

Staveley Conservation Area

Conservation Area Appraisal and Management Plan

February 2011



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

STAVELEY 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 Staveley Conservation Area can be summarised as follows:

- Large historic village located at the confluence of the rivers Kent and Gowan;
- With distinct residential, industrial and agricultural assets;
- The most visible being the mainly 19th-century cottages, shops and pubs that line the Main Street;
- Behind which lie some very substantial 19th-century mill buildings, built for wool processing, wood turning and corn milling, now successfully adapted to other purposes;
- Powered by the River Kent, which serves as the attractive rural boundary to the conservation area;
- Fields, farms and fells and long views to surrounding crags and scars providing an attractive rural backdrop;
- Many buildings of architectural and historical interest, including the tower of the medieval Church of St Margaret, the 19th-century Church of St James, with its Morris & Co stained glass, the former Abbey Hotel, former bank buildings, chapels and pubs;
- Fine historic farm group at Staveley Park and Far Park
- The superb Victorian terrace of Danes Row with its attractive front gardens and trees.
- Brow Lane and the meadow below it forming a substantial and important area of green space within the village
- A thriving and growing light-industrial sector, using the village's historic mill buildings to good economic effect.

1 Introduction

The Staveley Conservation Area consists of a compact village on the banks of the River Kent, on the south-eastern edge of the Lake District National Park, roughly midway between Kendal and Windermere. The Main Street once lay on the main route between these two large and busy villages but this now lies to the north of the A591, which by passes the village. Staveley occupies flat land at the confluence of the Kent and the Gowan, and it consists of a short Main Street, with narrow back lanes leading to the banks of the River Kent where the village's historic mills are all located, mainly on the western bank, the eastern bank being rural and agricultural in character. A small northern extension to the village is the location for the 19th-century church, built to replace the medieval church in the Main Street, and the adjacent school. Staveley is surrounded by attractively green, hilly and wooded countryside which is visible from many parts of the village and it is a settlement with its own distinctive industrial character.



Fig. 1: The River Gowan runs along Staveley's Main Street and is an attractive feature of the village

The Staveley 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 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).
- Outlines extensions to the boundary of the conservation area

This document therefore provides a firm basis on which applications for development within the Staveley Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by the Lake District National Park Authority. These documents include:

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

(ii) *Lake District National Park Core Strategy (adopted 2010)*: The Spectacular Landscape chapter addresses conservation of the built environment

2 Location and setting

Location

Staveley is located towards the south-eastern edge of the Lake District National Park. This part of the Lake District lies within the administrative county of Cumbria, in that part which comprised the historic county of Westmorland.

The village lies at the point where the valley of the River Kent begins to widen out, after rising some 12km (7.5 miles) to the north on Kentmere Common and flowing through the narrow Kentmere Valley to Staveley, from where it continues to broaden through Kendal and out to its estuary at Arnside.

Although it is the larger river, and the one that powers the village's mills, the Kent is less of a feature in the Staveley townscape than the River Gowan, which rises some 4km (2.5 miles) west of the village. It is this river's northern bank that provides the terrace on which the A591 is built in the stretch that links Staveley to Ings. That major road, one of



Fig. 2: The path and wall in the foreground, running along the eastern bank of the River Kent, with views out to Staveley Park Farm

the busiest in the Lake District, connecting the large villages of Kendal and Windermere, once passed through the centre of Staveley, crossing the River Gowan by means of a stone bridge as the road enters Staveley from the south, following the eastern bank of the river and following the curve of the river as it turns to the west.

Staveley's Main Street, the former A591, now only carries local traffic, as the village is now by passed; parallel to it is the Kendal to Windermere railway, which has a station in Staveley, but outside the boundary of the conservation area.

Boundary

The boundary of the Staveley Conservation Area has been drawn in such a way as to include all of the village's historic buildings and their associated landscapes but to exclude, where possible, buildings that are of more recent (ie 20th-century) date. As a result, the boundary has a large hole at the centre where the buildings consist largely of flat-roofed light-industrial buildings constructed in the post-war period, though this area also includes a 19th-century Methodist Church; arguably this should form part of the conservation area (see Part 2: 1.2 below).

The present boundary takes in the village's Main Street and both bridges across the River Gowan at the southern and northern entrances to the village. It also takes in the banks of the River Kent, which runs parallel to the Main Street and the mill buildings that lie on the western bank of the river. The boundary takes in the recreation ground and footpaths that form a link between the Main Street and the River Kent at the southern end of the village. It also includes the footpaths and road that follow the eastern bank of the Kent, up to the secondary settlement cluster around Barley Bridge, which is also the location of the Victorian church and school.

To be included within the conservation area is Staveley Park, on the eastern bank of the river and Far Park further to the east. The important listed and historically important farmstead at Staveley Park Farm is a prominent feature of views out from the conservation area, although some of its outbuildings appear to be at risk through lack of use. Far Park is a fine 19th Century house, with attached barn and an earlier, probably 18th Century barn nearby. It is set within attractive landscaped grounds, design by the acclaimed garden designer Thomas Mawson.

Also to be included is land to the west of the village centre as far as and including Danes Row, a fine terrace of Victorian houses. This would also incorporate historic buildings on Brow Lane and Windermere Road and the large meadow in between these roads which provides an attractive and locally valued greenspace for this part of the village. In addition land to the south of the River Gowan on Station Road is included, where there is an group of historic buildings of varied character.

Topography and landscape setting

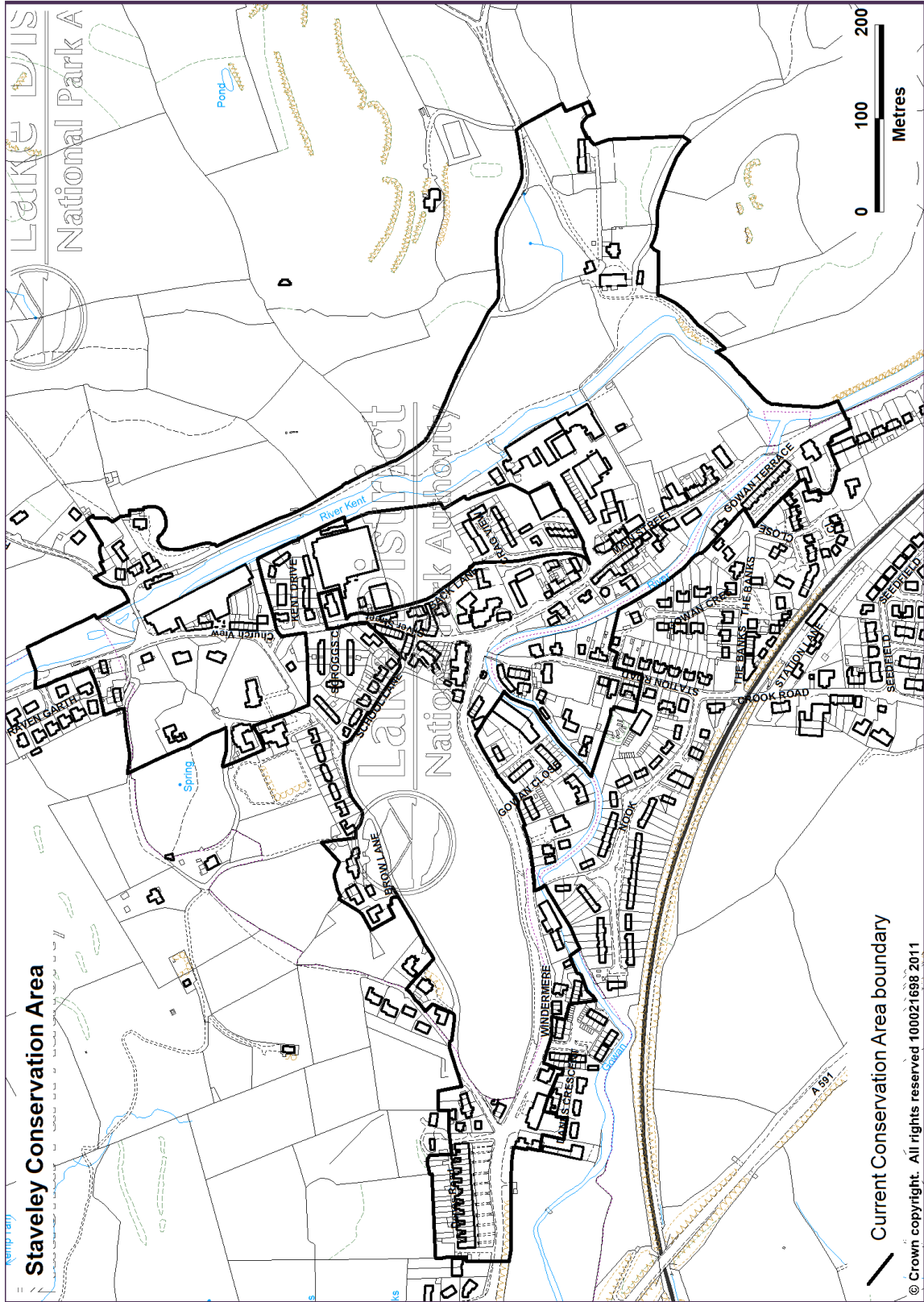
Staveley lies at the confluence of the Rivers Gowan and Kent, which meet just to the east of the bridge that carries Main Street into the village at the southern end of the conservation area. The conservation area occupies the triangle of flat land that lies



Fig. 3: Spy Crag (Craggy Wood), forms an attractive focal point in many views from the NE of the conservation area



Fig 4 The meadow below Brow Lane is a focal space for buildings in the village



between these two rivers. To the south, the landscape continues to be largely flat or marked by low rounded hills; to the north the topography consists of steeper tree-covered hills and the rocky outcrops of Reston Scar, Black Crag and Spy Crag, a typically Lakeland landscape that forms an attractive backdrop to the village.

Geology

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

Geologically, Staveley is situated in the southernmost third of the Lake District which is composed of sedimentary rocks laid down in the Silurian Period approximately 400 million years ago. This area is characterised by low-lying land with few hills over 300 metres in height. The majority of vernacular buildings in the locality are built with local slate from the Silurian beds. Most of the roofs, however, are of imported Welsh slate rather than the heavier local slate-stone, reflecting Staveley's railway connection in the late 19th Century

Because of the geological differences, the countryside in Southern Lakeland is less rugged than land to the north and is characterised by small walled fields interspersed with rough pasture. Staveley is situated where the valley broadens out and so there is also significant areas high grade pasture which can be seen within the conservation area.

Archaeology

There are no archaeological sites or monuments recorded within the Staveley conservation area, although clearly a village known from historical records to have been the site of medieval mills is likely to have some evidence of past landscape use and human activity, so the lack of scheduled sites is no guide to the degree of survival of archaeological remains below ground.

3 The historical development of the village

The *Oxford Dictionary of English Place-names* defines Staveley as being of Old English (Anglo-Saxon) derivation, from *staef-leah*, meaning 'wood where staves were got', this prefiguring the village's later development as a centre for woodturning and bobbin manufacture.

The village is mentioned in Domesday Book, where it is called Stavelie, and it seems to have been prosperous from an early period. In 1329 (during the reign of Edward III, William de Roos, Baron of Kendal, obtained a charter for a weekly market (Friday) and an annual fair on the eve, day and morrow of St Luke; this and the two annual fairs (held on the Wednesday before Easter for cattle, and on 7 October for sheep) have long been obsolete.



Fig. 5: The tower is all that remains of St Margaret's chapel, built in 1388 on a low-lying site liable to flooding

In 1341, ten years after the establishment of woollen manufactories at Kendal, there was a fulling mill at Staveley, and it is as an industrial village, based mainly on water power, that Staveley has grown and flourished. The most significant evidence for that industrial past consists of Barley Bridge Mill (grade II listed as Kentmere Mills), the large four-storey former woollen mill at Barley Bridge (now the premises of the Kentmere paper and packaging company) with weir (and mill race for a second mill on the opposite bank), which dates in part from 1789, and Chadwick Mill, the very large former woodturning factory and weir at the southern end of the village, now the focal point of a growing light-industrial and retail centre. This latter woodturning factory was one of the largest of its kind within the Lake District, the size of the building being an indication of the amount of suitable local timber; built in the 19th-century in response to the growing demand for cotton bobbins from Lancashire mills, this mill was eventually taken over by Chadwicks, a Bolton spinning firm. Gatefoot Mill, weir and drying sheds is another surviving former bobbin mill, one of several on the River Gowan, although the buildings have been much altered.

The village's medieval chapel, St Margaret, now survives only in the form of its tower and churchyard. It was built from 1338 at the bequest of Sir William de Thweng, Lord of Staveley and Baron of Kendale as a chantry chapel but also as a chapel of ease, where Staveley residents could hear mass without having to make the 7km (4.5 mile) journey to Kendal, though baptism and burial were not permitted at Staveley until 1651. The chapel also served as the school, with the curate doubling as schoolmaster from 1530.

Alongside the chapel, a plaque commemorates a meeting that took place at the chapel in 1620 when 'northern tenant farmers' met to protest against the king's attempt to overturn the 'border tenants rights' that existed in the northern counties of England whereby tenant farmers enjoyed a privileged form of land tenure in return for making themselves available for military service on the Scottish borders, if required. The men were brought before the Star Chamber and their case was so strong that for once the court decided in their favour.



Fig. 6: St James' church, 1864-5 by J S Crowther, fronted by the arts and crafts lychgate of 1880.

In 1856, the large Kendal parish was divided into smaller parishes and Staveley became a parish in its own right. The first vicar, the evangelical William Chaplin, did not consider the old chapel fit to serve as a parish church because of its small size and its state of disrepair. He raised the money for the new church of St James, whose construction began in 1863; when it was dedicated in 1865, the old chapel was demolished, but for the tower. As well as the new church, built in neo-Gothic style by J S Crowther and adorned with arts and crafts furnishings (including three fine stained glass windows designed by Burne-Jones in 1874), the school and vicarage were also built at this time.

The wealthy local landowner and barrister, R W Buckley, who donated the land on which the church, school and vicarage were built, also donated land for the village's Methodist churches and a Working Men's Institute, a fine building predating the adjacent village hall. Staveley had had a Primitive Methodist chapel since 1834 and a Wesleyan chapel since 1836, but Buckley's gift enabled both to be rebuilt: the first along Main Street (now converted to apartments) and the latter (dated 1876) along Silver Street, where it is disused and boarded up.

The railway line that came to Staveley in 1847 has little impact on the conservation area, forming part of a separate suburb to the southwest of the medieval village. However it did coincide with the construction of the former Abbey Hotel, a handsome and imposing building erected in 1844 on a prominent site in the centre of the village by J H Wilson of the Grange, Sussex, who clearly foresaw the tourism boom that would result once the

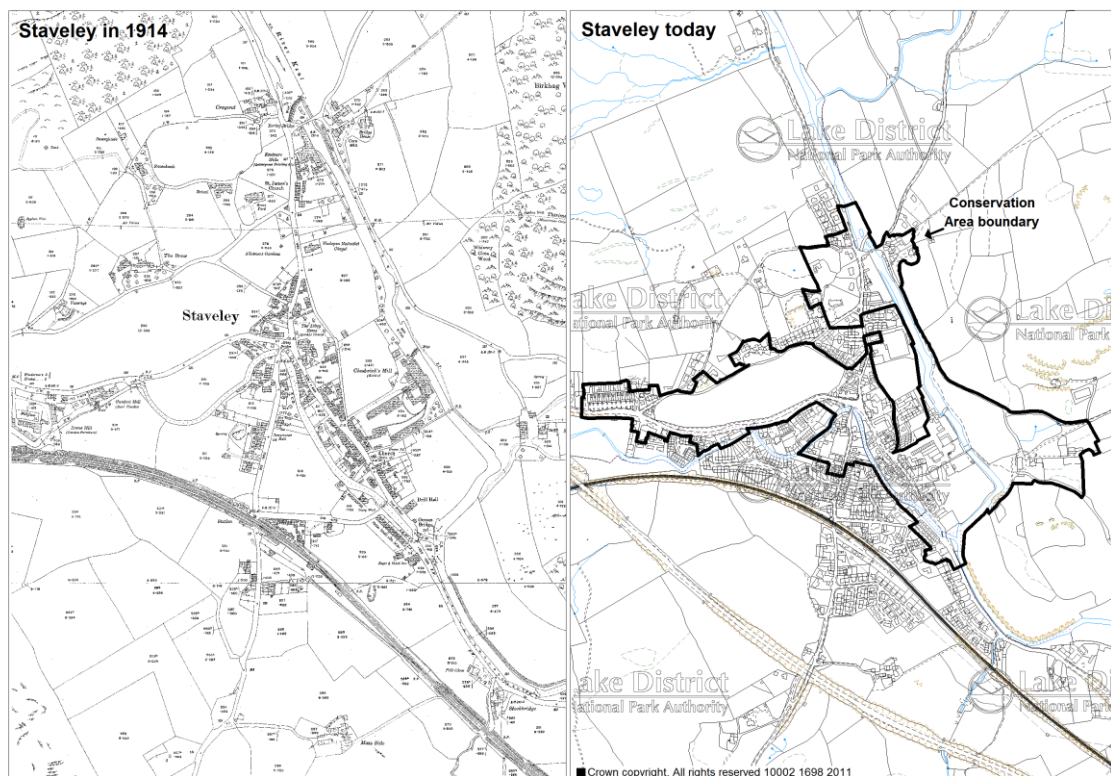
railway was built. Passengers alighting here could use Staveley as a base for exploring the Lake District on horseback or by carriage: the large stable block at the rear of the hotel (now all converted to form a nursing and retirement home) were described by contemporary trade directories as 'second to none in this part of England'.

At this time Danes Row was built as a fashionable terrace of large houses to accommodate the burgeoning ranks of middle class professional and business people with superior slate stone imported from Kendal.

4 The character and appearance of the conservation area

Street pattern and building plots

Staveley has a relatively simple plan, consisting of a winding medieval Main Street, which follows the curve of the northern bank of the River Gowan. At the point where Main Street curves sharply from its west-east alignment to a north-south alignment, there is a crossroads. Leading south from the junction is Station Road, which dates from the arrival of the railway in 1847. Leading north is the older Silver Street, which links the centre of Staveley to the cluster of mills, mill workers' cottages and farmstead located around Barley Bridge. This formerly separate suburb of Staveley was joined to the main settlement in the 19th century with the construction opposite Barley Bridge of the church and school, which in turn became the focal point for 20th-century housing estates that lie just outside the conservation area.



Running to the east of the Main Street is Back Lane from Silver Street to the Mill Yard, which, as its name suggests, provided access to the rear of properties fronting on to the main street, where several of the larger plots run from the Main Street to Back Lane, though towards the southern end of the main street, the plots are much smaller and consist largely of short rows of Victorian cottages with small back yards. In between these cottage groups and the river are some very large plots that were once open ground between the village and the banks of the River Kent. Some remain as open ground (the Ayland Recreation Ground at the southern end of the village, for example) while most of this land is now covered by former mills and more recently built light-industrial structures.

To the west is Brow Lane which links the village to Sunny Brow, a former farmstead and the new vicarage of 1854. The Lane, as the name suggests, sits on a slope above a prominent enclosed meadow which terminates at the main road close to Danes Row. The latter is a significant linear terrace of large Victorian houses, set well back from the road with substantial unenclosed front gardens and traditional rear yard lanes and gardens beyond, with the impressive backdrop of a former quarry at its eastern end.



Fig. 7: Abbey Square; the busy crossroads that marks the centre of the village.



Fig 8: Danes Row – a fine Victorian terrace marking the westward entrance to the conservation area

Townscape analysis

Main Street is largely Victorian in appearance, with very few grand landmark buildings. Most of the buildings fronting the main street are relatively humble cottages or combined shops and dwellings, with the occasional pub, chapel or public building to break the homogeneity. The most significant landmarks are the former Abbey Hotel, sited at the important junction with Silver Street. This fine, imposing double bay fronted building dominates this part of the village in both near and far views. The former listed Chapel of St Margarets on Main Street is also a significant landmark feature rising well above the humble terrace cottages nearby. The former Wesleyan chapel is a striking feature terminating the view northwards at the end of Silver Street.

There is a distinct progression from the more rural feel at the margins of the village and the denser grain of the village centre. The southern end of the village is marked by a road bridge and a footbridge over the River Gowan, the traditional Eagle and Child Inn and a long row of flat-fronted late Victorian artisan cottages all looking across to the recreation ground, river margins and Staveley Park beyond. Similarly the northern end of the village is marked by open fields, giving way to intimately enclosed streets of tightly

clustered terraced housing at the heart of the village, with houses built up to the pavement edge.

Entirely different in character is that part of the conservation area that lines both banks of the River Kent. Here the contrasts between one bank and the other could not be greater: on the western bank, intensive development consisting of mill and industrial buildings from the late 18th century to the present day create an almost unbroken cliff-like aspect to the river; on the eastern bank, nature is in charge and the abundant bankside woodland effectively screens the industrial development on the opposite bank, just as the sound of running water cascading over weirs effectively drowns the sounds of industrial and commercial activity on the opposite bank.



Fig. 9: The village centre of humble Victorian terraces interspersed by shops, chapels & pubs



Fig. 10: Artisans cottages at the southern end of the village

To the east the narrow ginnel leading from the St Margaret's Chapel and flanking the Mill Yard industrial estate gives way to unexpected and delightful views to Staveley Park from the river footbridge. With the backdrop of Craggy Wood, this view across attractive meadow land, with the path leading the eye to the interesting farmstead with prominent bankbarn, has an rustic rural charm contrasting to the busy commercial area and adjacent bowling green.

The west end of the village is altogether more genteel, with the fine terrace of Danes Row announced by a superb copper beech. This remarkably long terrace is glimpsed through trees and greenery within substantial front gardens providing a delightful counterpoint to the solid and subtly varied Victorian architecture. The theme continues on Brow Lane with the imposing Victorian vicarage with fine views across the meadow toward the centre of the village and the former Abbey Hotel in particular. The meadow, an elongated green lung reaching almost to the heart of the village is an important focal space for the many buildings around its edge.

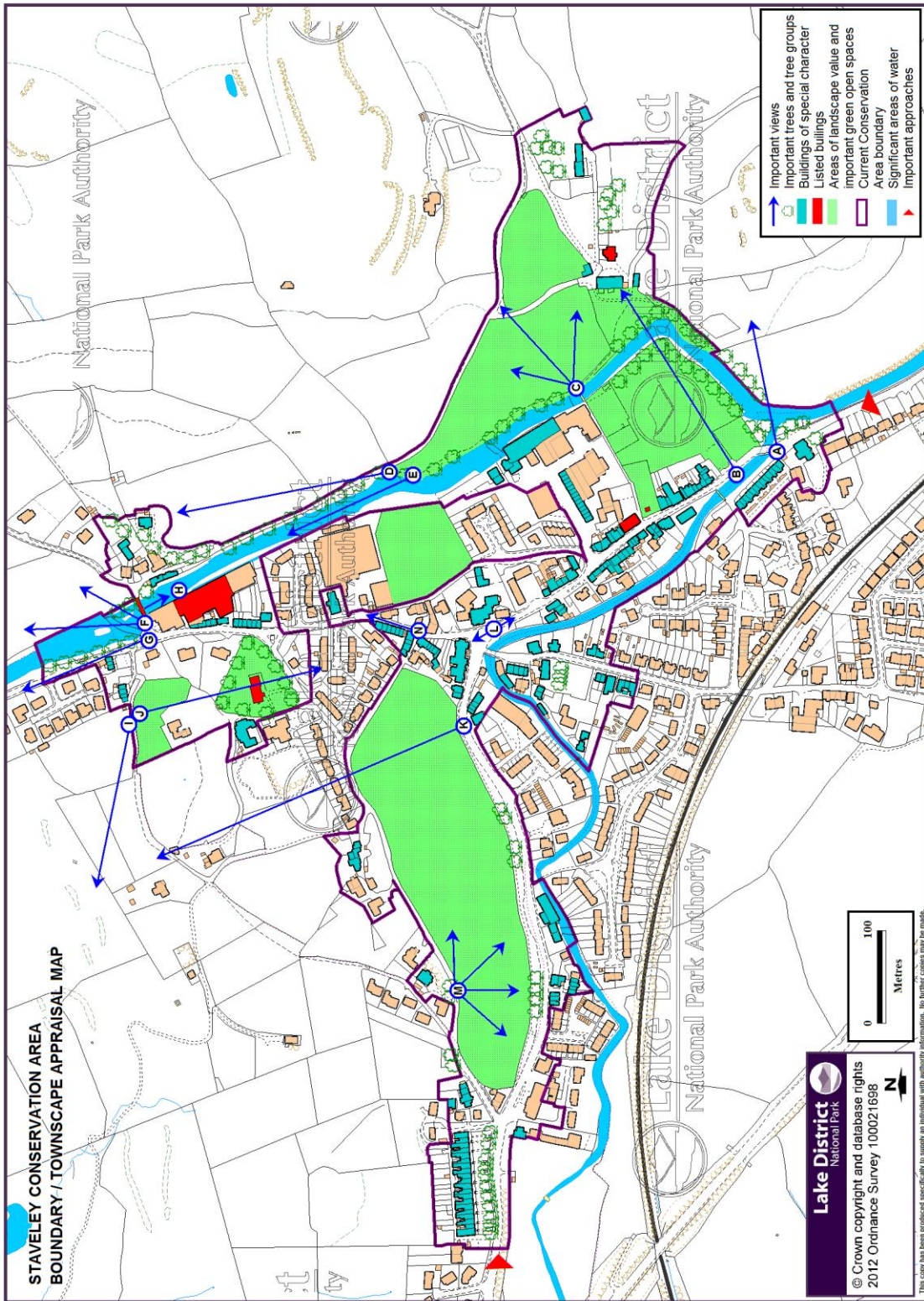




Fig. 11: The built-up western bank of the River Kent of industrial and commercial buildings



Fig 12: Woodland and the sound of cascading water characterise the more rural eastern bank

Focal points, views and vistas

These are shown on the Townscape Appraisal Map, and consist largely of views through arches or along alleys within the village or open views to the village's hinterland from the churchyard.

- A – views across the confluence of the Rivers Gowan and Kent to Staveley Park;
- B – views across the recreation ground to the woods of Craggy Plantation and Spy Crag
- C – views to Staveley Park Farm from the public footpath on the eastern bank of the River Kent (see figure 2);
- D – Long views from the footpath on the eastern bank of the River Kent eastwards to woods of Craggy Plantation and Spy Crag and northwards across pasture to Barley Bridge Farm;
- E – Long river and woodland views along the eastern bank of the River Kent
- F – Long views to the wild fell countryside of the Kent valley;
- G – Views from Barley Bridge over the River Kent;
- H – Views from Barley Bridge down the River Kent to Kentmere Mills;
- I – Views to the open fell countryside of Black Crag and Reston Scar
- J – Views from the track above Ravenbank back to the village
- K – Views across Brow Lane to the cliff-like face of Reston Scar
- L – Views down the Main Street
- M - Views of the meadow below Brow Lane and Lily Fell in the distance
- N – View of the Methodist Church along Silver Street

Fig. 13: Some of the significant views in to, within, and out from the conservation area.



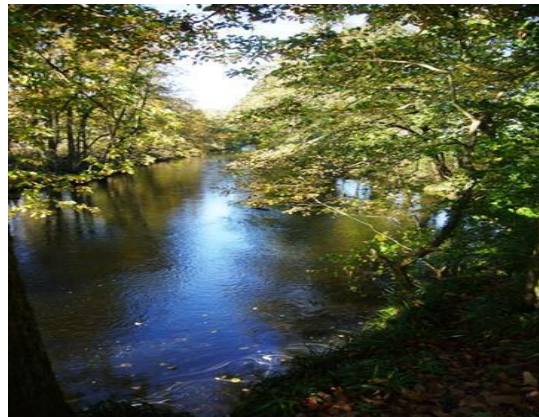
View A from the garden of the Eagle and Child pub across the confluence of the Rivers Gowan and Kent to Staveley Park



View B across the recreation ground to the woods of Craggy Plantation and Spy Crag



View D across pasture to Barley Bridge Farm.



View E along the eastern bank of the River Kent



View G from Barley Bridge over the River Kent



View J from the track above Ravenbank back to the village

Current activities and uses

Staveley's conservation area is busy with activity based primarily on the Staveley Mill complex, which provides premises for a number of retail, catering and manufacturing companies. A large number of the businesses here are food or drink related and they include the Hawkshead Brewery, bakers, chutney makers, coffee wholesalers, party caterers and a cookery school. Other businesses include one of the UK's largest cycle hire, sales and servicing outlets, light engineering, furniture making, fine art and studio crafts, kitchen joinery and clothing importers.

Main Street and Silver Street have a number of small businesses, including pharmacy, hairdressers, butchers, post office and two general stores, plus newsagent and two pubs. The former Abbey Hotel is now a retirement home and there is further sheltered accommodation within the village. Kentmere Packaging occupies the large former Waddington's Mill at Barley Bridge, though the Kentmere photographic paper manufacturing business, whose flat-roofed and security-fenced premises are excluded from the conservation area, appears not to be trading any more. Several small businesses are located here, including architectural practice, landscape designer, interior designer, antiques dealer, printer and graphic designer. At Barley Bridge, a number of former agricultural and mill buildings have been converted to self-catering holiday accommodation. On Windermere Road there are the offices of Cumbria Tourism, a stone seller and plant nursery not to mention numerous other businesses elsewhere in the village.

The village has a railway station and bus services, primary school and church, a 'Village Hall' on Abbey Square, which is the principle venue for many of the village's activities, and a separate club house and large recreation ground with children's playground at The Ayland. The Staveley Roundhouse Theatre hosts numerous activities in addition to amateur dramatics, including meetings of the Womens' Institute. Mothers' Union and Mothers and Toddlers Group.

The result of all this activity is a village that is economically vibrant, with good employment opportunities and a balanced population of people of all ages; the village does suffer from the comings and goings of large delivery vehicles as a result, but this is intermittent and for many of Staveley residents consider it a small price to pay for economic prosperity.

Open spaces, landscape and trees

Staveley is a village of great contrasts with much attractive open space within the conservation area and only a short walk from the Main Street. This includes extensive playing fields and a modern playground at the southern end of the village, the eastern bank of the River Kent, which forms a green corridor some 0.75km (0.5 miles) in length linking the northern and southern ends of the village. The much-used path from the Main Street to the river and along the river's eastern bank is currently subject to a proposed improvement scheme that will increase access for people in wheelchairs, parents with pushchairs, and visually impaired people. Where the path meets the river the open fields and trees toward Staveley Park and the lane below Craggy wood, are important to the character of the area. The rolling topography, accentuated by meadow grasses, provides an attractive setting for this farm group and wooded hillside beyond. At Far Park, with gardens designed by Thomas Mawson and laid out by his associate Harry Pierce the landscape is particularly fine, with seamless transition between formal gardens and surrounding trees, some of which is ancient woodland.

At the northern end of the conservation area, tracks give access to the fields and fells above St James's church and the churchyard is itself an attractive open area, managed for its flora and fauna, which include snowdrops and crocuses in early spring. The large meadow (which has no name) to the west of the village centre and below Brow Lane is an important and extensive area of greenspace. It provides a visual focus for houses at its edge which are orientated to face toward it, bringing the countryside into the heart of the village. This close connection with the surrounding landscape is an important component of the conservation area as whole.

Trees form a very important component of the conservation area, both as the backdrop to views out from the conservation area, but also as the defining element of the banks of the River Kent. Not only do they contribute greatly to the rural character of the river's eastern banks, they play an essential role in screening the large-scale industrial complex on the western bank from sound and view. Trees also enhance the frontage of Danes Row, with some very fine mature specimens marking the approach to the conservation area. Similarly the trees and gardens to the south of Bank House on Station Road provide an attractive green backdrop to the group of historic buildings nearby.

Boundaries

Many of Staveley's cottages have no front boundary wall, and some suffer as a result from large vehicles passing within inches of their front rooms. Some have small gardens bounded by low walls, usually made from local shales and slate-stones. A few retain areas of cobbles between their front boundary walls and the road which acts as a gutter and as a further area of separation between property and highway.



Fig. 14: Access to the eastern bank of the River Kent is being reviewed as part of the Staveley Riverside Project,



Fig. 15: Limestone pavement used as coping – a characterful if environmentally harmful Victorian fashion

Two properties at the southern edge of the village – the Eagle and Child pub and No. 87 Main Street – have boundary walls topped by water-worn boulders selected for their

shapes, which are suggestive of animals or human figures. For the most part, boundary walls are topped with shaped triangular coping stones or rectangular stones set on edge at an angle of about 75 degrees.

Public realm: floorscape, street lighting and street furniture

Staveley's floor surfaces consist mainly of tarmac. Occasionally an older surface survives, such as the cobbled yard to No. 65 Main Street. Street lighting is simple and unobtrusive and is mounted on slender steel columns. Signage in the village is relatively modest, except around the Staveley Mill complex, but here it is largely hidden and is visible only to people visiting the complex. Within the Mill complex some of the public areas would benefit from a high quality paving scheme, particularly in the vicinity of the Access road, Hawkshead Brewery, Wilf's café and nearby shops



Fig 16: The cobbled yard to No. 65 Main Street.

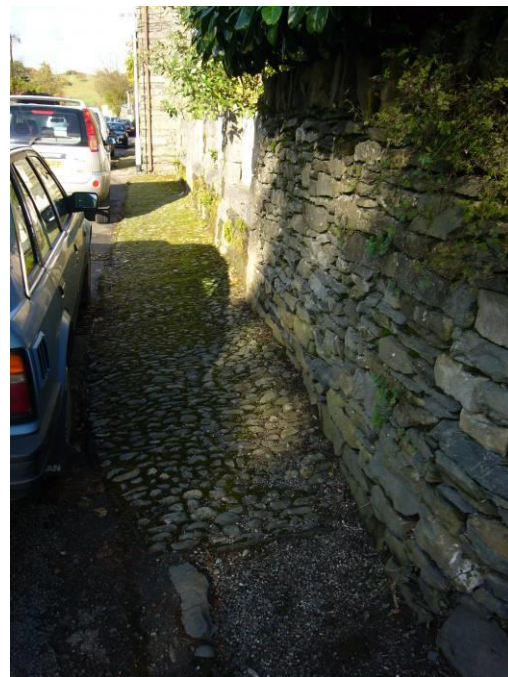


Fig. 17: Cobbled between property and highway.

Where signage, street lighting and street furniture are at their most obtrusive is in the centre of the village around Abbey Square. Here, adding to the visual confusion of zebra crossing, traffic island and bollards, crossroads signage, bus shelter and village map, there is a large and intrusive area of litter bins and recycling containers. This is an area of the village that would benefit greatly from enhancement, to make a more attractive feature of the river and Abbey Bridge, if only by relocating the recycling facilities to a less intrusive site.

The main road through the village to the west reflects its former status as the main route to and from the Lake District before the nearby by-pass was constructed, with wide carriageway and prominent curbs giving an engineered appearance at odds with the character of the village.

5 The buildings of the conservation area

Architectural styles, materials and detailing

The former mill buildings within the village have a rugged and functional character. Barley Bridge Mill (grade II listed), built as a cotton mill in 1784, is the largest at four storeys in superb random rubble stone walls with regular spaced openings with clock and bell-turret. The other mill buildings have been converted or altered but still retain some features of interest. Of particular note are the former coppice barns for the bobbin mills at the Mill Yard and at Gatefoot Mill, which were used for drying timber, with multiple bays between conical stone/rendered pillars once open but now infilled.

The domestic buildings within the Staveley conservation area are remarkably homogeneous, and consist for the most part of simple two-storey dwellings built in rows, with roof ridges mainly running parallel to the road. Roofs are mainly of Welsh slate and chimneys rectangular and of brick. Walls are either of shale or slate-stone, mostly rendered and painted white or cream. Each property has a front door and windows on ground and upper floor, the doors and windows being deep set, indicating that the walls are often of substantial depth. These dwellings are typical of the kind of mill workers' accommodation being built from the middle to later part of the 19th century and into the early part of the 20th century.



Fig 18: typically humble mid-Victorian cottages with semi-circular fanlights



Fig 19: A rare example in Staveley of a simple slate-stone porch

Some of the earlier examples lie along the Main Street or along Silver Street where they have semi-circular overdoor lights, like a vernacular version of polite fanlights. Around Kentmere Mill, the Edwardian cottage rows have rectangular overdoor lights and panelled doors and tall triple-paned sash windows. The same doors and overdoor lights are found on the row of cottages in Gowan Terrace, though here the windows have timber mullion and transoms, which might be a later replacement for earlier sash windows. Many of these cottages retain original outhouses to the rear of their back yards.

The streetscape is varied by the occasional taller three story building, by rows set at right angles to the street and by commercial buildings. Among striking examples of the latter is the former Martin's Bank building on Main Street, with its original Edwardian frontage consisting of canted bay windows set within the depth of the façade (ie not projecting) separate by painted timber pilasters and surmounted by a dentil frieze.



Fig 20: The characterful premises of the former Martin's Bank Limited



Fig 21: Original outhouses in Gowan Terrace

Of polite architecture, the principle example is the Abbey, facing Abbey Square, of rendered stone with sandstone detailing, including projecting Tuscan porch and balustraded pediment. This imposingly designed and prominently positioned building was constructed as a hotel in 1844, and a contemporary trade directory described it as 'finished and furnished in a superior manner and is a great convenience to travellers'.



Fig 22: Polite architecture: the elegantly appointed former Abbey Hotel



Fig 23 Gowan Brae and Lea – highly expressive Victorian gothic revival

Danes Row also represents the flowering of polite architecture in the village. This remarkably long terrace progressed eastwards during the mid to late 19th Century and is notable on the one hand for consistency in building form and detailing (ridge lines, eaves, window sizes and detailing) combined with a subtle modulation in architectural composition (gables, bays). The Victorian gothic revival is reflected in the Vicarage on Brow Lane and in Gowan Brae and Gowan Lea on Station Road, dated 1889 which is a fine and well conserved semi-detached house with highly expressive architectural form and superbly decorative stone and joinery details.

A style of building that has continued in the village is the use of deep-set mortar beds so that buildings so constructed look as if they are built without mortar; an attractive style of building that enlivens the main elevations by introducing deep shadow that contrast with the natural mud-grey of the stone. This typically Lakeland style of building walls is seen in some of the many buildings that make up the Kentmere Mill complex, as well as the

cottages and mill manager's house alongside, in the church of St James, and the nearby Wesleyan Chapel, in the Village Hall (built 1936), and in the Old Bank building alongside, in the cottages of Gowan Terrace, and in many of the buildings of the Staveley Mill complex, including the newest buildings currently under construction which are clad in stone set in similar style. This 'mortarless' or 'dry-stone' construction forms one of the two major themes of the buildings of Staveley along with rendered elevations; though some buildings also have mortared rubble walls, this often looks like a later and rather unhappy modification.



Fig 24: Far Park is fine historic building with attached barn with garden designed by Thomas Mawson



Fig 25: 'Dry-stone' construction used for the Village Hall

Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from the Lake District National Park Authority before any works of alteration, extension or demolition can be carried out. Listed buildings are marked on the Townscape Appraisal map. These are:

- | | |
|-------------------------------|------------|
| 1. Barley Bridge | Grade II; |
| 2. Kentmere Mills | Grade II; |
| 3. Church of St James | Grade II; |
| 4. Duke William Hotel | Grade II; |
| 5. St Margaret's Chapel Tower | Grade II*. |
| 6. Staveley Park | Grade II |

Significant unlisted buildings

A great 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.

6 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 timber windows with uPVC 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.

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 or where drainage pipes have been inserted in prominent positions or rooflights inserted into the principal roofslope. Such additions can be 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 they can sometimes detract from the character of the historic environment.

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 where anachronistic styles have been used (for example 'Georgian' style doors in 19th-century cottages).

Loss and alteration of traditional stone boundary walls

The stone rubble boundary walls are an attractive feature of the conservation area and are generally well maintained throughout the village. There is an occasional loss of sections of walling through lack of maintenance and the 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

Most of the signage in Staveley is modest and appropriate, though there is the potential for this situation to change as the Staveley Mill complex develops and acquires more tenants, so this is an issue that needs to be monitored. Signage advertising events and facilities at the Eagle and Child pub on the opposite side of the pub, on the banks of the River Kent, is also out of keeping with the natural beauty of the setting.

Recycling facilities

One area of the village that would benefit greatly from enhancement is the area to the south of Abbey Bridge, where the riverbank has the potential to be much more attractive with the relocation of the current recycling facilities to a less intrusive site and the landscaping of the river bank with benches and flowerbeds.

Buildings at Risk

Although it is not within the boundary of the conservation area, the Wesleyan Chapel in Silver Street is a handsome historic building that is currently boarded up and disused. There are buildings too that are prominently sited on the corner of Back Lane and Main Street that are in a poor state of repair.

Public realm and the problems of parking and traffic

While there are some areas of historic paving the main material is bitmac and in some areas, such as the centre of the village near Abbey Bridge, there are extensive expanses of tarmac with standardised street furniture and signage. The passage of heavy vehicles close to the frontages of houses along the southern end of Main Street is also problematic and exacerbates congestion in the village. The northern end of Main Street is considerably wider and has fewer buildings that sit right on the edge of the roads; vehicles servicing the Staveley Mill complex might be encouraged to turn right (north) in order to gain access to the A591. On street parking makes the problem worse, although it does serve to slow traffic down.

Fig. 26: Examples of problems in Staveley.



The use of stained door and window joinery and the alteration of door and window openings



Domestic sheds and parking inappropriate to a wild riverside setting



Modern materials and non-traditional treatment harms the appearance and character of historic buildings.



At risk – the fine Wesleyan Chapel, Silver Street



Identical cottages with original door and windows on the left and modern replacements on the right



Fig 16: An area for enhancement: the prominently sited recycling facility in Abbey Square.



Buildings and outhouses at risk on Back Lane



Traffic problems



Tarmac and dated street furniture



Signage at the entrance to Staveley Mill

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.



Fig 27: The delightfully named Sunny Brow on Brow Lane is proposed for inclusion within the conservation area

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 Lake District Core Strategy 2010 together with such

guidance leaflets as '*Converting an old building?*' and '*Outdoor advertisements and signs*'.

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

1.4 Public consultation

The Staveley 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 is subject to a 4 week period of public consultation commencing in the summer of 2010. This included sending consultation letters to residents and businesses placing the document on the Authority's website and the provision of a public exhibition in the village. The document will subsequently be amended to incorporate relevant suggestions and comments.

1.5 Designation and extension

The appraisal has examined the conservation area boundaries and has identified that consideration should be given to extending the boundary to include the following

- (i) the Wesleyan Chapel of 1876 on Silver Street, which has both historic and architectural value.
- (ii) Land to the east of the village, including the historic farm groups of Staveley Park and Far Park, the former being a listed building and the latter being a fine 19th Century (and probably much older) house with grounds design by Mawson. The attractive intervening meadows are also included as they form part of the setting of Staveley Park and important in views from the well used foot bridge and footpath adjacent to the Bowling Green.
- (iii) Land to the west of the village centre as far as and including Danes Row; a fine terrace of Victorian houses, incorporating historic buildings on Brow Lane and Windermere Road; and the large meadow in between these roads which provides an attractive and locally valued greenspace.
- (iv) Land to the south of the River Gowan on Station Road, where there is a group of historic buildings of varied character, including Nether Hall which is a building of historic interest to the village.

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.



Fig 28: The Vicarage on Brow Lane – a significant unlisted building of historic character

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.



Fig 29: Fine copper beach at the western end of Danes Row

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. We will also work with partners and the local community to ensure that buildings and structures are repaired and maintained in a timely manner and consider the use of Urgent Works Notices amenity notices under section 76 and 215 of the Town and Country Planning Act 1990 where appropriate.

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 impact of trees on views, residential amenity and historic structures will be part of this assessment. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. 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.

1.10 Enhancing the public realm and mitigating the impact of traffic

There is significant potential to enhance and upgrade the quality and consistency of paving materials and design and street furniture, while retaining areas of historic paving. Public realm enhancement is one of the key ways to deliver a better quality of environment for pedestrians and cyclists and mitigating the impact of vehicles which pass through the town. Where possible, enhanced and wider pavements, improved crossing points, cycle routes and provision of measures to slow traffic, such as traffic calming, are all important elements to such improvements. This appraisal has also noted the need to reconsider the siting of re-cycling facilities away from their current very prominent location within the heart of the village. We will work with the waste, highway

authority and other relevant agencies to ensure positive improvements to the area where works are proposed.

22 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.

3 BIBLIOGRAPHY

Bouch C M L and Jones G P	<i>The Lake Counties 1500-1830: social and economic history</i>	1961
Clark A	<i>A study of conservation areas in the Lake District</i>	1988
HMSO	<i>The Lake District National Park</i>	1975
LDNPA	<i>Landscape Character Assessment</i>	2007/8
	<i>The Lake District National Park Local Plan</i>	1998
	<i>The Cumbria and Lake District Joint Structure Plan 2001–2016</i>	2006
Mannix & Co	<i>History, Topography and Directory of Westmorland</i>	1851
Mee, A	<i>The King's England: The Lake Counties</i>	1969
Pevsner N	<i>The Buildings of England: Cumberland and Westmoreland</i> 1969	1967
Shackleton E H	<i>Lakeland Geology</i>	1973
Smith, K	<i>Cumbrian Villages</i>	1973
Scott J (ed)	<i>A Lakeland Valley through time</i>	1995
Toothill J	<i>Staveley Conservation Area: draft proposals for consultation</i>	1985
Waymark K	<i>Thomas Mawson: Life Gardens and Landscapes</i>	2009