Lake District National Park Authority

# Lake District Design Code
## Supporting Information (Baseline)

**Draft report**
January 2023

# Contents

# Contents

# Chapter 1
# Introduction

## Introduction

**1.1** This Supporting Information document provides further information that supports the Lake District Design Code. It provides the policy, legislative and best practice context for the Design Code, and signposts the reader to further sources of information. It is not meant to be read as a standalone document. Instead, its chapters will be accessible online via weblinks from the corresponding parts of the Design Code. This structure has been used as a means of keeping the code as brief and succinct as possible but to also provide background to and justification for the content of the code.

**1.2** Each section of this supporting information document is structured to begin with a summary of the principal relevant legislation, policy and guidance at an international, national, regional / county and/or local level. Each chapter then goes on to discuss key concepts and policy areas with specific reference to the Lake District. Where appropriate, it refers the reader on to other documents for further information.

# Chapter 2
# Context

## Historic Environment

### Planning policy, guidance and data

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| International | | |
| ICOMOS: Guidance and Toolkit for Impact Assessments in a World Heritage Context | 2022 | As a signatory to the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972), the United Kingdom is required to protect, conserve, present and transmit to future generations its World Heritage Sites (WHS), like the Lake District National Park. In the UK, this is achieved through statutory designation and the planning system. The National Planning Policy Framework (NPPF) sets out detailed policies for the conservation and enhancement of all designated heritage, including WHS, through both planning and decision-making.<br><br>The Lake District was granted WHS status based on a series of international Outstanding Universal Values (OUVs) set out in the nomination report (LDNPA 2016). UNESCO and the Advisory Bodies to the World Heritage Committee have issued guidance for assessing impacts on the OUVs of a World Heritage Site. This focusses on practical steps to inform decision-making on projects that can potentially impact WHS, both within and outside their boundaries.<br><br>Local planning authorities are required to consult the Secretary of State for Housing, Communities and Local Government before approving any planning application to which Historic England maintains an objection and which would have an adverse impact on the OUV, integrity, authenticity and significance of a WHS or its setting, including any buffer zone or its equivalent |
| National | | |
| Planning (Listed Buildings and Conservation Areas) Act | 1990 | Statutory protection for the built environment is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require special regard to be given to the '*desirability of preserving a listed building, its setting, or any features of special architectural or historic interest that it possesses*'.<br><br>Section 72 of the Act relates to the protection of conservation areas and states that in considering an application '*special* |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
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| | | *attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*<br><br>Listed building consent is required to demolish, extend or alter a listed building. This includes any structures within the 'curtilage' of the building, defined in Section 1 (5b) of the Act as any object or structure which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948. A separate Planning Application may also be required depending on the nature of the proposed development. Historic England are a statutory consultee on all Grade I and Grade II* applications.<br><br>Conservation areas are designated as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This encompasses not only all built heritage (both designated and non-designated) but also includes street layout, green spaces, trees, paths and views. Impact on a conservation area is a material consideration in determining planning application. |
| Ancient Monuments and Archaeological Areas Act | 1979 | A scheduled monument can be a building, structure, earthwork or area of below ground archaeology. In the Lake District this includes sites such as Roman forts, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites, like the copper mines.<br><br>It is a criminal offence to carry out works on near a scheduled monument without scheduled monument consent obtained from the Secretary of State for Digital, Culture, Media and Sport. The application process for this is administered by Historic England and a full list of Scheduled Monuments is available on their website, searchable by geographic area. |
| National Planning Policy Framework (NPPF) | 2021 | The NPPF sets out the government's planning policies for England and how these should be applied. Chapter 12: 'Achieving well-designed places', addresses the importance of good design in relation to the pre-existing environment. In deciding a planning application, it requires the local planning authority to ensure any new development is '*sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*' (para. 130(c)).<br><br>Chapter 16: 'Conserving and enhancing the historic environment' sets out a framework to enable local planning authorities to make informed decisions on the conservation and enhancement of the historic environment. It recognises that heritage assets '*are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.* |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | Paragraph 194 of the legislation states that *in 'determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. This must be at a level of detail proportionate to the importance of the asset and sufficient to understand the potential impact of the development proposal on significance and setting. |
| Regional / Local | | |
| Lake District National Park Local Plan | 2020 | Policy 7 of the Local Plan sets out how the LDNPA aims to *'protect and enhance the character, authenticity, integrity, setting and views of the historic environment and its heritage assets'.* Where appropriate, this includes encouraging the *'sympathetic reuse of buildings of archaeological or historic importance, which make a positive contribution to the landscape character or historic environment, and which reinforce local distinctiveness and sense of place'.* |
| Lake District World Heritage Site Nomination | 2016 | This document sets out why the Lake District is internationally recognised and reflects on the attributes which contribute towards the status of Outstanding Universal Value (OUV). Volume 2 includes a detailed description of the history and character of each of the 13 valleys, which makes essential reading to inform site context and identity. |
| The Partnership's Plan:<br>The Management Plan for The English Lake District 2015—2020 | 2020 | This outlines the strategies used to effectively managed, conserved and enhanced the spectacular landscape, wildlife and cultural heritage of the National Park in a positive and proactive way that appropriately responds to the socio-economic needs of the area. Vision Theme 'Spectacular landscape, wildlife and cultural heritage' includes strategies to preserve the nature, extent, significance and condition of the built and historic environment and encourage and support design which is inspired by, and complements, the Special Qualities and attributes of Outstanding Universal Value of the Lake District's cultural landscape. |
| Lake District National Park Landscape Character Assessment | 2021 | The Landscape Character Assessment captures a host of baseline information about the Lake District's landscape in a 'value-free' way, meaning it does not make judgements about certain landscapes being better or worse than others. By providing an in-depth evidence base, proposals for change can guided by and be judged against it in an objective manner. |
| Conservation Area Appraisals and Management Plans (CAMP) | 2008-2019 | There is a CAMP for each of the 23 Conservation Areas in the Lake District. These define and record the special architectural character and historic interest of the conservation area and identify any risks and issues threatening the preservation of the area, as well as opportunities for future enhancement. The appraisal section of the document sets out the historic |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | development of the settlement and how this is reflected in its existing street pattern and townscape. It also contains details on local building material, architectural styles, detailing, boundary and surface materials, open space and key views and vistas. For any development within the vicinity of a conservation area, even if it is well outside the CA boundary, the CAMP is an essential document to inform a general understanding of the historic character of an area. |
| Lake District National Park: Heritage Assessments and Information Requirements | 2018 | Guide issued by the LDNPA covering the types of assessment and information required to support a planning application |
| Neighbourhood Plans | | Neighbourhood planning enable a local community to influence the planning of an area and shape how it will grow and change in the future.<br><br>The plan results in a series of area-specific planning policies used to decide planning application approval. While these cannot be used to block development that is already part of the Local Plan they can influence where the development will go and what it will look like. It can set out many of the design code criteria, including stipulating the use of local materials, palette and form, use, surface materials and open space etc.<br><br>Several communities in the Park are in the process of preparing Neighbourhood Plans but only two – Coniston and Matterdale – have been completed and adopted. |

### Key data and information relating to the Historic Environment

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Heritage List for England (NHLE) | Continually updated | The National Heritage List for England (NHLE) is a database managed by Historic England containing a record of all nationally protected 'designated heritage assets' in England. It includes listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields. |
| Regional | | |
| Cumbria and the Lakes Historic Landscape Characterisation (HLC) | 2014 | While there are many factors binding the Lake District together as a whole, each different place and environment has a unique character of its own derived from a host of influences, not least its historic development. The HLC looks at how centuries of change has influenced the local distinctiveness of an area and is a starting point when trying to understand the context and identity of a place. |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | The data is presented as a series of Geographical Information System (GIS) overlays looking at historic land use over time. |
| Local | | |
| Lake District Historic Environment Record (HER) | Continually updated | The Historic Environment Record is a database managed by the LDNPA that holds information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment within the National Park.<br><br>The HER includes information on sites 'non-designated heritage assets' these are sites that are not nationally protected but have local significance still need to be taken into consideration as part of a planning application.<br><br>Note, that if there are no HER records associated with a proposed development it does not necessarily mean it will not be considered of heritage interest, only that there are presently no 'known' sites recorded on the database. Absence of evidence is not evidence of absence.<br><br>For further information on the use of the HER to inform a development contact archaeology@lakedistrict.gov.uk: |

**Designated and non-designated heritage assets**

A heritage asset is defined in planning law as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. They can be either Heritage assets are either designated heritage assets or non-designated heritage assets. Designated assets include world heritage sites, scheduled monuments, all listed buildings, registered park and gardens, conservation areas and registered battlefields. The NHLE is a database of all designated heritage assets in England.

There are in the region of 287 scheduled monuments and 1,791 listed buildings in the National Park in addition to 10 registered parks and gardens and 23 conservation areas.

Non-designated heritage assets do not meet the national designation criteria but have been identified by the LDNPA as having a degree of heritage significance meriting consideration in planning decisions. The Lake District HER is a database of all recorded non-designated heritage assets in the National Park. However, unknown or unrecorded buildings or archaeological remains can be considered non-designated heritage assets in planning terms, even if they are not on the HER.

There are approximately 17,125 non-designated assets listed on the Lake District HER, although this number increases all the time.

## Lake District Cultural Heritage

**2.1** Though today the Lake District appears an unspoilt natural landscape, it has been shaped by thousands of years of human activity. This has resulted in a rich and varied cultural heritage that includes archaeological remains, historic buildings, traditional villages and hamlets, scattered farmsteads and ancient field systems. Local customs and traditions – like sheep hefting – have also left their mark on the landscape, and there is a wealth of literary and artistic material encapsulating how people have experienced and appreciated the Lake District over the centuries.

**2.2** The region's underlying geology has played a pivotal role in how and where people have lived, governing how food is produced, the location of settlement and the materials and methods used to build houses. Until about 6000 years ago much of the land in the National Park would have been covered by dense forest. Around this time Neolithic peoples began to grub out small clearings to grow crops and keep animals. This escalated during the Bronze Age (1000 to 700BC) during which large areas of the fellside were cleared to make way for animal grazing and cultivation. Evidence of this survives today in the form of field clearance cairns, hut circles and ancient field walls.

**2.3** Over the following centuries a distinct form of hill farming evolved across the north and central parts of the National Park in response to the harsh climate and physical demands of this remote mountainous region. Hardy breeds of sheep – like the famous Herdwicks – were reared on common-held open fell and only brought down to the valley floor at certain times in the year. This traditional method of farming, that still continues, has shaped the pastoral landscape we see today. Along the sheltered valley floor is a patchwork of enclosed pasture fields (known as inbye) and hay meadow, with larger walled enclosures (known as intakes) on the lower valley slopes. Both contrast with the largely uninterrupted expanse of rough grazing on the upland fell. Isolated farmsteads and small farming hamlets are scattered across the marginal uplands, while villages and market towns have grown up along roads and around lakes on the valley bottom. The network of drystone boundary walls forms a skeleton to the historic landscape. Built of local slatestone, they snake across the region, linking together farms, villages and towns.

**2.4** On the south and east edges of the National Park, geological differences have resulted in a softer, less rugged landscape. A more mixed form of farming developed in these areas. Sheep and cattle were still grazed on the uplands, but there was a greater emphasis on the cultivation of arable crops. Instead of isolated farmsteads, several farms and houses were clustered around a green. These villages were surrounded by more extensive fields systems than those in the north, as well as pockets of woodland.

**2.5** Several industries have also shaped the historic landscape and at various times played an important role in the region's social and economic development. The main industries were mineral mining, slate quarrying, charcoal burning, iron production and graphite mining, but there were also tanning mills, bobbin mills, corn mills, smithing, factories and workshops. Small-scale mining operations were in production at least from the medieval period, with evidence of limited activity dating back to prehistory. The formation of the Mines Royal Company by Elizabeth I in the late 16th century saw a period of marked expansion. New copper mines were opened in the Coniston Valley and lead mines on the Caldbeck Fells. Skilled miners from the Tyrol in Austria were brought in to work the mines and settled in Keswick and Coniston. Over the following centuries the industry went through various fluctuations, reaching a peak of production in the 19th century. Copper, lead, zinc, iron ore, barytes, graphite, tungsten, arsenic and diatomite have all been mined in the National Park; however, most mining operations had ceased by the early 20th century.

**2.6** Iron production in Cumbria was dominated by the Furness Iron Industry. This was fuelled by charcoal produced in the Lake District and so extensive was the demand, that by the early 17th century much of the region's woodland had been decimated. This led to the wide-spread introduction of coppice rotation regimes in perhaps one of the earliest examples of sustainable environmental management. A small number of iron production sites are known from the National Park, most notably the recently restored blast furnace at Duddon, as well as iron smelters, bloomeries and finery forges.

**2.7** Stone has been quarried in the Lake District since the Roman period. Slate, granite, sandstone and limestone have all been extracted, but until the mid-19th century transportation issues meant that most stone was quarried and used locally, often brought down from the fell side on sledges. This reliance on local building material plays an important role in defining the special character of the Lake District vernacular and can vary from place to place depending on the underlying geology. In the 18th and 19th centuries an increase in demand for roofing slate from the northern industrial towns, coupled with improvements in transportation, saw the rapid expansion of the industry with key quarries at Coniston, Borrowdale, Honister, Tilberthwaite, Kentmere, Broughton Moor and Kirby Moor.

**2.8** The Picturesque movement, that flourished across England in the late 18th and 19th century, transformed the way people thought about the natural environment. This had a profound impact on the history of the Lake District that is still felt today. Prior to this, depending on your class, the British countryside was either a place you worked, hunted or avoided at all costs. In contrast, the Picturesque – which literally means 'like a painting' – celebrated the beauty and untamed drama of the natural landscape. War in Europe meant that the middle and upper classes were unable to travel abroad to experience the Grand Tour. Instead, they flocked to the Lake District to experience the wild, rugged and unpredictable nature of its mountain scenery. Travel

guides were published telling of the delights of the area, and a series of viewing stations set up around the lakes where 'picturesque vistas' could be enjoyed.

**2.9** The popularity of the Lake District as a tourist destination continued to grow throughout the 19th century, spurred on by the popularity of the Romantic poets – William Wordsworth, Samuel Taylor Coleridge and Robert Southney – and the widespread availability of prints by artists such as William Bellers and Thomas Smith. The arrival of the railway in 1847, and introduction of bank holidays in 1871, saw an increase in the number of visitors, especially amongst the middle classes. Ambleside, Bowness, Windermere and Keswick all rapidly expanded during this period. Demand for housing saw extensive new development constructed in a range of architectural styles — Classical Georgian, Victorian Gothic and Edwardian Art & Crafts. New types of building were also introduced: the villa, terrace, grand hotel, railway buildings, factories and viaducts. Overall, this was a period of considerable wealth, confidence and investment in the Lake District.

**2.10** However, by the end of the 19th century it was apparent that the pace and extent of new development was at risk of irreplaceably damaging the very beauty and harmony of the landscape that had so attracted people in the first place. In 1883, Canon Rawnsley set up the Lake District Defence Society; a precursor of the Friends of the Lake District and the National Trust. The Society raised awareness of the damage that could be done by inappropriate development and campaigned for managed conservation. Their work, and that of other like-minded organisations and individuals, finally led to the passing of the National Parks and Access to the Countryside Act in 1949. Two years later, in 1951, the Lake District was one of the first national parks designated under the new Act. At 2,176 km it remains the largest National Park in England, second only to the Cairngorms in Scotland.

**2.11** In 2017, the Lake District was designated a World Heritage Site (WHS) by UNESCO. The bid was prepared by the LDNPA, working with 25 partnership organisations and supported by local people and communities. It focused on the international significance of the Park's 'cultural landscape' as a dramatic working landscape that has evolved over centuries, inspiring people to both love and appreciate the natural world and prompting the foundation of the global conservation movement. These three themes: identity, inspiration and conservation remain pivotal to the management of the Park today.

**2.12** The Lake District National Park continues to function and evolve as both a visitor destination and place where people live, work and play. It is the most visited of the UK's National Parks, with an estimated 19 million visitors in 2019; a figure up from 16.4 million recorded in 2014. This increase in visitor numbers, while critical to the economy of the region, brings its own challenges in terms of the preservation and management of the Park's archaeological sites and built heritage. Not least of which are potential negative effects that can arise from both new development and conversion.

## Built Heritage

**2.13** The built heritage of the Lake District is one of the primary factors contributing to the quality of the historic landscape. The extensive use of local stone in the construction of traditional 'vernacular' buildings creates a strong local distinctiveness, and the region's farms and villages seem to grow organically from the landscape.

**What is vernacular architecture?**

The term vernacular is generally used to describe domestic architecture pre-dating the mid 19th century that was constructed by local craftsmen using local materials and traditional construction techniques. It excludes the large properties of the nobility but includes the houses of the local gentry, smaller houses of yeoman farmers and cottages of farm labourers and workers. Domestic houses, farm buildings and early industrial buildings like mills and smithies were all built in the vernacular style. Although built to meet a basic use, vernacular buildings are by no means without quality and individuality. Many feature interesting regional features and detailing like carved lintels, date stones, door jambs and roof kneelers, that add to the character and local distinctiveness of a place.

Most vernacular buildings date between 1600 and 1850, although there are a few earlier surviving examples. After 1860, the wide-spread introduction of national architectural styles –Georgian, Victorian Gothic and Edwardian Art & Crafts– largely marked the end of the local vernacular.

**2.14** Before the 1860s, nearly all buildings in the National Park – both urban and rural –were vernacular in style. Like many aspects of the Lake District, the design of these buildings was strongly influence by the underlying geology and distinct properties of the local stone. For example, in places like Coniston and Grasmere the slates of the Borrowdale Volcanic Group are difficult to cut to a uniform size and cannot be carved into detail. Buildings in these areas are constructed of coursed and

uncoursed rubblestone in response to the particular properties of the local stone. In contrast, in the Carboniferous Limestone areas to the east and south of the National Park, limestone rubble, sandstone and field cobbles are more generally used in construction. This softer stone is covered by a rough-cast render to help keep the interiors dry and give a neater appearance.

**2.15** Such variation means there is no single 'style' of traditional house or farmstead in the Lake District and the character of the vernacular can change from village to village, let alone valley to valley. This is why a thorough understanding of context and identity is crucial to the design process, whether altering an existing building or planning a new development. This does not mean there is no opportunity for high-quality innovative design. Complementing or contrasting new development can add interest, character and value to an area. However, it needs to be anchored within the local distinctiveness of a place and respond sensitively to the existing built environment.

Inappropriate development and poor design poses are a real risk to the local character and distinctiveness. This includes the standardisation of building materials, building components, methods of construction and external finishes. In addition, the increasing use of plastic windows, synthetic wall finishes and imported roofing slates all combine to dilute local identity and sense of place.

## Further information

**2.16** There is a wide range of information available on the built environment, including how to manage and adapt traditional buildings. Some of the key references are outlined below, although this is by no means an exhaustive list.

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| Energy Efficiency and Historic Buildings: Energy Performance Certificates (EPCs) Case Studies | 2022 | Energy Efficiency and Historic Buildings: Energy Performance Certificates (EPCs) Case Studies<br><br>Historic England in conjunction with the MEES working group (National Trust (chair), Historic England, Country Land and Business Association, The Central Association for Agricultural Valuers, The Landmark Trust and other stakeholders) undertook case studies to provide evidence of the issues surrounding EPC assessments for traditionally constructed buildings and identify the barriers to successful improvements to energy efficiency.<br><br>This is one of a series of reports published by Historic England looking at how to improve energy efficiency in historic buildings (see https://historicengland.org.uk/advice/find/a-z-publications/) |
| Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 | 2022 | Advice note is written to help neighbourhood planning groups, local planning authorities and other stakeholders to explore the role of historic places and local history in preparing a neighbourhood plan. |
| Tall Buildings<br><br>Historic England Advice Note 4 | 2022 | The Historic England Advice Note Advice Note 4: Tall Buildings, second edition provides advice on planning for tall buildings within the historic environment. Its purpose is to support local planning authorities (LPAs), developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment. |
| Listed Building Consent. Historic England Advice Note 16 | 2021 | This Historic England Advice Note gives both general advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out. |
| Local Heritage Listing: Identifying and Conserving Local Heritage.<br>Historic England Advice Note 7 (2nd edition) | 2021 | Local heritage lists are one way in which local heritage – buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes – can be formally identified, as part of the wider range of designation, so that their significance can be taken into account in planning applications affecting the building or site or its setting. This advice supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. |
| Conserving Georgian and Victorian terraced housing. A guide to managing change. | 2020 | This guide is for local authorities, owners and others involved in the conservation of Georgian and Victorian / early 20th century terraced housing. It gives a historic overview of terraced housing and identifies important features of different types of terrace. It will help those planning to make changes to terraced housing to understand their buildings and what is special about them. It identifies issues to consider for those wishing to make alterations and it provides helpful information for making planning applications. |
| A Guide to Historic Environment Records (HERs) in England | 2019 | Historic Environment Records (HERs) provide detailed information about the historic environment of a given area. The historic environment records in England have been created as a result of decades of research and investigation. They are maintained and updated for public benefit and used in accordance with national and international standards. |
| Statements of Heritage Significance: Analysing Significance in Heritage Assets<br>Historic England Advice Note 12 | 2019 | This Historic England advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. |
| Listed Buildings and Curtilage<br>Historic England Advice Note 10 | 2018 | Working out whether a building has a curtilage and the extent of that curtilage can be difficult. It is important because altering or demolishing such curtilage structures may require listed building consent and carrying out works without having obtained listed building consent when it is needed is a criminal offence. This advice note gives hypothetical examples to assist in that assessment. It is based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5]) and consideration of listed buildings and curtilage in legal cases. |
| Streets for All | 2018 | This guidance, together with the Streets for All regional documents, provides updated practical advice for anyone involved |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| Advice for Highway and Public Realm Works in Historic Places | | in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners and urban and landscape designers. It looks at making improvements to public spaces without harm to their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements. |
| Vacant Historic Buildings | 2018 | Finding a new use for a vacant building is the best way to preserve them, even on a temporary basis. This guide is intended to help owners and purchasers actively manage their properties to prevent unnecessary damage and dereliction and considered options for bringing them back into sustainable new use. |
| Adapting Traditional Farm Buildings. Best Practice Guidelines for Adaptive Reuse<br>Historic England Advice Note 9 | 2017 | This advice is aimed at owners of farm buildings, building professionals and local authority planning and conservation officers. It explains how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard. |
| The Setting of Heritage Assets<br>Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) | 2017 | Provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets. |
| Repointing Brick and Stone Walls. Guidelines for Best Practice | 2017 | This guidance, aimed at homeowners and non-specialist building professionals, provides a brief technical guide to the key issues and stages that need to be considered when repointing brick or stone walls of older buildings. |
| Traditional Windows: their care, repair and upgrading | 2017 | This guidance on traditional windows covers both timber and metal windows and is aimed at building professionals and property owners. Historic windows are often of considerable importance to the significance of listed buildings. They can contribute to significance through their design, materials and workmanship. This document provides detailed technical advice on maintenance, repair and thermal upgrading as well as restoration. |
| Understanding Place: Historic Area Assessments | 2017 | This guidance explains how to undertake Historic Area Assessments (HAAs) in order to understand and explain the heritage interest of an area. HAAs help explain the character of a place and define its significance, providing a sound evidence base for the informed management of the historic environment. The approach is intended to assist historic environment specialists, planners, developers, local communities and others in evaluating the historic environment by understanding how the |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
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| | | past is encapsulated in today's landscape, explaining why it has assumed its present form and highlighting its more significant elements. |
| A Guide for Owners of Listed Buildings | 2016 | A guide for those who live in or care for listed buildings. Includes information on the listing process and what you need to consider when you want to make changes to your home, such as adding an extension or updating your windows. It also covers some of the most common problems faced by those living in older buildings, such as dealing with damp. |
| Sourcing Stone for Historic Building Repair | 2016 | This Technical Advice Note is aimed at architects, surveyors, engineers, building managers, contractors, conservation officers and owners who need to obtain matching stone for repairing a historic building or monument. |
| Understanding Historic Buildings<br>A Guide to Good Recording Practice | 2016 | This Historic England guidance sets out the process of investigating and recording historic buildings for the purposes of historical understanding. It aims to assist professional practitioners and curators, managers of heritage assets, academics, students and volunteer recorders in compiling or commissioning records that are accurate and suited to the purposes for which they are intended. |
| Conservation Principles, Policies and Guidance.<br>For the sustainable management of the historic environment | 2008 | The primary aim of the Conservation Principles, Policies and Guidance is to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application. This document is currently under review for reissue. |

## Lake District – 13 valleys settlement and land allocation

**Based on World Heritage Site Statement of Outstanding Universal Value**

**CA = Conservation Area*

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
|---|---|---|---|---|
| **Borrowdale and Bassenthwaite** | Largest of the 13 valleys. Features the River Derwent that feeds into Bassenthwaite Lake and Derwent Water, and includes Skiddaw, Blencathra, Derwent Fells, Borrowdale Fells<br><br>Of considerable heritage interest because of connections with mineral mining. Goldscope, in the Newlands Valley, was established in the 16th century by the Mines Royal and is one of the earliest and best-preserved mineral mines in the country. Seathwaite renowned for graphite mining (wad) supplying material to the Keswick pencil industry. Slate quarrying also historically important to the local economy, as was wool production.<br><br>One of the earliest areas to encourage visitors to the Lake District. In the 18th century Thomas West set up several viewing stations focused on picturesque views of the area. Valley later popular with Romantic poets – Colderidge, Southey, Keats<br><br>Brandlehow was the first NT landholding in the country and plays an important role in the foundation of the conservation movement. | Keswick (CA*)<br><br>Calbeck (CA) | Braithwaite (CA)<br><br>Threlkeld,<br><br>Portinscale,<br><br>Rosthwaite<br><br>Stonethwaite,<br><br>Blindcrake (CA)<br><br>Grange,<br><br>Seatoller<br><br>Sunderland<br><br>Applethwaite<br><br>Uldale<br><br>Aughertree<br><br>Seathwaite<br><br>Millbeck<br><br>Thorntwaite<br><br>Bassenthwaite<br><br>Bewaldeth<br><br>Fell Side<br><br>Nether Row<br><br>Millhouse<br><br>Watendlath,<br><br>Roundthwaite<br><br>Redmain<br><br>High Ireby<br><br>Hesket Newmarket (CA)<br><br>Mosedale<br><br>Hutton Roof<br><br>Mungrisdale<br><br>Scales<br><br>Little Town | NDA01H - Sheepdog Field Extension, Keswick (3.20 hectares) Housing<br><br>NDA02H - Keswick Convention Centre (0.71 hectares) Housing<br><br>NDA03H - Land adjacent to Borrowdale Vicarage (0.35 hectares) Housing<br><br>NDA01E - Old Moota Freezer Centre (0.05 hectares) Employment<br><br>NDA02E - Land south of Sunset Hill, Keswick (0.82 hectares) Employment<br><br>NDA03E - Agricultural Buildings opposite The Green, Bassenthwaite (0.11 hectares) Employment<br><br>NDA02M - Land adjacent to Woodclose, Keswick (0.51 hectares) Mixed |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| **Buttermere** | A U-shaped glacial valley described by Alfred Wainwright as a place where 'loneliness, solitude and silence prevails'<br><br>Includes: Buttermere, Crummock Water, Lowestar<br><br>Evidence of Neolithic /Bronze Age settlement (rock art, cairns). Later hillfort at Loweswater. Placename evidence suggest area of Norse settlement.<br><br>Sheep farming the principal occupation, focused on the traditional Herdwick sheep. Industry dominated by slate mining and quarrying but with some mineral mining (iron and haematite).<br><br>C18-19 century rise of tourism. Important associations with Coleridge, Wordsworth and Turner.<br><br>Birthplace of landscape conservation in the early C19, influenced by work of John Marshall. Large part of valley still covered by restricted covenant. | | Low Lorton<br><br>High Lorton<br><br>Loweswater<br><br>Buttermere, Embleton<br><br>Lamplugh | No allocated development |
| **Ennerdale** | Overall character of wilderness and tranquillity.<br><br>Runs east to west to Irish sea coastal plain.<br><br>No public access road along it. Sparsely populated.<br><br>Includes: Ennerdale Water reservoir.<br><br>Evidence of prehistoric settlement and burial sites at Stockdale Moor and Town Bank. Norse settlement in the 12th century. During the medieval period area part of the Furnace Abbey monastic estate and important because of its iron mines and charcoal production.<br><br>Sheep farming traditionally the mainstay of the local economy (Herdwicks). Still remains | | Ennerdale Bridge<br><br>Near Thwaites<br><br>Low Cock How | No allocated development |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | important today with 16 working farms.<br>Valley visited by Coleridge and Wordsworth.<br>Opposition to railway led to formation of Lake District Defence Society which later became the Friends of the Lake District. | | | |
| **Wasdale** | Valley of extremes.<br>Includes England's highest mountain – Scafell Pike and deepest lake – Wast Water.<br>Includes Great Gable, Kirk Fell and Yewbarrow.<br>Evidence of a prehistoric axe 'factory' on Scafell. Bronze Age occupation along the valley floor. Norse settlement in the 12th century. Important monastic landholding in the medieval period with records of four vaccaries (large monastic cattle farms) in the 13th century. Nineteen farms listed in the area by the end of the 16th century. Sheep farming remains the economic mainstay of the valley.<br>Limited tourism till late 19th century. Popularity increased in the 20th century focused on climbing and hill walking<br>Significant National Trust landholding. | Gosforth | Nether Wasdale<br>Wasdale Head<br>Santon Bridge<br>Santon<br>Gubbergill<br>Ravenglass (CA) | WDA05H - Land behind Bradbury House, Gosforth (0.5 hectares) Housing<br>WDA01M - Greengarth Hall, Holmrook (Holmbrook lies just outside the LDNPA boundary) (4.83 hectares Mixed |
| **Eskdale** | Mountains plunge almost directly to the sea. Craggy uplands in the east giving way to open estuary in the west at Ravensglass.<br>Evidence of prehistoric activity including Neolithic\Bronze Age stone circles. A Roman fort at Ravensglass and Hardknott. By 12th century the valley was part of Copeland Forest. Ravenglass grew in importance as a port. In 1875 the Eskdale Railway was opened, transporting iron and granite. | Bootle | Eskdale Green,<br>Lane End<br>Boot<br>Backfoot<br>Corney<br>Hycemoor<br>Middleton Place<br>Waberthwaite<br>Newbiggin | WDA01H - Land rear of GP surgery, Bootle (0.64 hectares) Housing<br>WDA02H - Land rear of Pikingthorn, Bootle (0.83 hectares) Housing<br>WDA03H - Land west of Victory Gardens, Bootle (0.43 hectares). Housing<br>WDA04H - Land north of Victory Gardens, |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | Popular as a tourist spot in the 20th century.<br>Large NT landholding. | | | Bootle (0.33 hectares) Housing<br>WDA02M - Wellbank Camp, Bootle (4.38 hectares) Mixed |
| **Duddon** | Valley of extraordinary contrasts, textures and beauty.<br>Intimate and narrow valley. No lake. Runs SW to the sea from Harter, Ulpha Fell and Grey Friar.<br>Sparsely populated.<br>Neolithic stone circle (Swinside Farm), also Bronze Age settlement evidence. Roman fort at Hardknott. Area under the control of Furness Abbey in the medieval period - important monastic medieval iron industry.<br>Later industry included slate quarrying, copper mining, iron production, peat cutting and cloth manufacture.<br>Valley visited by Turner and Coleridge in the 19th century. Wordsworth writes notes to the river Duddon. | | Silecroft<br>Seathwaite,<br>Ulpha<br>Whitbeck<br>Duddon Bridge<br>Broughton Mills<br>Hoses<br>Woodend<br>Cockley Beck | WDA06H - Kellet Field, Silecroft (0.47 hectares) Housing |
| **Coniston** | Coniston Water guarded by Consiton Old Man and Wetherlam.<br>Prehistoric settlement on low fells. Old Norse place names. Part of the medieval monastic estate owned by Furness Abbey in the 12th century. Large deer parks in the area until the 17th century when there was considerable change in land management.<br>Key industries were copper and iron mining and slate quarrying. Gunpowder production important from the 18th to the 20th century.<br>Picturesque landscaping around Monk Coniston etc. In the 18th and 19th century. | Broughton-in-Furness (CA)<br>Coniston<br>Hawkshead (CA)<br>Backbarrow Haverthwaite | Outgate<br>High Wray<br>Skelwith Bridge<br>Bowmanstead<br>Far Sawrey(CA)<br>Near Sawrey (CA)<br>Hill Top<br>Grizedale<br>Twaite Head<br>Rusland<br>Satterthwaite<br>Sunny Bank<br>Torver<br>Lower Hawthwaite<br>Finsthwaite | SDA01H - Land off Finsthwaite Lane, Backbarrow (0.78) Housing<br>SDA01E - Field to north of existing Playdales building, Haverthwaite (0.59 hectares) Employment<br>SDA02E - Field adjacent to GP surgery, Coniston (1.01 hectares) Employment<br>SDA03E - Land to the north of the Barkers Timber Yard, Backbarrow (1.69 hectares) Employment<br>SDA01M - The Croft Hotel & Apartments, |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | Opening of the railway in 1859 brought an increased number of tourists into the area.<br><br>Wordsworth was a pupil at Hawkshead. Turner painted landscape scenes, Ruskin resident at Brantwood. | | Lakeside<br>Newby Bridge<br>Greenodd<br>Spark Bridge<br>Colton<br>Oxen Park<br>Lowick<br>Blawith<br>Grizebeck<br>Force Forge<br>Water Yeat | Hawkshead (0.44 hectares) Mixed |
| **Windermere** | A vast and varied landscape that remains the most popular valley for visitors.<br><br>Mountains dominate the northern part of the valley while to the south is the sea.<br><br>Lake Windermere the centrepiece of the valley and is England's longest and largest lake. It was formed 12,000 years ago. The east shore is more accessible and populated. The west shore is heavily wooded.<br><br>Evidence of prehistoric activity includes Mesolithic activity identified at Ambleside Roman Fort and a number of Bronze Age burial cairns across the valley. Evidence of 12th century Norse occupation at Bowness. Prosperous farming community by the 16th and 17th centuries. This gave rise to a class of wealthy tenant farmers unique to the Lake District known as 'Statesmen Farmers'. Saw a period of investment in walls/farm buildings Townend, The Crag, Longmire Year, High Green and Town Head are all evidence of this.<br><br>In 1847 the railway brought increased tourism. Windermere particularly proved attractive to visitors from all classes. By the end of the 19th century the town | Windermere (CA)<br>Bowness (CA)<br>Staveley (CA) | Lindale<br>Witherslack,<br>Crossthwaite<br>Field Broughton<br>High Newton<br>Mill Side<br>Meathop<br>Town End<br>The Howe<br>Cartmel Fell<br>Bowland Bridge<br>Row<br>Brigsteer<br>Underbarrow<br>Winster<br>Storrs<br>Mitchelland<br>Burnside<br>Crook<br>Troutbeck Bridge<br>Town End<br>Staveley-in-Cartmel<br>Ings<br>Garnett Bridge | CSE03H - Extension to Seedfields, Staveley (1.21 hectares) Housing<br><br>CSE05H - Land at Ambleside Road, Windermere (1.21 hectares) Housing<br><br>CSE02E - Land at High Plumgarths 3.13 hectares) Employment<br><br>CSE03E - Land to West of Danes Crescent, Staveley (0.24 hectares) Employment<br><br>CSE01M - Land at Orrest Head Farm, Windermere (9.05 hectares) Mixed<br><br>CSE02M - Old Magistrates Court, Windermere (0.21 hectares) Mixed<br><br>CSE03M - Kendal Fell Quarry (13.75 hectares) Mixed<br><br>CSE06M - MacDonalds Hotel Car Park, Bowness (0.17 hectares) Mixed<br><br>CSE07M - Former Kirkstone Quarry, |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | had grown from a small hamlet to a large town.<br>Literary associations include Arthur Ransome and Alfred Wainwright | | Sadgill<br>Kentmere<br>Troutbeck (CA)<br>Townend<br>Brotherdale Head | Skelwith Bridge 0.51 hectares) Mixed<br>Bowness Bay and The Glebe Strategic Allocation – multi site development |
| **Haweswater** | Reservoir valley flooded in 1935. Overall, a tranquil valley less visited than other parts of the National Park. No grazing on lake edge creates a sense of wilderness.<br>On the southwest side of the valley is Branstree, Harter Fell, Mardale Ill Bell, High Street and Kidsty Pike, as well as the tarns of Small Water and Blea Water. On the northeast side lies the Lowther Valley, bordering Westmoreland.<br>Flooding has had an impact on archaeological evidence along the valley floor. Prehistoric evidence found on fell sides including Castle Crag hillfort. High Street Roman Road linked forts at Penrith and Ambleside. Shap Abbey held considerable parts of the valley in the 12th century. Lowther Castle, on the eastern edge of the valley, has belonged to the Lowther family since the Middle Ages.<br>Small scale copper mining, slate quarrying and charcoal burning.<br>Only valley with no NT ownership. United Utilities own much of the land. | | Bampton (CA)<br>Askham (CA)<br>Lowther (CA)<br>Hackholme<br>Whale<br>Bampton Grange<br>Helton (CA)<br>Keld | EDA04H - Land off Helton Road, Askham (0.44 hectares) Housing |
| **Ullswater** | Rich artistic and conservation background.<br>Main north to east route from Helvellyn to the Eden Valley<br>Ullswater is the second largest lake in the National Park.<br>Extensive evidence of prehistoric activity including fine examples of rock art near Patterdale, stone circles and | Glenridding & Patterdale | Pooley Bridge<br>Dacre<br>Hutton<br>Wreay<br>Longthwaite<br>Watermellock<br>Sandwick<br>Martindale | EDA01H - Land west of Penruddock Village Hall (0.57 hectares) Housing<br>EDA02H - Land adjacent to Greenside Road, Glenridding (0.3 hectares) Housing<br>EDA03H - Land to the west of Fell Croft, |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | cairns. High Street Roman Road runs to the east.<br><br>Extensive evidence of historic lead mining, including a major site at Greenside. Slate quarrying was also an important industry. However, sheep farming was the economic mainstay of the valley and remains so today.<br><br>In the 18th century he dramatic scenery of the valley, and its easy access from Penrith, saw it become the focus of the picturesque movement. Thomas West set up several viewing stations around the lake. Villas were built by the rich around the lake edge, many with their own designed landscapes framing the natural beauty of the fells.<br><br>Significant NT landholding | | Howtown<br>Dale Head<br>Hartsop (CA)<br>Bridgend<br>Dockray<br>Dowthwaitehead<br>Matterdale End<br>Troutbeck | Pooley Bridge (0.36 hectares) Housing |
| **Thirlmere** | Formerly known as Wythburn until creation of Thirlmere Reservoir. This was the first ever masonry gravity dam and still supplies 11% of water to the North West.<br><br>Canon Rawnsley and Octavia Hill, influenced by the philosophy of John Ruskin tried to stop the flooding of the valley in 1877. They lost but inspired the NT movement.<br><br>Hevellyn is on eastern edge of the reservoir and Kiddaw and Blencathra lie to the north.<br><br>Prehistoric activity recorded across the valley, including Castlerigg stone circle just east of Keswick.<br><br>Extensive evidence of historic copper and lead mining, as well as slate quarrying. | | Legburthwaite<br>Wythburn<br>Smaithwaite<br>Rough How Bridge<br>St John in the Vale<br>Castlerigg<br>Threkeld Bridge | No allocated development |
| **Grasmere, Rydall and Ambleside** | U-shaped valley at the heart of the Lake District. Includes the popular towns of Ambleside and Grasmere. | Ambleside (CA)<br>Grasmere (CA) | Rydal<br>Waterhead<br>Clappergate | CSE04H - Field off A593, to south of dwellings on Loughrigg Meadow |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
|---|---|---|---|---|
| | Rock art around Rydale and Grasmere in some of the evidence of prehistoric activity in the valley. There was a Roman fort at Ambleside.<br><br>Industry heritage includes slate, lead mining and charcoal burning, corn grinding and bobbin making, tanning (crushed bark), linen and wool manufacture.<br><br>Valley first became popular with visitors in the 18th century. Roads were metalled to increase accessibility in one of the earliest measures to improve tourism in the area. The railway arrived in 1847 bring a further influx of visitors and the expansion of Ambleside in particular.<br><br>Valley has important links with the Romantic movement. Wordsworth's home, Dove Cottage, is at Grasmere. Area also has strong links with the history of conservation and the work of both John Ruskin and Hardwicke Rawnsley.<br><br>Includes numerous designed landscapes in the picturesque style, such as Rydal Hall and Bridge House. | | | (0.95 hectares) Housing |
| **Langdale** | Long U-shaped valley in high central lake fells. Includes Bowfell and Crinkle Crags but has no lake.<br><br>Neolithic axe factories identified at Langdale are of international significance. Also numerous panels of rock art. Roman Road through Little Langdale to Ambleside fort.<br><br>Historically an important sheep farming area and remains so today.<br><br>Not immediately a big tourist area, although Wordsworth did | | Elterwater<br>Little Loughrigg<br>Skelwith bridge<br>Little Langdale | |

| Valley | Summary and factors contributing to the OUV of the National Park | Rural Service Centre(s) | Villages and clustered communities | Land allocations in Local Plan |
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| | much to increase its popularity and appreciation. Little major development in the valley<br><br>Much land held by the NT | | | |

### Characteristics of the main settlements based on Conservation Area Appraisals

**2.17** The table below summarises the key characteristics of the main settlements in the Lake District, based on Conservation Area Appraisals, and ordered by Valley. These characteristics provide important pointers to the design of buildings and the local use of materials. The settlement type is also identified, based on its structure and historical pattern of growth. More information on settlement character can be found in Chapter 5 Identity - Settlement Character.

| Town | Characteristics | Valley | Type | Geology | Materials |
|---|---|---|---|---|---|
| **Blindcrake** | Blindcrake is an historic village with medieval origins located on a quiet rural road between Moota Hill and Clints Crag on a low ridge above the Derwent Valley. It is a predominantly residential village, comprising four working farms and approximately 60 dwellings. The village contains a village green and several Lakeland vernacular farmhouses, barns and cottages with 18th and 19th century origins. Stretching back from the individual farms is an extraordinarily well-preserved fossilised medieval field strip pattern.<br>Blindcrake Conservation Area Conservation Area Appraisal and Management Plan 2011<br>**Key characteristics**<br>Distinctive linear settlement pattern comprising a series of 18th century farmhouses, barns and cottages laid out beside a mile-long main thoroughfare. Surrounded by open field system<br>Majority of buildings have architectural and historic interest several well-preserved examples of vernacular longhouses<br>Good examples of 19th century provincial dwellings<br>Extensive views to Skiddaw and the Buttermere Fells<br>Attractive village green with a backdrop of mature trees and roadside verges<br>Strong sense of quiet and tranquillity | Borrowdale and Bassenthwaite | Linear village | Band of carboniferous limestone that fringes the northern extent of the National Park.<br>Working limestone quarry at Moota Hill. | Local limestone which covered with rough-cast render.<br>Door and window surrounds of cut stone, often red sandstone.<br>Roofs of Westmorland slate and Welsh slate.<br>Windows deep-set against the prevailing winds. |
| **Caldbeck** | Caldbeck is a small historic hamlet set in a sheltered location along the banks of the Cald Beck with attractive architectural and historic | Borrowdale and Bassenthwaite | Dispersed village developed on | Carboniferous Limestone | Local Carboniferous Limestone, sometimes mixed with Millstone Grit. |

| Town | Characteristics | Valley | Type | Geology | Materials |
|---|---|---|---|---|---|
| | character. Located at the meeting point of numerous roads, bridle-tracks and footpaths linking the village to the high fells.<br><br>Caldbeck Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>Main focus of settlement around two fords. Principally built on the southern bank of the river, where the church, rectory and tithe barn are located and a large churchyard.<br><br>A secondary focus along the eastern and western sides of a long steep village green.<br><br>Roads run parallel to each of the rivers and where the roads meet they form a T junction at the centre of the village.<br><br>Numerous barns dating from the 17th to 19th centuries testimony to agricultural heritage and an unusually high number of 18th and 19th-century mills. Nearby mine workings.<br><br>Working farms surrounded by a patchwork of walled fields used for grazing cattle, which come right into the heart of the village and contrast with the open sheep-grazed fells visible from Caldbeck when the fells are not covered by low cloud.<br><br>Wide green verges and numerous tree-lined water courses<br><br>Significant long views through the conservation area to high peaks<br><br>A thriving commercial hub catering to visitors with barns, workshops and mills serving as retail outlets and as workshops for the manufacture of furniture, clogs, clocks and jewellery | | the banks of the river.<br><br>Regional Service Area | Millstone Grit | Many properties rendered and painted. Quoins and cills often picked out in a different colour. |
| **Hesket Newmarket** | Hesket Newmarket is a small historic hamlet in a sheltered location on a terrace above the valley of the River Caldew with attractive architectural and historic character. | Borrowdale and Bassenthwaite | Linear hamlet | Carboniferous Limestone | Local Carboniferous Limestone, sometimes mixed with Millstone Grit.<br><br>Many properties painted or rendered more for decorative effect than |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Hesket Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>Located at the meeting point of some twelve roads, bridle-tracks and footpaths linking Hesket Newmarket to the high sheep-grazed fells to the south and west and to the patchwork of small fields and cattle pasture surrounding the village;<br><br>The main focus of settlement surrounding the edges of a long sloping elliptical village green that once hosted the market from which the hamlet derives its name. Secondary development along the roads leading into the hamlet, and around the How Beck, to the east;<br><br>Numerous listed buildings dating mainly from the late 17th to early 19th centuries, including the Market Cross in the centre of the green and the unusual cross-shaped Hesket Hall Farmhouse;<br><br>Several of these buildings being former public houses and a smithy, buildings that testify to the hamlet's historic role as a market and meeting place for the scattered farms of this part of the Lake District;<br><br>Working farms and grazing sheep, cattle and ducks in the centre of the village and in the fields that descend into the village;<br><br>Wide green verges and spring-fed greens enhancing the close relationship between Hesket Newmarket and the surrounding landscape;<br><br>Significant long views through the conservation area to the rolling hills and woodland that surround the hamlet;<br><br>A thriving commercial hub catering to visitors with camping and bed and breakfast accommodation, a tea shop, pubs and a brewery, and a post office and general store. | | | | weatherproofing. Traditional colours are white and cream.<br><br>Local slates are used as a roofing material for the older buildings, although Welsh slate now predominates. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| **Keswick** | Keswick has medieval origins, based around a planned 13th century street pattern of market place and narrow 'burgage plots' which served the agricultural community. The town developed initially as a result of industry (copper and graphite mining, smelting of copper and processing of 'wad' for pencil manufacture). In the late 18th century Keswick began to develop as a tourist centre for the visitors who were interested in the contemplation of lake and mountain scenery.<br><br>Keswick Conservation Area Appraisal 2019<br><br>Keswick Conservation Area Management Plan 2019<br><br>**Key characteristics**<br><br>A dramatic landscape setting of lakes, high fells and hinterland of agro-pastoral landscape, with extraordinary literary and artistic associations. Association with nationally significant literary figures: Robert Southey, Samuel Taylor Coleridge, William Wordsworth, Canon H. Rawnsley, John Ruskin, Hugh Walpole;<br><br>Villas designed for key residents, dominated by Greta Hall, a former observatory and later home of S.T. Coleridge and R. Southey;<br><br>An awareness of its natural beauty and conscious effort in the second half of the 19th century to design buildings that complemented its native character and were harmonious;<br><br>Strong linear character with a planned medieval 13th century core which is a highly valued street pattern, with remains of burgage plots;<br><br>Two principal landmarks - the 1813 Moot Hall at the Market Place, the pivotal building of the town, and the 1838 St. John's Church, with its landmark spire;<br><br>The ever-present and powerful River Greta, which was once harnessed for industry but which today dramatically fluctuates in level; | Borrowdale and Bassenthwaite | Market town<br><br>Regional Service Area | Skiddaw Group<br><br>Borrowdale Volcanic Group | Predominately Westmorland slatestone. Imported red sandstone used for detailing, as well as red brick. An outcrop of felsite, a pale grey fine-grained rock, occasionally used as a local building stone.<br><br>Use of field stones in early vernacular buildings and boundary walls.<br><br>Green Westmorland slate used for roofing.<br><br>Skiddaw Granite and Threkeld Granite sett used as surface material. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Large peripheral areas of public open space, parks and amenity trees, which were sometimes ornamented, and designed to be visited, enjoyed and heavily used by visitors and residents alike;<br><br>Well-preserved domestic Georgian suburb to the south with unified cottages and striking Georgian character. In addition to carefully detailed, cohesive blocks of Victorian terraced houses that developed from 1863, after the arrival of the railway<br><br>Greta Hamlet (1910-11), a small self-contained garden suburb of 25 houses surrounding a central court, built in the spirit of the 'garden city 'movement;<br><br>A hub of well-oiled tourism, pivotal to local road networks, dominated by hotels, guest houses, self-catered accommodation and tourist-associated shops;<br><br>Linear views to distant fells with specific named peaks. Panoramic views from Viewing Stations at Crow Park, Castlehead and Latrigg overlooking the town. | | | | |
| **Broughton** | Historic settlement originating as a string of hamlets beside a winding and undulating medieval Furness coastal road. A combination of irregular groupings of vernacular buildings along winding approach roads around a formal Georgian town square set out in the 1760s. Settlement lies just east of the junction between the A593 and the A595.<br><br>Broughton in Furness Conservation Area Conservation Area Appraisal and Management Plan<br><br>**Key characteristics**<br><br>Rural setting in Low Furness situated between low fells and the Duddon Estuary.<br><br>Sloping topography giving rise to interesting views both into, out of and within the town | Coniston | Large village<br><br>Linear street pattern. Focal point on the Georgian town square.<br><br>Two to three storey properties. | Borrowdale Volcanic Group<br><br>Carboniferous Limestone | Light grey Carboniferous Limestone and dark grey to purple and near black slate stone.<br><br>Rough-cast rendered. Traditionally white or grey but over-painted more recently with a range of colourful finishes.<br><br>Historic windows are deeply recessed. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Architectural style in three phases: the local vernacular style of those buildings constructed before c.1800, the Georgian style of 18th century, and robust Victorian domestic and commercial buildings of the post-railway era.<br><br>Good examples of many building types including vernacular cottages, town residences, places of worship, Victorian banks and school.<br><br>Green open spaces such as St Mary's churchyard. Trees that enhance the setting of historic buildings and soften the streetscene.<br><br>Includes small items that add to Broughton's local identity and recognisable sense of place, e.g. stocks, 'fish slabs', datestones, cobbled surfaces, GRVI post box, decorative iron railings and stone pillars.<br><br>Surrounding countryside presses right up against the urban form | | | | |
| **Hawkshead** | A compact historic town popular with tourists. The historic core has been largely untouched by 20th-century development and demonstrates both organic growth, with plot infilling over time, as well as from formal town planning. It is located at the northern end of the broad valley that contains Esthwaite Water.<br><br>Hawkshead Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>A compact settlement with both linear aspects, anchored by the Main Street, and a concentric form, focussed around the topography of Church Hill;<br><br>A tangle of narrow streets, squares, yards and alleys (ginnels) that thread between a closely packed jumble of houses, inns, shops, outhouses and civic buildings; | Coniston | Linear village | Borrowdale Volcanic Group<br><br>Carboniferous Limestone | Slate-stone laid in courses with large quoin stones. Many buildings protected by rough-cast render. Unrendered buildings have deeply recessed beds so the walls appear to be built without mortar.<br><br>Sometimes building stones are also laid at a slight angle to shed water, tilting downwards to the outer face.<br><br>Roofs of local slate. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Some upper storeys that form bridges across the street, some built so closely together that the footpaths are only just wide enough for humans and pack animals to pass;<br><br>Many archways to the street that lead to long cobbled yards with back buildings of a kind that many other towns once had but that have now been lost to redevelopment;<br><br>Tucked into the side of a steep hill on whose crown sits the parish church of St Michael and All Angels, set in a large churchyard with many historic tombs and headstones, and sweeping views over the rooftops of the town to some of the highest fells in the Lake District;<br><br>Several buildings of exceptional historic character, ranging in date from medieval to late 19th century, including the 12th-century church, the Grammar School (founded 1588) and the Town Hall (1790);<br><br>Surrounded by green fields that serve as a buffer, protecting the town from intrusive modern development; but with some good examples of modern design (King's Yard Yard) that take their architectural theme from the town's older buildings;<br><br>A tourism, hospitality and retail sector that successfully co-exist with the historic town. | | | | |
| **Far Sawrey** | Far Sawrey is a small rural settlement located on the historic route between Hawkshead and the ferry crossing of Lake Windermere. The village is a dispersed settlement, comprised of scattered farmsteads and cottages linked by a network of lanes. It sits in a shallow valley which runs between Esthwaite Water and Lake Windermere, to the south of Claife Heights.<br><br>Far Sawrey Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics** | Coniston | Dispersed | Borrowdale Volcanic Group<br><br>Carboniferous Limestone | The Carboniferous Limestone is light grey in colour. The slatestone is a hard, dark-coloured stone (olive-green, grey-purple).<br><br>Domestic buildings either constructed from limestone rubble stone concealed beneath a render coat, or from slatestone with ashlar dressings.<br><br>Westmorland slate roofs, quarried locally. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Buildings predominantly date from the 17th, 18th and 19th centuries and include good examples of the vernacular tradition, together with buildings in the Arts and Crafts and the Vernacular Revival styles. St Peter's Church, one of the few churches in the area.<br><br>The street pattern is structured around the B5285, the former historic trade route between Hawkshead and Kendal, which meanders through the settlement in a west/south-east direction. Smaller lanes connect with this arterial route, and extend across the wider countryside.<br><br>Rural location set on the edge of a shallow valley. Dispersed settlement of farmsteads and houses surrounded by irregularly shaped fields<br><br>Significant long views westwards to Near Sawrey and to the Coniston Hills and Outstanding long views eastwards to Lake Windermere<br><br>Grass verges along the lanes and fields | | | | |
| **Near Sawrey** | Near Sawrey is a small village located on the historic trade route between Hawkshead and Kendal with attractive architectural and historic character.<br><br>Near Sawrey Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>Rural location raised above the eastern slopes of Esthwaite Water and associated neighbouring village of Far Sawrey<br><br>Historic route (Stones Lane) extends northwards from the village to Moss Eccles Tarn and Claife Heights and southwards to crossings of the Cunsey Beck<br><br>Dispersed settlement of farmsteads and houses surrounded by irregularly shaped fields. Buildings predominantly date from the | Coniston | Dispersed village | Borrowdale Volcanic Group<br><br>Carboniferous Limestone | Carboniferous limestone and slatestone. The limestone light grey in colour. The slatestone is a hard, dark-coloured stone (olive-green, grey-purple).<br><br>Rubblestone construction concealed behind rough-cast render.<br><br>Lake District slate used for roof, set in diminishing courses. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | 17th, 18th and 19th centuries and are good examples of the vernacular tradition, together with buildings in the Arts and Crafts and the Vernacular Revival styles<br><br>Significant long views westwards to the Coniston Hills<br><br>Grass verges along the lanes and fields enhance the relationship between Near Sawrey and the surrounding landscape. Network of public footpaths link the village to the surrounding countryside | | | | |
| **Grasmere Town End** | Grasmere Town End is a small compact settlement located on and to the east of the A591 trunk road, one of the Lake District's principle north-south transport routes. The hamlet lies principally in the elongated triangle of land that lies between an old packhorse track up to White Moss Common (now a rising tree-lined tarmac-covered lane) and the busy main road. The town on the north-eastern side of Grasmere lake, with extensive views across the water.<br><br>Grasmere Town End Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>International significance as a centre for Wordsworth heritage, focused around Dove Cottage and the Wordsworth Museum.<br><br>Few buildings less than 150 years old, and several good examples of the Lakeland vernacular style.<br><br>Jerwood Centre – an award-winning example of contemporary architecture using traditional materials built for the Wordsworth Trust.<br><br>Tightly clustered hamlet with houses tucked into the steep hill slope. Strong building lines and front elevations that open directly onto the street, giving strong definition to the streets and lanes. | Grasmere and Rydal | Nucleated village. Densely developed and tightly packed. | Borrowdale Volcanic Series | Dark grey and purple slate stone, with contrasting blue grey detailing for quoins, window and door surrounds, drip moulds and chimneys.<br><br>Important roofscapes of local slate stone when viewed from the upper heights of the village, especially down on to the Waterside Hotel.<br><br>Boundary walls of cobbles laid in traditional Lakeland style and slate. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Setting softened by the presence of several large and mature trees in the centre of the hamlet<br><br>Significant views entering the hamlet from the south to Grasmere Lake and Helm Crag; and from the north over Lake Grasmere and to the west over the lake to Silver How.<br><br>A large purpose built hotel on the lake shore as testimony to the nineteenth-century tourist industry | | | | |
| **Grasmere** | Grasmere is a small town situated in a loop of the River Rothay on the northern bank of Lake Grasmere. A major river crossing point was located here on the packhorse route that linked Kendal to Grasmere – this is now the A591 trunk road, one of the major north to south routes through the Park. Later Grasmere became a major centre for Lakeland tourism.<br><br>Grasmere Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>Origins as a settlement dating to the early medieval period, with a church dedicated to the 7th-century St Oswald. Then developed as a centre of water-powered textile industries in the later medieval period.<br><br>Town became the focal point for Lake District tourism from the 1780s onwards and is International significance as a centre for Wordsworth heritage. Numerous large purpose-built hotels as testimony to the nineteenth century tourist industry.<br><br>Amphitheatre-like setting in a plain surrounded by high rugged fells with expansive views across the level plain to the fells.<br><br>The large open green spaces within the village, with meadows that come right into the centre.<br><br>Grass verges and field walls along the lanes | Grasmere and Rydal | Nucleated village with several outlying developments. | Borrowdale Volcanic Group | The slate stone varies in colour and texture through shades of dark red, grey, blue and purple. Contrasting blue grey detailing is used for quoins, window and door surrounds, drip moulds and chimneys.<br><br>Roof slopes tend to be steeply pitched, as are secondary roofs and dormer windows. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Numerous trees, whose foliage gives Grasmere the distinctive appearance of a woodland settlement.<br><br>The contribution of the River Rothay, which creates a natural boundary to the village, and adds great scenic interest to the village, with its historic and modern bridges and its riverside paths. These link the village to the river and surrounding countryside.<br><br>The quality and homogeneity of the historic buildings, with good examples of both common and rare Lakeland vernacular architecture, historic shop fronts and larger gentry houses<br><br>A striking feature of the town is the contrast between the tight urban character of the centre of Grasmere, the more open designed landscapes of the town's many large houses and hotels, and the expansive meadows, open parkland and woodland surrounding the village. | | | | |
| **Ambleside** | Located at the head of Windermere, Ambleside began as a medieval settlement located above Stock Ghyll, this shifted south in the 17th century to focus around the Market Square. Industry was the mainstay of the economy during this period with several water-powered mills located along Stock Ghyll.<br><br>Increase in visitor numbers to the area in the late 18th century which accelerated in the early 19th century, prompted in 1847 by the arrival of the railway at nearby Windermere. This prompted expansion to the south and west of the historic core, creating a virtually new Victorian town. Development in these areas characterised by detached Victorian villas and terraces in the Gothic Revival style.<br><br>Considerable modern 20th century expansion on the periphery of the settlement, outside the Conservation Area.<br><br>Masterplan prepared in 2007 to enhance and improve the town. | Grasmere, Rydall and Ambleside | Market town<br><br>Regional Service Area | Borrowdale Volcanic Group | Slatestone walling<br><br>Lake District Slate roofs<br><br>Stone setts and flagstones. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Ambleside Conservation Area Conservation Area Appraisal and Management Plan Draft 5 – June 2010<br><br>**Key characteristics**<br><br>Complex street pattern that has evolved over centuries, partly overlaid by 19th century road construction. Network of roads, streets narrow lanes, ginnels and back lanes. Older part of the town characterised by short winding ginnels that interlink with main routes. Victorian development is characterised by planned straight roads.<br><br>Located centrally within the Park on the A591 one of the few east to west routes through the Park.<br><br>Rural setting, nestling closely under the fells. Fine views across to the fells beyond, particularly to the west.<br><br>Planned Victorian redevelopment is more formal in layout comprising villas, semi-detached houses and stone Victorian terraces. Predominately Victorian Neo-Gothic in style with a riot of pointed gables, ornate bargeboards, steeply pitched dormers, turrets, ridge tiles and finials.<br><br>Good examples of Lakeland local vernacular architecture, plain 18th century dwellings juxtaposed with later Victorian suburban properties.<br><br>Building types include cottages, houses, places of worship, civic buildings, banks, boarding houses, mills and coaching inns and at least two examples of a bank barn. Properties dating primarily to the 17th, 18th and 19th centuries.<br><br>Large purpose-built hotels and guesthouses as testimony to the 19th century tourist industry.<br><br>Local slate used for walls and roofs. Palette of the town reflects the underlining geology of grey and black stone with contrasting blue detailing. | | | | |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Stone boundary walls and areas of historic floorscape including stone setts, flagstone paving and cobbled water gullies<br><br>Trees in public spaces and private gardens | | | | |
| **Troutbeck** | 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).<br><br>Troutbeck Conservation Area Conservation Area Appraisal and Management Plan 2014<br><br>**Key characteristics**<br><br>Picturesque setting on the west side of the Troutbeck valley between Troutbeck Bridge and the Kirkstone Pass. Views northward to the peaks of and Ill Bell and south to glimpses of Windermere;<br><br>Rural location between the low-lying pastoral landscape around Windermere lake and the rugged upland scenery of the Central Lake District;<br><br>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;<br><br>Haphazard layout of buildings in relation to the village's access roads and lanes;<br><br>Architectural and historic interest of the area's buildings, including 26 listed buildings dating from the 17th, 18th and 19th centuries. Numerous well-preserved examples of local Cumbrian vernacular architecture, both domestic and agricultural, including bank barns; | Grasmere, Rydall and Ambleside | Linear village | Borrowdale Volcanic Series | Slate-stone of dark grey varying to purple and near black. Notable use of through-stones.<br><br>Use of rough-cast render painted grey or cream.<br><br>A wealth of vernacular building details including graded slate roofs, cylindrical chimney stacks, crow-steps, wrestler slate ridges and 'spinning galleries' |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | 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*;<br><br>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;<br><br>Numerous trees and small copses that enhance the setting of historic buildings and soften the streetscene, giving the village a sylvan atmosphere in places;<br><br>Surrounding countryside presses right up the side of the area's spine road and to the rear of roadside plots. | | | | |
| **Rydal** | A small rural settlement located on the historic trade route between Grasmere and Keswick. It sits on the north bank of the River Rothay, with further settlement running up the side valley of the Rydal Beck. The village has seen little change in the last 100 years and it contains a number of buildings of exceptional architectural and historic interest.<br><br>Rydal Conservation Area Conservation Area Appraisal and Management Plan 2008<br><br>**Key characteristics**<br><br>Picturesque location on the River Rothay where the valley narrows between Nab Scar and Loughrigg. Part of what was Westnorland.<br><br>Village and landscape setting that are largely a legacy of the 18th and 19th centuries;<br><br>Development of village influenced by relict medieval deer park and later large listed house, Rydal Hall with its estate, 17th-century Picturesque gardens and Edwardian formal gardens; | Grasmere, Rydall and Ambleside | Linear village | Borrowdale volcanic Series | Walls and buildings of slatestone. Roofs of Lake District slate. Boundaries include cobblestones.<br><br>Many of the buildings covered in rough-cast render, painted white or cream. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Good examples of listed Lakeland vernacular farmhouses, cottages and barns including 15 grade listed buildings, including one grade I and four grade II*.<br>Relict packhorse track, now a bridlepath linking village to Grasmere and Ambleside;<br>Later turnpike route stimulated further development which now hugs the main road<br>Wooded river banks, bridges and lake margins that are an important component of the area's scenic landscapes;<br>A mix of stone and rendered historic buildings with a wealth of traditional local details<br>Significant survival of historic cobbled floorscape as well as numerous good boundary walls of local boulder stones;<br>Views and vistas that are celebrated in the poetry of Wordsworth and the paintings of Constable and Wright;<br>Network of public footpaths link the village to the surrounding countryside | | | | |
| **Askham** | Historic village with medieval origins featuring a number of vernacular properties dating to the 17th, 18th and 19th centuries. Planned medieval village associated with Askham Hall.<br>Askham Conservation Area, Conservation Area Appraisal and Management Plan April 2014<br>**Key characteristics**<br>Rural setting surrounded by open fields to the north and south.<br>Distinctive linear settlement pattern with near-continuous frontages of 17th, 18th and 19th century farmhouses, barns and cottages facing each other across a series of central greens. | Haweswater | Estates village<br>Linear green settlement.<br>Planned medieval village | Carboniferous Limestones and sandstones. | Local sandstones, limestones and glacial boulders used in walling. Details in sandstone.<br>Lake District Slate roofing |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Majority of buildings have architectural and historic interest. Well-preserved examples of local Cumbrian stone-built vernacular architecture<br><br>Prevalent use of local limestone and red sandstone as a walling material, under greenslate roofs<br><br>Sense of tranquillity and quiet | | | | |
| **Bampton** | Bampton is one of a string of settlements within the Lowther Valley which have attractive architectural and historic character. Nucleated village of tightly clustered houses and farmsteads arranged around the junction of three historic routes and a crossing point of Howes Beck.<br><br>Bampton Conservation Area Conservation Area Appraisal and Management Plan 2009<br><br>**Key characteristics**<br><br>Small historic village clustered around the junction of roads leading to Askham, Haweswater and Shap.<br><br>Rural location on the floodplain of the Lowther Valley, settlement surrounded by strip fields. Development dispersed along lanes.<br><br>Good examples of vernacular buildings dating from the 17th and 18th centuries. Predominately two-storey, double-fronted cottage, one room deep - a common type of cottage design throughout Cumbria.<br><br>Surviving stretches of traditional cobbled street surfaces<br><br>Wide grass verges, front gardens, and fields enhance the relationship between Bampton and the surrounding landscape. Important individual trees and tree groups. | Haweswater | Nucleated village | Carboniferous Limestone | Limestone rubble, typically with a render coat, used for domestic buildings.<br><br>Lake District Slate roofing |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | Network of tracks and footpaths permeate the village and link the settlement across the surrounding countryside to neighbouring farms and villages.<br><br>Significant long views eastwards to Knipe Scar | | | | |
| **Bampton Grange** | Bampton Grange is one of a string of settlements within the Lowther Valley Small historic hamlet set on the Shap to Askham road.<br><br>Bampton Grange Conservation Area Conservation Area Appraisal 2009<br><br>**Key characteristics**<br><br>Rural location on the floodplain of the Lowther Valley with attractive views<br><br>Tightly clustered settlement of farms and houses surrounded by strip fields<br><br>Many buildings with architectural and historic quality including some good examples of the vernacular tradition<br><br>The 18th-century St Patrick's Church at the village's centre.<br><br>Wide grass verges, front gardens, the churchyard, and fields enhance the relationship between Bampton Grange and the surrounding landscape<br><br>Stretches of traditional cobbled street surfaces | Haweswater | Nucleated village | Carboniferous Limestone | Limestone rubble, typically with a render coat, used for domestic buildings<br><br>Lake District Slate roofing<br><br>Farm buildings and boundary walls of exposed limestone, with structural 'throughstones' |
| **Helton** | A compact rural settlement located on the historic Askham to Bampton road. The village is arranged on a historic plot pattern around a village green and contains a number of buildings which are of architectural and historic interest.<br><br>Helton Conservation Area Conservation Area Appraisal and Management Plan 2008 | Haweswater | Nucleated village | Carboniferous Limestone | Walls of local limestone, usually rough-cast rendered. Imported sandstone used for window surrounds and doors. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | **Key characteristics**<br>Small historic hamlet set on the Askham to Bampton road. Developed as a 'spring line' settlement, probably during the Anglo-Saxon period. Comprises a tightly clustered linear settlement of farms and houses arranged around a triangular village green with a pattern of 'toft' development and back lanes and driftways;<br>Historic route from Helton extends up to Heltonhead and Askham Fell;<br>Rural location on the western side of the Lowther Valley, surrounded by open fields to the east and with the fell fringe to the west. Significant long views eastwards to the River Lowther, Knipe Scar and Burtree Scar;<br>Evidence of strip field farming survives, forming an important part of the landscape setting of the hamlet;<br>Buildings predominantly date from the 17th and 18th centuries and are good examples of the vernacular tradition. Typically set directly onto the lane and arranged as detached houses or short terraces;<br>Farm buildings and boundary walls of exposed limestone, with many examples of structural 'throughstones';<br>Surviving stretches of traditional cobbled street surfaces. | | | | |
| **Lowther** | An exceptionally interesting historic planned model village built in the 1770s for Sir James Lowther to designs by Robert Adam. All of the dwellings are listed grade II*. Whilst the listed buildings might be considered austere and architecturally plain, the layout of the village in the form of a circus (incomplete) and formally aligned courts on a rectilinear axis is ambitious and extraordinary and unquestionably merits conservation area status.<br>Lowther Conservation Area Conservation Area Appraisal and Management Plan 2014 | Haweswater | Planned 18th century estate village | Borrowdale volcanic Series | Local limestone and sandstone walls under hipped grey-green Lake District slate. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | **Key characteristics**<br>Example of an 18th century urban plan in an incongruous remote rural setting.<br>Designed as a single entity with a common architectural theme which creates an exceptional sense of place. A fragment of a grandiose scheme that features the plan-form of an incomplete circus and half of a Greek cross. One of the earliest examples of the circus form, best exemplified by John Wood's Circus in Bath (1754).<br>All of the historic buildings, including the 18th century pump and trough, are listed grade II* (defined in planning law as 'particularly important buildings of more than special interest').<br>Individual trees and woods that provide a setting and a backdrop for the historic buildings.<br>Stone boundary walls with copings that reflect the location and purpose of the boundary.<br>Small details such as a Victorian letter box and a stone stile add to the area's distinctive sense of place. | | | | |
| **Hartsop** | Hartsop is a small historic hamlet located on a historic route from the Patterdale Valley, which contains the lakes of Brothers Water and Ullswater, up onto the high fells. Hartsop is accessed along a small no-through road which connects to the Kirkstone Pass (A592), immediately to the south of Brothers Water. The village straddles the Hartsop Beck, although most of the settlement lies on the north side.<br>Hartsop Conservation Area Conservation Area Appraisal and Management Plan 2008<br>The street pattern reflects the growth of the settlement along an important pack-horse route connecting the main valley with the high fells. Tightly clustered dispersed settlement of farms and houses | Ullswater | Linear village-clustered dispersed settlement of farms and houses arranged around a central meandering lane.<br>Houses are of two-storeys in | Borrowdale Volcanic Series | Carboniferous limestone, sometimes with a limewash coat, used for domestic buildings.<br>Roofs of Lake District Slate typically laid in diminishing courses.<br>Boundary walls of exposed limestone and cobbles. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | arranged predominantly around a central meandering lane which forms the backbone of the settlement.<br><br>Principal period of settlement growth dates from the late 16th and 17th centuries, as a series of scattered farmsteads for statesmen farmers.<br><br>Various industries associated with the hamlet and the immediate surrounding area: corn milling; wool trade; stone and slate quarrying and metal mining.<br><br>Buildings predominantly date from the 17th century and are good examples of the vernacular tradition. Vernacular features include stepped gables, circular chimneys and 'spinning galleries'.<br><br>Hamlet lies between two historic crossing points of the Pasture Beck, the 17th century pack horse bridge, Pasture Beck Bridge, and a ford. Principal route through the settlement is a narrow track which connects with a series of footpaths and bridleways across the fells.<br><br>The village lacks any of the large Victorian villas which characterise some Lakeland villages, possibly a reflection of its remote and harsh location.<br><br>Historic inbye fields, and later fields enclosed by the 19th century, form an important part of the landscape setting of the hamlet<br><br>Buildings orientated to face onto the lane and arranged as detached houses, some with farm buildings attached under the same roof<br><br>Wide grass verges and fields. Important areas of native hedgerow, individual trees and tree groups link the hamlet to the wider countryside. Significant long views to the surrounding high peaks. | | height and are constructed from stone rubble | | |
| **Ravenglass** | Ravenglass is situated on the west coast of Cumbria at the end of a spur road off the main A595, without through traffic. the special architectural and historic character of Ravenglass Conservation Area derives from its very pleasant historic village street of mainly | Wasgale | Linear village | Ravenglass lies on a band of sandstone running along | Local stone used in construction - cobblestone, sandstone and granite. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | 18th century and early 19th century buildings (two of which are grade II listed) together with adjoining developments associated with the coming of railways, mainline and narrow-gauge, in the second half of the 19th century<br><br>Ravenglass Conservation Area Conservation Area Appraisal and Management Plan 2013<br><br>**Key characteristics**<br><br>Distinctive estuarine setting nestled at the confluence of the Rivers Esk, Mite and Irt;<br><br>Sea-side location between the Irish sea and the Lakeland fells;<br><br>Medieval street pattern of main street with side lanes to ancient field system and the shore;<br><br>Historic layout of medieval market place comprising open space enclosed by buildings with narrow pinchpoints at either end to restrain animals or for defensive purposes;<br><br>Good examples of 18th and early 19th century provincial dwellings together with a few vernacular farm buildings. Almost all buildings have architectural and historic interest, including two listed buildings (Pennington House and The Bay Horse);<br><br>Characteristic Victorian dwellings (e.g. Wells Cottages) and municipal buildings (e.g. Parish Hall) built in the Arts and Crafts style;<br><br>Stone-built mid/late 19th century railway buildings, notably goods and engine sheds, stations and signal box, associated with both the Whitehaven and Furness Junction Railway and the Ravenglass and Eskdale Railway;<br><br>Seaward views across the estuary from the edge of the conservation area which give the area a strong maritime feel; | | | the western margin of the Lake District mass, just west of the central Borrowdale Volcanic Group | Common use of roughcast render with exposed sandstone quoins.<br><br>Rendered walls are occasionally painted, in recent years increasingly with bright and varied colours<br><br>Cobbles are usually split but left whole on lower status buildings and walls.<br><br>Roofing material is locally quarried green slate laid in diminishing courses in random widths. |

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| | Trees and greenery that soften the streetscene, most notably beside the approach road before the mainline railway bridge. The Green, a public open space overlooking the estuary, and Millennium Garden, a small square with seating and pebble mosaic both of which are registered Village Greens. | | | | |
| **Bowness** | A town on the shore of Windermere that developed from a medieval (and probably earlier) lakeside trading and fishing settlement to become one of the most popular tourist destinations in the Lake District, exploiting its lakeside location.<br><br>Modern development to the north, east and south – outside the CA.<br><br>Bowness Conservation Area Conservation Area Appraisal and Management Plan 2011<br><br>**Key characteristics**<br><br>Located on the north-south A592 between Barrow-in-Furness and Penrith<br><br>Rural setting of the town at the foot of low-lying hills beside Windermere lake<br><br>Early haphazard layout of Lowside, the vernacular core of the town.<br><br>Informal development of the town around two 'squares' (Queen's Square and Royal Square)<br><br>Separate and isolated examples of 18th century and earlier dwellings.<br><br>Mid/late 19th century post-railway developments alongside Lake Road - suburban villas, semi-detached houses guest houses and terraces of Victorian stone built houses<br><br>Spectacular Lakeland rural and waterside setting framed by low hills and woods. Attractive views across Windermere lake. | Windermere | Market Town<br><br>Regional Service Area<br><br>Features several sub-areas. | Silurian sedimentary rocks – Windermere Group. | Local freestone from the Silurian beds. This is a greystone usually set with sandstone window dressings and quoins.<br><br>Sombre stone colours are distinctive and can be seen as dour. Smooth and roughcast render is not uncommon.<br><br>Lakeland slate roofs laid in diminishing courses are a characteristic feature.<br><br>Dormers are common amongst the Victorian and Edwardian properties, as are overhanging first-floor oriels. |

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| | Architectural and historic interest of the area's buildings dating from the 17th, 18th and 19th centuries. Includes good examples of typical provincial Victorian and Edwardian commercial and residential architecture.<br><br>Good examples of large 19th century mansions and purpose-built hotels<br><br>The green open space and planted copse within the grounds of The Belsfield<br><br>The Promenade and lakeside area of jetties and landing stages. | | | | |
| **Windermere** | Tourist town located a short distance from Lake Windermere just south of the junction of the east-west A591 and the A5074 which leads southwards from the M6 to Bowness-on-Windermere. Established in the early 19th century around the railway station (opened 1847) and rapidly expanded to the south and west to accommodate the influx of tourists to the area. To the west of the town a series of substantial villas were built by wealthy north-west industrialists on the on the slopes of Orrest Head.<br><br>Windermere Conservation Area Conservation Area Appraisal and Management Plan 2011<br><br>**Key characteristics**<br><br>A rare example of a town created on a predominantly 'greenfield' site following the opening of a railway terminus in 1847.<br><br>Street layout – town grew up within the triangle formed by the intersection of three local roads leading to Kendal, Bowness and Ambleside. The high density of the core area has changed little in 100 years. The streets vary in scale and ambition with a mix of humble cottages and taller, high-status dwellings. Historic core surrounded by late 19th-century suburban development.<br><br>Compact historic core that: (a) grew within a 50-year period in the second half of the 19th century (some surviving vernacular | Windermere | Urban centre | Silurian sedimentary rocks.<br><br>The underlying geology of this part of the Lake District comprises limestone and slate-stone. | The carboniferous limestone is light grey in colour while the slate-stone is a darker grey to purple and near black.<br><br>The railway also used to import stone from further afield e.g. 'blue' Coniston stone or 'red' Furness stone. This was used with local greystone to contrast or complement tone, colour or texture.<br><br>Rough-cast render not uncommon, usually painted white or grey. Brick is rare.<br><br>Slate used as roofing material – graded blue and green Lakeland slate set in diminishing courses.<br><br>Later polite buildings include a wealth of external period details such as decorative bargeboards, bay windows, dormers, oriels, finials, ridge tiles. |

| Town | Characteristics | Valley | Type | Geology | Materials |
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| | buildings associated with this period), (b) was constructed almost exclusively by three local builders (Pattinson, Medcalfe and Harrison) and (c) was built almost entirely with local stone. These three common factors harmonise both great differences in building type, use and status and the large variety of mid/late Victorian architectural detail, thereby creating a lively and interesting townscape.<br><br>Well-preserved examples of large out-of-town post-railway 19th century villas, e.g. Cleeve Howe (1853), Oakland (1854) and Hazelthwaite (1855), typical of the period and the locality.<br><br>Good examples of typical provincial Victorian and Edwardian commercial and residential architecture in the town centre;<br><br>Architectural and historic interest of the area's buildings, including ten grade II listed buildings dating from the 18th and 19th centuries, and numerous significant unlisted buildings. Also spacious late-19th century suburban developments off Lake Road, close to Mill Beck;<br><br>Green public open spaces, namely Ellerthwaite Garden, Birthwaite Garden, Victoria Garden and the garden beside the Baddeley Clock. Trees and groups of trees enhance the setting of historic buildings and soften the streetscene;<br><br>From Orrest Head the land declines steeply southward and westward until, as the town is reached, the land falls more gently towards the lake shore.<br><br>The town as a whole has a spectacular Lakeland rural setting within low hills and woods and significant views to the distant fells and lake Windermere. | | | | |
| **Staveley** | A compact village on the banks of the River Kent roughly midway between Kendal and Windermere. Staveley occupies flat land at the confluence of the Kent and the Gowan, and consists of a short Main Street, with narrow back lanes leading to the banks of the | Windermere | Linear village | Silurian series | Local limestone which covered with rough-cast render. |

| Town | Characteristics | Valley | Type | Geology | Materials |
|---|---|---|---|---|---|
| | 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.<br><br>Staveley Conservation Area Conservation Area Appraisal and Management 2011 Plan<br><br>**Key characteristics**<br><br>Large historic village located at the confluence of the rivers Kent and Gowan with distinct residential, industrial and agricultural assets including mainly 19th-century cottages, shops and pubs on Main Street;<br><br>Substantial 19th-century mill buildings, built for wool processing, wood turning and corn milling, now successfully adapted to other purposes;<br><br>Surrounded by fields, farms and fells and long views to surrounding crags and scars providing an attractive rural backdrop;<br><br>Many buildings of architectural and historical interest including fine historic farm group at Staveley Park and Far Park<br><br>Brow Lane and the meadow below it forming a substantial and important area of green space within the village. Village surrounded by high-grade pasture.<br><br>19th-century suburbs joined to the main settlement with the construction of Barley Bridge, which in turn became the focal point for 20th-century housing estates that lie just outside the conservation area.<br><br>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. | | | | Door and window surrounds of cut stone, often red sandstone.<br><br>Roofs of Westmorland slate and Welsh slate.<br><br>Windows deep-set against the prevailing winds. |

# Chapter 3
# Movement

## Movement and Public Realm

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code | 2021 | The NMDC highlights the importance of movement in framing well-designed places. To make places accessible and easy to move around, well connected streets, good public transport, the promotion of walking and cycling, and well-considered parking all need to be integrated into design. |
| Manual for Streets | 2007 | Manual for Streets (MfS) provides a benchmark for best practice when it comes to the composition, layout and design of residential streets. It begins to look at streets as public spaces and not just movement corridors for motor vehicles, instead prioritising the movement of pedestrians and cyclists.<br><br>The document begins by guiding designers, planners and developers on how to best understand the context of their streets before setting out best practice design principles in relation to layout, connectivity and delivering quality places. A number of detailed design issues, including addressing a variety of users' needs, street geometry, parking, traffic signs and markings, street furniture and lighting, and materials, adoption and maintenance are also explored. |
| Manual for Streets 2 | 2010 | Manual for Streets 2 (MfS2) builds on the success of Manual for Streets and provides additional technical advice on how to ensure streets also deliver high quality public realm.<br><br>Similarly to MfS, MfS2 initially sets out how to best understand the context of different streets. The guidance then goes on to explore how to successfully address detailed design issues, including pedestrian needs, cycle facilities, bus facilities, carriageways, junctions, crossings and accesses, visibility, on-street parking, street furniture and trees, and traffic signs and markings.<br><br>The guidance also provides some best practice case studies. |
| Building for a Healthy Life | 2020 | Building for a Healthy Life (BHL) empowers communities to set their own expectations of new development by providing a series of considerations that will allow the qualities and deficiencies of new development proposals. |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | BHL should be used as a 'golden strand' running through the development and planning process. Its overarching message is distilled into three theme, Integrated Neighbourhoods, Distinctive Places, and Streets for All. Examples of what good and bad design in relation to these three themes would look like are presented within the guidance to help communities, planners and designers ensure the delivery healthy places.<br><br>These three themes are easily cross-referenced with the NPPF and National Design Guide. |
| Inclusive Mobility: A Guide to Bets Practice on Access to Pedestrian and Transport Infrastructure | 2021 | Inclusive Mobility provides essential guidance for ensuring those with disabilities are not excluded from public spaces through poor design. It initially explores barriers which commonly exist within public spaces to those with disabilities, before providing best practice guidance for the design of footpaths, pedestrian crossings, changes in level, tactile paving, cycling facilities, car parking, public transport, signage, lighting and access to the countryside. |
| Streets for All – Advice for Highway and Public Realm Works in Historic Places | 2018 | Streets for All provides practical guidance on how highways and public realm improvements can be sensitively integrated into historic locations without harming their intrinsic character. Best practice guidance on surfaces, street furniture, equipment, traffic management and environmental improvements are included within the document. |
| Regional | | |
| Cumbria Development Design Guide | 2017 | The Cumbria Development Design Guide, updated in 2017, takes into account recent national standards, including guidance on the delivery and design of Sustainable Drainage Systems (SuDS) and highways. This guide provides design advice on a number of elements, reinforcing the importance of creating streets and not road. These elements include:<br><br>Chapter 1 Road hierarchy;<br><br>Chapter 2 Visibility;<br><br>Chapter 3 Carriageway widths;<br><br>Chapter 4 Junctions and radii;<br><br>Chapter 5 Turning areas;<br><br>Chapter 6 Speed management;<br><br>Chapter 7 Gradients;<br><br>Chapter 8 Vertical clearance;<br><br>Chapter 9 Signs and markings;<br><br>Chapter 10 Parking;<br><br>Chapter 11 Utility services; |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | Chapter 12 Lighting;<br>Chapter 13 Landscaping; and<br>Chapter 14 Sustainable Drainage Systems (SuDS).<br>Chapter 15 A series of appendices also support the guide with additional technical information, including for parking, highway design, SuDS, PRoWs and lighting. |
| Local | | |
| Lake District National Park Local Plan | 2020 | Policy 21 'Sustainable access and travel' aims to encourage the use of sustainable transport modes, particularly for visitors.<br>Policy 22 'Vehicle parking to improve sustainable transport' aims to reduce the need for private vehicles, whilst encouraging more sustainable options. |
| Lake District National Park Partnership's Management Plan 2020-2025 | 2020 | Outcome 5 of the Management Plan discusses sustainable travel and transport, highlighting the need for low carbon and active travel to be the obvious and more attractive choice for essential and leisure travel. Transformative actions include things like:<br>Chapter 16 Rolling out EV charging<br>Chapter 17 Develop cycle corridors and spurs<br>Chapter 18 Deliver on the strategic transport corridors set out within the CTIP Cumbria Transport Improvement Plan<br>Chapter 19 Develop a network of e-bike charging points<br>Chapter 20 Targeted traffic management in suitable locations through community pilots<br>Chapter 21 Outcome |

# Moving through the Lake District National Park

**3.1** The Lake District National Park is not characterised by an extensive road network and hosts just a handful of primary roads, including the A591, which dissects the National Park south-east to north-west, and the A590, A5092, A595, A6 and A66 which are located towards the Park's peripheries. These routes are largely confined to areas of low land, including valley floors. The M6 borders parts of the National Park to the east. A series of distributor roads serve the main settlements to the south and on the margins of the Lake District. Elsewhere, an intricate network of winding lanes and tracks connect scattered hamlets and farmsteads with the wider road network. Within the upland 'core' of the Lake District, opportunities for vehicle movement are limited to infrequent rocky tracks.

**3.2** The Lake District hosts a dense network of PRoWs which connect valley floors with the significant expanse of open access land on the High Fells. A handful of National Cycle Network routes pass through the Lake District, including routes 6, 10, 37, 70, 71 and 637. These primarily follow the route of the major valleys along wooded lake shores and are characterised by both on and off-road stretches. The national significance of the Lake District's natural beauty and diversity of landforms means a large number of promoted routes, both linear and circular, can be found spanning every corner of the National Park, including valley floors and fell summits. Alongside these more traditional active travel and recreation routes, the Lake District also hosts

50 ‘Miles without Stiles’ walking routes that allow people with limited mobility to enjoy a number of the lake shores, riversides, tarns, woodlands, historic assets and fell summits which the Lake District has to offer.

# Cumbria Development Design Guide

3.3 The Cumbria Development Design Guide is a useful tool for providing additional technical detail to ensure safe, context appropriate and well-designed spaces. Some of the key considerations within the Design Guide to be reflected within the Lake District National Park Design Code include:

### Road Hierarchy

3.4 The Design Guide emphasises the importance of considering a hierarchy of road users when designing new highway spaces. Although the scale of new development coming forward within the National Park is unlikely to require the need for new primary streets, some new secondary streets, shared surface streets, lanes and shared private access or courtyards will be needed to serve new development. Within all of these street types, pedestrians, their movement and safety should be considered first, followed by cyclists, public transport, service vehicles and finally private vehicles. New design layouts should consider how users will move through the development, alongside connecting with the existing network, with the desire for permeability key for all users. Movement routes for pedestrians and cyclists should be direct, offer flexibility and be accessible for a range of users, including wheelchairs, pushchairs, mobility scooters and those who are less abled. The introduction of a variety of highway spaces should consider the needs of visually impaired users, as well as design for ‘dementia friendly’ environments, particularly where shared spaces are used.

### Carriageway widths

3.5 The width of a new carriageway should be appropriate to the context of the development, taking into account the following factors:

- Volume of traffic;
- Modes of traffic; and
- Design speed.

3.6 Widths of carriageways should match the suggested scales for different street types set out within the road hierarchy chapter.

### Junctions and radii

3.7 Transition points between different roads should be well-designed to make users aware that a change of behaviour is required, without the need for road markings and signage. Using the correct junction arrangements can help to enhance the character of the area, as well as improve accessibility for pedestrians and cyclists. It is generally recommended that roads should meet at a right angle, or as close to this as possible.

### Managing speed

3.8 Managing vehicle speed is an important element of enhancing perceptions of safety for pedestrians and cyclists. Design elements which can be adopted to reduce speed include:

- Restriction of forward visibility;
- Carriageway alignment;
- Deflections;
- Footway proximity; and
- Tight radii.

### Services and Utilities

**3.9** Standard services and utilities for the collection of refuse and emergency vehicles should be factored into the design of new development. The careful integration of these utilities and services into design can ensure easy and seamless usage whilst limiting the overall impact on the street scene.

**3.10** Refuse vehicles require specific consideration in regard to road design. This is of particular importance in the Lake District owing to the irregularity of road structure (not typical blocks) as a result of the countryside aesthetic. Generally, the requirement for refuse collection vehicles to reverse should be avoided. Where this is not possible, a sufficient turning area should be provided. Sufficient area is considered to be where a typical refuse collection vehicle is capable of turning 180° in 3 movements or less.

**3.11** Residents are expected to transport refuse receptacles a maximum distance of 30m from their property for collection, should the highway edge be within this distance from properties, then refuse collection vehicles will not be expected to enter the road. If the distance between the highway edge and the furthest dwelling on a road is greater than 30m, a suitable location will be needed for residents to gather their refuse for collection. Hence, a sufficient turning area will be required on such roads.

**3.12** With regard to emergency services, the typical vehicle width of 2.55m is considered acceptable for fire appliances and ambulances. However, this width does not factor in clearance for such vehicles wingmirrors. Hence, it is imperative that the road widths are kept free from obstruction at all times to ensure access can be provided to residential properties. This is of particular importance in the Lake District National Park where carriageways are not designed to permit the passing of two vehicles. On such lanes, parking must be strongly discouraged, or sufficient provision be made for parking in the area. Additionally, the UK's Manual for Streets states a national desired minimum width between raised kerbs of 3.7m to ensure operating space. This should be adhered to.

**3.13** It is national regulation within the UK to ensure that fire appliances can access a point within 45m of any dwelling. Any dwelling that is unable to provide this level of access from the carriageway will be required to provide an alternative route to the dwelling. An example of suitable alternative routes includes foot and cycle paths constructed to a sufficient width and strength that emergency services vehicles would be able to utilise given the need.

**3.14** Developers must be able to demonstrate emergency services vehicle access arrangements in the event of road closures within a development, including access to fire hydrants. Alternate routes in such situations are therefore a requirement.

### Vertical clearance

**3.15** The introduction of street trees will be pivotal within the Design Code and play a crucial role in the enhancement of street character. Therefore, it will be important to ensure correct clearance space is given between pedestrians, cyclists and vehicles to secure the longevity of trees. Clearance heights for different users include:

- Pedestrians = 2.4m
- Cyclists = 2.6m (2.4m minimum), and
- Public roads = 5.3m (however, these could be reduced depending on the type of road and therefore road users).

### Signs and markings

**3.16** There should be a presumption within all new development that road signs and markings will not be required within their layouts. Instead, good design and layout will encourage behavioural changes from road users where necessary. A lack of road markings creates an environment which blurs the barriers between different users and therefore does not allocate the space for one particular user. Parking bays should not be marked out in paint within residential areas.

### Parking

**3.17** Parking should be an essential consideration within all new development as it plays a considerable role in the success of overarching movement and character objectives. Some of the main issues which arise from poor parking planning include:

- Obstructions to pedestrian movement
- Barriers to free movement of emergency vehicles

- Obstructions to private driveways and properties
- Congestion on bus and refuse vehicle routes
- Damage to footways and verges, and
- Tarnished character of the development due to excessive parking.

**3.18** Parking, when well designed, can be a useful asset for managing traffic speeds and enhancing safety. Providing parking within the curtilage of a property will allow vehicles to be taken off the road and permit more space for visitors. Grass verges which separate footpaths and footways that are flush with roads will encourage their use for inappropriate parking. Within shared spaces, it is imperative that features which aid those with visual impairments or mobility issues, such as tactile paving are not obstructed by parking. Some on street parking can be beneficial in reducing vehicle speeds by narrowing the carriageway and reducing forward visibility. Physical demarcation of on street parking areas using stoppers, e.g., street trees, can be effective when vehicles are not parked there. Courtyard parking is an additional useful tool in removing pressures for on street parking, however, their design and perceived safety needs to be carefully considered.

**3.19** Secure and accessible cycle parking provisions should also be delivered on site. Where possible, multifunctional shelters should be used.

### Cycle parking

**3.20** The provision of sufficient, convenient, and suitably safe cycle parking has become an increasingly important requirement for new development in the UK as a whole. High-quality cycling infrastructure is seen as an essential step in national design to increase the use of bicycles as a sustainable and active transportation mode and reducing transport related carbon emissions. Access to cycle parking facilities should therefore be located with good accessibility to surrounding development facilities.

**3.21** Cycle parking infrastructure should be designed in a way that is simple to use and unobstructed. Security provision is critical for cycling uptake. Unattended bicycles should be well planned for meaning locations for cycle parking should offer a good level of natural surveillance and security. Additionally, bicycles are not suited to overnight storage outdoors owing to vulnerability to theft and adverse weather conditions. As a minimal requirement, outdoor cycle parking needs to have some form of shelter provision to protect bicycles from such conditions. Cycle parking infrastructure should be designed to minimise street clutter and where possible, serve a dual function.

**3.22** Private cycle parking infrastructure should be provided on a basis that considers the requirements of any given development. A general target for individual dwellings is for adequate cycle storage within the curtilage of each dwelling with a minimum of space for one bicycle. However, formal cycle storage facilities are typically only required for communal buildings with multiple tenants. The amount of cycle parking in a shared facility will depend on the overall number of cycles anticipated across the scheme; educational related facilities and student accommodation are likely to create higher demand in comparison to retirement homes and isolated/rural dwellings. This should be considered in line with local average cycle-ownership levels.

### Lighting

**3.23** Lighting is an essential part of delivering a safe street, whilst also contributing to the street's character. Where possible lightning should be set back from the carriageway and footway. Additional consideration will be needed for street light design within the National Park to ensure it aligns with local character and reduces light spill into the dark night skies.

### Landscaping

**3.24** Both private and public landscaping is essential for defining the character and identity of a new development. Landscaping should be informed by the site's wider context, as well as long-term management considerations.

**3.25** Designs should consider any existing landscape features on site and retain them where possible. The position of such features should therefore determine where junctions and access are placed. Length of seasonal display, colour and amount of foliage discharged in autumn, as well as interactions with wildlife, should be a consideration of species choice. Landscape features should also be considered for marking gateway and deterring inappropriate parking.

**3.26** A list of species which could be considered appropriate for planting in the highway corridor is available in the County Council's Service Procedure 02/001: Issue of consent to District and Parish Councils Tree and Shrub planting within the Highway.

### Inclusive Streets

**3.27** Street design in new and existing developments must be inclusive of all protected characteristics[1] . As such, design must consider the needs of all persons from the outset of any transport and pedestrian infrastructure. Protected characteristics are defined in law as the following:

- Age
- Gender reassignment
- Being married or in a civil partnership
- Being pregnant or on maternity leave
- Disability
- Race including colour, nationality, ethnicity, or national origin
- Religion or belief
- Sex
- Sexual Orientation

**3.28** To ensure street design is inclusive and responds to the above protected characteristics, where reasonably possible and practicable, standard measures should be built into the design of developments such as tactile paving surfaces.

### Sustainable Drainage Systems (SuDS)

**3.29** Any development of 10 dwellings or more must ensure SuDS are implemented for the management of surface water drainage. Developments of less than 10 dwellings will be dealt with according to their local risk of flooding, as shown within Policy 3 of the Local Plan Policy Map. All development, regardless of scale or use, should restore and enhance watercourses to reduce flood risk and conserve habitats and species. Successful SuDS should follow the Management Train and runoff should be discharged to the appropriate location. Appendix 6 of the Cumbria Development Design Guide provides a list of SuDS components which are considered appropriate, including:

- Rainwater harvesting
- Green roofs
- Permeable surfacing
- Infiltration
- Swales
- Channels and rills
- Filter drain
- Filter strips
- Bio retention areas
- Rain gardens
- Inlets and outlets

[1] Indirect Discrimination – putting rules or arrangements in place that apply to everyone, but that put someone with a protected characteristic at an unfair disadvantage. (Inclusive Mobility, p.10, Department for Transport).

- Detention basins
- Infiltration basins
- Ponds, and
- Wetlands

**Special Areas of Conservation**

Special Areas of Conservation (SAC) are designated under the European Habitats Directive. They are protected at the European level and represent areas which host communities of important species, plants or habitats.

- There will be a presumption against any development which significantly effects SAC sites, as set out within the Lake District Biodiversity SPD. Applicants with sites in or adjacent to SACs must also comply with paragraphs 179-182 of the NPPF.
- Descriptions of SACs found within the UK and the reasoning for their designation can be found here. Conservation objectives for each SAC within the north-west of England can be found here.

**Special Protection Areas & Ramsar sites**

Special Protection Areas (SPA) are designated under the Birds Directive and are protected at the European Level. Ramsar sites are designated under the Ramsar Convention and are protected at the international level. Both designations represent areas of international importance for bird populations and often overlap.

- There will be a presumption against any development which significantly effects SPA or Ramsar sites, as set out within the Lake District Biodiversity SPD. Applicants with sites in or adjacent to SPAs or Ramsar designations must also comply with paragraphs 179-182 of the NPPF.
- Conservation objectives for each SPA within the north-west of England can be found here.

**Sites of Special Scientific Interest**

Sites of Special Scientific Interest (SSSI) are designated at the national level and recognise areas of important habitats, species and geological heritage.

- There will be a presumption against any development which significantly effects SSSI sites, as set out within the Lake District Biodiversity SPD. Applicants with sites in or adjacent to SSSIs must also comply with paragraphs 179-182 of the NPPF.

**National Nature Reserve**

National Nature Reserves (NNR) are areas designated for the preservation of flora, fauna and geological interest that are considered to be of national importance.

- There will be a presumption against any development which significantly effects NNR sites, as set out within the Lake District Biodiversity SPD.

**Local Nature Reserve**

Local Nature Reserves (LNR) are areas designated for the preservation of flora, fauna and geological interest that are considered to be of local importance. These sites are commonly also used for the public enjoyment of nature.

- There will be a presumption against any development which significantly effects LNR sites, as set out within the Lake District Biodiversity SPD.

**Ancient Woodland**

Ancient Woodland is woodland that has existed continually on a site since 1600 and therefore supports significant species diversity and provides important cultural links.

- There will be a presumption against any development which results in the loss of deterioration of irreplaceable habitats, as stated in paragraph 180 of the NPPF and the Lake District Biodiversity SPD.

**Limestone Pavements**

Limestone pavements are outcrops of limestone where the surface has been worn down over millennia. As well as providing geological interest, they also provide important habitats.

- There will be a presumption against any development which results in the loss of deterioration of irreplaceable habitats, as stated in paragraph 180 of the NPPF and the Lake District Biodiversity SPD.

# Chapter 4
# Nature

## Landscape

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code | 2021 | Highlights that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks… The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and design to avoid or minimise adverse impacts…"*<br><br>Reinforces the need for local planning authorities to have a sound understanding of their area to form the basis of future design codes, including up-to-date landscape character assessments.<br><br>Landscape is highlighted as a major driver in the design process at the masterplan scale, taking into account existing natural features both on site and within the wider area.<br><br>Codes should demonstrate how the edge of plots or development sites are treated and how this relates to the landscape and wider context. |
| 25 Year Environment Plan | 2018 | Chapter 2 of the Plan focuses on recovering nature and enhancing the beauty of landscapes. Enhancing landscape quality and natural beauty is promoted throughout the Plan and reinforced through the subsequent commission of the Landscapes Review, published by Julian Glover in 2019. |
| Living with Beauty | 2020 | Report of the Building Better, Building Beautiful Commission, this report highlights how high quality design can be delivered within new development. This includes the importance of responding to the landscape context of a site.<br><br>*'It is vitally important that the development of places is built on a foundation of understanding what is already there. It only by understanding a place that you are able to shape it in ways that respects and enhances local character and distinctiveness.'* |
| National Character Area Profiles | 2021 | Natural England's National Character Area (NCA) profiles cover the whole of England. These define areas of similar characteristics and enable positive decision-making and environmental management which will protect and enhance landscape character. |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| English National Parks and the Broads Circular | 2010 | Produced by Defra, this circular sets out the UK Government's vision for England's National Parks and the Broads. Although published in 2010, the vision for England's National Parks by 2030 remain relevant today including:<br>■ The delivery of thriving, living and working landscapes noted for their natural beauty<br>■ Sustainable development can be seen in action<br>■ Wildlife flourishes and habitats are maintained, restored and expanded, and<br>■ Everyone can discover the rich variety of England's natural environment, recognised as a fundamental element in prosperity and well-being |
| Regional | | |
| Cumbria Historic Landscape Characterisation | 2009 | This Historic Landscape Characterisation provides an evidence base for the systematic recording and categorising of historic landscape types. This forms an important component of the wider landscape character and assists in the management of change to ensure the conservation of historic elements. |
| Local | | |
| Lake District National Park Local Plan | 2020 | Policy 05 'Protecting the spectacular landscape' sets out the LDNPA's commitment to conserving and enhancing the extraordinary beauty of the Lake District, set out within its Special Qualitiesand attributes of Outstanding Universal Value.<br>The Local Plan will support development which:<br>■ Ensures the highest level of protection is given to the landscape, and<br>■ Where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity.<br>The Policy highlights how decisions will be guided by the Lake District Landscape Character Assessment (including distinctive characteristics identified within the Landscape Character Types and Areas of Distinctive Character), as well as the World Heritage Nomination Document and the Historic Landscape Characterisation. |
| Lake District National Park Partnership's Management Plan | 2020 | A joint Management Plan which reflects the Lake District's status as a National Park and a World Heritage Site. It sets out the Special Qualities of the National Park. The 2030 vision for the Lake District includes:<br>■ A prosperous economy |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | ■ Vibrant communities<br>■ A World Class Visitor Experience<br>■ Spectacular landscape, wildlife and cultural heritage |
| Lake District National Park Landscape Character Assessment | 2021 | The Landscape Character Assessment captures a host of baseline information about the Lake District's landscape in a 'value-free' way, meaning it does not make judgements about certain landscapes being better or worse than others. By providing an in depth evidence base, proposals for change can guided by and be judged against it in an objective manner. |
| Lake District World Heritage Site Nomination | 2016 | This document sets out why the Lake District is internationally recognised and reflects on the attributes which contribute towards the status of Outstanding Universal Value. The document considers the Lake District from the perspective of UNESCO's criteria for meeting World Heritage Site status. It includes descriptions of the 13 valleys which make up the Lake District. |

# Understanding the essence of the Lake District

**4.1** The Lake District has a unique, recognisable and spectacular landscape, reflected in its designation as a UNESCO World Heritage Site and a National Park.

## The Lake District as a National Park

**4.2** As a requirement of being a National Park, the Lake District National Park Partnership's Management Plan 2020-2025 identifies 13 special qualities "which combine to produce a landscape of remarkable beauty and distinctive character that is cherished and enjoyed by the nation." These special qualities should be protected and enhanced, not eroded, through new development, and include:

- A world class cultural landscape
- Complex geology and geomorphology
- Rich archaeology and historic landscape
- Unique farming heritage and concentration of common land
- The high fells
- Wealth of habitats and wildlife
- Mosaic of lakes, tarns, rivers and coasts
- Extensive semi-natural woodlands
- Distinctive buildings and settlement character
- A source of artistic inspiration
- A model for protecting cultural landscape
- A long tradition of tourism and outdoor activities

- Opportunities for quiet enjoyment

**4.3** Development and interventions with the Lake District also need to be considerate of the role the National Park plays in the setting of the adjoining Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). Within the Arnside and Silverdale AONB Management Plan 2019-2024, 'outstanding landscape and spectacular views' is noted as the first special quality of the designated landscape, noting the 'spectacular views over Morecombe Bay and towards the Lake District to the west and north'.

## The Lake District as a UNESCO World Heritage Site

**4.4** As a World Heritage Site, a set of attributes have been identified which express the Outstanding Universal Value that the Lake District provides. These attributes capture the essence of why the Lake District is such a unique and internationally important asset and include:

| Theme | Attributes |
|---|---|
| **Theme 1: A landscape of exceptional beauty, shaped by persistent and distinctive agro pastoral and local industry which its special character** | **Extraordinary beauty and harmony**<br>- Variety and combination of the differing landscape characters and physical attributes of the 13 valleys |
| | **Agro-pastoral system**<br>- Intactness and legibility of field systems<br>- Surviving physical and social elements of hill farming, shepherding and common grazing<br>- Local landscape management techniques e.g. stonewalling, hedging and pollarding<br>- Semi-natural habitats created as a result of agro-pastoral systems e.g. hay meadows, pollards, wood pasture and coppiced woodland |
| | **Local industries**<br>- Woodland industries, including bark barns and charcoal sheds<br>- Historic mines and quarries |
| | **Towns and settlements**<br>- Hierarchy of individual farms, small hamlets, large villages and market towns<br>- Medieval buildings<br>- Vernacular buildings |
| **Theme 2: A landscape which has inspired artistic and literary movements and generated ideas about landscapes that have had global influence and left their physical mark** | **Early tourism**<br>- Early tourist infrastructure<br>- Viewing stations |
| | **Villas, gardens and formal landscapes**<br>- Villa landscapes – their buildings, gardens and surrounding designed landscapes<br>- Physical designed landscapes |
| | **Sites and collections associated with the Picturesque and Romanticism**<br>- Residences and places associated with writers and poets<br>- Surviving landscapes which inspired literature and art<br>- Origins of outdoor movement |

| | |
|---|---|
| | ■ Early climbing, outdoor recreation and holiday movement<br>■ Romantic emphasis on walking<br>■ Open access to the Fells and lakes for recreation |
| **Theme 3: A landscape which has been the catalyst for key developments in the national and international protection of landscapes** | **Landscape conservation**<br>■ Universal value of scenic and cultural landscape transcending traditional property rights<br>■ A landscape that is protected for the nation<br>■ Public participation in landscape conservation<br>■ The perception and enjoyment of an open landscape |
| | **The ability of people to experience the spirit and feeling of the Lake District**<br>■ The ability to feel the values, ideas and perceptions of harmonious beauty<br>■ The value of landscape for restoring the human spirit and wellbeing<br>■ Opportunities for quiet enjoyment and spiritual refreshment |

## A note on open space standards

**4.5** There is a presumption against the loss of Local Green Space designations, as set out within Policy 23 – Community Facilities and Local Green Space of the LDNPA Local Plan. Exceptional circumstances include:

- Where it can be demonstrated that the green space is no longer needed; or
- A suitably located replacement of at least equivalent standard is secured.

Local Green Space can be defined as[2]:

**Amenity Local Green Space =** Land which makes a significant positive contribution to the visual amenity or character of a settlement and/ or it provides opportunities for informal recreation (such as dog walking) by the local community. Not all Amenity Local Green Space is publicly accessible.

**Recreation Local Green Space =** Areas which, based on evidence, are important locally because they provide needed formal recreation opportunities, for example playing fields.

**4.6** Natural England's Accessible Natural Green Space Standards (ANGSt) aim to provide guidance on what the maximum distance people should travel to different sized natural and semi-natural green spaces. The aim of ANGSt is to enhance access to these green spaces, enhance the naturalness of these green spaces, and to improve the understanding of the benefits of access to nature. Although it will not be possible to achieve the desired access levels to all sizes of natural green space across the country or the Lake District, it should always be used as a guide when planning and designing for new developments and new public open spaces.

**Accessible Natural Green Space Standard (ANGSt) Profile of the Lake District National Park**

| Natural England's Accessible Natural Green Space Standards (ANGSt) | |
|---|---|
| Doorstep Standard | 0.5ha within 200m |

[2] https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1929/17716/17717/42117103624.PDF

| Natural England's Accessible Natural Green Space Standards (ANGSt) | |
|---|---|
| Local Standard | 2ha within 300m |
| Neighbourhood Standard | 10ha within 1km |
| Wider Neighbourhood Standard | 20ha within 2km |
| District Standard | 100ha within 5km |

**4.7** The nature of the Lake District and its vast tracts of open access land on the high fells, significant blocks of accessible woodland and open lakes means access to natural green space is one of the best in the country. Gaps in access to doorstep, local and neighbourhood-scale natural green spaces do exist within the Lake District's towns.

**4.8** The Fields in Trust 'Beyond the Six Acre Standard' guidance provides additional recommendations for walking distances to various play and sporting provisions.

| Fields in Trust recommended walking distances | |
|---|---|
| Local Area of Play (LAP) | 100m |
| Local Equipped Areas of Play (LEAP) | 400m |
| Neighbourhood Equipped Area of Play (NEAP) | 1,000m |

**4.9** Again, although these recommended walking distances will not be applicable within all scenarios, the planning and designing of new open spaces and play sites should take into account the deficiencies and gaps which they could help to fill.

# Understanding the landscape character of the Lake District

## National Character Area Profiles

**4.10** Natural England's National Character Area (NCA) profiles cover the whole of England. These define areas of similar characteristics and enable positive decision-making and environmental management which will protect and enhance landscape character. Five NCA profiles exist within the Lake District National Park, as shown in Figure X.X and detailed below.

[…insert figure for National Character Area profiles within the LDNP…]

### 8 – Cumbria High Fells

#### Overview

**4.11** Covering the northern and central parts of the Lake District, this dramatic upland landscape is composed of rugged peaks, ridges and open fells dissected by u-shaped valleys carved during previous glaciations. Dating back to the medieval times, this working pastoral landscape has a strong sense of time depth reinforced by its network of drystone walls, occasional hedgerows, common grazing on open fells and small enclosed fields within valleys. Broadleaved woodland and coniferous plantations are common across valley sides and bottoms while the open fells, which are characterised by limited vertical elements, support scattered trees and shrubs, alongside occasional small-scale gill / clough woodland.

**4.12** Settlement is largely confined along the valleys and comprised of local stone-built and slate-roofed farmsteads, hamlets and villages. The small market towns of Keswick and Ambleside, which expanded during the Victorian growth of tourism, are also located within this area. The combination of natural beauty, relative tranquillity, wide open fells with spectacular views, lakes, woodland, cultural heritage, biodiversity and historic environment make this area a popular tourist destination.

### Recent changes and trends in the landscape

- The condition of boundary features has improved with considerable restoration and maintenance of dry stone walls.
- There has been significant restoration of farm buildings.

### Current and future challenges

- Managing flooding, particularly in relation to extreme storm events;
- Increased pressure on water resources;
- Improvement of water quality;
- Achieving long-term improvements in habitat condition and connectivity;
- Managing visitor / transport pressures;
- Future need for affordable housing;
- Increasing carbon stores in soil / vegetation; and
- Strengthening landscape resilience and adaptation to climate change.

**4.13** An essential part of addressing these challenges will be in the close collaboration with farmers and land managers to help support resilient hill farming systems.

### Statements of environmental opportunity

**SEO1: Manage and enhance the expansive areas of fell and fell edge, for their world renowned sense of place, the internationally important habitats and species they support, their historical and cultural heritage, and to protect soils, carbon stores and water resources.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Protect the rich historical evidence of past settlement, farming and industry. Retain traditional farm buildings and their dry stone wall network of allotments and intakes.
- Protect the remoteness, tranquillity, openness, night skies and views both inwards and outwards.
- Enhance and connect the full range of fell habitats and species.

**SEO2: Manage and enhance the valleys, to improve the habitat network of pastures, meadows, wetlands and woodlands, within a matrix of improved pasture, and to protect traditional buildings and field patterns of dry stone walls, hedges and boundary trees.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Create small-scale habitat corridors, buffers and stepping stones.
- Recognise the housing needs of local communities, while protecting the natural and cultural attributes, including settlement pattern.
- Ensure that new development is compatible with local landscape character.
- Promote the maintenance and restoration of traditional farm buildings, farm houses and listed buildings, where appropriate using local stone and vernacular building styles.
- Maintain the field pattern of in bye land with its network of dry stone walls, hedges and trees, including pollards, retaining differing local styles in boundary treatments.

**SEO3: Manage and enhance the water catchments, rivers, lakes, tarns and reservoirs for nature conservation, public enjoyment, recreation, water supply and flood management.**

- Ensure that future development and land use planning is sustainable in terms of impacts on water quality, water resources, flood risk, fragmentation or loss of the extent of rivers, lakes and other wetland habitats.

**SEO4: Manage existing woodlands, restore and expand native woodlands, trees and shrubs, for their nationally and internationally important habitats and species, cultural and historical heritage, and to help deliver climate change mitigation and adaptation, protect soils, improve water quality and supply wood fuel and other wood products.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Expand and link existing woodland with areas of new native woodland, wood pasture and shrubs such as juniper and montane willow.
- Protect and strengthen the enclosed nature of valleys with woodlands, hedgerows, scrub, parkland and field trees.
- Develop the provision of local wood-based products.

**SEO5: Improve opportunities for enjoyment and understanding of the landscape and promote local involvement in the planning and management of the Cumbria High Fells.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Encourage the delivery of a sustainable transport network with quality services, improved public transport, car parking and integration of services and transport modes.

**Additional opportunity 1: Protect the strong relationship between landscape and geology and its associated historical mining heritage**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Use local stone for field boundaries and farmsteads to reveal the link to the geology.

## 19 – South Cumbria Low Fells

### Overview

**4.14** Covering the southern extents of the Lake District National Park, this area provides a stark contrast to the rugged high fells to the north and is characterised by gentler, more undulating hills dissected by river valleys and linear lakes often bounded by woodland. Lake Windermere, the largest lake in England, is iconic of the Lake District and heavily used for recreation and tourism. Between Coniston Water and Windermere, extensive areas of broadleaved woodland and coniferous plantation interspersed with parkland exist around Grizedale, forming one of the most densely wooded areas in England. On areas of higher ground, upland heath, rocky outcrops, becks and tarns form an important mosaic of habitats. On the valley floors, a working pastoral landscape dominates with historic dry stone wall-bounded fields reflecting the area's geology. Large country estates, or villas, surrounded by well-managed parkland are commonly associated with the edges of principal lakes, occasionally hosting wood or stone boathouses.

**4.15** Settlement is largely confined to small villages and hamlets located within valleys or on the lower fell slopes exhibiting the vernacular architecture of farmsteads and reflecting local geology. These often consist of a farm or farms, workers' cottages, a pub and a church, however, these regularly no longer comprise of farming communities but instead second homes and a number of tourist facilities. Intricate lanes which undulate and twist across the landscape serve this scattered settlement pattern and are often lined by hedges and scrubby vegetation. Larger settlement developed around Windermere and Bowness during the 19th century in response to tourism demand and is reflected in the high proportion of Victorian buildings.

### Recent changes and trends in the landscape

- Condition of boundary features have improved with considerable restoration and maintenance of dry stone walls.
- There has been significant restoration of farm buildings.

- Increased use of private motor vehicles has placed pressure on local traffic infrastructure.
- There have been a significant number of barn conversions in the area.

### Current and future challenges

- Increasing pressure on water resources;
- Visitor and transport pressure;
- Flood risk management requirements;
- Creating a mosaic of habitats more resilient to climate change;
- Expansion of villages and hamlets with new housing that does not always reflect vernacular styles or utilise local materials;
- Affordable housing needs for local communities;
- Changes in farming practices; and
- Strengthening landscape resilience and adaptation to climate change.

### Statement of environmental opportunity

**SEO1: Manage and enhance the combination of open low fells, commons and valleys, with their mosaic of heathlands, species-rich meadows, wetlands and native woodlands among the matrix of pastures, to create a coherent and resilient ecological network and to strengthen the distinctive landscape character.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Protect open and extensive views and maintain the contrast between enclosed valleys / densely wooded areas and open fell tops.

Create habitat corridors, buffers and stepping stones within the existing matrix of improved pasture. Ensure these habitat networks address the requirements of key species.

Maintain historic field patterns defined by dry stone walls, hedges and trees, ensuring local differences in boundary treatment and materials are used. Avoid replacing boundaries with fencing.

In central and eastern parts, expand the area of broadleaved woodland and seek to increase the broadleaved component of shelter belts and plantations.

**SEO2: Conserve the distinctive landscape character of the South Cumbria Low Fells, including the wealth of natural, geological and cultural heritage, and the internationally renowned Lake District National Park. Sustainably manage and improve opportunities for the enjoyment and understanding of this popular area.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Promote the maintenance and restoration of traditional farm buildings, farmhouses and listed buildings, using local stone and building styles.
- Promote the conservation of historic and design landscapes.
- Promote sustainable tourism practices that integrate the management of visitors with the enhancement of the area's natural and cultural attributes.
- Plan for the sustainable expansion of settlements, to deliver community needs, while protecting the nationally important natural and local cultural and historic features, and the contribution they make to local distinctiveness and the sense of place.
- Protect the expansive views from the fells by sensitively planning urban development and expansion.
- Minimise light spill from both settlement and traffic to retain a sense of remoteness and tranquillity on fells and within valleys.

- Manage and conserve the 18th and 19th century parkland landscapes and villas, especially those around the shores of Conistone Water and Lake Windermere.
- Using local stone for both field boundaries and the restoration of farmsteads and other vernacular buildings, to reveal the links to the underlying geology.

**SEO3: Safeguard and manage woodlands to retain them as important landscape features, and for their national and international biodiversity interest, along with their cultural and historical heritage. Seek ways to increase woodland cover in appropriate locations to mitigate the effects of climate change, address water quality and soil erosion, and supply timber products.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Promote a coherent and resilient network of treescapes, including native woodland, wood pasture, parkland, coppice, scrub, field trees and hedgerows.
- Increase native broadleaved tree cover in appropriate areas, particularly around Grizedale.
- Promote traditional and sustainable management practices such as coppicing, hedgelaying and pollarding.
- Promote local, renewable energy generation using wood fuel from locally managed woodlands and by-products from timber production.
- Promote the production and use of trees of local genetic provenance, free from disease, for stocking and re-planting.

**SEO4: Manage and enhance the wetlands, rivers, lakes, tarns, watercourses, raised bogs and mires for the benefit of water quality, biodiversity and recreation, and to mitigate flood risk and the effects of climate change.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Ensure any future local or regional development addresses water use, abstraction and demand to help minimise impacts on water quality, resources, flood risk and aquatic habitats.

## 20 – Morecambe Bay Limestones

### Overview

**4.16** Comprising the very southern and south-eastern extents of the National Park, this NCA arcs around Morecombe Bay and is characterised by limestone hills with prominent scars, cliffs, screes and limestone pavements separated by area of low-lying undulating farmland. Within the Lake District National Park, the area stretches down to the River Kent at Lindale and includes the internationally important Whitbarrow limestone pavement as well as low-lying undulating pastoral areas, grazing marsh, salt marshes and sand flats adjacent to the coast. A small portion of the NCA also covers the mouth of the River Leven as it widens towards Morecambe Bay at Haverthwaite and Greenodd. A large proportion of the NCA is characterised by high-quality broadleaved woodland which is continuous with the adjacent South Cumbria Low Fells. Historic parklands and traditional orchards are also commonly found across the area.

**4.17** Very rural in character, the settlement pattern of this area is characterised by dispersed hamlets and farmsteads with a few villages. This rural character is reinforced by the relatively small fields bounded by dry stone walls and hedges. Ditches often flank fields within areas of coastal grazing marsh. A vernacular building style is common across all settlements and farmsteads, typically comprising of local limestone and Lake District slate.

### Recent changes and trends in the landscape

- Enhanced management of hedges, dry stone walls and ditches.
- Slow expansion of villages has led to the erosion of local character and social structure of settlements.
- A trend for barns to be converted to residential use.

### Current and future challenges

- Housing need will continue to exert pressure on the landscape. Infill development may impact on individual settlement character and the loss of traditional features such as orchards.
- Increased property values and consolidation of farmland will continue to exert pressure on the farmstead structure of rural landscapes, resulting in the conversion of farmsteads to residential complexes.

### Statements of environmental opportunity

**SEO1: Protect and enhance the extensive mosaic of high-quality limestone habitats, including pavement, woodland, scrub and grassland, to create a coherent and resilient ecological network, retain a sense of place and maintain the strong relationship between the landscape and its underlying geology.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Protect and restore limestone dry stone walls as a boundary feature to maintain the relationship between the boundary type and the underlying geology.
- Develop the NCA as a core area from which limestone species can colonise.

**SEO2: Ensure the long-term sustainable management of the nationally and internationally designated coastal zone by conserving and managing its habitats, including the extensive sand flats, salt marshes, estuarine landscapes and limestone cliffs, for their strong sense of inspiration and tranquillity, their diverse rangeof species, their traditional fisheries, and for their ability to mitigate the effects of climate change through carbon sequestration and coastal flood mitigation.**

**SEO3: Ensure the long-term sustainable management of the nationally and internationally designated wetland landscape and its linking, non-designated, habitats by conserving and restoring the lowland raised bogs, fens, rivers and reedbeds for their strong sense of inspiration and tranquillity, their diverse range of species, and for their ability to mitigate the effects of climate change through carbon sequestration.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Maintain the relationship between boundary types and the structure of the landscape.
- Manage hedges and ditches for wildlife through the provision of pollen, nectar and food.

**SEO4: Conserve and enhance the wider landscape of the NCA as the supporting framework to its distinctive attributes, including features of the drumlin landscape, the settlement character, orchards, recreational identity and heritage features, for their individual importance and the complementary role they play in supporting the local visitor economy and providing enjoyment and education to visitors and residents alike.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Enhance the structure and extent of the access network including footpaths, bridleways and cycle routes to provide for all abilities.
- Maintain and restore cultural habitats, including orchards, parklands and meadows.
- Maintain the relationship between boundary type and the landscape.
- Seek opportunities to restore sites and features which form part of the historic context, such as parklands, orchards, farmsteads and settlements.
- Promote opportunities for new woodland creation where appropriate.
- Encourage sustainable planning, including the use of green and blue infrastructure, that respects and enhances the character of the NCA, such as the use of native species in green spaces.
- Conserve and enhance the traditional farmsteads and distinctive vernacular architecture of the area, ensuring new uses for redundant buildings are compatible with their historic character.
- Increase the robustness of the landscape in dealing with the impacts of climate change by including species whose range can adapt and those that are more resilient to pests and diseases.

## 7 – West Cumbria Coastal Plain

### Overview

**4.18** A small portion of the NCA makes up the Lake District National Park's western coast with the Irish Sea, stretching between Ravenglass in the north and Silecroft in the south. Bounded by the Cumbria Hill Fells to the east, views inland are set against the mountains of the Lake District, whilst open and distant views are afforded westward across the Irish Sea and towards the Isle of Man. The wind-swept coastal plain is characterised by open pastoral farmland interspersed with occasional arable fields, most of which are bounded by mature hedgerows. Moving inland towards the footslopes of the fells, fields become more intimate in scale and are frequently bounded by shelter belts of woodland. Occasional becks dissect the landscape, for example Broomhill Beck, and create wooded features within the landscape. The estuarine landscape of the River Esk, River Mite and River Irt confluence, its diverse range of habitats and historic assets, including Muncaster Castle and the coastal village of Ravenglass forms a distinct and interesting landscape set against the backdrop of the fells.

**4.19** This area exhibits a dispersed rural settlement pattern largely composed of hamlets and isolated farmsteads interspersed between small villages. The use of some distinctive building materials, including local red sandstone, render and coastal pebbles is evident.

### Recent changes and trends in the landscape

- Some small increases in woodland cover in the form of small stands, however, woodland cover is generally sparse within this area.
- Improved maintenance of hedgerows over the years, however, this is largely done by mechanical means which impacts on their form and condition. Furthermore, reinforcement of hedgerows with fencing to make them stockproof also erodes their character.
- A number of farm buildings across the area have been restored, including a number of barn conversions.

### Current and future challenges

- Smaller and fragmented patches of habitat are more vulnerable to a changing climate; and
- Economic decline within the area has led to locally uncharacteristic housing in some areas.

**SEO1: Conserve and enhance the unique open coast and estuarine landscapes with their distinct geology, improving and connecting habitats and their species, and enabling natural coastal processes to occur to enhance and improve the coast's ability to adapt to and mitigate the impact of climate change.**

**SEO2: Manage and enhance the farmed environment to secure viable and sustainable farming, improving water quality of the rivers and coast, reducing soil erosion, strengthening historic landscape character, conserving heritage features and archaeology, supporting species populations that are dependent on this area, and improving habitat connectivity.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Restore and enhance woodlands along watercourses to improve water quality, control erosion and flooding, and improve habitat connectivity.
- Restore dry stone walls where they have fallen into decay.
- Strengthen traditional field patterns by managing, restoring and replanting hedgerows where they are a traditional boundary type.
- Increase woodland cover in appropriate areas to buffer and connect existing woodland habitats.
- Manage and restore traditional farm buildings, through continued agricultural use where possible, and ensure their heritage interest is retained.
- Maintain the diversity of geology and traditional buildings by promoting locally sources materials and skills for walling, building repairs and construction.

**SEO3: Improve and enhance sustainable recreation, enabling people to experience the peace and beauty of the area and learn more about its biological, geological and heritage assets and natural processes, while managing visitor pressure to conserve the highly valued tranquillity and protect the sensitive semi-natural habitats and species found there.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Protect the expansive views across the Irish Sea and towards the Isle of Man, as well as towards the High Fells.

**SEO4: Manage industrial and former industrial sites to accommodate both their economic and environmental potential by managing new energy industries, growth areas and their associated infrastructure to provide social and environmental gain while minimising pollution and disturbance and to improve ecological connectivity in the landscape, particularly in urban-fringe areas.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Increase the value of brownfield sites for biodiversity.
- Use understanding of the area's traditional and historic architecture, and its distinct patterns of settlement to inform appropriate conservation and use of historic buildings, and to plan for an inspire any environmentally beneficial new development that makes a positive contribution to local character.
- Seek opportunities to establish green infrastructure that supports economic, social and environmental outcomes and promote wider green infrastructure benefits of development that accommodates biodiversity.

## 17 – Orton Fells

### Overview

**4.20** This NCA forms a small proportion of the Lake District National Park's north-eastern edge. The NCA itself is comprised of a limestone plateau with a mosaic of pastoral fields, hay meadows, limestone pavement and upland heath bounded by dry stone walls, species-rich verges and relatively straight roads. Within the Lake District National Park, the Orton Fells NCA is largely encompassed by the grounds and parkland of Lowther Castle, alongside a handful of minor settlements. Lowther Castle and its surrounding parkland is a significant historic asset and tourism destination. The distinctive sandstone cottages with matching green doors of Lowther Village, built in 1770 and set around lawn courtyards, is a prime example of a model village. Scattered farmsteads and small villages, including Helton, Hackthorpe and Askham form the rest of the settlement pattern across the area. Straight-edged blocks of woodland and plantations, mature parkland trees, hedgerows and hedgerow trees are common across this area and within the grounds of Lowther Castle. A functioning limestone quarry also exists at Shapbeck.

### Recent changes and trends in the landscape

- Generally, there is little development pressure, with housing contained within villages or farmsteads.

### Current and future challenges

- Continued demand for limestone and decorative Shap granite, particularly in the construction of new buildings, could place pressure on the working life of the existing quarries.

**SEO1: Conserve, manage and enhance the open fells on the limestone plateau, with their mix of karst features, upland heath, and calcareous and acid grasslands, for their inspirational and recreational values and their international biodiversity and geodiversity interest, improving water quality and mitigating climate change effects.**

**SEO2: Manage and enhance the enclosed farmland with its diverse pastures, leys and meadows, dispersed farmsteads and quiet villages, strong field patterns and drystone walls, and species-rich road verges, to maintain livestock and dairy farming, the soils, and the sense of place and history, and to enhance its landscape character and biodiversity value.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Ensure the biodiversity of road verges is maintained and their management continues.

- Maintain and restore dry stone walls with local stone where possible and follow local building styles.
- Promote the maintenance and restoration of traditional farm buildings using local materials, techniques and building styles.
- Support traditional building skills and maintain a strong link between geology and built form.

**SEO3: Manage farmed land and semi-natural habitats to protect and improve the condition of the streams and rivers, enhancing their ecological value and water quality, strengthening the contribution they make to the local landscape and providing high-quality angling and wildlife-watching opportunities.**

**SEO4: Identify, protect and interpret geological and historic features and encourage quiet recreation focused on enjoyment and appreciation of these features within the landscape.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Retain the quiet rural nature of villages through maintaining the historical and dispersed settlement pattern. Ensure new development is of scale and location that fits the village. Control the use of lighting, using timers and sensors, to maintain the dark night skies.
- Protect the historic settlement pattern and character of villages, including their central greens. Ensure conversions are carried out in a sympathetic way using appropriate materials and styles.
- Provide interpretation of the uses of local stone, especially as building stone for farmsteads, houses and communal buildings within local villages.
- Encourage the restoration of dry stone walls with local building materials and styles.

**Additional opportunity 1: Manage and enhance the fragmented semi-natural woodlands and copses, expanding and buffering them, and improve the condition of the conifer shelterbelts, to increase carbon capture, improve rainwater infiltration, develop their biodiversity interest and improve their contribution to local landscape character.**

Key principles to help achieve this and to be carried through the Lake District National Park Design Code include:

- Seek opportunities to buffer, expand and link fragmented semi-natural woodlands.
- Encourage the management of copses relating to farmsteads and villages to ensure regeneration of native tree species and long-term continuity of the landscape feature.

## Lake District National Park Landscape Character Assessment

**4.21** The Lake District National Park Landscape Character Assessment identifies 13 distinct Landscape Character Types (LCT) across the National Park, which are summarised below. The assessment further distinguishes these LCTs into 25 sub-types and 71 Landscape Character Areas which provide a finer grain of detail in relation to key characteristics and landscape features.

| **Type A: Estuary and Marsh** | | | |
|---|---|---|---|
| **FIGURE** | **1. Landform & views**<br>A predominantly flat and open landscape with limited built form, with the exception of distant industrial structures breaking the skyline. Vast skies coupled with expanses of mudflats and meandering rivers contribute to the tranquillity of this landscape. | **Vegetation**<br>The tidal nature of this landscape creates a mosaic of habitats and vegetation types including saltmarshes, dunes and mud flats. The lack of larger vegetation and trees contributes towards the open nature of this landscape. | **Settlement & materials**<br>Built form is limited within this landscape due to its continually changing inter-tidal nature. The Kent Viaduct forms a distinctive linear feature across the estuary, with occasional buildings on adjacent farmland being visible in views. |

| Type B: Coastal Margins | | | |
|---|---|---|---|
| **FIGURE** | **Landform & views**<br>A low-lying landscape with a mixture of flat and gently undulating topography. Enclosing backdrops are created in locations where Low Fell, Low Fell Edge and Rugged/ Craggy Volcanic High Fells border the LCT, limiting views inland. | **Vegetation**<br>Combining hummocky dunes, raised beaches, coastal mosses, bogs and occasional pockets of pasture, this landscape hosts a mosaic of important ecological habitats. Occasional hedges, copses and small woodland provide some vegetative enclosure. | **Settlement & materials**<br>Settlement is largely confined to isolated farmsteads with some small linear villages. Broughton-in-Furness with its planned Market Square represents the only significant settlement. Cobbles, slate, stone, brick and clay are common vernacular materials. |
| **Type C: Coastal Limestone** | | | |
| **FIGURE** | **Landform & views**<br>A rolling topography of grazed limestone hills which contrast with the adjacent low lying valley and coastal land. Typical limestone features of scarp slopes, rocky outcrops and limestone pavements exist. Ridges provide open and uninterrupted views. | **Vegetation**<br>A largely grazed landscape with a mixture of semi-improved pastures and species-rich calcareous grassland, with semi-natural woodland and scrub on steeper slopes, alongside pockets of limestone heath, juniper scrub and yew stands. | **Settlement & materials**<br>Scattered farmsteads and houses are common between the nucleated settlements of Lindale, Levens and Brigsteer. The widespread use of limestone as a building material, including within stone walls, creates visual coherence. |
| **Type D: Lowland** | | | |
| **FIGURE** | **Landform & views**<br>A low-lying landscape characterised by gently rolling and undulating topography, occasionally dissected by meandering river valleys. Woodland, hedgerows and occasional buildings shorten views in places, with adjacent uplands forming skylines. | **Vegetation**<br>A landscape dominated by pasture with pockets of woodland, arable fields, scrub and marginal land. A combination of hedgerows, fences and hedgerow trees form field boundaries to create a harmonious landscape pattern. | **Settlement & materials**<br>Settlement is characterised by a number of dispersed and nucleated villages, for example Gosforth, interspersed with scattered farmsteads. Local building materials, including Eskdale granite and St Bees red sandstone are common. |
| **Type E: Coastal Sandstone** | | | |

| | | | |
|---|---|---|---|
| **FIGURE** | **Landform & views**<br>A low-lying, gently rolling landscape with gradual slopes that travel in a west to east direction. Extensive views westward across the Irish Sea and eastward towards the High Fell create a sense of openness and exposure. | **Vegetation**<br>Dominated by rolling fields of pasture, the soft, low-lying land. Hedgerows, hedgebanks, pockets of semi-natural woodland and wooded stream corridors punctuate the landscape and form occasional features in the skyline. | **Settlement & materials**<br>Hamlets, dispersed villages and farmsteads scatter this landscape. Red local sandstone is common in higher status buildings such as churches, as well as in quoins for vernacular buildings. Cobble, rubble and render are also common. |
| **Type F: Rugged / Craggy Volcanic High Fell** | | | |
| **FIGURE** | **Landform & views**<br>A complex upland landscape of domed mountains and ridges incised by patterns of glacial and fluvial erosion. Panoramic and distant views exist from the fell summits across the lake filled valleys and towards the Isle of Man and Yorkshire Dales. | **Vegetation**<br>An open landscape characterised by large areas of bare rock, scree or low-growing vegetation, maintained by low density sheep grazing. Woodland is present along the valley margins, including juniper, oak woodland and forestry. | **Settlement & materials**<br>Settlement within this area is limited to the occasional isolated farm, bothy or former mine building due to the exposed and harsh landscape conditions. These buildings generally utilise locally available stone and high quality stonemasonry. |
| **Type G: Rugged / Angular Slate High Fell** | | | |
| **FIGURE** | **Landform & views**<br>A smooth upland landscape formed by its easily weathered geology forming recognisable peaks at Skiddaw, Blencathra and Grizedale Pike. Panoramic and distant views are afforded across the Irish Sea and surrounding uplands. | **Vegetation**<br>An open landscape characterised by acid grassland and blanket bog. Significant areas of forestry exist, for example at Whinlatter and Lamplugh Fell, with little deciduous woodland. Patches of heath communities exist across some summits. | **Settlement & materials**<br>A distinctive lack of built form and settlement due to this landscape's elevated and exposed conditions. Very few walls exist and occasional isolated buildings, for example Skiddaw House and the hamlet of Mosedale, are largely built in slate. |
| **Type H: Upland Valley** | | | |

| | | | |
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| **FIGURE** | **Landform & views**<br>Dissecting the High Fells, this landscape is characterised by u-shaped glacial valleys. Valleys range from dramatic steep sides meeting deep lakes to rolling sides adjoining rivers on broad valley floors. Views are largely constrained to the valley by topography. | **Vegetation**<br>These valleys host a diverse mosaic of lakes, rivers, grazing marsh, pastoral grassland, bogs and both coniferous and deciduous woodland. Mature specimen trees and designed parkland landscapes are also present on lake shores. | **Settlement & materials**<br>This landscape contains the majority of the Lake District's settlements, ranging from individual farmsteads on rising slopes to bustling and architecturally diverse towns on lake shores. Traditional stone and slate are common building materials. |
| **Type I: Upland Limestone Farmland** | | | |
| **FIGURE** | **Landform & views**<br>An upland landscape which is gently rolling, starkly contrasting with areas of neighbouring rugged volcanic rock. The openness of the landscape affords panoramic and distant views, particularly towards distinctive peaks such as Blencathra. | **Vegetation**<br>Vegetation varies within this landscape, with semi-improved grassland bounded by hedgerows and small woodland clumps dominating in the north, whilst dry stone walls, coniferous plantations and parklands dominate in the west and east. | **Settlement & materials**<br>Settlement largely consists of small dispersed or nucleated villages and scattered farmsteads. Historic halls and deer parks can also be found within this landscape. Traditional buildings generally use local limestone and sandstone with slate roofs. |
| **Type J: High Fell Fringe** | | | |
| **FIGURE** | **Landform & views**<br>A transitional landscape ranging between open moorland / fell and lower, more enclosed pasture which reflects the varying geology. Hills are dissected by streams and river valleys, creating variations in elevations and outward views. | **Vegetation**<br>Meadows and pastoral fields bound by hedgerows, give way to stone walls on higher elevations. Priority habitats are generally sparse and fragmented, however, include heathland, moorland, bog and (sometimes ancient) woodland. | **Settlement & materials**<br>A dispersed settlement pattern of single farmsteads, hamlets and small villages. The variety of building materials, including boulders, cobbles, Skiddaw black slates, green slates, granites, limestone and sandstone reflects the varied geology. |
| **Type K: Low Fell** | | | |

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|---|---|---|---|
| **FIGURE** | **Landform & views**<br>A landscape of low undulating fells and ridges which rise to approximately 300m and are dissected by river valleys and waterbodies. Striking long distance views are afforded northwards towards the High Fells and southwards towards Morecambe Bay. | **Vegetation**<br>A diverse mosaic of priority habitats including large areas of broadleaved woodland, conifer plantations, mires, heathland, calcareous grassland, improved pasture, swamps, wetlands and mosses, recognised through a number of designations. | **Settlement & materials**<br>A predominantly dispersed settlement pattern of farmsteads and hamlets linked by narrow winding roads and a strong agricultural character. Hawkshead is a unique late medieval market town with intimate yards and spaces. |
| **Type L: Low Fell Fringe** | | | |
| **FIGURE** | **Landform & views**<br>A sloping transitional landscape between the Low Fell and the coast with a combination of rolling, hilly and plateau topography occasionally dissected by small valleys. Open views are afforded across the coast and into the fells. | **Vegetation**<br>A recognisable landscape pattern of stone walls and hedgerows bounding large, mainly pastoral fields. Ancient and deciduous woodland are common with small patches of moorland. Towards the coast, mires and bogs also intersperse with woodland. | **Settlement & materials**<br>Scattered farmsteads dominate the settlement pattern with main settlements clustering along river valleys reflecting the industrial heritage of the area. Rubble slatestone, quarry waste, dressed sandstone and limestone are all common. |
| **Type M: Lowland Valley** | | | |
| **FIGURE** | **Landform & views**<br>A varied valley topography ranging from flat bottoms to classic U-shaped glaciated valleys filled with lakes or rivers, creating a relatively strong sense of enclosure. Extensive views are afforded across the lakes and towards surrounding uplands. | **Vegetation**<br>A patchwork of pastoral fields with broadleaved woodland bounding lakes and rivers. Mature parklands are common around lake shores. Floodplain grazing marsh, low fen, bogs and traditional orchards are also present in places. | **Settlement & materials**<br>Some of the Lake District's largest urban areas, Windermere and Coniston, exhibit Victorian architecture and a diversity of building materials. Distinctive villas can be found along the shoreline. Elsewhere, the pattern is dispersed. |

## A note on geology

**4.22** The geology of the Lake District is fundamental to the National Park's diversity of topography and natural features, forming the spectacular combination of mountains and lakes which are so nationally treasured. The geodiversity of the Lake District also underpins the assortment of vegetation cover, landforms, building materials, agricultural practices and dispersal of settlement which we experience today and creates such a variety of unique character areas across the National Park.

**4.23** The rich palette of local materials, architecture and contrasting styles used across the Lake District is intrinsically linked to the local geological setting. Walls are often built with local stone sourced from nearby quarries or outcrops. Slate stone from the Skiddaw Group and Borrowdale Volcanic Group (BVG) are common walling materials across the National Park, particularly within central areas. Where rocky outcrops exist within the upland core of the Lake District, angular slate rubblestones are often

used in the walls of 17th and 18th century farm buildings. Slate from the BVG is also frequently used for roofing, creating the renowned blue, grey and green 'Lakeland' slate. Limestone, granite and red sandstone are more commonly used at the margins of the Lake District, for example the distinctive red St Bees Sandstone which is often used for churches or higher status buildings along the western edge of the National Park. The use of rough-cast, limewash, dressed sandstone and limestone are also popular for adding variety in styles.

## A note on trees

**4.24** The importance of trees, hedgerows and woodland is well documented in terms of their climate, wildlife and human benefits. Within the Lake District, trees, or sometimes the lack of trees, are intrinsic to the landscape character of a place, ranging from an enclosing belt of hedgerows and mature trees, a large ancient woodland climbing a valley side, to a lone specimen tree situated within designed parkland.

**4.25** An overview of the benefit trees can have within the Lake District National Park is shown below.

*Figure 1: The Benefits of Trees to the Lake District*

**4.26** There are a number of planning and legal mechanisms for protecting trees which all applicants must be aware of, these include:

- Tree Preservation Orders (TPOs), which are protected under the Town and Country Planning Act, 1990.
- Trees within Conservation Areas, which are afforded a similar level of protection trees under a TPO, as set out within the Town and Country Planning Act, 1990.
- Ancient woodland, although it is not protected by law, paragraph 180 of the NPPF states that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused".
- Registered Parks and Gardens, although not protected by law, negative impacts on a Registered Park and Garden is a material consideration for local planning authorities when determining planning applications.
- Forestry Act, 1967, sets requirements for the issuing of tree felling licenses for any trees outside of private gardens, orchards, churchyards and designated open spaces. This means that in any annual quarter up to five cubic metres of timber can be felled without a licence, as long as no more than two cubic metres are sold. A felling license is not required if a scheme has been granted full planning consent, provided the trees to be felled have been explicitly referenced within the application.
- Hedgerow Regulations, 1997, prohibits the removal of hedgerows without first notifying the local planning authority. If the hedgerow is deemed to be of importance (using the criteria set out within the regulations), then its removal can be prohibited by the local planning authority.
- Any trees located within SSSIs, SACs, SPAs and Ramsar sites will have management agreements in place and the removal of any important habitat features, such as trees, will not be permitted.
- Additional site-specific restrictions may also apply to trees, for example, the presence of any restrictive covenants should always be checked prior to proposed tree removal. Furthermore, the Wildlife and Countryside Act, 1981, restricts works to any tree which may be used for bat roosts prior to consultation with Natural England, and works to any trees during the nesting season (March – August inclusive) which may result in the disturbance to nesting birds.

**4.27** Although a number of mechanisms are in place for protecting notable trees, any trees that fall outside of these restrictions should be recognised as being important for their many benefits and ecosystem services. Therefore, their protection must be considered from the outset when planning and designing for new development.

## Ecology, Biodiversity and Nature Recovery

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| Environment Act | 2021 | Sets out requirements for mandatory Biodiversity Net Gain and delivery of Local Nature Recovery Strategies. Includes long term environmental targets and underlying environmental principals. |
| 25 Year Environment Plan | 2018 | Sets out overarching goals and policies for protecting and recovering nature including by embedding an 'environmental net gain' principle for development. |
| England Peat Action Plan | 2021 | Sets out the government's long-term vision for the management, protection and restoration of peatlands. |
| England Tree Action Plan 2021 – 2024 | 2021 | Sets out the government's long-term vision for the treescape it wants to see in England by 2050 and beyond |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| Delivery Plan for Wildlife in National Parks | 2020 | Sets out ambitions to deliver and maintain creation and restoration of set targets for woodland, freshwater systems, grassland, heathland and peatland in order to achieve 20% of the national nature recovery target. |
| Regional | | |
| Cumbria Nature Recovery Strategy | 2021 | Includes a Local Habitat Map, a Written Statement of Biodiversity Priorities, and several supporting Appendixes including 'Appendix 1 - Case studies' and 'Appendix 3 – Table of Outcomes' |
| Cumbria Biodiversity Action Plan | 2001 | 21 species and 18 habitats have been identified for priority action and targets set for recovery. |
| West Cumbria Catchment Partnership Plan | 2020 | Presents overall catchment priorities map showing the areas where projects could achieve the greatest natural capital multiple benefits. 13 action plans identifying what action is needed to address the identified issues in each catchment area. |
| Becks to Bay: South Cumbria's Catchment Management Plan | Under review (2022) | Highlight the opportunities and actions needed for each of constituent 5 catchments: Kent; Windermere and Leven; Coniston and Crake; Bela and Duddon. |
| Revitalising Eden: The Eden Catchment Plan | 2020 | Part 1 provides an ecosystem services assessment, including ecological network maps. Part 2 contains 7 sub-catchment action plans. |
| Local | | |
| Local Plan Policy 04: Biodiversity and geodiversity | 2021 | Outlines aims to protect important habitats, sites and species; achieve bigger, better, more joined up and resilient habitats; and improve the function of ecosystems.<br>Sets out requirement for 10% Biodiversity Net Gain. |
| Biodiversity Supplementary Planning Document (SPD) | 2021 | Sets out:<br>■ Requirements for ecological baseline surveys<br>■ Guidance on application of the mitigation hierarchy<br>■ Using the biodiversity metric<br>■ Developing a biodiversity net gain plan<br>■ Financial contributions<br>■ Glossary of terms |
| Partnership's Management Plan 2020-2025 | 2021 | Sets out targets under 'Outcome 3: Securing the future of farming and forestry, nature recovery, and climate change' including 'core areas specifically focussed on nature recovery will cover at least 10% of the National Park by 2025' and 'at least 17% woodland cover by 2050'. |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| The Lake District National Park Nature Recovery Prospectus | Forthcoming | To make on-the-ground contributions to deliver the Cumbria Local Nature Recovery Strategy. It will establish the local ambition, evidence, and delivery plan for nature recovery in the Lake District |
| Tree planting and woodland creation guidelines | Forthcoming | Intended to help everyone to get the right trees and woodlands in the right places for the right reasons and in the right way. |

## Nature recovery network

### Geology

**4.28** The geology of the national park is complex and varied. Some Lake District geological sites provide international "reference types" and many exposures continue to provide important sites for study and research.

**4.29** The underlying geology creates differences in water chemistry, which in turn shapes the occurrence and distribution of plants and animals. Understanding and working with the geodiversity of an area also helps to ensure that nature networks are appropriate and how they can be used to contribute to the provision of geodiversity-based ecological services such as carbon storage and flood control. This is because soils are markers of previous habitats and land use, and help to define what ecosystems can be restored. For example, the IUCN UK Peatland Programme state that growing trees on peatland is not the most sustainable or cost-effective option for tackling climate change.

[…insert figure on soils…]

### Hierarchy of designations

**4.30** Designated sites are often the building blocks of a resilient nature network as these often represent core sites of high nature conservation value. Almost 20% of the National Park area being designated for its biodiversity value. In the Lake District inappropriate management on the site (e.g., too much grazing or grazing at the wrong time of year) or outside the site within the network (e.g. water pollution) is causing many sites to not meet their conservation objectives.

[…insert figure of designations…]

**4.31** Appendix 3 of the SPD outlines the approach to designated sites. Summary information and links to further guidance is provided below.

#### Development affecting SACs, SPAs or Ramsar wetlands

**4.32** Developments (and other plans or projects) which occur within or near a site which is, or is proposed as, a SAC, SPA or Ramsar wetland, the local planning authorities (or other 'competent authority') must determine whether any proposed development is likely to have a significant effect on the site through a Habitat Regulations Assessment. It is important to note that the development does not need to be located within the designated site to have a significant effect.

**4.33** Further guidance on Habitat Regulation Assessments can be found on the UK Government website.

#### Development affecting Sites of Special Scientific (SSSIs) and National Nature Reserves (NNRs)

**4.34** It is an offence to intentionally or recklessly damage, disturb or destroy land known to be an SSSI or intentionally or recklessly disturb the wildlife in an SSSI. It should be noted that this applies to operations both within and outside the SSSI that may affect the feature or features of interest. Each SSSI has a list of activities, known as 'operations', which need Natural England's consent.

**4.35** As outlined in the Biodiversity SPD, development should not normally be permitted other than in the exception where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site and any broader impacts on the national network of protected sites.

**4.36** Natural England has established a series of Impact Risk Zones (IRZs) around SSSIs. These zones are set at varying distances from the SSSI and are determined by the site's notified features and their sensitivity to both direct and residual developmental impacts. The criteria for each zone identify types of development proposals that are likely to impact upon the SSSI at certain distances and categorises them as low, medium or high risk.

**4.37** If you are owner or occupier of an SSSI, it an offence to carry out any activity that may likely damage the SSSI without consent from Natural England. Proposed developments of the types listed in the EIA Regulations that fall within a SSSI (including all NNRs) are likely to require an Environmental Impact Assessment, regardless of the size of the development, before planning permission can be granted.

**4.38** Further guidance on managing land within SSSIs can be found on the UK Government website.

#### Development affecting Local Nature Reserves (LNRs)

**4.39** Local Nature Reserves are statutory sites. However, the actual protection from development that these sites receive is provided by local planning policies, rather than the law. The Biodiversity SPD states that:

**4.40** 'Development resulting in the loss or deterioration of locally designated sites (or sites which meet local site criteria) should be refused unless the benefits of the development in the location proposed clearly outweigh both the likely impact on the features for which the site was designated and the contribution that the site makes to the coherence of the core ecological network.'

**4.41** Some LNRs also have SSSI status and would be protected by the same legislation and policies.

#### Non-Statutory Local Sites

**4.42** Non-statutory Local Sites receive some protection from development via local planning documents which recognise the need to protect and enhance designated sites and those of interest without a statutory designation. In the Lake District National Park non statutory local sites include County Wildlife Sites.

**4.43** As set out in the Biodiversity SPD, any development proposal that would affect an area or part of an area which has no existing site designation but meets the selection criteria found in the Guidelines for County Wildlife Site selection for Cumbria will be treated for the purposes of this hierarchy as a locally designated site.

**4.44** Policy 04: Biodiversity and geodiversity establishes the principle that planning permission will only be given if a new development increases rather than reduces levels of biodiversity present on a site.

**4.45** For more information see Appendix 3 of Biodiversity SPD or the Natural England designated site viewer.

### Habitats and species

**4.46** Lake District is unique in England for its mosaic of lakes, tarns, rivers and coast and abundant freshwater habitats including mires, upland heath, lakeshore wetlands, coastal health and dunes. Woodland, grassland and peatlands add to the habitat diversity. Approaching 10% of the area of the Lake District National Park currently encompasses a range of areas and sites being managed to delivery nature recovery and other public goods.

**4.47** As outlined in the Biodiversity SPD, development resulting in the loss or deterioration of Irreplaceable Habitats (as defined by the NPPF) should be refused, unless there are wholly exceptional reasons. Development resulting in the loss or deterioration of Important Hedgerows should be refused unless the need for the development clearly outweighs the loss of the hedgerow and its function as a wildlife corridor.

[…insert figure of Local Nature Recovery basemap…]

**4.48** Priority habitats and species are defined as those which are:

- Listed as a national priority for conservation (such as those listed as habitats and species of principal importance for the conservation of biodiversity);

- Listed as a local priority for conservation, for example in the relevant local Biodiversity Action Plan (BAP);
- Red Listed using International Union for the Conservation of Nature (IUCN) criteria (e.g. one of the UK Species Status Project reviews, in the Species of Conservation Concern Red List, or, where a more recent assessment of the taxonomic group has not yet been undertaken, listed in a Red Data Book);
- Listed as Near Threatened or Amber Listed e.g. in one of the UK Species Status Project reviews
- Listed as a Nationally Rare or Nationally Scarce species (e.g. in one of the Species Status Project reviews) or listed as a Nationally Notable species where a more recent assessment of the taxonomic group has not yet been undertaken; and/or
- Endemic to a country or geographic location (it is appropriate to recognise endemic sub-species, phenotypes, or cultural behaviours of a population that are unique to a particular place)

**4.49** There are over 300 species with legal protection or of conservation concern (Section 41 and Red list species) found in Cumbria, and the health of these (and more widespread species) is primarily linked to the condition, extent and connectivity between the habitats on which they rely. A list of Priority Cumbria Species requiring more proactive or bespoke management is to be defined.

**4.50** More information on the Lake Districts habitats and species can be found at:

- Lake District National Park Partnership Plan 20-2025 Supporting Paper Farming and Forestry, Nature Recovery, and Climate Change
- 2018 State of the Lake District National Park report
- Lake District Special Qualities

**4.51** Developers should enquire an ecological survey if:

- There is suitable habitat on the site to support protected species
- It is likely that protected species are present and may be affected by the proposed development
- Protected species are present but you are not sure if they will be affected

**4.52** Further guidance on where to expect protected species, when to survey for protected species, what information needs to be provided with a planning application and suitable mitigation and compensation can be founded on the UK Government website.

### Local Nature Recovery Strategy

**4.53** A Local Nature Recovery Strategy (LNRS) has been developed for Cumbria. The purpose of the LNRS is to restore and link up habitats so that species can thrive and agree the best places to help nature recover.

**4.54** As outlined in the Biodiversity SPD, development resulting in an adverse effect on landscape features of major importance for biodiversity, non-designated areas of priority habitat or features fundamental to the delivery of the nature recovery network should be refused unless the benefits of the development in the location proposed outweigh both the likely impact on the habitat and the coherence and resilience of the wider ecological network.

**4.55** The Cumbria Local Nature Recovery Network can be viewed through this storymap.

**4.56** The LNRS has been initially broken down into sub-areas of the National Character Area Profiles. Each sub-area profile includes objectives, broad-scale opportunities to increase or improve the condition of habitats and wider environmental benefits for which the creation or restoration of habitats could provide a nature-based solution. These can be used to inform biodiversity improvements as part of new developments.

## Requirements for an Ecological Assessment

**4.57** Undertaking a biodiversity baseline/ ecological study will involve a Preliminary Ecological Appraisal, an Ecological Impact Assessment and consideration of key species.

**4.58** Preliminary Ecological Appraisal (PEA) is the term used to describe a rapid assessment of the ecological features present, or potentially present, within a site and its surrounding area (the zone(s) of influence in relation to a specific project (usually a proposed development)). In the majority of cases, additional surveys beyond the PEA will be required.

**4.59** The key objectives of a PEA are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy'
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

**4.60** Based on the information gathered during the PEA and any subsequent survey work, it will be necessary to evaluate the impact of the development proposal on the biodiversity identified. This is known as the Ecological Impact Assessment.

**4.61** Ecological survey, impact assessment and development of mitigation and biodiversity gain plans should be carried out by suitably qualified ecologists. Suitable ecologists can be found from the Chartered Institute of Ecology and Environmental Management website.

**4.62** The Ecological Assessment should be submitted to the Local Planning Authority prior to a planning decision being made.

**4.63** Further information can be found in the Biodiversity SPD.

## Mitigation Hierarchy

**4.64** Development proposals should avoid sites which have a high biodiversity value. The Local Authority will only support proposals which would have significant and harmful direct or indirect effects on biodiversity and ecosystems processes where:

- The need for the development clearly outweighs the harm caused; and
- An appropriate scheme is proposed which will secure compensation and net increases in biodiversity.

**4.65** The mitigation hierarchy should be followed at all times. The sequence of steps is to:

**Avoid > Minimise > Mitigate > Compensate**

**4.66** The National Park Authority will agree Biodiversity Gain Plans with applicants, as well as specify by a condition or planning obligation, how long the developer should maintain the habitat creation or enhancement, with a minimum requirement of 30 years.

**4.67** Further information of the mitigation hierarchy, the Biodiversity Metric and the Biodiversity Gain Plans can be found in the Biodiversity SPD.

## Key Challenges

**4.68** The sections below describe some of the pressures and threats to the natural environment, this list is not exhaustive. All of those listed are exacerbated by climate change.

### Habitat condition

**4.69** 77% of the area of Lake District sites that are protected for their biodiversity (SACs, SPAs and SSSI) are categorised as in 'unfavourable condition' status. Development can exacerbate this, for example through increased recreational pressure or loss, fragmentation or degradation good condition habitat.

**4.70** Biodiversity Gain Plans can include provisions for improving the condition of habitats found on-site or recreating fragmented habitats such as woodland and scrub habitats.

### Water quality

**4.71** Regulations protect four water catchments in the Lake District, which means that new developments must not add any extra nutrients, in particular phosphates, to these catchments. These are:

- River Derwent and Bassenthwaite Lake Special Area of Conservation
- River Eden Special Area of Conservation
- River Kent Special Area of Conservation
- Esthwaite Water Ramsar

**4.72** Maps showing the four catchment areas where nutrient neutrality applies and further advice can be found found on the nutrient neutrality pages of the Lake District National Park website.

**4.73** Each river catchment partnership outline in their management plans other issues with the health of rivers (e.g. water abstraction, sedimentation, excessive drainage):

- Issues – West Cumbria Catchment Partnership
- Issues – South Cumbria Catchment Partnership
- Issues – Eden Catchment Partnership

### Public access

**4.74** Public access can affect ecology through, disturbance, transportation of diseases and invasive non-native species between sites through trampling damage and associated erosion resulting impact of erosion on upland paths. The later is a particular problem in the fells where soils are particularly thin.

### Invasive non-native species (INNS)

**4.75** The freshwater resources the Lake District – its many tarns, lakes, rivers and becks – are of great ecological and economic significance. INNS have the potential to cause substantial damage to these fragile ecosystems. Himalayan balsam, Japanese Knotweed, mink and signal crayfish are examples present.

## Best Practice Guidance

- Guidelines For Ecological Impact Assessment in the UK and Ireland
- Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide
- A Cross-Sector Guide for Implementing the Mitigation Hierarchy
- BS 42020:2013 Biodiversity - Code of practice for planning and development
- BS 8683:2021 Process for designing and implementing Biodiversity Net Gain
- CIEEM Principles for Environmental Net Gain
- Ancient woodland, ancient trees and veteran trees: advice for making planning decisions
- Guidance Note on Bats and Artificial Lighting

# Chapter 5
# Built Form

## Built Form

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code: Part 1 – The Coding Process | 2021 | Section 3 of the code provides clear direction as to how guidance for area types should be given. |
| Local | | |
| Lake District National Park Local Plan 2020-2035 | 2021 | Paragraph 3.15.18 states: "We do not apply a minimum density requirement to new housing development but given the finite land supply we do expect new proposals to maximise the development opportunity. When assessing housing density, we will give careful consideration to the character and appearance of the locality, as well as having regard to the local housing need". |

## Density

### Whether buildings join

**5.1** The Lake District has a strong legacy of higher density development in the centre of settlements, and of buildings being joined, with building of different sizes, footprints, proportions and functions often found side by side. Examples of traditional joined up buildings in the Lake District include:

- Farmsteads where farmhouses, cottages, barns, byres, stables, dairies, storage and workshops were often built as distinct structure but were often connected together or at least closely grouped. The longhouse and laithe farmsteads, where the buildings are arranged in a linear fashion are typical upland layouts.
- The existing and former markets places where higher land values led to the development of long terraced street frontages such as in the centres of Keswick, Broughton, Ravenglass, Staveley and Pooley Bridge.
- The construction of terraced cottages and houses for mining, industrial and estate workers in order to achieve economy on land and building materials.
- The interconnected buildings of the complexes built as mills and factories as well as hotels, resorts and spas.
- The clustering of lodging houses and other tourist accommodation in grids of terraced streets such as those close to the railway stations of Windermere and Keswick.
- The construction of rows of houses and bungalows by local authorities in the 20th century to achieve formal layouts and maximise the amenity space available to residents. Hawksgarth at Hawkshead is one of numerous examples of this type of development.

5.2 This characteristic patterns of built environment of the Lake District have been eroded by the rise of development designed around the private car where the expectation is for each dwelling to have at least one in-curtilage parking space. This has favoured the development of the same style of suburban detached and semi-detached layouts found all over the country. The towns and villages of the Lake District that are or were served by the railways have some excellent high-quality suburbs of distinctive character. However, the majority of suburbia has been designed around private transport and the provision of gardens and this is reflected in the lower quality of the townscape.

5.3 The challenge for designers today is to make active travel more appealing and to accommodate the private car rather than make it the focus of design while at the same time maintaining or reinforcing the distinctive character and beauty of the Lake District.

## Building types and forms (urban grain)

The grain or urban grain of a place is the result of the variety of the size and shape of building plots and the size and variety of buildings that stand within these plots. These factors give streets their rhythm and character. Many of the settlements in the Lake District have a 'fine grain' because building plots are generally small and dense and contain varied buildings that are of varied scales It is possible for the grain to be 'damaged' by clearing plots or erecting much larger scale buildings by bringing several plots together. It is possible to 'repair' the grain through new development respecting the prevailing urban grain and character.

5.4 The urban grain of an area will vary depending on the type of settlement, location within the settlement, and the historical origins. Examples of different urban grain in the Lake District include:

- Burgage plots, Keswick: A fine urban grain composed of well-preserved burgage plots that run perpendicular to Main Street and the marketplace. These narrow plots of land also occupy narrow street frontages and are navigated by narrow back lanes, yards, and courts.
- Organic town core, Ambleside: Originating in the medieval times, the fine grain core of Ambleside has evolved gradually, reflecting changes in transportation and the arrival of tourism. This Victorian growth is reflected through the presence of straight roads e.g., Lake Road. Alleys or 'ginnels' interlink between main routes and help to create efficient movement networks for pedestrians.
- Historic village core, Hawkshead: Dating back to medieval times, Hawkshead exhibits a tightly packed seemingly 'random' street pattern. However, planned growth has occurred through the use of plots running back from Main Street with a back lane. Irregularly shaped squares to the west of Main Street contribute towards the looser sense of informal growth of the village core.
- Regimented grid, The Terraces, Keswick: Following the arrival of the railway in 1864, this regular street pattern of linear rows marked new growth for the town, under the guidance of the Keswick Local Board of Health. Instead of perimeter blocks, back lanes to the rear of properties are common.
- Loose grain suburbia, Kirkfield Rise, Ambleside: Growth of the Lake District's towns in the second half of the 20th century gave rise to a number of suburban neighbourhoods. Here, looser urban grains are exhibited comprised of detached, semi-detached, and small terraces of houses informally laid out along winding cul-de-sacs.
- Coarse grain, Old Hall Road, Windermere: Larger, more infrequent blocks are typically associated with industrial areas. However, remnants of large-scale industry are not prevalent across the lakes. In comparison, sizeable villas, hotels, and private residences within large plots are common along lake shores and contribute towards a coarse urban grain.
- Tourist accommodation: A unique form of urban grain found quite regularly across the Lake District, characterised by small, regularly sized, and shaped chalets / lodges laid out consistently with no formally marked plots.
- Dispersed rural fringes, Langdale: A more random assemblage of building types and plot sizes which represent the piecemeal growth of the Lake District's villages and rural fringes without formal planning. Here, patterns are less prevalent and contribute towards the unique character of the settlement and its response to the landscape.

- Scattered urban grain: Representing a large majority of the Lake District's settlement, agricultural hamlets and small villages exhibit a dispersed urban grain where a mixture of farmsteads, churches and dwellings contribute towards a unique cluster of buildings. This historic urban grain offers insight into historic land practices and uses.

### Blocks

**5.5** An area's character is heavily influenced by the variety of building forms in the urban environment. This refers to the size and uniformity of buildings. "Blocks" make up the Urban Grain of an area, with each block providing the opportunity for variation in type and form. Large buildings may occupy an occupy an entire block, whereas the same area could be developed with several smaller buildings of high variety. Decisions as to what development is appropriate per block may be subjective and the importance or notability of development should be considered. Where large buildings may be appropriate in places as to become focal points, areas made up entirely of large buildings can be rendered dull and uninspiring.

**5.6** Blocks are defined by the connected network of streets surrounding the area. There are five primary 'Block' variations that development will fall under as illustrated below. These types are as follows:

- **Perimeter Block:** A strip of development surrounding a private space. The private space will not be accessible to the general public. Such spaces can include private gardens, private car parking, communal open space, or a combination of these.
- **Informal Block:** Commonly found in many modern housing schemes, houses face outwards onto the surrounding streets with both front and back gardens and often comprise a mixture of detached and semi-detached dwellings. The extra width between dwellings and the street allows for garage blocks and natural surveillance space.
- **Terrace Block:** Typical traditional English terraces often include a rear alleyway that are often used for bin collection and garage access (depending on the width available). Areas that include existing terraced housing should consider reductions in back-to-back distances compared to common practice in order to relate to an area's existing development context.
- **Mews Block:** Mews streets are often stable blocks to the rear of large dwellings that have now been converted into individual dwellings and workspaces. Purpose built Mews blocks include smaller single aspect dwellings above garages.
- **Courtyard Block:** An uncommon block type where buildings join together along both the party wall (as seen in terraces) and at the rear. This is a characteristic more commonly seen in historic cities, though modern versions with internal courtyards are still created.

**5.7** Where development takes place around the edges of blocks, they are referred to as 'Perimeter Blocks'. These create a strip of buildings around a private space, preventing access for the general public. The orientation of buildings in perimeter blocks can be used to create clear distinctions between public frontages and private areas such as private gardens, patios, and shared residential space between dwellings. This can serve to help create a sense of safety and security for residents and property owners.

**5.8** The 'Urban Grain' derives from the size and configuration of Blocks. For large development sites, Masterplans will need to indicate the block structure to demonstrate how buildings will connect and collectively create the character of the development. Plot based masterplans can be used to accommodate custom-build and self-build developments, encouraging unique designs and individuality within the remits of the design code.

### Building line

**5.9** The character of an area type will have an established network of streets and blocks. As per other sections of the code and baseline, the built form of new development in these areas should relate well to the existing pattern of development.

**5.10** The perceived attractiveness of a streetscape and public spaces are generally defined by the frontages of buildings. This is in-turn heavily influenced by the 'building line', representing the alignment of the front face of buildings in relation to the street or space. The position of the building line largely depends on building use; highstreets is likely to have a continuous building line set close to the street, in a suburban area, building lines are more likely to be set further back from the street with gaps formed by trees, front gardens, and other outbuildings.

**5.11** The arrangement of building lines affects the character of an area, with the Lake District predominantly offering irregular geometry and winding roads. For instance, several straight orthogonal roads/blocks would likely be out of character with the

wider area. Blocks are also uncommon within the Lake District, with the few examples located in the more urbanised areas including Keswick, Windermere, Bowness, and larger suburban areas built to serve the railway.

### Height

**5.12** Where it is anticipated within the National Model Design Code for requirements to height being specified across districts, the expansive characteristic and unique variety of the Lake District dissuades this requirement. The Lake District National Park is too large and varied for any design code to put specific restrictions over the height of buildings.

**5.13** As a result, any rule for the numbers of storeys permitted, height of roofscapes, or contrast with existing buildings will have an unknown number of exceptions. The key is therefore to carry out site and historical environment appraisals on a case by case basis in order to ensure new development is in keeping or intentionally complimentarily contrasting with existing development in the locality. This stems from the Lake District National Park's urban morphology and variety of settlement and locational identities, as noted above under the urban grain of an area.

# Chapter 6
# Identity

## Identity

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code | 2021 | Built from refers to the arrangement of buildings, blocks, streets and spaces. The form of such, alongside the design of buildings creates the identity of an area. New buildings should consider the existing architectural character and materials within an area. |
| National Planning Policy Framework | 2021 | Developments must function well and sympathetically with the existing landscape, continually adding to the qualities of an area over its lifetime. Development should help to establish or maintain a strong sense of place whilst optimising for mixed uses, inclusivity, and public safety.<br><br>Design quality and appropriability should be considered at an early stage of the development process and continually iterated upon with the local planning authority and community; in particular, those who would be directly affected by the proposal. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. |
| Local | | |
| Lake District National Park Local Plan 2020-2035 | 2021 | Condense policy 06<br><br>Excellence in design should be achieved in all development, both inspiring and contributing to local distinctiveness, building resilience to climate change, and reduce overall carbon emissions. |

### Types of Traditional Building

**6.1** Though vernacular buildings are locally distinct, broad trends in traditional design can be identified across the Lake District and provide a framework to inform an analysis of context and identity. Almost all the vernacular buildings in the National Park were built after the 17th century, with few surviving before this period. A small number of large houses and fortified stone buildings do exist around the edges of the National Park, as well as several early churches, but these tend to follow national trends in design. Humbler dwellings, built for tenant farmers and labourers, were largely constructed of timber and thatch before the mid-17th century and have simply not survived or been demolished and rebuilt.

### Houses and cottages

**6.2** A period of relative peace and prosperity in Britain in the 17th century saw many of the nation's timber houses rebuilt in stone in what is known as the 'Great Rebuilding'. In the Lake District, rebuilding was driven by a new, largely independent class of wealthy tenant farmers who became rich on the success of the wool trade. Known as the 'Statesmen Farmers', they began to build robust farmhouses in local stone with Lakeland slate roofs. Many of these survive today as the centre of isolated farmsteads or clustered as part of a historic village core.

**6.3** The term 'cottage' is used today to refer to any small to medium-sized house. Historically, a 'true' cottage was a small dwelling built for a farm labourer or other worker. They were generally cheaply built and as a consequence very few now survive or have been extensively modified. Those that do survive in an approximation of their original form tend to date to the early 19th century when there was greater investment in construction. By the mid-19th century, the vernacular cottage had been replaced by standard type of workers' terraces and pattern book designs found across the country.

**6.4** The following table described the main types of small domestic house (including farmhouses) found across the Lake District.

**Traditional types of domestic housing**

| Type | Description | Date/Area | Key external features |
|---|---|---|---|
| **Two-unit plan** | One-and-a-half storeys building. Ground floor divided into two 'units' or rooms – a general kitchen/living area and a bedroom. The continuous loftspace above was an area for sleeping or storage. In later examples this was divided by a partition into additional bedrooms accessed by ladder or external stone staircase. The fireplace and chimney stack were traditionally at the gable end adjoining the living area. Later examples include a second, smaller stack at the opposite end.<br><br>Variations to the basic plan include a projecting staircase turret and/or a lean-to extension (termed an outshut), to the rear of the house. This housed a back kitchen or scullery. | 1650 to 1810<br><br>Found across the National Park, with a concentration to the south. | Small external window–known as the fire window–marking the location of the original hearth, used to light the inglenook.<br><br>In early examples the door is in the gable. Later more commonly found front centre. In both cases the door led directly into the living area.<br><br>Traditionally, main windows on the front façade with only a small window to the rear to light the pantry. Small windows on the upper storey. No dormers<br><br>Stack against the gable end. Chimney originally built of stone but now most been replaced in brick.<br><br>External stair turret in many cases.<br><br>One-and-a-half storeys high (occupied loft space). |
| **Cross-passage plan** | Similar in layout to the two-unit plan with the addition of an un-heated service room at one end (the downhouse). This was divided from the main house by a cross-passage running front to back. In early examples the room was open to the roof. In later designs it was boarded over, with the upper floor serving as a granary. By the 19th-century the service room had been replaced by the kitchen. This saw the addition of a second stack to the design. There were many variations to the basic layout.<br><br>Adaptations and extensions follow the same pattern as the two-unit house. | 1660 to 1820<br><br>Largely found across the northern half of the National Park. | Front door off centre, leading into the cross-passage. In later examples a central door was added, leading straight into the living room and a porch or door canopy added to protect visitors from the elements.<br><br>Single stack located in the middle of the house, along the wall dividing the main house from the cross-passage. Often a second stack at the living room end.<br><br>Windows mainly to the front, with occasionally a small window to the rear to light the pantry. Upper floor |

| Type | Description | Date/Area | Key external features |
|---|---|---|---|
| | | | windows smaller than those on the ground floor. No dormers.<br><br>One-and-a-half storeys high (occupied roof space) and two-storeys high.<br><br>External stair turret in many cases. |
| **Cross-passage house with farm buildings** | Derived from the traditional longhouse, this type of building combined domestic accommodation at one end with a cowhouse, barn and stable at the other, divided by a cross-passage.<br><br>The basic layout at the domestic end was the same as that for the two-unit plan. In early examples the farm range was single-storey and open to the roof. In later designs it was boarded over and the upper floor used as a hayloft and granary.<br><br>Usually, some differentiation in the build between the domestic end and farm range. This might be the quality of the stone, use of render of other treatment of the window and door detail. | 1660 to 1790<br><br>North and eastern parts of the National Park. | Front door off centre, leading into the cross-passage. In later examples a central door was added into the main living area.<br><br>Windows generally confined to the front wall. Upper floor windows are smaller than those on the ground floor No dormers.<br><br>External stair to upper floor of farm range and/or external stair turret.<br><br>One-and-a-half storeys high (occupied roof space). By the mid 17th century, the design has changed to include a full second storey. |
| **Continuous outshut plan** | 18th century modification of the basic two-unit plan which included a full-height first floor, fitted with full-size windows. The loft space was reduced to a small attic in the roof apex, used for storage.<br><br>In addition, a two-storey extension (outshut) was added running the full length of the rear of the property. This was covered by a continuous lean-to (known as a 'cat-slide') roof. The outshut housed the kitchen and staircase leading to the upper floor. | 1730 to 1830<br><br>All parts of the National Park. | Traditionally a central front entrance, with secondary entrance to the rear.<br><br>Full-sized windows at both ground and first-floor level. Smaller windows at the back in the outshut.<br><br>Front façade symmetrical, with windows evenly spaced.<br><br>Eaves higher at the front and lower at the back because of the cat-slide roof. Gives a distinctive asymmetrical gable shape as the rear side of the roof is longer than the front side. No dormers.<br><br>Dog-leg staircase in the outshut.<br><br>Two-storeys high. |
| **Double-pile house** | A development of the outshut house, the double-pile house has four rooms on each floor, all contained under a single roof. Ground floor: living room and parlour at the front, with kitchen and dairy to the rear. First floor: three bedrooms and a cheese room.<br><br>The dividing roof trusses were replaced by robust internal partition walls carrying the weight | 1770 to 1850<br><br>Common to all parts of the National Park. | Front door leading into the living room. Back door leading into the kitchen.<br><br>In later modification the front door leads into a small lobby lit by a fanlight over the door.<br><br>Windows into each room at the front and back. |

| Type | Description | Date/Area | Key external features |
|---|---|---|---|
| | of the purlins. This meant that a house could be two rooms in width rather than one.<br>This type of building was the most common type of vernacular house from the end of the 18th century onwards and is found extensively across the National Park. | | Symmetrical façade.<br>Internal staircase located between the kitchen and dairy.<br>Pitch of the roof the same on both sides and eaves of equal height.<br>Small attic space in the roof apex used for storage. No dormers.<br>Two-storeys high. |
| **Single-storey cottage** | A humbler version of the two-unit house Comprises a single-storey, two-room dwelling with living area/kitchen on one side and parlour/bedroom on the other. Property heated by a single fireplace at the gable end. A workshop or scullery was sometimes added at one end. All rooms were open to the roof or ceiling.<br>Very few surviving examples. | 1750 to 1830<br>Northern areas of the National Park, particularly in mining areas. | Central door.<br>All windows to the front.<br>Chimney and stack at the gable end. Sometimes a separate stack in the workshop.<br>Pitched roof with eaves of equal height.<br>Single storey. |
| **Two-storey cottage** | Various types of cottage fall into this category. The earliest version is the gable-entry cottage, with one room on the ground floor and a bedroom in the roof space above. A later variation of this is the front-entry 'one-up-one-down' cottage, set singularly or in pairs.<br>The layout was a scaled-down version of the two-unit house, with two rooms on the ground floor, divided by a central internal staircase leading to two bedrooms in the roof space above. | 1780 to 1850<br>Widespread distribution across the National Park, especially common in the central and southern areas. | Central door leading into a lobby with the staircase opposite.<br>Windows to the front. Smaller windows sometimes to the back.<br>Main stack and chimney against the gable, heating the living room. Smaller second fireplace sometimes at the opposite end.<br>Pitched roof with central ridge tile and equal eaves.<br>Two-storeys high |
| **Double-pile single-fronted cottage** | A scaled-down version of the larger double-pile farmhouse, split in half to provide two 'two-up-and-two-down' cottages, set in pairs. Each cottage had a living area to the front and kitchen to the rear with bedroom above, reached by a very steep staircase.<br>Design developed into, and was replaced by, the Victorian workers terrace by the mid -19th century | 1800 to 1850<br>Distributed across the National Park. | Two windows at the front and two at the back, with a central blank window above the doors to keep symmetry.<br>Entered from the front. Doors into each property set together.<br>Stack at each gable end.<br>Two-storeys high. |

## Farm Buildings

**6.5** Traditional farm buildings make a distinctive contribution to the character of the Lake District landscape. Most are simple and functional in design, built in the vernacular tradition from local materials to age-old designs. Changes in farming in the latter half of the 20th century has seen many become redundant and fall into disrepair. Finding a sustainable new use through conversion is one option for securing the long-term future of these buildings. This needs to be approached sensitively with an eye not only to the preservation of the historic character of the building itself, but also any impact on the wider landscape setting.

This includes the farmhouse and associated farmstead, as well as the surrounding fields and boundary walls. It is therefore essential that any proposals for the conversion and/or extension of a farm building is informed by a suitably detailed and researched heritage assessment.

**6.6** The main types of traditional Lake District farm building are summarised below.

**Traditional types of farm building**

| | | |
|---|---|---|
| **Barn**<br>**(see inset for Bank Barn and Field Barn)** | Designed for the storage and processing of arable crops. Generally, a central stone threshing floor for separating the grain from the stalks with room for storage at each end. The threshing floor is usually located in the centre of the barn, with large full-height doors set on opposing sides to provide both light and a through-flow of air. The **Bank Barn**, a form specific to the Lake District, has the threshing floor on the upper floor compared to other parts of the country where it is the ground floor (see inset).<br>The threshing floor became largely redundant after the introduction of mechanised threshing in the 19th century. | Central threshing area open to the roof, flanked by two full-height opposing doors.<br>Storage in two end bays<br>Built of stone, with slate roof.<br>Windows confined to the ground floor. Ventilation slits on the upper levels. |
| **Horse engine (Gin gang or gin case)** | Before the introduction of steam most mechanised threshing machines were powered by horse. The animal walked a circular track and was attached to a central crown wheel and pinion by a shaft. A drive-belt attached to the device transferred power to the threshing machine. The 'engine' was housed in a square, polygonal or apsidal building attached to a barn. Many of these survive today, although huge numbers have been lost, and are testimony to an important point in farming history – the introduction of mechanised machinery. | Either open-sides or with multiple windows to provide good ventilation.<br>Roof supported on timber uprights or stone piers.<br>Distinct polygonal or apsidal shape<br>Elements of the central mechanism sometimes survives. |
| **Cow house or byre** | Designed to accommodate cattle during the winter months or sometimes for milking. Cattle tethered in pairs along the building, separated by a low partition of timber or stone. | No windows, the main source of light being the door. Can include ventilation slits.<br>Horizontal-spit 'barn' door<br>Single-storey with hayloft above.<br>Drain running length-ways through the structure. |
| **Stable** | Rectangular building in plan, divided into stalls for each horse. Stalls separated by a timber or stone 'kick board'; curved at the head end to | Includes at least one window for light and ventilation.<br>Horizontal-spit 'barn' door |

| | | |
|---|---|---|
| | prevent biting. Often a loosebox at one end and hayloft above. The stable was taller and generally better built than the cow byre; a horse representing a greater investment. | Single storey with hayloft above.<br>Floor surface set with V-grooves to improve grip and drainage.<br>Often located next to a cart and implement shed. |
| **Granary** | It was important to keep process grain well-aired and away from rodents, so granaries are always raised and generally on the first floor, reached by an external stone stair. They can be located over a stable, cartshed or even the upper floor of the farmhouse.<br>Used for the storage of processed grain and flour, kept in wooden chests or piled on a close boarded floor. | Ventilation slits rather than windows<br>Occupying first-floor space<br>External stone stair<br>Single door |
| **Cart-shed/implement shed.** | Often located below the granary and close to the stable, the cartshed was an open-fronted building, supported on vertical piers, used for storing farm vehicles and machinery. The sides of the piers are often chamfered to minimise damage to the vehicles. | Open fronted.<br>Usually below the granary. |

**Bank Barns and Field Barns**

The bank barn is an agricultural building distinct to Cumbria and the Lake District. It is the main type of historic farm building recorded across the National Park, with over 400 known examples. A true bank barn is a two-storey building constructed along a natural or artificial bank. A less common variation is built across the bank. This compact building combines a threshing floor on the upper level, with animal accommodation and cartshed below. The advantage of building along the slope meant that loaded carts could be driven directly into the barn via a short ramp and emptied without the need to toss sheaves or haul grain up from the ground floor. The height of the building also ensured a good through-flow of air to help with threshing and winnowing and provided ventilation for storage. For winter feeding, hay and straw could be dropped through trapdoors directly down to the animals below.

At the lower level, a central cartshed was located immediately under the threshing floor so that processed grain etc. could be dropped through and easily carted away. On one side of the cartshed was generally the cowhouse, and at the other the stable. A continuous canopy along the front of the building is a common feature. This provided additional protection from the elements to the animals when the doors were open.

The bank barn design made it ideally suited to the terrain in the south, south west and east of the National Park, although it is less common in the north-west. The earliest surviving example dates to the late 17th century and the form continued to be constructed up till the start of the First World War.

The field barn is a variation of the bank barn. It was an outlying building, set in pasture on the lower upland slopes, away from the main farmstead. Hay was stored on the upper level, with accommodation for young cattle kept loose below. The slope meant that hay for storage could be swept directly into the building from the surrounding pasture for storage. This was then dropped down chutes to feed the animals below during the winter. Most field barns were built between 1790 and 1900.

## Industrial Buildings

**6.7** Industrial buildings are an important part of Lake District heritage, particularly in the mining areas around Coniston, Derwentwater and Calbeck where they are a defining part of the landscape character. The design of these buildings is specific both to their function and technical advances of the time they were built. Very few remain in operation and the majority have fallen into disrepair or been demolished, so losing a vital link with the region's past.

**6.8** Finding an adaptive re-use for these industrial properties that preserves their identity and heritage significance is particularly challenging. They can include machinery and other important fixtures, fittings and internal configurations that make them difficult to adapt to new uses. They are also often clustered as part of a larger industrial complex; although these tend to be relatively small-scale compared with the mills and factories of Yorkshire's West Riding and Lancashire. Despite their challenges, industrial buildings are interesting and distinctive properties and with well-designed conversion can make a positive contribution to place and stimulate wider regeneration.

**6.9** As with all conversions and extensions, design has to be informed by a comprehensive assessment of context, character and significance. This should include a technical understanding of how the site functioned, and its relationship to the wider industrial landscape. In areas like the Coppermine Valley, crumbling mine buildings and revetment walls are part of a general atmosphere of industrial decay, crucial to the valley's sense of place. Restoration and conversion schemes in these areas need careful assessment and consideration of impact on character and setting. Early consultation with the LDNPA heritage team is recommended.

## Urban Areas

**6.10** The vernacular tradition in towns like Ambleside and Keswick varies from that in the countryside. Houses in an urban setting also functioned as shops and sometimes workshops, often occupying long narrow plots with a continuous built-up frontage facing onto the street or market square. Buildings tended to be much taller to maximise on the space available and increase the prestige of the owner, with two and three-storey properties being common. In the 17th and 18th century these were constructed of timber with a stone façade, so what appears to be a robust stone building from the exterior can often conceal a traditional timber frame.

**6.11** The pace and scale of change in Lake District towns and service areas has also been faster and more extensive than in the rural communities. In the last 150 years, large-scale development has changed the face of parts of Keswick, Ambleside, Bowness, Broughton, Hawkshead and Windermere. The latter in particular was transformed from a small hamlet in 1840 to a bustling resort town by 1900. Understanding how a town has grown over time, and the factors that have influenced change, is an essential part of a heritage character assessment and critical to the design of new development that responds sensitively to the existing historic environment.

**6.12** There are 23 Conservation Areas in the National Park ranging from large towns like Ambleside to small hamlets like Hesket Newmarket. Each has a Conservation Area Management Plan (CAMP) setting out key characteristics and attributes contributing to the special architectural and historic interest of the place. This includes discussions on street layout, form, townscape, key architectural styles and features, green space, views and public realm and can be a very useful starting point when planning a new development, even for a site well outside the CA boundary.

**19th and 20th century architecture**

By the mid-19th century the vernacular tradition had declined. Buildings were still constructed using local stone, but the age-old traditional forms had been supplanted by national trends in architectural style: classical Georgian in the 18th century; Victorian Gothic and Elizabethan/Jacobean Revival in the 19th century, and Arts & Crafts and Vernacular Revival in the early 20th century. This type of architecture is sometimes referred to as 'polite' to distinguish it from local vernacular forms. The term 'polite' in this context means a building designed by a professional architect or builder following a national or international fashion, style or set of conventions. Rather than being predominately functional in form, polite buildings were designed to be visually attractive and incorporated non-local materials imported into the region via the new railway. Brick, iron and steel allowed for greater flexibility in construction, and a range of decorative features were executed in wrought iron, coloured glass, and tessellated tile.

**6.13** The variety of architectural style in the 19th and 20th centuries makes an important contribution to the character of the towns and later villages In the National Park and contrasts with the vernacular farmsteads and hamlets in the rural valleys. Through changes in architectural style you can also trace the development of a settlement over time. Late 19th century expansion in Keswick, for example, is typified by a proliferation of Victorian gothic revival, while Windermere and Ambleside are largely Victorian towns with much of the townscape of their cores dating from this time. The majority of urban areas are a mix of architectural styles, celebrating changing social and economic values over time and contributing considerably to the variety and interest of the townscape.

## Architectural Detailing

**6.14** Architectural detailing includes decorative elements like columns, finials, barge-boarding, stained glass and bay windows, and the treatment or finish of functional elements like door jambs and lintels. Together, these make up the 'vocabulary' of building: a set of design features that generally identify it with a particular architectural style.

**6.15** Vernacular buildings also responded to changes in national fashion, especially during the 18th century, but in less formulaic than the later national style and was partly constrained by the properties of the local building material. Slatestone for example did not lend itself to carving, whereas sandstone could be shaped easily into jambs and window surrounds. In general, detailing contributes considerably to the overall character and aesthetic quality of a building. It can also be a useful way to date later modification, extension and change of use.

**6.16** The main forms of detailing common to the Lake District are summarised in the table below.

**Table 6.1: Architectural detailing**

| Feature | Description | Photograph |
|---|---|---|
| **Windows** | The size, proportion and distribution of windows in a vernacular building was dictated by the internal plan. For example, where the principal bedroom is in the loft space, the windows are smaller on the upper floor compared to those on the ground floor.<br><br>Early buildings have fixed, single-mullion-and-transom windows, replaced by the end of the 18th by side-hung casemate windows or double-hung horizontal sliding sashes (sometimes called a Yorkshire sliding sash). These were a cheaper and simpler alternative to the vertical sliding sash and are found across the Lake District, Pennines and Yorkshire.<br><br>Early sash windows sit fairly flush with the wall because of an early statute that the wooden sash box must be hidden behind brick to prevent fire. They also have thick glazing bars and smaller panes. By the mid 19th century advances in production made sash windows cheaper to produce and they become a standard feature of buildings from 1830 onwards.<br><br>Drip-mould are common, sometimes running over both windows and doors in a continuous line. These were carved of sandstone, where available, or else a projecting line of slate stone was used.<br><br>Different architectural styles introduced variations on the basic sash. Curved bow windows are a common feature of Georgian architect, as are oriel windows, that jut out from the upper storeys of a building. Bay windows are a feature of late 19th and early 20th century styles.<br><br>The number of windows in a building, and their distribution, is a key element of architectural character and varies from style to style. Classical forms tending to favour symmetry, while a gothic buildings can include a mix of window sizes on one façade. Frame colour, shutter and window fitting also contribute to the overall identity of a historic building. | Insert photo |

| Feature | Description | Photograph |
|---|---|---|
| | In all cases, when renovating or extending a building careful attention should be paid to both the design of windows and their location.<br><br>During the lifetime of a building the location and shape of the windows can changed and the former opening evident as a blocked opening. Window and door blocking provide clues to former layout of the building are an important part of the heritage significance of a property. | |
| **Doors** | There is a considerable variety in traditional door design across the National Park. Generally, a typical early vernacular door has a shallow four-headed arch carved out of a deep lintel, set with simple stone jambs. The stone lintel is frequently carved with initials and a date, or religious motif. Note that the date of a stone does not necessarily mark when a house was built but could relate to a phase of modification or events like a marriage.<br><br>From the mid-18th century doorcases were influenced by national styles in Georgian architecture, with pediment and architrave. Simple square-headed doorcases were also common, set with projecting jambs. Higher status Georgian buildings can include elaborate door hoods, especially in towns.<br><br>The introduction of the lobby to houses by the late 18th century saw the introduction of the fanlight above the door to like the interior space.<br><br>In the Victorian period four panelled became dominant. Doors in the Gothic Revival or later Arts and Crafts style included stained glass panels, set in both the door itself and fanlight. Front doors also tended to be narrower than their Georgian counterparts. Porches with pitched roofs and tiled floors are a feature of many Victorian house.<br><br>Other detailing associated with doors and entrance ways include: boot scrapes, bell pulls, door knobs and knockers, steps and railings, finger plates and letter boxes. | Insert photo |
| **Roofs and chimneys** | Roofs are generally simple in design. From the early 19th century most were pitched with equal eaves. Dormer windows are rare, as are twin gabled roofs with central valleys. In the 18th century gables were finished with a plain closed verge, raised coping or parapet, and kneelers. Crow-stepped gables (corbie-stepped) common where slatestone is the main walling material. Decorative barge-boarding introduced in the 19th century.<br><br>Chimneys in general a prominent feature. Early building may include an end-stack projecting out from the gable wall. A modification of this, found particularly in southern parts of the Lake District, is an end-stack and chimney projecting from either first-floor level or the roof apex. In both cases the stack is carried on stone corbels. By the late 18th century most stacks were internal, with flues running through the wall and only chimneys visible on the outside. The number of chimneys and chimney pots indicate the location and number of hearths or fireplaces in the property.<br><br>A large number of stone chimneys have been replaced in brick, with few original examples surviving. | Insert photo |

| Feature | Description | Photograph |
|---|---|---|
| | Water-tabling –a line of projecting slates to deflect water– is a typical Lake District feature.<br><br>From the mid-19th century onwards, chimneys varied according to architectural style and fashion. Georgian chimneys tend to be simple in design and often hidden behind a prominent cornice. In contrast, they are a dominant decorative feature of the late 19th century Jacobean Revival style. . | |

## Traditional building materials

### Walling

#### Slatestone

**6.17** Unlike many regions of England, stone can be found in abundance across the Lake District and has been used in the construction of traditional buildings for thousands of years. Until advances in transport in the early 19th century, most stone would have been quarried locally, close to where a building was being constructed. As such, vernacular buildings have a particular affinity with the surrounding landscape, reflecting the distinct colour and texture of the natural environment.

**6.18** Slatestone is the most common type of stone used in the National Park for both walling and roofing. Broadly speaking this can be divided into two main types: Blue-grey slate of the Windermere Supergroup and grey-green 'Westmorland' slate of the Borrowdale Volcanic Group. The Blue-grey slate is largely found on the south side of the National Park and is characteristic of places like Bowness and Windermere, while the Westmorland slate is found to the north and is characteristic of Grasmere, Troutbeck and Ambleside. The dark grey slate of the Skiddaw Group is also found in north-west parts of the National Park, most notably Keswick. This does not split easily and is only used for walling not roofing.

**6.19** Traditionally, walling material was a by-product of the production of roofing slate. The growth of commercial quarrying in the 18th and 19th century meant that there was vast quantities waste material available for building. Whereas roofing slate was hewn from the same piece of rock, giving some uniformity of colour, quarry waste would be from several sources in a variety of colours and sizes, although generally they tend to be quite linear in form. A wall built of Blue-grey slate for example can include blues, grey-brown and purple hues. Where used, the variegated shape, hue and size of the old waste stone gives unique character to both vernacular and polite buildings.

**6.20** Slatestone walls were rubble-built, both coursed and un-coursed, and were traditionally of dry-stone construction, built without mortar. This relied on the skilful selection of interlocking stone by the builder to give the structure stability. However, in such a damp and wet climate water ingress was a continual problem. Initially, this was combated by covering the drystone wall in a lime render, which had the added advantage of also reducing drafts. An alternative approach was to tilt courses of bed-facing stone slightly downwards to deflect water from the core of the building. This type of 'watershot construction' was common across the Lake District from the late 18th century, particularly on industrial buildings. By the 19th century builders had developed a technique of laying a mortar strip along each course stone. This was set back from the face of the wall to give the impression of dry-stone walling, while serving to seal the building from draughts and water penetration.

#### Carboniferous Limestone

**6.21** An outcrop of the Great Scar Limestone Group extends along the north, east and southern edges of the National Park and is the main source of walling material in these areas. This includes the northern edge of Borrowdale and Bassenthwaite, east side of Ullswater, Hawswater, Windermere, and large parts of Coniston and Eskdale. The pale-grey Carboniferous Limestone in these areas varies in quality and is generally used in rubble-stone construction, and less commonly as ashlar. Hammer-dressed quoins and lintels may be seen, but more frequently red Penrith Sandstone or red-brown Sherwood Sandstone is used for dressings, enlivening the appearance of the otherwise grey buildings. Rough-cast render or lime wash is typically used to seal rubble-built walls. This was traditionally painted cream or grey, but more recently various coloured facades have begun to

appear. Projecting through-stones are a common feature of rubble-built properties. Sometimes of higher quality stone, these protrude through at intervals and help strengthen the stability of the wall.

#### Cobblestones

**6.22** The use of cobblestones in wall construction is found in many parts of the Lake District. The rounded stones occur naturally across the region in the glacial till soils (debris from the retreating glaciers during the last Ice Age) or river beds, and vary in size from fist size cobbles to medium sized boulders. Field clearance for agricultural purposes saw a ready supply of such 'field stone' for building purposes and they can often be seen in the foundations of early vernacular buildings. In construction the cobbles are often split to give a fair-face to the wall and set in a thick bedding layer of clay or mortar. Slatestone is mixed in to provide additional stability. The walls are characteristically quite thick, and broader at the base. Dressings are of sandstone, limestone or occasionally slatestone.

**6.23** Exposed cobblestone walls have a distinct rugged appearance; the stones varying in colour from purple black to light grey and look particularly striking when wet. However, more typically the buildings are rough-cast rendered to provide protection from the elements.

#### Clay

**6.24** Clay-walled buildings (cob) are commonly found across many parts of Cumbria but are rare in the Lake District.

#### Timber

**6.25** The ready supply of local stone means that timber-framing is much less common in the Lake District than other counties across England. Cruck roofed barns and houses do however survive. Particularly in an urban context, an impressive stone façade may conceal earlier timber framing.

#### Brick

**6.26** Brick is not a traditional building material to the area. Like Welsh Slate, it was imported into the area by train from the 1840s onwards. Its use was originally limited to the new resort towns and those villages along the rail network, but it became more widely used from the late 19th century onwards.

### Roofing

#### Lakeland Slate

**6.27** Traditional roofing material throughout the National Park is Lakeland slate. This is true even in the Carboniferous limestone areas. The green-grey Westmorland slate is used in the north of the region, and Blue-grey slate to the south. Settlements in the middle, like Ambleside, use both. However, when weathered there is really very little difference in appearance between the two. Both share three prime characteristics:

- **Thickness:** Lakeland tiles are thick and need to be dressed along the edges (whittled) to lay flat. This means that each slate is slightly different and can be distinguished when set together on a roof rather than merging together as Welsh slate does.
- **Variety:** each slate is specifically dressed and varies slightly in shape. Local slaters organized the stone in different sizes, set in diminishing courses on the roof. The larger and wider slates used at the bottom along the eaves, decreasing gradually in size up the roof with the shorter narrower stones at the ridge. This technique creates a pleasing aesthetic and anchors the building to the surrounding landscape. The ridge was protected by sandstone ridge tiles where available or interlocking 'wrestler slates'.
- **Weathering:** local slate weathers to a soft, green or blue-grey colour and gets covered in lichen, harmonising with the surrounding natural environment.

#### Welsh Slate

**6.28** Welsh slate was first imported into the region by railway and has been used from the mid-19th century onwards. It was supplied in thin, uniform-cut blue or purple slates, which when laid give a roof a homogenous appearance. The slate also does not weather, but remains the same colour. Overall, the material is quite at odds with the variegated colour, shape and size profiles of the traditional vernacular. In the National Park its use historically has been limited to new urban development in the late 19th century, although even here local slate remained common. However, since the mid-20th century Welsh slate (and other imported alternatives) has increasingly been used to replace failing roofs of local slatestone. This has a significant impact on both the look and character of the individual building and wider townscape or landscape, especially in rural areas.

# Settlement Character

## Distinctive Area: North

### Keswick

#### Settlement Type

**6.29** Keswick is a compact and clustered rural settlement with an identified centre / high street of commercial buildings. Its form and character reflect three main periods of growth. This first is its medieval market town core with a dense layout of buildings and closely packed burgage plots lining the marketplace. The second is its 18th century expansion along the river Greta as an industrial town harnessing waterpower for textile and lead mills. The third stage is its Victorian expansion as a tourist resort, complete with railway station and new streets with rows of boarding houses and villas. This area is surrounded by rural land in the form of steep-sided fells, and smaller, fragmented hamlets.

#### Materials and Landmarks

**6.30** Traditional building materials either Skiddaw granite –a dark grey 'slate'– or Felsite –a pale, grey fine-grained rock. Green Westmorland slate, from the Borrowdale Volcanic Group to the south, became popular in the 19th century when it was transported by train from commercial quarries in Borrowdale. This quickly became the predominant building material in the town and used for both walling and roofing. The walling slate varies in size, shape and colour, ranging from mid-grey to deep purple-black.

**6.31** Slatestone buildings are constructed using interlocking linear rock, set in rough courses and with deep recessed beds that give the wall a 'dry-stone' appearance. Traditionally, the stonework was frequently weatherproofed by limewash or rough-cast rendered, but by the end of the 19th century it was more fashionable to leave the stone exposed. The bare slatestone, with its varied colour, especially when wet, is a distinctive part of the character of the town. Examples of more formal stucco finishes are also common.

**6.32** Roofs are of Westmorland slate, set in diminishing courses, with smaller slates towards the ridge. Welsh slate roofs are rare. Rounded or circular-section chimneys are common. Skiddaw and Threkeld granite setts are used as surfacing material, together with river cobbles. Boundary walls are a mix of Westmorland slate, Skiddaw granite and field stones. Building stock comprises traditional vernacular and 18th century Georgian in and around the historic core, and Victorian Gothic and Domestic Revival terraces and semi-detached villas in areas of 19th and 20th century expansion.

**6.33** Key landmarks are the Moot Hall, old Market Place, George Hotel and Kings Arms pub, Greta Bridge, The Plosh, Alhambra Cinema, St. John's Church, the Parsonage, the library and Battersby Hall, St. John's School cottages, Greta Hall, Greta Bridge Mill and the Derwent Pencil Museum

### Stonethwaite

#### Settlement Type

**6.34** Stonethwaite is an agricultural hamlet with a predominately nucleated structure. The various farmsteads and short cottage rows that comprise the settlement are loosely clustered along the village street and run roughly parallel to it, but to varying

degrees. Stonethwaite stands within a narrow ribbon of enclosed agricultural fields that run along the valley bottom, above Stonethwaite Beck to the northeast, and below the steep rise of Broad Haystack to the southwest.

#### Materials and Landmarks

**6.35** Local building stone is a dark grey to purple black Borrowdale Volcanic Group slatestone, used as both walling and roofing material. Fieldstone cobbles are also used. Buildings are rubble-built, with a mix of exposed 'dry-stone' stonework and limewash render. Agricultural buildings are more commonly left unrendered. Dressings are predominantly slatestone, including roughly-shaped and dressed quoins, lintels and window surrounds. Roofs of green Westmorland slate, set in diminishing courses.

**6.36** Buildings stock is a mix of vernacular farmhouses and agricultural buildings, with some later development in a sympathetic style. Settlement remains fundamentally agricultural in nature. Many of the farm buildings retaining evidence of their original function. Properties are one or two storeys high and clustered in groups off the main through-road, and anchored to the landscape by a network of slatestone and fieldstone-cobble boundary and field walls. Detailing is modest and largely functional with very few architectural flourishes.

**6.37** The village contains some of the oldest buildings in Borrowdale. There are 8 Grade II listed buildings within the historic village core.

## Distinctive Area: East

### Penruddock

#### Settlement Type

**6.38** Penruddock is made up of a collection of dispersed clusters of farmsteads . Some of these have expanded and coaleseced as linear development following the course of lanes expanded several of the clusters. These are surrounded by agricultural land, with evidence of former strip fields preserved in the landscape, and other small clusters of dwellings (hamlets). The remains of the former town strip fields are clearly evident in the surrounding landscape.

#### Materials and Landmarks

**6.39** Area of Carboniferous limestone. Traditional walling material is a local pale grey limestone. Walls are either of roughly-squared stone set in courses, or rubble-built with prominent through-stones. Use of limewash or rough-cast render on domestic buildings is common and usually painted grey or cream. The stone on agricultural buildings is generally left exposed. Window and door detailing is in locally imported red sandstone with some rough-shaped limestone quoins. Decoration is modest and functional. Roofing is Westmorland slate, set in diminishing courses.

**6.40** Properties are low set in the landscape; restricted to one or two storeys high. Some of the modern properties include dormers.

**6.41** Buildings stock a mix of farmhouses and agricultural buildings in the vernacular style, with late 19th and 20th century infill.

**6.42** Includes 10 listed buildings, mostly farmhouses and barns.

### Glendridding

#### Settlement Type

**6.43** Glenridding was a small, scattered settlement around the T junction of the north-south through route (now the A592) and the lane serving the upper valley of Ulls Water. Lead was mined at the top of this valley at Greenside from the late 18th century until 1962. Linear terraced forms of miners' cottages from the second half of the 19th century and early 20th century extended the settlement and made its main roads the focal points. This was amplified by tourist-related development as the village is close to both the shore of Ullswater and the Helvellyn Range.

#### Materials and Landmarks

**6.44** Local building stone is a dark grey, red-brown to purple-black Borrowdale Volcanic Group slatestone, used as both walling and roofing material.

**6.45** Vernacular buildings are built of uncoursed rubble-stone, using quite large pieces of rock and set with massive slate lintels and roughly shaped quoins. Stonework is close-set and generally water-shot to avoid water penetration. Rendering not common, although examples can be found. Character of the area along the lakeside is distinctly different to that in the main body of the town. Properties in this area are much grander and were built in the late 19th and early 20th century to take advantage of views over Ullswater and includes two-purpose built Victorian hotels on the lakeside. These are the tallest buildings in the town, other properties are generally one or two storeys high. Later 20th century development is focused along Greenside lane or set in cul-de-sacs to the rear of this. These are modest 1950s and 60s two-storey houses with rough-cast render, in contrast to the exposed stone of the historic properties. The early 19th century Glenridding House is a key landmark. This is an early lakeside villa built in the Regency style.

### Pooley Bridge

#### Settlement Type

**6.46** A market charter was granted in 1214, though it probably only served a very local catchment. The core of the settlement is the remnant of its market place alongside the first river crossing point downstream of Ullswater. The scattered layout east of the former market place along High Street has been 'rounded off' by later infill and limited linear expansion. This is surrounded by rural land and a collection of camping/caravan parks and a selection of isolated dwellings.

#### Materials and Landmarks

**6.47** Located within a band of Old Red Sandstone, with an outcropping of the Skiddaw Group to the south and Carboniferous Limestone to the east. Buildings commonly constructed of uncoursed limestone and sandstone rubble with local red sandstone dressings and limestone quoins. Roofing material is Westmorland slate, set in diminishing courses. Skiddaw granite sets used as surface material. The majority of houses are rough-cast rendered and painted white, cream or grey, with detailing picked out in a contrasting colour.

**6.48** Building stock comprises two-storey late 18th and early 19th century cottages and larger 19th century properties, including the three-storey Crown Inn. Late 19th and 20th century development largely restricted to the periphery. Decoration an detailing is modest, and largely Georgian in character. No listed buildings.

**6.49** Key landmarks include the Crown Hotel, St Paul's Church and Sunniside Barn; one of few former agricultural buildings surviving in the village.

### Askham

#### Settlement Type

**6.50** Askham is a planned medieval village associated with Askham Hall. Askham has a distinctive linear settlement pattern with near-continuous frontages of 17th, 18th and 19th century farmhouses, barns and cottages that face each other across a long central east-to-west green. Rural setting surrounded by open fields to the north and south.

#### Materials and Landmarks

**6.51** Located in an area of Carboniferous Limestone. Building material comprises local sandstones and limestones, together with glacial fieldstones. Buildings are mainly uncoursed rubble-built with sandstone dressings. Roofing is Westmorland slate set in diminishing courses. Domestic buildings are predominately limewashed or rough-cast rendered and painted white. The stonework on the agricultural buildings is left exposed and provides a nice contrast with the domestic properties that contributes to the distinctive character of the village. Properties are commonly one or two storeys high resulting in a mix of roof heights. Buildings largely Georgian in design, with symmetrical facades and little decoration. Most face onto the street or a shallow front yard. Arched cart-openings create interest and punctuate the continuous frontage of the main street. Field cobbles are used as surfacing in some areas.

**6.52** Overall, there is very limited modern development and where this does occur it is usually clustered in pockets of infill. Village remains agricultural in character.

**6.53** Askham is a Conservation Area and includes a large number of listed buildings. Key landmarks are the Grade I Askham Hall, set in a Grade II Registered Park and Garden at the eastern end of the village, and the Grade II* listed St Peter's Church.

## Distinctive Area: West

### Bootle

#### Settlement Type

**6.54** Founded in the 12th century, Bootle developed as a linear market town along and beyond its probable marketplace at Main Street. Predominately agricultural in origin, but with some industrial activity associated with the tile works at Skelda Hill. In the 1850s the Furness Railway line opened to the west with a new station built at Hycemoor (Bootle Station). This saw the focus of development shift to the west side of the town, along Chapel Lane. Royal Ordnance Factory built near to the station in the 1940s. Further expansion throughout the 20th century along Chapel Lane, initially to house munition workers and later those from Seascale. As a consequence, the A-shaped 'frame' of routes formed by Main Street, Church Lane and Chapel Lane has been infilled with 20th century housing.

**6.55** Remnants of the linear medieval plots surviving on the east side of Main Streets, leading down to the Beck. Vestiges of the old town field system also fossilised in the later enclosure landscape.

#### Materials and Landmarks

**6.56** Located on the Wilslow Sandstone Formation. Buildings in the historic core, along the A595, are constructed of sandstone and limestone with Blue-grey slate roofs. Almost all of the buildings are rough-cast rendered or pebbledash with lintels and quoins picked out in a contrasting colour. The buildings face directly onto Main Street. Style is predominantly Georgian influenced with little decoration and symmetrical facades. There is more variety at the southern end of Main Street, at the junction with Chapel Lane, where there are several larger residence with drip moulding around the windows, decorated doorcases and roof kneelers.

**6.57** The 20th century development on the west side of Bootle comprises largely residential streets and cul-de-sacs dating to the latter half of the 20th century. There are several listed buildings including the Grade II* United reform church at the southern end of the village and the Grade II St Michael's church. The latter is medieval in origin but extensively restored and expanded in the 19th century.

### Gosforth

#### Settlement Type

**6.58** Medieval poly-focal settlement that developed around The Square on the west side and Whitecroft on the east side, around St Mary's church and Gosforth Hall. The two separate clusters of the settlement were connected by Whitecroft Lane.

**6.59** The arrival of the Furness railway in the 1850s, and opening of Sellafield station, saw increased interest in Gosforth as a rural resort. New hotels and inns were constructed around the The Square and residential properties built at Denton Hill and Whitecroft. Expansion continued through the 20th century, initially as a dormitory settlement to house munitions workers and later to serve Seascale. The two original centres have now coalesced into a single village and the historic layout is subsumed by 20th century housing estates and cul-de-sac. Gosforth also nearly coalesces with the hamlet of Wellington, to the eats, which has expanded with small estates of suburban houses in a similar manner to Gosforth, but on a lesser scale.

#### Materials and Landmarks

**6.60** Located in an area of St Bees sandstone, just west of the Borrowdale Volcanic Group. The red sandstone lends itself well to use as both walling material and for detailing. Cobbles, limestone and slatestone are also used.

**6.61** Vernacular buildings are focused at the two ends of the settlement and along Whitecroft Lane. A mix of construction styles are displayed. Squared and ashlar sandstone is frequently used on the front façade and visible gable of a building, while

cheaper rubble-built walls are reserved for those areas hidden from view. Use of roughcast render is extensive, usually painted white, cream or grey with contrasting detailing. Pebble-dashing has been used more recently. Roofing material is Westmorland slate, set in diminishing courses. No dormers.

**6.62** Vernacular buildings are Georgian-influenced in terms of design, with minimal decoration and symmetrical facades. Detailing in sandstone. This is generally painted, but where exposed contributes to the identity and character of the place. Later Victorian properties along the main road feature bay windows and occasional decorative barge boarding. Properties face directly onto the street and are mainly two-storeys high. Boundary walls are rubble-built using sandstone, limestone and field cobbles. Few surviving farm buildings.

**6.63** Modern housing estates lie to the south and north and are a mix of late 20th century two-storey semi-detached properties and bungalows.

**6.64** Landmarks include the Scheduled St Mary's cross, Grade I St Mary's church, Grade II* Gosforth Hall, Grade II* library and village hall, and several other Grade II listed buildings. Parkland around the Grade II Steelfield Hall and landscaping around Gosforth Hall and church are important greenspaces, and part of the historic character of the settlement. Fragments of the former townfields also survive, although largely eradicated by later enclosure.

### Silecroft

#### Settlement Type

**6.65** Medieval settlement that developed along the coast road leading west from the main route along the western side of the Millom Peninsula. Originally a nucleated settlement clustered to the west of the later railway, with separate outlying farmsteads at West Kellet and Hodgson Green.

**6.66** The arrival of the Whitehead and Furness Railway in the 1850s saw Silecroft a focus for industrial activity associated with the brick works to the south-west. Cottages associated with the works seem to have been built in informal short rows and clusters, continuing the organic plan of the village. Throughout the 20th the village gradually expanded to the south-east and north-west in a linear fashion. Today, the three original clusters of settlement have virtually coalesced.

#### Materials and Landmarks

**6.67** Located on the Wilslow Sandstone Formation. Buildings in the historic core and at West Kellet are constructed of sandstone and limestone with Blue-grey or Westmorland slate roofs. They are constructed of uncoursed rubble, using a mix of limestone, sandstone and river cobbles and set with rough-shaped quoins and red sandstone dressings. Many are rough-cast rendered and painted cream, white, grey or pale yellow. Some later examples are stuccoed with etched ashlar. The stonework on agricultural properties is left exposed.

**6.68** Buildings are mainly one or two storeys high, the exception being two three-storey granaries on the edge of West Kennet. Development on the east side of the railway is slightly different in character, and later, to that on the west.

**6.69** Key landmarks include the Grade II Manor House and attached cottage, Grade II farm range near to the station, collection of railway building, and West Kennet granaries. Vestiges of the former medieval townfield system preserved in the layout of the surrounding fields.

## Distinctive Area: Southeast and Central

### Windermere

#### Settlement Type

**6.70** Windermere is a rare example of a town created on a predominantly 'greenfield' site following the opening of a railway terminus in 1847. In the latter half of the 19th century Windermere expanded rapidly to the south and west to accommodate an influx of tourists to the area and residents keen to settle.

**6.71** The streets vary in scale and ambition with a mix of humble cottages and taller, high-status dwellings. A higher density mixed use town centre became established on the route between the railway station and Bowness to serve the town. A series of substantial villa properties were built in the late 19th century to the west of the town at Orrest Head.

**6.72** The town as a whole has a spectacular Lakeland rural setting within low hills and woods and significant views to the distant fells and lake Windermere.

### Materials and Landmarks

**6.73** Located on the Windermere Supergroup. Local walling material is a mix of dark grey to purple slatestone and light grey carboniferous limestone. Roofing material is Blue-grey slate or Westmorland slate, set in diminishing courses. By the late 19th century, blue Coniston slate and red Furness sandstone was imported into the town by rail and used to contrast with the local stones to great effect. Rough-cast render not uncommon, usually painted white or grey, with detailing and quoins picked out in a contrasting colour. Brick is rare.

**6.74** There are several good examples of provincial Victorian and Edwardian commercial and residential architecture in the town centre. These include a wealth of external period details such as decorative bargeboards, bay windows, dormers, oriels, finials, ridge tiles. Several green parks and public places. Windermere is a Conservation Area and includes a large number of listed buildings.

## Staveley

### Settlement Type

**6.75** Granted a market charter in the 14th century, Staveley developed on both sides of Main Street, with clusters and rows of buildings strewn between the two bridges over the River Kent and the junction with the road leading west to Windermere.

**6.76** Narrow back lanes led to a series of mills on both sides of the river the earlier corn mills joined by water powered textile mills. The local textile industry declined over the second half of the 19th and early 20th centuries and so there are relatively few examples of terraced streets built for mil workers.

**6.77** Instead, it was a suburbanisation of the village as a commuter settlement that saw the area bounded by Main Street, Windermere Road and the railway infilled with streets and small estates of 20th century housing and continuing south of the railway. This later expansion perhaps reflects Staveley's proximity to Kendal and its railway and road connections compared to other Lake District villages. The village is surrounded by high-grade pasture.

### Materials and Landmarks

**6.78** Located on the Windermere Supergroup. Walling material is a mix of dark grey to purple slatestone and light grey carboniferous limestone. Roofing is Blue-grey slate or Westmorland slate, set in diminishing courses. The local vernacular comprises mainly two-storey dwellings built in rows, with roof ridges running parallel to the road. Slatestone buildings are constructed using traditional techniques giving the distinctive 'dry-stone' appearance typical of the Lake District. Limestone buildings are rubble-built and have a more haphazard look, with buttered and flush pointing. Detailing comprises simple limestone lintels and quoins, as well as slate or stone drip-moulds and labels.

**6.79** The late 19th century buildings are more varied in style and have a strong vertical emphasis, with steep pitched gables, both roof and wall-head dormers, barge-boarding, bay windows and highly decorated porches. Building stock dating to this period include residential and commercial properties and several industrial mill buildings on the river. The latter have successfully been adapted to other purposes.

**6.80** Staveley is a Conservation Area including 6 listed buildings and the Scheduled ruined chapel of St. Margaret.

## Loghrigg Meadow

### Settlement Type

**6.81** Late 19th to mid-20th century piecemeal suburban expansion to the south of Ambleside on former pasture land between to Rothay Bridge and Lake Road . Originally comprised a mixed of large detached Victorian villas and more modest cottage

rows set out along the Rothay, Wansell and Lake roads. Further expansion south in the early to mid 20th century, principally of detached and through-detached houses, with occasional bungalows and short terraces.

#### Materials and Landmarks

**6.82** Ambleside is located on the Borrowdale Volcanic Group. Slatestone is the predominate local building material used extensively for walling and roofing. Slatestone left exposed on the majority of the 19th-century buildings, the 'dry-stone' appearance no doubt appealing to the Victorian Romantic ideal of the 'traditional' Lakeland vernacular. Rough-cast render also common, generally painted white.

**6.83** The area features a mix of Gothic, Domestic Revival, Arts & Crafts and 1930s/50s designs. This range of styles, especially the variety of roof heights and shapes, is distinctive and creates interest. Common features include dormers, turrets, finials, wall-head dormers and pitched roofs. There are very Few classical references.

**6.84** Key landmarks are the Grade II listed Rothay Manor Hotel, and non-designated Church of Mater Amablis. The associated churchyard is also an important public green space.

### Bowness

#### Settlement Type

**6.85** Originally a medieval lakeside trading and fishing settlement, Bowness has now become one of the most popular tourist destinations in the Lake District. The historic core at Lowside is loosely focused around Queen's Square and Royal Square, and displays a haphazard, organic quality. Later expansion along the Lake Road in the 19th century was more formal and comprises a mix of suburban villas, semi-detached houses guest houses and Victorian stone built terraces.

**6.86** The town enjoys a rural setting at the foot of low-lying hills with attractive views across Windermere lake.

#### Materials and Landmarks

**6.87** Located on the Windermere Supergroup (Kendal Group). Walling material is a mix of dark grey to purple slatestone and light to dark grey carboniferous limestone. Roofing is Blue-grey slate or Westmorland slate, set in diminishing courses. Walling stone commonly linear but can also be rectangular or square in shape. Overall the walls have a strong horizontal emphasis. Smooth or roughcast render is common, although in many cases the stonework is left exposed. Detailing comprises sandstone window lintels, cills and quoins.

**6.88** Buildings are largely two to three storeys high and a mix of commercial and residential properties. Character of the architecture is predominantly Victorian gothic and Edwardian Domestic Revival and Arts & Crafts. Roof and wall-head dormers are common, as are pitched roofs and dominant chimneys, creating an interesting and varied roofscape. Overhanging first-floor oriels, bay windows, finials, barge-boarding, four and two point arched windows and doors and turrets are all common.

**6.89** The historic core of Windermere is a Conservation Area and includes the Grade I Church of St. Martins as well as several other Grade II listed properties.

## Distinctive Area: South

### Backbarrow

#### Settlement Type

**6.90** Backbarrow was originally a small medieval hamlet and corn mill on the River Leven. By the mid 19th century the settlement had become a hive of industrial activity focused around two textile mills: the Leven Woollen Mill and Leven Colour Works. The village also served the Backbarrow Ironworks on the west side of the river. Workers' accommodation developed along both sides of Brow Lane in the late 19th and early 20th centuries.

**6.91** The closure of the mill in 1981 was followed by a major phase of new development during which the village almost doubled in size, extending to the west side of the river. The Leven Colour Mill has been converted into the Whitewater hotel.

**6.92** The A590 has been superimposed on Backbarrow and it effectively bypasses the village and the old river crossing despite running through the middle of the settlement. The houses form linear shapes, and the street pattern is fairly compact, with few side streets or culs de sac. The surrounding area is predominately rural with the occasional hamlet or isolated dwelling.

#### Materials and Landmarks

**6.93** Located on the Windermere Supergroup (Kendal Group). Walling material is a mix of dark grey slatestone and light to dark grey carboniferous limestone.

**6.94** Leven mill lies at the historic core of the village. It stands six-storeys high and retains much of its industrial character. A small number of workers cottages survive relating to this phase of village use. The historic buildings are 'dry-stone' constructed in slate with Blue-grey slate roofs. Stonework is commonly left exposed, or smooth or rough-cast rendered. Modern development is a mix of two-storey houses and bungalows which respond to the historic character of the place with varying levels of success.

**6.95** The key landmark in the village remains the Colour Mill, now the Whitewater Hotel. To the south-west are the remains of the Backbarrow ironworks –a Scheduled Monument– and the Grade II Backbarrow bridge. To the south are the remains of the Lowood gunpowder works, also a Scheduled Monument.

### Hawkshead

#### Settlement Type

**6.96** Hawkshead is a small, compact market town situated slightly downstream from Esthwaite Water. It is separated from the valleys containing Lake Windermere and Coniston Water by high, sharply rising fells. The street patten in Hawkshead is very complex and organic. It is clustered along the roughly north-south Main Street and there are several short streets branching off at approximate right angles to it. In the historic core of the town, buildings face directly onto the street, giving a highly enclosed, intimate character. Hawkshead was granted a market charter in the 17th century. This relatively late date means the outdoor market spaces have been accommodated within the adapted organic plan of the settlement rather than the settlement being laid out around a formal marketplace as happened in most medieval market centres. Road connectivity is good and access to the surrounding hamlets can be easily achieved. The B5285 has been re-routed so it effectively forms a bypass and back street to the east side of Main Street and has itself been the focus for the more recent expansion of Hawkshead. To the north is Hawkshead campsite and to the south of Hawkshead is the Esthwaite Water and the North Fen National Nature Reserve.

#### Materials and Landmarks

**6.97** Located on the Windermere Supergroup (Coniston Group). Local building material is a mix of sandstone, slatestone, and limestone. Primary building material is slatestone, laid in dry-stone courses and set with sandstone quoins and dressings. Many buildings protected by rough-cast render. Water-shot walls are also common. Roofs of Blue-grey and Westmorland slate.

**6.98** Within the historic core most properties are two or three storeys high. The latter with roof or wall-head dormers. The town enjoys an eclectic mix of architectural style that sees Georgian buildings with symmetrical facades, low horizontal emphasis, pronounced drip moulds and door hoods, standing cheek-by-jowl with Victorian pitched roofs, canted bays, and mock-timber-framing. Some upper storeys form bridges across the street, while others are built so closely together that there is only a narrow path beneath.

**6.99** A key feature is a series of long cobbled-yards set with back buildings and accessed via archways from the street. This type of arrangement was once common in many towns but has now often been lost to redevelopment. More recent development to the north and south of the historic core. Hawkshead is a Conservation Area with a large number of listed buildings.

# Chapter 7
# Public Space

## Public Realm

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code | 2021 | The NMDC highlights the importance of movement in framing well-designed places. To make places accessible and easy to move around, well connected streets, good public transport, the promotion of walking and cycling, and well-considered parking all need to be integrated into design. |
| Manual for Streets | 2007 | Manual for Streets (MfS) provides a benchmark for best practice when it comes to the composition, layout and design of residential streets. It begins to look at streets as public spaces and not just movement corridors for motor vehicles, instead prioritising the movement of pedestrians and cyclists.<br>The document begins by guiding designers, planners and developers on how to best understand the context of their streets before setting out best practice design principles in relation to layout, connectivity and delivering quality places. A number of detailed design issues, including addressing a variety of users' needs, street geometry, parking, traffic signs and markings, street furniture and lighting, and materials, adoption and maintenance are also explored. |
| Manual for Streets 2 | 2010 | Manual for Streets 2 (MfS2) builds on the success of Manual for Streets and provides additional technical advice on how to ensure streets also deliver high quality public realm.<br>Similarly to MfS, MfS2 initially sets out how to best understand the context of different streets. The guidance then goes on to explore how to successfully address detailed design issues, including pedestrian needs, cycle facilities, bus facilities, carriageways, junctions, crossings and accesses, visibility, on-street parking, street furniture and trees, and traffic signs and markings.<br>The guidance also provides some best practice case studies. |
| Building for a Healthy Life | 2020 | Building for a Healthy Life (BHL) empowers communities to set their own expectations of new development by providing a series of considerations that will allow the qualities and deficiencies of new development proposals.<br>BHL should be used as a 'golden strand' running through the development and planning process. Its overarching message is distilled into three theme, Integrated Neighbourhoods, Distinctive Places, and Streets for All. Examples of what good and bad design in relation to these three themes would look like are presented within the guidance to help communities, planners and designers ensure the delivery healthy places. |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | These three themes are easily cross-referenced with the NPPF and National Design Guide. |
| Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure | 2021 | Inclusive Mobility provides essential guidance for ensuring those with disabilities are not excluded from public spaces through poor design. It initially explores barriers which commonly exist within public spaces to those with disabilities, before providing best practice guidance for the design of footpaths, pedestrian crossings, changes in level, tactile paving, cycling facilities, car parking, public transport, signage, lighting and access to the countryside. |
| Streets for All – Advice for Highway and Public Realm Works in Historic Places | 2018 | Streets for All provides practical guidance on how highways and public realm improvements can be sensitively integrated into historic locations without harming their intrinsic character. Best practice guidance on surfaces, street furniture, equipment, traffic management and environmental improvements are included within the document. |
| Regional | | |
| Cumbria Development Design Guide | 2017 | The Cumbria Development Design Guide, updated in 2017, takes into account recent national standards, including guidance on the delivery and design of Sustainable Drainage Systems (SuDS) and highways. This guide provides design advice on a number of elements, reinforcing the importance of creating streets and not road. These elements include:<br>■ Road hierarchy<br>■ Visibility<br>■ Carriageway widths<br>■ Junctions and radii<br>■ Turning areas<br>■ Speed management<br>■ Gradients<br>■ Vertical clearance<br>■ Signs and markings<br>■ Parking<br>■ Utility services<br>■ Lighting<br>■ Landscape, and<br>■ Sustainable Drainage Systems (SuDS) |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | A series of appendices also support the guide with additional technical information, including for parking, highway design, SuDS, PRoWs and lighting. |
| Local | | |
| Lake District National Park Local Plan | 2020 | Policy 21 'Sustainable access and travel' aims to encourage the use of sustainable transport modes, particularly for visitors.<br>Policy 22 'Vehicle parking to improve sustainable transport' aims to reduce the need for private vehicles, whilst encouraging more sustainable options. |
| Lake District National Park Partnership's Management Plan 2020-2025 | 2020 | Outcome 5 of the Management Plan discusses sustainable travel and transport, highlighting the need for low carbon and active travel to be the obvious and more attractive choice for essential and leisure travel. Transformative actions include things like:<br>■ Rolling out EV charging<br>■ Develop cycle corridors and spurs<br>■ Deliver on the strategic transport corridors set out within the CTIP Cumbria Transport Improvement Plan<br>■ Develop a network of e-bike charging points<br>Targeted traffic management in suitable locations through community pilots |

## Moving through the Lake District National Park

**7.1** The Lake District National Park is not characterised by an extensive road network and hosts just a handful of primary roads, including the A591, which dissects the National Park south-east to north-west, and the A590, A5092, A595, A6 and A66 which are located towards the Park's peripheries. These routes are largely confined to areas of low land, including valley floors. The M6 borders parts of the National Park to the east. A series of distributor roads serve the main settlements to the south and on the margins of the Lake District. Elsewhere, an intricate network of winding lanes and tracks connect scattered hamlets and farmsteads with the wider road network. Within the upland 'core' of the Lake District, opportunities for vehicle movement are limited to infrequent rocky tracks.

**7.2** The Lake District hosts a dense network of PRoWs which connect valley floors with the significant expanse of open access land on the High Fells. A handful of National Cycle Network routes pass through the Lake District, including routes 6, 10, 37, 70, 71 and 637. These primarily follow the route of the major valleys along wooded lake shores and are characterised by both on and off-road stretches. The national significance of the Lake District's natural beauty and diversity of landforms means a large number of promoted routes, both linear and circular, can be found spanning every corner of the National Park, including valley floors and fell summits. Alongside these more traditional active travel and recreation routes, the Lake District also hosts 50 'Miles without Stiles' walking routes that allow people with limited mobility to enjoy a number of the lake shores, riversides, tarns, woodlands, historic assets and fell summits which the Lake District has to offer.

## Cumbria Development Design Guide

7.3 The Cumbria Development Design Guide is a useful tool for providing additional technical detail to ensure safe, context appropriate and well-designed spaces. Some of the key considerations within the Design Guide to be reflected within the Lake District National Park Design Code include:

### Road Hierarchy

7.4 The Design Guide emphasises the importance of considering a hierarchy of road users when designing new highway spaces. Although the scale of new development coming forward within the National Park is unlikely to require the need for new primary streets, some new secondary streets, shared surface streets, lanes and shared private access or courtyards will be needed to serve new development. Within all of these street types, pedestrians, their movement and safety should be considered first, followed by cyclists, public transport, service vehicles and finally private vehicles. New design layouts should consider how users will move through the development, alongside connecting with the existing network, with the desire for permeability key for all users. Movement routes for pedestrians and cyclists should be direct, offer flexibility and be accessible for a range of users, including wheelchairs, pushchairs, mobility scooters and those who are less abled. The introduction of a variety of highway spaces should consider the needs of visually impaired users, as well as design for 'dementia friendly' environments, particularly where shared spaces are used.

### Carriageway widths

7.5 The width of a new carriageway should be appropriate to the context of the development, taking into account the following factors:

- Volume of traffic
- Modes of traffic, and
- Design speed

7.6 Widths of carriageways should match the suggested scales for different street types set out within the road hierarchy chapter.

### Junctions and radii

7.7 Transition points between different roads should be well-designed to make users aware that a change of behaviour is required, without the need for road markings and signage. Using the correct junction arrangements can help to enhance the character of the area, as well as improve accessibility for pedestrians and cyclists. It is generally recommended that roads should meet at a right angle, or as close to this as possible.

### Managing speed

7.8 Managing vehicle speed is an important element of enhancing perceptions of safety for pedestrians and cyclists. Design elements which can be adopted to reduce speed include:

- Restriction of forward visibility
- Carriageway alignment
- Deflections
- Footway proximity, and
- Tight radii

### Vertical clearance

7.9 The introduction of street trees will be pivotal within the Design Code and play a crucial role in the enhancement of street character. Therefore, it will be important to ensure correct clearance space is given between pedestrians, cyclists and vehicles to secure the longevity of trees. Clearance heights for different users include:

- Pedestrians = 2.4m
- Cyclists = 2.6m (2.4m minimum)
- Public roads = 5.3m (however, these could be reduced depending on the type of road and therefore road users)

### Signs and markings

**7.10** There should be a presumption within all new development that road signs and markings will not be required within their layouts. Instead, good design and layout will encourage behavioural changes from road users where necessary. A lack of road markings creates an environment which blurs the barriers between different users and therefore does not allocate the space for one particular user. Parking bays should not be marked out in paint within residential areas.

### Parking

**7.11** Parking should be an essential consideration within all new development as it plays a considerable role in the success of overarching movement and character objectives. Some of the main issues which arise from poor parking planning include:

- Obstructions to pedestrian movement
- Barriers to free movement of emergency vehicles
- Obstructions to private driveways and properties
- Congestion on bus and refuse vehicle routes
- Damage to footways and verges, and
- Tarnished character of the development due to excessive parking

**7.12** Parking, when well designed, can be a useful asset for managing traffic speeds and enhancing safety. Providing parking within the curtilage of a property will allow vehicles to be taken off the road and permit more space for visitors. Grass verges which separate footpaths and footways that are flush with roads will encourage their use for inappropriate parking. Within shared spaces, it is imperative that features which aid those with visual impairments or mobility issues, such as tactile paving are not obstructed by parking. Some on street parking can be beneficial in reducing vehicle speeds by narrowing the carriageway and reducing forward visibility. Physical demarcation of on street parking areas using stoppers, e.g., street trees, can be effective when vehicles are not parked there. Courtyard parking is an additional useful tool in removing pressures for on street parking, however, their design and perceived safety needs to be carefully considered.

**7.13** Secure and accessible cycle parking provisions should also be delivered on site. Where possible, multifunctional shelters should be used.

### Lighting

**7.14** Lighting is an essential part of delivering a safe street, whilst also contributing to the street's character. Where possible lightning should be set back from the carriageway and footway. Additional consideration will be needed for street light design within the National Park to ensure it aligns with local character and reduces light spill into the dark night skies.

### Landscaping

**7.15** Both private and public landscaping is essential for defining the character and identity of a new development. Landscaping should be informed by the site's wider context, as well as long-term management considerations.

**7.16** Designs should take into account any existing landscape features on site and retain them where possible. The position of such features should therefore determine where junctions and access are placed. Length of seasonal display, colour and amount of foliage discharged in autumn, as well as interactions with wildlife, should be a consideration of species choice. Landscape features should also be considered for marking gateway and deterring inappropriate parking.

**7.17** A list of species which could be considered appropriate for planting in the highway corridor is available in the County Council's Service Procedure 02/001: Issue of consent to District and Parish Councils – Tree and Shrub planting within the Highway.

# Secured by Design & Security

**7.18** The concept of secured by design and security applies equally to public spaces and buildings as it does to privately owned and managed buildings and spaces.

**7.19** There is limited detailed guidance on planning for safer places at a national, regional, or local level. Nationally, the guide Safer Places: the Planning System and Crime Prevention was withdrawn in 2014 with the publication of the first edition of the National Planning Practice Guidance. The healthy and safe communities section of the National Planning Policy Guidance provides an overview of planning for safer environments, with a particular emphasis on master-planning, crowded places and anti-terrorism measures.

**7.20** This baseline will therefore focus on the key concepts used in the design code with reference to safety and security. It draws from the policies and plans listed below, the National Planning Practice Guide, and the withdrawn 'Safer Communities' guidance.

## Relevant policies, strategies and plans

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| Crime and Disorder Act | 1998 | Section 17 of this Act requires local authorities through their functions to do all they reasonably can to prevent crime and disorder. |
| National Planning Policy Framework | 2021 | Sets out well-designed and safe places as part of the social objective of sustainable development. Chapter 8 sets out policies for healthy and safe communities. |
| Secured By Design Guidance | 2014-19 | Secured By Design is a Police initiative to reduce crime through the design of new development. There are separate guides for homes, commercial and self-build, and others. There is also an interactive online guide. |
| National | | |
| Local Plan Policy 06: Design and development | 2021 | Requirement for development to be safe, accessible and not vulnerable to crime. |

## Safer Places: Key concepts

**7.21** Much of the concepts of crime prevention through the design of places concern the subtle, even subconscious, messages and cues that the environment sends out to people. Many of our most successful places function well because their design has consciously or unconsciously incorporated measures that make them feel safe and limits the opportunity for crime or antisocial behaviour.

**7.22** It is important for design to address as many of these concepts as possible, as the effectiveness of each concept will rely to a greater or lesser degree on the others being in place.

### Fear of Crime

**7.23** This concept is about how safe someone feels using a particular route, street or open space. How safe someone feels is governed by the design of the place. For example, people will naturally prefer to use a route that is well used by other people, is

well overlooked, easy to follow, is well lit and is well maintained than one that is isolated, unused, dark, difficult to follow, is poorly maintained and contains potential hiding places. It is the fear of crime, rather than the real-life threat of crime that influences people's behaviour and decisions. The level of fear of crime varies from person to person, so some people will be more affected by the fear of crime than others.

**7.24** New development should aim to reduce the fear of crime by making places that are convenient, busy, attractive and feel safe to as many people as possible, day and night and across the seasons. By addressing the barrier that is fear of crime, streets and public spaces will become more inclusive and better used as a result.

**7.25** In most cases, design that positively incorporate the remaining key concepts will reduce peoples' fear of crime.

### Access and Movement / Safe Permeability

**7.26** There are two strands to this concept:

- How much streets and routes are shared by different highways users (for example, pedestrians, cyclists and motorists)
- The number and range of streets and routes a highway user can travel along

**7.27** The idea behind the first point is that generally, the more people there are using a route or highway, whether they are walking, cycling, in a car or on a bus, the safer it feels because there is more 'passive surveillance' or 'eyes on the street'. Well-used routes reduce the opportunity for crime or if there is crime, the greater the chance there is of witnesses and intervention.

**7.28** The opposite to this is the design of routes where different highway users are hidden or highly segregated from one another. For example, putting a wide band of landscaping or a high fence or hedge between the carriageway and the pavement or cycle path will make pedestrians or cyclists feel isolated and less safe due to their route not being overlooked by passing motor traffic.

**7.29** Therefore, a design for routes that allows all road users to be able to see each other will help to create safer places and reduce fear of crime.

**7.30** The second point is about the balancing act between giving people, especially pedestrians and cyclists, a choice of convenient direct routes between places, but not providing so many options that traffic is thinly spread across these routes to the point where people using them can feel isolated, unsafe and more vulnerable to crime. Therefore, where there is a choice of routes it is important that they are shared by different forms of transport and/or are well lit and well overlooked.

### Natural Surveillance

**7.31** Also known as 'eyes on the street' this concept is simply ensuring streets, routes and public spaces are well overlooked by adjacent buildings and land uses or by other users of the same route, street or space. This means people inside these buildings are more likely to see or hear something happening outside. This is why the concept is called 'natural surveillance' the people carrying out the 'surveillance' are simply going about their daily lives and business; it is simply that their presence (or the indication of their presence, such as open windows or illuminated rooms) gives places a sense of human activity and human presence outside. This reduces both the opportunity for crime and the fear of crime in the street or public space.

**7.32** In practical terms natural surveillance is achieved by having windows, principal rooms, shopfronts and entrances of buildings facing the street and an approach to landscape design that encourages interactivity between buildings and streets, routes and public spaces. It is also achieved by having spaces and routes being used by different users (e.g. having footpaths and cycleways next to each other, or car parking among rather than away from homes and businesses) and spaces being multifunctional where possible so there is more activity. An example is a square that is a through route, provides access to shops, has outdoor seating, and serves as an amenity space for the dwellings that face onto it.

### Defensible Space

**7.33** Defensible space is the space around a building that clearly belongs to the occupiers of the building. Defensible space is important because it provides clear edges to where streets and public spaces end and where privately-owned spaces begin. This is important from a safety and security perspective because:

- It subtly tells people that they are leaving public space and entering private space, for example by stepping from the pavement and into a front garden with a low wall.

- It gives greater confidence of the people who occupy the building and space to control and influence it, and challenge anyone who enters the space without invitation.

**7.34** The blurring of public and private space sends unclear messages to people and can create opportunities for crime, conflict and anti-social behaviour as people exploit private spaces that appear to be public. Examples of issues that can be created by ill-defined space around buildings includes:

- A private drive, car park or courtyard that looks and feels no different ot the public highway will be treated like part of the public highway: members of the public will park there, cars will be left indefinitely, people will loiter or congregate, there will be dog fouling and litter, and so on.
- An open lawn in front of a home in a town may well be a location that attracts dog fouling and litter, or that people may wander up to windows and look in, as the landscaping looks no different to a highway verge.
- Large areas of open grass amenity space that serve no clear purpose can become unofficial playing fields and car parks.

**7.35** The impacts of not having defensible space can range from minor, occasional nuisance to providing easier, unchallenged access for thieves or fly-tippers to serious disputes and conflicts that can escalate.

**7.36** Defensible space does not mean that everywhere needs to have a high perimeter boundary and robust, lockable gates at every entrance. Instead, it means that new development should include features that subtly or symbolically communicate where the public realm ends, and private property begins. This could be through a combination of features such as:

- Low boundary walls or railings to front gardens and/or gate posts or gates at the entrance to a garden or driveway
- Narrow pinch points, gate piers, a band of different paving or signage at the entrance to a private car park our courtyard
- Different hard and soft landscaping between the public realm and privately owned spaces

**7.37** The key aim is for the people who occupy, manage or maintain this space should feel confident that they can challenge anyone they believe should not be there, and by the same token make it feel apparent to anyone who should not be there that they are trespassing.

### Property Security / Secured by Design

**7.38** This is the simple concept that the more difficult it is to break into a building or outbuilding or vehicle without being seen or heard, the less attractive it is to would-be criminals. Therefore, the stronger locks are and/or the harder it is to gain access into spaces or buildings the less likelihood there is that someone will attempt to enter.

**7.39** Secured By Design is a UK Police Service initiative that has been running since 1989. It tests and certifies the quality of building components and products. The Secured by Design website lists items ranging from external lights to communal entry systems to garage doors, window locks and bike sheds that have been tested and approved by the scheme.

### Maintenance

**7.40** A clean and well-maintained environment is symbolically important: it gives out the message that people care about and exercise control over the area, and that anti-social behaviour will not be tolerated.

**7.41** An often-quoted example of the importance of maintenance is the ‘broken window theory’ whereby if a single pane of glass or window is broken, and this broken window is not attended to, other windows and panes of glass and windows will be broken because the lack of maintenance sends out the message that no one cares about this building and that criminal behaviour of this kind is acceptable in this location, thereby encouraging an escalation or damage and criminal activity.

**7.42** An environment which is looked after by the people who use it implies a strong community spirit and a strong sense of ownership over the area, which suggests to a potential offender that they are more likely to be challenged. To law abiding citizen, a well-maintained environment can help to reduce the fear of crime, unlike dirty, neglected and vandalised environments which increase the fear of crime.

**7.43** Designers should therefore consider the ease, practicalities and frequency of maintenance required by their proposal.

# Chapter 8
# Uses

## Uses

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Planning Policy Framework | 2021 | Sets out the need for the design of new development to add to the overall quality of an area and be visually attractive as a result of good architecture (paragraph 130). Development that is not well designed should be refused (paragraph 134). |
| National Design Guide | 2021 | Sets out the importance of well-designed and attractive buildings as a response to existing local character and identity.<br>Successful communities require a range of a variety of local services and community facilities (schools, nurseries, workplaces, healthcare, spiritual, recreational, civic and commercial). |
| Listing Selection Guide: Commerce and Exchange Buildings | 2017 | This Historic England guide focuses on how commercial buildings of all types are assessed for listing. It includes an overview of shop and commercial architecture over time and sets out what adds to the heritage value of a shop or commercial building. |
| Introduction to Heritage Assets: Shopping Parades | 2016 | This guide explores how designed rows of shops are of heritage value and how their design has changed over time. |
| | | |
| Local | | |
| Local Plan Policy 06: Design and development | 2021 | Requirement for development to reinforce local character by having regard to scale, height, density, appearance and materials. The Design Code supplements this policy. |
| Local Plan Policy 07: Historic environment | 2021 | Requirement to conserve the significance of designated and non-designated heritage assets, including the character, authenticity, integrity setting and views of the historic environment. Shops and shopping areas are frequently in historic town and village centres. |
| Local Plan Policy 14: Allocations of land | 2021 | Supports the allocation of sites for housing, employment and mixed use developments across the Lake District. |
| Local Plan Policy 15: Housing | 2021 | Paragraph 3.15.10 states: “It will be increasingly challenging to maintain a proportion of development on previously developed land, particularly given domestic gardens in built up areas are |

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| | | classed as greenfield, but we will seek to do this, and we will monitor completion figures". |
| Local Plan Policy 17: Retailing and Town Centres | 2021 | In the Primary Shopping Areas of Ambleside, Bowness, Keswick, and Windermere we will support commercial, business and service uses where proposals maintain and enhance the vitality of these centres. |

8.1 The Design Code does not include guidance on land Uses, as this is covered by the Lake District National Park Local Plan. Policy 14: Allocations of land states that support will be given to the development of allocated land where its use reflects the purposes of the allocation, considerations are satisfactorily addressed, and for housing sites, local needs are met.

8.2 In three particular locations, the primary shopping areas of Ambleside, Bowness, Keswick, and Windermere, commercial businesses and services proposals will be supported to enhance and maintain their vitality.

8.3 The Design Code focuses on the most common types of development within the Lake District National Park: extensions to existing buildings, small developments of new housing. It also includes design code for ancillary development and shopfronts.

## Active Frontages - Shopfront Design

# Active Frontages – Shopfront Design

## Shopfronts: where this element of the code applies

8.4 There are no detailed policies or guides for the design of shopfronts at national level, other than the general requirements of high quality, accessible and locally distinctive building design that is set out in the National Planning Policy Framework and National Design Guide.

8.5 The historical development and ongoing management of change in the Lake District means retail and service activity and therefore shopfronts, are highly concentrated within the principal towns, rural service centres and villages. Businesses with shopfronts therefore tend to be within built-up areas and are a prominent part of the street scene and townscape. They are also usually part of centres where the environment encourages people to walk around and undertake multi-use journeys (perhaps visiting several shops or accessing local services in addition to shopping). In this context attractive, accessible and well-designed shopfronts are important to the character and quality of environment of the principal town centres, rural services centres and villages.

8.6 By contrast, retailers or services outside of the towns and village centres tend to be standalone businesses accessed primarily by vehicle. In these instances, there are not shopfronts as such, but simply entrances to buildings or units from car parks within some glazing and display area.

8.7 This element of the code therefore in most cases will only apply to businesses in the town and village centres where access is directly from the public realm (streets, squares, courtyards, passages) rather than businesses where most customers tend to arrive directly on site by vehicle into private car and cycle parks. Many of the elements of the design code would be relevant to the design of the entrances and shopfronts of businesses outside settlements, depending on the nature of the business and its location.

## Shopfronts: a historic environment focus

8.8 The policies of the Local Plan mean it is highly likely that any new shopfronts or developments with new businesses with shopfronts will be in the traditional town and village centres. There will therefore be a need to consider how new design can preserve or enhance historic places.

**8.9** The relationship between shopfront design and the historic environment is important because:

- All shops in the Lake District are in a World Heritage Site.
- All shops in the Lake District are in a national park, which recognises the cultural value of settlements.
- All five of the Lake District's primary shopping areas are wholly or mostly in conservation areas.
- Nine of the thirteen rural service centres in the Lake District are wholly or partly in conservation areas.
- Five villages that are not rural service centres, but contain shops or post offices within conservation areas.
- A proportion of the shopfronts are part of listed buildings or are within the setting of listed buildings.
- Many of the shopfronts will be part of buildings that are not listed, but will be of local heritage value, either in their own right or as part of a wider group or street scene.

**8.10** This pattern of shops and services being concentrated in historic buildings and places reflects the way the Lake District developed historically and the development of shopping as an activity. Shops with shopfronts as we understand them today came about in the mid-1700s. By this time Keswick and Broughton were the principal market centres in the Lake District with smaller markets with highly localised catchments at Bootle, Ravenglass and Staveley. Hawkshead and Ambleside had become established as wool markets in the 1600s.

**8.11** The Lake District's tourist industry, which grew from the mid-1700s but expanded significantly with the opening of four passenger railway branches into and lines through the area between 1846 and 1865. This development along with the preceding improvements to roads over the late 1700s up to the 1850s opened up the Lakes to visitors and meant this sparsely populated area could support a greater number and range of businesses and services. It revitalised existing market centres like Keswick, Hawkshead and Ambleside, but also created the conditions for building premises for businesses serving the tourist industry in places like Bowness, Windermere and Grasmere.

**8.12** As a result, much of the Lake District's shopfronts and traditional commercial buildings date from the Victorian era. At this time painted timber was the principal material for shopfronts. The existence of plate glass and advances in structural ironwork meant it was possible to build shopfronts with high ceilings and broad and tall expanses of shop window, with internal iron columns carrying the storeys above. In the villages that were popular visitor destinations, shops were built in this fashion, giving many of the Lake District's main shopping areas a distinctly Victorian character due to the preponderance of commercial buildings and shopfronts from this era.

**8.13** In many cases Victorian and later commercial buildings were purpose-built with ground floor shops and shopfronts. The shopfront therefore often forms part of a unified design for the entire elevation of the building, with the materials, proportions and character of the ground floor shopfront complementing the architecture of the upper storeys. In some locations entire parades of four or more shops were built as a composed or uniform row or parade with features and details repeated along the frontage and a repeated pattern of door and window openings.

**8.14** Where pre-Victorian buildings contained shops or were converted to shops following the surge of tourism, the same materials and design principles were used, but with the limitation that ceilings (and therefore shop windows) were lower in height and the existing structure meant a shop window was limited in its width due to the stone walls being structural.

**8.15** In the first decades of the 1900s, there were fewer new commercial buildings and shop units built. This is perhaps due to the scale of construction in the second half of the 1800s and perhaps a levelling off rather than continued growth of visitor numbers. The shopfront legacy from 1901 until 1939 is a sprinkling of new commercial buildings that followed the architectural fashions of the times and a minority of Victorian buildings whose shops were brought up to date in an Edwardian or 1920s or 1930s style.

**8.16** The decades following 1945 saw fewer buildings with shopfronts and new shopfronts being built in the Lake District. This said there are a few shops and shopfronts from the 1950s to 1970s that are bespoke and have responded to the fact that the Lake District was by this time a National Park. These shopfronts (and sometimes often the buildings) have attractive designs that used traditional local shopfront materials but in a modern way. These shopfronts, perhaps fewer in number than those from the 1901-1939 period and assertive in their design, are generally of heritage value where the original design and fabric remains in situ.

**8.17** This pattern of shops and services being concentrated in historic buildings and places reflects the way the Lake District developed historically and the development of shopping as an activity. Shops with shopfronts as we understand them today came about in the mid-1700s. By this time Keswick and Broughton were the principal market centres in the Lake District with smaller markets with highly localised catchments at Bootle, Ravenglass and Staveley. Hawkshead and Ambleside had become established as wool markets in the 1600s.

**8.18** The Lake District's tourist industry, which grew from the mid-1700s but expanded significantly with the opening of four passenger railway branches into and lines through the area between 1846 and 1865. This development along with the preceding improvements to roads over the late 1700s up to the 1850s opened up the Lakes to visitors and meant this sparsely populated area could support a greater number and range of businesses and services. It revitalised existing market centres like Keswick, Hawkshead and Ambleside, but also created the conditions for building premises for businesses serving the tourist industry in places like Bowness, Windermere and Grasmere.

**8.19** As a result, much of the Lake District's shopfronts and traditional commercial buildings date from the Victorian era. At this time painted timber was the principal material for shopfronts. The existence of plate glass and advances in structural ironwork meant it was possible to build shopfronts with high ceilings and broad and tall expanses of shop window, with internal iron columns carrying the storeys above. In the villages that were popular visitor destinations, shops were built in this fashion, giving many of the Lake District's main shopping areas a distinctly Victorian character due to the preponderance of commercial buildings and shopfronts from this era.

**8.20** In many cases Victorian and later commercial buildings were purpose-built with ground floor shops and shopfronts. The shopfront therefore often forms part of a unified design for the entire elevation of the building, with the materials, proportions and character of the ground floor shopfront complementing the architecture of the upper storeys. In some locations entire parades of four or more shops were built as a composed or uniform row or parade with features and details repeated along the frontage and a repeated pattern of door and window openings.

**8.21** Where pre-Victorian buildings contained shops or were converted to shops following the surge of tourism, the same materials and design principles were used, but with the limitation that ceilings (and therefore shop windows) were lower in height and the existing structure meant a shop window was limited in its width due to the stone walls being structural.

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**8.24** The rise of the conservation movement from the late 1960s onwards has aided the retention of historic shopfronts, including original features and details. However, in terms of replacement and new shopfronts, it has led to a design approach that aims to replicate the proportions and character of an 1800s shopfront, but these new shopfronts often look watered down when compared to a genuine Victorian shopfront in the same centre. This is mostly due to there being a little thought given to the design beyond the materials and general proportions with the objective seemingly being to 'fit in' rather than create new and positive additions to the street scene that will be valued by future generations.

## A consistent basis for creative shopfront design

**8.25** Most of the Lake District's main retail areas and buildings with shopfronts were built during the 1800s and early 1900s when shopfronts were generally still designed along similar ideas to the shopfronts of the 1700s, but just in new styles and materials in some cases. Even the better examples of shopfronts from the 1930s onwards follow many of the same ideas but began to move away from traditional designs. This history means there is a high degree of consistency in the appearance of shopfronts in the Lake District, even if features and details vary with the age, style and type of shopfront.

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**8.27** This consistent character of the existing shopfronts provides a strong basis for the design of new shopfronts. Rather than set rigid design criteria the code simply requires many of the practical and typical features that are found on a shopfront these are:

- **A projecting hood or roof for the shopfront (also called the cornice).** This is the part of the shopfront that sticks out furthest from the wall and is its highest part. It sticks out in this way to protect the shopfront below from rain by throwing rainwater clear of the window and doorway. It provides an upper limit for where signs can go. It also forms a clear boundary between where the top edge of the shopfront ends and the elevation of the storey above begins. The visual and practical purpose of the hood, roof or cornice means they are almost without exception expected to be found on new or replacement shopfronts.
- **Clear left hand and right-hand edges.** In the same way that the hood or roof of the shopfront provides its upper edge, tall column-like features called pilasters provide clear left and right-hand edges to most shopfronts. They were originally included in shopfront designs from the 1700s to make it look like they were the structural supports or columns that 'carried' the weight of the shop sign and projecting hood or roof of the shopfront over the window. These same features are sometimes repeated either side of doorways or partway along very wide shop windows. They survive as features on shopfronts of virtually all styles and ages to this day and are therefore expected to be part of the design of new or replacement shopfronts.
- **A set back or recessed doorway.** The inside floor level of the shop is usually at a different level to the pavement outside. By setting the door back this change in level can be addressed by a gently sloping floor or a step or steps. It also allows for a bigger window display and a sheltered space where shoppers can open and close umbrellas as they enter or leave the shop on rainy days. As they improve the look of a shopfront and have practical purposes, recessed doorways are usually expected in new or replacement shopfronts.
- **Large, tall shop windows.** Visibility into the shop and having an attractive window display was traditionally a key way businesses would advertise themselves to passers-by and remains an effective way of marketing today as it gives potential customers a first impression of the business. Shop windows are typically as tall as the structure of the building allows. In a building with low ceilings the shop window may be only the size of a domestic sash window or two. In buildings with high ceilings, shop windows are often very tall, often exceeding two metres in height. The shop window cills are often at a very low level, sometimes less than 50cm above the level of the pavement, to help give extra height and display space to shop windows. As windows have always been the single largest component of a shopfront, the expectation is that new or replacement shopfront design will follow this tradition that defines the Park's shopping areas.
- **Classical Proportions.** The proportions of a building are the balance between its width and its height. If these are in balance the proportions will be square. If height is clearly bigger than width, it is said to have vertical proportions. If something is clearly wider than it is tall, it will read as a horizontal feature.

# Chapter 9
# Homes and Buildings

## Homes and Buildings

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| National Model Design Code | 2021 | Outlines the nationally described space standards. |
| National Model Design Code | 2021 | Outlines the nationally described space standards. |
| Local | | |
| Lake District Housing Supplementary Planning Document | 2021 | Although they do not form part of Building Regulations, we will refer to the Government's Technical housing standards – nationally described space standard published (March 2015 amended May 2016) to help guide decisions on size in future housing development, having regard to viability considerations. |
| Lake District Housing Supplementary Planning Document | 2021 | Although they do not form part of Building Regulations, we will refer to the Government's Technical housing standards – nationally described space standard published (March 2015 amended May 2016) to help guide decisions on size in future housing development, having regard to viability considerations. |

**9.1** The following space standards will be required for all new homes:

- The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
- A dwelling with two or more bedspaces has at least one double (or twin) bedroom
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)
- Any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom count towards the built-in storage requirement

- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

# Chapter 10
# Resources

## Climate Change

| Relevant policies, strategies, plans and guidance | Date published | Purpose / Content |
|---|---|---|
| National | | |
| | | |
| Regional | | |
| | | |
| Local | | |
| | | |

**10.1** In the most recent Intergovernmental Panel on Climate Change (IPCC) Working Group 2 report states that "Human-induced climate change, including more frequent and intense extreme events, has caused widespread adverse impacts and related losses and damages to nature and people, beyond natural climate variability." The UK has already warmed by 1˚C since the 1950's, with all the top ten warmest years for the UK in the series from 1884 occurring this century. It is therefore clear that the climate in the Lake District is changing and is an essential consideration for any future development in the area.

**10.2** The climate change baseline for the Lake District Design Code is split into the following sections:

- Climate policy in the region
- Climate projections
- Climate chance impacts and risks
- Current standards for new build housing in the UK
- Energy efficiency of different housing types
- Sustainable design
- Renewable energy
- Embodied carbon of building materials

### Local climate policy

**10.3** Local planning policies and initiatives shape how land use and places will change and develop in the future. It is essential that all future developments are in line with local planning documents and contribute towards sustainable development in the Lake District. Table 1 shows the key planning documents and policies that relate to climate change.

**Table 10.1: Local Climate Policy**

| Policy Document | Policy | Details |
|---|---|---|
| Lake District Local Plan 2020 to 2035 | Policy 06: Design and Development | The Lake District Local Plan sets of the strategy for all new development in the Lake District. We want to achieve design excellence in all development, to be inspired by and contribute to local distinctiveness, to be resilient to climate change and extreme weather events and reduce carbon emissions.<br>Development should:<br>■ be inspired by the natural environment and use innovative design and local materials to reflect local distinctiveness<br>■ achieve the highest practicable energy efficiency; use low-embodied carbon building materials<br>■ minimise water demand<br>■ avoid or minimise light pollution<br>■ reuse existing buildings rather than constructing new ones<br>■ be designed to be adaptable to prolong the useful life of the development<br>■ use construction methods that allow disassembly rather than demolition and facilitate the reuse of materials, and<br>■ conserve, enhance or create new Local Green Space |
| | Policy 20: Renewable and low carbon energy | We want to increase the proportion of energy generated by renewable and low carbon sources and encourage energy provision from local scale generation.<br>■ supporting district heating, decentralised, renewable and low carbon energy developments, including buildings or infrastructure directly related to the renewable energy proposal, and<br>■ requiring all new housing developments and all new developments for other uses of 100sqm floorspace or more to generate 30 per cent of their operational energy requirements through decentralised, district heating and, renewable and low-carbon energy sources. |
| LDNP Climate Change Adaptation Report 2012 | | This report summarises the climate risks facing the Lake District and identifies current, planned or potential actions to address these. It has been updated twice since publication in 2012 and:<br>■ Provides an update on evidence and progress since January 2012<br>■ Details the links to our strategy for climate change mitigation through carbon reduction, and<br>■ Explains how we will organise our work on climate change adaptation for the year ahead. |
| The Low Carbon Lake District Initiative | | The Low Carbon Lake District initiative is funded by the European Structural Investment Fund and European Regional Development Fund. The second round of ESIF and ERDF funded projects as part of Low Carbon Lake District II, runs from October 2019 until March 2023. |

| Policy Document | Policy | Details |
|---|---|---|
| | | The projects already underway include:<br>■ A Low Carbon Lake District Green Grants Scheme to help small businesses and community organisations cut carbon, administered by Lake District Foundation, for more information please follow the link: Low Carbon Lake District Grants - Lake District Foundation<br>■ Electric car charging points being installed at various National Trust and National Park locations throughout the Lake District. National Trust electric vehicle charging points<br>■ Low Carbon technology installed at Ferry Nab car park on the shore of Windermere by South Lakeland District Council. South Lakeland District Council reducing carbon emissions<br>■ Planning for new and improved walking and cycle routes at Derwentwater in Keswick and a Southern Windermere trail<br>■ A new hired electric fleet of cars and installation of charging infrastructure for Lake District National Park operations, and<br>■ A number of new green technologies at the National Park Visitor Centre, Brockhole |

## Climate projections

**10.4** A key factor in planning new development is the consideration of the future climate of the UK. This will impact the frequency of extreme weather events and also the typical conditions new developments will need to withstand. The most likely scenario in the Lake District will be increased rainfall and mean temperatures. Consideration of these changes, including mitigation and adaptation, will need to be integrated into building design and development.

**10.5** The time horizon shown is between 2040-2059 to represent the UK's Net Zero target. Representative Concentration Pathway 8.51 (RCP8.5) has been chosen to represent the worst case scenario. The Met Office has projected that a changing climate in the UK will follow the trends outlined below.

- Warmer and wetter winters
- Hotter and drier summers
- More frequent and intense weather extremes

**10.6** Table 10.2 below outlines the projected climate variables that will affect northwest England under RCP8.5. The table outlines three percentage likeliness of key climate indicators in this scenario, a 5% chance, 50% chance and 95% chance. For example, in this scenario, there is a 95% chance that mean annual temperature will increase by 2.9°C and mean winter precipitation will increase by 33%. There is a 5% chance that mean summer precipitation will reduce by 29%.

**Table 10.2: Lake District Climate Projections**

| Region name | Variable | Time Horizon (relative to 1981-2000) | Emissions Scenario | 5th percentile change | 50th percentile change | 95th percentile change |
|---|---|---|---|---|---|---|
| Northwest England | mean winter temperature (°C) | 2040-2059 | RCP 8.5 | 0.6 | 1.7 | 2.9 |

| Region name | Variable | Time Horizon (relative to 1981-2000) | Emissions Scenario | 5th percentile change | 50th percentile change | 95th percentile change |
|---|---|---|---|---|---|---|
| | mean summer temperature (°C) | | | 0.2 | 1.6 | 3.1 |
| | mean winter precipitation (%) | | | 0.3 | 1.8 | 3.5 |
| | mean summer precipitation (%) | | | -9 | 7 | 26 |
| | | | | -36 | -15 | 4 |

**10.7** Table 10.3 below outlines the current changes in the UK's climate, if they are linked to climate change and the likely changes in the future. This table indicates that the climate of the Lake District is likely to change in the future. So far we are only beginning to experience these changes in terms of the frequency and intensity of warm spells, cold spells and heavy rain. The prediction is that warm spells, heavy rain events, dry spells and windstorms will become more frequent and more intense, while cold spells will continue to become less frequent and intense.

**Table 10.3: UK Predicted Climate Trends**

| | Changes in intensity or frequency so far? | Is this linked to change? | What is expected in the future? |
|---|---|---|---|
| UK warm spells | Increase | Yes | Increase |
| UK cold spells | Decrease | Yes | Decrease |
| UK heavy rain | Increase | Inconclusive | Increase |
| UK dry spells | No trend detected | Inconclusive | Increase (summer) |
| UK windstorms | No trend detected | Inconclusive | Increase |

## Climate change impacts and risks

**10.8** With the predicted climate projections, outlined in the previous section, there comes further impacts and risks of these changes. These climate impacts and risks will impact the Lake District economy, environment and society. Is it therefore crucial that new development addresses these risks and contributes towards climate change mitigation and adaptation at all stages.

**10.9** Table 10.4[3] outlines some of the key risks that will face the Lake District with the projected changes in the UK's climate.

[3] Adapted from The Third UK Climate Change Risk Assessment Technical Report. [Betts, R.A., Haward, A.B., Pearson, K.V. (eds)] Prepared for the Climate Change Committee, London

Table 10.4: Key Climate Impacts and Risks

| | Economic damages/historical extreme weather events | Other environmental impacts |
|---|---|---|
| Summer Heatwaves | ■ Heatwaves cause transport networks to shut down, interrupt supply chain, delay construct projects and lead to production volatility. There was a £770 million productivity loss during the 2010 heatwaves across the UK.<br>■ The UK experienced a brief but unprecedented extreme heatwave from 16-19th July 2022. Network Rail issued a 'do not travel' warning, heat related health issues spiked and multiple fires broke out. | ■ Increase in non-native species such as Japanese Knotweed.<br>■ Species loss due to increases in temperature. For example, Arctic charr in Lake Windemere. |
| Flooding | ■ The Environment Agency (EA) estimated that the economic damages of flooding associated with Storm Desmond between 2015-2016 to range between £1.3-1.6 billion across the North West – with Cumbria being the worst affected region.<br>■ Seathwaite recorded 316 mm of rainfall within 24 hours in November 2009, leading to widespread flooding and damages property and infrastructure.<br>■ The 2007 summer floods caused an estimated £3.9 billion in damages across the UK. | ■ Erosion caused by heavy rain will increase siltation.<br>■ Footpath erosion exasperated by heavy rainfalls.<br>■ Increased risk of landslides. |
| Drought | A study published in Nature Climate Change found that droughts are currently responsible for €9 billion of economic losses throughout Europe and the UK. This will be particularly relevant to the agricultural industry in the Lake District. | ■ Falling lake levels in Summer and increase of toxic algae blooms.<br>■ Drying out of peat, releasing carbon into the atmosphere and further degrading peatland.<br>■ Shallow rooted trees, such as beech and some shrubs may wilt, becoming a carbon source rather than sink.<br>■ Increase in the range of invasive species. |
| Extreme Weather Events | It has been recently estimated that the cost of damages from Storm Arwen will cost over £300 million across the UK – with Cumbria particularly affected | Woodlands may experience more storm damage – similar to those seen by Storm Arwen in December 2021. |

## Standards for new builds in the UK

**10.10** Building regulations apply to most new buildings in England and compliance is a legal requirement. They are minimum standards for design, construction and alterations to buildings.

**10.11** Part L currently covers the conservation of fuel and power. In June 2022, the government introduced changes to the building regulations meaning that new homes in England will not have to produce around 30% less carbon emissions when compared to the previous standards. This will complement the Future Homes Standard, due to come into effect in 2025. This will look to ensure that new homes built from 2025 produce 75-80% less carbon emission than those built under previous standards. It will also ensure that no new builds will have to retrofitted or be reliant on fossil fuels.

## Energy efficiency of different types of housing

**10.12** Energy Performance Certificates (EPCs) indicate the energy efficiency of buildings and are the main method currently employed to assess the environmental impact of buildings. The better the rating, the more energy efficient the building is. This does not strictly translate to less GHG emissions, however an energy efficient home is more likely to emit less GHGs than an inefficient one. The scores associated with each energy efficiency band are as follows:

- band A – 92 plus (most efficient)
- band B – 81 to 91
- band C – 69 to 80
- band D – 55 to 68
- band E – 39 to 54
- band F – 21 to 38
- band G – 1 to 20 (least efficient)

**10.13** Table 10.5 shows the median energy efficiency score of different types of housing in England and Wales. Flats and maisonettes are the most energy efficient property type in England and Wales, with a median energy efficiency score of 72. Detached and semi-detached properties have a lower median score of 63. This may be due to external wall exposure being higher in detached properties, with flats and maisonettes more likely to comprise of a block of properties, so each dwelling has a smaller area of external wall.

**Table 10.5: Energy Efficiency Scores of Housing Types**

| Property Type | Median Energy Efficiency Score |
|---|---|
| Flats and maisonettes | 72 |
| Terraced | 65 |
| Detached | 63 |
| Semi-detached | 63 |

**10.14** Table 10.6 shows the energy efficiency of different property types based on their ownership. Socially rented properties have the highest median score, with owner-occupied second and private rents having the lowest median score. This may reflect different standards and incentives for energy efficiency measures between the different ownership groups.

**Table 10.6: Energy Efficiency Scores Based on Ownership**

| Property Type | Owner-occupied | Private Rent | Social Rent |
|---|---|---|---|
| Detached | 61 | 58 | 64 |
| Semi-detached | 61 | 60 | 67 |

| Property Type | Owner-occupied | Private Rent | Social Rent |
|---|---|---|---|
| Terraced | 62 | 62 | 68 |
| Flats and Maisonettes | 70 | 68 | 72 |

## Sustainable design

**10.15** Sustainable design is an attempt to decrease the negative impact of buildings on the environment whilst contributing to the wellbeing of the inhabitants of building occupants. The basic concepts include reducing waste and consumption of non-renewable sources, improve efficiency and imbed circular concepts.

**10.16** LETI Climate Emergency Design Guidance states that 'A net zero building is first and foremost an energy efficient building'. This guiding principle means that the energy required to heat and run a building should be firstly reduced to lowest level possible. Once this has been achieved, renewable energy should meet the rest of the energy requirements for this building. To achieve this, a fabric first approach must be employed that prioritises reducing energy consumption through a range of insulating and efficiency measures. The term 'fabric' includes the materials that make up walls, floors, roofs, windows and doors whilst also including the building's overall airtightness and thermal bridges.

**10.17** Concept design also plays a crucial role in reducing the energy demand of buildings. This comes in three parts:

- Orientation: orientating a building to optimise solar gain and avoid overheating will reduce the annual heating demand significantly
- Form factor: a buildings form factor is the ratio of external area to the internal floor area. Reducing the form factor will increase the energy efficiency of the building
- Glazing ratio: choosing the optimum glazing ratios based on orientation will effectively reduce heating demand in new developments. North facing glazing should be avoided and the rest split optimally between other orientations.

## Renewable energy

**10.18** Renewable energy has long been identified as a key component of reducing anthropogenic GHG emissions. Renewable energy production produces significantly lower GHG emissions than fossil fuel alternatives. Renewable energy should be integrated into new building design to meet the energy needs of the inhabitants where required.

**10.19** By 2030 all new buildings will need to operate at net zero to reach our climate change targets. To achieve this, all new developments must employ as much renewable energy technologies as possible. This is as operational energy contributes between 40-65% of a building's whole life carbon. Where operational emissions cannot be mitigated by the sustainable design principles outlined above, renewable energy sources should meet the energy demand that is left over. Table 10.7 below outlines the renewable energy sources suitable for small scale developments.

**Table 10.7: Renewable Energy Sources for Small Developments**

| Heating | Electricity |
|---|---|
| Ground & Air Source Heat Pump<br>Heat pumps use electricity to capture heat from outside and transfer this to inside environments and offer an alternative low carbon heating system. The two main types of heat pumps are Ground Source Heat Pumps and Air Source Heat Pumps. | Wind<br>Wind turbines convert kinetic energy from the wind into power. A generator then convers the mechanical power into electricity. Micro turbines are available for smaller scale developments. |
| Solar Thermal | Solar Photovoltaic |

| Heating | Electricity |
|---|---|
| Solar thermal systems use energy from the sun to warm water that is stored for use. Most solar thermal systems are designed to provide hot water for bathing, showering and hot taps. | Solar PV turns the energy in sunlight into electrical energy through the 'solar cells' they contain. This powers home appliances, with the surplus exported to the grid or stored in battery technologies. |
| Biomass<br>Biomass is a renewable energy source, generated from burning wood, plants and other organic matter, such as manure or household waste. It releases carbon dioxide when burned, but considerably less than fossil fuels.[7] | Hydroelectricity<br>A typical small scale river hydro scheme generated electricity when water is diverted through a weir. This water drives a turbine that generates electricity. |
| Combined Heat and Power<br>Micro combined heat and power generates heat and electricity simultaneously. These are usually powered by mains gas or liquified petroleum gas. The benefit of these systems is that they generate electricity while heating water | |

## Embodied carbon of different building materials

**10.20** Embodied carbon is the amount of GHGs emitted during the construction of a building. This includes extraction, manufacturing, transportation, instillation and disposal of materials. Embodied GHGs is responsible for around a third of all emissions from the built environment. Therefore, choosing materials that have a lower embodied carbon figure, often locally sourced, will contribute towards climate change mitigation by reducing the amount of GHGs released during the construction of new developments.

**10.21** The Lake District has its own vernacular building style that is a defining characteristic of the area. This includes unique building types such as bank barns, packhorse bridges, hogg houses, circular chimneys, "crow step" galleries and gables. This unique building style utilised local building materials such as slate, granite, sandstone and limestone. Table 10.8 summarises the embodied carbon of traditional building materials in the Lake District and some common materials used in today's new build housing. This highlights that granite, an important part of the Lake District's building characteristics, has a proportionately high embodied carbon figure. However, slate, another important material, has a particularly low embodies carbon figure.

**Table 10.8: Building Materials Embodied Carbon**

| **Materials** | **Embodied Caron – kgCO2e/kg** |
|---|---|
| **Traditional building materials (sorted from most to least sustainable)** | |
| Shale | 0.002 |
| Lime Mortar | 0.006 |
| Sandstone | 0.06 |
| Slate (general) | 0.007 to 0.063 |
| Limestone | 0.09 |
| Granite | 0.70 |
| **Modern building materials (sorted from most to least sustainable)** | |

| Materials | Embodied Caron – kgCO2e/kg |
|---|---|
| **Traditional building materials (sorted from most to least sustainable)** | |
| Timber - Average of all data - Including Carbon Storage | -1.03 |
| General Concrete | 0.103 |
| Precast concrete paving (blocks, slabs, channels and kerbs) | 0.132 |
| General (Common Brick) | 0.21 |
| Timber - Average of all data - No Carbon Storage | 0.493 |
| Glass, General, per kg | 1.44 |
| Steel (average) | 2.47 |
| General Polyethylene | 2.54 |
| PVC General | 3.10 |
| Aluminium (average) | 8.719 |

**10.22**Table 10.9 shows the difference in embodied carbon from slate sources from common areas globally. Sourcing slate from international areas increases the embodied carbon figures significantly. Therefore, local materials should be chosen where possible.

**Table 10.9: Embodied Carbon of Slate from Different Sources**

| Slate Origin | kgCO2/kg (including shipping but not land transportation)[4] |
|---|---|
| Lake District slate | 0.063 |
| Spanish slate | 0.066 |
| Brazilian slate | 0.089 |
| Chinese slate | 0.10 |

[4] Indicative figures based on one kilo of goods transported over average distances.