattered farmsteads, reflecting the predominant reliance on agriculture in the area. Another prolific local industry was the preparation of basket rods and hoops, which were exported to markets such as Liverpool. The arrival of the railway to Windermere in 1847 brought a dramatic change to the area with many large houses and villas erected, and existing houses enlarged, to take advantage of the picturesque scenery in the Windermere and Ambleside area.



Fig. 4: Buckle Yeat stands on the main route through the village. It features in a number of Beatrix Potter's illustrations.

Near Sawrey is best known for its association with Beatrix Potter. She first visited Sawrey in 1896, staying at Lakefield, renamed Eeswyke. In 1905 she bought Hill Top Farm. Thus began her lifelong interest in farming. She continued to produce her illustrated books. Many recognisable views of Sawrey are found in books such as *The Tale of Tom Kitten* (1907) and *The Tale of Jemima Puddle-Duck* (1908). When Beatrix

married William Heelis in 1913 they moved into Castle Cottage; Beatrix had purchased Castle Farm in 1909.

4 Surviving historical features within the conservation area

Summary of surviving historical features:

- Historic trade route between Hawkshead and Kendal, using the ferry crossing across Lake Windermere;
- Further historic routes connecting around the southern end of Esthwaite Water, across Ees Bridge, and running south;
- Stones Lane, running north to Claife Heights;
- Survival of 19th century fingerpost (Guide Post on First Edition O.S.)
- Cluster of farms and houses dating principally from the 17th, 18th and 19th centuries;
- Three farms, Hill Top Farm, Esthwaite How Farm and Belle Green Farms;
- Buildings associated with Beatrix Potter: Ees Wyke (formerly Lake Field), Hill Top, and Castle Cottage.



Fig.5: The lane approaching the village from the north-west skirts Esthwaite Water and crosses a gentle pastoral landscape.

5 The character and appearance of the conservation area

Street pattern and building plots

The street pattern in Near Sawrey is defined by the east-west course of the historic trade route between Hawkshead and Kendal, now the B5285, together with numerous secondary lanes and footpaths which permeate the surrounding countryside. Development on these routes reflects a dispersed pattern of settlement, with the earliest buildings being scattered farmsteads.

The principal through-route in Near Sawrey, the B5285, gently meanders into the village from the north-west. At the centre of the village, the road kinks southwards at the junction with Stones Lane, and kinks again to run out of the village in an eastwards direction. This change in the direction of the road at the centre of the village is associated with a broadening of the road at this point allowing clear views across the space to the buildings which are set directly facing the roads, such as Anvil Cottage. The Tower Bank Arms Public House is also prominently located on an elevated site, facing over a small area of open space, historically a widening in the road and now a small car park.

Stones Lane runs northwards out of the village, up to Claife Heights. At the centre of the village this lane provides access to surrounding houses and farms, but then almost immediately becomes a rural track bordered by stone walls and running between open fields. The lane running south out of the village extends to crossings of the Cunsey Beck, at Ees Bridge and Eel House Bridge, and beyond. These lanes provide an immediate connection with this small rural village and the surrounding countryside and lakes. The roads, lanes and pathways through Near Sawrey survive as represented on the First Edition Ordnance Survey map of 1851.

Building plots in Near Sawrey are irregularly dispersed around the meandering lanes. Many of the buildings are arranged on generously sized plots, particularly the farmsteads which are surrounded by yards, gardens and fields. Plots often reflect former historic field boundaries; the land occupied by Esthwaite How Farm is shown as a large open field on the Second Edition Ordnance Survey map. Buildings are typically set at the centre of plots, away from the lanes and accessed by driveways. This has lent a spacious, undeveloped rural character to the village, with many of the buildings viewed across gardens, fields or through woodland.

At the centre of the village, for example at the junction of the B5285 and Stones Lane, building plots are smaller and a number of cottages face directly onto the public highways, only set back from the thoroughfares by small front gardens. The short terrace from Meadowcroft to Croft End is late 19th century development on a tightly restricted plot and the houses have very small back gardens. Such buildings contribute to a more enclosed character at this junction, with buildings tightly framing views along the lanes.

With the exception of a few late 19th century houses and occasional 20th century infill the street pattern and buildings within Near Sawrey stand as they were represented on the First Edition Ordnance Survey map of 1851. Nearly all of the buildings had been erected by the Second Edition Ordnance Survey map of 1890.

Townscape analysis

The conservation area comprises a small rural village. The built form of Near Sawrey is the product of a combination of early scattered farmsteads, with some later infill of small cottages and large villas. The historic Hawkshead to Kendal trade route forms the backbone of the village, but few of the buildings directly front the thoroughfare. Instead buildings are set at the centre of the plots and variously orientated, with domestic buildings predominantly facing south. The farmsteads are tight clusters of buildings, with the farmhouse and associated barns forming attractive groups. Meandering lanes and the gradual fall in the land from north to south, down from Claife Heights toward Esthwaite Water, create distinct areas of character within the small village.



Fig. 6: The view southwards from Stones Lanes encompasses an attractive view of the roofscape of the village.

Stones Lane climbs gently northwards toward Moss Eccles Tarn and Claife Heights from the B5285. The lane is metalled close to the village centre, but beyond Belle Green Farm becomes unmade track. The entrance to the lane is tightly framed by Anvil Cottage and the two-storey terrace from Meadowcroft to Croft End and these buildings are orientated to mirror the widened splay of the lane at the road intersection. The view extends to Belle Green Farm and to the wooded hillside which rises beyond. Progressing along Stones Lane, the views open up to High Garden Gate, The Castle and Belle Green Cottages. These buildings form an attractive grouping of early 18th century farmhouses and the architectural treatment of the buildings introduces a sense of harmonious unity to this part of the conservation area. The buildings are all large two-storey houses set beneath pitched Lake District slate roofs. The exteriors are rendered and the windows multi-paned sliding sashes. Beyond these houses, the character of the lane becomes increasingly rural, with farm buildings and grass verges to either side of the unmade track. The lane steepens as it continues beyond the conservation area boundary and provides a clear viewpoint to look back over the village.

The B5285 meanders along its course through the village and views open up through the settlement as the road twists and turns in direction. Despite the road being narrow the character of the thoroughfare is spacious, the result of the widely dispersed buildings being set back at distance from the highway, allowing clear views across large front gardens. This sense of green open space is enhanced by the far-reaching views across open fields, such as eastwards along the valley to Far Sawrey. The village is most densely developed at the eastern end, where many of the oldest structures are located. Buildings are located closer to the road, such as Buckle Yeat, and are set behind small front gardens. Limestone walls provide a unifying link along the roadway, bordering both gardens and fields. Mature trees and areas of woodland also line the roadway, particularly on the land around Sawrey House, Beechmount and Ees Wyke. Further trees line the lanes running south from the B5285.

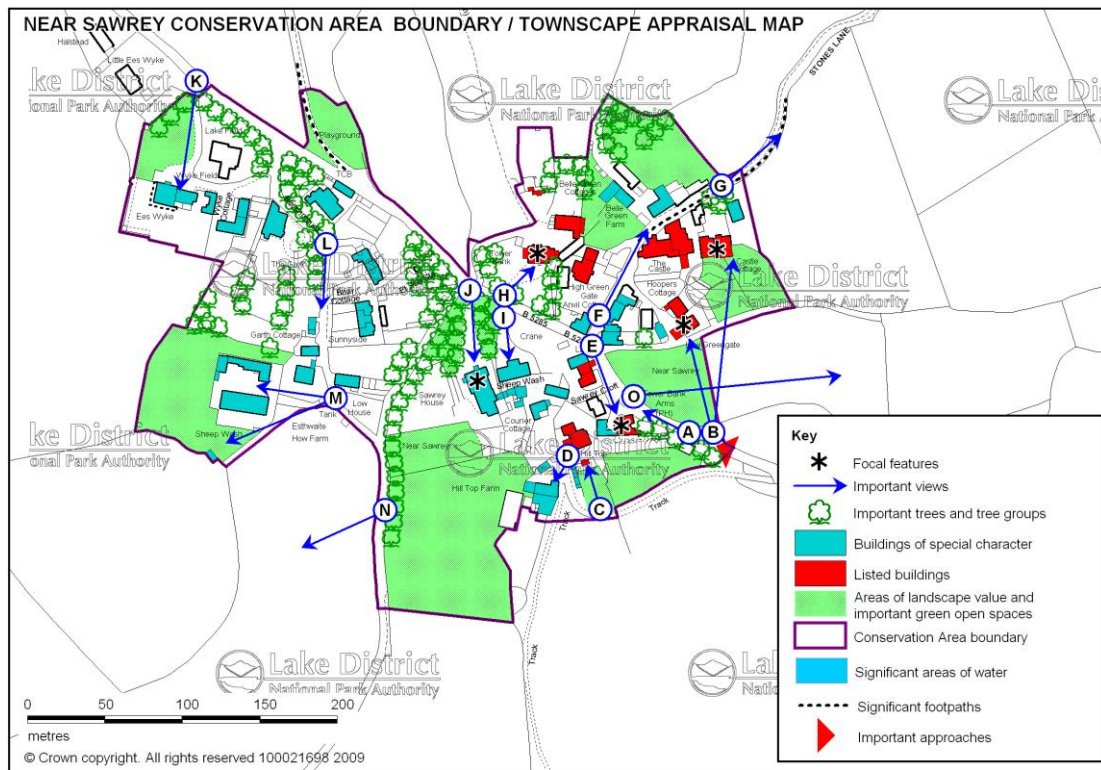


Fig. 7: Low Greengate is an imposing 17th or early 18th century house which forms a landmark building facing over a track and open fields on the east side of the village.

The lanes running south from the B5285 contain a variety of building types and styles, including 19th century Arts and Crafts style at The Garth, together with vernacular cottages. The lanes have a tranquil rural character, with little through-traffic. They are enclosed by high hedges and trees. At the southern boundary of the conservation area the trees clear and the views open out to an expansive panorama across a patchwork of fields to Esthwaite Water.

Summary of townscape features

- Dispersed settlement containing a number of historic farmsteads and surrounded by small irregularly shaped fields;
- Settlement arranged along the historic trade route between Hawkshead and Kendal, and at the junction of other lanes and paths;
- Development is irregularly dispersed along the lanes and predominantly comprises detached cottages, farmhouses and villas, with some associated farm buildings;
- Network of tracks and footpaths permeate the village and link the settlement with the surrounding countryside;
- Limestone walls border domestic plots and fields;
- Expansive views across the valley to Esthwaite Water and the hills beyond.
-



Focal points, views and vistas

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

- A – To the north-west, along the eastern approach to the conservation area toward Buckle Yeat;
- B – Panoramic view northwards across open fields to key landmark buildings, Low Greengate and Castle Cottage, with a wooded hillside rising beyond;
- C – View northwards from the kitchen garden to Hill Top;
- D – To the south-west from Hill Top to Hill Top Farm;
- E – To the south-east to the Tower Bank Arms Public House;

- F – To the north from Anvil Cottage to The Castle and the farmyard beyond;
- G – To the north-east, along Stones Lane as it meanders across open countryside;
- H – Short view to the north-east terminating at Tower Bank;
- I – Short view south terminating at the Saw Mill;
- J – View south along the tree-lined driveway to Sawrey House;
- K – South along the driveway to Ees Wyke;
- L – South along the back lane toward Garth Cottage and Sunnyside;
- M – Panoramic view of Esthwaite How Farm, the surrounding fields and Esthwaite Water beyond;
- N – Long view to south-west to Esthwaite Water.
- O – Long view to Far Sawrey

Fig. 8: Some of the significant views in to, within, and out from the conservation area.



The view north-west into the conservation area across open fields to buildings including Low Greengate and Buckle Yeat.



View north to Low Greengate and Castle Cottage.



View of the south front of Hill Top from the walled garden, looking through the grade II listed cast iron gate.



The Tower Bank Arms Public House viewed from the north.



View north-eastwards along Stones Lane. The lane continues outside of the conservation area boundary, extending up to Claife Heights.



View south-west from Stones Lane toward the village. The outbuildings of Belle Green Farm lie in the foreground.



The principal road through the village is bordered by a number of large detached houses, such as Tower Bank, which are set back from the road and approached by driveways.



The lane running south out of the village is bordered by high hedges and stone walls which frame the views of the outlying open fields.



Looking south-west from the conservation area past Esthwaite How Farm to Esthwaite Water.



The view south from the boundary of the conservation area encompasses a patchwork of fields, Esthwaite Water and the hills beyond.



Views east from Near Sawrey extend to the distant outlying houses of Far Sawrey, such as The Vicarage.



The B5285 running east out of the village is bordered by stone walls and fields.

Current activities and uses

Near Sawrey developed as a settlement principally engaged in agriculture and there continue to be three farms within the village, Belle Green Farm, Hill Top Farm, and Esthwaite How Farm.

The village is a tourist attraction, being where Beatrix Potter lived and worked for much of her life. Her first home in the village, Hill Top, is owned by the National Trust and open to the public. A small shop selling memorabilia is contained on the site. Hill Top means that the village is often busy with traffic and visitors, particularly during the high season. Near Sawrey is predominantly in residential use. A number of residents offer bed and breakfast accommodation to visitors. Two larger establishments, Ees Wyke and Sawrey House, offer country house hotel facilities. There is a public house in the village, The Tower Bank Arms.

In addition to Hill Top, the village and its surroundings offer a number of opportunities for leisure and recreation, including a small children's playground at the western end of the village. Esthwaite Water is a popular fishing location. A network of public footpaths traverse the village, linking the settlement with the wider surrounding countryside, and the village forms a stop for the Crosslakes Experience bus.

Open spaces, landscape and trees

The children's playground, managed by the Tarn Hill Trust, at the western end of the village is the only area of public open space within Near Sawrey. The playground has been sensitively constructed to sit well within a small green field surrounded by a stone wall; the field containing the playground visually links to the surrounding agricultural fields.

The fields surrounding the village form the immediate landscape setting. At the eastern end of the village, the level fields allow clear views into the conservation area on approach. One of these fields, the Hill Top Farm Hay Meadow, is recognised as a Lake District Environmentally Sensitive Area. At the south-western part of the village, there are clear elevated views across a patchwork of small fields to Esthwaite Water. Many of the houses within Far Sawrey are set within large gardens, and these emphasise the harmonious relationship between the village and the surrounding countryside. Overall, the settlement has a spacious, green character, with views through and across areas of gardens and fields.

Mature trees are prevalent through the conservation area, particularly lining some of the back lanes which run south from the B5285. Many of the larger houses contain mature trees, both native and specimen examples, such as those that line the driveway of Sawrey House, and those within the garden at Beechmount.

Boundaries

Walls constructed from roughly hewn limestone are the prevalent boundary treatment throughout the conservation area, both for field boundaries and to border domestic plots. This consistent use of stone walls reinforces the visual and functional relationship between the village and the surrounding landscape, of farmsteads and fields. There are some examples of slatestone walls, alone or in combination with limestone. Walls are



Fig. 9: Slatestone boundary walls are a distinctive feature of the conservation area.

capped with large slabs of limestone laid horizontally (generally for domestic boundaries) or of stones set obliquely on the wall head, creating a jagged profile. Many of the entrances to the larger domestic buildings are framed by sturdy stone gatepiers, surmounted by pyramidal capping stones. Decorative cast and wrought iron gates are a distinctive feature of the village, including that within the garden at Hill Top, which is grade II listed. There is one example of the use of brick for a wall within the village, that of the walled garden at Hill Top where brick was employed for the functional purpose of heat retention.

Public realm: floorscape, street lighting and street furniture

The floorscape of the conservation area is prevalently rural in character, with a combination of tarmac and unsurfaced lanes. The principal road through the Near Sawrey, the B5285, has single yellow lines on either side of the road, and signs indicate parking restrictions. Parking is controlled during the high tourist season, Easter to



Fig. 10: Stretches of wide grass verges border many of the lanes in the village and contribute to the rural character of the settlement.

October, indicating the conflict between the character of the small rural village and the tourist attraction of Beatrix Potter's Hill Top. There are no pavements, and instead unkerbed grass verges border the lanes. These verges soften the edges of the tarmac roadways and are an important part of the rural appearance of the settlement.

There is no public street lighting in the village. A modern phone box is located by the playground and a GR post box is mounted in the wall to the north of Buckle Yeat.

6 The buildings of the conservation area

Architectural styles, materials and detailing

The buildings within the Near Sawrey Conservation Area predominantly date from the 17th, 18th and 19th centuries. Building types include cottages, small villas and farm buildings. Cottages (typically 17th or early 18th century) are of two-storeys and of a single room deep and set under a pitched roof. The main body of the cottages is generally three-bays, but later extensions have often produced linear ranges of up to five-bays. Later 18th or 19th century extensions have introduced rear wings or L-plan buildings. Some of the additions were originally attached service buildings or small farm buildings, but have since been converted to residential use, such as at Buckle Yeat. Many of these domestic buildings are constructed of rubble stone, which is concealed beneath a render coat. Windows are traditionally multi-paned timber sliding sashes. Lake District slate is employed as the roofing material, and there are a number of instances where large pieces of slate have been employed to construct porches, such as at Hill Top.



Fig. 11: Hill Top is a good example of the vernacular cottages in the village.

The mid-19th century villas are more diverse in style and have fewer references to the vernacular traditions. Buildings such as Sawrey House and The Garth date from the mid-19th century, and feature detailing in the Arts and Crafts style, such as applied timber framing and terracotta crested ridge tiles and finials. These houses are particularly distinct as they are constructed from exposed stonework; coursed slate stone is used for the walls, and the window dressings of ashlar add sharp definition. The 19th century domestic buildings within the conservation area are predominantly of exposed slate stone. There are two buildings within the conservation area which date from the end of the 19th century which are built in a Vernacular Revival style, reflecting influential buildings designed by M.H. Baillie Scott and C.F.A. Voysey in the Windermere area. These buildings are Beechmount and the pair of cottages, Briar Cottage and Sunnyside.

There are a number of farm buildings within the conservation area. These are recognisable through the use of various design details associated with the specific function of the structure and the use of unrendered stone for construction of the walls. Large barns include those at the Saw Mill and at Hill Top, the later providing an excellent example of a bank 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:

- Hill Top – grade II*;
- Gate to south of Hill Top – grade II;
- Tower Bank House – grade II;
- Barn to the north east of Tower Bank House – grade II;
- Bee House approximately 50 metres north of Tower Bank House – grade II;
- Buckle Yeat and attached outbuildings – grade II;
- Castle Cottage – grade II;
- High Greengate and cottage – grade II;
- Low Greengate House and cottage, and Hoopers – grade II;
- Stones Lane Cottage, The Castle, Castle Barn Cottage and Barn End flat and outbuildings – grade II.

Significant unlisted buildings

A number of unlisted buildings have been identified on the Townscape Appraisal map as being "Buildings of Special Character". These buildings vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

Fig. 14: Some features of the agricultural buildings in Near Sawrey.



A small barn at Belle Green Farm.



The bank barn (Saw Mill) is constructed of limestone and features distinctive 'through stones'.



The bank barn (Saw Mill) features a ramped entrance up to the upper level.



The bank barn at Hill Top Farm.



The farm buildings of Belle Green Farm comprise a collection of historic and modern farm buildings.



Field barns scatter the fields to the south of Esthwaite How Farm.

Fig. 15: Some features of the domestic buildings of Near Sawrey.



The 18th century High Greengate features distinctive multi-paned timber sliding sash windows.



The late 17th or early 18th century Low Greengate House has an attractive timber porch in the Classical style.



Tower Bank House is an early 19th century parallel to the earlier vernacular cottages in the village.



Anvil House is constructed from coursed slatestone.



Sawrey House is a mid 19th century dwelling featuring Arts and Crafts detailing.



The pair of cottages, Briar Cottage and Sunnyside, probably date from the late 19th century and are in the Vernacular Revival style.

7 Negative features and issues

Inappropriate alterations to buildings

Some of the buildings within the conservation area are suffering from an incremental loss of architectural detail. The use of inappropriate modern materials, such as the replacement of original leaded lights or timber windows with uPVC, the replacement of timber doors with uPVC examples, and the introduction of timber top-hung 'mock' sash windows is adversely affecting both the listed and the unlisted buildings in the conservation area. There have been alterations to door and window openings and also a number of instances where porches, of non-traditional form, have been erected on the entrance fronts of historic buildings, which in some cases has had a negative impact on the appearance and character of the buildings.

Modern installations: satellite dishes

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

Traffic and parking

Near Sawrey is a very popular tourist destination as a result of the association with Beatrix Potter and the National Trust managed house at Hill Top. The village becomes particularly busy between Easter and October. The main route through the village is painted with single yellow lines and small signs indicate the parking restrictions. The level of signage needs to be carefully monitored to ensure that these more urban forms of highway markings and signage are not harmful to the rural character of the village.

Signage

The popularity of Near Sawrey as a tourist destination has resulted in a number of hotel and bed and breakfast businesses being established in the village. Signage to these is generally discrete, but such advertisements must be carefully monitored to ensure that the number and size/design of them are not harmful to the rural character of the village. This also applies to signage associated with Hill Top.

Building maintenance and repair

Buildings in the conservation area are generally in a good state of repair. Some of the stone farm buildings and outbuildings within the conservation area require some maintenance and repair.

Design of new development

There has been little 20th century development within Near Sawrey. However, some of the recent buildings, houses and garages, fail to preserve or enhance the established character of 17th to 19th century cottages and farm buildings prevalent throughout the conservation area. The 20th century development has generally not reflected the traditional details or palette of materials of the historic buildings.

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

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

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

The use of stains and varnishes on timber doors and windows

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

Semi-permanent outbuildings

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

Fig. 16: Examples of negative features and issues in Near Sawrey.

	
<p><i>Replacement windows which are in a non-traditional material are detrimental to the character of a historic building.</i></p>	<p><i>The installation of satellite dishes on prominent elevations detracts from the appearance of historic buildings.</i></p>
	
<p><i>Modern metal garage doors detract from what would otherwise be a well-constructed stone building.</i></p>	<p><i>Replacement windows which are in a non-traditional material are detrimental to the character of a historic building.</i></p>
	
<p><i>Some of the farm buildings in the village are in a poor state of repair or suffer from modern accretions in non-traditional materials.</i></p>	<p><i>The use of orange-stained trellis is a highly visible addition and one which detracts from the rural character of Near Sawrey.</i></p>

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Legislative background

The designation and appraisal of any conservation area is not an end in itself. The purpose of this document is to present proposals to achieve the preservation and enhancement of the conservation area's special character, informed by the appraisal, and to consult the local community about these proposals. The special qualities of the area have been identified as part of the appraisal process in the first section of this document and both will be subject to monitoring and reviews on a regular basis.

This guidance draws upon the themes identified in Section 7 of the conservation area appraisal 'Negative features and issues'. The document satisfies the statutory requirement of section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* namely:

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

Section 69 [2] also states:

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

The document reflects Government guidance set out in Planning Policy Guidance 15 'Planning and the Historic Environment', English Heritage guidance titled 'Guidance on the management of conservation areas' (August 2005), Best Practice guidelines, policies within the Lake District National Park Local Plan (1998) and any policies which supersede this in the Cumbria and Lake District Joint Structure Plan 2001-2016 (2006) and the Regional Spatial Strategy 2008, together with guidance leaflets including 'Converting an old building?' and 'Outdoor advertisements and signs'.

It is important that the development control process ensures the preservation of special character and that opportunities are taken to identify and implement enhancements. However, it is recognised that any such improvements may have to be initiated and co-ordinated by us, working with our partners and other funding bodies. The valuable contribution of local environmental and community groups to positive enhancement works and the role of the Parish Plan are also essential to enhancement.

1.2 Designation and extension

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

It is recommended that a small extension to the boundary is made to the south of Hill Top Farm to include the full extent of the agricultural building which is currently bisected by the conservation area boundary. The existing boundary follows a historic field boundary which been removed to allow the construction of the building.

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

1.3 Statutory controls

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

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

1.4 Listed Buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. “Listed Building Consent” is required from the Authority for any work which affects the special architectural or historic interest of the listed building. There are presently ten 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). The Authority will encourage all applications for extensions and alterations to these buildings to be particularly carefully considered

RECOMMENDED ACTION: We will ensure that the qualities of all Significant Unlisted Buildings (as identified on the Townscape Appraisal map) and the contribution they make to the character and appearance of the conservation area are carefully considered in relation to their proposed development or demolition..

1.6 Protecting the local character and features within the conservation area

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

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

- loss of timber windows and doors;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls.

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

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

1.7 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75 mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens.

RECOMMENDED ACTION: We will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat.

1.8 Setting and views

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

RECOMMENDED ACTION: We will seek to ensure that development, enhancement and public realm work preserve or enhance important views within, into and from the conservation area, as identified in the appraisal.

1.9 New development, re-development, alterations and extensions

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

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

1.10 Boundary treatments

Traditionally, most boundaries in the conservation area are defined by stone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected.

RECOMMENDED ACTION: We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments.

1.11 Traffic and parking control, the public realm and enhancement

The present road layout reflects the historic street pattern and this is unlikely to be vulnerable to future change, although highway signage and other structures can detract from the quality of the public realm and character of the area. The problem of traffic and parking can only be addressed on an ongoing basis through joint working with partner organizations.

RECOMMENDED ACTION: We will work with Cumbria County Council and our partners to ensure that any highway works should bring a positive improvement to the conservation area, particularly with regard to road markings and signage and to encourage improvements in parking arrangements.

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.

3 BIBLIOGRAPHY

Brunskill RW	<u>Traditional Buildings in Cumbria</u>	2002
Denyer S	<u>Traditional Buildings and Life in the Lake District</u>	1991
	<u>Beatrix Potter and her farms</u>	1992
LDNPA	<u>Landscape Character Assessment</u>	2007/8
	<u>The Lake District National Park Local Plan</u>	1998
	<u>The Cumbria and Lake District Joint Structure Plan 2001-2016</u>	2006
Pevsner N	<u>North Lancashire</u>	1969
Shackleton EH	<u>Lakeland Geology</u>	1973
Smith K	<u>Cumbrian villages</u>	1973
Taylor J	<u>Beatrix Potter and Hill Top</u>	1989