

Troutbeck Conservation Area
Conservation Area Appraisal and Management Plan
April 2014



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

TROUTBECK 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 hamlet

4 The character and appearance of the conservation area

- Street pattern and building plots
- Townscape analysis – character areas
 - 1. Town End
 - 2. The village ‘centre’: Environs of the Institute, High Fold and Low Fold
 - 3. The Crag
 - 4. Longmire Yeat
 - 5. High Green
 - 6. Town Head
- Focal points, views and vistas
- Current activities and uses
- Open spaces, landscape and trees
- Boundaries
- Public realm

5 The buildings of the conservation area

- Architectural styles
- Bank barns
- Materials and vernacular construction details
- Listed buildings
- Significant unlisted buildings

6 Negative features and issues

Part 2 TROUTBECK CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

- 1.1 Aims of the management plan**
- 1.2 The benefits of designation**
- 1.3 Legislative background**
- 1.4 Public consultation**
- 1.5 Designation and extension**
- 1.6 Effects of designation**
- 1.7 Listed Buildings**
- 1.8 Significant Unlisted Buildings**
- 1.9 Enhancing and protecting the local character and features**
- 1.10 Trees**
- 1.11 Enhancing and protecting views and the setting of the conservation area**
- 1.12 Enhancement through new development, alterations and extensions**
- 1.13 Retaining historic boundary treatments**

2 MONITORING AND REVIEW

- 2.1 Boundary review**
- 2.2 Document review**

Part 3 BIBLIOGRAPHY

Summary of special interest

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

- ❑ Picturesque setting on the west side of the Troutbeck valley between Troutbeck Bridge and the Kirkstone Pass;
- ❑ Rural location between the low-lying pastoral landscape around Windermere lake and the rugged upland scenery of the Central Lake District;
- ❑ Views northward to the peaks of Yoke (706 m.) and Ill Bell (757 m.) and, to the south, a glimpse of Windermere lake;
- ❑ An example of a linear settlement, of medieval origin, along a series of springs, comprised of scattered clusters of farmhouses and barns separated by tracts of open countryside;
- ❑ Haphazard layout of buildings in relation to the village's access roads and lanes;
- ❑ Architectural and historic interest of the area's buildings, including 26 listed buildings dating from the 17th, 18th and 19th centuries;
- ❑ Almost every building in the conservation area was constructed before 1900 and is either statutorily listed or considered to be a "significant unlisted building";
- ❑ Townend is a prime example of a Lake District statesman farmer's dwelling of the 17th century, listed grade I. The adjacent 17th century barn is listed grade II*;
- ❑ Numerous well-preserved examples of local Cumbrian vernacular architecture, both domestic and agricultural;
- ❑ A wealth of external vernacular building details including graded slate roofs, cylindrical chimney stacks, crow-steps, wrestler slate ridges and 'spinning galleries';
- ❑ Notable examples of different types of 'bank barns', a peculiarly regional style of barn construction of the upland Lake District in which a two-level building is built on sloping land and has direct access from the ground to both levels;
- ❑ A small number of mid/late-19th century buildings, most notably The Mortal Man, The Institute and two large bank barns with penticed canopies;
- ❑ The braided interconnecting network of lanes, tracks, bridleway and public footpaths that link the village to Jesus Church and the east side of the Troutbeck valley;
- ❑ Numerous trees and small copses that enhance the setting of historic buildings and soften the streetscene, giving the village a sylvan atmosphere in places;
- ❑ Almost exclusive use of local stone as a building material, reflecting the underlying geology of the area, and used for walling, roof slates and boundary walls;
- ❑ Surrounding countryside presses right up the side of the area's spine road and to the rear of roadside plots;
- ❑ Historic associations with local statesmen, notably the Browne and Birkett families;
- ❑ Small items that add to Troutbeck's local identity, e.g. ER VII letter boxes, roadside wells, folds, stone boundary walls, grass verges, wall plaques and datestones;

1 Introduction

Troutbeck is a small linear village on the slopes of Wansfell. Its charm and character stem from its 'bye-hamlet' form, the predominantly vernacular style of buildings, the braided system of tracks and linking stone walls, and not least its associations with the families of statesmen (yeomen).



Fig. 1 The barn at Townend dates from the mid-17th century and is listed grade II*.



Fig. 2 The Institute is a Victorian addition to the village that now houses post office and shop.

The Troutbeck Conservation Area was designated in the 5th May 1981 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 *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic assets and conservation areas is set out within the *National Planning Policy Framework* (March 2012).

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 Troutbeck 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) *The Lake District National Park Core Strategy (adopted 2010)*: Policy CS27 “The acclaimed historic environment”.



Fig. 3 A typical Cumbrian bank barn at Townend Farm, taking advantage of the slope to access to both lower and upper storeys.



Fig. 4 Nanny Lane, one of the area's many footpaths, tracks and bridleways. This one leads to Wansfell Pike.

Survey work for this document and the accompanying townscape appraisal map was carried out during February and March 2010. The omission of any building, feature or space should not be taken to imply that it is not of interest.

2 Location and setting

Location

The small linear village of Troutbeck straddles a length of a minor road leading northward from Troutbeck Bridge, between Windermere and Ambleside, to a junction with the A592 at Town Head, the north end of the village. The A592 is the main route along the Troutbeck valley from Windermere (6 miles) to Patterdale (10 miles) via the Kirkstone Pass.

Troutbeck lies within the Lake District National Park and is wholly within the Lakes Parish in the administrative county of Cumbria, in that part which comprised the historic county of Westmorland.



Fig. 5 Characteristic stone roadside wall with a narrow grass verge.



Fig. 6 Jownie Wife House, with a converted granary at the far end, nestles into the hillside.

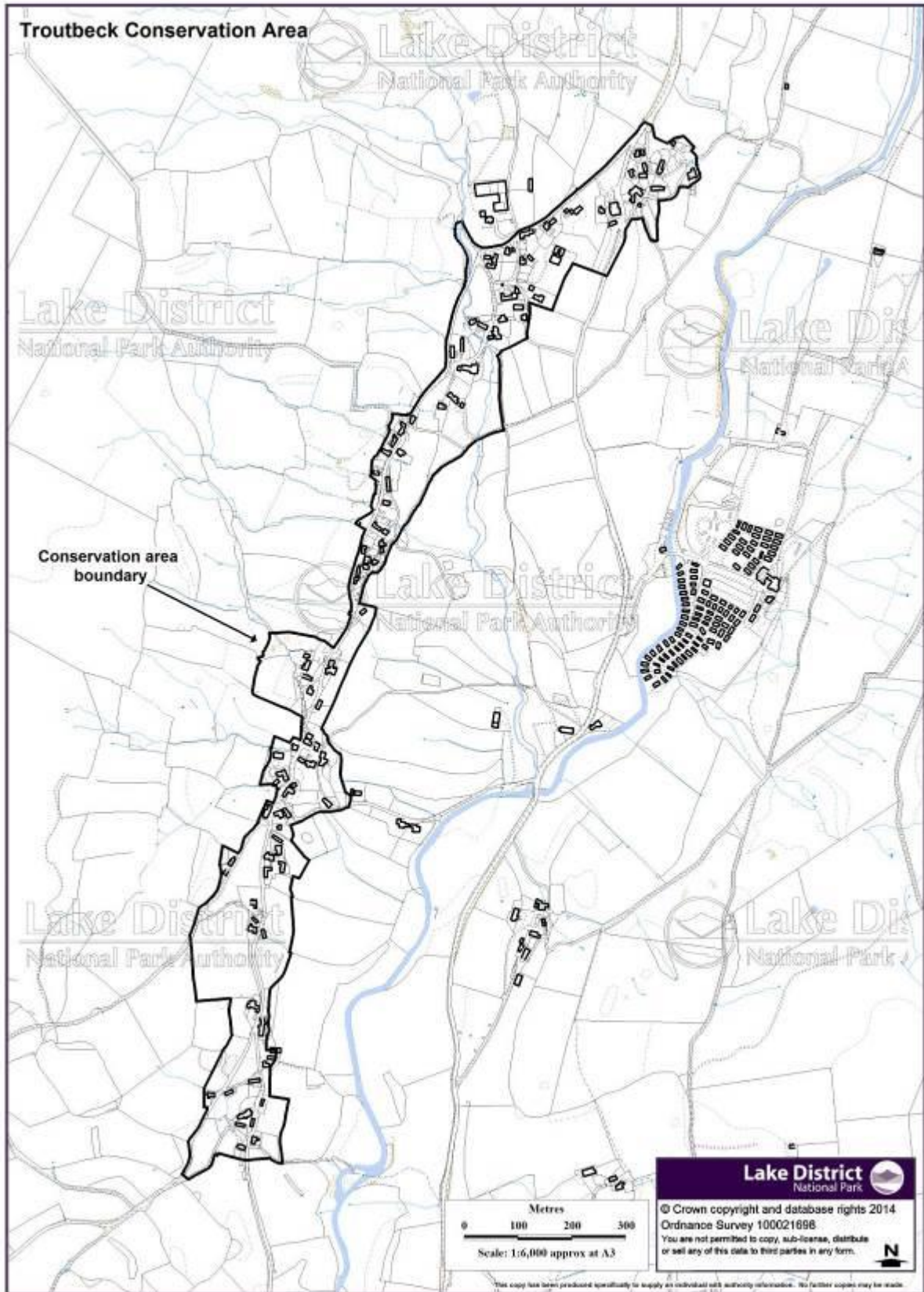
Boundary

The boundary of the conservation area has been closely drawn around the historic built development of the village creating a thin elongated area tightly bounded on either side by open countryside.

Topography and landscape setting

Troutbeck lies on the west side of the valley of Trout Beck at a level where springs have always provided a reliable source of water. The village has a roughly north-south alignment along the valley parallel with Trout Beck. The beck flows southward for a further 2 miles before entering Windermere lake just west of Calgarth Hall. Ill Bell, Yoke and Applethwaite provide the dramatic backdrop to the village to the north-east.

At Troutbeck, the scooped valley of the Trout Beck is steep-sided, flanked on the west side by the slopes of Wansfell and on the east side by Applethwaite Common. The village stands above the valley bottom at a height about 30 metres above the course of the beck. Upslope to the west of the village the sides of the valley quickly become steep and the landscape is rugged, with the initial enclosed rough pasture giving way to open fell. Downslope to the east side of the village the landscape is more forgiving with its trees, trackways and open fields. To the north of the village and outside the conservation area, Troutbeck Park is one of the few farms or cottages in the valley bottom.



The small hamlets of Town End and Town Head, the ‘top’ and ‘tail’ of the village, lie at a lower level than the principal thoroughfare between Townend and Scot Brow such that a walk along the whole length of the conservation area starts with a marked *ascent* from Town Foot Farmhouse (Town End) and ends with a marked *descent* to The Queens Head (Town Head). There is a slight, but noticeable, rise in the land from south to north along the village’s principal route.

Troutbeck is situated on the border between the low-lying pastoral scenery of Windermere and Southern Lakeland and the central area of the Lake District that is characterised by dramatic upland scenery such as the rugged peaks of Scafell Pike and Helvellyn. This stark difference in landscape can be seen from certain points within the village from where, looking southward, there is a prospect of low-lying (less than 300m) hills around Windermere whilst, looking northward, there is a view to the peaks of Yoke (706 m.), Ill Bell (757 m.) and Froswick (720 m.). The former is characterised by small walled fields interspersed with rough pasture and woods, the latter by steep craggy, bracken-covered slopes and few trees.



Fig. 7 View northward (from Town Head) of rugged upland landscape beside the upper reaches of Troutbeck valley.



Fig. 8 View southwards (from Town End) of low-lying hills around Windermere.

Geology

The Lake District comprises a mass of ancient rocks in three major bands running north-east to south-west. In the north are the Skiddaw Slates. South of this is the central area of the Borrowdale Volcanic Series which are very hard lavas and ashes formed in catastrophic eruptions about 450 million years ago providing much of the mineral wealth of the area. The southernmost third of the Lake District is composed of sedimentary rocks laid down in the Silurian Period approximately 400 million years ago.

Geologically, the village stands on the border between the hard volcanic rocks of the central Borrowdale Volcanic Series and the eroded sedimentary mudstones and limestones of the Windermere Group.

Archaeology

In a settlement such as Troutbeck, which has a history of habitation and agriculture going back to at least the medieval period, it is very probable that archaeological

deposits underlie many of the dwellings and farm buildings in the conservation area. Many of the buildings within the conservation area are themselves of archaeological interest, and may retain evidence of their age, use and construction that is only likely to be uncovered during building work.



Fig. 9 A 'spinning gallery' at Yew Tree Cottage. It is unlikely that covered balconies like this were actually designed to shelter spinners.



Fig. 10 One of the clusters of houses that straddle the principal road through the long village.

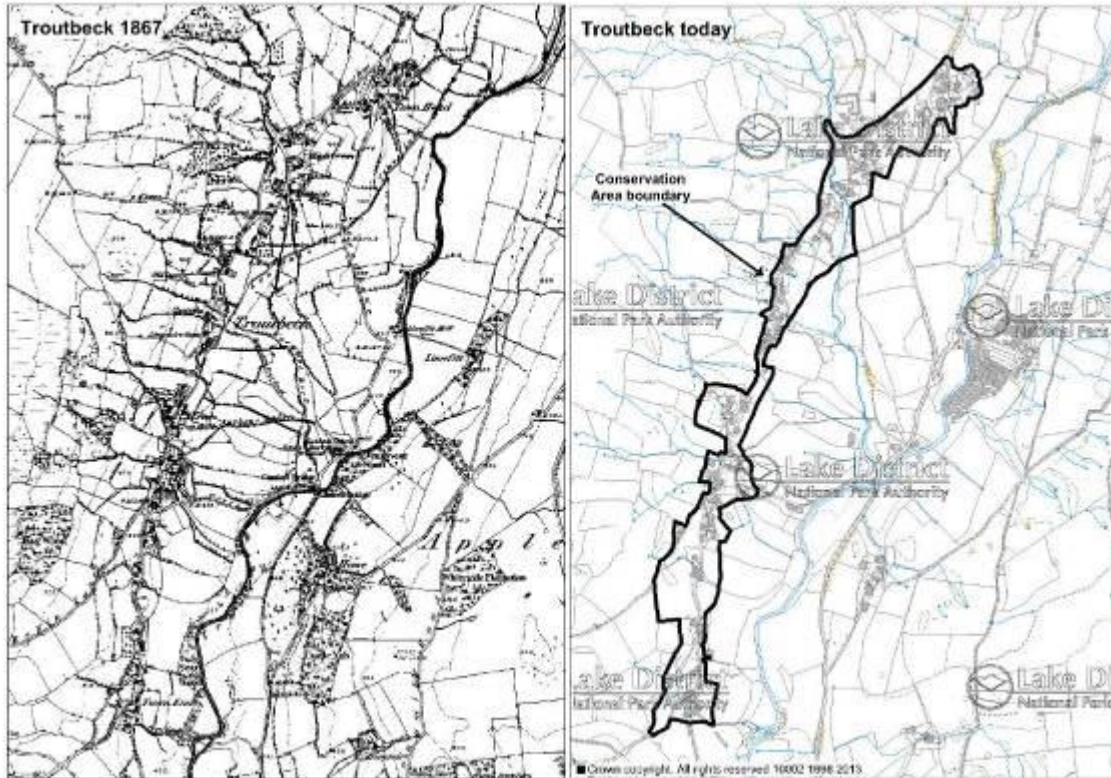
3 The historical development of the hamlet

Troutbeck owes its name to Norse settlers and is first mentioned in a document of 1292 as 'Trutebyk', supposedly so named because the beck was a spawning place for trout.

In the 13th century, large numbers of sheep were being reared on the pastures of Applethwaite Common and alongside Troutbeck. Many hundreds of woolsacks were taken by packhorse to Kendal for onward distribution. There was a fulling mill at Troutbeck Bridge in 1274, serving the township of Applethwaite.

However, very few buildings in the village pre-date the mid-17th Century. Before 1650 the timber-framed buildings with enclosing walls of wattle and daub, clay, turf or roughly piled fieldstones were not permanent enough to survive. The stone-built buildings of today's Troutbeck date from a time of building and rebuilding stimulated by political stability and economic prosperity in the mid-17th century.

Troutbeck's small, linked settlements, sometimes referred to as 'bye-hamlets', reflect past family ownerships and are still readily identifiable as scattered groups of farmhouses and barns separated by tracts of open countryside. The histories of these groups of houses at Town End, The Crag, Longmire Yeat, High Green, and Town Head show that Troutbeck at one time contained up to 50 statesmen families rather than being dominated by two or three squires as was typical in other parts.



A statesman was a person who had the right of Customary Tenure – a form of tenure peculiar to the Border Counties in the 16th and 17th centuries. Customary Tenure meant that the tenant had to perform certain predetermined services for the lord of the manor but also that his estate, which he owned as if it were freehold, could be left by will. This enabled successive generations of some families, for example, the Birketts and the Brownes, to live in Troutbeck from the 14th century to the 19th century, and from the 16th century to the 20th century respectively, and thereby to accumulate wealth and become very influential families in the region. Statesmen gained a living mainly from sheep and cattle farming but also traded in livestock, arable crops, lime, wool and cloth.

According to Christopher Taylor in 'Portrait of Windermere', common pastures or 'hundreds' at Troutbeck were divided into three areas while the township was similarly divided into three sections, and grazing rights distributed accordingly. The Troutbeck Hundreds, north-west of the village, were enclosed by Act of Parliament in 1831.

A church in Troutbeck was certainly in existence in 1506. In 1562 the church seems to have been rebuilt, for in that year the Bishop of Chester granted a licence for its consecration. In 1736 that church, whose tower was in a ruinous state, was again rebuilt. It was a simple 'mountain chapel' that was restored in 1861. Jesus Church is not within the conservation area.

A significant change to the appearance of the village occurred after local slate quarrying brought relative prosperity into the area in the mid-18th century. It provided, in quarry waste, building materials for many of the houses and barns.



Fig. 11 Bank barn at Town End in winter.



Fig. 12 This oriel window at Low Fold Farm is unique within the village.

A further change in appearance to the village arose after the opening of the railway to Windermere in 1847. Additional houses and The Institute were built (or rebuilt) causing Troutbeck to acquire the combination of vernacular and Victorian buildings which we see today. Along with the alterations and extensions to the properties came the widening and levelling of some of the roads.

The 20th century has seen little further development with only a handful of infill houses.

4 The character and appearance of the conservation area

Historic layout and street pattern

Troutbeck is a series of hamlets straggling for about a mile along a line of springs above the valley which leads from the Kirkstone Pass to the shores of Lake Windermere. The springs in the form of wells (e.g. St. James', St. John's and St. Margaret's on the roadside) had natural advantages to the early settlers.

The village layout is based around a braided series of tracks, joining, parting and rejoining each other mainly in a north-south direction. The principal vehicular route through the village is the roughly north-south spine of this intricate straggle of numerous interconnecting paths, tracks and lanes. There is no major cross-roads and no central focus to the street pattern.

Most tracks lead eastward from the north-south alignment of the main thoroughfare, down the shallow slopes towards the beck. Some eastward tracks are merely 'back lanes' that loop around farms or clusters of houses and soon rejoin the main road. Other wider tracks lead more determinedly eastwards down to the valley floor, for example Green Gate, the road from The Institute to the A 592.

Although they provide access to low-lying pastures, the main destination of the downhill tracks and lanes is Jesus Church via a bridge over the beck. Some tracks became the accustomed way from a house to the church and were known as 'corpse-ways'. It was thought ill-omened if a coffin had to be borne along any other route. The tracks also lead to another bridge over the beck close to the former Limefitt mill further to the north.



Fig. 13 Roughly hewn large stones make up the quoins of this 18th century barn.



Fig. 14 Henery-piggery at Townend Farm.

The reason for the apparently isolated location of Jesus Church (and adjacent former school) becomes apparent when one considers that it lies at the centre of a network of tracks and lanes like the hub of a wheel whose spokes radiate in many directions on both sides of the valley, reaching out equitably to all the area's church-goers and school-children.

There are three westward routes from the village. Holbeck Lane and Robin Lane lead uphill at first, then roughly follow the contours around the shoulder of Wansfell before descending to Ambleside. These two roads are part of an old peat, slate and cattle route between Ambleside and Kentmere. This route passed down Green Gate, crossed Trout Beck and joined the Garburn Road up the east side of the valley. The third westward route is Nanny Lane which ascends directly up the steep hillside from Lanefoot Farm. It is an old track to Troutbeck Hundreds and Wansfell Pike, a more direct route to Ambleside than Holbeck Lane and Robin Lane, but hard work for packhorses and travellers!



Fig 15 Town Foot is a 17th century building. Note the small size of the windows and high ratio of solid to void, i.e. large area of walling and small window openings.



Fig. 16 A Victorian dwelling whose window openings are typically much larger than those in the village's vernacular farmhouses and cottages.

Houses and farms are built on well-drained sites near to the open fell but with easy access to rich meadow in the valley bottom. Building plots are small. Each hamlet has a relatively high building density but there are wide gaps between neighbouring building clusters. Open countryside sweeps right up to back gardens and farmyards.

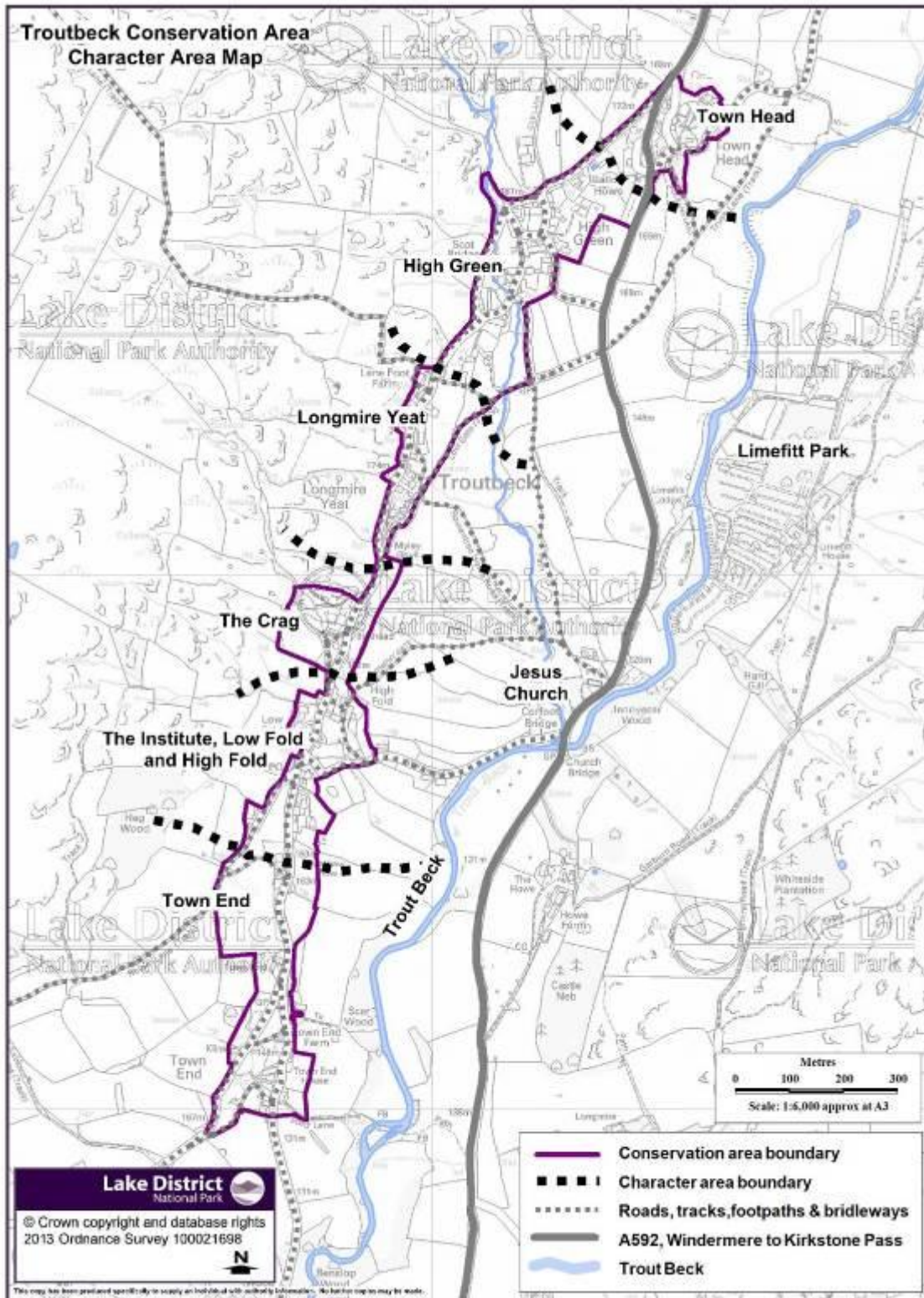
Farmhouses, cottages and farm buildings are set at apparently odd angles to each other and to the access lanes and tracks, but many have been deliberately sited to take advantage of the southern sun and sky or to serve an agricultural function. At High Fold, Longmire Yeat and Scot Brow, for example, buildings have been intentionally laid out to enclose a 'fold' or yard. Traditional 'bank barns' (see section 5) are located to take advantage of the sloping land, pressing into the hillside to enable direct access to both upper and lower storeys. All of the above has the effect that, walking through the village, one is often surprisingly confronted with the side or rear of a building, or finds that some buildings are half-hidden behind others along a lane or footpath.

Townscape analysis – character areas

The Troutbeck Conservation Area can be divided into at least six areas of distinctly different character based upon the succession of small hamlets that make up the village. The distinctiveness of each character area derives from its buildings, topographical location, local landscape and layout. The character areas are broadly defined and may overlap. The five areas are:

- ❑ **1. Town End**
- ❑ **2. The village 'centre': Environs of the Institute, High Fold and Low Fold**
- ❑ **3. The Crag**
- ❑ **4. Longmire Yeat**
- ❑ **5. High Green**
- ❑ **6. Town Head**

These character areas are shown on the map below:



The following examines the characteristics that distinguish each character area:

□ **1. Town End and the southern entrance to the village**

This is the southernmost end of this linear village – from here it is just over a mile to Town Head, the village’s northernmost point. Bridge Lane is the top end of the road that ascends from Troutbeck Bridge, roughly following the course of Trout Beck and overlooking woods beside the stream in the valley below. By Town Foot, the entrance to the village, the beck is no longer visible and there is a marked rise to Townend. Looking uphill from the entrance to the village, the buildings of Town End appear to tumble down the hillside, some white-rendered, others built with the sombre local greystone.



Fig. 17 One of the two projecting wings of the barn at Townend, listed grade II.*



Fig. 18 Townend, the most important house in the village, is a fine example of a statesman’s house, now owned by the National Trust.

Holbeck Lane joins Bridge Lane at the top of the rise and from there onwards the vehicular route through the village is relatively level for a mile. The area is characterised by domestic and rural historic buildings set either parallel to, or at right angles to, the hamlet’s lanes and footpaths. For example, Townend and Kilns (both 17th century buildings) face southwards to take advantage of the sun and are therefore built into the hillside. The long bank barn at Townend has its long axis along the contour, facing and the road and forming an enclosed pinch point with Townend outbuildings across the road.

In general, stone walls bound the lanes but a section of the east side of Holbeck Lane just south of Kilns (1700) has a boundary of iron estate-fencing thereby enabling expansive views across the rooftops of Town End and across the valley. Individual trees are a feature of the area, especially those around Townend and a small copse of pine behind Town Foot.

The area contains much-visited National Trust property “Townend” (listed grade I), one of the finest Statesman farmhouses in the Lake District. The distinctive courtyard, whitewashed walls and massive circular chimneys are a particular feature in the local townscape. The area also contains a bed-and-breakfast farmhouse, holiday cottages and dwellings and working agricultural buildings. Well-tended roadside gardens, a brick-paved drive, the low-key National Trust car park, trimmed hedges and topiary give this

corner of the village an almost suburban feel but this is easily dispelled by working farm buildings, moss-covered stone walls and pastoral views across the valley.

The main road, overlooked by trees and buildings beside Townend, soon becomes less enclosed and sweeps gently round to the next collection of buildings beside a track coming down from Robin Lane. First there is a fine, remarkably unlisted bank barn angled against the eastern side of the road that appears perched above the valley below. To the north is Matthew How, a remodelled 17th century vernacular cottage (grade II), with undulating topiared hedge like a line of billowing clouds. The open-sided sweep of the road provides long views to the rugged tops of Yoke and Ill Bell.



Fig. 19 Unlisted barn to the south of Matthew How dramatically situated overlooking the valley below.



Fig. 20 The cloud like topiary at Matthew How, a grade II listed building with stunning plank and muntin interior.

Continuing northwards, a cluster of buildings at Thwaite and Low House are seen falling down the slope from the road. This group consists of interlinked former farmyards, enclosed by bank barns on the roadside and, to the east, former farmhouses on a low shoulder of land above the valley. The view toward the once derelict and tumbledown character of Thwaite farmhouse is one of the most memorable and picturesque views of vernacular architecture within the village.

□ 2. The 'centre' of the village: The Institute, High Fold and Low Fold

The Institute (1869) is at the heart of the village. It stands at the centre of this 'bye-hamlet' just at the point where two lanes join the main thoroughfare, i.e. Green Gate up from the west, Robin Lane down from the east. Green Gate is the only tarmac'd road leading eastward from the village, passing down the slope outside the conservation area past the old vicarage (c.1880) to a stone bridge over Trout Beck and to Jesus Church. Robin Lane is part of an old trackway, tarmac'd only up to two old cottages, the lower one of which is listed grade II.

The Institute is a tall imposing building quite at odds with the rest of the village's rural building style, although its size and mass is not dissimilar to that of the late 19th century barn at Brow Head further north along the road.

The Institute is the *de facto* centre of the whole village. The building houses a Post Office and small shop at ground floor. This is one of the few areas in the village where there is roadside parking. A flagpole and small green, with wooden bench, together with a tree at the road junction with Green Gate (also sheltering a wooden bench) provides some formality within the streetscene but all around are vernacular cottages and barns and, immediately to the west, open countryside.



Fig. 21 Farmhouse at High Fold. Note the contrast between exposed stonework and render or limewash, a typical feature of the village.



Fig. 22 The Institute (1869) is one of a number of buildings in Troutbeck built after the coming of the railway to Windermere in 1847.

Directly opposite The Institute the gable end of a stone bank barn has been cut into the road. Beside the barn, the north side of Granary Cottage has a remarkable oriel window. To the south lies an ensemble of 17th century houses and barns situated below the level of the road. Proceeding northwards from The Institute, the road narrows to a pinchpoint between Bell Hill and a barn on the opposite side of the road.

High Fold derives its name from the practice of ‘folding’ sheep in a protective enclosure. The stone enclosure stands at the centre of a square surrounded by buildings with 17th, 18th and 19th century origins.

□ 3. The Crag and Birkhead

The Crag (or Cragg) is a small enclave of old buildings stepped into the hillside rising above the road and accessed by a private lane. All the buildings appear on the Ordnance Survey (O.S.) map of 1862 but several alterations have been made. The Crag is unusual within the village because, unlike most historic development, which lies on the east side of the main road, the majority of houses at The Crag are elevated on the west side. Troutbeck Hall, at the top, overlooks a steeply terraced garden. The house has stepped gable ends and two round chimney stacks. The slopes to the west and north are wooded and the conservation area boundary has been drawn to include these trees which frame this small bye-hamlet.

Just north of The Crag, a line of trees (outside the conservation area) stands beside Myley Ghyll, one of a number of streams feeding Trout Beck from the fells.

Birkhead, on the east side of the road, is a 19th century building with a formal entrance, front and back, flanked by ashlar stone gate piers. It stands on the site of, and perhaps

incorporates, an earlier building and is most likely a gentleman's residence built after the coming of the railway to Windermere in 1847. A study of the O.S. map shows that the



Fig. 23 Birkhead is a late 19th century construction. Compare the chimney stacks with Troutbeck Hall (adjacent photo). Clay chimney pots are a Victorian introduction.



Fig. 24 Troutbeck Hall, high above the west side of the road. It has two cylindrical chimney stacks that are part of the area's vernacular building tradition.

road here has been straightened and the regular coursing and coping of the roadside wall indicates 19th century construction.

There is a gap in development as the road continues to Myley Ghyll (a 1960s house now a holiday cottage) but after a bend in the road, another cluster of houses comes into view.

□ 4. Longmire Yeat

This area comprises two small, distinctive clusters of roadside buildings separated by a length of road which lacks some of the special historic character and appearance of the rest of the village. The two clusters are focussed on Longmire Yeat and Lanefoot Farm. Three wells stand beside the road. They were erected by the Dawson family in the 19th century and are named after members of their family, Margaret, James and John.

The first house at the entrance to the bye-hamlet of Longmire Yeat is not representative of the hamlet or its immediate neighbours. It is a tall 19th century house which was once a village shop, now holiday flats with large dormers and a metal fire escape to the rear.

Just beyond this is a pair of low-lying cottages beside a small 'square' or fold (now used for car parking) which is enclosed on three sides by buildings. The fourth side is formed by a roadside boundary wall immediately below the slopes of the fells.

The square is dominated by another late 19th century building but other buildings are typically vernacular. Storeythwaite (grade II) faces south and has its back to the square. It has gable-end projecting chimney stacks that appear to be supported on stone drip moulds above a window immediately below the stack. The adjacent house includes an inscribed stone (GB 1649). Footpaths lead between the houses to Low Gate, a track bounded by stone walls that runs beside the main thoroughfare but at a lower level. There are views across the fields to the tower of Jesus Church.



Fig. 25 A bank barn by Lanefoot Farm. The first floor door was used to load wagons. The upper storey is accessed from the rear (up the slope).



Fig. 26 A datestone on the gable chimney-stack reads GB 1649, probably referring to a member of the Birkett family.

Proceeding northwards, there is a stone barn sunk into the landscape with a 'wrestler' slate ridge. Next to it is Syke Villa, a 19th century house, perhaps a rebuild of an earlier dwelling. The village's striking historic stone-built character is lost shortly after the entrance to Syke Villa mainly because newly-erected, tall close-boarded timber fencing is out of character with roadside/ garden boundaries that are predominantly of stone.

A large barn marks the beginning of another roadside collection of vernacular buildings around Lanefoot Farm. Nanny Lane joins the highway beside a large bank barn. The lane is an ancient track leading to the Troutbeck Hundreds, now well-used by walkers to and from Wansfell Pike (482 m.). Hoggarts is a late 19th century rebuild of an earlier building. Formerly an inn, it became a bank in the early 20th century.

This area has a spacious and very rural character. The eastward outlook is not blocked by houses and greenery and there are expansive views to the high fells in the north-east. There is a distinct feel of a more rugged landscape than the environs of Town End.

□ 5. High Green

High Green, as the name suggests, is the highest point in the village – about 30 metres above the level of Town End. From here the road descends to Town Head. The Mortal Man is the most prominent building, standing beside a junction the road. On the east of the southern approach to The Mortal Man two 17th century buildings, Jownie Wife House and Drummermire, snuggle into the hillside. The former is listed grade II, described as, "a substantial and well-detailed example of the distinctive vernacular building traditions of the region."

By The Mortal Man a rough track leads down to a collection of houses and barns cradled in a natural bowl in the landscape beside Scot Ghyll. From here, other less-used tracks and back lanes, e.g. Guy Lane and Back Lane, lead to agricultural buildings or sites. From Scot Ghyll the main track leads upwards to join the tarmac road at Scot Brow .

The sloping and rounded topography, the haphazard layout of buildings, the intricate network of unsurfaced lanes and tracks, the sight and sound of Scot Ghyll, together with

contrasting whitewash and grey stone, moss-covered stone walls and trees all combine to make this a very picturesque rural hamlet. From unobstructed highpoints there are views to Windermere lake.



Fig. 27 High Green is laid out on different levels beside a network of lanes and tracks. The absence of passing traffic adds to the secluded and intimate atmosphere.



Fig. 28 This building in High Green dates from the 18th century, listed grade II.

In the main, buildings in High Green are sited southward to take advantage of the sun. In so doing, they do not have a well-defined relationship to each other or to the access lanes that rise and fall, twist and turn. The result is a very irregular pattern of development which includes open spaces and compact collections of buildings. The haphazard layout is a function of the former agricultural and domestic needs of the residents.

The main tarmac thoroughfare follows contours around the hamlet, then rises at Scot Brow before descending to Town Head. Between The Mortal Man and Scot Brow there are picturesque views eastward over a jumble of gables, chimneys and rooftops. To the west, the slopes of Wansfell press right up to the roadside wall.

□ 6. Town Head

Though short in length, the steep hill that separates High Green from Town Head seems to divorce Town Head from the main body of the village. The separation is accentuated by the fact that fast-moving traffic on the A 592 passes through Town Head and the area feels less secluded, especially around The Queen's Head, a popular and well-patronised hotel and restaurant. The Queens Head and Thornthwaite are both grade II listed, dating from the 17th century, the latter much altered.

However, the area south of the main road is a typical Troutbeck network of paths and tracks servicing stone-built houses and agricultural buildings. Buildings have been sensitively altered and converted but the intricate tightly knit pattern of development is unchanged. One difference between this hamlet and the other hamlets along the minor road is that the view eastward across the valley bottom, with no major road and no chalet/caravan park to intrude upon it, is stark and wholly rural.



Fig. 29 Town Head has a quiet secluded ambience below the busy A592.



Fig. 30 Stone buildings in Town Head against a backdrop of the peaks of Yoke and Ill Bell.

Focal points, views and vistas

There are fine views up and down the Troutbeck valley from various points along the public footpaths, bridleways and roads that criss-cross the village, especially from the conservation area's high points in Robin Lane, Holbeck Lane and Nanny Lane. From High Green it is even possible to catch a glimpse of Windermere lake. Views from the main road within the village to the surrounding fells occur through gaps between buildings. The dispersed spatial character of the village allows views and visual connections to the surrounding area. The views contribute to the sense of contrast and sequential variety within the conservation area, whereby enclosed and intimate spaces between buildings suddenly open up to long views to the surrounding fells. This is one of the most significant elements of the character of the conservation area. The tower of Jesus Church can be spotted from around High Fold and Longmire Yeat but the tower is not tall and the whole edifice is dwarfed by surrounding trees so it can hardly be said to be a landmark.



Fig. 31 High Green. In the far distance the trees on the hillside mark Applethwaite Quarry, a source of dolomite.



Fig. 32 This diamond-shaped plaque is one of a number of decorative datestones in the village.

Similarly, within the village, there are few tall buildings that stand out in the streetscene. The two most prominent buildings are The Mortal Man and The Institute. These two late 19th century buildings dwarf their vernacular neighbours, thereby emphasising the

difference between the upright, robust Victorian style of building and the low-lying ground-hugging buildings of the local vernacular, many of which are snugly tucked into the hillside.

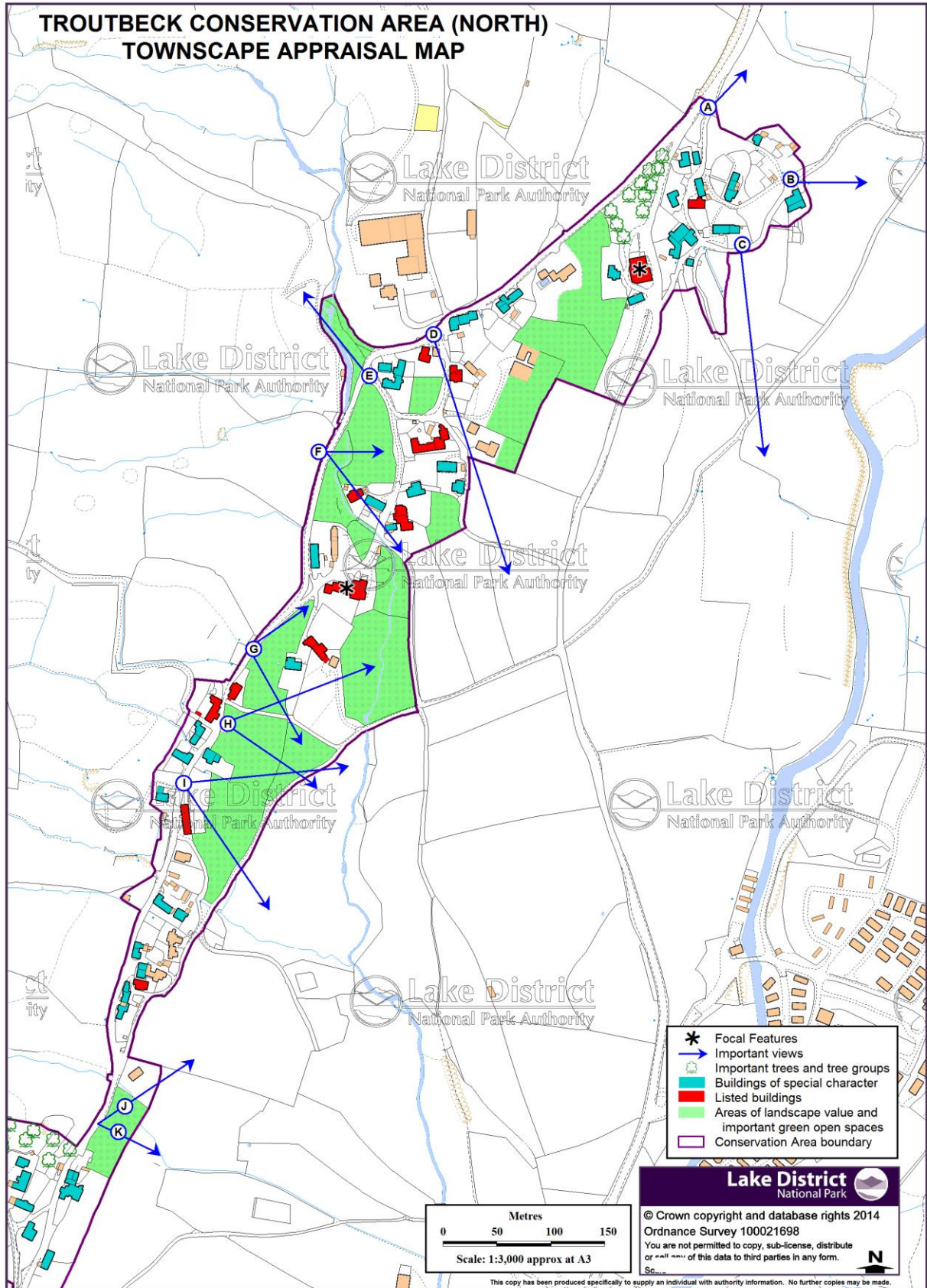
The network of paths through the village allows arresting views of different faces of the same building, front, side and rear. This feature, combined with the fact that many buildings directly abut the road or footpath, also allows inspection of interesting vernacular building details such as rounded chimneys, crow-stepped gables and graded slate roofs.

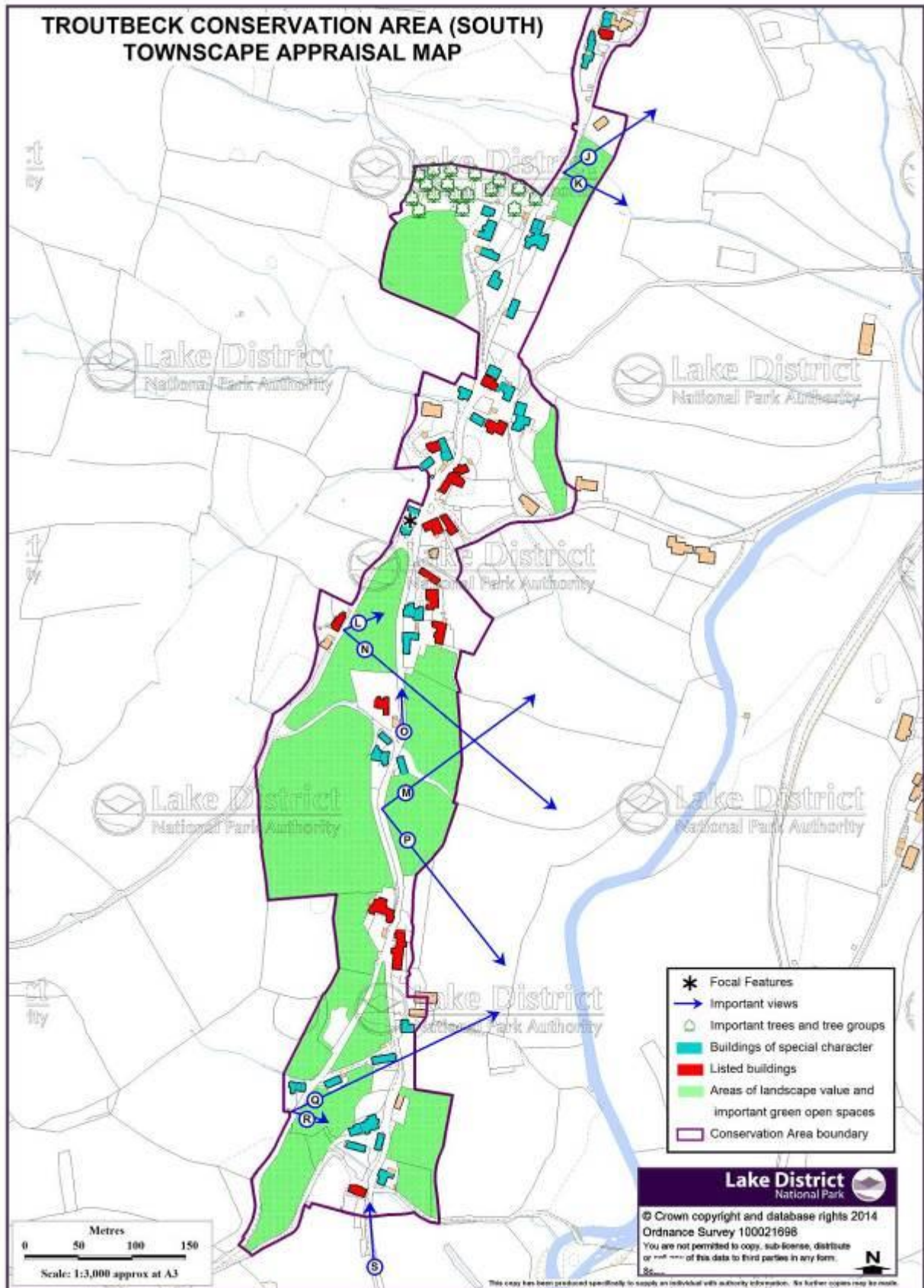
Because of the sloping topography of the area, especially at High Green, downward-looking views over rooftops are common. Sometimes only gables, ridges and chimneys are visible above a hedge or wall, for instance from the road beside Low House. At High Green and from Robin Lane and Holbeck Lane, there is a wider panorama of buildings nestling into the valley slopes. Where gaps in buildings allow, looking uphill there are views of rocky outcrops and trees on the fell side.

Because of a bright shade of coloured woodstain, the wooden chalets of Limefitt Park attract the eye as one looks eastward from Troutbeck, an unfortunate and unwelcome sight amidst the wild surrounding scenery.

Significant views are shown on the Townscape Appraisal Map as follows:

- A – View of the high peak of Ill Bell (757m) from the north of the conservation area;
- B – The Troutbeck Valley, unobstructed by main road or development, from Town Head;
- C – View south along Troutbeck Valley towards Windermere from Town Head Cottage;
- D – Southward view down Troutbeck Valley with glimpse of Windermere lake from Scot Brow, High Green;
- E – View of Scot Beck and slopes of Wansfell from principal route through the village;
- F – View across the picturesque cluster of historic buildings in High Green from elevated viewpoint along the village's main thoroughfare;
- G – View of the south-facing façade of The Mortal Man, High Green and fells;
- H – View of the steep sides of the Troutbeck Valley and Applethwaite Common near Pearson Lane Cottage;
- I – View of steep sides of the Troutbeck Valley and Applethwaite Common from Great House;
- J – View of steep-sided long ridge bounding the east side of Troutbeck Valley from just north of Birkhead;
- K – View of the tower of Jesus Church from north of Birkhead;
- L – View of historic buildings nestling into the hillside from Robin Lane;
- M – View north-eastwards to high peaks of Froswick and Ill Bell from curving village 'spine road' north of Town End;
- N – View of low-lying pastoral scenery around Windermere from Robin Lane;
- O – View of a hillside ensemble of historic buildings from the road passing Mathew How;
- P – View of low-lying pastoral scenery around Windermere looking southward from curving village 'spine road' north of Town End;
- Q – View of Applethwaite Common from Holbeck Lane;
- R – Eastward view from Holbeck Lane across rooftops of Town End to the east side of the Troutbeck Valley;
- S – View of Town End, on a marked rise in the land, from the southern entrance to the village from Troutbeck Bridge.





Current activities and uses

The village is primarily residential, as it always has been, but the residents are no longer dependent on farming and agriculture for their livelihoods. Property prices are high. Many dwellings are second homes. A study for the Lakes Parish Plan (2005) revealed that, "Within the whole of Troutbeck Ward there are about 260 properties. In the most recent survey around the main village itself we counted 105 houses, of which 42 were second homes or holiday cottages". However farming still exists within the village and remains the most significant economic activity. Such activity and the associated buildings contribute strongly to the character and appearance of the village.

There are two pubs in the conservation area and a village shop and post office. The Institute is a well-used local venue which holds many popular social events. Townend is a much-visited National Trust property (closed in winter) with small nearby car park. There are a few bed-and-breakfasts in the village, others in the locality and a youth hostel (outside the conservation area) on the road to Troutbeck Bridge.

The area has a 20 mph speed limit. There are very few places to park within the village. Many visitors to the area arrive on foot having climbed Wansfell Pike or on their way to/from Ambleside or Orrest Head. There is a large pine lodge rental park at Limefitt Park on the other side of the valley.



Fig. 33 The canopy at Longmire Yeat Cottage, in the foreground, is made of two projecting stone slates fixed above the front door.



Fig. 34 Stone roof slates from a local quarry, laid in random widths.

Open spaces, landscape and trees

The village is linear in form and does not contain the significant open spaces that might be expected in a nucleated village. There is no village green, park, play area or public car park (except for the patrons of Townend, The Mortal Man and The Queens Head).

Rectangular spaces enclosed by buildings can be seen at Longmire Yeat and High Fold, the latter contains a walled enclosure that is a former 'fold' or sheep pen. Small triangles of land that are formed at the junction of roads and lanes are marked by, for example a bench (Robin Lane, High Green), a grassed area (Mortal Man, Robin Lane) or a tree (Green Gate). These well-tended signs of care give significance to some of the few open spaces along the main thoroughfare.

Other significant open spaces within the conservation area are areas of rural land beside the principal road which provide a setting for special historic buildings, e.g. the open space around Townend or Jownie Wife House.



Fig. 35 This tall evergreen adds to the setting of the vernacular cottage, and provides some shelter from the wind.



Fig. 36 A solitary roadside tree dwarfs a small barn at the foot of the slopes below Wansfell and Troutbeck Hundreds.

Trees are a vital part of the area's character and appearance. There is a large copse of trees above The Crag and beside The Queens Head at Town Head. A small grove of trees shelters Townend. Individual trees enhance the setting of many old buildings. Deciduous trees are at their best in summer and autumn but evergreens such as pine and yew provide year-round colour and greenery in, for example, Town End and High Green.

Significant tree groups are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

Boundaries

Between the hamlets, and edging the tracks are numerous stone walls, some constructed at the time of the 19th century road 'improvements'.

Troutbeck's boundary walls are attractively constructed from local stone laid in courses; the older walls are usually capped with a line of heavy rounded stones. Walls capped with rectangular stones laid on edge are more likely to have a later date of construction. The same types of stone walls are used to enclose domestic plots. The walls emphasise the linkage and relationship of one group of houses to another and make a major contribution to the overall environment.

Public realm: floorscape, street lighting and street furniture

The principal thoroughfare through the succession of hamlets is not straight and each hamlet comes as a surprise, one hamlet being not easily visible from another. The full length of the village and its 'string-of-pearls' structure is best appreciated from the other side of the valley. The road is characterised by three recurring motifs: a sweep of road between two clusters of houses, open fields on either side and long views along the valley; a narrowing of the road to a tight pinchpoint between two roadside buildings hemming in the highway; and eastward views over the tops of buildings tucked into the hillside.

The tarmac road is not kerbed and grass verges are common. Parking areas in front of some roadside buildings are kerbed with concrete or paved with brick paviours. These are functional but do not always enhance the area.

Footpaths are well signed with timber finger-posts. There is no street lighting. Well-placed wooden benches are a welcome feature for tired walkers or for those who wish to relax and enjoy the views.



Fig. 37 Storeythwaite, listed grade II. Note how the chimney stack projects beyond the gable and there is a small window below.



Fig. 38 St. Margaret's Well, one of three roadside wells erected by the Dawson family in the 19th century.

5 The buildings of the conservation area

Architectural styles

Whilst there may be medieval fabric integrated within some of the area's buildings, there is no extant building earlier than c. 1600. Surviving buildings in Troutbeck date primarily from the 17th, 18th and 19th centuries and fall into three main phases of development: vernacular buildings of the post-medieval 'great re-building' (c.1620-1700), mid-18th century expansion based on the prosperity brought by slate-quarrying, and mid/late-19th Victorian developments constructed after the coming of the railway to Windermere in 1847.

Troutbeck is renowned for its array of relatively unspoiled vernacular buildings. Indeed, Dr R. W. Brunskill's seminal 'Traditional Buildings of Cumbria' devotes four pages to a 'vernacular trail' through Troutbeck which cites over 30 buildings. Dr Brunskill's definition of vernacular buildings is, "the products of local craftsmen meeting simple functional requirements according to traditional plans and procedures and with the use of local building materials and constructional methods..."



Fig. 39. Thwaite Farmhouse – once derelict it remains a most picturesque vernacular building of great rustic charm, listed grade II



Fig. 40 The oldest part of Townend was constructed in the late 16th or early 17th century, listed grade I.

Typically in Troutbeck and its environs, external walls are thick and massive and support roofs of slate which has a fairly low pitch and usually end in a simple gable. The chimney stacks are small and squat and often circular, utilising local slate in a functional way for drip-ledges and chimney tops. They are positioned to straddle the ridge of the roof, or terminate at the gable end, or are corbelled out from the gable.

Townend, formerly home to the Browne family, is now owned by the National Trust and is an excellent example of a statesman's house. The house dates from the early 17th century. Townend is a large house but not the oldest in the village. Perhaps twelve or so houses predate Townend, with approximately half of the buildings we see today constructed during the same century.

Buildings with 17th century origins are well-represented in Troutbeck, for example Thwaite, Low House, Yew Tree Cottage, Jownie Wife House and Town Foot.

In the north of England the period c.1620-1700 has been called "the great rebuilding", i.e. a period during which improved economic conditions resulted in a heightened level of building, rebuilding and remodelling of rural buildings. Townend was improved and extended during this period.

Slate-quarrying brought prosperity in the mid-18th century and stimulated a second phase of development. Quarry waste provided an easily accessible and local building material. Many of the village's barns and cottages were built in the second half of the 18th century.



Fig. 41 Town End House is a 19th century attachment to a 17th century building. Quoins and window dressings are probably of imported limestone.



Fig. 42 Townend barn (1666, grade II*). The canopy over the ramped entrance to the upper barn has been extended as a gallery, giving covered access to the barn's two wings.

Until the coming of the railway in 1847, Troutbeck was an isolated rural village and any pre-railway building in the village may be considered vernacular, i.e. built with local building materials according to local custom. The third significant phase of development resulted from the coming of the railway to Windermere in 1847, boosting a growing Lakeland tourist industry and placing Troutbeck within reach of the cities of northern England, some of whose industrialists built new houses in the village or 'modernised' existing ones. In this period both The Mortal Man and the Queens Head were rebuilt and, for example, The Institute (1869), Town End House and Hoggarts were constructed. Robust purpose-built barns were added, e.g. opposite Low Fold (dated 1868) and at Becksid Farm, High Green.

There have been only half-a-dozen dwellings built in the conservation area in the 20th century and these are architecturally unremarkable. The 20th century trend in building has been towards alterations and improvements to accommodate modern services, and conversion of disused farm buildings to residential uses.

Bank barns

Farm buildings are one of the characteristic features of the conservation area. Though some have been converted to new uses, many remain, at least in part, in agricultural use. Of particular interest are the area's 'bank barns'. These are two-level buildings built on sloping land with direct access from the ground to both levels. They are normally built into a bank or slope and access to the upper storey is from the bank (or occasionally via a ramp). Bank barns are a peculiarly regional style of building concentrated in the upland areas of the Lake District. Typically, a Lakeland bank barn would have upper floor for fodder storage and lower level for animal quarters.

Bank barns take two main forms, according to whether the long axis runs *along* the contours or *across* the contours. Dr Brunskill refers to these as true bank barns or variant bank barns respectively. Both types are present in the conservation area.

Materials and vernacular construction details

Stone is the predominant building material, used for both roofs and walls. The underlying geology of this part of the Lake District comprises slate-stone of dark grey

varying to purple and near black. Such stone, from local quarries, is prevalent throughout the conservation area.



Fig. 43 This chimney has a tapered circular shaft set upon a rectangular base which is cantilevered on short wooden beams.



Fig. 44 Crow- or corbie-steps are the names given to a distinctive stepped projection of the gable-end wall above the level of the stone slates. Note also the ridge of 'wrestler' slates.

Many stone walls are protected from the weathering of their vulnerable lime mortar joints by an exterior coating of roughcast render, painted white or cream; unrendered buildings often have deeply recessed mortar beds, so that the walls appear to be dry; they have deep shadows between the courses as a result, which adds to the textured appearance of the wall.

A notable feature is the use of 'through' stones to bind the wall together, projecting at intervals and sometimes inserted decoratively as drip courses above window heads or symmetrically on barns.

Most roofs are of slate, and much of this is locally quarried. As it weathers and attracts lichens the stone slates acquire an attractive hue unlike the Welsh Slate on some Victorian buildings. Lake District slate is laid in diminishing courses and random widths. A watertight capping for the ridge was formed by interlocking notched slates, known as 'wrestler' slates, giving the ridge a sawtooth profile. Nowadays, ridges are mostly capped with clay ridge tiles, and instances of wrestler slates are rare.

Crow- or corbie-steps are the names given to a distinctive stepped projection of the gable-end wall above the level of the stone slates. Doors with a rough pediment of projecting slates are a characteristic feature.

Chimneys are a source of local ingenuity and detail. Chimneys with a circular shaft set upon a rectangular base are a feature of the immediate locality. Susan Denyer in 'Traditional Buildings and Life in the Lake District' (1991) reports that there were more than 30 such chimneys in Troutbeck in 1880 but now only a dozen are left. Being difficult and expensive to rebuild they have often been replaced with something simpler. Chimneys are often corbelled out from the gable wall, a short way below the ridge. The stack is held by a lintel supported on two corbels. Two slate flags or tiles resting against each other to form an inverted V above the chimney flue are common. Ceramic chimney pots are a Victorian introduction to the area.

'Spinning galleries' are an unusual addition to barns and houses. These are first floor projecting galleries covered by a short penticed roof. Examples can be seen at Yew Tree Cottage, Low Fold, Townend barn and, much altered, the Queens Head. Susan Denyer comments that, "It seems highly unlikely they were really spinning galleries, and more probable that they provided space used in different ways - as drying areas, for swill-making, for beehives...". It is also possible they provided covered access to hay and grain storage areas without having to go through the barn.

Pre-railway house and cottage windows were comparatively small and, like doorways, were deeply set into the walls as a protection against the harsh climate. These features produced the characteristic dominance of solid (wall) over void (window). Late 19th century buildings such as Birkhead and Town End House have larger windows sometimes with limestone dressings. Dormers are not a traditional feature of pre-1850 buildings.



Fig. 45 Wooden mullioned window at Townend barn, possible re-used from a house.



Fig. 46 Typical stone slate roof laid in diminishing courses and random widths.

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. At the time of approving this appraisal the following buildings were listed within the conservation area (Important - please visit the English Heritage National Heritage List to confirm whether or not a building which does not appear in this list has since been listed):

1.	Town Foot Farmhouse	grade II
2.	Town End with attached Farm Buildings	grade I
3.	Barn at Town End	grade II*
4.	Robin Lane Cottages	grade II
5.	Low House	grade II
6.	Outbuilding to south of Low House	grade II
7.	Barns etc. to north of Low House	grade II
8.	Cottage attached to Buttments Farmhouse	grade II
9.	South Fold	grade II
10.	Barn to west of South Fold Farmhouse	grade II
11.	Low Fold	grade II
12.	Bell Hill	grade II
13.	High Fold Farmhouse with iron railings in front	grade II
14.	High Fold	grade II
15.	Storeythwaite	grade II
16.	Pearson's Lane	grade II
17.	Mortal Man Inn	grade II
18.	Yew Tree Cottage	grade II
19.	Beckside	grade II
20.	High Green Farmhouse and attached buildings	grade II
21.	High Green (House to the east)	grade II
22.	High Green (House to the north)	grade II
23.	Queen's Head Inn	grade II
24.	Thornthwaite	grade II
25.	Jownie Wife House and attached barn to north west	grade II
26.	Matthew How	grade II
27.	Great House Barn	grade II
28.	Rosebank Barn	grade II



Fig. 47 The Queens Head has 17th century origins but has been much restored, listed grade II. This façade is 19th century.



Fig. 48 The Mortal Man was rebuilt in the late 19th century on the site of a 17th century inn. It was once a meeting place for Wordsworth, Coleridge and de Quincy, listed grade II.

Significant unlisted buildings

A number of unlisted buildings are 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. 49 Iron gate and stone gate piers, High Green.



Fig. 50 ER VII post-box set into the wall at Hoggarts. King Edward VII reigned 1901-1910.

Local details

In addition to the wealth of vernacular building details, the distinctive local identity of the area is enhanced by a number of small features and historic elements that cumulatively help to give the conservation area a sense of place. These items should be preserved, for example:

- Stones and panels that record dates, e.g. Low House (1627), Townend barn (1666) and Brow Head cottage (1692);
- Two red ER VII post-boxes;
- Roadside wells, the most notable of which are St Margaret's, St James and St John's.

Examples of bank barns within Troutbeck Conservation Area:



Examples of vernacular houses within Troutbeck Conservation Area:



6 Negative features and issues

❑ Loss of historic interest

Some of the historic 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 adversely affects the special character and appearance of the host building and the conservation area.

❑ Inappropriate alterations and extensions

There are 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. Dormers, and windows glazed with large areas of glass are not a characteristic feature of the area's buildings. External metal fire escape stairs, perhaps essential in houses converted to flats, detract from the appearance of the host building.

❑ Traffic management

Despite a 20 mph speed limit, vehicles still drive at excessive and dangerous speeds. Pedestrians feel threatened by passing vehicles and traffic can be intrusive in terms of noise. Parking within the village is difficult but there do not appear to be any suitable sites for a public car park, nor may it be desirable.

❑ Solar Panels and PV arrays

A number of solar panel installations are occurring within the village. Because of the sloping nature of the conservation area, the many local and distant views and the importance of historic building groups and clusters to its character, such installations, where insensitively sited, can be extremely intrusive and harmful to the conservation area.

❑ Render and wall colourings

External walls are predominantly exposed natural stone. Where a protective coat has been applied it is historically lime render or limewash. However, roughcast or harling has also been used, being lime render mixed with aggregate. In the 20th century, however, lime was replaced with cement to give an overly uniform character to many of the buildings in the village. Elsewhere cement render has been employed and smeared across the stones in swirling patterns in a manner which is out of character with the traditional finish. The use of cement in render is also harmful to the fabric of the building by trapping in moisture.

❑ Pointing of stonework

The stonework of some of the Victorian buildings is pointed with lime mortar. Re-pointing, where necessary, should be carried out with care by a skilled craftsman. The stonework, not the mortar, should remain the dominant visual element. This is clearly not the case at Birkhead.

❑ Building maintenance and repair

Buildings in the conservation area are generally in a good state of repair, but a brief external inspection of the roofs of agricultural buildings reveals failing rafters, notably the barn in the north-eastern corner of Town Head and the cottage (formerly a barn) on the east side of the road just beyond the post office. The sloping land and construction problems this presented the builders in the past can result in structural issues, such as at

Great House Barn (grade II) albeit that it is not always the case that structural problems are progressive and in need of repair.

□ **Maintenance of boundary walls and new boundary features**

Stone walls are generally well maintained throughout the village. There is an occasional loss of sections of walling or of capping stones beside the footpaths and tracks, and failure to repair and maintain these traditional stone walls would detract considerably from the character and appearance of the conservation area. In some locations brightly stained and intrusive fence panels have been installed, seriously detracting from the conservation area and blocking views across the valley.

□ **Limefitt Park**

The pine lodges of Limefitt Park are located at some distance from the conservation area on the other side of Trout Beck. In winter, at least, the brightly-coloured woodstain of the clustered chalets intrudes upon rural views from the conservation area eastwards. The Lakes Parish Plan notes that light pollution from the Park is also a cause for concern.

PART 2 CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Aims of the management plan

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

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

1.2 The benefits of designation

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

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

- promoting the use of local and traditional craft skills
- encouraging the use of local and traditional building materials. These are often more environmentally friendly and sustainable than modern products.

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

1.3 Legislative background

The 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 *National Planning Policy Framework* (March 2012), English Heritage guidance titled, *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011) best practice guidelines, policies within the Lake District National Park Local Plan (1998) and adopted 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 to enhancement. Other agencies and funding bodies also have a vital role to play.

1.4 Public consultation

The Troutbeck Conservation Area Appraisal and Management Plan is created by collaborative working between the Lake District National Park Authority and the local community. The appraisal and management plan was subject to a 12 week period of public consultation between April and June 2013. 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.

1.5 Designation and extension

The appraisal has reviewed the conservation area boundary and concluded that the existing conservation area boundary is satisfactory.



Fig. MP1 This former barn has been sensitively converted without additional openings and retaining original exposed stonework and vernacular detail.



Fig. MP2 This Victorian building has additional flat-roofed dormers, uPVC windows, smooth render and, to the rear, a metal fire escape – none of which are characteristic of the area.

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 26 listed buildings within the conservation area.

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

- Take into account the prevailing forms of development;
- Complement the form and character of the original building;
- Be subordinate in bulk and scale to the principal building;
- Use high quality materials and detailing;
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

We will seek to ensure that all works to a listed building have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.



1.8 Significant Unlisted Buildings

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

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

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

- loss of timber windows and doors to uPVC alternatives
- the replacement of traditional windows and doors with non-traditional and anachronistic designs;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls;
- rooflights in prominent roof slopes or highly visible positions;

- aerials, satellite dishes, alarms, downpipes and wires in prominent or highly visible positions;
- oil tanks, garages and outhouses of non-traditional form in prominent or highly visible positions;
- the use of non-traditional building materials, mortars and roofing materials.

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



Fig. MP5 Loss of sections of walling or of capping stones detracts considerably from the character and appearance of the conservation area.



Fig. MP6 An example of inappropriate re-pointing of stonework which is unsightly and possibly damaging to the stone.

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

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

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

1.12 Enhancement through new development, alterations and extensions

While there are very few, if any, sites where completely new development will be acceptable, some improvement or enlargement of the existing buildings may be possible subject to sensitive design and good quality materials and details. 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.



Fig. MP7 Stone walls are the traditional form of boundary treatment.



Fig. MP8 Large areas of glass in horizontal openings ('picture windows') are out of character with historic cottages.

2 MONITORING AND REVIEW

2.1 Boundary review

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

2.3 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

- | | | |
|--|---|--------|
| Brunskill R W | <i>Traditional Buildings in Cumbria</i> | 2002 |
| Carnie J M | <i>At Lakeland's Heart</i> | 2002 |
| Denyer S | <i>Traditional Buildings and Life in the Lake District</i> | 1991 |
| Lakes Parish Council | <i>Lakes Parish Plan</i> | 2005 |
| 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 |
| | <i>Lakes Parish Plan</i> | 2005 |
| Pevsner N | <i>The Buildings of England: North Lancashire</i> | 1969 |
| Scott S H | <i>A Westmoreland Village</i> | 1904 |
| Shackleton E H | <i>Lakeland Geology</i> | 1973 |
| Taylor M | <i>Troutbeck Conservation Area: proposals for consultations</i> | 1979 |
| www.troutbeck.org | <i>Website of the Troutbeck Village Association</i> | |

Thomas Jefferys' Historic Map of Westmoreland c.1770

Ordnance Survey First Edition (1862), Second Edition (1899), Third Edition (1919)