



Lake District
National Park

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Windermere Villas Conservation Area

Conservation Area Appraisal and Management Plan

Lake District National Park Authority



Contact Information

Kate Martyn (Practice Director)

E: kate.martyn@insall-architects.co.uk

Angela Williams (Heritage Consultant)

E: angela.williams@insall-architects.co.uk

Manchester Office

www.donaldinsallassociates.co.uk

T: 0161 359 4326

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Executive summary

The Lake District is a special place, with exceptional aesthetic, cultural and historic value of national and international importance. These values are reflected in Lake Windermere, which forms the largest natural lake in England stretching 10.5 miles and up to 1 mile wide; its sunning scenic views, rich history, and traditional Lakeland and polite architecture make the area a popular tourist destination. The lake's tranquil waters, mountainous backdrop and early tourist guides by writers such as Thomas West, inspired notable artists and writers including William Wordsworth, Beatrix Potter and Samuel Taylor Coleridge. Through their work, a new audience was drawn to the Lakes in the late 18th and 19th centuries - the Picturesque movement having sought to capture the wilderness, led to the creation of a rich cultural landscape of formal gardens, villas, picturesque tree planting and viewing stations.

Special qualities and Outstanding Universal Value (OUV)

The Lake District National Park was first designated in 1951 for its stunning scenery, abundant wildlife and rich cultural heritage, all of which are manifested in the 13 Special Qualities identified by National Parks UK. The cool and clear lakes, ancient woodlands and other key landscape characteristics are accompanied by a wealth of cultural tradition and distinctive settlement character, underscored by a shared material palette and rich, varied collection of buildings dating from the medieval period to the modern day.

The English Lakes World Heritage Site (WHS), was inscribed in 2017 for the combined work of nature and human activity to produce a harmonious landscape in which the mountains are mirrored in the lakes. Grand houses, gardens and parks have been created purposely to enhance the landscape's beauty. As a national park, the landscape of the Lake District National Park benefits from some of the highest levels of landscape protections afforded under national law. However, not all areas of the historic environment within the WHS benefit from the same level of conservation protection, with conservation areas, listed buildings and other designated heritage assets protected under planning legislation and policy.

Heritage significance and the reasons for designation

The eastern shore exemplifies many of the characteristics of the high-quality historic environment that typifies the surrounding landscape and, at present, it retains much of its authenticity. The villas, gardens and formal landscapes which contribute to the English Lakes WHS OUV and National Park Special Qualities can be found in various locations across the Lake District; However, the greatest concentration can be found in the Windermere Valley and in particular on the eastern side of Lake Windermere. The designs of these villas and houses which followed the Picturesque movement – specifically the Arts and Crafts style of the late-19th and early-20th centuries - had a significant impact on the landscape around the lake and this part of the Lake District.

The public views from the west shore - from historic viewing points and the lake itself - are of high cultural and historical significance, subject of paintings, poetry and artistic inspiration for centuries. Early concerns over the impact of human intervention on views of the landscape prompted the birth of the conservation movement, which has historically secured the western shore more broadly from development and safeguarded the picturesque beauty of the lake.

The harmonious and scenic relationship between built form and their carefully landscaped surrounding is particularly important to the heritage significance of the WHS and National Park. Early pastoral landscapes with farmhouses have been overlaid with rich tapestries of gardens and woodland designed to enhance the picturesque qualities of the landscape and the setting of the villas within, leaving a legacy of historic buildings and designed landscapes of high significance.

For the large part, the historic views and green landscape setting have retained their cultural and historic integrity. However, in recent years new developments have threatened this rich picturesque landscape, its villas, views and setting.

The resulting investment in the area has led to a generally good standard of repair and condition to the historic fabric and landscapes, high levels of occupation and a healthy demand for supporting industries and employment. Ultimately, the beauty of the area is both a precious cultural asset and the foundation of the financial investment in the

area. Managed change, which seeks to sustain the area's special architectural and historic character, will serve to support the long-term economic vitality of the area, and the well-being of local people. As the plans for the area look forward, it is important to ensure that its management and future proposals for change are underpinned by a clear understanding of its significance.

However, conversely, the popularity of the area for visitors does present unique challenges to the conservation of the historic environment, including high volumes of traffic, noise and pollution, high levels of second home ownership, the consequent increase in property values and lack of affordability for local people. High property values also bring with them physical changes, including barriers built to enclose homes for privacy and security creating a sense of exclusivity, but inhibiting public appreciation, and the subdivision, aggrandisement and loss of existing buildings in response to development pressures.

The Conservation Area Appraisal and Management Plan

This plan will identify the elements that contribute to the heritage significance of the area and highlight opportunities for its special character to be reinforced and reinstated. It will provide the tools necessary to guide and promote heritage-led development and to ensure that all proposals for change are informed by an understanding of what is significant about the conservation area.

To achieve this the document comprises two elements:

- **The Appraisal**, which provides an understanding of the significance of the conservation area, the character and appearance of its constituent parts, and the threats and opportunities it faces
- **The Management Plan** which provides policies and recommendations and introduces basic design guidance that seeks to manage change in a sensitive manner and raise the quality of the historic environment.



1.0 Introduction

1.0 Introduction

1.1 Defining Conservation Areas and why designation is important

Conservation areas are ‘*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*’¹, and are recognised for their distinctive heritage qualities, including their buildings, the setting of the buildings and public realm. With regard to the English planning system, conservation areas are considered as ‘*designated heritage assets*’; any proposals for change or development must assess the effect that the development might have on the character and appearance of the area.

The historic environment is a shared resource, and conservation of that environment is based on the principles that everyone should be able to participate fully in its conservation, that an understanding of the significance is vital, and good management is essential to sustain the intrinsic values of a special place.² The primary objective of this document therefore is to harness the identity and pride which is abundant in Windermere, promoting the economic vitality and sense of identity that a well-managed historic environment can bring.

1 Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69

2 [Conservation Principles, Policies and Guidance](#)

4 Donald Insall Associates | Windemere Villas Conservation Area

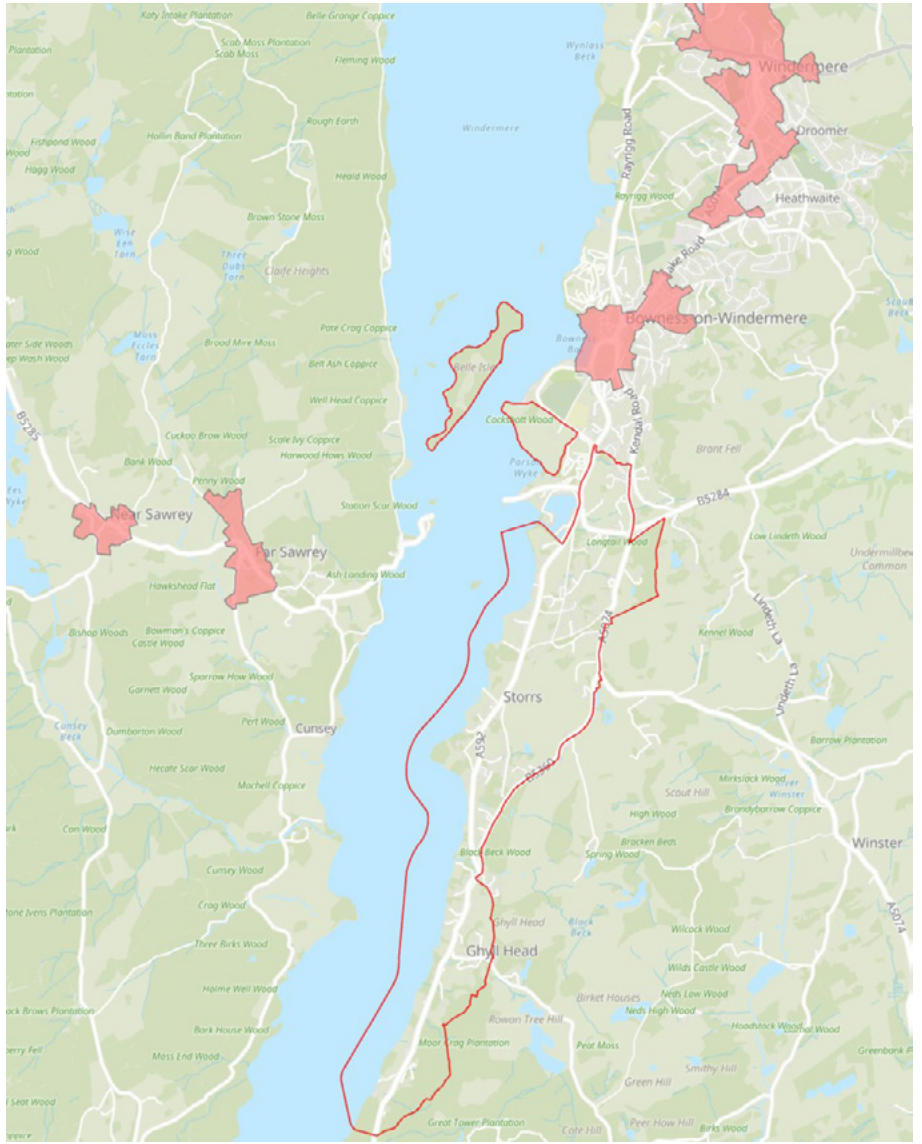
1.2 Conservation context

Situated immediately south of the town of Bowness-on-Windermere, the proposed area lies within the unitary authority of Westmorland & Furness Council, formed following the abolition of Cumbria County Council in 2023. The Lake District was designated a National Park in 1951, with the Lake District National Park Authority (LDNPA) serving as the local planning authority. The English Lake District was inscribed to the UNESCO World Heritage Site List in 2017, which the LDNPA manages as part of The Lake District National Park Partnership. There are currently 23 organisations involved in the partnership; made up of representatives from the public, private, community and voluntary sectors.

Three conservation areas relating to historic settlements are located within the wider proximity of the area [Plate 1.2.1]:

- Bowness Conservation Area (designated 9 August 1982)
- Windermere Conservation Area (designated 26 October 2011)
- Far Sawrey Conservation Area (designated 6 June 1988)
- Near Sawrey Conservation Area (designated 6 June 1988)

Whilst other historic areas of Windermere benefit from the protection offered by conservation area designation, the special character of the east shore of the lake to the south of Bowness-on-Windermere, which also falls within the WHS and National Parks designations, has not up until now benefited from the same heritage protection measures. An initial investigation into the site’s potential for designation was undertaken by John Coward Architects Limited in 2023, concluding that the area may merit designation for its architectural and historic interest.



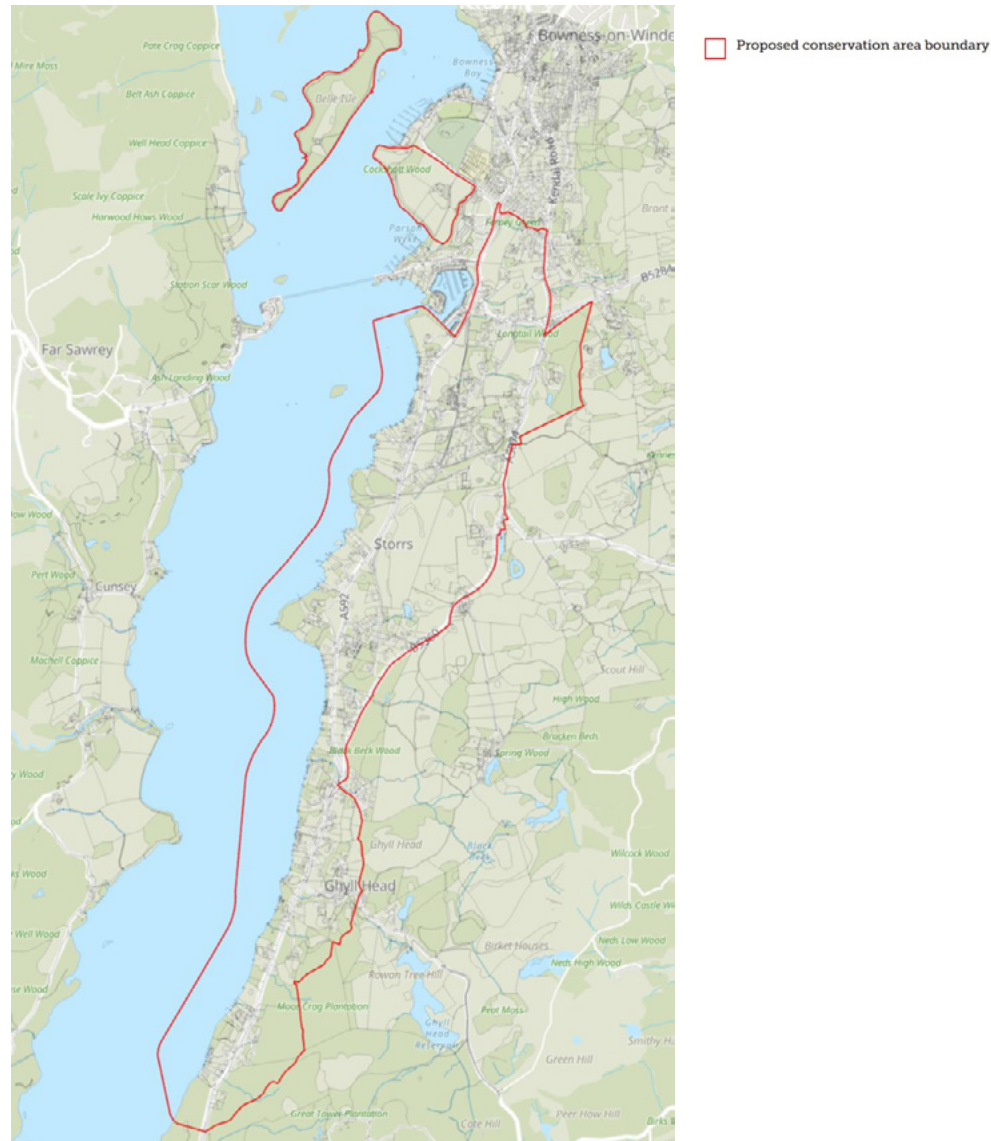
- Proposed conservation area boundary
- LDNPA Conservation Areas

1.2.1 Surrounding Conservation Areas

1.3 Study area boundary

Stretching south along the eastern side of Lake Windermere, from the very southern edge of Bowness-on-Windermere to an area just north of Dog Nab, the proposed boundary is roughly 5km in length. Curving around the lake's eastern shore with a small buffer, the boundary climbs up to an area of higher topography on its eastern side, just shy of Barker Knott and Brant Fell [Plate 1.3.1].

The boundary follows the area of villas within the eastern shore's landscape, its eastern reaches defined by the juxtaposition between this and the pastoral landscape to the east.



1.3.1 Proposed Boundary

1.4 Designation and policy context

The eastern shore of Lake Windermere is subject to several national and international heritage designations alongside numerous local designations which are protected by legislation and planning policy to varying degrees.

1.4.1 Conservation Areas

Conservation areas are ‘*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*’, recognised for their distinctive townscape including their buildings, streets, landscapes and public realm. They are designated heritage assets and any proposals for change or development must assess the effect that development might have on the ‘*character and appearance*’ of the area.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review which parts of their area that are areas of special architectural or historic interest and designate those areas as conservation areas. In this context, the present document has been commissioned by LDNPA, to provide an assessment of the special character of east-shore area south of Bowness to ascertain whether it warrants designation.

Paragraph 204 of the National Planning Policy Framework states that ‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest’. The Appraisal has carefully considered potential for designation of the conservation area and highlights buildings and spaces that are considered to make a positive contribution to its character and those which detract.

1.4.2 World Heritage Site

The site proposed for designation as a conservation area lies within the English Lakes District World Heritage Site, designated in 2017. When an area is inscribed on the World Heritage List, a Statement of Outstanding Universal Value (SOUV) is adopted. The SOUV provides a clear, shared understanding of the reasons for the inclusion of the site on the List, including the physical and intangible elements that make up its OUV. The SOUV forms the baseline for future management and for evaluation of the merit of proposals for change [Plate 1.4.1].

Designation of a WHS brings no specific international legislative controls. However, there is a duty of protection and conservation which falls to the government of the country responsible

for the site.³ Protection in England is provided by a combination of the planning system and national designations, for example, listed buildings, conservation areas and scheduled monuments that form parts or all of the Site.

The issues affecting the English Lakes District WHS are contained within the State of Conservation report submitted to the World Heritage Committee in 2023. This report demonstrated that the conservation of landscape character-defining features is being addressed through several means: Local Plans, the Management Plan, the establishment of a Design Code, the extension of the Keswick Conservation Area, the establishment of a new conservation area at Windermere recognising the villa movement, and the delivery of funds through the DEFRA’s Historic Building Restoration Grant Scheme Pilot to repair traditional farm buildings.⁴

The National Planning Policy Framework (NPPF) clarifies that WHSs are designated heritage assets, considered to be of the highest significance⁵. To ensure that they are prioritised in decision making, ‘great weight’ is afforded to the conservation of the significance of a WHS (NPPF Paragraph 205,

3 [UNESCO World Heritage Centre - Convention Concerning the Protection of the World Cultural and Natural Heritage](#)

4 [UNESCO World Heritage Centre - State of Conservation \(SOC 2023\) The English Lake District \(United Kingdom of Great Britain and Northern Ireland\)](#)

5 PPG: Paragraph: 027 Reference ID: 18a-027-20190723, Revision date: 23 07 2019. [Historic environment - GOV.UK](#)

206b), and this attracts the greatest weight of all amongst designated heritage assets (NPPF Paragraph 205, 206b).

WHSs are an irreplaceable resource and are required to 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.



1.4.1 Windermere valley from Orrest Head

1.4.3 Lake District National Park

National parks in the UK are not necessarily state owned and can contain land and buildings that are within private ownership. As a National Park, designated under the 'National Parks and Access to the Countryside Act 1949' and subsequent legislation, the English Lake District has some of the highest level of landscape protections afforded under national law. However, this legislation is separate to and does not afford the same level of protection for the conservation of the built heritage.

13 special qualities are identified as underpinning its designation (listed in Appendix I); the proposed conservation area notably contributes to the area forming a world class cultural landscape (SQ 1), rich mosaic of lakes (SQ 7), extensive semi-natural woodlands (SQ 8), distinctive buildings and settlement character (SQ 9), as a source of artistic inspiration (SQ 10) and as an area with a long tradition of tourism (SQ 12) [Plate 1.4.2].



1.4.2 Unique Lake District Special Qualities evident in Windermere Valley

1.4.4 Local Plan

This report has been developed in the context of the policies contained within the Lake District Local Plan 2020 to 2035, adopted in 2021. The plan has policies that deal with the management of the historic environment, which include Policy 07. This notes that where appropriate the local authority will encourage 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. Where alterations to a building of archaeological or historic importance are proposed they are required to be sympathetic to its character, form, and original purpose.

The Management Plan for the Lake District, reflects its position as a National Park and a WHS. It was prepared by the 22 organisations in the Lake District Park Partnership and adopted by the LDNPA in 2021 (amended July 2024). It contains key policy drivers underpinned by strategic aims:

An inspirational example of sustainable development in action.

- *A place where its prosperous economy, world class visitor experiences and vibrant communities come together to sustain the spectacular landscape, its wildlife and cultural heritage.*
- *Local people, visitors, and the many organisations working in the Lake District or have a contribution to make to it, must be united in achieving this.*

A new Management Plan is currently under preparation, likely to be adopted in 2026.

Within the local plan context, this present document has been commissioned by the LDNPA, to provide a Conservation Area Appraisal and Management of the proposed area and a robust plan for its constructive longer-term management.

1.5 Aims

This Conservation Area Appraisal and Management Plan provides the LDNPA with up-to-date evidence base for the Windermere Villas Conservation Area, and will:

- Help people understand the significance of the conservation area;
- Suggest opportunities to enhance the area's character and appearance;
- Stimulate local interest in the protection and considered development of the area for present and future generations, as well as the preservation of the historic built forms and landscape;
- Help address the challenges facing both the landscape and associated buildings;
- Encourage the conservation, repair, reuse and management of the area's historic features;

- Aid residents and developers in their planning of both small alterations and larger scale developments;
- Provide officers with area specific guidance to help in their appraisal and determination of planning applications;
- Promote high-quality design in development proposals;
- Provide LDNPA with an up to date, evidence-base which can inform further work to protect and enhance the area.

1.6 Interactive format

This document has been designed to serve as a practical guide for the present and future care of the conservation area. The digital version features interactive navigable elements that enhance its range and ease of uses. These include:

- Front cover links, which navigate directly to the Appraisal and Management Plan sections as required;
- A contents page with headings that directly link to the different sections within the Appraisal and Management Plan;
- Navigable headings at page corners, including one which returns users to the contents page.



2.0 Significance



2.0 Significance

Located in one of Britain's most picturesque valleys, the built landscape along Windermere's eastern shore is one of the most visible expressions of the growth of domestic tourism in the country from the 18th century onwards. Whilst the larger towns within the area express the arrival of the railways, transport infrastructure and the growth of mass tourism, the more rural character to the southern half of the lake's eastern shore has endured, its built landscape serving as an expression of the Picturesque values that underpinned the area's initial tourist appeal, serving to enhance rather than conceal the rich geological and landscape value of the lake's surroundings .

As such, the Windermere Villas Conservation Area derives its principal interest from the harmonious integration of its architecturally rich villas with the beauty of the landscapes of Lake Windermere and its surroundings. Comprising a layered tapestry of villas from the 18th to early 20th centuries set within a historic pastoral landscape, the area retains a sense of its historic agricultural use in the shared material palette, substantial imparked gardens, small outbuildings and vernacular-influenced architectural style visible across many of the large houses. Associated with several prominent writers, literary and aesthetic movements, the area's historical value is closely linked to its rich green landscape, lakes and mountains, which historically drew wealthy tourists into the construction of the large residences that punctuate Windermere's eastern valley side [Plate 2.1.1].

The historic pastoral landscape on which the villas are now overlaid is key to its architectural and aesthetic value, the vernacular style cottages within it setting out the design principles on which many of the later villas are based. White render starkly contrasts with the green verdant landscape in which it is set, with the tall chimneys, small mullioned windows and traditional vernacular material palette creating a clear and coherent style to the built environment. Though relatively few cottages and farmhouses survive within the area, they serve to contextualise its historic development and growth; what is now a major site of tourism for its spectacular views was once little more than a sparse collection of farms [Plate 2.1.2].

The area is particularly associated with the Picturesque movement, and the rise of Romanticism and aesthetics, with the poet William Wordsworth and writer Beatrix Potter notably associated with the area. From the 18th century, wealthy admirers of the English Lake District were inspired to commission architects to build villas and create landscaped gardens, both for their own pleasure and generally to enhance the beauty of the area following picturesque principles, defining its character. Within the conservation area, the buildings and landscapes of the former Storrs Estate that were executed as part of the Picturesque movement, are of high architectural significance. By the end of the 19th century the tradition of villa building extended to include masterpieces of the Arts and Crafts movement by architects including C.F.A Voysey and M.H Baillie Scott. As such, its aesthetic and historic

value are closely linked, with the expression of the landscape's aesthetic value in the 18th century resulting in the development of the rich built form that exists today [Plate 2.1.3].



2.1.1 Grand villas overlook the lake



2.1.2 Pastoral landscape between residential buildings

United by their residential nature, mostly constructed by wealthy private clients for personal residences, the area is shaped by a sense of enclosure and privacy. However, where the built form is visible, such as from the lake, it is of exceptional quality. The typology of the area's historic buildings is particularly cohesive, primarily residential with associated ancillary buildings including boathouses and lodges, within a landscape setting. However, the appearance and architectural designs of the buildings are notably individual and bespoke in their execution and generally of exceptional quality having been constructed by wealthy and fashionable businesspeople. Indeed, the rich variation in style illustrates the constant development pressures on the land from the end of the 18th century onwards, highlighting changing trends in architectural style amongst the wealthy patrons who constructed these buildings. Prominent examples of Italianate and Classical architecture is juxtaposed against later examples of vernacular revival half-timbers structures and simple but exquisitely detailed Arts and Crafts mansions.

The pastoral character of the area is threaded through the villa landscape, with the high-quality architectural designs of the villas carefully supplemented with considered schemes of planting, often by prominent and experienced landscape designers such as Thomas Mawson and John Webb. The mixture of species used in planting and approaches taken to the landscape varied through time, creating a sense of the areas continued development and wealth, the gardens united by their generous plots, well exploited with

terracing and planting to maximise both views out and privacy for their occupants. Indeed, the rich landscaping's exceptional quality supplements the surviving pastoral landscapes, natural and geological features of the area, the lake shore, hills and historic tree groupings, which were historically important reference points for the design of the villas [Plate 2.1.4].

Where smaller villas exist they are also of local architectural merit, in particular those were built in the late 19th century and early 20th century in the grounds of a former larger estate, by an ambitious local building firm, Pattinsons. Stylistically their appearance references the vernacular forms of the Arts and Crafts movement, highlighting the past pattern of pressure for growth in the area, generated by its enduring attraction as an exceptional place to live and visit and resulting in a remarkably strong coherence of historic building typology.

The area's role as part of the stimulus for important and influential cultural values which had a global impact, were widely adopted and continue today is also key to its value. These include:

- Forming the basis of practical conservation initiatives to protect its scenic and cultural qualities, including stimulating the concept of protected areas.
- Inspiration for ideas on the public value of the scenic and cultural landscapes as a place for outdoor recreation for all, that transcends traditional, private, property rights.



2.1.3 Framed view from Claife



2.1.4 Victorian landscaping to The Yews

Enduring public value

Of considerable communal value to local people, as well as national and international tourists, the lake and its shores are appreciated as space for leisure, exercise and a sense of connection to nature and the history of Windermere; there is a distinct sense of pride from living close to a space of such architectural, historic and natural value.

- There is a desire amongst those living within and around the conservation area to sustain that quality for future generations, celebrate the understanding of its international significance amongst visitors and ensure that it remains an accessible place for residents and tourists alike.

Setting significance

Cumulatively, the appearance of the landscape elements across the shore and hillsides acts as a cohesive and dominant frame which amplifies the experience of the less visible built elements, and which successfully integrates the subservient built forms into the wider natural wider landscape of the WHS and National Park, these include:

- Pastoral elements, fields and hedges, as well as ancient woodlands, are an important component of the appearance of the conservation area, a fortuitous legacy of the early agricultural economy of the area that shaped the landscape.

- The naturalistic, constantly changing appearance of the lake itself is the centrepiece of the views and setting of the area. The lake, together with the undeveloped shoreline and the rock outcrops that remain are dominant distinctive features of high significance to the understanding of the appreciation of the earliest history of the area before human intervention [Plate 2.1.5].



2.1.5 Storrs monument to the lake

Lost significance

Though the area has experienced numerous periods of change, with the 20th century seeing the loss of buildings or significant alterations to historic buildings, the architectural and artistic ideals of the man-made forms in harmony with the natural landscape remain clearly legible and are of high significance to the conservation area. The Picturesque principles of viewing and visibility continue to underpin the experience of the conservation area, with Claife Station and the water itself remaining in regular use. Later, 20th century development has left a legacy in parts of the conservation area, particularly of modern housing in the form of bungalows or two storey homes, often with large garden plots. Whilst these buildings are commonly of no special architectural or historic merit, their characteristic low scale and massing and large garden settings are generally not disruptive to the character and appearance of the area and they are considered to be broadly of neutral significance.

However, whilst most of the buildings in the area are occupied and in good condition development pressure has resulted in a permanent loss of buildings within the conservation area. Prior to conservation area designation, new buildings have replaced earlier historic Pattinson villas, with the resulting development often much larger.

It is vital that change is managed to minimise loss of significance to the conservation area. The heritage assets that remain are even more important as unique remaining examples of a partially diminished legacy, as well as for their individual architectural and historic merit.

Outstanding Universal Value

In July 2017 the English Lakes World Heritage Site (WHS) was inscribed by UNESCO as a Cultural Landscape of **Outstanding Universal Value (OUV)**. WHSs can be inscribed by UNESCO for their natural or cultural significance, and in some cases, such as the Lakes District, for both.

There are three intertwining and interdependent themes that reflect UNESCO's criteria for inscription and attributes of OUV. They are:

- Identity:** A landscape of exceptional beauty, shaped by the physical constraints of the mountain setting, by distinctive agro-pastoral traditions and augmented by distinguished villas and their designed landscapes, which give the Lake District a special harmonious character.
- Inspiration:** A scenic landscape, the appreciation of which has inspired powerful ideas and emotions, celebrated by artistic and literary movements and has generated ideas about landscapes that have had global influence and left their physical mark.
- Conservation:** It is a landscape which has been the catalyst for key developments in the national and international protection of landscapes. The desire to protect the scenic and cultural qualities of the

Lake District gave birth to the conservation movement and continues to be the source of inspiration, including the concept of protected areas.

Within these three themes there are numerous attributes of OUV which often have a number of components. For example, Villas, Gardens and Formal Landscapes are a key attribute of OUV. The individual components of this attribute include:

- Villa Landscapes – their buildings, gardens and surrounding designed landscapes (tangible).
- Physical designed landscapes (tangible).
- The values, aesthetic ideals and perceptions which led to their creation (intangible).

The Villas, Gardens and Formal Landscapes which contribute to the English Lakes WHS OUV can be found in various locations across the Lake District; however, the greatest concentration can be found in the Windermere Valley and in particular on the eastern side of Lake Windermere. It is here that the wealthy industrialists of the 18th, 19th and 20th centuries built their mansions and villas.

One of the earliest houses to be built for picturesque reasons, Belle Isle, Grade I (1774), is also unique as the first cylindrical building of the Picturesque movement in England. The designs of the villas and houses which followed Belle Isle were

more conventional in terms of design but had a significant impact on the landscape around the lake [Plate 2.1.6].

The Arts and Crafts style at the end of the 19th and start of the 20th centuries was significant in this part of the Lake District, in particular the cluster of villas on the Storrs Hall Estate. Three of the most significant Arts and Crafts villas in Britain can be found in this area; Blackwell (M.H. Baillie Scott), Broad Leys and Moor Crag (C.F.A. Voysey) – all Grade I.

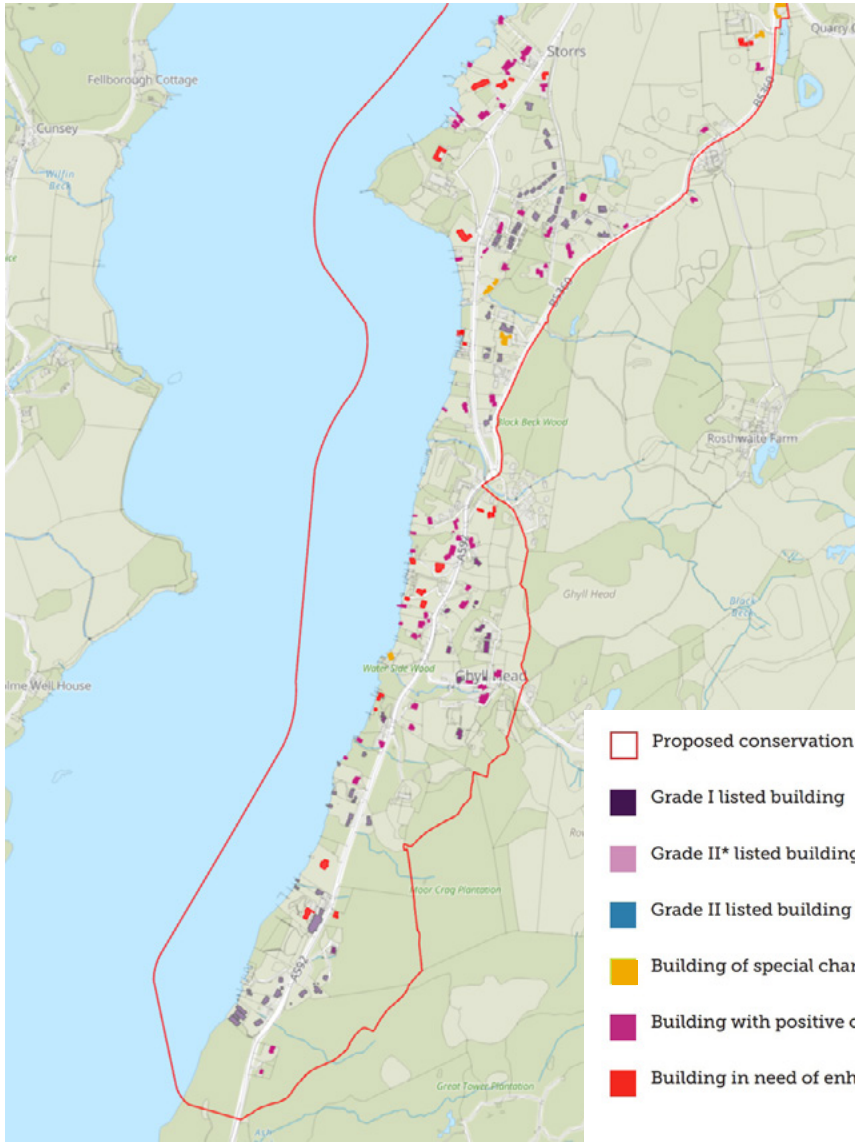
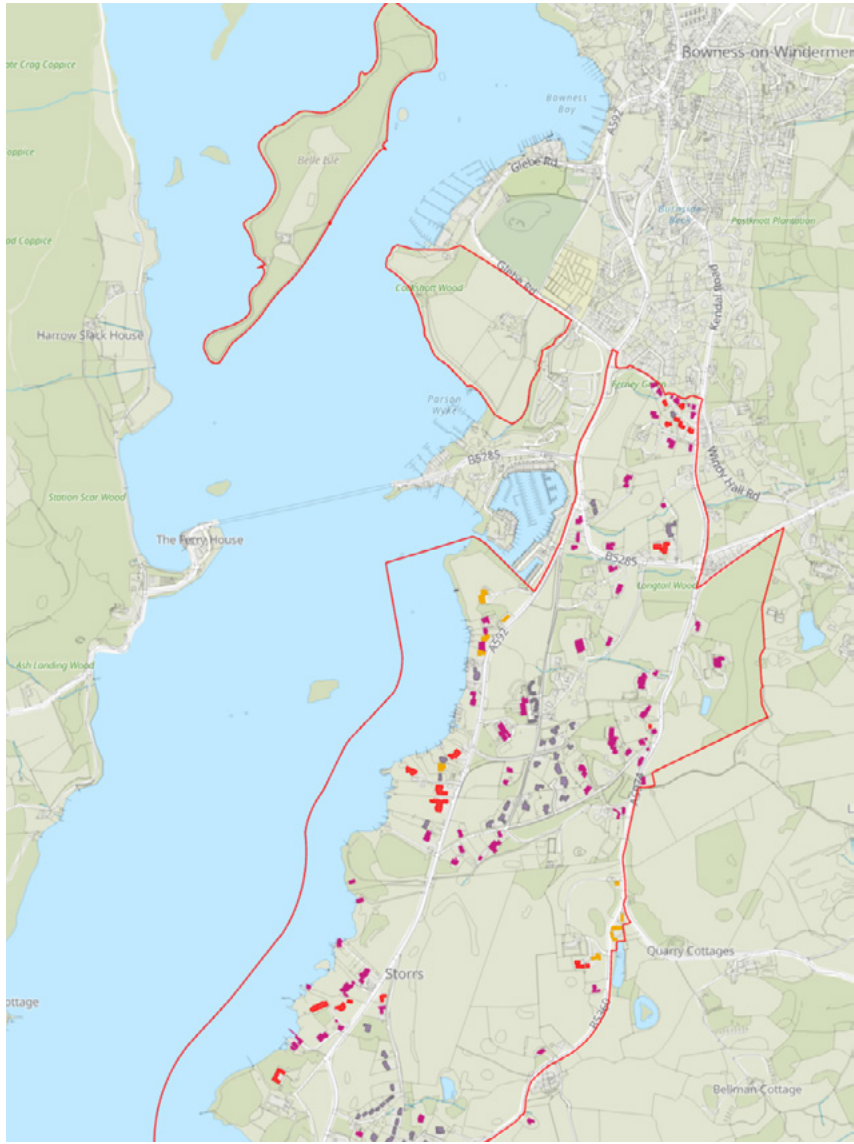
“Quite apart from scale and form the villa stands apart from its vernacular neighbors by virtue of its relationship to the landscape. All villas are responses to the available views favoring lakes and distant mountains in their outlook and seeking a moderately elevated site to secure them. Most were approached by a carriage drive and formed the center piece of a small estate, comprising a mixture of garden and woodland threaded by paths and to support a milk cow in area of pasture and cow byre and hay barn. A stable and coach house usually placed a discreet distance were a necessity as was in most cases a walled kitchen garden, where the grounds included lake shore or boat house was obligatory.”⁶

6 The Lake District National Park Partnership, Nomination of the English Lake District for Inscription on the World Heritage List Volume 1 2015

In addition to the nationally significant villas, there are numerous significant, unlisted villas and associated buildings (potential non-designated heritage assets) which are important components of the WHS OUV.



2.1.6 Belle Isle (HE Aerial Images)



- Proposed conservation area boundary
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Building of special character
- Building with positive contribution
- Building in need of enhancement

2.2 Historic building contributions



3.0 Location, Topography and Uses

3.0 Location, topography and uses

3.1 Location

The Windermere Villas Conservation Area is situated immediately south of the town of Bowness-on-Windermere, approximately half-way along the 10.5 mile length of the lake shore of Windermere, with Waterhead to the north and Lakeside to the south. The town forms the largest tourist centre in the Windermere area, with shops, visitor attractions and accommodation, and is a key local amenity serving the local residential community. Urban and suburbanisation has gradually expanded into the periphery, overtaking the earlier rural and pastoral character of the area, and contrasting with the landscape further south, which has better retained its historic interest and appearance [Plate 3.1.1].

The conservation area itself is formed by three areas, all of which are united by their contribution to the architectural and historic character of the conservation area. One such boundary runs around the earliest and most significant villa and its island: Belle Isle. Another snakes around a historic area of green space linked to the church's ownership, running around the lakeshore of Cockshott Point and Rectory Farm. The largest area is bounded by the southern outskirts of the town of Bowness; to the west by the lake shore of Windermere; extending as far south as Dog Nab, and to the east, includes the historic settlements of Ghyll Head and Ferry View and countryside, bounded by the A5074. It lies within the National Park and WHS designations.

The A592 provides the main axial route along the east lake shore, connecting the southern end of the lake at Newby Bridge and Fell Foot with Ambleside

in the north, via Bowness-on-Windermere. The alignment of the road physically divides the shoreside properties from the landscape and settlements to the east, which in turn has had a diversifying effect on the historic development of the area on both sides [Plate 3.1.2].

A ferry provides the only public transport across the lake, from Ferry Nab at Bowness-on-Windermere to Far Sawrey on the opposite shore, carrying cars, pedestrians and cyclists - a service that has existed for the public for over 500 years [Plate 3.1.3].



3.1.1 Aerial view of Bowness, looking towards Windermere, 2024 (HE Aerial Archive)



3.1.2 View along A592



3.1.3 Ferry crossing point at Ferry Nab

3.2 Topography and geology

In the Lake District, 500 million years of geological processes have produced a physical landscape of mountains and lakes of great scenic beauty.⁷ Shale outcrops and volcanic rocks form the dramatic crags and mountainous scenery, with the steep glacial valleys holding some of England's deepest and longest lakes. The steep topography of the area, which stretches up the inside of the Windermere valley from the lake shore, was carved out during the end of the last Ice Age [Plate 3.1.4].

The retreat of the British and Irish Ice Sheet formed a landscape defined by sedimentary mudstones, sandstones, siltstones and some limestone in the sea, about 420 million years ago. These were later folded and faulted, pushed up, and eroded down to their present levels that form the gentler lowland scenery of southern Lakeland.

The lower relatively flat levels of the shore at the northern end of the conservation area enabled farming and pastoral uses to take place, where it was more feasible than on the higher slopes of the steep mountainsides which were less hospitable. Historic development for human habitation is more evident on the flatter, northern section of the area where it lies low to the lake shore; to the southern section below Ghyll Head, where the land rises steeply from the lakeside rendered development difficult, woodland predominates [Plate 3.1.5].

⁷ [Landscape and geology : Lake District National Park](#)
accessed 31st March 2025



3.1.4 Former glebe land to the north



3.1.5 Steep topography to top of the valley

3.3 Land and water uses

3.3.1 Water

The lake is both a highly used area of public realm, an amenity space and destination in its own right, attracting a wide range of water activities and users.

- Boating is popular, with over 10,000 boats registered and over 250 small boats available for hourly and day hire.⁸ [Plate 3.1.6].
- Many buildings along the eastern shore water's edge are directly related to water and boating uses. Marinas particularly dominate the northern shoreline of the conservation area's setting, the largest at Bowness and two further at Ferry Nab, with canoe and kayaking, wakeboarding and windsurfing centres operating nearby. Sailing tours of the lake are offered by local operators. Boat clubs also operate from the shore, with Windermere Motor Boat and Racing Club based nearby at Broad Leys. Boathouses that were built for private use are a key historic feature of the water's edge [Plate 3.1.7].
- The annual Great North Swim attracts over 10,000 entries and open water swimming is popular in the lake, with four designated bathing sites.

- Lake cruises operate from Bowness Bay to Waterhead at Ambleside, and Lakeside at the southern end, with additional smaller stops across the lake.⁹

The popularity and intensity of use of the lake water by the public as an amenity space means there is an exceptionally high active and immediate engagement by large numbers of the public with the cultural landscape of the National Park and WHS. The marinas at Bowness are a gateway into the area from its immediate setting and form a focal point for public access to the water and shores. The east shore is very much visible, with wide, open and dynamic linear views from the water and by its users.

The intensity of the use of the lake for recreation and leisure also brings a corresponding pressure for use of the adjacent land and buildings on the east shore to service the lake's visitors. However, this is currently concentrated around Bowness Bay, within the setting of the conservation area, rather than within the area of the shore dominated by historic villas.



3.1.6 Boat uses around Bowness Bay



3.1.7 Marina towards Ferry Nab

8 <https://www.visitcumbria.com/amb/windermere-lake/>
accessed 27 March 2025

9 Ibid.

3.3.2 Residential

Whilst the historic built form of the area is predominantly residential, the resident population of the area is comparatively small in relation to visitor numbers. Over 35,000 people live within the boundaries of the National Park, in contrast to visitor numbers [Plate 3.1.8].¹⁰

- Second homes are a predominant feature of the residential use of the conservation area, impacting the availability of affordable housing.
- Green spaces and tree groupings of the gardens of those privately owned residences feature as a prevalent land use, particularly appreciable and legible on the slopes of the hillsides in public views from the water and make a positive contribution to the conservation area.
- Inland, the public appreciation of the houses, gardens and soft landscaping is limited by lack of public access, primarily from roads which close off or give restricted views above the high walls, hedges and gates that surround those properties.



3.1.8 Residential buildings to eastern shore

¹⁰ <https://www.lakedistrict.gov.uk/learning/factsandfigures>

3.3.3 Hotels, tourism and leisure

Tourism is a major land use and economic driver for the Lake District. There were 18.11 million tourists to the Lake District in 2023, with 27.21 million tourist days, generating tourism revenue of £2.304 billion.¹¹ Historically key to the area's development, the appreciation for the natural and built environment remains a major draw, resulting in its continued popularity.

With regard to Windermere, Bowness-on-Windermere is the Lake District's most popular holiday resort. The level of tourism in the area brings with it relative affluence, with the popularity of Windermere as a tourist destination ensuring that property within it is highly sought after and land values amongst the highest in the Lake District National Park. As a result, most buildings are maintained to a high standard and generally levels of vacancy are low. Though commonly in use as second homes and thus sporadically occupied, this ensures that the majority of the historic buildings within the area are well-conserved, landscaped and looked after [Plate 3.1.9].

Otherwise located away from many of the key urban population centres, tourism also generates the majority of the employment opportunities within the area and is therefore key to the sense of community amongst residents of Bowness-on-Windermere.

The increase in tourism has led to some modern development on the lakeside at gateway points into the conservation area, with commercial development to serve that demand evident in the form of commercial marinas and retail developments occupying the land on the shore edge, notably within the area's setting at Bowness Bay. These form built enclosures of the shoreline that reduce some public views of the water, lake and landscapes, but add to the volumes of visitor and resident accommodation within the area. Within the area's setting, Bowness Bay and The Glebe form a key part of the Windermere Waterfront Programme in the Local Plan, which aims to deliver improvements for a world class visitor destination.

Visitor numbers do result in a high demand for carparking and road use, most of which are situated outside of the conservation area, within its immediate setting. Carparking to serve coaches, cars and campervans is concentrated in the vicinity of Bowness, to the edge of the area rather than within it. Braithwaite Fold and Ferry Nab carparks are relatively well screened, but the Glebe Road carpark currently dominates the appearance of the adjacent townscape and some of the area's northern setting. The relative speed of the roads around the conservation area reduces the ability of those passing through to appreciate the villas built on the plots along it but does introduce many visitors to the area's green and verdant landscaping, as well as its unique vistas [Plate 3.1.10].

As a result of visitor numbers, many of the historic buildings - country houses, villas, gatehouses, cottages, farms and in many cases boathouses - have been converted into hotel or visitor accommodation, enlarged with extensions, repurposed as second homes, or subdivided into multiple units, with new development within the plots and land sold off for further development to meet visitor related demand [Plate 3.1.11].

There are numerous hotels, holiday cottages and bed and breakfasts (B&B) in the area. Historic Storrs Hall and Beech Hill are both hotels, whilst new developments have been constructed to accommodate visitor demand. Campsites such as Bowness-on-Windermere Camping and Caravanning Club site make use of the fields of former farmhouses. Yurts, glamping and cabins are becoming increasingly popular as an alternative source of accommodation, with several sites operating outside the conservation area [Plate 3.1.12].

Adventure activity companies, guides and instructors operate their activities in the east shore. Historic buildings have been repurposed for education and activity centres such as at Ghyll Head [Plate 3.1.13].

Apart from the exceptionally well-presented historic house of Blackwell and some public access to Broad Leys, local history and museum uses are centred around Bowness-on-Windermere.

11 <https://www.lakedistrict.gov.uk/learning/factstourism>



3.1.9 Tourist use at Bowness bay



3.1.10 Hard surface car parking to Ferry Nab



3.1.11 Storrs Boathouse accommodation



3.1.12 Storrs Hall is in hotel use



3.1.13 Ghyll Head outdoor centre

3.3.4 Rural

Geographically the commercial centre of area is the town of Bowness-on-Windermere, which is north of the conservation area. It is considered to be a Rural Service Centre in the Lake District National Park Local Plan and is the focus for urban uses including schools and public facilities. Comparatively little retail and offices exist elsewhere in the conservation area.

South of Ghyll Head and in the vicinity of Beech Hill, the land use becomes predominantly rural, with woodland plantations such as the Moor Crag and Great Tower Plantations. Nearly all the slopes between the A592 and the lake south of Ghyll Head are privately owned and are classed as either ancient semi-natural woodland or planted ancient woodland sites¹².

3.3.5 Public open space

There is a noticeable absence of railways and other modern industrial developments in the area, particularly as a result of the early efforts and success of the conservation movement. Public open space is mostly limited to the north of the proposed conservation area, with Cockshott Point being the principal areas for public access, with most of the land to the lake shore within private ownership. At Bowness, there are small

scale public open spaces which are a legacy of the historic Glebe pastoral uses, including the Meadow and the Lawn, which make a significant positive contribution to the appearance and historical interest of the conservation area's setting [Plates 3.1.14-3.1.16].

The public realm within the area's setting at Bowness is currently dominated by street surfacing and hard landscaping which has accumulated over time. However, some major public realm works to the area have been undertaken since 2015 and have improved accessibility and landscaping to the lake foreshore area at the Glebe, the public highways on Glebe Road and increased the extent of pavements over the previous barrier-like arrangement of car parking. Despite this, pedestrian flow is high and the pavements remain heavily trafficked, some public toilets have also been closed for an extended period. Retaining walls are generally used for informal seating and are positively designed, frequently coupled with high-quality soft landscaping [Plate 3.1.17].

The National Trust is a key owner of the land and buildings of the Rectory Farm, which form key historic open spaces at the northern sector of the conservation area which makes a positive contribution, including Cockshott Point which has public access for walks and is a renowned viewpoint for the lake. The National Trust is a key partner on the Bowness Bay and The Glebe regeneration project, and on the Windermere Waterfront Programme [Plate 3.1.18].



3.1.14 Public open space around Bowness bay



3.1.15 Cockshott Point

12 Richardson, Guy. Hows & Knotts – A Guide to Lakeland Views. Redshank Books with Lake District National Park. pp 125.



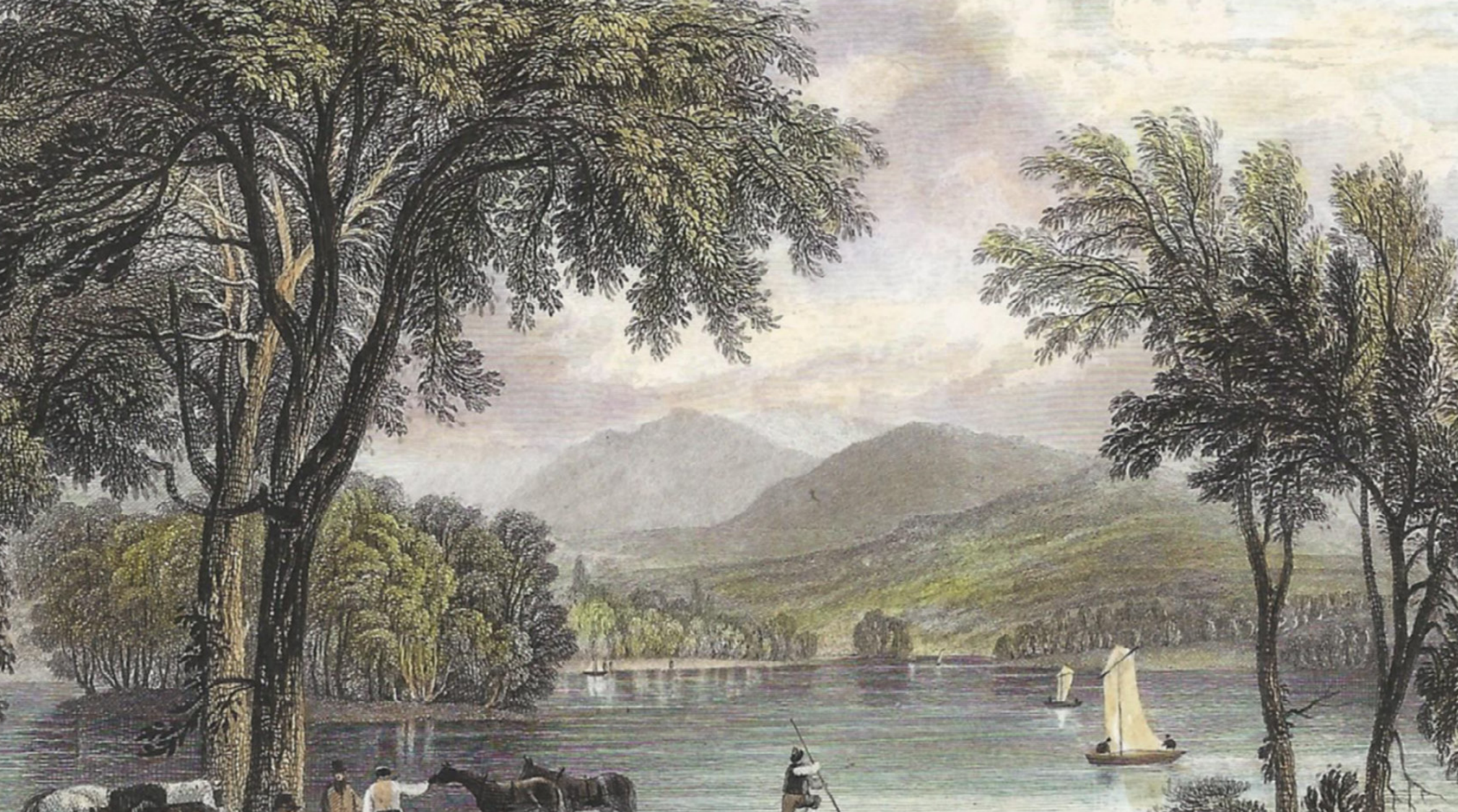
3.1.16 Water access from Cockshott Point



3.1.17 Public realm works to Bowness bay



3.1.18 National Trust signage at Cockshott Point



4.0 Historic Development of Windermere's Eastern Shore



4.0 Historic Development of Windermere's Eastern Shore

4.1 Historic development: A timeline



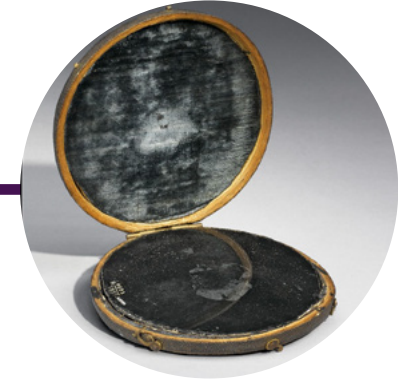
17th Century

Located in the north-west of England, Lake Windermere's eastern shore was originally a landscape of dense woodland, rolling farmland, expansive green spaces, and rough pasture. Its earliest buildings were traditional cottages and small farms, built with roughcast rendering over Lakeland slate stone or carboniferous limestone. The earliest buildings in the conservation area include Braithwaite fold (dated c.1700) and Bellman Ground (c.1700), built in this style.



1770s

During the 18th century the eastern shore became the focus for wealthy tourists who, having been denied access to the 'Grand Tour' in Europe through unrest in France, turned their attention to its natural beauty and tranquility. Popularised by the aesthetic and literary Picturesque movement, it idealised the Lake District's supposedly wild, natural scenery for its power to provoke pleasure and wonder in the viewer.



1778

Thomas West published the first Lake District guidebook, which gave descriptions of ideal 'viewing stations' or specific points along the western shore, where tourists could best view Lake Windermere's eastern shore. The visiting tourist would typically face away from the view, hold up a mirror, known as a Claude Glass, and be guaranteed a picturesque, framed scene to draw or paint.



1780-1800s

Grand villas, with formal gardens and landscaping, were built by wealthy industrialists to complement and enhance the area's natural beauty. Designed by the architect John Plaw, Belle Isle House was one of the earliest villas and is unique as the first circular building of the Picturesque movement.



1790-1804

Storrs Hall was built on a small hill overlooking the lake by Sir John Legard. The estate was roughly 181 acres of sprawling woodland, open green spaces, and agricultural land, making it one of the largest estates in the area. Storrs Temple was built later, in 1804, by Sir John Legard as an ornament to his grand new house.



1840s

Large villas, such as Belfield Hall (built 1840) continued to be constructed along the eastern shore for the enjoyment of wealthy industrialists. The coming of the Windermere railway (1847) also brought a flood of new visitors to the area, but met with opposition from affected landowners and writers, such as William Wordsworth.



1848

At the time of the OS map of 1848, historic development was concentrated around Ghyll Head. A new lake road had also been built, although few buildings had been constructed along the shoreline at this period.



1890

The Storrs Estate was sold off in lots, opening up key areas along the eastern shore for development. The majority of the land was purchased by the local building firm, run by the Pattinson family, who divided the land up into plots for the building of individual houses and villas. The Pattinson's houses were frequently of a similar style and were set within landscaped gardens.



1890s

By the late 19th century, there was a growing number of influential thinkers, academics, and society figures, who passionately campaigned against the erosion of the area's picturesque beauty and wilderness. Their concern ultimately led to the formation of the National Trust in 1895, which purchased large swathes of land along the western shore of Windermere as a form of 'national property', preserving its spectacular historical landscape qualities that embody the Pictureque movement.



1890s

The eastern shore saw the construction of some of the world's most significant Arts and Crafts buildings, designed by the renowned architects C.F.A Voysey and M.H Ballie-Scott. These included Blackwell House (constructed 1898-1899), Broad Leys (built 1898-1900) and Moor Crag (built 1899).



1900-1920

Early 20th century maps show the expansion of the northerly section of the area, with new boat houses and landing stages constructed around Ferry Nab. Some land to the north had also been purchased by the Pattinson family, who continued to construct large villas with landscaped gardens for wealthy clients. The southern section, beyond Storrs Hall, largely retained its pastoral character.



1930s

Development of the area had slowed by the 1930s, mainly due to the upheaval of the First World War. The Pattinson family had also scaled back their building activities by this period.



1970s

The post-war period saw the construction of new houses and increased visitor numbers, resulting in the loss of some of the area's woodlands and green spaces. Photographs from this period show large groups of tourists gathered around the Ferry Nab area in anticipation of a ferry trip across to the western shore.



1990s-today

In recent years, the creeping expansion of Bowness has resulted in the loss of some of the eastern shore's surviving green spaces and woodlands. Its verdant landscape character is somewhat threatened by new housing developments and growing demand for larger second homes.

Additionally, the some localised re-development of historic villas, boathouses, and ferry landings has altered the area's character and appearance. Increasing numbers of privately owned lakeside properties has also restricted public access to the shoreline.

4.2 Summary development

Situated in the picturesque glacial landscape of the Lake District, Lake Windermere and the surrounding valley were carved out during the last Ice Age. As a result of this dramatic geological history, the east side of the lake became a landscape defined by its rich woodland and expansive green spaces, altered through human activity. Gradually shaped over time by pastoral farming, stone-walled fields have populated the lower slopes since the medieval period, with the earliest buildings constructed as traditional farm buildings and small cottages built from local slatestone and carboniferous limestone and following simple plan forms.

From the 1770s, the natural beauty of the Lake District was recognised by the Picturesque movement, who celebrated the power of the natural world to stir the viewers' soul and emotions. Picturesque writers played a key role in drawing attention to Windermere and its eastern shore, describing the harmonious relationship between its natural landscape and traditional farm buildings in guidebooks such as West's 'Guide to the Lakes' (1778) and Gray's 'Journal' [Plate 4.2.1]. Their powerful descriptions particularly caught the attention of wealthy industrialists, who, in their eagerness to escape the smog and bustle of city life, constructed grand villas with formal gardens along the shore to complement the natural beauty of their setting.

The construction of these villas profoundly impacted the landscape, transforming its rustic, pastoral terrain into a designed landscape of woodlands, formal gardens and terraces to frame these buildings according to the principles of the Picturesque. Storrs Hall best exemplifies this movement; constructed on a softly undulating peninsula, with panoramic views overlooking the lake, it is surrounded by rich woodland and a surrounding landscape [Plate 4.2.2]. The development of its parkland several years later also resulted in the sub-division of agricultural fields.

In 1847, the arrival of the Windermere railway to the north of Bowness brought increased numbers of visitors from the Northeast, Lancashire, Yorkshire and beyond. However, it also received opposition from local landowners and Picturesque writers, who feared that the beauty and wilderness would be lost forever. A key campaigner against the area's changing appearance was the poet and writer, William Wordsworth, who passionately declared that the district was a "sort of national property" for all those who have "an eye to perceive and a heart to enjoy" [Plate 4.2.3].

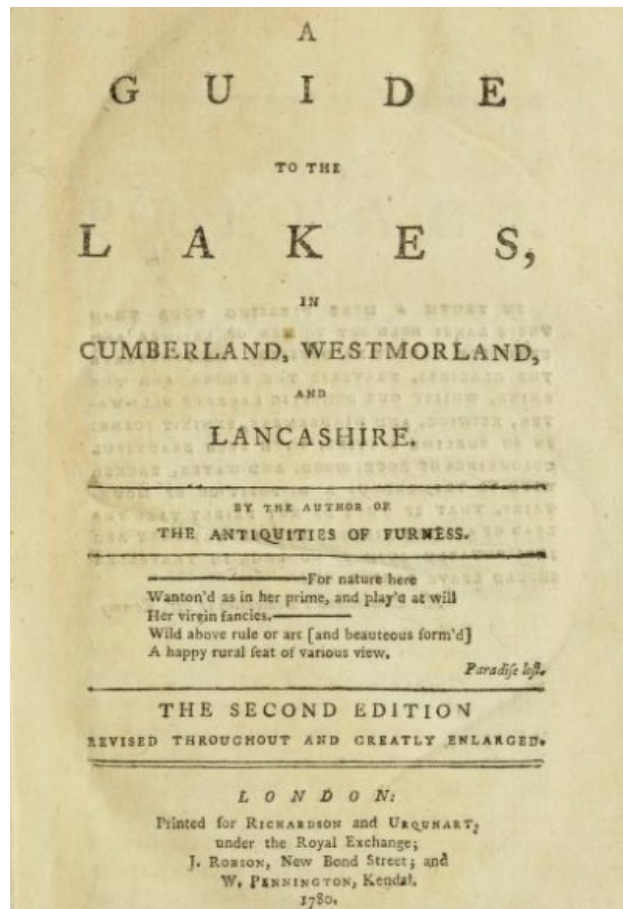
The flurry of tourist activity associated with the railway led to a further increase in the number of residences built in the area. The improved rail connection to Lancashire and the sprawling industrial towns of Manchester and Liverpool resulted in the construction of several villas by mill owners. Frequently designed in the fashionable vernacular revival and Tudorbethan styles, large residences such as Lindeth Howe were built on

large sites overlooking the water, benefitting from generous views over the water afforded by their hilly location [Plate 4.2.4].

A major change to the landscape character was heralded with the 1889 sale of the Storrs Estate's wider estate land. Sold off in individual lots, its sale marked a key turning point in the eastern shore's development, with acres of previously undeveloped land quickly snapped up by local developers and building firms, who were eager to take advantage of the area's rapidly growing popularity with 19th century tourists. The bulk of the estate was purchased by the renowned local building firm run by the Pattinson family, who divided hundreds of acres of farmland and woodland into various individual plots upon which houses were built. However, a few wealthy industrialists purchased some of the largest sites, hoping to construct new holiday homes of a scale beyond that of the area's earlier villas.

During the final years of the 19th century the eastern shore embraced the architecture of the Arts and Crafts movement, witnessing the construction of some of its most significant buildings designed by the renowned architects C.F.A Voysey and M.H. Ballie-Scott. These included Broad Leys, Blackwell House and Moor Crag, all built on land formerly belonging to the Storrs Estate as private houses for notable industrialists including Sir Edward Holt [Plate 4.5] With prominent bay windows, striking white render and rich interiors exhibiting carefully detailed fixture and fittings, the buildings exhibit exceptional craftsmanship and represent one of the most nationally and internationally significant collections of

Arts and Crafts architecture reflected in their Grade I status. With the Pattinson family working as builders on some of these projects, this movement towards vernacular-influenced architecture came to embrace much of the former Storrs Estate's land.



4.2.1 Thomas West's Guide to the Lakes, c.1780 (Internet Archive)



4.2.2 Storrs Hall, early 19th century (Lakes Guides)



4.2.4 Lindeth Howe, undated (Lindeth Howe)



4.2.3 Bowness Railway Station, c.19th century (WIKI)

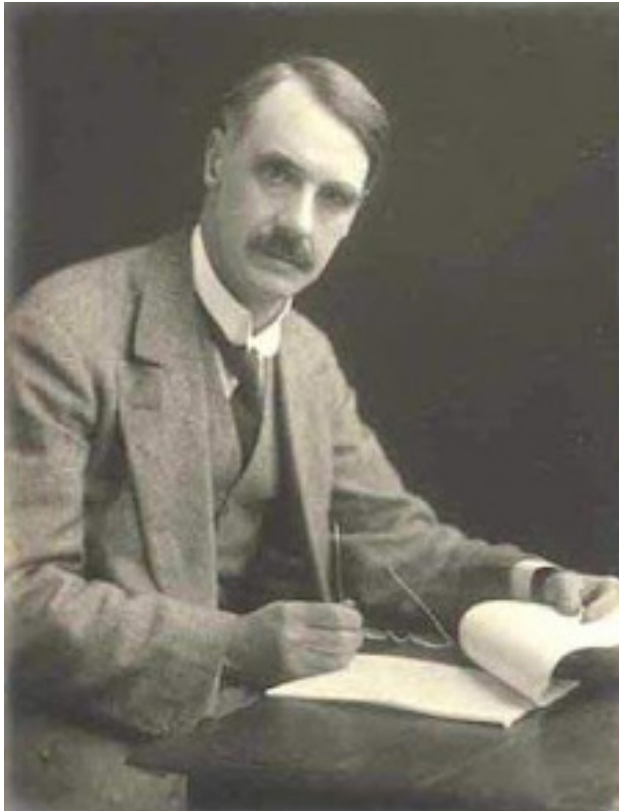


4.2.5 Voysey's drawing of Moor Crag, c.1898 (VAM)

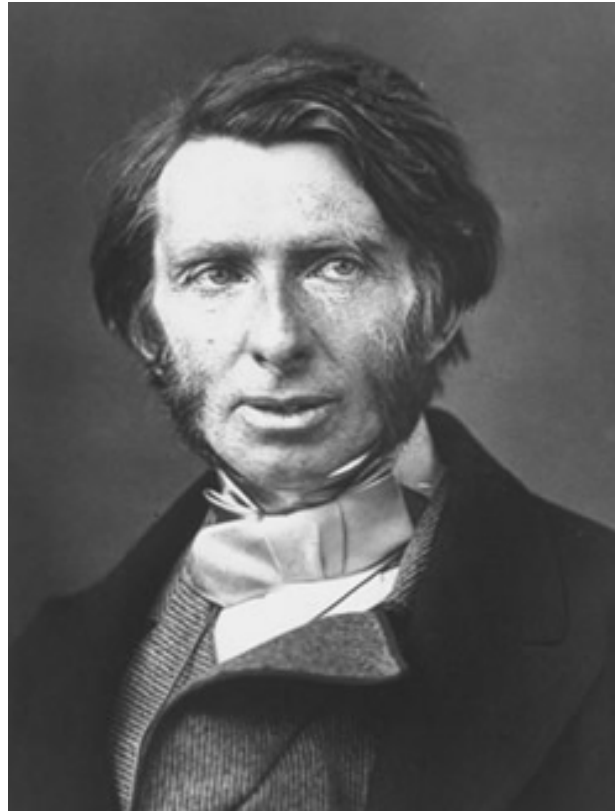
Having already worked as contractors for Voysey, the Pattinson family's homes built on former Storrs Estate land were often stylistically influenced by the Arts and Crafts – one of the most interesting examples of this being Lindeth Fell built in 1909. Using traditional materials that reflected the distinctive local vernacular including white roughcast, local stone, and Westmorland slate, with the landscape designer Thomas Mawson typically employed to design their garden setting [Plate 4.6]. Mawson himself made a significant contribution to the area, introducing different conifer species, evergreen shrubs and native trees into his designs. Many of these trees survive today, contributing to the area's verdant character, sense of enclosure to the roads and the rich tapestry of foliage visible across the eastern shore of the lake.

However, as Windermere's shores were increasingly carved up for development, distinguished national figures such as John Ruskin and Robert Browning were drawn in to protest against the perceived loss of its unique picturesque qualities [Plate 4.7]. Their fears for its survival ultimately led to the formation of the National Trust in 1895, which purchased large areas of land along the western shore for the benefit of the public. Its acquisitions not only halted major development proposals at the time but also played a key role in the conservation of its spectacular natural landscape for future generations of leading artists and writers – and the national conservation movement more broadly.

In the early 1900s, the National Trust continued to acquire important stretches of land along the western shore, with the support of leading conservation figures and benefactors. The author and illustrator Beatrix Potter, who by this time was in the fortunate position of receiving substantial royalties from her 'Little Books', became a particularly prominent benefactor and saved many traditional farmsteads from demolition [Plate 4.8]. Potter's earliest purchase was Hill Top, a 17th century house and 34-acre farm in the small village of Near Sawrey in 1906 whilst her purchase of the Monk Coniston Estate made a significant contribution to the preservation of its agricultural and vernacular quality.



4.2.6 Thomas Hayton Mawson, undated (*The Lakeland Gardener*)



4.2.7 John Ruskin, 19th century (*Ruskin Museum*)



4.2.8 Beatrix Potter, undated (*The Westmorland Gazette*)

Development of the area had slowed by the early 1930s, mainly due to the upheaval of the First World War and the growing influence of the conservation movement, which resulted in the designation of the Lake District as a National Park in 1951. The listing of historic buildings followed in the decades after this, covering many of the earlier buildings within the area. However, growth picked up again around the 1970s, leaving a legacy of bungalows and more modern housing developments. Many of the large villas in the area - notably including those constructed by the Pattinson family which remained undesignated - also underwent considerable change around this period, with many being split into separate dwellings, whilst their gardens were sub-divided and built upon [Plate 4.9].

More recently, the creeping expansion of the Bowness area, coupled with a significant increase in visitor numbers brought by car, has resulted in the erosion of the area's natural landscape. Development pressures have further intensified over the last few years due to increased demands for new houses and larger holiday homes. Private ownership of these homes has also limited the public's access to the eastern shore. The spectacular views and picturesque charm are under threat from new privately owned developments that are widely visible in historic views of importance. The soft landscape and naturalistic historic character of the spaces between the buildings has also begun to disappear, with a marked contrast between the east and west shores [Plate 4.10].

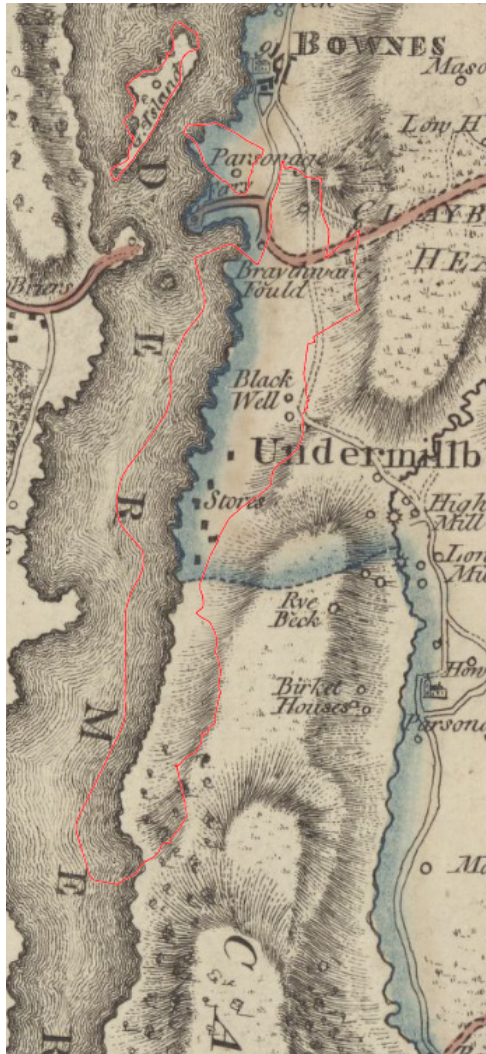


4.2.9 The eastern shore of Windermere, looking towards Bowness, c.1948 (Britain from Above)



4.2.10 Eastern shore, c.2025 (BBC NEWS)

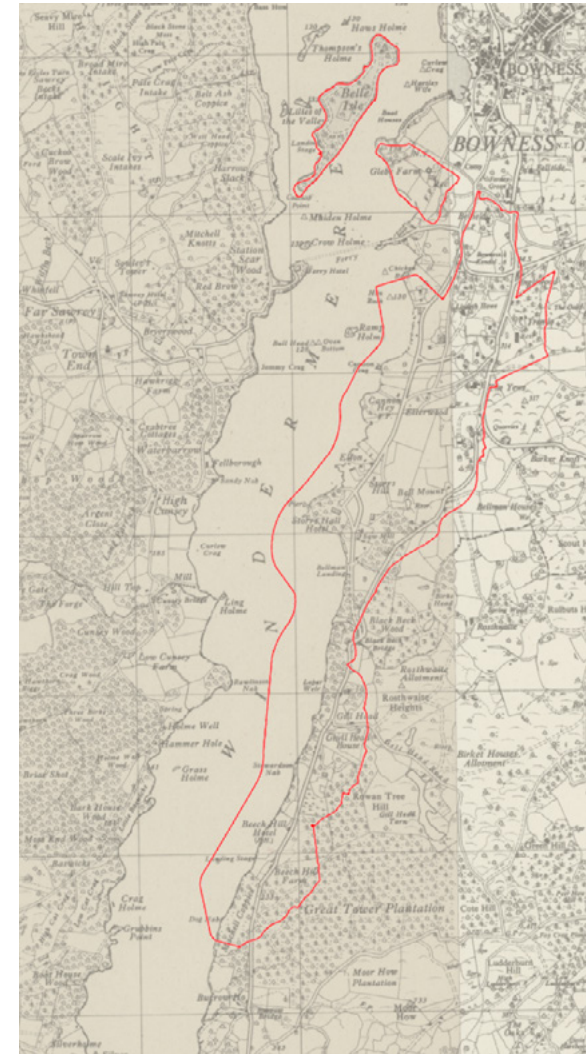
4.3 Historic Mapping



4.3.1 Jeffery's Map of Westmoreland, 1777 (NLS)



4.3.2 Stanford's Map of the Lake District, 1879 (NLS)



4.3.3 OS map of Windermere, 1945-1965 (NLS)



5.0 Character and Townscape Assessment

5.0 Character and townscape assessment

5.1 Summary

The Windermere Villas Conservation Area overlooks the water of Windermere and the lake's western shore, sloping up to a series of lowland hills above. The conservation area forms a key element of the World Heritage Site (WHS) and National Park designations of the English Lake District for the Outstanding Universal Value (OUV) and Special Qualities it displays.

The character of the area is predominantly residential, though a substantial number of these properties are now in use as holiday homes and some of the larger examples have been converted into hotels and B&B accommodation. In general, the economic vitality of the area means the condition of the fabric, the buildings, walls and gardens, is good. However, its continued popularity as a visitor destination has also led to many houses being used as second homes; development pressure to provide tourist accommodation including redevelopment, alterations and extensions has noticeably impacted on historic fabric, and traffic and congestion can have an impact on the experience of the area in peak season periods [Plate 5.1.1].

The area contains a rich concentration of historic villas that were inspired by and expressly designed to integrate with the extraordinary beauty of the Lake District mountain landscape. Many of these villas have been identified as listed buildings of national and international significance. Additionally, a number of unlisted buildings have been identified through this appraisal that are directly related to

the historic and architectural interest of the area, including the lodges, gatehouses and boathouses that were formerly part of the villa estates. These buildings and their gardens and landscapes, both individually and collectively, make a positive contribution to the character and appearance of the area and to the setting of the WHS and National Park more widely [Plate 5.1.2].

The design and appearance of the villas and their estate buildings are linked to key architectural and landscape design movements in English history. They provide a layered tapestry of high-quality buildings, including exemplars by renowned architects from the Picturesque and Arts and Crafts movements.

Further depth and quality to the character to the area is provided by houses of local interest, both for their historic associations with the Pattinsons family of builders, and as good quality interpretations of the Arts and Crafts movement.



5.1.1 Residential character to CA



5.1.2 Broad Leys and associated buildings

Vernacular buildings provide a strong sense of local materials, forms and details and a connection to the former pastoral and agricultural uses of the area. The vernacular buildings have in turn inspired the creativity of the Arts and Crafts movement villas in the area, reviving the Lakeland architectural treatments and finishes with an erudite articulation [Plate 5.1.3].

The varied execution of built design throughout the area lends the area at once a sense of cohesion through shared materials, forms and scale and at the same time, a distinct converging of architectural and historic values, recognised for their global cultural importance by UNESCO as part of the WHS designation.

Historic landscapes and green spaces are a predominant positive feature in the area. Designed as an integral element of the villa settings, the associated landscapes now provide a legacy of generous historic gardens, retained natural features of shoreline and rock outcrops, woodland and clusters of mature trees feathering into one another, open fields and picturesque parkland, combining to create a rich sylvian setting that harmonises the villas within the wider natural landscape and waterscape of the lake and the surrounding setting of the west shore, WHS and National Park landscape [Plates 5.1.4 and 5.1.5].

Whilst most of the villas and green spaces are in private ownership, these elements are highly legible in public views from the water. The east shore is particularly important in views from the west shore, including historic views that are still recognisable, identified for their aesthetic beauty by the early pioneers of the Picturesque movement, from viewing stations on the lake [Plate 5.1.6].



5.1.3 Vernacular agricultural building converted to residential use



5.1.4 Storrs Hall viewed over open landscape



5.1.5 Undulating parkland landscape



5.1.6 East shore viewed from Claife Station

5.2 How to use the character and townscape assessment

The significance of the area is derived primarily from the historic residential buildings and their associated structures and landscapes that are found woven throughout. Given the close similarities of building typologies, the special character and appearance of the conservation area is best understood by an explanation of their nuances.

Section 4 provides a broad overview of the character of the conservation area. Section 5 follows with analysis of the key building types to enable homeowners, builders and architects and decision makers to understand what makes each building special and worthy of conservation.

The analysis maps provide a geographical analysis of the conservation area, highlighting areas of public realm, key views, panoramas and the contribution of each building to the conservation area. Landmark buildings are identified for their prominence within the townscape and views, exceptional architectural quality and/or historic value.

5.3 Spatial analysis and built form relationships

The conservation area consists of a linear segment of the east shoreline, from the outskirts of Bowness-on-Windermere in the north, to the south including Beech Hill. The A592 is an arterial route that effectively dissects the area, aligned north-south. The lack of safe pedestrian access along the road creates a linear barrier through the conservation area [Plate 5.3.1].

The most built-up areas are broadly aligned west, between the A592 and the lake shore, and on the outskirts of Bowness-on-Windermere, including:

- Commercial visitor gateway development on the fringe of Bowness Bay, with the area's setting [Plate 5.3.2].
- Suburban expansion and liminal infill development southwards from the outskirts of Bowness-on-Windermere [Plate 5.3.2].
- A cluster of settlement in the vicinity of Ghyll Head, Storrs Hall and north of the Middle Entrance Drive in the Meadow Croft Lane area (Storrs hamlet) [Plate 5.3.3].
- Private villas and boathouses that line the east shore of the lake, built perpendicular to the shore [Plate 5.3.4].

Whilst these areas are more built up than others, the pattern of built form across most of the conservation area remains relatively loose. The buildings throughout the area, including modern bungalows, retain residential plots that are large by modern standards, with gardens, soft landscaping and tree groupings providing a wide green setting and generously proportioned frame for individual buildings, a legacy of the historic estate and pastoral uses of the area. This loose pattern of built forms of development and their soft landscape legacy, set on the shore and rising hillside, is prominent in wide views and makes a **positive** contribution to the conservation area [Plate 5.3.5].

The historic spatial pattern has started to be badly eroded in places on the east shore. On the shore of the bay opposite the islet of Ramp Holme, and on the shore of the bay between Storrs Hall and Broad Leys, there are recent large scale, edge to edge residential developments which dominate the historic shoreline. These have infilled and, in some cases, obliterated the soft and naturalistic historic patina of the landscape in an intrusive and detrimental manner. These buildings **detract** from the character and appearance of the conservation area [Plate 5.3.6].



5.3.1 A592 with no pedestrian access



5.3.2 Commercial visitor gateway development on Bowness Bay



5.3.3 Residential development around Ghyll Head



5.3.4 Large private villa overlooking lake's eastern shore



5.3.5 Loose spatial planning to centre of conservation area



5.3.6 Edge to edge development on shore

To the east of the A592, the spatial quality of the area is more naturalistic with fewer built interventions. The rising topography of the hills behind the shore provides a particularly picturesque and **positive** setting in views from the lake and in places, from roads within that landscape. This includes:

- The open fields and picturesque parkland below the historic houses of Belfield, Blackwell and Lindeth Howe [Plate 5.3.7].
- The interwoven leafy setting and designed landscape of the landmark building, Moor Crag.
- The untamed wide expanses of woodland plantations on the steeper slopes at Moor Crag and Great Tower, south of Ghyll Head [Plate 5.3.8].

Very few vacant or undeveloped sites exist within the conservation area, a result of the ongoing high pressure for accommodation. Carparks are heavily used and in great demand. The Glebe Road carparking currently dominates the townscape and the visitor experience at Bowness and **detracts** from the historic character and appearance of the area, with historic green spaces adjacent, undermining the quality of the immediate setting. The boat storage yards adjacent to the A592 and marina, and car parking at Ferry Nab, and the car parking at Braithwaite Fold are screened by walls and trees and currently have a **neutral** impact on the conservation area [Plates 5.3.9 and 5.3.10].



5.3.7 Blackwell with large open landscape surroundings



5.3.8 Dense woodland plantations to the south



5.3.9 Ferry Nab car park with soft screening to setting



5.3.10 Glebe car park in conservation area's setting

The pastoral and parkland areas of Rectory Farm and Cockshott Point areas near to Bowness mark one of the few areas of open green space, providing a **positive** setting in local views and from the lake. However, elsewhere very little public realm space exists in the area [Plate 5.3.11].

Outside the conservation area, the setting to the north is characterised by a spatial pattern of denser residential infill which, owing to the rising topography, has a particularly prominent impact on the setting of the conservation area which **detracts** from its setting. To the south of the conservation area, the pattern of development remains sparse, with a primarily naturalistic woodland landscape that makes a **positive** contribution to the setting [Plate 5.3.12].



5.3.11 Former Glebe land to Cockshott Point



5.3.12 Dense woodland along southern shore

5.4 Movement and circulation

Traffic, parking and connectivity

The enduring popularity of the area as a holiday destination brings substantial economic benefits, however traffic, tight circulation, overcrowding of carparking and high visitor numbers continue to have a **negative** impact on the public experience of the built and natural environment.

A light network of lanes and small quiet roads intersect the former farms and fields. Today, in peak times, these roads and designated public parking areas fill up very quickly. Public parking is available at Braithwaite Fold, Ferry Nab and Glebe Road but very little parking is available within the conservation area itself; whilst parking on the roadsides is also restricted, the high numbers of campervans and cars queuing or circling during peak season and weekends to seek parking become a noisy modern urban feature on the rural roads and lanes. Bowness-on-Windermere, particularly at the visitor gateway point at Bowness and Glebe Road, is a traffic dominated environment. The issue of excessive private vehicular traffic impacts **negatively** on the experience of the conservation area's setting and is an ongoing concern that UNESCO recommend be addressed [Plate 5.4.1].¹³

Vehicle movement throughout the conservation area is severely constrained. Only one main arterial route traverses through, the A592, which follows the undulating terrain of the lake shore. It forms a spine road that effectively dissects the conservation area in two, segregating the shoreside properties from land to the east. A fast and heavily used road, it offers little or no safe cycle or pedestrian access and no public places to stop and view the lake or surrounds. However, it is nonetheless one of the primary routes through which visitors travel and experience this part of the conservation area, and its character and appearance is of high importance [Plate 5.4.2].



5.4.1 Visual dominance of parking to green spaces in setting



5.4.2 A592 arterial route

13 [7B-UK-Lake District-29NOV24-public \(1\).pdf](#)

The conservation area is experienced from this road in the south as a rustic pastoral or sylvan woodland scene, with glimpses of fields or villas through the greenery and the occasional rocky outcrop. Towards the north, approaching Storrs and Bowness-on-Windermere the road frontages of the villas can be appreciated, with their soft landscaping, woodland glades and low rustic stone walls. Whilst the trees, hedges and stone walls are **positive** elements, appropriate to the villa typology, in many places the height of the boundary treatment with high security gates and density of planting, creates an enclosing wall that is visually impermeable and **detracts** from the experience of the views of the historic buildings and the lake [Plate 5.4.3].

Owing to the extent of private ownership of lakeside properties, villas and boathouses, very limited public access is available to the east shore of the lake. As a result, some earlier access routes have been lost. Apart from public access at Cockshott Point there is no public footpath to or on the shoreline within the conservation area. Public appreciation of the lake and shore properties is primarily via water, with severely restricted opportunity for the public to access views of the villas or lake by road, cycle routes or by footpath [Plate 5.4.4].



5.4.3 Visual prominence of boundary walls and villas to main route



5.4.4 Visibility of the shore limited to glimpses

5.5 Key features and characteristics

5.5.1 Key built features and characteristics

A long history of human intervention and development has taken place on the east shore of Lake Windermere, leaving a legacy of built forms and landscapes of high quality. The principal-built forms throughout the area are the historic villas and their associated buildings and structures includes gate lodges, coach houses, workers cottages, stables, garden walls and boathouses. The historic villas and their associated buildings are of different ages and styles, illustrating an era of the historic development of the lakes, and are of high architectural and historical value [Plate 5.5.1].

The **positive contributing characteristics** of the key built forms are analysed in Section 5 Typologies of Built Form as: vernacular, grand villas, modest villas, Pattinson villas, Arts and Crafts and boathouses, the latter being a particularly characteristic feature on the shoreline of the lake [Plate 5.5.2].

Residential development is the predominant built form, and whilst the historic villas make a positive contribution, there are many 20th century and later modern residential buildings throughout the area that make a **neutral contribution** to its character and appearance and the setting of adjacent villas and landscapes. Single storey bungalows and small two storey houses in generous garden plots located in the subdivided former villa estate holdings,

provide a neutral setting for the continued appreciation and experience of the historic villas, by reason of their subsidiary scale, discreetly designed appearance and small building to plot ratios [Plate 5.5.3].

Some recent buildings have also made a **positive** contribution where their designs show an understanding of the earlier traditions and appreciation of the villa and landscape context. Examples include a new residential building in Old Belfield [Plate 5.5.4].

However, new residential buildings **detract** from the character of the area. The problems that arise and the impact of these buildings is explored in Section 6 Issues and Opportunities.

5.5.2 Key landscape characteristics

The designed and natural landscapes associated with the villas provide important evidence, definition and context for the appreciation of those heritage assets within the conservation area. Whilst they are predominantly private spaces - they are a very visible and dominant feature of the conservation area in public views from the lake and in glimpsed views from public roads, providing a **positive** contribution to the conservation area.

The landscapes that remain include:

- Evidence of formal terraces with intimate spaces adjacent to villas [Plate 5.5.5].

- Contemporary designed gardens by known landscape designers, particularly from the Arts and Crafts era [Plate 5.5.6].
- The legacy of the Picturesque movement landscapes including dense planting and enclosure, for the purpose of concealing-built forms [Plate 5.5.7].
- Sylvan tree and woodland plantations with specimen species and open Elysian parkland and pastoral fields [Plate 5.5.8].

There is a long history of agropastoral and farming uses of the land, managed in harmony with the natural beauty of the landscape. Of particular **positive** importance to the conservation area are the retained legacy of the farming landscape with low field walls and grazed pasture, the picturesque, fortuitous beauty of the naturalistic lake shoreline and the rocky outcrops that punctuate the hillsides and roadsides, and the ancient planted woodlands to the south of the area [Plate 5.5.9].

The ongoing intensity of residential pressure on land use in the area, as a result of the high demand for accommodation for second homes and visitor accommodation, has increasingly resulted in the loss and diminution of the landscapes that are important to the conservation area. Particularly evident in public views from the lake, this loss has eroded and diminished the appreciation of the built heritage and if it were to continue, threatens to fundamentally alter the character and appearance of the area irreversibly [Plate 5.5.10].



5.5.1 Villas with boathouses on the eastern shore



5.5.2 Boathouses to eastern shore



5.5.3 Bungalows to the northern edge of the area



5.5.4 Positive new building to Belfield



5.5.5 Terracing to 19th century villa



5.5.6 Thomas Mawson landscape to Broad Leys



5.5.7 Picturesque-style parkland to Old Belfield



5.5.8 Woodland plantations to undulating landscape



5.5.9 Landscape remaining in pastoral use within the area



5.5.10 Lost landscaping to formerly open plots

5.5.3 Trees

Historically dominated by a large tract of ancient woodland which would have extended along the whole shoreline, the eastern shore of Windermere retains some of this former character. Where elements of this woodland do remain they are designated as ancient semi natural woodland (ASNW) and plantation on woodland sites (PAWS); numerous individual trees are recognised as ancient, veteran and notable trees and are listed on the Ancient Tree Inventory. These trees and woodlands are irreplaceable habitats, forming a significant element of the proposed area's landscaping and making a positive contribution to it [Plate 5.5.11].

The villas in this part of Windermere often feature laid out, formal gardens, characterised by the use of impressive, mature individual specimens such as Oak and Beech trees alongside non-native specimens that align with the plant hunting and picturesque movement of this villa building era. These species include Monkey Puzzles and Giant Redwoods. Framed by the areas of wider woodland, the mix of large mature specimens and non-native trees combine to create the vegetative character of the conservation area. The villas have in turn inspired other dwellings within the area that have used the same design elements within their grounds, with ornamental planting sitting in more naturalistic woodland [Plate 5.5.12].

Development pressures have led to a loss of tree cover within the proposed conservation area. This has led to fragmentation of woodland areas, the loss or disruption of large, mature trees of high quality and, ultimately a reduction in public amenity along the lake shore. This is most apparent from the lake itself. The development pressure is as such that even where legal protections (such as Tree Preservation Orders) are in place harm still occurs and the desire for larger developments leads to situations where hard landscaping dominates, detracting from the character of the preceding wooded nature of the area.

Conservation areas protect all trees of all species with a stem diameter of 7.5cm or more when measured at 1.5m above ground level. The protection of all trees within the conservation area designation is considered to be a suitable, proactive measure of maintaining long term tree cover in the area. It will also add control to the loss of trees and allow the local authority to assess the impact of tree loss, before it occurs.



5.5.11 Mature 19th century landscape to the eastern shore



5.5.12 Woodland areas now isolated between villas



6.0 Typologies of Built Form

6.0 Typologies of built form

6.1 Vernacular

6.1.1 Summary

Most of the vernacular buildings constructed across the Lake District are farmhouses, barns, cottages and small-scale industrial buildings which relate to the pastoral and arable farming that dominated the area until the arrival of tourism in the 18th and 19th centuries. The small-scale industrial uses within the area, whilst limited, hint at the small-scale cottage industry operating. Whilst the individual materials, plan forms and features associated with The Lake District are not unique to the area, the combination of these elements form clear vernacular traditions that are visible across the historic buildings within the county. In the Lake District most of these buildings date from the 16th-18th century.

Farmhouses and cottages from this period were historically small and relatively simple two or three bay single pile structures. The harsh weather conditions of the region substantially influence its vernacular building traditions; above all the need to keep out the wind and the rain that prevails, resulting in heavy rendering and harling in lime, small windows, slated roofing and slating to the elevations more exposed to the elements. Carboniferous limestone and slatestone is used for walling and utilises wide flat stones, often roughly coursed [Plate 6.1.1 and 6.1.2].

Classicising influences on vernacular buildings can be seen from the 18th century onwards, when farmhouses were expanded and improved. During this period new cottages were often double pile, and existing buildings frequently had sash windows inserted and their principal elevation altered to create larger window openings and a more symmetrical fenestration pattern; stone chimney stacks and a larger number of hearths were sometimes built, with rooms increasingly partitioned, and roofs raised to increase the levels of private space for sleeping [Plate 6.1.3].

Small vernacular cottages survive in reasonable numbers in the area but are usually either clustered around small historic hamlets such as Ghyll Head or widely spaced from one another; prior to the sale of the large estates in the area and the rise of tourism much of the landscape comprised of large tenant farms. As some of these larger buildings were aggrandised their landscape was replanted, but the majority of the smaller examples sit within relatively open but small gardens, usually directly fronting the road with minimal front gardens. Simple vernacular cottages continued to be constructed well into the 18th and early 19th centuries.

Larger vernacular buildings are less common within the area, but are of considerable significance where they do survive, generally relating to large farmhouses, vicarages and other buildings that relate to the villages' historic character. This is the case at The Yews and the Old Rectory, set within large emparked landscapes relating to their earlier functions, in the latter case in the now-public Glebe land associated within the church of St. Martin.

Within the conservation area the following buildings exemplify this typology:

- **The Yews (Grade II):** A large 17th century vernacular farmhouse formerly associated with the Storrs Estate, the extensive gardens re-landscaped when the house was sold off to become a private home and substantially extended [Plate 6.1.4].
- **Braithwaite Fold (Grade II):** An early 17th century vernacular house with an end baffle entry plan. The building retains a number of original features, including a dog-leg staircase, doors and architraves.

- **The Homestead and Ghyll Head Cottage (Grade II):** A small pair of vernacular cottages, constructed in 1749 on a traditional three bay plan form, directly fronting the road and roughcast rendered with gable end stacks and a rear catslide roof.
- **Bordriggs Farmhouse (Grade II):** A large 17th century farmhouse, constructed with a ‘L-shaped’ plan, with attached farm buildings in an open courtyard plan [Plate 6.1.5].
- **St. Martin’s Rectory and associated Rectory Farm (Grade II*):** Historically the rectory of the village church of St. Martin, the large Rectory has 16th century origins but has been substantially expanded and altered since this period. The associated farmhouse and complex of buildings sit isolated within the former Glebe land, which now forms the largest area of open green space in the area and marks the transitional point between the built-up terraced landscape of Bowness and the large villas of the conservation area, set in substantial, manicured parkland [Plate 6.1.6].



6.1.1 Farm buildings converted into residential accommodation



6.1.2 Single pile historic farm building



6.1.3 Classicised double pile farmhouse



6.1.4 The Yews (Green Lane Archaeology)



6.1.5 Bordriggs Farmhouse



6.1.6 Rectory Farm

6.1.2 Key characteristics and positive contributing features

- **Architectural styles and features**

- Rustic or vernacular style
- Farmhouses
- Cottages for former agricultural workers
- Attached or separate barns with barn door entries and arrow or ventilation slits
- Stables, barns and animal shelters
- Simple and sparse details
- Pitched roofs, gable ends and catslide roofs
- Low eaves and roof ridge line
- Chimney stacks, at gable ends, including round or octagonal stacks

- **Scale, massing and form**

- Humble proportions, two storey maximum
- Positioned low into the hillside for shelter
- Small bay widths reflecting humble proportions of the interior plan form
- Frontage open to the highway
- Baffle entry plan
- Windows set immediately below the eaves
- High solid to void ratio of walls to glass and/or windows

- **Materiality**

- Local slate roof, laid in diminishing courses
- External elevations of rough coursed stone walls and/or limewashed stone rubble, rendered rubble
- Stone lintels or bracketed hoods over windows and doors
- Stone quoins
- Stone mullion windows
- Cast iron gutters and downpipes

- **Boundaries and surfaces**

- Dry stone wall/slate stone field boundaries and yard walls
- Simple gates for farm and livestock access

- **Green space and planting**

- Roadside frontage or no front boundary wall
- Small garden
- Front and/or rear yards with stone surfaces
- Fields surrounding the built forms

6.2 Grand villas

6.2.1 Summary

In contrast to the small, vernacular cottages and farmhouses which had long dominated the area, private villas gradually arrived on the east side of Lake Windermere during the late 18th and early 19th centuries. Their arrival was prompted by the growth of tourism in the area, linked to the Lake District's association with the Picturesque aesthetic movement, which celebrated the power of the natural world to provoke a sense of awe and wonder from the viewer. Picturesque descriptions of the area's natural beauty particularly captured the imagination of wealthy industrialists, who were among the first to commission the building of grand villas as a refuge from the pollution of the emerging industrial cities.

The earliest villas, including Belle Isle House and Storrs Hall, were designed in the fashionable Classical style and were typically on the scale of a modest country house. The villas were also usually deliberately placed on prominent and elevated positions overlooking the lake. Their locations were carefully chosen to offer the best possible vistas for their owners, but were also selected to enhance the beauty of the landscape. The picturesque qualities of the landscape heavily influenced their design, with the villas designed with large Venetian windows, domed lanterns and verandas to take full advantage of the views of their surroundings [Plate 6.2.1].

The construction of the villas also resulted in the transformation of their surrounding wild green spaces. Formal gardens, terraces and naturalistic woodland plantations with romantic vistas were created, which reflected both the owners high-status and the deep connection of the villa settings with the aesthetics of the Picturesque movement. At Storrs Hall, the landscape designer John Webb deliberately planted thick groves of trees around the hall, helping to screen it from views on the lake. The villas also typically formed the centrepiece of a small estate, often comprising large gate lodges, coach houses and a main driveway through the length of the estate. Small cottages for the servants, stables, walled kitchen gardens, orangeries, boat landings, and artistic monuments were gradually added to the estates over time [Plate 6.2.2]. This is further exemplified by Belle Isle, which sits within a naturalistic parkland designed as a Registered Park and Garden in its own right.

Many villas, along with their associated estate buildings and artistic monuments, survive to the north and south of the conservation area today. Their construction directly and positively contributes to the character of the area as the legacy of high-quality villas and landscapes that exemplify the Picturesque movement, and which were designed to integrate into the wild scenery of the lakes. Belle Isle House, a remarkable 18th century, Pantheon style villa, was one of the first houses to be built for picturesque reasons in England, influencing the construction of later houses within the conservation area. Designed by the architect John Plaw, it sits amongst a woodland setting, almost indiscernible in views of the mountains beyond.

However, more recently some of the earliest villas and their landscapes have been altered, by the construction of new housing developments within their grounds, the conversion of their outbuildings, and by the introduction of new large boathouses and hard landscaping. Within the conservation area, the Storrs Hall Estate forms the centrepiece of the grand villas in this part of the east shore and a legacy of the former estate buildings and landscapes is evident.

An exception to the stylistic characteristics of the grand villas is the Yews, a country house with ample landscaped gardens. The building is typical of the large scale of the grand villas but has evolved through fortuitous changes, including by the local building firm, Pattinson'. Historically the Yews Estate has important links to Storrs Hall, originally the home farm and set in parkland. Today, it retains the parkland character and makes a similar contribution to the conservation area as the grand villas as an important large country house estate with extensive grounds and ancillary buildings including a lodge.

Within the conservation area the following buildings best exemplify this movement:

- **Storrs Hall (Grade II*):** A large villa in the Classical style, constructed in the 1790s on a gently sloping hill overlooking Lake Windermere. The villa, and its surrounding landscape, were altered when it was sold off to become a hotel in the late 19th century. Some of the original interiors of the hall reflect the links of the former owner to the Transatlantic slave trade [Plate 6.2.3].

- Associated buildings and structures:
 - **Storrs Temple (Grade II*):** built as a garden house for Storrs Hall on a jetty on the edge of the lake, it forms a landmark feature on the shoreline and lake [Plate 6.2.4].
 - **Middle Drive Lodge (positive contributor):** gatehouse, single storey Classical style, details and motifs, pyramidal slate roof. Probably designed by Joseph Gandy for the Storrs Hall Estate, early 19th century [Plate 6.2.5].
- **The Yews (Grade II):** Originally the home farm to the Storrs estate, the building was sold off from the estate in the 19th century and subsequently extended in the Arts and Crafts style [Plate 6.2.6].
- **Belle Isle (Grade I):** One of the earliest villas within the Lake District National Park, the villa was designed by John Plaw in the 1760s on a unique island site. Its novel rotunda design is of exceptional significance to the conservation area, as well as to the wider Lake District.



6.2.1 Storrs Hall, early 20th century (HipPostcard)



6.2.2 Rich landscaping to Storrs Hall, 1829 (Antiquemapsanprints.com)



6.2.3 Storrs Hall is in hotel use



6.2.4 Storrs monument to the lake



6.2.5 Middle Drive Lodge



6.2.6 The Yews (Green Lane Archaeology)

6.2.2 Key characteristics and positive contributing features

- **Architectural styles and features**

- Grand country houses in the Classical Picturesque style, including service wings
- Associated estate buildings of more modest appearance, contemporary with the house or later, often high quality and ambitious design, to reflect the high status of the main house including:
 - Stables and coach houses
 - Barns
 - Cottages for worker accommodation
 - Gatehouses and lodges.
- Contemporary garden and lakeside features including:
 - Boathouses of ambitious design to reflect the high status of the house
 - Temples and Italianate garden terraces
- Classical language of architecture, style and detail with a strong visual and design coherence including columns and pilasters, heavy Classical porches and Italianate influenced rich cornices.

- **Scale, massing and form**

- Hierarchy of form, scale and massing with the country house as the principal centrepiece of the collection of buildings:
 - Two storey principal elevations, hipped roof concealed behind entablature and parapet
 - Generously proportioned buildings reflecting the high status of the estate owner
 - Classical proportions and symmetrical placing of windows and doors
 - A loggia and/or veranda overlooking views
 - Greater solid to void ratio of walls to glass and/or windows, albeit many windows for views
 - Chimney stacks
- Orientation towards views, two or three principal facing aspects to elevations
- Service wings and ancillary buildings including boathouses are high quality but subsidiary in form and scale and location to the principal house:
 - Single storey lodges and gatehouses, two storey stables and cottages
 - Classical proportions to windows and doors and detailed design
 - Greater solid to void ratio of walls to glass and/or windows
 - Chimney stacks

- **Materiality**

- Slate roof, mostly of local slate
- Stone ashlar and stucco elevations and architectural details, window and door surrounds
- Painted timber sliding sash windows, including brass glazing bar details
- Cast iron gutters and downpipes

- **Boundaries and surfaces**

- Stone terracing and formal gardens adjacent to the main house
- Dry stone walling, estate metal fencing and hedging on the outer boundaries

- **Green space and planting**

- Set discreetly within a designed landscape and extensive gardens
- Organic topographical features retained including natural shoreline
- Surrounded by groups of trees and woodland planted in a naturalistic manner to harmonise the building with the wider, wild setting and to frame views outwards
- Villa building positioned at the end of a winding naturalistic driveway

6.3 Modest villas

6.3.1 Summary

Grand villas were historically constructed on Lake Windermere's picturesque eastern side for influential gentleman and newly rich industrialists during the late 18th century. However, as the landscape became increasingly recognised for its natural beauty through influential guidebooks, a growing number of upper-middle-class families seeking a rural retreat began building their own smaller villas on the eastern shore during the early 19th century. The key examples built during this period include Ferney Green (built for Mr and Mrs Robert Greaves) and the Old Belfield.

These villas were typically modest in scale when compared with the grand villas, although they were still large enough to host a whole family and their staff. The damp and harsh weather conditions of the area influenced their design, with the houses built with slated roofing, stone rubble and rendered. Unlike the grand villas with their expansive windows, the exterior elevations of the more modestly sized villas consisted of more wall than glass, helping to protect the buildings from rain and snow. The houses were also relatively simple two-storey structures, with some limited attic accommodation.

Smaller villas from this period were also situated on sloping and elevated positions to maximise their views over the surrounding landscape and the lake. The plot sizes were generous, usually with landscape gardens, and were framed by woodlands

and pastoral fields. The Old Belfield, for example, was historically surrounded by pastoral fields and groups of native tree plantations. It also had its own private driveway, connected to the nearby Lake Road, and a formal garden.

The arrival of the Windermere railway in the mid-19th century brought increased numbers of visitors to the eastern shore and accelerated the building of middle-class villas across the conservation area. These included Ghyll Head House (now Ghyll Head Outdoor Centre), Lindeth Howe, and Rybeck House [Plate 6.3.1]. The modest sized villas were built in a variety of architectural styles including the Classical style and the Mock-Tudor revivalist style. They were constructed from locally sourced materials on elevated positions. The houses also had their own private drives, garages, and extensive gardens influenced by the latest trends. Lindeth Howe's gardens notably featured a mixture of bedding flowers, rhododendrons and a newly stylish herbaceous border. The gardens were similarly used for practical purposes, with a green house, peach house and vegetable patch maintained by a local gardener.

Modestly sized villas survive in considerable numbers in the area, although they can be typically found to the north of the conservation area on plots of land historically owned by the Storrs Estate. The villas enhance the landscape by blending in with their rural surroundings and other vernacular buildings. However, some villas have now been internally sub-divided into tenements, whilst their grounds have been partially infilled with new developments.

The following buildings best exemplify this movement:

- **The Ghyll Head Outdoor Centre (positive contributor):** A mid-19th century villa built on a sloping hill overlooking Lake Windermere [Plate 6.3.2].
- **Lindeth Howe (positive contributor):** A private villa, constructed in 1879 from locally sourced materials, and designed in the mock-Tudor revivalist style. The building was famously owned by Beatrix Potter [Plate 6.3.3].
- **Rybeck House (positive contributor):** Originally built in 1904 by the Pattinson family as a private holiday villa for Mr Fayrer-Clark and his family. The villa was converted into a retirement home in the 1980s, but has more recently been turned into a private home.
- **Woodcroft House (positive contributor):** A large Arts and Crafts building designed in 1898 by the Pattinson firm.
- **The Old Belfield (Grade II):** modest villa dating from 1840 of two storeys built on an elevated position with a typical veranda overlooking the lake below, surrounded by picturesque pasture and woodland. Internally divided into tenements.

- Associated buildings and structures:
 - **North Lodge (positive contributor):** A single storey entrance lodge in the vernacular style with important historic link to Lindeth Howe.
 - **Lindeth Gate (positive contributor):** A two-storey gatehouse, Arts and Crafts stylistic influences with rough coursed stone, render and tile hanging, associated with Lindeth Howe.



6.3.1 Lindeth Howe, late 19th century (Lindeth Howe)



6.3.2 Ghyll Head Outdoor Centre



6.3.3 Lindeth Howe

6.3.2 Key characteristics and positive contributing features

- **Architectural styles and features**

- Sizeable, detached villas of generous proportions
- Associated estate buildings, contemporary with the house or later, including:
 - Stables
 - Barns
 - cottages for worker accommodation
 - gatehouses and lodges
- Contemporary garden and lakeside features including:
 - Boathouse
 - Terraces overlooking views
 - Ponds
 - Orchards and kitchen gardens
- Historic architectural style, detail and features reflective of the era the villa dates from, including:
 - Classical style and proportions of early Victorian villas
 - Vernacular or mock-Tudor style of late 19th and early 20th century villas

- **Scale, massing and form**

- Hierarchy of form, scale and massing with the villa as the principal centrepiece of the collection of buildings and more modest design and detailing for service and ancillary buildings
- Vernacular revival buildings with asymmetrical angular modelling and steep pitched roofs
- Classical style of early Victorian villas comprising symmetrical forms and pitched roofs
- Orientation towards views, two or three principal facing aspects to elevations
- Two storey principal elevations, with gables or attics above
- Generously proportioned buildings reflecting the class and wealth of the owner
- A loggia and/or veranda overlooking views
- High solid to void ratio of walls to glass and/or windows
- Chimney stacks

- **Materiality**

- Slate roof
- Stone rubble with stucco elevations or roughcast render
- Painted timber gable end detailing
- Painted timber windows and doors
- Cast iron gutters and downpipes

- **Boundaries and surfaces**

- Stone terracing and formal gardens adjacent to the main house
- Dry stone walling or estate metal fencing and hedges on the outer boundaries

- **Green space and planting**

- Set discreetly within spacious plots and landscaped gardens
- Organic topographical features retained including sloping hillsides, natural shoreline
- Pinetum, arboretum, shrubbery and specimen planting in 19th century and later gardens
- Surrounded by groups of trees and woodland to frame pastoral surroundings, and the views outwards towards the lake and to harmonise with the wider, wild Lakeland setting.
- Positioned at the end of a winding naturalistic driveway

6.4 Arts and Crafts houses

6.4.1 Summary

The Arts and Crafts movement flourished along Windermere's eastern shoreline from the very end of the 19th and early 20th centuries. The movement's rejection of industrialism in favour of hand-crafted details, vernacular materials and forms, was stylistically embraced in the Lake District for its championing of traditional craft skills, finding a particular home at the Keswick School of Industrial Arts.

The key architects responsible for introducing the Arts and Crafts style to the eastern shore were C.F.A Voysey and M.H Baillie Scott. During the late 19th century, both were regarded as leading figures of the movement and were commissioned by rich industrialists seeking luxurious holiday homes along the shore. Voysey's clients included A. Curren Briggs, a Yorkshire coal mine owner, and J.W. Buckley, a textile manufacturer, who employed him to design Broad Leys and Moor Crag. Baillie Scott's main client was Sir Edward Holt, a Manchester brewery owner, who tasked him with designing Blackwell House in his signature Arts and Crafts style [Plate 6.4.1].

Unlike the grand villas, constructed with large windows to maximise their views over the surrounding landscape, the orientation of Voysey and Baillie Scott's houses was carefully considered to create designed views from the privacy of their

interiors. Their exterior elevations share several key architectural features, including canted gable windows, large chimney stacks, hipped roofs, and were constructed from white rough cast stone. A range of outbuildings such as single-storey entrance lodges, gateways, boathouses and cottages were also constructed on the grounds. Internally, the houses featured distinctive inglenook fireplaces, hand-crafted oak decorations and beautifully crafted ironmongery.

The Arts and Crafts houses from this period were also surrounded with gardens designed by the leading Windermere garden designer, Thomas Mawson. Mawson's gardens are typically very similar as they featured a combination of 'naturalistic' features and formal landscaped elements. The key difference between the gardens was their layout, which was often dictated by the site's natural topography, shape and size. At Moor Crag, located on a rocky and steep outcrop, Mawson planted azaleas and rhododendrons on the site's sloping ravine [Plate 6.4.2]. His design not only complemented the site's organic setting, but also created a dramatic entrance to Voysey's building. His designs for Broad Leys were also influenced by its steep terrain, with the site featuring a mixture of wild and rugged rockeries, ponds and winding paths.

The Arts and Crafts houses found along the eastern shore are internationally significant due to their large scale, high standards of architectural design, craftsmanship and innovation. Voysey and Baillie Scott's houses are particularly noteworthy

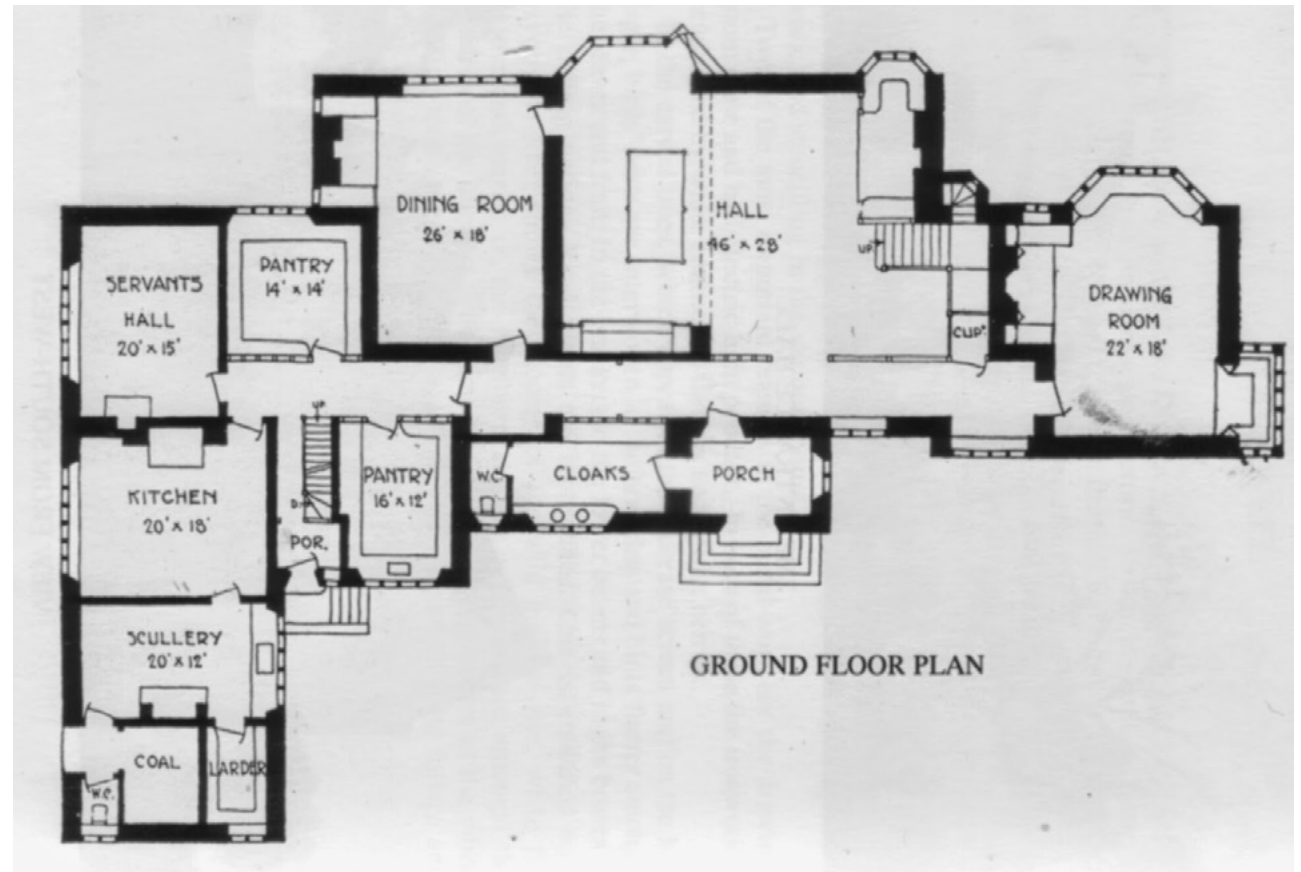
as they are amongst their largest and earliest commissions. They are also interesting examples given that both architects were primarily based in the home counties, where they designed a range of nationally important Arts and Crafts houses for upper-middle-class clients. The buildings make a significant contribution to the area's local distinctiveness and character, however a number of smaller Arts and Crafts style houses have recently been lost and replaced with much larger properties.

The enduring popularity of the Arts and Crafts style within the area, which effectively replicated the historic vernacular forms sat comfortably within the landscape and existing built context. As a result, following the construction of the grandest examples by nationally renowned architects such as Voysey and Baillie Scott, the style was also articulated on smaller scale buildings. In many cases the architects of these properties remains unclear, but many are of notable architectural quality; smaller local architects such as William Dolman expanded upon the earlier works in the area, also utilising the style to alter earlier 17th-19th century buildings and villas. The Yews is a notable example of this alteration, but a number of smaller, unlisted houses and cottages also populate the conservation area.

Within the conservation area the following buildings best exemplify this typology:

- **Broad Leys (Grade I):** An Arts and Crafts house constructed on the former Storrs Estate to designs by C.F.A Voysey in 1889-1900 [Plate 6.4.3].

- **Moor Crag (Grade I):** A former holiday home built on an elevated position in the landscape and designed in the Arts and Crafts style by C.F.A. Voysey [Plate 6.4.4].
- **Blackwell House (Grade I):** A large Arts and Crafts holiday home constructed between 1898–1900 to designs by M.H. Baillie Scott [Plate 6.4.5 and 6.4.6].
- Associated buildings and structures:
 - **Coach House to Moor Crag (Grade II):** Coach house with stable constructed between 1898–1900 to designs by C.F.A. Voysey.
 - **Wall, gates and gate piers for Broad Leys (Grade II):** High quality boundary treatment contemporary with the house, dated 1898–1900. By C.F.A. Voysey and built of slate and limestone; typical of the Lakeland vernacular, of coursed rubble with a coping of vertical stones.
 - **Entrance Lodge (Grade II*) [Plate 6.4.7]:** A single storey gate lodge with important links to Broad Leys, built in 1898–1900. By C.F.A. Voysey, with elevations of coursed slate with some roughcast, and slate roof.
 - **Broad Leys Cottage (Grade II) [Plate 6.4.8]:** A single storey cottage for the Broad Leys Estate, 1898–1900, by C.F.A. Voysey. Vernacular style, with wide eaves and raking buttresses, walls are roughcast with hipped slate roof.



6.4.1 Blackwell Ground Floor plan



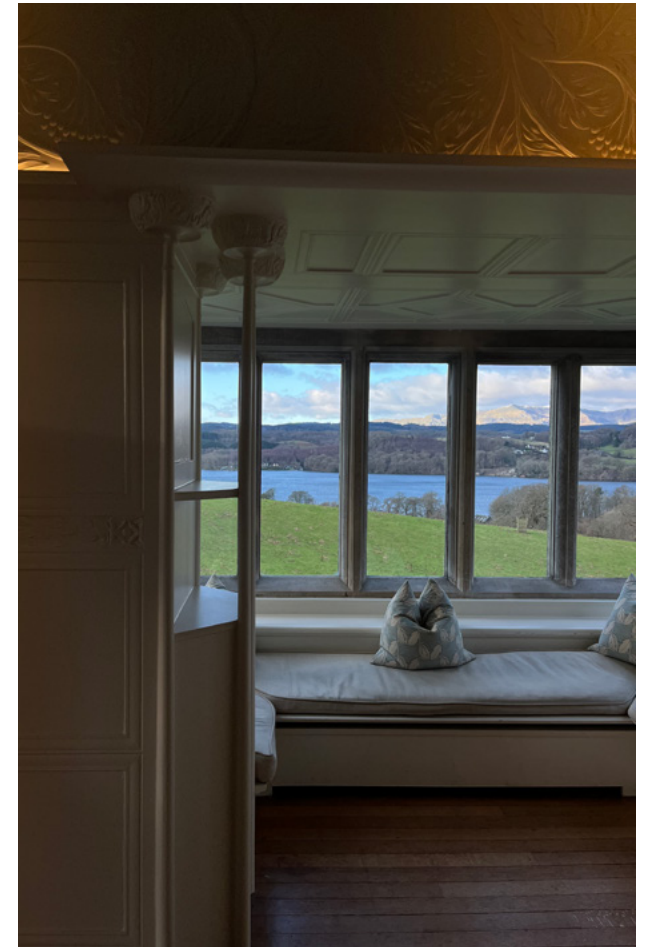
6.4.2 Moor Crag plans almost as executed, 1899 (RIBAPix)



6.4.3 Broad Leys from the lake



6.4.5 Blackwell from entrance courtyard



6.4.6 Blackwell's view over the lake from drawing room



6.4.7 *Broad Leys from roadside*



6.4.8 *Broad Leys entrance lodge*

6.4.2 Key characteristics and positive contributing features

- **Architectural styles and features**

- Large houses of generous proportions
- High quality Arts and Crafts, and vernacular revival style with the designs and detailing based on ideas of an idealised 17th century Lakeland house
- Associated estate buildings of high quality, often of similar architectural style, reflective of the main house design including:
 - Stables and coach house
 - cottages for worker accommodation
 - gatehouses and lodges
- Contemporary garden and lakeside features including:
 - Boathouses
 - Terraces overlooking views
 - Ponds
 - Orchards and kitchen gardens

- **Scale, massing and form**

- Hierarchy of form, scale and massing with the principal house as the centrepiece of the collection of buildings and more modest scaled ancillary buildings
- Generously proportioned buildings reflecting the wealth of the owner, with ample internal spaces
- Asymmetrical, three-dimensional modelling of the building, with a variety of roof planes and gable ends

- Intentional dynamic orientation of elevations towards surrounding views and setting, with two or three principal facing aspects to elevations – towards the entrance, the garden and the lake north and south
- Horizontal emphasis to the massing of elevations and windows
- Muscular, robust low massing including raking buttress walls
- Windows are close set, tightly framed and angled individually to take advantage of views outwards.
- One or two storey principal storeys in height, with attics or gables above
- Balcony, viewing platform or verandah or loggia, overlooking views
- High solid to void ratio of walls to glass and/or windows
- Roofscape is a critical feature of the built form, with steeply pitched or hipped roofs; catslide roofs and wide swept eaves
- Dormer windows and chimney stacks are key features of the composition of the roofscape, including tapered and stacked chimneys with robust massing and cross axial placement
- Window styles demonstrate vernacular influences with horizontal “ribbon” emphasis but with intentional irregularity and variety of window styles, including stone framed mullion windows, canted bay windows and dormers

- **Materiality**

- Slate roof in random widths and diminishing courses
- External walls expressed in vernacular materials, including roughcast render above a natural stone plinth of sandstone or slate with timber detailing, or roughcast render with stone quoins
- Painted timber gable end detailing
- Windows in vernacular style with timber or stone mullions, typically with varying number of bays, mullions lights and openings; lead glazing and rectangular canes; traditional slate hanging to lintels and slate drips over and doors
- Painted timber doors with vernacular details including iron studs and strap hinges
- Cast iron and lead gutters and downpipes
- Chimney stacks finished in render, with tall pots
- Rich decorative features and fittings, mostly handcrafted and including individually designed, artisan made brackets, door handles, strap hinges, tiles, windows, moulded barge boards, rainwater goods with organic motifs and carved stone panels.

- **Boundaries and surfaces**

- Stone terracing and formal gardens adjacent to the main house
- Vernacular dry stone/slate walls, or coursed rubble walls with a coping of vertical stones, and hedges on the outer boundaries

- **Green space and planting**

- Set discreetly within generous plots and landscaped gardens
- Pinetum, arboretum, shrubbery and specimen planting in 19th century and later gardens
- Surrounded by groups of trees and woodland to frame pastoral surroundings, and the views outwards towards the lake and to harmonise with the wider, wild Lakeland setting
- Organic topographical features retained including sloping hillsides, natural shoreline
- Positioned at the end of a winding naturalistic driveway

6.5 Pattinson's houses

6.5.1 Summary

The Pattinson family were an enterprising local family of builders, based in Bowness. The firm rose to prominence in the late 19th century, particularly after being commissioned by C.F.A Voysey, to build his designs for houses on the eastern shore of Windermere. Whilst Voysey and Baillie Scott have long been credited with bringing the Arts and Crafts movement to the eastern shore, the Pattinson firm played a significant but less well known role in the widespread adoption of the style for villas across the area.

Having gained considerable experience working for Voysey and in constructing smaller residential buildings within Bowness, Pattinson's gradually purchased large estates along the eastern shore for the building of new individual houses. These houses were specifically aimed at a range of wealthy middle-class clients, known as 'offcomers', who were seeking a high quality holiday villa [Plate 6.5.1]. Their villas were mainly constructed during the early 20th century. Key examples of their work include Woodcroft House and Storrs Holme.

The house designs were shaped by the Arts and Crafts movement in a Voyseyian vernacular revivalist style, sharing the same broad plan forms and features including gable fronts and tall chimney stacks, albeit somewhat less architecturally detailed. The style found much favour in the area

and was popular with their clients because it was thought to epitomise the traditional values of individual local craftsmanship, and to blend the houses into their rural setting.

The Pattinson's villas were built on elevated or prominent positions along the eastern shore in order to provide their wealthy owners with spectacular views overlooking Windermere. Homes were also built along the shoreline, where the land was typically flattest and easiest to build upon. Lakeland materials of white roughcast render, local stone and Westmorland slate were used [Plate 6.5.2].

The size of the houses the family built varied depending on the demands of potential purchasers, but the buildings were usually of generous proportions to suit a wealthy, middle-class family and their servants. Plots were ample, usually with a substantial garden, extensive by modern day standards, and often including a lodge.

Pattinson were known to design some of the buildings themselves. They also collaborated with leading landscape designer, Thomas Mawson, to design their gardens and surrounding grounds, notably on the large plots of land formerly belonging to the Storrs Estate. Mawson created gardens for the architects Voysey at Moor Crag and for Baillie Scott at Blackwell. Mawson's gardens typically featured a mixture of the formal and informal. He sought to favour the 'natural contour of the land, and the characteristic of the landscape, more especially of that portion which comes within

the proposed garden boundary'. His gardens retained 'noble' mature trees, with new planting of shrubberies, and groups of native broad leaved and coniferous trees including Redwood cedars and pine species. At Storrs, Pattinson started his own nurseries to do his own planting around the new houses. Conifers were used widely as they were well suited to the environment and were less labour-intensive than other types of plantings.

Pattinson houses, with remnants of the historic trees and garden schemes, survive to the north and south of the area, but can typically be found along the shoreline. Their use of local building materials, connections to a renowned local building firm and links to the Arts and Crafts movement for both architectural and garden design make their legacy significant to the area. However, during the late 20th century, the majority of these houses were split into separate dwellings or converted for commercial uses. Their original gardens have similarly been sub-divided to make way for new properties, with their original tree planting now often dominant in the smaller plots.

Within the conservation area the following buildings best exemplify this movement:

- **Lindeth Fell (positive contributor):** A large country house built on land formerly belonging to the Storrs Estate in 1909. The house was converted into a hotel during the late 20th century, with several extensions and alterations made to accommodate the hotel guests (see 6.5.1).

- **Storrs Holme (now substantially extended):** A substantial country property built on a prominent position directly overlooking Lake Windermere in the 1920s. The building comprises several large reception rooms, bedrooms and bathrooms [Plate 6.5.3].
- **The Yews (Grade II):** Originally constructed as a large farmhouse in the 17th century, the building was enlarged by the Pattinson firm in 1896 for Sir James Scott of Bolton.
- **Holme Mead (positive contributor):** A prominently positioned building dated c.1930. The building is surrounded by mature formal gardens, planted with rhododendrons, azaleas and maple trees [Plate 6.5.4].
- **Longmyd, Storrs Park (positive contributor):** A large early 20th century building, situated on a gently sloping site and screened by mature planting. The building has a sloping roof, covered veranda and white-rendered walls.
- Buildings potentially by Pattinson or of similar architectural and historic interest:
 - **Oak Cottage (positive contributor):** Voyseyian style two storey detached cottage with rendered elevations and hipped roof.
 - **Crag Lodge (positive contributor):** Vernacular revival lodge style in the style of Pattinson's earlier works. Slate roof, walls of slate stone and render.

6.5.2 Key characteristics and positive contributing features

The Pattinson family replicated the characteristic Arts and Crafts buildings in the area, designed by more prominent architects and as such, the key characteristics of these buildings are amply represented within the above descriptions. See Characteristics and Positive Contributing Features of the Arts and Crafts typology.



6.5.1 Lindeth Fell in elevated position over shore



6.5.2 Pattinson villas south of Ferry Nab



6.5.3 Old Belfield Lodge



6.5.4 Holme Mead from road

6.6 Boathouses

6.6.1 Summary

Boathouses and boatsheds probably first emerged along Lake Windermere's eastern shore during the late 18th and early 19th century, when the growth of the Picturesque movement prompted the lake to increasingly be seen as a space through which views could be appreciated and scenery better experienced. The earliest boathouses were typically built as ancillary buildings to grand villas, such as Storrs Hall, and were positioned directly on the shore edge to provide their owners with direct access to the lake. Their construction reflected the wealth, and high status of their owners, although they were primarily used for storage [Plate 6.6.1].

The earliest boathouses were also small and relatively simple single storey structures, their primary purpose being to act as a shed, for the protection of watercraft docked or overwintering inside the building and were constructed from locally sourced materials. They were often an isolated individual building directly associated with a large villa nearby and were positioned on the natural shoreline. Stone rubble, unpainted timber planks and Westmorland slate were commonly used for their construction and helped the structures blend seamlessly into the natural surroundings. The harsh weather conditions of the area also influenced their design, with the structures built with steeply pitched roofs, solid walls and

small arched openings to keep out the snow and rain. Unlike the other houses they were never harled or rendered.

By the mid-19th century, as the eastern shore grew in popularity and new villas were being built in increasing numbers, individual private boathouses were built on the natural shore frontage of each plot to give the residents private access to the water. The form and scale of the boatsheds was an ancillary structure, subservient to that of the villas. As the eastern shore grew in importance to distant travellers and tourists, simpler structures such as wooden jetties, quays, landing stages and piers were also built to serve the villas along the edge of the lake [Plate 6.6.2].

Boathouses continued to appear along the shoreline during the early 20th century, although with much less frequency than in previous years. They appear to have been long, narrow structures, situated perpendicular to the shoreline and built to serve the needs of a nearby villa. Their purpose remained utilitarian, for boat storage. However, some were wider, with a pair of docks side by side for boat access, and their exterior appearances were more heavily influenced by popular architectural styles, often stylistically connected to the designs of the villa they served. Some featured Arts and Crafts vernacular style with low set massing, stone walls and port arches, swept roofs and simple detailing; some with decorative bargeboards, painted balconies. A few large-scale boathouses existed, however these were not common and were built to house numerous watercraft for wider public use, such as at Ferry Nab [Plate 6.6.3].

Historic boathouses typically survive to the north of the conservation area where it was likely easier to access the shoreline. The structures positively contribute to the conservation area, providing visible evidence of the close relationship of individual boathouses to the key historic villas and residences they were built for, and reminding the viewer of the lake's importance to generations of people. Their vernacular materials also harmonise with the natural environment and contribute to the area's distinctive character. However, many boathouses have recently been aggrandised by the addition of storeys, or their character has been eroded through ill-considered alterations as part of a conversion into domestic buildings. The proliferation of large new residential buildings on the water's edge, of a scale and style which dominates the earlier, smaller historic boatsheds, and the proliferation of entertainment decking, fencing and hard-edged embankment of the shoreline, all threatens to undermine the boathouses' historic appearance and their natural setting [Plate 6.6.4].

Within the conservation area the following boathouses best exemplify this movement:

- **Grey Gables Boathouse (positive contributor):** A small boathouse constructed from vernacular materials and situated on the shore edge [Plate 6.6.5].
- **Barkhill Boathouse (positive contributor):** A small, low scale boathouse, which blends into its natural surroundings and contributes to the area's special interest.

- **Ghyll Head Outdoor Centre Boathouse (positive contributor):** An attractive, low scale boathouse, designed with small windows and situated on the shoreline.
- **Storrs Hall Boathouse (curtilage listed):** A relatively simple single-story boathouse built just over 100m away from the main house. The boathouse has recently been converted into boutique accommodation, with a large entertainment terrace visible to the side of the structure [Plate 6.6.6].
- **Broad Leys Boathouse (curtilage listed):** single storey with high pitched roof, timber clad in a rustic cottage style, the most ornate of the east shore boathouses [Plate 6.6.7].
- **Moor Crag Boathouse (positive contributor):** A single storey building in the Lake District vernacular style with a low hung slate roof, robust stone walls, arch over the dock entrance and simple detailing, small later viewing window over the dock entry [Plate 6.6.8].



6.6.1 Boathouses along the shoreline



6.6.2 Projecting jetties and landing stages with boathouses



6.6.3 Mixed scale of boathouses



6.6.4 Larger boathouse with decking



6.6.5 Grey Gables Boathouse



6.6.6 Storrs Hall Boathouse



6.6.7 Broad Leys Boathouse



6.6.8 Moor Crag Boathouse

6.6.2 Key characteristics and positive contributing features

• Architectural styles and features

- Modest rectangular buildings constructed to house boats and marine craft, closely associated with the historic villa they served
- Individual boatsheds inset into the land and perpendicular to the natural shore line and water's edge
- Associated structures were utilitarian and included a ramp, sometimes with a wooden jetty or pier

• Scale, massing and form

- Loose pattern of distribution of individual historic boatsheds on the shoreline
- The robust forms, low set scale and horizontal massing of historic boat sheds reflects their original utilitarian purpose, housing a single volume space
- Typically single storey; larger historic boat sheds with a day room above were relatively less common and were reflective of the high status large villa they were originally associated with
- Balconies or viewing platforms or a window over the port entry, and decorative details can be found on higher status boat sheds
- Domestic buildings on the shore that also incorporate a boat dock below residential accommodation are a modern intervention that are not characteristic of the historic shoreline or villa landscape

- Pitched roofs, horizontal massing and enclosed flank walls, typically with no windows, for weather and security protection
- The principal, narrow elevation faces the water with a port entrance, a single or a pair of tall dock entry doors

• Materiality

- Slate roof
- External walls expressed in unpainted timber or vernacular materials, including rough coursed natural stone
- Unpainted timber doors

• Boundaries and surfaces

- Domestic surrounds of designed gardens, balustrades, entertainment decking, railings, terraces and retaining walls are not typically found, with the exception of historic boathouses relating to high status villas such as Storrs Hall and Broad Leys

• Green space and planting

- Typically set discreetly within naturalistic landscapes of the historic villas they serve
- The setting is typically wide areas of retained organic topographical features including sloping hillsides and the natural shoreline



7.0 Setting, Key Views and Vistas

7.0 Setting, key views and vistas

The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’.¹⁴ Where there is potential for that experience to be affected by a proposed development, great weight must be given to the conservation of the heritage asset and its setting. In this case, the wider setting of the Windermere Villas Conservation Area and the views into and across the area are critical to the public appreciation of its significance and the National Park and WHS more widely. As such they are particularly sensitive to change.

7.1 Wider setting – water and landscape

The lake itself forms the centerpiece of the historic tableau of Lake Windermere, the views of which have been inspiring artists and writers, builders, architects and landscape designers for centuries. It is the central point from which panoramic vistas can be had through 360 degrees of the Lake District’s finest mountain scenery to the north and of the gentle lowland pastoral scenery on the west and east shores. At the same time, the lake is the point from which the placement of much of the historical built development around it takes reference, for the positioning of villas and for channeling views and glimpses towards it [Plates 7.1.1 and 7.1.2].

The lake today is a shared publicly accessible space intensely used by the public, locals and visitors, particularly in summer months. Views from the water towards the conservation area are an integral

part of the visitor experience of the Lake District, appreciated by the public in an unrivalled manner due to the wide-open vistas it affords without physical disruptions. From the lake, the setting of both shores are seen and experienced as one in the round [Plates 7.1.3 and 7.1.4].

For these reasons, the high-quality setting of the conservation area, including external immediate and wider surrounds, is of particularly high importance to the experience of the character and appearance of the Windermere Villas Conservation Area.

Similarly, and just as importantly, the positive characteristics and appearance of the conservation area is of great significance to and provides the setting for the opposing west shore and the OUV and Special Qualities of the WHS and National Park in which it sits [Plates 7.1.5 and 7.1.6].

The wider setting contextualises the historic views of the lake and shoresides, by highlighting the extraordinary harmony of the historic development around the circumference of the lake with the spectacular natural environment, which has led to WHS and National Park designation, and by reinforcing how economic drivers have impacted growth and development.

These elements are manifested in particular by the sensational views from the lakeside and water of the east shore and rising hillside above, which allows a very wide zone of public appreciation, and intense scrutiny by many thousands of users of:

- The **positive** contribution of individual heritage assets, including villas and boathouses and historic gardens and landscapes.
- The **positive** contribution of characteristic pattern of villas, boathouses and domestic buildings as discreet intrinsic elements in their wider landscape setting, embracing the rustic beauty and irregularity of form, allowing the restful, natural beauty of the area to visually dominate.

14 NPPF, Annex 2: Glossary



7.1.1 View of boathouse and vegetation from the water



7.1.2 Mountainous scenery to the edges of the CA



7.1.3 Recreational boats on the lake



7.1.4 Views of both sides of the lakeshore



7.1.5 View of the western shore from the lake

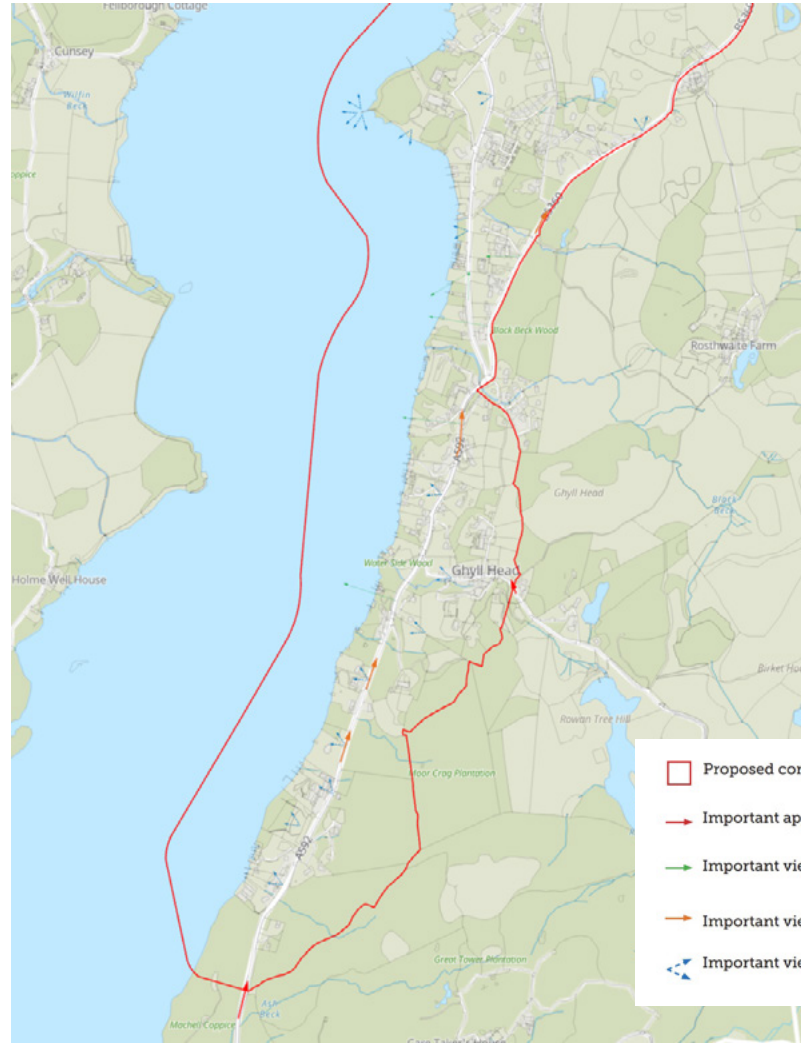


7.1.6 View of setting from Cockshott Point

7.2 Views and immediate setting

The contribution of a view to the significance of the conservation area does not depend alone on the heritage assets and the landscape quality visible but also the way in which the view allows the area's significance to be appreciated.

[Plate 7.2]



- Proposed conservation area boundary
- Important approaches
- Important view- long linear
- Important view- short range linear
- ⚡ Important view- panoramic

7.2 Key views across the CA

7.2.1 Views of intangible cultural significance

- The waterscape is a vast changing panorama of light and texture, in seasonal and weather changes. The lake gives a dominant natural aesthetic to the setting and views of the conservation area. Together with the green backdrop of the pastoral and tree clad hillsides of the east shore, with built forms of villas and houses forming discreet integrated points within those historic greenspaces, there is an exceptionally strong visual aesthetic that unites the natural landscape with the built environment. These panoramic vistas were captured by artists, writers and poets; inspiring the conservation movement, embodying the ideals of the Picturesque movement and a source of beauty for generations of painters, architects and landscape designers. The panorama of the lake and east shore forms part of a historic intangible cultural significance of national and international importance [Plate 7.2.1].



7.2.1 Historic view from Claife Station

7.2.2 Dynamic views

- **Vertical:** A harmonious vertical composition of man and nature, vertical views are underlined by the beauty of the water and lake in the foreground, with the shore and the rising topography of naturalistic wooded hills forming a backdrop above and in places, mountain views beyond, capped by a changing sky and cloudscape above. The built forms play a very minor role in the hierarchy of these views, with the water, landscape and sky as the dominant visual elements [Plate 7.2.2].
- **Horizontally/Linear:** The lake is wide and open in aspect, the water is accessible to the public and there are wide ranging public views of the water, the eastern shore and landscape behind, visible directly and in dynamic views from passing water traffic. The composition of the historic built forms, including villas and boathouses in private ownership, and their setting in the naturalistic surrounds of the lake, woodlands and hills beyond is a characteristic feature of particular note and is particularly sensitive to change in these views, especially cumulative change in the wider linear views of the historic panorama [Plate 7.2.3].
- **Panoramic:** Whilst there is limited direct public access to the east shore, much of the area being in private ownership, the open aspect of the lake allows panoramic views which are amongst the most significant views of the conservation area. The shared panoramic experience the lake provides of west and east shores contributes

directly to the OUV and Special Qualities of the WHS and National Park. As such, it is sensitive to change [Plate 7.2.4].

- **Recent Development:** In recent years (prior to conservation area designation), views have been partially eroded through the construction of large scale houses built on the east shore with extensive hard landscaping and structural retaining walls. New larger-scale boathouses have begun to proliferate the shoreline. The scale, massing and intrusive use of glass dominates and negatively impacts on the earlier historic built forms and landscape to the detriment of the views within which they appear [Plate 7.2.5].
- **Open, Internal Views within the setting:** At Bowness Bay, there are open, internal views within the former pastoral and parkland landscape that were part of the historic Glebe and Rectory Farm, with a large area given over to public access as parkland and woods, and dynamic views of the lake and Belle Isle from Cockshott Point. The views in this area make a positive contribution to the public experience and understanding of the historic character and appearance of the conservation area. Conversely however, the architectural quality of retail facades, commercial development, carparking and hardstanding at Bowness Bay on the perimeter of the Glebe, detract from dynamic views internally in this area and in views outward over the lake within the conservation area's setting [Plate 7.2.6].



7.2.2 Vertical views over the steep hills



7.2.3 Dynamic linear view along road



7.2.4 Panoramic view over lake



7.2.5 Modern development impacting views



7.2.6 Open internal views at Bowness Bay

7.2.3 Views from the west shore

- The west shore facing the conservation area is primarily within the ownership of the National Trust. Public roads and established public walking routes/footpaths follow the linear form of the west shore, sufficiently close to the lake to allow views and tree filtered glimpses of the east shore and the conservation area. These public views are more prominent during winter months (see plate 7.2.4).

7.2.4 Viewing stations

- In the late 18th century, Thomas West, set out a guide of viewing points or stations, to entice visitors to enjoy the most scenic experience of the lakes. Rawlinson Nab and the Claife Viewing Station are set above the lake level and remain as West's key views. He noted "Rawlinson's-nab is a picturesque point, either for the eye or for the pencil. You are there advanced a great way into the lake, in the midst of the finest scenes, and with a charming fore-ground. ..." ¹⁵
- The National Trust owns and has conserved a viewing station at Claife on the west shore. The scenes of the east shore that were framed from this viewing station includes villa landscapes of high significance within the conservation area, such as Cockshott Point, Storrs and Broad Leys and the built form and landscapes of their wider setting. The view from Claife encompasses assets of significance outside the conservation area

including Belle Isle and its registered historic park and garden. These views are culturally and historically of high significance for the visual appreciation of the harmony of the historic lake shores [Plate 7.2.7].



7.2.7 View through coloured window at Claife Station

15 [Old Cumbria Gazetteer - viewpoint, Rawlinson Nab](#)

7.2.5 Views from Hows and Knotts

- The undulating lowland hillsides of the east and west shores allow for high and wide-ranging views of the conservation area, from outside the boundary, looking down from atop the mounds known locally as hows and knotts. Gummer's How in particular, at 1053 feet altitude, provides long reaching unspoilt views of the parkland and wooded setting of both shores and the conservation area [Plate 7.2.8].



7.2.8 View from Gummer's Howe

7.2.6 Views from the crossing at Ferry Nab

- The ferry has been a public crossing point over the lake for over 500 years and is of particular significance to the appreciation of the lake's beauty. The view south from the ferry crossing encompasses the east and west shores almost seamlessly in the distance, described by Thomas Gray's journal of 1769 touring the English lakes as "the great pass of communication from the western to the eastern shore." The recent proliferation of developments on the east shore (prior to conservation area designation) have started to become prominent in those views and have begun to erode the historic seamless view of the landscape that Gray delighted in [Plate 7.2.9].



7.2.9 View over shore from Ferry Nab

7.2.7 Private, limiting, and enclosed views

- Inland from the lake, the varied topography of hillside slopes and gulleys provides a mix of linear road views north-south on the A592 and short-range glimpses and enclosed vistas from the cross roads that intersect the landscape [Plate 7.2.10].
- Much of the east shore of the lake is privately owned. Whilst very public views exist of the properties from the west - the lake and opposite shore - elsewhere to the east and from the roadside, public views are highly constrained [Plate 7.2.11].
- The A592 forms the eastern boundary of almost all the lakeside properties. These properties have dual aspects, facing the road and the lake and high boundary treatments form the road facing elevations. The appearance of the properties' boundaries on the main A592 roadside is largely high quality and contributes positively, with green borders of trees or hedges, low level vernacular stone walls and timber gates [Plate 7.2.12].
- However, in places the intense density and height of boundary treatments along the main road, including high hedges and tall solid gates that have been deployed for privacy and security, offers little opportunity for the public appreciation of views of the historic houses or the lake itself. These boundary treatments

create a linear visual barrier that detracts from the historic permeability of local views, and lacks the loose, spatial quality of views that are apparent throughout much of the opposite side and southern sections of the road where the naturalistic older woodland prevails [Plate 7.2.13].

- Similarly, throughout the minor crossroads that intersect the area, the extensive use of high hedges behind stone walls and large solid gate entrances has in places created a strong sense of suburban character that truncates the views from country lanes, restricting the public appreciation of the historic farmland, pastoral landscapes and the glimpses of the lake beyond [Plate 7.2.14].
- To the south, extensive woodland and green boundaries tightly enclose views, either side of the A592 arterial route, giving a strong appreciation of the natural environment of the National Park. The Tower Hill and Moor Crag plantations provide a strong positive naturalistic planting and woodland character that both encloses views and allows some permeability into the natural terrain beyond [Plate 7.2.15].



7.2.10 Private view from Blackwell



7.2.11 Views of lake restricted by intervening homes



7.2.12 Dry stone wall boundary typical of the CA



7.2.13 High boundary wall and gates to properties



7.2.14 Suburban character resulting from hedging and walling



7.2.15 Heavily wooded area to south of CA

7.2.8 Gateways

- The landscape and built forms of the conservation area have evolved over centuries of synthesis with the natural landscape and human intervention, which has given rise to an extraordinary beauty, the result of which is considered worthy of worldwide recognition. Owing to that evolving relationship, the gateways into and throughout the area are largely unplanned, fortuitous points of neutral impact that are visually discreet and aligned with road crossings or through routes [Plate 7.2.16].
- The exception to the above occurs where historic villas mark the entry points of their extensive grounds and estate holdings with historic gatehouses or lodges. Their planned designs often reflect the high architectural merit of the historic houses they served and, as visual gateway statements, they make a positive contribution to the area [Plate 7.2.17].
- The public open spaces and commercial development within the area's northern setting at Bowness Bay, including the Glebe and car parks, play a key role as a gateway and first point-of-call for the modern visitor experience of the WHS and National Park at Bowness and for the wider tourism and economic context of the area. At present there are a number of townscape issues that are in need of improvement in this area and currently detract from the visitor experience and from the architectural and historic character and appearance. Historically this was an open area of Glebe land, associated with Glebe Farm nearby, now called Rectory Farm. Today, the green spaces of the miniature golf course, together with the fields of Rectory Farm, preserves something of that earlier, green pastoral landscape quality. However, heavily surfaced hardstanding, carparking and road circulation routes around it have somewhat undermined the visual appearance and eroded the historic connections between the green spaces and the lake shore, limiting ease of access to the more built up environment in Bowness itself [Plate 7.2.18 and 7.2.19].



7.2.16 Gateway on Ghyll Head



7.2.17 Storrs Hall gateway



7.2.18 Green space to Cockshott Point



7.2.19 Car parking at Ferry Nab



8.0 Issues and Opportunities



8.0 Issues and opportunities

8.1 Overview

The beauty of the east shore of Windermere is outstanding, merits both National Park and WHS designation and is beloved by local people and visitors from all over the world. The extraordinary heritage appeal of the area, its buildings and picturesque spaces, is the basis for a thriving leisure and tourist economy, as well as high levels of second home ownership.

Yet for some years now those same qualities have been threatened by the intensity and scale of infill development and redevelopment of existing plots. The historic buildings and arcadian landscapes in the area are cultural and natural heritage resources that are irreplaceable. However, on the east shore of Windermere they are in the process of being altered by unsympathetic development [Plate 8.1.1].

The following Management Plan provides an ideal opportunity to:

- create a shared understanding of the values that make this area special
- ensure future management of development is delivered in a sensitive manner
- to sustain, support and reinforce the appreciation of the beauty and heritage interest of this special place for future generations to enjoy

- Create a shared understanding of the remaining capacity of the heritage of the area to accommodate development without detrimental impact
- deliver economic prosperity that is heritage led and sustainable for the long term



8.1.1 View towards Ferry Nab

8.2 Heritage matters

The effective management of WHSs and National Parks involve the identification and promotion of positive change that will conserve and enhance their OUV and Special Qualities, authenticity, integrity and with the modification or mitigation of changes which could have a negative impact on those values.¹⁶

Most of the east shore is within multiple private ownerships, relatively little is within public ownership. The public realm areas within the setting of the conservation area at Bowness Bay are in need of ongoing sensitive regeneration and management to address issues of visitor management and heritage led development. Elsewhere, there are few publicly accessible parks or lakeside footpaths on the east shore. Vehicles dominate the roads with few safe routes for pedestrian footpaths or cycle routes.

However, the multiple privately owned properties on the east shore are visually very much in the public domain –The east shore, together with the backdrop of the elevated slopes above, provides a critical element of the WHS and National Park, in wide views from the lake, including from viewing points on the lake and from the west shore. In this sense, the character and appearance of the east shore panorama and its wider setting is of importance, and both the positive attributes

of the area and elements which detract can be appreciated in the public eye by both Windermere residents and visitors.

The evolution of that character and appearance on the east shore has been influenced in the past primarily by private ownership and development. The patronage of private sector benefactors has left an enduring legacy of historic and architectural significance. The concentration of villas, gardens and landscapes on the east shore is unique, and of high heritage significance.

However, in stark contrast to the west shore - much of which is in the care of organisations like the National Trust - the appearance of the east shore has changed over time as ownership has moved and shifted, resulting in it evolving away from its historic character and appearance.

8.3 Issues

Particularly at the northern end of the conservation area, the historic significance of the area is being eroded. Overall, this landscape type is considered to have limited to moderate capacity to accommodate change without compromising its key characteristics.

16 PPG: Paragraph: 026 Reference ID: 18a-026-20190723,
Revision date: 23 07 2019

8.3.1 Vacant sites, subdivision and intensive redevelopment

[Plate 8.3.1]

- Vacant sites in the area are rare. Historic plots, woodlands and garden spaces and landscapes, which provide the spatial settings for individual buildings and cumulative naturalistic and rural setting for the wider conservation area are being compromised by infill development in estate grounds. Edge-to-edge new building is becoming more common.
- Modest 20th century dwellings are being replaced by mansion-style new builds that dominate the form and character of surrounding historic buildings and are prominent features in views.
- Creeping urbanisation threatens to undermine the loose spatial pattern of historic villas, the organic and naturalistic legacy of the landscapes that remain.
- The loose spatial pattern of boathouses on the shore is becoming increasingly dominated by a proliferation of new buildings infilling the landscape settings of the natural shoreline locations.

Impact on significance: high



8.3.1 Intensive development to side of plot

8.3.2 Overdevelopment, loss of green space

[Plate 8.3.2]

- The cumulative impact of the small-scale infilling of plots and gardens, as well as the removal of trees, on character and appearance can be substantial - particularly the case in landscapes such as this area that are defined by a loose pattern of spatial development, and where historic buildings are enhanced and defined by generous gardens.
- Replacement of the natural topography and shoreline, historic parkland and gardens in favour of large new buildings with precision edged, hard landscaping, structural terracing and carparking is intrusive in the historic landscape and undermines the special spatial relationship between the historic buildings and their naturalistic setting.
- Gardens for individual villas and residential buildings have sometimes been lost to hardstanding for carparking.



8.3.2 Excessive hard landscaping

Impact on significance: high

8.3.3 Incremental change

[Plate 8.3.3]

- The integrity of historic built forms is being eroded incrementally. Ad hoc loss of historic detailing, including joinery, windows and roofing materials, loss of chimney stacks and unsympathetic alterations (including the enclosure of balconies, inappropriate extensive glazing and proliferation of rooflights) are becoming more prevalent through the area.
- The cluttering of facades and garden spaces are also associated with incremental change, including lighting, satellite dishes, security cameras, sheds and gazebos.

Impact on significance: high



8.3.3 Insertion of modern features to historic house on lake shore

8.3.4 Unsympathetic alterations and extensions

[Plate 8.3.4]

- Historic buildings are being extended and altered unsympathetically or demolished, without a full appreciation of their significance. Pressure to convert existing dwellings and boathouses to apartment and short-term holiday letting accommodation has led to accretions and aggrandisement of historic buildings with inappropriate extensions and alterations, including flat roofed additions, uPVC conservatories and windows, modern entertainment areas and fire escapes.
- In some cases, later modern extensions have overwhelmed the scale and massing of individual historic buildings.
- The character and setting of historic boathouses is being eroded by inappropriate alterations and extensions for domestic entertainment including decking, railings, sheds and hard landscaping.
- Boundary treatments have been incrementally eroded. Boundary stone walls are being diminished by the introduction of new wide driveways. Public road frontages of historic villas have been fully enclosed behind high walls and gates, restricting filtered public views of the buildings, their setting and the lake.

- In many cases alteration have resulted in considerable expanses of glazing, seeking to maximise views to the lake shore. This visually harms views across the lake, from view stations and other areas of the World Heritage Site.

Impact on Significance: high



8.3.4 Inappropriate scale of modern alterations to the lakeshore

8.3.5 Poor new design

[Plate 8.3.5]

- Modern buildings have been constructed prior to conservation area designation that have inappropriate design, materials and detailing which are unsympathetic to the character and appearance of the area. Extensive glazing, with high void to solid ratios of elevations, modern materials such as profile metal sheet roofs and outsized three storey buildings are particularly apparent, are not characteristic of the historic villas and have begun to dominate the shoreline and views from the lake.
- New domestic buildings have been constructed on the shoreline that are designed as domestic accommodation of an aggrandised scale and form that bears little relation to the historic boathouses.



8.3.5 New design of inappropriate scale and massing

Impact on significance: high

8.3.6 Condition

[Plate 8.3.6]

- Owing to the economic investment in the area that is derived from its popularity as a visitor destination, generally the condition of the heritage assets in the area is good, with upkeep of maintenance and repair. The exception to this is some boathouses, the condition of which has been allowed to deteriorate. However, planning guidance is clear, where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision, for redevelopment or alteration.



8.3.6 Poor building condition to the south

Impact on significance: low

8.3.7 Summary

The management of significant places is rarely sustainable in private or public sector hands alone. Owing to the extent of private ownership in this area, and the very limited public realm, opportunities for publicly funded, public realm enhancements to lead and promote good practice and design by example, such as pedestrian improvements or landscaping, are confined to the northern perimeter of the conservation area.

With judicious use of planning policy and development control and a conservation led approach, the designation of the east shore as a conservation area can dynamically influence and shape the future of the heritage buildings and landscape in private ownership, for the benefit of all who enjoy the lake, National Park and WHS.

8.3.8 Potential future threats

Climate change poses future hazards, from a number of sources, that can potentially impact on cultural heritage areas, individual sites and buildings. Weather changes, a projected increase of around 33% in winter precipitation, and more frequent intense rainfall events pose challenges and potential damage to the conservation of historic buildings and sites [Plate 8.3.7].

Climate change is a universal pressure on and threat to the Lake District, its environment, economy and communities. Urgent actions to reduce carbon emissions are required. The impacts of climate change are evident now and will impact all aspects of the Lake District.

Human intervention has been actively influencing the landscape of Windermere over thousands of years. However, increasingly land management practises are having environmental impacts on the natural quality of the lake and shore. Phosphates from agricultural run-off can dictate the quality of lake water. Intense tourism creates a corresponding demand for wastewater disposal. Sewage overflows have led to deterioration in the lake water quality [Plate 8.3.8].

New development can contribute to environmental impact. Leakages from old septic tanks contribute to poor water quality issues. Increased hard-standing and water run-off contributes to potential flood risk. The loss of trees, green spaces and natural habitats leads to loss of bio-diversity.

Practical management of the lake and the shoreside environment is a complex challenge. The Government has recently pledged to work with local partners to eliminate sewage discharges into the lake including treatment facilities and storm overflows.

Whilst the LDNPA does not have the power to control many of these aspects, it does recognise that increasing the focus on adapting to a changing climate and increasing the resilience of the Lake District, particularly around water resources management, is a pressing need. A wide range of policies and initiatives are being implemented to deliver sustainable development through action. This Conservation Area Appraisal and Management Plan is an integral part of the Lake District National Park Partnership Management Plan, in providing key recommendations on the opportunities available through conservation area designation to support sustainable development.



8.3.7 Proximity of lakeshore poses flooding risk



8.3.8 Condition of the water at Bowness Bay

8.4 Opportunities

There is a need to consider how best to enable the retention and restoration of the significance of the historic buildings and their landscapes; to curtail development where it is not appropriate or justified, including the loss of the landscape character and setting, and to maximise the quality of development when it is appropriate. This should focus on upholding the principles enshrined in the SOUV for the designation of the area as part of the WHS and the Special Qualities of the National Park.

These elements are what bring tourism and prosperity to the area, attracting visitors into the rich tapestry of man-made and natural beauty. Opportunities to support the existing desirability of the area and bolster its offer are plenty and should be embraced in order to uphold what makes the area special.

This will be explored in more detail in the accompanying Management Plan but could include:

- Recommendations for the sensitive management of development sites outside the conservation area but which would materially affect the wider setting, to ensure key views are not impacted.
 - Recommendations for national or local listing, recognising some of the high-quality buildings that form the key elements and contribute positively to the conservation area. A number of these are currently undesignated, and therefore at the highest risk of loss and degradation.
 - Creation of clear guidance for owners of residential properties, focusing on retrofit and adaptation for climate change, the importance of retaining gardens and trees, condition management, permissions required for alteration and any support or resources that might be available to support them.
- Publication of specifically directed, additional design guidance and coding which complements existing design guidance, to provide clarity over issues that are specific to this area, including how conversion and re-development can be sensitively undertaken. This must include reference to following the special historic characteristics of the relationship of the built forms to their landscape setting, retention of the special landscape qualities and trees.



9.0 Management Plan

9.0 Management plan

9.1 Introduction

The Lake District National Park Authority (LDNPA) commissioned an initial scoping exercise conducted by John Coward Architects Limited in 2023, which concluded that the Windermere Villas area may merit designation as a conservation area for its architectural and historic interest; this has been confirmed by the Appraisal which accompanies this Management Plan.

A conservation area is ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in conservation areas the LDNPA is required to ensure that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’ (Section 72). Also, the LDNPA has a duty ‘from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas’ (Section 71).

The proposed conservation area is also situated within the Lake District National Park and The English Lake District World Heritage Site. World Heritage Sites are designated heritage assets of the highest significance, according to the Levelling Up and Regeneration Act 2023 and National Planning Policy Framework 2024 (Paragraph 195, 206b). Government planning guidance requires that appropriate policies for the protection and

sustainable use of World Heritage Sites, including enhancement where appropriate, need to be considered in relevant plans. The plans should conserve the Outstanding Universal Value, integrity and authenticity of each World Heritage Site and its setting, including any buffer zone (NPPF Paragraph 205, 206b). A Historic England Advisory Note on Managing Change to World Heritage Sites is expected to be published in 2025.

In accordance with these duties and responsibilities, the Lake District National Park Authority commissioned Donald Insall Associates to prepare a Conservation Area Appraisal and Management Plan in 2025 for the newly proposed Windermere Villas Conservation Area. This Management Plan is an example of the proposal envisaged in Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Management Plan contains aims and principles which are based upon the understanding of the conservation area outlined in the Appraisal, most critically the challenges and opportunities for enhancement identified in Section 7.

The Management Plan seeks to provide guidance to the Lake District National Park Authority for:

- the determination of planning applications for development
- building owners and developers when preparing development proposals
- the planning of enhancements to the public realm.

It is essential that any Management Plan supports a modern community and considers both social and economic factors; a formal statutory public consultation process is undertaken as part of the adoption process.

Conservation areas are not frozen entities; as such the principles of a Management Plan should remain flexible and be reviewed and monitored on a regular basis, to ensure they are relevant to the changing ambitions, issues and priorities of the people who live in, work in and visit the conservation area, as well as taking into consideration the contribution that the conservation area makes to the broader context of the Windermere area, the Lake District National Park and the English Lakes District World Heritage Site.

The delivery of the management plan is dependent on the co-operation of residents, landowners, businesses, statutory undertakers and the collaboration of the Lake District National Park Partnership with stakeholders such as Westmorland & Furness Council; the management of the area is contingent on a close working relationship between these groups, which together can support the aims below.

The main aim of the plan is the preservation and enhancement of the character and appearance of the conservation area through:

1. The protection and improvement of those existing buildings, townscape and landscape features that make a positive contribution
2. the introduction of good quality, contemporary, design

There is also a presumption against demolition of buildings and loss of landscapes that make a positive contribution.

Each set of management principles is underpinned by a series of overarching strategic aims centred on the preservation and enhancement of the conservation area. The plan then concludes with a series of recommendations, which will be brought forward and updated through a collaborative approach between the Lake District National Park Partnership, the local community (including owners, local interest groups and developers) and various funding streams, as and when opportunities for funding arise, in order to bring about really meaningful change, where input is required from everyone.

The understanding of the Windemere Villas Conservation Area provided in the Appraisal has allowed key issues to be identified. If implemented, this Management Plan would contribute to resolving these issues, whilst also working to achieve the following key ambitions:

1. Help people understand the significance of the conservation area;
2. Suggest opportunities to enhance the area's character and appearance;
3. Stimulate local interest in both the protection and enhancement of the conservation area through high-quality development for present and future generations;
4. Help address the challenges facing the area;
5. Encourage the conservation, repair, reuse and management of the area's historic features and public realm;
6. Aid residents and developers in their planning of both small alterations and larger scale developments;

7. Provide officers with area specific guidance to help in their appraisal and determination of planning applications;
8. Engage with and encourage owners of properties within the conservation area to meet their responsibilities in respect of repair, reuse and achieve sustainability potential;
9. Promote high-quality design in development proposals;
10. Provide the Lake District National Park Authority with an up to date, evidence-based Appraisal and Management Plan for the designated Windemere Villas Conservation Area;
11. Contribute to the economic and social prosperity of the conservation area, National Park and the English Lakes District World Heritage Site;
12. Support officers with their understanding of the impact of proposals on the Outstanding Universal Value, Special Qualities, integrity, authenticity and significance of the National Park, World Heritage Site and their setting.

9.2 Policy context and analysis

The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the demolition of buildings in conservation areas without planning permission and allows for the service of Urgent Works Notices for vacant buildings in a similar way to those for listed buildings. Development carried out without the required planning permission, or failure to comply with any approval conditions, amounts to unauthorised works. Unauthorised works can include building works, changes of use, advertisements, non-compliance with conditions on an existing planning permission or the unauthorised felling of protected trees. Breaches of planning control may be subject to enforcement action by the Lake District National Park Authority.

The 1990 Act forms the foundation for the Lake District National Park Authority to help manage the built environment in such a way as to retain the special qualities of conservation areas. There are, however, a wide range of other pieces of legislation, national guidance and local policy which assist in this task. They deal with other types of heritage assets, such as listed buildings, provide additional controls to supplement those included in the 1990 Act (often called Article 4 Directions) and various types of repair and enforcement notices, and provide advice on how to assess the impact of development on the setting of an area or building and many other related topics.

In line with the National Planning Policy Framework, plans, at all levels should conserve the Outstanding Universal Value, integrity and authenticity (where relevant for cultural or 'mixed' sites) of each World Heritage Site and its setting, including any buffer zone or equivalent. Appropriate policies for the protection and sustainable use of World Heritage Sites, including enhancement where appropriate, need to be considered in relevant plans. These policies will need to take account of international and national requirements as well as specific local circumstances.

When developing plan policies to protect and enhance World Heritage Sites and their Outstanding Universal Value, plan-making bodies should aim to satisfy the following principles:

- protecting the World Heritage Site and its setting, including any buffer zone, from inappropriate development
- striking a balance between the needs of conservation, biodiversity, access, the interests of the local community, the public benefits of a development and the sustainable economic use of the World Heritage Site in its setting, including any buffer zone;
- protecting a World Heritage Site and its setting from the effect of changes which are relatively minor but which, on a cumulative basis, could have a significant effect;
- enhancing the World Heritage Site and its setting where appropriate and possible through positive management;

- protecting the World Heritage Site and its setting from climate change but ensuring that mitigation and adaptation is not at the expense of integrity or authenticity.

Local planning authorities whose area covers either the World Heritage Site itself or all or part of its setting need to take these principles and the resultant policies into account when making decisions on applications.

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 Outstanding Universal Value, integrity, authenticity and significance of a World Heritage Site or its setting, including any buffer zone or its equivalent.

Consequently, it is important that this document is not read in isolation from these additional guidance and policy documents; The key local document is the Lake District Local Plan 2020 to 2035, adopted in 2021 (amended July 2024). Where applicable, links to the documents have been listed in the relevant sections below to provide additional guidance.

9.3 Management Plan policies

A diverse landscape shaped by thousands of years of geological and human activity, the tranquil eastern shore of Lake Windermere has inspired artists and writers to travel to the area since the 18th century. One of the earliest beneficiaries of English domestic tourism, the beauty of the area and continued desirability of its views has resulted in a rich tapestry of villas and large houses set amongst the small historic farmsteads that once sat in a predominantly agricultural landscape.

This Management Plan hopes to support the preservation of this unique character and therefore draws on the significance of the proposed conservation area identified within the accompanying Appraisal alongside the contribution it makes to the Special Qualities and Outstanding Universal Value of the Lake District (the full Special Qualities and Outstanding Universal Value can be seen in Appendix I).

Several key themes have been identified relating to the principal areas for the long-term preservation and enhancement of the conservation area.

These have been developed from the Appraisal and analysis of the key issues and opportunities in Section 7. They have been grouped into the following key headings:

- A. Enhancement
- B. Development and Redevelopment
- C. Townscape and Public Realm
- D. Management of the Conservation Area

A series of recommendations on the management of the area follows the policies, but is built on the policies outlined in sections A-D.

A Enhancement of built environment

A.1 Repair and maintenance of buildings

Aim: To ensure that buildings are appropriately maintained to prevent the negative impact that poor upkeep and maintenance can have on the character and appearance of the conservation area.

Principle A.1a

It is essential that buildings be subject to regular inspections by their owners in a logical sequence, considering the condition of its individual elements to understand repair needs. This should follow the Historic England guidance on regularity and include the following:

- Rainwater gutters, channels, hopper heads and pipes
- Building services, pipes and flues
- Drainage gullies
- Roof coverings, including tiles, flashings and ornamental ridge tiles
- Chimneys and pots
- External render, brick or stonework, including joints and the base of walls
- Windows and doors
- Decorative elements of brick and stonework, including but not limited to columns, corbelling, hood moulds and decorative stone panels.

Principle A.1b It is essential that the buildings are subject to general maintenance by their owners on a regular basis. This should include the following:

- Re-painting of external joinery and ironwork
- General minor repairs to windows, including replacement of glazing where necessary
- Repointing using appropriate mixes
- Removal of debris from gutters
- Removal of redundant fixtures and fittings, including satellite aerials, keyboxes and other security detailing
- Repairs, including repair of missing or slipped roof tiles and slates to prevent water ingress
- Upkeep of existing limewash, lime pointing on external walls
- Repair of lead dressings and rainwater hoppers
- Upkeep of dry stone walling
- Repairs to masonry render and paintwork where these are already present
- Control and removal of vegetation from external walls.

Principle A.1c When undertaking repairs, materials should be used on a like-for-like basis and be appropriate to the building's architectural period. Salvage, existing and local materials should be used as far as possible.

Principle A.1d Features and materials that make a positive contribution to the character and appearance of the conservation area should be retained, or reinstated where lost.

- These include, but are not limited to, local slate roofing and tiling; timber-framed windows and leaded glazing; traditional sash, casement and mullioned windows; decorative dressings in brick and stone; bay windows, ornamental ironwork balconies, verandas and canopies; overhanging eaves and decorative eaves details, bargeboards/fascias; chimneystacks and chimneypots; lead flashing and dressings; window tracery, decorative porches; timber doors and decorative ironmongery including gates, fencing and railings; traditional dry stone walls and copings and traditional rainwater goods including lead hoppers and iron downpipes. The rich detailing and high-quality craftsmanship and materials of these features, or any replacements, should be maintained and upheld.

Principle A.1e Render and paintwork should not be added to buildings or boundary walls where not present historically; existing render that contributes to the character of the building should be sustained.

Further guidance links

Historic England online guidance: Looking after Historic Buildings
<https://historicengland.org.uk/advice/technical-advice/buildings/>

Historic England, Maintaining and Repairing an Older Home
<https://historicengland.org.uk/advice/your-home/maintain-repair/>

Historic England online guidance: Maintenance Checklist
<https://historicengland.org.uk/advice/your-home/maintain-repair/checklist/>

Building maintenance good practice guide

Owning a historic home might require different levels of care and maintenance than a modern or new build home. The above guidance links, and others on Historic England's website are of particular use: [Looking After Historic Buildings | Historic England](#). The Society for the Protection of Ancient Buildings' (SPAB) free Technical Advice Line is also a valuable resource if you would like more technical advice.

However, the following tips can be helpful as a guide to owners of historic properties:

- Remove vegetation, leaves and debris from brick or stonework when they are first visible- waiting for them to build up can cause longer term damage and costly repair work.
- Write yourself a maintenance and repair checklist or maintenance plan (using the best practice guidance and links above).
- Schedule in days where these checks can be completed.
- Keep thorough notes of any small works undertaken so that the condition of the building can be carefully monitored in the future.
- Regularly repaint features to ensure that they are maintained in good condition. This could include timber windows, doors, bargeboards and rainwater goods.
- Take clear images of the building at different times of year to monitor the condition of different elements of the building; this can be helpful in highlighting where things have changed.
- Where repair might be necessary, carefully consult the materials used, craftspeople employed and approach taken; this document can be used as a guide and the local conservation team are useful contacts. Using non-breathable modern materials on a historic building can cause long term damage, as historic buildings were not built to be as water-tight as modern materials.
 - In most cases lime mortar should be used for repointing over cement-based mixes. This is also true of materials used in re-rendering.
 - UPVC window replacements should be avoided.
 - Materials should be carefully considered to match the historic form of the building.

A.2 Alterations to existing buildings

Aim: To ensure that, as a minimum, alterations to buildings preserve the character and appearance of the conservation area, with opportunities taken to bring about an enhancement where possible.

Principle A.2a Extensions to existing buildings should carefully consider and meet the principles set out in Chapters 3 and 4 of the Lake District Design Code SPD.

Principle A.2b The replacement of windows, doors, roofing materials and decorative details should conform to traditional designs and materials found within the conservation area and be appropriate to the character of the building. The diversity of architectural styles within the area should be respected; features appropriate to one building typology or period may not be appropriate for another. All alterations should preserve the high design and material quality of the larger and earlier houses in the area.

Principle A.2c When works to buildings are proposed it will be expected that detracting features such as satellite dishes, ducting, lighting and alarm

boxes will be removed or more discreetly located. When installing these items, the impact of such equipment on the appearance of buildings and the conservation area should be taken into consideration. It is also expected that historic features are reinstated and improvements to the building's fabric sought as part of the works.

This should include:

- Poor quality modern windows and doors should be replaced with appropriate timber examples which follow evidence historic fenestration patterns
- Replacement and reinstatement of historic chimney pots where they have been lost
- Modern concrete roof tiles should be replaced with slates or tiles appropriate to the building's typology and historic appearance

Principle A.2d Extensions to landmark and positive buildings will only be permitted if it can be demonstrated that they have regard to the character and appearance of the principal building. They must be of an appropriate design, mass, scale,

height, colour, material, layout and form to ensure that they are subservient to the original building and that this is not obscured or overdeveloped. Extensions should not alter the character of the building or plot and should meet the design policies outlined within the Lake District National Park Design Code SPD.

Principle A.2e Extensions to all buildings should:

- Respect the height, scale and general form of the building
- Respect the architectural character, scale, massing and material palette of the conservation area
- Wherever possible, be confined to secondary elevations not visible from Lake Windermere and respect established building lines; porches and fire escapes will be discouraged
- Utilise traditional materials dating to the period of the building's construction, including clay tiles, brick, timber, stone and white-painted plasterwork
- Use contemporary materials when appropriate, where they are sympathetic to the building, ensuring that these are of the

highest quality and are tried and tested for durability and long-term effects

- Be of a depth that is proportionate to the host building and respect any existing additions to adjoining buildings. However, not all existing extensions or alterations, which may be many years old, should be regarded as setting a precedent for future changes
- Retain a proportionate area of garden/outside amenity space and not alter the character of this, particularly where properties have large open garden settings and are highly visible from Lake Windermere; landscaping and any impact that the proposals may have on this should be carefully considered
- Retain balance in the building where it was designed with a sense of symmetry in mind; this also applies to semi-detached buildings
- Minimise the level of reflective glazing to lake-facing elevations
- Respecting weather mitigation design features, including existing high solid-to-void ratios, substantial eaves and lime render

Principle A.2f There is a presumption against balconies, roof extensions, dormer extensions and rooflights, where the building forms part of the roofscape visible from key views, roads, footpaths and Lake Windermere. Where rooflights are acceptable, appropriate flush conservation-style rooflights should be used.

Principle A.2g Where properties are visible from Lake Windermere and the road, equal consideration should be given to the impact of each elevation on the visual amenity of the conservation area, which may be of greater prominence than the corresponding frontages. In such cases, the rears of these buildings should be treated as being equivalent to their street facing frontages. The enhancement of building rears, rear gardens and rear boundary treatments will be supported where currently detracting.

Principle A.2h There is a presumption against the conversion of existing dwelling houses to apartments through subdivision and/or extension, especially relating to landmark and positive contributors. Any application relating to conversion

requires careful consideration of the consequent changes to, amongst others, delivery access, parking, and external services, such as condensing units. Changes that have a detrimental impact on the conservation area will not be permitted.

Principle A.2i There is a presumption against the conversion of historic boathouses into residential or tourist accommodation, especially where conversion would involve extension, an increase in the volume of glazing or loss of historic features such as decorative bargeboards and balconies. Any application relating to conversion requires careful consideration of the consequent changes to, amongst others, delivery access, parking, and external services, such as condensing units. Changes that have a detrimental impact on the conservation area will not be permitted.

Principle A.2j Where alterations and extensions are deemed necessary and justified as part of a change of use, they should be carefully sited, consider the significance of the building in the context of the townscape and lake, and located

to less significant elevations and spaces. Replacements of original features should minimise any loss and prioritise like-for-like replacement, with modern additions of new fixtures moved to less visible spaces.

Principle A.2k Rare and unusual surviving features within the conservation area, such as historic rainwater goods, chimneys and mullioned windows, should be retained wherever possible.

What does living in a Conservation Area mean for me?

Conservation area designation highlights that the area in which you live, work or own property is one of high historic and architectural value. However, this doesn't mean that change to the area is prevented to the detriment of the people within it. It instead exists to work with the local community to preserve what makes the area special, whilst enabling the area to be a vibrant and desirable area to exist within.

It means that new design must be of a high quality, encouraging the place to develop through time whilst supporting its existing character and what makes it feel special. Every area has a different character, defined by its materials, landscape, historic development, uses and public realm.

So what does it mean for those living within it?

The designation of the conservation area brings extra controls on the demolition of some buildings, walls and means of enclosure (known as relevant demolition). Relevant demolition without a planning application is a criminal offence.

- Conservation area designation would also bring some slight changes to permitted development rights for some standalone renewable energy installations. Most permitted development rights however remain unchanged.

Alterations and development within a conservation area should conserve or enhance the special character of that area; planning applications should include a heritage statement which sets out how the proposed work conserves or enhances the conservation area.

- Work to trees is also controlled in a conservation area and in cases involving all but the smallest of trees you must notify the authority six weeks before work begins, this allows us to consider whether a Tree Preservation Order should be made on the tree, or if work can continue. In conservation areas, all trees with a trunk diameter of more than 75mm (measured at 1.5m above ground) are protected by law. Undertaking unauthorised tree works in a conservation area is an offence and risks prosecution.

Whilst this list is not exhaustive, the local conservation team and planning department at The Lake District National Park Authority will be able to advise on what works will and will not need planning permission. It is always advisable that you check with them before undertaking any works. It should also be noted that in addition to planning permission, Listed Building Consent is required for works of alteration, demolition or extension to any Listed Building internally or externally.

A.3 Meeting the challenge of climate change

Aim: To contribute locally to the transition to a low-carbon future by shaping the area in a way that reduces greenhouse gas emissions, reuses existing resources and supports renewable energy adaptations. This will contribute to carbon reductions whilst also increasing future resilience to extreme weather, a common issue within the Lake District National Park.

Principle A.3a The responsible retrofitting of historic buildings is encouraged. This requires a careful consideration of the types of interventions and materials appropriate for a historic building and which will preserve the fabric and appearance of the building and the wider conservation area. Small interventions, such as upgrading to LEDs, modern electrical items or roof insulation, are cost effective ways to save energy and should be considered first before instigating more intrusive works.

Principle A.3b Where solar panels or solar slates are proposed they should be located to the elevations least visible from either the road or Lake Windermere and should not be visible in identified key views. Where considered acceptable in principle

they should generally be set flush with the roof slope and be carefully selected to ensure minimal visual impact via glare, colour contrast with the roof, framing, symmetry, size and visibility.

Principle A.3c Domestic roof-mounted wind turbines are not considered acceptable due to the impact they will have on the character and appearance of the conservation area, especially within key views and from Lake Windemere.

Principle A.3d Air Source Heat Pumps (ASHP) and Ground Source Heat Pumps (GSHP) should be positioned in locations not visible from the street or park where possible. Consideration should be given to the amenity of neighbours when siting ASHPs within domestic gardens; GSHPs may require archaeological mitigation. The siting of the pump should not result in the loss of historic landscaping and should be screened by soft landscaping where possible.

Principle A.3e Domestic electric car charging points will be acceptable where existing private parking exists. The charging point should be discreetly located as close to the parking as possible.

Principle A.3f Where existing downpipes, hoppers or rainwater goods are being replaced, pipes with a wider diameter or a more resilient design should be considered to mitigate the harmful effect of extreme weather and the potential for water ingress associated with this. New fittings should be replaced using traditional materials (typically cast-iron or cast aluminium) where possible. The historic style of the building's typology should be considered when choosing the appropriate material and design for rainwater goods.

Principle A.3g A reduction in traffic speeds would be supported where proposed, to improve air quality within the area.

Principle A.3h New design, including extensions, should carefully consider the impact of extreme weather and provide adequate mitigation measures within designs. This should respect the character of the area and draw on historic examples, such as the use of lime render, overhanging eaves, small windows and high solid-to-void ratios.

Principle A.3i Tree planting and soft landscaping should be used to provide shading to extensions and newly designed buildings to reduce the need for energy intensive internal cooling and heating of buildings.

Further guidance links

Historic England online guidance: Energy Efficiency and Retrofit in Historic Buildings

<https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>

Historic England online guidance: Low and Zero Carbon Technologies

<https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/low-and-zero-carbon-technologies/>

Historic England online guidance: Flooding and Historic Buildings

<https://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/heag017-flooding-and-historic-buildings/>

Historic England online guidance: Climate Change Risks and Hazards

<https://historicengland.org.uk/advice/climate-change/risks-and-hazards/>

A.4 Boundary treatments and landscaping

Aim: To prevent the cumulative harm brought about by the erosion of a landscaped character to front and rear gardens, its contribution to the wider landscape of the Windermere valley and visual amenity from the lake.

Principle A.4a There is a presumption against any alteration to historic gardens and landscaping, boundary treatments and gate piers.

Principle A.4b Green boundaries, including hedgerows and other soft landscaping, should be retained where they currently exist.

Principle A.4c Reinstatement of historic features, and removal of detrimental ancillary buildings, surface treatments and boundary treatments will be strongly supported, aiming to restore the buildings and designed landscapes to their historic character.

Principle A.4d Gardens should remain green spaces and any change in surfaces should be permeable and retain a landscaped character; non-permeable surfaces require planning permission. Where gardens have already been hard

landscaped the full or partial reinstatement of soft landscaping will be actively supported.

Principle A.4e Historic materials should be retained in-situ to front paths, yards and entrance porches and reinstated where previously removed. Where modern materials are unsympathetic or poor quality their replacement with sympathetic surfaces will be encouraged.

Principle A.4f The loss of original, historic or high-quality replica boundary treatments, as well as the widening of openings, will be strongly resisted.

Principle A.4g The construction of high-level fencing and gates to boundaries – including those between properties, will be strongly resisted.

Principle A.4h The reinstatement and repair of boundary treatments following the historic scale and treatments is encouraged; the introduction of close board fencing or non-traditional materials should be avoided. The replacement of close board fencing with soft landscaping or more appropriate boundaries is actively encouraged. Careful

consideration should be given to the use of materials and techniques used for repair and replacement. Replacement with concrete and non-permeable materials will be considered unacceptable and resisted in favour of dry-stone walling, cast-iron railings, estate railings or hedgerows.

Principle A.4i A detailed landscaping scheme should be submitted with any planning application for new development or the redevelopment of existing properties. This should consider the landscaping of the building typologies laid out above and the mix of native and non-native plants seen within these examples.

Principle A.4j Trees, shrubbery, planting and boundary treatments located in private gardens should be retained and appropriately maintained to preserve their contribution to the verdant character of the conservation area. Tree Protection Orders and the protection afforded by conservation area designation should be observed and, where appropriate, enforced. Efforts should be made to reduce the impact of vegetation overgrowth and over maturity around buildings and boundary treatments.

Principle A.4k Where attached or detached ancillary structures (such as garages) are constructed to the side of buildings these should be sympathetic in size, scale, character and materials and be subordinate to the main building. They should retain an appropriate portion of amenity space and be carefully sited to minimise their visual impact on the street scene and visible elevations from the park.

Principle A.4l Soft landscaping should be utilised to existing modern properties which are of a detrimental scale and appearance to the conservation area. This is especially the case where the building is highly visible within key views, from Lake Windermere or from the road.

Principle A.4m Development close to and within proximity of the lake shore will be strongly resisted. Additional decking will not be supported. Policy 24 of the Local Plan should be consulted prior to any works commencing: <https://www.lakedistrict.gov.uk/planning/planningpolicies/local-plan/policies/policy-24-lakeshore-development>

Landscaping and boundary treatment good practice guide for residents, owners and developers

The original boundary treatments and landscaping schemes associated with the villa houses are crucial to understanding the designed character and evolution of the area's landscape resulting from increased tourism. Though over time boundary treatments and original landscaping schemes have sometimes been lost or eroded, any of the historic treatments or schemes that survive should be carefully and sensitively looked after. This is particularly the case in examples of gardens by known landscape designers such as Thomas Mawson.

- Historic gates, gate posts, railings, dry stone walling and hedgerows should be carefully retained, maintained and checked alongside other property checks
- Careful removal of vegetation where it covers boundary treatments and the main building
- Railings and painted boundary walls should be repainted at regular intervals to support their repair

- Poor quality and detrimental gate piers, fences and gates should be replaced with good quality modern replicas or historically salvaged examples
- New railings should echo decorative forms of historic railings, though they do not need to mimic them
- Cement mortar should not be utilised for repair, but lime mortar, render or wash should be replaced where it has been lost, degraded or damaged over time
- Landscaping should be carefully maintained and managed to ensure that it does not reach over maturity
- Where planting has been lost it should be reinstated as far as possible, drawing on historic images, plans and precedents where known
- Historic boardwalks, decks, boathouses and summerhouses should be carefully retained, maintained and checked alongside other property checks

In the first instance, the boundary treatment section of the local Design Code should be consulted prior to works commencing: <https://www.lakedistrict.gov.uk/planning/planningpolicies/design-code/new-homes/identity#landscaping>

Further guidance links

Lake District National Park Local Plan Policy 13:

Central and South East Distinctive Area

<https://www.lakedistrict.gov.uk/planning/planningpolicies/local-plan/policies/policy-13-central-and-south-east-distinctive-area>

Lake District National Park Local Plan Policy 18:

Sustainable tourism and holiday accommodation

<https://www.lakedistrict.gov.uk/planning/planningpolicies/local-plan/policies/policy-18-sustainable-tourism-and-holiday-accommodation>

Lake District National Park Local Plan Policy 24:

Lakeshore development

<https://www.lakedistrict.gov.uk/planning/planningpolicies/local-plan/policies/policy-24-lakeshore-development>

Lake District National Park Design Code:

Landscaping, Gates, Fences and Walls

<https://www.lakedistrict.gov.uk/planning/planningpolicies/design-code/new-homes/identity#landscaping>

A.5 Signage

Aim: To preserve and, where appropriate, enhance the human experience of the conservation area, particularly from public spaces such as roads, the lake shore and water.

Principle A.5a Commercial buildings and the production of new signage should carefully consider and meet the principles set out in Chapter 5 of the Lake District Design Code.

Principle A.5b The frontages of buildings in commercial use must be in-keeping with the character and appearance of the host building. Original features should be retained and a sense of the historic use should be maintained.

Principle A.5c Signage must be sensitively designed and integrated into the street scene. It must not dominate the building façade or road and should relate to its character, scale and architectural features. Internally illuminated box fascia and projecting signs will not be acceptable. Window vinyls will not be supported.

Principle A.5d High-level signs will not be acceptable and signage should not be visible from within Lake Windermere.

Principle A.5e Visual clutter should also be avoided to the street facing elevations and security lights and cameras should be appropriately sited to minimise their visual impact. When applications for works to public and commercial buildings are proposed it will be expected that detracting elements of signage and shopfronts will be removed. Ventilation ducts, air-conditioning units, security equipment and wiring should be relocated to more discreet locations and redundant services/wiring removed. Applications for future proposals must take into consideration the impact on the appearance of buildings and the conservation area.

Principle A.5e Street signage and permanent banner signs will not be approved and enforcement action may be taken where unauthorised.

Principle A.5f Car parking to properties in use as hotels, self-catering homes and B&Bs should be carefully sited to minimise visibility from the road.

Hardstanding should be avoided in favour of gravel and other semi-permeable materials.

Principle A.5g Amenity provision for properties in use as hotels, self-catering homes and B&Bs should be minimised. Large seating areas within gardens should be dispersed, and located sensitively within plots to minimise visibility in key views, to Lake Windermere and the road.

Further guidance links

Historic England online guidance: Looking after Historic Buildings
<https://historicengland.org.uk/advice/technical-advice/buildings/>

A.6 Changes of use and vacancy

Aim: To preserve the character of the conservation area as a residential townscape of country retreats built up since the 18th century around a site of recognised landscape value.

Principle A.6a There is a presumption for retaining buildings in residential use.

Principle A.6b Changes of use to landmark and positive buildings will only be permitted when it can be highlighted that the change will retain or enhance public amenity and leisure facilities within the conservation area, including improving public access to landmark historic buildings.

Principle A.6c Applications for change of use should be supported by information on the design of signage, car parking provision and any additional services provision, including refuse disposal.

Principle A.6d Changes of use will be supported where it will return vacant buildings to a sympathetic sustainable use.

Principle A.6e Changes of use and conversions should retain legibility of the building's original or historic use.

Principle A.6f Further subdivision of landmark and positive buildings for visitor accommodation shall not be permitted.

Principle A.6g Lodges, pods, yurts, shepherds huts, tree house accommodation, and similar structures will not be permitted to be let as visitor accommodation within the grounds of landmark or positive buildings in the area, or in gardens or sites visible from the road or Lake Windermere.

B Development and redevelopment

B.1 New development

Aim: To preserve the character and appearance of the conservation area and ensure that any future development respects the prevailing form and scale and enhances its positive characteristics.

Principle B.1a New development within the conservation area buildings should carefully consider and meet the principles set out in Chapter 2 of the Lake District Design Code.

Principle B.1b Demolition or extensive redevelopment will not be permitted for landmark and positive buildings. Demolition or extensive redevelopment of neutral buildings will only be permitted where the resulting building would have a similarly subservient character, through a scale, building-to-plot ratio and siting within the plot, comparable to the existing house and suitable discreetly designed appearance.

Principle B.1c The demolition or extensive redevelopment of detracting buildings will be supported

where the proposals would bring about an enhancement of the conservation area.

Principle B.1d The urban grains/patterns and historic densities of the residential townscape should be respected. The intensification or over-development of plots and the amalgamation of separate plots will not be permitted. The established domestic scale and character of properties and the common siting within plots should be respected and maintained where new development is permitted. Development should be set well back from the street and lake shore..

Principle B.1e There is a presumption against development in gardens, especially to those located at the lake shore. Buildings for the incidental enjoyment of the main dwelling (such as garages, sheds and garden structures) may be acceptable, but must be of an appropriate scale, design and siting within the plot.

Principle B.1f There is a presumption against the construction of decking or amenity provision to the lake shore and close to the front of plots.

Principle B.1g Development must be high-quality and of an appropriate height, scale, massing, form, density, material and colour palette, layout, plot position, composition, detailed design and use, respect the prevailing architectural character and appearance (but avoid direct imitation), preserving the open, verdant, character of the area and complement the setting of heritage assets. New development should not compete for visual and spatial dominance, particularly in cases where it would be visible from the road or Lake Windermere.

Principle B.1h Exemplary modern design is encouraged where it is well-designed, of an appropriate scale, using good quality, appropriate materials and carefully considered to respond to the character and appearance of the conservation area.

Principle B.1i All development should have appropriate active frontages to the street at ground floor, with equal consideration given to all street facing elevations and those visible from the lake.

Principle B.1j Well-considered design must be used to retain, wherever possible, positive aspects of built form, floorscape, landscape and mature planting. Development proposals must protect existing open spaces, walls, railings, hedgerows, materials and other elements that are an integral part of the conservation area. Where original or historic boundary treatments, railings, stone plinths and gate piers remain, they must be respected and retained.

Principle B.1k New development within the immediate setting of the area should be sensitive to the character of the gateways. It should not compete with the vernacular buildings and farms seen to the edge of the conservation area

Principle B.1l Whilst simplification of detailing may be appropriate for new development within the conservation area, this should be based on contextual design principles that must be

carried through to all design details, including the typologies most common within the site's immediate setting. Details should not merely be applied to a standard building type or design, but should consider plan form, orientation, materiality, construction techniques and how it is set within the wider site.

Principle B.1m There will be a presumption against development which would result in substantial intensification of the existing built form within the conservation area; the proportion of green space to the building size should be carefully considered.

Principle B.1n There will be a presumption against development within important identified green spaces and which features in identified key views within the conservation area.

B.2 Views and setting

Aim: To protect the established and valued views of the conservation area and its surrounding landscape, including of Lake Windermere and the Windermere valley.

Principle B.2a Development within or outside of the conservation area that would harmfully intrude into the views identified in the Appraisal and cause harm to the character and appearance of the conservation area overall will not normally be permitted.

Principle B.2b Development within the immediate and wider setting of the conservation area (but outside the boundary of the conservation area) must assess the impact of the proposals on heritage significance to avoid harm to key views or incremental loss of historic character.

Principle B.2c Any future development within the setting of the conservation area must preserve (or better reveal) those elements of its setting that make a positive contribution to its overall character.

Principle B.2d Development must minimise large expanses of glazing that would be visible from the lake, viewing stations or would be otherwise harmful to the character of the conservation area. Any proposed new glazing should consider and seek to minimise the impact of glare on the character of the conservation area and World Heritage Site.

Further guidance links

National Planning Policy Framework (updated 2025)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

National Planning Practice Guidance (updated 2019)
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England, updated 2017)
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

C Townscape and the public realm

C.1 Public realm

Aim: To preserve those elements that contribute to the vibrant and verdant character of the conservation area as a tourist destination, whilst enhancing the legibility of the area as one of considerable architectural and cultural significance

Principle C.1a The existing street furniture, including bus stops, public toilets and bins, within the area should be retained.

Principle C.1b The installation of any new street furniture (including bins, lighting columns and telecommunication cabinets) should take into account the impact of their location on the character and appearance of the conservation area, must be limited to that required and should not clutter the street or obscure building frontages. It must be of a suitable standard of design, accord with the patterns of items already in use, generally be sited to be visually unobtrusive, and have regard to the character and quality of the existing townscape.

Principle C.1c Trees, hedging and other soft landscaping located in the public realm should be retained and appropriately maintained to preserve their contribution to the verdant character of the conservation area. If removal is required, they should be replaced with plants of appropriate maturity and species.

Principle C.1d Planting of further trees, hedging and shrubbery should be encouraged only where spaces lack a sense of the area's green character or vacant, and where poorly developed spaces threaten the visual amenity of the area.

Principle C.1e Historic paving and landscaping within the public realm, including setts and stone paving, is highly significant and should be protected and maintained. Any interventions or repairs to the surfaces, including those by statutory undertakers, should be rectified in a timely manner, using matching like-for-like materials. The use of tarmac will not be acceptable.

Principle C.1f New development within the conservation area will only be permitted if it can be demonstrated that it substantially

supports amenity provision. Any extensions or development must follow the principles laid out in principles A2 and B1.

Principle C.1g Public car parking and new public realm works proposals should be co-ordinated with existing recent high-quality areas of public realm and match this quality and materiality.

Principle C.1h New hard landscaping should be accompanied by soft landscaping.

Principle C.1i Improvement of public transport and pedestrian routes through the area will be supported where they would demonstrably reduce reliance on personal vehicles and adequately support visitor and resident traffic levels.

Principle C.1j Historic jetties, boathouses, landings, ferry crossings and publicly accessible areas of the lake shore should be protected and maintained.

Further guidance links

Advice for Highway and Public Realm Works in Historic Places (Historic England, 2018)
<https://historicengland.org.uk/images-books/publications/streets-for-all/>

D Management of the conservation area

D.1 Community Engagement

Aim: To give the conservation area a clear identity, engage the public, property owners and visitors with its special character and identity, develop awareness and foster a sense of ownership amongst building owners and occupants, in order to ensure its long-term conservation and enhancement.

Principle D.1a The full interactive Conservation Area Appraisal and Management Plan will be made available on The Lake District National Park Authority's website and in interactive format to encourage its use.

Principle D.1b The Lake District National Park Authority will continue to engage with stakeholders to deepen their understanding of the significance of the conservation area and invite their input into how its character and appearance can be conserved.

D.2 Future management

Aim: To ensure the long-term conservation of the area, make sure that the conservation area is correctly managed and, where possible, bring forward enhancements.

Principle D.2a Owners are responsible for ensuring the appropriate consents are in place before undertaking any changes to their property (including, but not limited to, planning permission, listed building consent, advertisement consent and Section 211 notices for works to trees).

Principle D.2b The Lake District National Park Authority will investigate unauthorised development and may take necessary enforcement action to ensure compliance with national and local policy, including the management principles set out above, where appropriate to do so.

Principle D.2c A regular review of this Conservation Area Appraisal and Management Plan, should be undertaken, updating the principles as required and ensuring that the plan remains a useful, relevant working document. A full review should be undertaken within five years of adoption and every five years thereafter.

Recommendations

A. Enhancement

Recommendation Ai

The Lake District National Park Authority should consider producing and advertising maintenance guidance for historic properties, as well as linking to the guidance documents below on their website. Local guidance should particularly consider local materials, design types and weather conditions.

Recommendation Aii

The Lake District National Park Authority should continue to promote their Validation checklist, validation guidance and requirements to householders.

Recommendation Aiii

The Lake District National Park Authority should consider working with local civic groups or universities to undertake audits of the area, identifying individual building owners where condition or maintenance issues are found and support them with repair and maintenance advice.

Recommendation Aiv

The Lake District National Park Authority should support the enforcement of Article 4 directions to protect features that remain of interest and contribute to the character of the conservation area.

Recommendation Av

The Lake District National Park Authority should consider taking enforcement action against those who undertake unauthorised works, alongside an awareness campaign within the National Park regarding best practice and how to report complaints in need of enforcement.

Recommendation Avi

The Lake District National Park Authority should ensure that historic buildings and areas, including those that are privately managed, are considered in their upcoming Climate Adaptation Management Plan.

Recommendation Avii

The Lake District National Park Authority should consider working with partners and stakeholders on a grant programme to support the reinstatement and repair of historic boundary treatments and upgrades to gardens where their designed relationship with the road and lake has been undermined or lost.

Recommendation Aviii

The Lake District National Park Authority should consider using powers such as Section 215s, Urgent Works Notices, Repair Notices or Compulsory Purchase Orders if buildings becoming neglected, are considered to be at risk and in a poor condition.

C. Townscape and the public realm

Recommendation Ci

Westmorland & Furness Council should consider the introduction of further public realm schemes to paving along the key roads within the area and access to the lake shore, to create consistency in paving and signposting and assist in wayfinding from The Glebe into the southern portion of the proposed conservation area.

Recommendation Cii

Westmorland & Furness Council should also consider opportunities to improve the visual appearance of the street lighting, which is domineering in scale, and to rationalise and improve highways signage around the northern reaches of the conservation area.

Recommendation Ciii

Westmorland & Furness Council should consider adopting a succession and planting plan for mature trees and planting within the public realm.

Recommendation Civ

Westmorland & Furness Council should consider improved signposting to car parking outside of the conservation area.

Recommendation Cv

Westmorland & Furness Council should consider introducing further public transport schemes and pedestrian access through the conservation area to reduce the reliance on personal vehicles.

Recommendation Cvi

The Lake District National Park Authority should support works to The Glebe and lake shore to upgrade and restore amenity provision where it has been lost.

Recommendation Cvii

A study of the condition of the historic lake shore should be undertaken or commissioned by The Lake District National Park Authority and partners.

D. Management of the conservation area

Recommendation Di

The Lake District National Park Authority should consider creating notices and interpretation boards using digital engagement tools, with varying text to support interpretation from a variety of audiences. They should highlight the artistic and literary influence of the area, its outstanding built form and its contribution to the Lake District's Special Qualities and Outstanding Universal Value.

Recommendation Dii

The Lake District National Park Authority should encourage the use of the lake as an engagement and teaching tool by the public, schools, universities and civic and amenity societies and commercial stakeholders within the area.

Recommendation Diii

The Lake District National Park Authority should encourage property owners to engage with Heritage Open Days, the National Garden Scheme and other heritage initiatives to increase public access to the high-quality villas and landscaped situated within the conservation area.

Recommendation Div

The Lake District National Park Authority should work with local civic groups and other relevant stakeholders to encourage community ownership of the conservation area and its management, using the Conservation Area Appraisal and Management Plan as a tool.

Recommendation Dv

The Lake District National Park Authority should consider making recommendations for local listing to include further important examples of buildings and landscapes in the proposed conservation area. Non-designated heritage assets should be added to the upcoming Lake District Local List. This should particularly include all houses associated with the Pattinson family of builders, as well as any undesignated vernacular buildings within the area.

All historic houses clearly visible from Lake Windemere which make a positive contribution to the area should be considered for inclusion.

Further guidance links

Lake District Design Code, adopted September 2023
<https://www.lakedistrict.gov.uk/planning/planningpolicies/design-code>

Lake District National Park Local Plan 2020-2035, adopted May 2021
<https://www.lakedistrict.gov.uk/planning/planningpolicies/local-plan>

Lake District National Park Landscape Character Assessment and Guidelines, published September 2008, revised April 2021
[Final-LDNP-LCA-for-Adoption-May-2021-compressed.pdf](https://www.lakedistrict.gov.uk/planning/planningpolicies/landscape-character-assessment-and-guidelines)

[Lake District National Park Partnership's Management Plan 2020-2026, adopted October 2021, amended April 2024](https://www.lakedistrict.gov.uk/planning/planningpolicies/management-plan)
<https://www.lakedistrict.gov.uk/planning/planningpolicies/management-plan>

[Lake District National Park State of the Park Report, November 2023](https://www.lakedistrict.gov.uk/planning/planningpolicies/state-of-the-park-report)
[State-of-the-Park-Report-Nov-2023-vPSV.pdf](https://www.lakedistrict.gov.uk/planning/planningpolicies/state-of-the-park-report)

National Planning Policy Framework (updated 2021)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

National Planning Practice Guidance (updated 2019)
<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Historic England online guidance: Looking after Historic Buildings
<https://historicengland.org.uk/advice/technical-advice/buildings/>

Vacant Historic Buildings: Guidelines of Managing Risks (Historic England, updated 2018)
<https://historicengland.org.uk/images-books/publications/vacanthistoricbuildings/heag183-vacant-historic-buildings/>

Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings (Historic England, updated 2016)
<https://content.historicengland.org.uk/images-books/publications/stoppingtherot/heag046b-stopping-the-rot.pdf/>

Heritage Counts (Historic England, updated 2018)
<https://historicengland.org.uk/research/heritage-counts/>

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England, updated 2017)
<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

Partnership Schemes in Conservation Areas (Historic England)
<https://historicengland.org.uk/services-skills/grants/our-grant-schemes/partnership-schemes-in-conservation-areas/>

Breathe New Life into an Old Place - Make It a Heritage Action Zone (Historic England)
<https://historicengland.org.uk/services-skills/heritage-action-zones/breathe-new-life-into-old-places-through-heritage-action-zones/>

National Lottery Grants for Heritage
<https://www.heritagefund.org.uk/funding/national-lottery-grant-heritage>

Appendix I – Special Qualities and Outstanding Universal Value

National Park Special Qualities

The following Special Qualities underpin the designation of the Lake District as a National Park, first designated in 1951:

1. A world class cultural landscape

The English Lake District is a self-contained mountain area whose narrow, radiating glaciated valleys, steep fells and slender lakes exhibit an extraordinary beauty and harmony. This landscape reflects an outstanding fusion between a distinctive communal farming system that has persisted for at least a millennium with improvements of villas, picturesque planting and gardens during the 18th and 19th centuries. This combination has attracted and inspired writers and artists of global stature. The landscape also manifests the success of the conservation movement that it stimulated, a movement based on the idea of landscape as a human response to our environment. This cultural force has had world-wide ramifications. The diversity of the landscape is key to its beauty and significance and includes coast, lakes, distinctive farmland, fell, woodland, industrial activity and settlement. Each of the thirteen valleys of the Lake District has an individual distinctiveness based on landform, biodiversity and cultural heritage. The character of the Lake District cultural landscape has evolved slowly over many centuries and will continue to evolve in the future under the influence of the knowledge and skills of the local community.

2. Complex geology and geomorphology

The geology of the national park is complex and varied. Its rocks provide a dramatic record of nearly 500 million years of the Earth's history with evidence of colliding continents, violent volcanic activity, deep oceans, tropical seas and the scouring effects of thick ice-sheets which produced the familiar characteristics of the Lake District's glacial topography. The highest mountains and deepest lakes in England are found here. Creation of stone stripes on mountain plateaus due to freeze/thaw action, sediment transport in rivers, and mobile sand dunes demonstrate some of the active geomorphological processes that continue to shape the landscape. The geology of the National Park has been investigated and studied since the 18th century. Work in the Lake District helped the first geologists (such as Adam Sedgwick) to establish some of the foundations on which modern geology and geomorphology is based. Some Lake District geological sites provide international "reference types" and many exposures continue to provide important sites for study and research. The diversity of rock and minerals has given rise to a rich mining and quarrying history. Stone axe production dates back to the Neolithic period, while industrial scale mining for ores of iron, copper, lead and for graphite began during the medieval period. Contemporary slate quarrying continues this long established activity. These local natural resources have strongly influenced the built environment and the wider landscape, with local slate, limestone and granite featuring in buildings, bridges, and walls.

3. Rich archaeology and historic landscape

There have been people in the Lake District since the end of the last ice age, 10,000 years ago, and the landscape reflects a long history of settlement, agriculture and industry. The opportunities for farming have varied over time and there are extensive traces of prehistoric settlements and field systems in the valleys and on the lower fells as a result of warmer climatic conditions several thousand years ago. Important prehistoric sites include Neolithic stone circles, rock art, and stone axe quarries; Bronze Age settlements, field systems and burial monuments; and numerous enclosed settlements of the Iron Age. The Romans constructed an impressive network of roads and forts including Hardknott and Ravenglass, which forms part of the Hadrian's Wall World Heritage Site. Important early medieval sites include small, heavily defended hillforts, the remains of an Anglian monastery at Dacre and fine early stone crosses including the example at Irton. In the 10th century an immigration of Norse settlers resulted in additions to the repertoire of ecclesiastical sculpture including the Gosforth cross and numerous decorated hog-back tombstones. The place-names which also resulted from this episode of Norse settlement are one of the most enduring historical legacies and now form part of the distinctive character of the Lake District's cultural landscape.

By the time of the Norman conquest at the end of the 11th century the fertile land in the Lake District valleys was separated from the open fell by a stone wall known as a 'ring garth' which enclosed a large

common field that was cultivated in strips. Over the following 500 years stone walled 'intakes' were added to the outside of the ring garth for additional cultivation and grazing of stock. This pattern of land use is key to the character of the Lake District landscape and many walls of medieval origin are still in use today.

The gifting of land in the Lake District to monasteries including Furness and Fountains Abbeys from the 12th century led to the development of sheep farming for the production of wool for export and also to increased iron smelting using the abundant local raw materials. Two monasteries were founded within the Lake District, at Shap and in the Calder valley, and the larger monastic institutions located outside the area established sheep farms or 'granges' in order to manage their extensive flocks.

The absence of a resident aristocracy in the central Lake District valleys coupled with the legal securing of customary tenure in the early 17th century ensured the survival of a traditional society of yeoman farmers known in the Lake District as 'Statesmen'. Many of the 'Statesmen' families remained on their farms for generations and from the 17th century their prosperity resulted in a confidence to invest in new farm houses and other agricultural buildings built of stone.

Various factors have encouraged the development of local industries in the Lake District including the availability of metal ores and raw materials from the extensive native woodland. The high rainfall in

the Lake District has also assisted the production of water power as a prime source of energy crucial for mining and a variety of milling processes. The exploitation of these natural resources together with industrial processing and the accommodation of workers have had a significant impact on the shaping of the Lake District landscape.

Significant mining of metal ores in the Lake District took place from at least as early as 1000 AD and was developed on a truly industrial scale from the Elizabethan period following the establishment of the Mines Royal. Mining continued to develop from the 18th century and reached a peak in the later 19th and early 20th centuries followed by a decline which saw the last mineral mine close in 1990. Slate quarrying also took place on a small scale from the medieval period and developed as a major local industry from the 18th century. Although it too has declined, several slate quarries are still active in the Lake District. Other important industrial archaeological monuments include blast furnaces of the 18th to 20th centuries and bobbin mills and gunpowder works of similar date.

4. Unique farming heritage and concentration of common land
The pastoral system that has evolved in the Lake District for over a thousand years and its continuation by today's farmers maintains a unique farming legacy. A clear pattern of land use and enclosure has developed which is dictated by the topography and characterised by in-bye (including pastures and hay meadows), in-take, out-gang and open fell. The Lake District has the

largest concentration of common land in Britain, and possibly Western Europe, with a continuing tradition of hefted grazing and collective management. This is characterised by landlords' flocks, hefted livestock, communal gathers, and the use of traditional breeds, including Herdwick sheep and fell ponies. Many farming families can trace their ties to the landscape over hundreds of years and the social and cultural elements of the pastoral system are still evident today in the pattern of farm tenure with collective communal grazing, shepherds' meets, local dialect and language and traditions such as agricultural shows and distinctive local sports.

The stone farm houses, barns and walls of the Lake District have been hand-built by generations of farming families and continue to be maintained as a result of knowledge and skills inherent in the local community. These skills also extend to management of the wider local environment, including traditional practices such as hedge laying, pollarding and coppicing of woodland and quarrying of local building materials.

5. The high fells
The Lake District includes the highest land in England. These mountains, known as "fells" are rich in wildlife, full of archaeological sites and are predominantly open, common land and an integral part of the hill farming system. For centuries people have come to walk and climb on them and still do to "get away from it all" and experience a feeling of wildness. Alfred Wainwright popularised walking on them in his iconic guides in the 1960s. The fells have

inspired numerous writers and painters including Wordsworth, Coleridge, Turner and Constable and continue provide a focus for contemporary artists including painters, photographers and creative writers. The fells peaks, crags and passes define the valleys, shed the waters and shape the communities in the valleys below. The fells' characters vary across the Lake District based mainly on geology from the smooth, rounded Silurian slates to the craggy Borrowdale Volcanics.

6. Wealth of habitats and wildlife

The Lake District supports a unique assemblage of wildlife and habitats. The habitats which we see today have been developing since the retreat of the glaciers 10,000 years ago and are a response to a complex underlying geology, geomorphological processes, altitude, climate and the history of human land management. The earliest human influences to vegetation began in Neolithic times. Small areas of clearance are reflected in the pollen record. As cultivation and grazing increased, woodland gave way to more grassland communities. Much later, woodland industry modified the species composition of many of our woodlands.

Many of the habitats and species found in the Lake District are recognised in their own right for their biodiversity importance at an international level with almost 20% of the National Park area being designated for its biodiversity value. In addition, some of the species that occur here are of European importance. There is an abundance of freshwater habitats, including lakes, tarns and rivers each of which reflect their distinct valley

catchments. Vegetation transitions from mountain top to valley bottom boast moss and lichen heath on the highest plateaus, replaced by dwarf shrub heath, juniper scrub, tall herb ledge and scree vegetation lower down. Blanket bog and wet heath can also be found where conditions allow. Upland oak wood survives in some places to the natural tree line and is extensive in some valleys. On the valley bottoms, upland hay meadows and pastures reflect pastoral management. On the fringes of the park, limestone pavements, grasslands and woodland add to the diversity and in low lying and coastal areas lowland raised mires, sand dunes, dune heaths, saltmarsh, mudflats and honey comb reefs occur.

Each of these habitats is represented by a suite of species, some of which are considered to be particularly important. This may be because they are rare or scarce or because they are in decline and vulnerable to threat (or both). Examples include: red squirrel, natterjack toad, freshwater mussel, mountain ringlet, Duke of Burgundy, floating water plantain, high brown fritillary, vendace, schelly, downy willow, and bog orchid.

7. Mosaic of lakes, tarns, rivers and coast

The National Park has a rich variety of becks, rivers, lakes, tarns and coast. They are internationally important because of their water quality, range of habitats, and species, such as vendace, arctic charr, and schelly. The plants and animals they support depend on the differences in water chemistry which in turn are influenced by the variations of the underlying geology. Becks and rivers connect

upland catchments and open water to the sea, allowing migrating Atlantic salmon to thrive alongside otters, freshwater mussel and white clawed crayfish. The transition from open water to dryer ground adds diversity with reed beds, tall herb fens and wet woodland. Through analysis of their sediments, the lakes and tarns provide a unique record of the climatic and environmental changes which have occurred over time. Although each river and lake has its own distinct identity, together with their catchment of mountains, woodland and farmland, they collectively contribute to the high quality scenery and natural resource which is so distinctively 'The Lake District' and unique in England. The becks and rivers of the Lake District have been harnessed to provide power for a variety of industries and, from the 19th century, the need for fresh water for expanding cities in North West England has resulted in modification of a number of the major lakes.

The Lake District can also celebrate the heritage of 100 years of scientific investigation into lake and stream ecology, and the biological function of freshwater systems, which is recognised throughout the world. The Freshwater Biological Association with its world class library is located on the shores of Windermere.

8. Extensive seminatural woodlands

The semi-natural woodlands add texture, colour and variety to the landscape and some are internationally important habitats. They provide a home for native animals and plants, and define the character of many valleys in the Lake District.

The high rainfall in the core of the National Park favours woodlands rich in Atlantic mosses and liverworts, ferns and lichens. The limestone on the fringes of the National Park also supports distinctive woodland types and wood pasture, pollards and old coppice woodland contain one of the greatest concentrations of ancient trees in Europe and form a living record of past land use, part of the rich cultural landscape. The Lake District woods have been used for centuries as a source of raw materials for local industries. Coppiced wood was used for producing charcoal which fuelled iron production from the medieval period until the 20th century. It also provided the raw material for making bobbins for the Lancashire cotton industry. Oak bark was used in tanneries in the Lake District into the late 19th century and oak swill baskets are a traditional product of the area. Some of these traditional industries still survive and the Lake District's woodland is increasingly valued for carbon sequestration and storage and as a source of renewable woodfuel and wood products. Recent woodland regeneration schemes on the fellsides are adding a new generation of woodlands into the landscape.

9. Distinctive buildings and settlement character

The local architecture varies from the traditional vernacular buildings with related characteristics to more formal, "polite" architectural styles associated with Georgian, Victorian and Edwardian period, including those from the Classical, Gothic and Arts and Crafts movements. Materials and details are a common link between contrasting

building types and styles. Local materials include a wide range of building stones such as slate stone, volcanic boulders and cobbles, limestone and sandstone depending on the varied local geology. The extensive use and distinctive character of Cumbrian slate for roofing is a unifying feature, with finishes such as lime wash and details in dressed sandstone, granite and limestone adding variety and interest.

Vernacular buildings have a simple functional character and often rugged appearance using local materials, with some displaying varying degrees of modification to more "polite" styles of more formal appearance. Vernacular buildings come in a variety of distinctive forms, such as traditional yeoman farmhouses, long houses, bank barns, hogg houses, and peat houses. There is also a distinctive range of buildings associated with trade, mining and industry, such as bobbin mills, lime kilns and packhorse bridges. Local vernacular features include "spinning" galleries, massive round chimneys, deep eaves, crow-stepped gables and walling styles and are frequently a response to the harsh character of the local climate and topography. The Lake District contains some fine examples of villa architecture, following industrialisation in northern England and also by the arrival of the railway in the mid-19th century. Villa development, in styles fashionable at the time, was frequently designed to respond to and even modify the landscape, epitomising an era of power and wealth, yet with increasing concern with art, aesthetics and quality of life.

Many towns, villages and hamlets have a range of building types and styles and a distinctive spatial and townscape character depending on their history and development. The network of dry stone walls, hedgerows, lanes, footpaths and the surviving field patterns form a visual and historic link between settlement and countryside. The survival of a dispersed network of vernacular farm building groups, often relatively unaltered by more recent development, is an important component of this special quality. A diverse range of historic settlements types have emerged within a relatively small geographical area. This diversity is strongly related to the historic opportunities and constraints of the varied landscape, topography and geology. Consequently, the National Park has examples of market towns, with burgage plots arranged around a market place; agricultural villages with historic field patterns, some with village greens; industrial and mining settlements with terraces of workers housing; politely planned Georgian towns and villages guided by a wealthy patron; and Victorian new towns, suburbs, and tourist resorts, especially following the arrival of the railway.

10. A source of artistic inspiration

The unique beauty of the Lake District's distinctive pastoral landscape has inspired generations of artists and writers. The influence of Picturesque aesthetics led to the physical embellishment of the landscape through construction of villas and gardens, designed landscapes and planting schemes. The Romantic movement transformed this into a new and influential view of the

relationship between humans and landscape. This included the possibility of a sustainable relationship between humans and nature, the value of landscape for restoring the human spirit and the intrinsic value of scenic and cultural landscape. This was fundamental to the formation and sharing of globally important ideas of the need to protect such landscapes. Key writers and artists of the 18th and 19th centuries associated with the Lake District include William and Dorothy Wordsworth, Samuel Taylor Coleridge, John Constable, J M W Turner and John Ruskin. This tradition continued into the 20th century with such figures as Kurt Schwitters, Alfred and William Heaton Cooper and Norman Nicholson. It is nurtured today and for the future through the agency of various organisations including the Wordsworth Trust, the Brantwood Trust, Grizedale Arts, the Lake Artists Society and through a number of established festivals including Words by the Water and the Kendal Mountain Festival.

11. A model for protecting cultural landscapes
In parallel with the aesthetic appreciation of the “natural beauty” of the Lake District from the 18th century onwards, there also developed an understanding of its vulnerability to forces of change as a result of emerging industrialisation, tree-felling, and landscape enclosure. This combination of ideas gave rise to the idea that valued landscapes could be nurtured and protected, encapsulated in William Wordsworth’s famous statement of 1835 that the Lake District should be deemed “a sort of national property, in

which every man has a right and interest who has an eye to perceive and a heart to enjoy”. The early conservation battles to protect the Lake District, although sometimes unsuccessful, as in the case of the Thirlmere reservoir, began a chain of events which established the Lake District as the birth-place of an innovative conservation movement committed to the defence of its landscape and communities. One strand of this movement led directly to the creation of the National Trust and protection of the Lake District landscape through the acquisition of key farms, fell land and historic houses. Figures such as Beatrix Potter, G M Trevelyan and Canon Hardwicke Rawnsley played an important role in this regard. This has influenced similar models of heritage conservation, secured through protective ownership, elsewhere in Britain and abroad. Another strand of conservation action to emerge from experience in the Lake District was the formation of campaigning groups such as Friends of the Lake District, which won a significant battle in 1936 to prevent commercial afforestation in the central fells. This strand led to the formal designation of protected landscapes at both national and international levels; the Lake District was at the origin of UK national parks based on the “natural beauty” of these cultural landscapes, and influenced the idea of the International Union for Conservation of Nature (IUCN) Protected Areas Category V, Protected Landscapes/Seascapes. It was also instrumental in bringing about a third strand: the creation by UNESCO of the World Heritage Cultural Landscape category in 1992.

12. A long tradition of tourism and outdoor activities

The diverse Lake District landscape provides opportunities for a wide range of sporting and recreational activities on land and water. Some of these, such as fell running, are part of traditional local culture. The National Park has the highest concentration of outdoor activity centres in the UK. The birth of recreational rock climbing in England is attributed to the Lake District with the ascent of Napes Needle in the 1880’s amongst one of the earliest recorded routes. There is a tradition of unrestricted access to the fells together with an historical network of roads, tracks and footpaths. As a result the Lake District has become a focal point for recreational walking, beginning with the involvement of the Romantic movement with the landscape and the perambulations of Wordsworth and Coleridge. The history of tourism can be traced back to the Picturesque fascination with the Lake District landscape and its potential for aesthetic experiences. This led to the production of early guide books which included the positions of “viewing stations” around the major lakes which were followed by Wordsworth’s celebrated Guide through the District of the Lakes of 1835 and in the 20th century by the guides of more recent writers including Wainwright.

The coming of the railway to the Lake District in the mid-19th century extended the opportunity to visit the area to a much wider part of society and was the catalyst for a tradition of tourism which continues today.

Traditional tourist attractions include lake cruises on launches and steamers on the larger lakes, a unique resource in inland England and Wales, and current water-based recreational activities include sailing, motor boating, canoeing, and open water swimming which is growing increasingly popular. Three of the larger lakes have been used since the early 20th century for water speed record attempts. In recent years mountain biking has become another major sporting activity utilising the Public Rights of Way network and Grizedale and Whinlatter forests.

13. Opportunities for quiet enjoyment

The tranquillity of the fells, valleys and lakes gives a sense of space and freedom. The open character of the uplands, and the absence of modern development, is especially important. To walk freely across the fells, or climb their crags, is liberating and gives a sense of discovery and achievement. There is a feeling of wildness, offering personal challenges for some and impressive open views for everyone. To many people the Lake District is a safe place to explore: it is possible to feel remote, yet know that the nearest settlement is never far away. These characteristics provide important opportunities for spiritual refreshment: a release from the pressures of modern day life and a contrast to the noise and bustle experienced elsewhere. These are all vital components of the concept of quiet enjoyment and can be found in many places across the whole of the National Park. The value of the Lake District landscape for spiritual nourishment, originating in the Romantic recognition of the capacity of landscape to nurture

and stimulate imagination, creativity and spirit, was recognised by the gift of the highest mountain land in England to the National Trust as a memorial to those who perished fighting in World War 1.

WHS Outstanding Universal Value

The following statement of Outstanding Universal Value outlines the reasons for The English Lake District's designation as a UNESCO World Heritage Site:

Brief synthesis

The English Lake District is a self-contained mountainous area in North West England of some 2,292 square kilometres. Its narrow, glaciated valleys radiating from the central massif with their steep hillsides and slender lakes exhibit an extraordinary beauty and harmony. This is the result of the Lake District's continuing distinctive agro-pastoral traditions based on local breeds of sheep including the Herdwick, on common fell-grazing and relatively independent farmers. These traditions have evolved under the influence of the physical constraints of its mountain setting.

The stone-walled fields and rugged farm buildings in their spectacular natural backdrop, form an harmonious beauty that has attracted visitors from the 18th century onwards. Picturesque and Romantic interest stimulated globally-significant social and cultural forces to appreciate and protect scenic landscapes. Distinguished villas, gardens and formal landscapes were added to augment its picturesque beauty.

The Romantic engagement with the English Lake District generated new ideas about the relationship between humanity and its environment, including the recognition of harmonious landscape beauty and the validity of emotional response by people to their landscapes. A third key development was the idea that landscape has a value, and that everyone has a right to appreciate and enjoy it.

These ideas underpin the global movement of protected areas and the development of recreational experience within them. The development in the English Lake District of the idea of the universal value of scenic landscape, both in itself and in its capacity to nurture and uplift imagination, creativity and spirit, along with threats to the area, led directly to the development of a conservation movement and the establishment of the National Trust movement, which spread to many countries, and contributed to the formation of the modern concept of legally-protected landscapes.

Criterion (ii): The harmonious beauty of the English Lake District is rooted in the vital interaction between an agro-pastoral land use system and the spectacular natural landscape of mountains, valleys and lakes of glacial origins. In the 18th century, the quality of the landscape was recognised and celebrated by the Picturesque Movement, based on ideas related to both Italian and Northern European styles of landscape painting. These ideas were applied to the English Lake District in the form of villas and designed features intended to further augment its beauty.

The Picturesque values of landscape appreciation were subsequently transformed by Romantic engagement with the English Lake District into a deeper and more balanced appreciation of the significance of landscape, local society and place. This inspired the development of a number of powerful ideas and values including a new relationship between humans and landscape based on emotional engagement; the value of the landscape for inspiring and restoring the human spirit; and the universal value of scenic and cultural landscapes, which transcends traditional property rights. In the English Lake District these values led directly to practical conservation initiatives to protect its scenic and cultural qualities and to the development of recreational activities to experience the landscape, all of which continue today. These values and initiatives, including the concept of protected areas, have been widely adopted and have had global impact as an important stimulus for landscape conservation and enjoyment. Landscape architects in North America were similarly influenced, directly or indirectly, by British practice, including Frederick Law Olmsted, one of the most influential American landscape architects of the 19th century.

Criterion (v): Land use in the English Lake District derives from a long history of agro-pastoralism. This landscape is an unrivalled example of a northern European upland agro-pastoral system based on the rearing of cattle and native breeds of sheep, shaped and adapted for over 1,000 years to its spectacular mountain environment. This land use continues today in the face of social,

economic and environmental pressures. From the late 18th century and throughout the 19th century, a new land use developed in parts of the Lake District, designed to augment its beauty through the addition of villas and designed landscapes. Conservation land management in the Lake District developed directly from the early conservation initiatives of the 18th and 19th centuries. The primary aims in the Lake District have traditionally been, and continue to be, to maintain the scenic and harmonious beauty of the cultural landscape; to support and maintain traditional agro-pastoral farming; and to provide access and opportunities for people to enjoy the special qualities of the area, and have developed in recent times to include enhancement and resilience of the natural environment. Together these surviving attributes of land use form a distinctive cultural landscape which is outstanding in its harmonious beauty, quality, integrity and on-going utility and its demonstration of human interaction with the environment. The English Lake District and its current land use and management exemplify the practical application of the powerful ideas about the value of landscape which originated here and which directly stimulated a landscape conservation movement of global importance.

Criterion (vi): A number of ideas of universal significance are directly and tangibly associated with the English Lake District. These are the recognition of harmonious landscape beauty through the Picturesque Movement; a new relationship between people and landscape built around an emotional response to it, derived

initially from Romantic engagement; the idea that landscape has a value and that everyone has a right to appreciate and enjoy it; and the need to protect and manage landscape, which led to the development of the National Trust movement, which spread across many countries with a similar rights system. All these ideas that have derived from the interaction between people and landscape are manifest in the English Lake District today and many of them have left their physical mark, contributing to the harmonious beauty of a natural landscape modified by: a persisting agro-pastoral system (and supported in many cases by conservation initiatives); villas and Picturesque and later landscape improvements; the extent of, and quality of land management within, the National Trust property; the absence of railways and other modern industrial developments as a result of the success of the conservation movement.

Integrity

The English Lake District World Heritage property is a single, discrete, mountainous area. All the radiating valleys of the English Lake District are contained within it. The property is of sufficient size to contain all the attributes of Outstanding Universal Value needed to demonstrate the processes that make this a unique and globally-significant property. The boundary of the property is the Lake District National Park boundary as designated in 1951 and is established on the basis of both topographic features and local government boundaries. The attributes of Outstanding Universal Value are in generally good condition. Risks affecting the site include the impact of

long-term climate change, economic pressures on the system of traditional agro-pastoral farming, changing schemes for subsidies, and development pressures from tourism. These risks are managed through established systems of land management overseen by members of the Lake District National Park Partnership and through a comprehensive system of development management administered by the National Park Authority.

Authenticity

As an evolving cultural landscape, the English Lake District conveys its Outstanding Universal Value not only through individual attributes but also in the pattern of their distribution amongst the 13 constituent valleys and their combination to produce an over-arching pattern and system of land use. The key attributes relate to a unique natural landscape which has been shaped by a distinctive and persistent system of agro-pastoral agriculture and local industries, with the later overlay of distinguished villas, gardens and formal landscapes influenced by the Picturesque Movement; the resulting harmonious beauty of the landscape; the stimulus of the Lake District for artistic creativity and globally influential ideas about landscape; the early origins and ongoing influence of the tourism industry and outdoor movement; and the physical legacy of the conservation movement that developed to protect the Lake District.

Protection and management requirements

As a National Park, designated under the 'National Parks and Access to the Countryside Act 1949' and subsequent legislation, the English Lake District has

the highest level of landscape protection afforded under United Kingdom law. Over 20 per cent of the site is owned and managed by the National Trust, which also has influence over a further two per cent of the site through legal covenants. The National Park Authority owns around four per cent of the site, and other members of the Lake District National Park Partnership, including the Forestry Commission and United Utilities Ltd, own a further 16 per cent. A substantial number of individual cultural and natural sites within the English Lake District are designated and have legal protection. The Lake District National Park Partnership has adopted the bid for World Heritage nomination. This provides long-term assurance of management through a World Heritage Forum (formally a sub-group of the Partnership). The National Park Authority has created a post of World Heritage Coordinator and will manage and monitor implementation of the Management Plan on behalf of the Partnership. The Management Plan will be reviewed every five years. A communications plan has been developed in order to inform residents and visitors of the World Heritage bid and this will be developed and extended. The Management Plan seeks to address the long-term challenges faced by the property including threats faced by climate change, development pressures, changing agricultural practices and diseases, and tourism.



Lake District
National Park

Donald Insall Associates