

Character Appraisal

Grange-over-Sands Conservation Area

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1.0 Introduction

- 1.1 Conservation Areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Guidance for the management of conservation areas is provided by central Government in “Planning Policy Guidance Note 15: Planning & the Historic Environment”, 1994 (PPG15) and in “Conservation Area Practice” published by English Heritage in 1995.
- 1.3 PPG 15 indicates that Local authorities are advised to review their Conservation Areas from time to time and to ensure that they have up to date character appraisals, which set out their special interest and provide the basis for development control and enhancement proposals. In addition, English Heritage advises that:

‘it is essential for local authorities to regularly re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve or enhance in those areas, and to adopt a firm framework for their management in order to achieve this.’ (Conservation Area Practice, English Heritage, 1995, p 4.1).

- 1.4 This appraisal of the Grange over Sands conservation area is the second to be carried out as part of strategic review of conservation areas within the district. The objectives of this appraisal are to:
 - Identify and define the exact nature of the area’s special interest;
 - To review the appropriateness of the designated area; and
 - Review the existing and conservation area boundaries and, where appropriate, recommend new boundaries to ensure that all of the special interest of the area is protected;

It is intended that a second phase of activity will look at how the area can be more positively managed. That document will seek to:

- Assess the scope of any enhancement opportunities;
- Review the need for Article 4 Direction controls;
- Provide a basis for implementing policies and making informed development control decisions;
- Assist in the preparation of documents in the emerging Local Development Frameworks, Community Strategies and Area Action Plans

- 1.5 The Grange over Sands Conservation Area (Grange CA) was designated in 1991 by South Lakeland District Council. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Planning Services section of South Lakeland District Council, who are the local planning authority for the area. This work was undertaken as part of a strategic review of those conservations areas within that district. The area appraisal was undertaken between November 2004 and March 2005 and this first draft text was completed in March 2005, following an extensive programme of public participation that commenced in October 2004.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 16 August 2006 and is a material consideration in the determination of Full Planning Permission and Listed Building Consent applications.

2.0 The Location and Population of the Town

- 2.1 Grange over Sands is located on the eastern edge of the Cartmel peninsula in the local government district of South Lakeland, and county of Cumbria, at the point where the River Kent begins to merge with the vast estuarine sands of Morecambe Bay. The town sits on a narrow strip of relatively flat to shallowly sloping land set between the marshy coastal edge and tall, well-wooded hills of Hampsfell, Grange Fell and Eggerslack, which are situated immediately to the west of the town. Because of this distinctive topography many parts of the conservation area have dramatic elevated views with broad prospects over Morecambe Bay towards the distant Lancashire coast away to the south east.
- 2.2 The town sits on the B 5277 minor road, which connects the main A590 trunk road with the Furness Peninsular. It lies 19 km to the south west of the main administrative centre of Kendal. Historically, Grange over Sands was strategically positioned on the important cross-sands communication route from Hest Bank and Lancaster into west Cumbria, which existed prior to improvements to the road transport system in the 18th and C19th centuries.
- 2.3 The electoral ward of Grange over Sands had a residential population of 4,042 at the 2001 census.

3.0 Geomorphology and Economic Geology

- 3.1 Grange over Sands sits on the southern edge of an exposed Carboniferous limestone scarp that lies, geographically, to the south of the earlier and much more mountainous Lake District massif. This limestone rock began to be formed following the rifting and subsidence of the existing Devonian desert landscapes, which allowed successive marine encroachment of the sea into this landmass to form shallow saline waters where extensive carbonation took place. These rocks, originally up to 1,500 metres thick, contain extensive micrites, sparites and pseudo brecciations and are divided into roughly north - south blocks that dip easterly to form the distinctive step like geological structure and relief form that characterises the immediate landscape surrounding Grange.
- 3.2 This limestone rock was exposed to wind and water weathering during the Permo-Triassic era when a distinctive tropical Karst landscape was developed. These rock formations were then significantly eroded during the subsequent hot Tertiary period and the much colder Pleistocene glaciations although some elements do survive, especially around Grange. Hampsfell Crag offers classic glaciated Karst scenery with steep cliffs and dip slopes, bare surfaces, divided blocks and clint and grike pavement features. Caves and notches are also features of Karst landscapes and a number of examples survive in the area, with some such as Edgar's Arch or Great Chapel, showing evidence of being developed by sea action when marine levels were significantly higher than today.
- 3.3 Later still, in the period of the late Cretaceous, haematite mineralisation occurred in some of these limestone rocks during further uplifting when iron solutions penetrated the fault lines from above and below. These haematite ore fields of the wider Furness area are bordered to the north by Silurian slates and to the south by permo-triassic sandstone.
- 3.4 The later drift geology consists chiefly of glaciofluvial deposits and shallow tills including shoreface and beach deposits while the foreshore is constantly washed with estuarine silts.
- 3.5 This ancient geological activity has had a notable bearing on the economic development of the wider area around Grange, and also upon the visual character of the town itself, both in terms of the stunning topographical backdrop to the town and through the appearance of many of the town's buildings, which are frequently constructed from locally quarried stones.
- 3.6 There has been mining of haematite in the south Cumbria iron ore field since mediaeval times and probably earlier. The rich deposits in the Furness area lead to an initial small-scale industry located around charcoal supplies and water sources for power. Haematite mining occurred extensively at Lindale, 3 Kms to

the north east of Grange and the coppicing of local woodland occurred in places such as Blawith, to service the insatiable need for charcoal in the smelting process at iron works throughout the Furness area.

- 3.7 Many of the earliest buildings and field enclosure walls in the area would have been constructed from clearance stone or from convenient local stone outcrops. The dramatic rise in population in Grange during the second half of the Nineteenth Century resulted in a massive surge in demand for the local stone for building and many buildings in the town display the pale grey Carboniferous limestone extracted from the Urswick formation, with much of this material coming from the Eden Mount quarry, famous for its impermeable limestone, situated on the west edge of the town, while some utilise sandstone from Gleaston, most famously used in the construction of nearby Cartmel Priory. Dramatic use was also made in the second half of the late 19th century of the red Triassic 'St Bees sandstone', which was prized as a freestone for cutting and carving and was therefore chosen for some of the commercial and prestige buildings in Grange, as well as for use as lintels, sills and quoinstones in many greater and lesser buildings.
- 3.8 Slate has been commercially extracted, for regional use, at Kirkby Moor, 17km to the north west of Grange, where 'blue-grey' roofing slates were produced. The traditional technique of cutting these slates to different lengths for laying in graded or diminishing courses is a distinctive practice that has had a major impact on the characteristic appearance of the roofscape in many local towns and villages, including many parts of Grange over Sands. This Silurian slatestone was also sometimes used in walling construction although the nature of its sombre grey/black colouring meant that, in an ostentatious town like Grange, it was invariably concealed by roughcasts or light colourwashed stuccos.
- 3.9 Limestone was also used to manufacture quicklime for use in agriculture and in building mortars, as the many small scale, abandoned limekilns, dotted about the local countryside, testify.

4.0 Archaeological Significance and Potential

- 4.1 There are no scheduled Ancient Monuments located within the conservation area and no sites retaining nationally important remains are known to survive. Any archaeological significance in Grange over Sands is likely to be confined to known areas of pre C19th activity or settlement associated with Cartmel Priory and its landholdings, such as in the area of the former Harbour and small settlement; Carters Lane and the Guides Farm; and The Abbott Hall area in Kents Bank.

5.0 The Origins and Historic Development of the Town

- 5.1 Grange over Sands is almost entirely a town of the industrial era, largely conceived and subsequently evolving to meet the seaside holiday needs of an emerging, prosperous middle class from the burgeoning mill towns of Lancashire and west Yorkshire. Prior to the coming of the railway in 1857 it consisted of little more than a fishing hamlet; a dispersed scatter of houses and cottages along the lane by the carter's house at Guide's Farm, who plied his royal and ancient trade transporting people across the sands; and at Kents Bank, by the ancient Abbott of Furness Abbey's lodging house to the south. After 1857, and the coming of the railway, the area's sheltered climate and favourable orientation, encouraged the energetic efforts of a number of local entrepreneurs to develop the area into an elegant resort town with a broad but refined panoply of holiday attractions.
- 5.2 Although prehistoric activity has been recognised in the immediate area, the development of a settlement at Grange is almost certainly linked to the establishment of the isolated Carmel Priory in c.1190, whose main communication with the outside world would have been directly southwards to the coast where Grange is today situated, and then across the treacherous sands of Morecambe Bay towards Hest Bank. 'Grange with Kentisbank' does not appear in the Priory's Registers until 1536 but it seems inconceivable that the priory would not have provided some form of resting place here for waiting travellers, close to the house of the sands guide or carter who assisted people in the dangerous crossing. Likewise, Abbott Hall in Kents Bank, probably provided the Abbot of Furness Abbey and his retinue with a place to stay overnight on his own trips across the sands.

It seems feasible that the priory would have established a small farm or 'grange' here, with a suitably sized barn for the storage of locally harvested grain, as well as imported goods brought in by sea from further a field. Over time these clusters of activity are likely to have generated additional settlement in service to the priory through farming, fishing and the exploitation of the bay's cockle beds.

- 5.3 After Henry VIII's dissolution of the Priory's lands the area was divided into six townships with the small village of Grange residing within Broughton East. Still without a significant road connection it nevertheless had sufficient maritime trade to warrant, from the early C18th, a large warehouse for the holding of landed goods, along with an attendant 'tide waiter' or customs officer. This period also saw the first slow influx of tourists into the Furness and Lakeland area and a few, no doubt enchanted by the village's 'romantic' setting, are likely to have settled in the immediate area. A number of inns were in existence by the end of the C18th and by the 1820's, when the Westmoreland Gazette was describing Grange as a "beautiful sea-bathing village", the Crown Hotel was attracting visitors from far and wide, including wealthy businessmen from south Lancashire.

- 5.4 As perhaps might be expected, Parson and White's Directory of 1829 lists only a very small number of trades and occupations including three 'gentlemen', two inn owners and a hoop maker, a couple of farmers and yeoman, a carter, a landing waiter and searcher (customs official), master mariner, grocer, and a joiner & cabinet maker. Consistent, in fact, with the activities and needs of a coastal village and small port.
- 5.5 However, within 25 years the character and appearance of Grange was to change dramatically. Ambitious plans for a railway from Preston to Carlisle had been mooted from the 1830s. One proposed route was over the Shap Fells while another option was a more circuitously journey around the Cumbrian coast but, significantly for Grange, well to the north of the then village. As Gilpin (1997) notes, if the latter scheme had come to fruition Grange's subsequent history would have been very different. Instead, those early attempts to create a coastal route failed and, although it had to wait another 25 years for a rail connection, Grange was then to benefit directly from the extension of the railway around the coast from Ulverston to connect with the mainline network at Carnforth.
- 5.6 The embryonic town was then to profit from the endeavours of a number of local entrepreneurs and landholders who recognised its potential as a resort catering for the prosperous industrialists and middle classes from the textile towns in Lancashire and Yorkshire, now only two hours away by train. A major catalyst in such development was the construction of attractive new station buildings, the creation nearby of the large salubrious Grange Hotel in 1866 and the supply of coal-gas power and heating from a new works to the north east of the station, all indirectly financed by the Furness Railway Company. Shortly after the marshy ground to the west of the station, which was prominent in views from the railway company's hotel, was drained and new ornamental gardens, complete with lake, were created together with a long stone promenade set to the seaward side of the railway embankment.
- 5.7 In response to this significant investment inward migration began to grow steadily. In 1851 the settlement had a population of about 130 but by 1861 this number had grown to nearly a 1,000. The gentry, impressed by the area's setting and mild climate, and the settlement's growing stature as a coastal resort, were building new houses and villas. New shops were opened and tradesmen began to flourish while as early as the mid 1860s a National School and Working Men's Institute were created to further the education of the town's lower class residents.

New hotels, ranging in scale from the majestic to the humble were constructed in the 1860s and 70s. Significantly, in the 'Mannex' trade directory of 1866 there were 21 residents in Grange listed as gentry but also six entries are given to those running lodgings while there are also doctors chemists and even surgeons listed. Certainly, by 1853 the population was growing sufficiently for a new Anglican parish church to be consecrated to serve local people.

- 5.8 In 1878, in response to contaminated water supplies and frequent ill health in the town's residents, a new water supply and sewerage system was installed. Although a turnpike road had been built across the Cartmel peninsular in 1817, Grange continued to access this via Cartmel and only in 1875 did the town gain a more direct route via the 'low road' to Lindale. By 1891 the resident population had reached almost 2,000, although this number would no doubt have surged during the summer season with visitors, who were now also able to arrive on day trips by steamer boat from Morecambe at one of the two new landing piers set at the ends of Clare and Bayley Lanes. Further buildings and streets were laid out and more hotels and lodging houses constructed including a number of hydropathic or spa hotels, while Methodist, Congregational and Roman Catholic churches were erected to meet the needs of worshippers. In 1894 Grange was officially recognised as a town and given urban district council status.
- 5.9 The Edwardian era brought about further changes. The elegant promenade was extended to Blawith Point to the north and Cart Lane to the south and so now reached a distance of over 1 mile in length. It is perhaps of no surprise that the pace of new development in the town seems to have declined slightly after 1918 although a number of new houses and shops were still being created. Two sets of new public gardens were laid out in the 1920s – the sunken gardens off Main St in 1925 and the Park Road Gardens in 1926. A further boost to Grange's tourist trade was the opening of the Lido in 1932 a feature which complemented the promotional view that Grange, with its long 'prom' and spa hotels, was a town that fostered good health. The 1939-45 war and its economic aftermath further affected Grange's well-being and only after 1960 did further significant expansion continue with suburban housing beginning to sprawl across some of the hillside areas, while the later decades of the twentieth century saw the emergence of a number of new, large retirement and nursing homes developed to cater for a retirement population increasingly attracted to Grange because of its genteel way of life and refined surroundings.

6.0 Character Areas: Analysis and Evaluation

6.0.1 Character Areas or Zones

- 6.0.2 It is possible to identify five separate character areas or zones within the town, each with a varying character and appearance. The location and extent of these character areas are shown on the Location of Character Zones Map attached as an appendix at the rear of this document.
- 6.0.3 The specific character and appearance of these different parts of the conservation area will have been influenced by a wide range of factors. In Grange this will have including: the nature of the topography, its underlying geology and any specific patterns of drainage; the role played by any formal woodland planting or the presence of any ornamental or individual landmark trees; and the particular

historic uses and consequent development that the land has been put to, by a variety of landowners and building users, each with a range of differing interests. The way that this townscape has been managed will thus have had a significant impact on the way that the settlement has developed over time and especially on how it appears to us today. In particular, the needs and status of each building user; any longstanding patterns of ownership and tenure; the design quality, form and function of individual buildings; and, the physical relationship of the land and buildings to any historic communication and transport routes will all have had a significant bearing on the town's subsequent appearance. Such land ownership and management would have had a major influence on when and where particular buildings were erected, on the appearance of certain streets, and on the character of all public and private spaces within the town.

6.0.4 The following sections of the appraisal will examine each of the five character areas in turn in order to establish and evaluate their spatial characteristics and particular townscape and architectural qualities. Each section is organised around identical themes: Spatial Structure (describing the urban framework, plot sizes and density, hierarchy of routes and spaces, etc); Townscape Character (including the definition of landmarks, identification of significant views and vistas, type of approaches, sense of enclosure, key open spaces and the impact of natural elements such as trees and wider woodland planting, etc); and Architectural and Historic Interest (which examines listed buildings, key unlisted buildings, building form and uses, materials, decoration, and so on). The text contains descriptions of many of these individual buildings and spaces, some of which are followed by numbers in brackets, with either positive (+) or negative (-) symbols. The figure refers to the number of positive or negative comments received at the Place Detectives public consultation event held in the town in October 2004. So, (+9) would equate to nine positive comments about a particular building, while (-3) would refer to 3 adverse comments. Similarly, some buildings and sites will have a 'P' or 'E' symbol and specific number attached, which relates to the number of observations made for the need for the preservation or enhancement of such elements, provided at the same event.

6.0.5 **The Assessment of Architectural and Historic Interest**

6.0.6 It is important to recognise that all buildings within a conservation area will help to shape its special character in some way. The impact that such buildings make will be dependent on a number of factors including not only their most public elevations but also their integrity as historic structures and the way they relate in three dimensions to aspects such as public spaces, the general roofscape or the wider skyline. It may be their age, which is significant; the architectural composition of their elevations; or perhaps the stylistic or decorative features that are incorporated. Please note that the evaluations of individual buildings and spaces that are included within this appraisal, and on the attached maps, are based on such formal design criteria and do not represent criticism of building owners or users, or the way that they

manage or maintain their properties, except where obvious insensitive or unfortunate alterations have been made, which have visually harmed the building's integrity as a historic building.

- 6.0.7 **Listed buildings** are buildings or structures that have been categorised as having a specific national value due to their special architectural or historic interest. They represent a finite resource and an irreplaceable asset and, for such reasons, are given additional protection beyond that available to unlisted buildings in conservation areas. There is a statutory presumption in favour of the preservation of listed buildings and local planning authorities must pay special regard to protecting such buildings, any features of special architectural or historic interest that they possess, and their characteristic settings.
- 6.0.8 In addition, there are many **unlisted buildings** in Grange over Sands that are identified on the Architectural Quality maps and described in the following sections of this appraisal, which still have some notable architectural or historic importance in this local context. As such they can be said to contribute positively to the special architectural or historic interest of the conservation area. **Such buildings might display either attractive aspects of design or distinctive ornamentation; act as key visual landmarks; share qualities of age and materials with adjacent listed buildings; or exhibit construction characteristics that are typical of their period of build. They will generally not have been subject to unsympathetic alteration and they will retain the essential aspects of their main period of construction.** Such buildings can be said to add to the general architectural richness of the area and, while not possessing sufficient interest to be listed as of national importance, they still make a considerable contribution to the quality of the local scene. As such they have been deemed important enough to warrant identification and it will be important that careful attention is given in the future to any development proposals that are likely to affect such buildings.
- 6.0.9 Other buildings will make a largely neutral contribution in that they possess only slight or moderate intrinsic importance and can be seen as neither enhancing nor harming the character of the conservation area. In their physical arrangement and combination with other buildings they will almost certainly add to the richness and intricacy of form in the area but as individual structures they can be said to be of only modest value to the special architectural and historic interest of the conservation area.
- 6.0.10 However, there are some buildings and spaces identified on the Character Analysis maps that have been categorised as having a damaging or harmful impact on the special interest of the conservation area. Such sites might consist of individual or groups of buildings that display a poor choice of construction materials or weak design characteristics. Often they will be of an inappropriate scale or have been subject to long-term neglect or particularly harmful alterations, which will have damaged any intrinsic charm they might once have had. Such harm is not just

applicable to buildings but might relate to a particular public or private space or to other detrimental features. The more damaging buildings and sites are described in the following text.

- 6.0.11 Such buildings or sites might benefit from future grant aid towards the cost of fabric repair or the reinstatement of features, or for wider environmental improvements. The most harmful of these buildings and sites should be targeted as possible locations for future change or development, so long as high quality replacement buildings are chosen which can be shown to actively enhance, through their overall design quality, the special character of the area. The identification of such sites should be subject to rigorous deliberation and debate during the drawing up of the subsequent Conservation Area Management Plan for the area. When such sites have been identified the district council should give serious consideration to the preparation of design briefs to ensure that replacement buildings of appropriate design and character are secured for such locations in the future.

6.1.0 Main Street and the lower town

6.1.1 Spatial Structure

- 6.1.2 This small, compact area sits on a narrow strip of land between the edge of the bay and the steeply rising Yew Barrow hill behind. It includes the area of formerly marshy land that was drained in the 1860s, and probably the site of the former harbour, which was probably situated close to Morecambe Bank in what today, is a long narrow area of level car park. This geographical situation would have provided important shelter for the small port and any initial settlement here is likely to have focused around this nub of maritime activity. These relatively early activities and the underlying landform have influenced the broadly linear aspect of development here, with buildings being arranged mostly along the contours townscape. However, the arrival of the railway and the construction of the embanked promenade on the seaward side resulted in a more inward looking type of settlement than found elsewhere in the town, where the securing of outward views became a more significant factor in the development of settlement form.

- 6.1.3 Main St, which sits on slightly higher ground above any risk of flooding, provides the main structuring element through this area. At its southern end this street is relatively narrow and tightly flanked by relatively tall stone and rendered buildings with mostly continuous frontages before it bears sharply to the west on reaching the higher and flatter ground of the town centre. Two short, narrow cul-de-sac lanes, Morecambe Bank and Bailey Lane, drop down the slope and give access to the promenade and to a short, canted row of terraced houses. The grain of the town here is quite fine and close knit with buildings butting up against the street or rear footway edge. Unfortunately, physical connectivity with the promenade and any potential views of the bay are severely restricted here by the embanked corridor of the railway line.

- 6.1.4 The Main Street broadens out appreciably and attractively by the Victoria Hall but the built component then ends abruptly beyond The Police House/The Granary to be replaced by the narrow strip of the long, formally arranged Ornamental Gardens, which are dominated by trees, soft landscaping and the irregular curving form of the lake. These public pleasure gardens widen at their north end where they are overlooked, to the west, by the elegant, two and half-storey form of Yewbarrow Terrace, a significant and memorable gateway point into the town. The 'T' Junction with Windermere Road and Lindale Road is a rather weak node, dominated by a mini-roundabout with its highway standard junctions. It is faced by the Central Garage, with its garishly, corporately designed front and bland forecourt, behind which is a modern cul-de-sac housing development of quite alien form and appearance. Windermere Road provides a strong axis to the north that is lined on the west side only by small-scale terraces and cottages.
- 6.1.5 **Townscape Character**
- 6.1.6 The character and appearance of this part of the town is greatly influenced by the sheer physicality of the underlying landscape/marinescape. The vast emptiness of the bay: its broad, expansive horizon and the hard, sharply defined, man-made, marine edge to the east, provides a powerful contrast with the dramatic topography of the extensively wooded, precipitous hill slopes immediately to the west. This topographical juxtaposition has an enormous impact on the character and feel of this neighbourhood and contributes a memorable and distinctive backcloth to the settlement form.
- 6.1.7 **Main Street** is a broadly linear road though few sections of it are actually straight. It is dynamically defined by mostly tall, almost continuous building frontages, especially on the west side, which form a noticeably dominant aspect to the street. The street rises slowly onto higher ground towards the south end where there are first important glimpses down side streets, and then, when the summit is reached, broader views out across the bay. In addition, the junction with The Esplanade offers a very memorable vista back down the Hill along the narrow curving street with its regular rows of tall buildings and intricate roofscape. At this end, beyond the Town Hall, the street, is relatively narrow and well defined by tall, two and a half and three storey stone buildings that abut the heel of the narrow pavements, creating a narrow and distinctly enclosed linear space. Buildings here generally have flat, relatively plain, unadorned front walls but richer roofs with gables, dormers, tall chimneys and bold eaves/verge detailing. To the south, an important vista is strongly anchored by the elegantly silhouetted form of the Clock Tower on its elevated site by the Church (both of which are located just outside this zone), which forms perhaps the most memorable and distinguished landmark feature within the conservation area.
- 6.1.8 Below the road to the east are a number of very narrow streets that are partly enclosed by buildings and generally laid out without pavements, which access the main car park for visitors. Pedestrian mobility through this area is generally indirect and the spatial pattern is characterised by weak legibility east to

west, while vehicular movement is generally awkward away from the Main St, as a result of the steep gradients, tight turning points and the common narrowness of the lanes. Nevertheless, these factors combine to create a small neighbourhood with a distinctive character based on fine grain and short narrow thoroughfares set on steep inclines that are lined by buildings of various forms and sizes, not all of which are of great merit. Bayley Lane, which map evidence suggests is probably an early route through this area, is a narrow passage routed between buildings which provides for a very well regarded (+4 & E3), expansive vista, out over adjacent roof tops, towards Bolton le Sands and Morecambe to the south east. The level crossing at its lower end is also felt by residents to be a significant (+3) aspect of the townscape in this zone).

- 6.1.9 The railway embankment and its seaward Promenade is a significant and much loved structure within the town but it undoubtedly represents a substantial physical barrier, denying any easy visual or physical engagement with the more natural aspects and character of the bay. In the lower part of this area it forms a solid, man made, foreground horizon that obscures outward views and creates a particularly claustrophobic space within the large space of the visitor car park (-6 & E13). The presence of trees and other greenery alongside the railway edge helps ameliorate matters slightly but this informal public space is also disadvantaged by facing onto the very tall backs of hotel and residential buildings which, while sometimes possessing attractive architectural detailing, have often been scarred by ungainly extensions, service routing and other poorly conceived alterations. The condition of the surface materials in the car park, and on the highways that approach from the west, also lends a somewhat shabby appearance to this important space for visitors.
- 6.1.10 The embankment forms a much less intrusive feature in the area of the Ornamental Gardens partly because the space in front of it is much deeper in plan and also because trees and soft landscaping are a much more dominant element generally. This historically and visually important public space (+12 & E7) is dominated by the irregular curving form of the lake and its collection of wildfowl as well as a fine assortment of specimen ornamental trees and other mature planting. The few buildings set within the park are of largely neutral in terms of architectural interest and do not form a key aspect of its special character although the simple cruciform war memorial, attractively set on a narrow peninsular jutting out from the north end of the lake, is a distinctive element of some merit.
- 6.1.11 To the west of these pleasure gardens, on an area of steeply sloping hillside are the grounds of Yewbarrow Lodge (+2 & -1), which is a recently developed local authority elderly housing complex, situated on the site of a now demolished Victorian country house. The grounds (+7 & E10) are still broad and open in character with extensive green areas and both mature and more modern tree planting. In part of this area a community orchard has been planted, which is fondly regarded by respondents. This broad area acts as a very important, largely undeveloped backcloth in views inland from the Promenade and the route into the town from the north

east. The attractive verdant wooded landscape continues to the west to connect via a range of well-used public pathways onto Yew Barrow and then on to Eden Mount.

- 6.1.12 Beyond the 'T' junction with Windermere Road the area becomes much more open and suburban in appearance with late C19th and more recent housing set within quite generous and much greener plots resulting in a correspondingly reduced urban density. Legacies of the Victorian era are still visible in the vicinity of Station Square (+3) and its expansive, triangular shaped forecourt, which provides a key space of almost civic quality and a critical entrance point to the urban form of the town proper.
- 6.1.13 **Architectural Quality**
- 6.1.14 There are a significant number of well-designed traditional buildings in this character zone, which contribute positively to the special architectural or historic interest of the area. Although only a small number of these are included on the List of Buildings of Special Architectural or Historical Interest many others have considerable local significance.
- 6.1.15 One of the key buildings on Main Street is the Grade II listed Victoria Hall with attached Offices (+3), a late Victorian building in limestone with intricate and eclectic sandstone detailing, including transomed and mullioned windows, pilaster strips, shaped roof gables and heavily accentuated door surrounds to the main doorways. The taller bay to the left, containing the modified shop on the ground floor looks to be a later addition but with similar rich detailing.
- 6.1.16 The long block of late C19th shop premises to the south, built with snecked limestone walling is also listed Grade II. This row is distinguished by gabled attic dormers to each bay, with windows with segmental arched heads and thin stone reveals. The dormers and the eaves are enhanced with timber brackets while some of the dormers to right hand group have mortared surrounds with keys and dentils. A separate moulded gutter band is run under the sills of the dormer windows. The southern pair retain good Victorian shopfronts but all of the other shopfronts have been disfigured to various degrees. The row's key architectural aspects are the regular rhythms established by the positioning of windows and the arrangement and scaling of the many roof dormers.
- 6.1.17 **Bay Hall**, dated to 1849 with alterations of 1860, was probably designed by the Websters firm of architects of Kendal. Connected at its south end to **The Coffeepot Café** of c.1850, this pair of grade II listed buildings form a complex, expressively asymmetrical range with mainly coloured roughcast walls with some ashlar limestone masonry, strongly gabled forms and bold surrounds to the many differently sized and proportioned windows, of which the narrow lights in the west gables are perhaps the most distinctive. These buildings have a major presence when viewed from the Main St although this elevation has been marred by the

construction of a flat roofed dormer, while the east facing side has been badly affected by modern extensions and unsympathetic glazing.

- 6.1.18 **Barclays Bank** (+4) on the east side of Main St is a Tudor style Edwardian building in good quality pale buff sandstone. Of a single storey facing the street it has a range of medieval devices such as mullioned windows, a fine Tudor arched entrance, moulded stringcourses and gables, and corbelled chimneystacks. Listed Grade II it offers an arresting contrast with the much taller, less ostentatious properties near by.
- 6.1.19 At the north end of Main Street, **Yewbarrow Terrace** (+5) (grade II) is a very fine row of shop premises with flats over, built in the late C19th, of two storeys with attics and a rigorously symmetrical composition. The row features good sandstone detailing, prominent half-timbered gables with finials, canted oriel windows and prominent party wall chimneys, but is particularly distinguished by a ground floor, glass roofed veranda on cast iron columns decorated with capitals and foliage. **Rose and Fern Cottages** to the north, also listed grade II, and have balanced, painted roughcast frontages and distinctive timber trellis porches with shaped bargeboards. **The Railway Station** (+7) and former **stables block** across the road are typical examples of Furnace Railway architecture with limestone rubble walls and rock-faced sandstone dressings and half-hipped, local slatestone roofs. The platforms have glass canopies on cast-iron columns while the end pavilions are embellished with carved bargeboards and round-headed windows. The stables, now converted) are similarly detailed with a 2-storey gateway under a half-hipped roof, slated veranda, coupled windows with keystones and prominent eaves band, with a form arranged around a central courtyard.
- 6.1.20 Of the unlisted buildings the following make a notable contribution to the special architectural interest of the conservation area. From the south end: **The Nat West Bank** has sneaked limestone walls and contrasting, pale sandstone detailing and, at the north end, an asymmetrical Dutch style gable, but the composition has been weakened by the insertion of an incongruous, mid C20th concrete frontage to the ground floor. To the north of the bank are a row of 6 Edwardian shop premises (+4) which retain most their original timber shopfronts, including tall panelled pilasters but which, except for **Lancaster's linen shop**, are now minus their decorative name boards. The four middle shops are single storey only; the row being terminated at each end by taller masonry structures with canted oriel windows, which rise into, corniced half-timbered dormers. These latter features are also prominent on the long Morecambe Bank elevation.
- 6.1.21 **Ingwell House** is distinguished by heavy bracketed eaves, well-proportioned dormers and gables and, on the north side, cut stone canted bay windows with shouldered heads. However, the concrete balconied porch is hardly an asset and the building's charm is further undermined by modern widow joinery and, on the west side, by a juxtaposition of different shopfronts and a miscellany of service pipes. **The Regent** has painted traditional roughcast walls to a slightly awkward,

asymmetrical composition, which includes late C19th rock cut sandstone window detailing to the upper floors, a well-realised entrance surround, and properly proportioned shopfronts that are, alas, given discordant and un-neighbourly colour schemes.

- 6.1.22 On the west side of Main St The Institute Building is built from small squared limestone with pale sandstone detailing, including hood moulds and sill banding, to a symmetrical frontage that is dominated by a shallow projecting, slender central entrance bay with pedimented gable and coupled windows with semi-circular heads to the first floor. The ground floor window openings appear to have been altered but the building's late C19th (?) character is otherwise mostly intact. At the north end of Main Street The Gatehouse to Yewbarrow Lodge has a typical single storey lodge form and a later, understated trellis porch but its interest is weakened by modern roughcast. The modern Yewbarrow Lodge is a well conceived, modern retirement complex, which is quite rich in detailing and large in terms of physical massing, but which approximates to the scale of the former house on the site.
- 6.1.23 On Windermere Road Nos 1- 6, Rosa Villa and Nutwood Lodge and Cottage share similar design characteristics being built in squared limestone with rock-faced window dressings and large roof and dormer gables. Other buildings here share similar late C19th origins but have generally been subjected to a range of physical changes that have diminished any architectural interest that they once might have had.
- 6.1.24 Buildings which have a more detrimental affect on the special interest of the area include: the building used by Johnston's jewellers on Main St is an uncharacteristic yellow brick structure, single storey on the roadside, with a full-length run of shopfronts with modern balloon canopies. In its scale and bland detailing it sits uncomfortably in the streetscape and somewhat blights the view along Morecambe Bank. The flat roofed Charity shop that has been inserted into a gap to the north of Bay Hall is weakly designed and offers a poor contrast to such high quality neighbouring buildings. The garage and petrol station (-4) forecourt at the north end of the area were also disliked by some responders at the Place Detectives participation event.

6.2.0 The Central Part of the Town between Fernleigh Road and Esplanage and including Kents Bank Road

6.2.1 Spatial Structure

6.2.2 This area consists of three principle streets, arranged broadly parallel to each other in a roughly north to south orientation, set out along level contours but at varying heights on the hill slope. Kents Bank Road is the main commercial and retail street in the upper part of the town, while The Esplanade and its continuation, Park Road, provide the main vehicular route through this area towards Kents Bank and Flookburgh to the west. Properties on this road have elevated sea views and a significant number function as guesthouses and bed & breakfast establishments. Fernleigh Road is a much more peaceful backwater containing residential and letting properties. These historic, and sometimes continuing uses have a significant affect on the character and appearance of the area. Some permeability is available down the contour between Fernleigh Road and Kents Bank Road in the form of narrow lanes and footways, such as Laundry Hill, which are important in pedestrian movement through the area. There are no such links, other than for Cross Street, between the lower roads.

6.2.3 The nature of the topography allows these three streets to merge together to the south while, at the north end, Kents Bank Road and Main Street form a very important junction in the town, both in terms of vehicular and pedestrian movement, and in terms of townscape value. Fernhill and Highfield Roads follow the same sort of alignment but higher up the hillslope but only the former is set within the conservation area. Set towards the northern edge of this character zone Grange Fell Road, the most significant route out of the town to the west, follows a steep but mostly linear course towards Grange Fell and then onwards to Cartmel, while Hampsfell Road makes an equally precipitous, but far more circuitous route, through dense woodland, towards higher ground to the north west.

6.2.4 Building density is moderately fine grained in the more commercial parts at the north ends of Kents Bank and Fernleigh Roads, with smaller plots and a tighter packing together of buildings, but is far more open and increasingly suburban elsewhere. Two smaller but distinctive areas – Graythwaite Manor and Berners Close - are distinguished by having large formal houses set within their own spacious grounds. The much broader open grain found about Berners Close continues to the north along the Esplanade, in the form of the Park Road Gardens, and the general lack of buildings here is a significant factor in this area, for it allows a number outward views across the bay.

6.2.5 Townscape Character

6.2.6 This area is dominated by a number of roads intentionally arranged along the level contours of the hillside with the upper streets positioned to take advantage of the panoramic views out over Morecambe Bay. This road layout results in generally flat but gently twisting streets that follow the landform and provide significant outward vistas, while creating an appreciably tiered or stacked appearance to the pattern of buildings on the hillside when viewed from below. Each of these three streets has a pronounced linearity with little sub division into urban blocks and only weak permeability, although this is better for pedestrians than motor vehicles. Fernhill Road is a further spur from this pattern but one that requires a steep climb up towards Grange Fell, to the west, before becoming Highfield Road, which is outside the conservation area. One further route, and probably one of the most important historically, Grange Fell Road, strikes out up the steeper hill slope to the west towards Cartmel and its priory.

6.2.7 **Kents Bank Road** is a long, linear street, never quite straight nor consistently flanked by buildings along its length. It has mostly uniform building lines at the north east end with buildings generally positioned at the front edge of these plots, up against the heel of the pavement or behind quite shallow set backs, but towards the south end the pattern becomes much more markedly irregular, especially on the west side where large domestic houses tend to be set back behind gardens of various lengths while individual plot widths facing the street also vary quite markedly. The north end of the street is very diverse in terms of its building uses and townscape character and a mixture of shopfronts, places of worship, community buildings and small-scale dwellings line both sides of the street in a distinctly random and diverse fashion. This effect is further emphasised by their orientation, with many of these buildings being aligned with their long side and roof axis along the street, but a significant number are also positioned with their gable ends facing the road. Building form and stylistic invention in this zone are very varied within a range of mainly Victorian/Edwardian types, displaying intricately modelled or embellished frontages with a rich range of projecting bay and oriel windows, verandas, roof dormers and gables.

6.2.8 There are two large undeveloped spaces on the east side of Kents Bank Road that disrupt this pattern slightly. The public car park/waste recycling facility opposite the old school is a necessary but rather mediocre open space (-4 & E7) dominated by a featureless area of tarmac that is bordered by a random assortment of rear and side elevations to buildings that are of manifestly mixed quality. While to the south of St Charles's Church is a large undeveloped open field that is surrounded by tall perimeter tree and shrub planting, such that this space is hardly detectable from the street.

6.2.9 Adding considerable further interest to this part of the conservation area are the numerous mature and ornamental trees that sit against the edges of what are now very mature gardens. In the central section of Kents Bank Road

generous front gardens contain a number of large and small ornamental trees and established shrubs that help establish a much more verdant townscape. Of particular note is the massive canopy of a stately copper beech in the garden of Holmwood, which extends right across the carriageway to create a tunnel like gateway in summer months. Other gardens contain specimen flowering cherries, groups of cedars and cypresses, and more indigenous ash and oak trees resulting in a distinctly verdant feel to this small part of the conservation area. Other key groups of trees in this zone include the ornamental planting in Park Road Gardens; those surrounding the Clare House Hotel, which also extend to flank Clare House Lane (+3); the fine trees in the garden at Hartlands; and the very extensive formal planting in the grounds of Graythwaite Manor.

- 6.2.10 **Albert Road**, a short cul-de-sac near to the north end of Kents Bank Road, was only laid out in the 1920s and subsequently developed sporadically during the C20th. The street contributes little of value in the way coherent townscape being, for the most part, weakly defined by a range of buildings that relate poorly to each other in terms of scale and form, and which, inexplicably, are repeatedly arranged side on to the road (E3). This small neighbourhood is also characterised by a vague demarcation between public and private spaces with some very open and indistinct plot boundaries; broad, ill-defined pavements; and a number of informal off-street parking bays.
- 6.2.11 The junction with Main St at the north end is one of the few significant nodal points in the town and a key 'hinge' between areas of differing character. The vista looking north east along Kents Bank Road, which is terminated by the competing attentions of the massively canopied mature tree on the west side of the road, and the tall Italianate frontage of the Spar shop and much more squat form of the neighbouring HSBC bank, is one of the most visually appealing in the conservation area. However, the informal space that is formed at this crossroads is significantly undermined by the fragmentation created by the more open green plaza associated with the public library building - a typical example of 1970s civic planning, though felt to be attractive to some residents (+4 & -2) - and also by the modern Lowther Gardens development (-5) on the west side of Kents Bank Road, which are set well back from the street behind a row of trees and so do not give an adequate sense of definition to the street. As a result of these factors the spatial cohesion so discernable nearby begins to visibly disintegrate here.
- 6.2.12 The upper, southernmost part of **Main St** is also found within this character zone. It consists of a short length of road that curves, initially, as it rises upwards around the small green area surrounding the church of St Paul and the detached Clock Tower. The more level part is straighter and orientated east to west and is clearly defined as a narrow linear space by groups of mainly tall shop premises with rooms over. The building lines are continuous or mostly regular with frontages set directly against the rear of what are quite narrow pavements. However, the east end of this short section, from the junction with Church Hill and Hampsfell Road to the

Esplanade, is a weakly defined, irregular space that largely fails to exploit the potential of the church and clock tower as a backdrop (E5). In part this is due to the failure of most of the adjacent buildings to fully engage directly with the space and form any real sense of enclosure. The only building to achieve a pleasing dynamic here is the frontage to the former Crown Hotel, which seeks to dominate the view up from the lower part of Main Street. However, in choosing such an alignment it connects unsuccessfully to the upper part of Main Street or the Esplanade, a situation hardly rectified by the recent accretions to the ends of the building. The only real positive which this compact area delivers is a sequence of very important views outwards over the bay from Castle Hill, a short street of real distinction, with good quality buildings along its west side, and smaller open green spaces around the church and by the slender clock tower.

- 6.2.13 **Fernleigh Road** to the west, and its offshoot, Rockland Road, have a similarly loose and informal arrangement of buildings, although a clearly discernable trait is that the west side of the street is chiefly given over to larger houses and villas, set some way back from the road in substantial grounds, while the east side contains mostly smaller houses and cottages, set much closer to the road within far tighter plots. Unfortunately, this pattern is disturbed at the north end where mid C20th social housing is laid out in a long thin cul-de-sac, such that the backs of houses look down onto Fernleigh Road. Fernleigh Avenue is a short street with an unadopted road that slopes appreciably downwards from west to south and is strongly contained by parallel terraced rows along each side that frame a very fine and important view over the bay. At the south end a substantial area of green space is now somewhat neglected and much invaded by scrub vegetation such as hawthorn and elder. While this space undoubtedly has an air of neglect and a somewhat unkempt appearance it does have some benefit in supporting wildlife habitat diversity in an area that is more typically dominated by formal herbaceous gardens.
- 6.2.14 **The Esplanade**, which continues to become **Park Road**, is a street with a markedly different character and appearance to the other streets in this zone. It has a consistent spatial pattern with, other than at the extreme ends, mostly large, detached and semi-detached late Victorian and early C20th houses and guesthouses, positioned within quite narrow but relatively deep garden plots. These houses directly front the street but are arranged only along the west side, to a largely consistent and distinctly curving building line, which allows for very scenic views out over the bay. The only place where this agreeable arrangement breaks down is to the south of the junction with Cross Street, where the shallower plots between Park Road and Kents Bank Road necessitates the orientation of much more weakly designed rear elevations to face directly onto Park Road, a detrimental factor which, when coupled with the loss of boundary walls here to allow for off street parking, has had an adverse impact on townscape quality (-6 & E1).

- 6.2.15 The topography encourages Park Road to diverge away from the line of the railway/promenade as it nears Cross St, which creates space for the gently sloping **Park Road Gardens**, a small, formally arranged, rectangular space containing a pleasant group of ornamental trees and herbaceous planting which centres on the ornate cast-iron bandstand in the middle of the space, and which is bordered by tall mature trees to the south and east sides, which generally curtail outward views of the bay. This is a very important open green space that has a positive influence on the special interest of the conservation area (+6).
- 6.2.16 The three major routes in this zone, together with Bayley Lane, all converge in a very informal way close to **Berner's Close** creating a broad but ill-defined junction. There is no real sense of a coherent social space here for the majority of buildings have a passive connection with its amorphous shape. This space is now dominated by the uncompromisingly modernist architectural form of the new Berners Swimming Pool and its informal grounds, which are arranged to allow some outward views towards the bay. Trees, here and near by, help to soften the building's presence but the rectangular mass of the building still forms the key focal point. To the south, Berners Close is a large country villa that is now enveloped by modern apartment blocks of generally sensitive design quality. Remnants of the previously formal grounds survive to the east and give views out over the railway and promenade. Beyond Berners Close is another, even larger and car parking space, but one which those attending the Place Detectives event, possibly fearing the potential for the development of the site, felt to be worthy of preservation or enhancement (P4 & E7)! It is currently a very undistinguished rectangular public car park that is of particularly poor urban form and character, and is felt by the writer to be one of the more significant detractors in the townscape of the conservation area. Only the trees that edge the site and the admittedly dramatic views east out towards the bay provide any real visual relief. At the west edge of this space are some public toilets of very pedestrian design (E3) while beyond them is a functional but charmless fire station complex (-3), which, unfortunately, does front onto the street in a highly conspicuous fashion. The small triangular space between the southern ends of Kents Bank and Fernleigh Roads has herbaceous borders and concrete paving, but is a lacklustre and rather uninspiring piece of landscaping which adds little to what is already an underwhelming open space.
- 6.2.17 Beyond Berners Close the frequent pattern in this character zone is repeated, with Cottage villas and semi detached houses being set within large private gardens to take advantage of the outward views offered from the more elevated west side of the road, while smaller houses and terraced rows, with much shallower front gardens, occupying the east side, where frontages have to face towards the road. The street broadens substantially opposite Berners Close where a small island of trees and shrubbery within the highway provides valuable screening for a small electricity sub-station. This is an informal feature that nevertheless helps towards the creation of an attractive entrance to this part of the town from the south.

Thornfield Road branches off down the slope towards the railway/promenade and is distinguished by a row of tall terraced houses with consistent detailing on the north side. However, smaller modern detached dwellings and longer rows of terraced social housing feature to the south and east, where a much more open aspect, with extended views over open playing fields and the coastal edge, is the key characteristic.

- 6.2.18 Only the lower part of **Grange Fell Road** is set within the conservation area but its characteristically steep gradient, broad corridor, mixed pattern of adjoining development and the sporadic presence of tall mature trees are already evident within this small area. To the north, Hampsfell Road is relatively broad at its lower end, where more modern development is located, but is much narrower, winding and more noticeably crowded in by buildings along the small section set on the higher ground that is contained within this character zone.
- 6.2.19 Architectural Quality
- 6.2.20 This zone is frequently characterised by an energetic, richly modelled and ornately decorated architecture that epitomizes the economic confidence of the late Victorian and Edwardian eras and the increasing affluence within the town during that period. There is a widespread eclecticism visible in the style and form of buildings although the use of a narrow palette of mostly locally sourced construction materials does help to generate a more broadly homogenous appearance.
- 6.2.21 A small number of Grade II Listed buildings of national importance are located within this area. The **Church of St Paul** of 1854 has snecked limestone walls and sandstone gothic revival detailing, including C13th/14th motifs to its original nave, with later aisles and chancel and an apsidal porch. Opposite, is the limestone **Clock Tower** (+7), praised by Pevsner as “the best building in the town” designed in a spare arts and crafts style, especially to the roof area where tapering diagonal red sandstone buttresses penetrate through the eaves of a small octagonal slate roof. The **Methodist Church** on Kents Bank Road also takes the Geometrical Gothic ecclesiastical style as its inspiration, with good six light tracery window on the east end and plate tracery to the nave side windows, all set within snecked limestone walls. Extensions containing a later vestry, schoolrooms and a lean to porch on the east end are designed in a freer manner. The only other listed building in this character zone is the **cast iron bandstand** (+7& P2), which was moved up from the Promenade in 1930.
- 6.2.22 Unlisted buildings that make a positive contribution to the special interest of the conservation area include the following, with their main features described. On the upper part of **Main Street**, the older part of Crown Hill is classical in appearance with cream coloured roughcast walls and an unbalanced composition consisting of three bay block and recessed single bay to the north. The key features are the moulded cornice and ashlar parapet detail, which is enriched with pilasters and a raised pediment with open entablature; and the porch, made of similar

ashlared materials but with a smaller scrolled pediment over the entrance. To the west, the shopfront to the Spar shop is badly disfigured by corporate signage and a balloon canopy, but the upper stories display a lavish Italianate scheme of decoration to a symmetrical 3-storey frontage in squared limestone, with sandstone giant order pilasters, ball finials, intricately carved mullioned windows arranged in diminishing sizes, timber dormer windows and tall, gable end, chimneystacks. Such intricate modelling creates an almost baroque frontage and roof silhouette, which adds great richness to the special character and appearance of the conservation area. Adjacent is the tall single storey HSBC Bank made from snecked, rock cut limestone with sandstone detailing to a classically proportioned entrance surround, a deep eaves cornice, sill banding and window keystones. Opposite are a trio of Edwardian shop premises with original shopfronts (although two of these are diminished by the recent addition of balloon canopies), with two floors of rooms over, which are given a significant vertical emphasis through the incorporation of storied, canted oriel windows with timber panelling. The end elevation is asymmetrical with a distinctive pattern of original windows. All of these buildings have a very favourable impact on the special architectural interest of the conservation area. Beyond, the Public Library has some support in the town (-2 & +4) as a building of good design or function but this writer feels that its scale, low mass, horizontal form and dull 1960s timber glazing and stone panel construction, set on an exposed concrete podium, mean that it sits uncomfortably with the high quality of the stone architecture near by.

- 6.2.23 On **Kents Bank Road**, to the south of the Methodist church, a medium sized house of two and a half stories with shop, of 1903, has a pair of large, studded half timbered gables; cruciform windows - some to storied bays; a very fine original shopfront with pilasters topped with ball finials; a thin doorway with half round door hood; and, unusually for Grange, plain ceramic roof tiles. Adjacent is a more classically proportioned building in thin squared, light-brown sandstone, dated 1906, that is dominated by plain pilasters and a baroque gable with central oculi. A single storey extension has been added using similar sandstone materials but the overall architectural effect has been severely damaged by the insertion of an ugly, modern, corporate shopfront that fails completely to respect the vertical integrity of the two separate parts of the building by merging them into a single wide frontage. The former school (now Royal British Legion Club) has rock hewn limestone masonry under very steep, local, diminishing, slatestone roofs with cut stone verge copings, cylindrical metal roof ventilators, while the former school house, a simple limestone building, is enhanced by the presence of slender hood moulds and monolithic lintels but is otherwise somewhat less adventurous in design terms.
- 6.2.24 Birchleigh Terrace of c. 1900 has a double fronted, two and a half storey form, with an accreted taller bay to the south. Key details are the small, stone roof dormers and shallow canted stone oriel windows (as well as a later, but less distinguished timber version), complete with Gothicised metal balcony rails, but the building is made particularly distinguished by a full-length, glazed, cast-iron veranda

protecting the shopfronts below. The Lymehurst Hotel, and buildings behind, has an asymmetrical form in snecked limestone under Cumbrian graded slate roofs, with half hipped dormers and cut stone single, coupled and canted bay windows. The modern, pre-fabricated, flat roofed Travel shop set in front of the Hotel along side the road is a major detractor in the townscape (-7). Beyond Laundry Hill, Holmwood is consciously symmetrical with a pair of wide bays clasping a narrow entrance bay. The roof is dominated by large half-hips and slightly awkward bargeboards, and is topped by terracotta finials and crested ridges, which match the deep red Triassic sandstone quoins and door and window surrounds to the front. A later extension to the north has simpler, matching detailing.

- 6.2.25 The houses to the south, share many similar characteristics and though none are exactly alike they are all possibly by the same hand. Garth House has snecked limestone walls with rock faced, flat roofed bay windows and decorative bargeboards and terracotta finials to a pair of small window gables. Flaxford House and Brierdale are a more complex variation on Garth House - the flanking bays are dominated by storied bays and boarded gable verges while the central section has a smaller hipped window gable and an attractive iron balcony with white painted lunette panels to the first floor. Seaholme, an elegantly proportioned and richly detailed two-storey house with painted stucco walls, offers a significant contrast to its near neighbours. Its key aspects are the front gables with their intricately cusped and pierced verge boards; tall moulded chimneystacks; architraved window surrounds; and an arcaded porch, which is continued across to form the roofs of a pair of bay windows. Rockhurst is set well back in a very narrow plot and has stepped bargeboards to the paired window gables and is, unusually, now colourwashed in white. The front to Barton House is robustly symmetrical and built from very good quality snecked limestone, with a sill band and rock cut surrounds to the upper windows. The ground floor has angled timber bay windows with pilasters and dentil course, under slate roofs, but the overall affect has been slightly undermined by the later insertion of a glazed porch, while the roof has been harmed by the incorporation of under scaled and weakly detailed roof dormers. Greenbank is very similar but the quality of the architecture is considerably lessened by modern PVCu windows and ill-considered flat roofed dormers. An ugly flat roof dormer also tarnishes the neighbouring symmetrical arranged terraced row and, while further harm is caused by modern fenestration in the gables, the quality of the overall design, with its decorative door surrounds, relieving arches, bay windows and verge detailing, still impresses. Ingleclose/Wood is built in slightly inferior quality materials but retains the cut stone sill banding, front window gables with bargeboards and timber bay windows that are found on other neighbouring properties, but adds mullioned windows to the top floor, later cruciform pattern bay windows to the middle storey and an inserted porch to the entrance. Waverley Villa is symmetrical, in rock-hewn limestone, with broad bay windows and an open fronted porch but, again, the form is spoiled by a misguided long, flat roof dormer.

- 6.2.26 On the eastern side of Kents Bank Road the following buildings have a largely beneficial impact on the special interest of the conservation area. The parish church hall is a very tall single storey, brick and render building with a distinctly sub arts and crafts style appearance. It is dominated by half timbering and well-proportioned timber mullioned windows at the ends; a steeply pitched tiled roof with louvered timber roof ventilators; and a series of buttresses along the roadside elevation. St Charles RC Church has a fairly sober design with a steep slate roof and crested ridge, and coupled lancet windows set within pale, snecked sandstone walls. A number of later extensions are subservient in scale and effectively detailed. Burton House (Threshers) has a balanced frontage with a dexterously designed sequence of stone and timber shopfronts flanking an entrance with a semi-circular head and drip mould and panelled door with plain over-light. The ends are more asymmetrical form but still distinctive. Somerset House is the taller portion at the south end of a terraced row of four shop premises with accommodation over that have been much altered. It has rock faced limestone stonework to the walls and to a storied bay window, all set under a paired gabled front. The United Reformed Church has a complex form and a diverse arrangement of ornamentation including a large multi-foil circular window to the south end, tripartite sets of lancet like windows with round heads, a clerestory pierced with oculi, diaper pattern tiles to the gables, and an unusual faceted corner entrance porch, all set within pale coloured, snecked sandstone walls. All of the buildings described above make a valuable contribution to the special architectural character of the area. One building which is much less popular with some residents who expressed an opinion at the Place Detectives event is Parker's Garage (-4 & E7), a low, shallow roofed structure, set gable onto the road with full length sliding timber doors and a shallow pavement forecourt with single fuel pump. This structure is far from sophisticated and relates somewhat awkwardly to its near neighbours, but it does have some slight historical interest as a relatively early example of a feature that was once comparatively common in many towns and villages, being associated with the history and growth of motor touring in the C20th, a development that was intrinsically related to the continuing prosperity of Grange as a tourist resort during that period.
- 6.2.27 On **Cross St** a small single storey building now functions as an undertakers. It has neo-Georgian detailing, especially in the central portion which projects forward slightly under a bracketed verge, but it suffers from the application of a modern pebble dashed finish. **Albert Road** contains few buildings of any real merit but Grange House is a fine mid C19th double fronted dwelling with canted stone storied bays with slate roofs and a central entrance with a pedimented doorcase. The neighbouring Grange Cottage has been disfigured by later changes and is now of much less value architecturally.
- 6.2.28 The Esplanade and Park Road include a sizeable proportion of architecturally significant buildings that make a positive contribution to the special interest of the conservation area. On The Esplanade, Westerley, a Methodist retirement home, combines two detached, cottage villas of c. 1890, now connected

by a very feebly designed modern link. The south portion, of two and a half stories, has snecked limestone masonry with golden brown sandstone dressings to quoins, window surrounds and storied bay windows, and is rigorously symmetrical with projecting gabled end bays with bargeboards and a central attic window. The north part is asymmetrical with a three-story bay to the south end but the detailing and similarly proportioned bay windows are in smooth limestone. Next door, Thornleigh is of a similar form and mass, although to a slightly broader pattern of four bays with projecting ends containing two-story bay windows. The two central bays have attic windows with rich sandstone detailing, which continues throughout, and attractive hipped roofs that form a good contrast with the gabled end bays. Abbottsrood is a more compact version with similar limestone masonry and red sandstone detailing, although gabled dormers are employed along with an elegant sandstone door surround and plain entablature. Wycombe, formerly a pair of semi-detached houses with green slate (?) roofs and ashlar limestone chimneys, offers a pleasing contrast through the use of full height, half-timbered, canted bay windows, with traceried panelling, which rise into steep, bracketed gables. The front has snecked limestone walls with smooth limestone quoins and detailing to coupled windows and entrance ways with moulded two-centred arched heads with dripstones and relieving voussoirs, although, like many of the houses on this street, the end walls are in random rubble. Lingmel, of three bays and two and a half stories, is built with snecked limestone with rough stone quoins and window surrounds but smooth story banding, and, despite the use of round heads to the attic window gables, is a good deal plainer than many of its neighbours. Belvedere, of three stories with attics, has a more vertical form with snecked limestone walls and storied limestone bay windows, small attic dormers and a central masonry gable with datestone inscribed 1877. San Remo is a very symmetrical, double fronted house in snecked limestone with orange sandstone dressings to quoins and coupled and single windows. The gabled slate roof contains limestone stacks and steep attic gables. A lean-to porch appears to have formerly spanned the gap between a pair of shallow canted bay windows. Dunkeld is an inter war house of good proportions and vertical emphasis whose interest is established by a steep roof and tall stacks, a storied semi circular bay windows with green slate hanging, and a Tudorbethan window with squat segmental pediment, set in the broad, painted roughcast front gable. Ticino combines limestone masonry and sandstone detailing with simple timber framing to the upper gable, though the later full width entrance extension is ill conceived. All of the above buildings are considered to make a significant contribution to the special architectural interest of the area. Strand Court (-3) is a long modern building of retirement apartments, with a number of articulated bays, but is otherwise unrefined in every aspect.

- 6.2.29 Buildings to the east side of these two roads are infrequent and for the most part modern, and are very disappointing in architectural terms. In addition, the short row of bungalows at the north end are poor in overall design terms and detract greatly from outward views from the Crown Hotel area (-4).

- 6.2.30 On **Park Road** the back elevations to Devonshire Place are conspicuous in views from the street, and despite the use of some tall bay windows in the end bays the overall visual quality is very poor. The neighbouring group of bungalows to the south are of various designs and build/finish but none seek to aspire, in terms of build quality or scale to the confident architectural form and expression visible elsewhere in the street. Sedgley, and its neighbour, appear to have been formerly a single dwelling dating from c.1870. The form is neo-vernacular asymmetrical, constructed from finely cut and coursed snecked limestone with occasional, thin levelling courses. Single, mullioned and bay windows together with squared quoins and lintels are made from punch dressed limestone. The gabled roof is steep and laid with local slates in graded courses while the gables, including an attic window, possess shaped bargeboards. Fairfield, is a small villa, now possibly sub-divided, with an eclectic range of architectural devices. Its has a symmetrical front with projecting end bays which have upper coupled windows with round heads set beneath half hipped roofs. Below is an unusual storied bay window arrangement, consisting of a canted lower portion, which merges, a little awkwardly via coved panelling, with a rectangular three light first floor section under a lean to slate roof. The central bay is wider and topped by smaller, upright attic dormers with hipped slate roofs. The modern flat roofed glazed porch/conservatory is a weak addition that undermines the quality of the elevation behind. Seafield is a more compact detached house, irregular in plan and form, in random limestone with plain surrounds and rough limestone lintels and sills. The roof is slated and the gables finished with shaped thin bargeboards, while the ground floor has a simple canted bay window.
- 6.2.31 On the east side Clare House is a large cottage villa having double pile plan with gabled slate roofs and plain thin oversailing bargeboards. Masonry is random limestone rubble with rough limestone dressings to windows. A sequence of large graceless extensions with poorly proportioned elevations and shallow roofs have been erected to the north. As a result of their overbearing physical mass and weak material detailing they clearly fail to respond to the architectural quality of the main house and so undermine its architectural quality. Situated to the south of **Clare House Lane** is the new Berners swimming pool, a building that stimulated a vigorous debate at the Place Detectives event about the role of non-historicist, boldly contemporary architecture in a town such as Grange (+14 & -20). This new building is deliberately non-contextual in its approach to design, although in its massing and scale it does seek to relate to the particular local grain that is evident in this part of the town, where sizeable buildings are set within quite spacious plots. It offers a classically modernist approach using strong rectangular forms in a dynamic relationship of vertical and horizontal elements. The building is divided into three discreet volumes: The main space of the swimming pool, which is slung under an exposed black steel portal frame structure, has straw coloured cedar wood cladding on the south side and a full length glazed panel opening out onto a massive open loggia at its south end; the more restrained accommodation block runs along the north side and has white painted planar walls pieced with random patterns of glazing; while below a

third volume, horizontal in emphasis, acts as a glazed promenade with sun terrace over, which merges into a smooth, solid, concrete podium. A significant weak point in the design is the decision to locate the service plant at the more prominent west end where it is in conspicuous view from Kents Bank Road. The building is a refreshing but controversial C21st addition to Grange's architecture and quite probably the best building to be erected in the town for almost a hundred years. However, there is little doubt that its introduction, and the ongoing debate over its architectural merit, has had a divisive effect on the local community.

- 6.2.32 Fernleigh and Rockland Roads also contain a significant number of unlisted buildings, which make a positive architectural contribution to the special interest of the conservation area. On the east side of **Fernleigh Road**, at the south end Oaklands/Carlton House is a deep plan, symmetrical, double fronted house in random rubble limestone under, unusually, a purple Welsh slate roof, with ceramic ridge crests. Dominated by window gables and roof dormers it also has thin bay windows and an unadorned entrance on the front. Westholme is a symmetrical house in snecked, fine jointed sandstone. It has canted bays to the front, with a flat roof, now with modern balcony over, which continues over the entrance as an open porch supported on plain columns. A datestone of 1876 sits above a former window that now serves as a door onto the balcony. The house has received a sensitively designed single storey extension to the south but to the north a thin, two-storey extension in pale yellow roughcast is very ill-conceived, while fake sash windows and mean dormers undermine the quality of the building still further. Nos 1-3 Woodland Villas is a short terraced row of well preserved, two storey, single fronted cottages, now alas pebbledashed but still revealing rock-faced dressings and quoins; latticed, pitched roofed porches; a bracketed eaves; original small, columned dormer windows with round heads; and moulded brick chimney stacks. Glenholme is a tall, two and a half storey pair of Edwardian houses with a steep tiled roof and walls of brick to the ground floor with roughcast above. Unfortunately, many of the windows, including those in the tall rectangular storied bays, have been replaced in PVCu.
- 6.2.33 On the east side of the road, Fernleigh, of c.1860, was only partly seen but is has a complex plan and roof form with random limestone rubble walls and a half hipped welsh blue grey slate with dormers and tall rubblestone chimneys. St Johns Court appears to be converted out buildings belonging to Fernleigh and shares similar walling materials and roof form. Underleigh and Meadowland of c.1910 are an asymmetrical semi-detached house in a loose arts and crafts style with snecked limestone ground floor front and roughcast upper walls with some applied half timbering and mathematical tiles to the front gable, and small plain terracotta tiles to the roof, although, unfortunately, these have been replaced with larger tiles over Meadowland. No 17 Woodcraft are a semi-detached pair, agreeably square in plan and form, built in rubble limestone in snecked courses with rusticated quoins, under a deeply oversailing, hipped, Welsh, grey slate roof that is finished with terracotta ridges and rolled finials, with a shared central limestone stack. The

building is embellished with hipped dormers, which contain original casement windows; coupled sash windows below; and a full length, hipped, pentice slate roof that covers central bay windows and acts as a porch over end doorways where it is supported on fluted cast-iron columns. 1&2 Fern Bank, to the south, shares many formal qualities and has comparable detailing but is more rectangular in plan with a gabled roof and end chimneystacks. Woodland Villa and its neighbour date from c. 1880 and are a pair of semidetached, double fronted cottages in thin limestone rubble with heavily emphasised squared window dressings. Alternate upper windows are larger and rise into cheekless low dormers with highly decorated bargeboards. The ground floor has canted, flat roofed bay windows to the end bays and shallow, gabled timber porches. The right hand house is weakened by the modern addition of PVCu windows throughout. Rowantree Terrace was built in two phases with Derwent House and Hobbiton being taller and deeper in plan. Both have well-proportioned, full height, timber bay windows, but in Hobbiton the window still has a hipped slate roof that merges above with the base of a canted dormer with a six sided slate and clay stop finial. Sadly, this inspired design is severely compromised by the incorporation of an ugly flat roofed dormer adjacent while, on Derwent House, the hip/dormer arrangement has been lost completely. The art deco leaded windows below are a pleasing modern reproduction. The abutting terraced row of three single fronted cottages, in rock faced limestone under slate roofs, benefits from well-proportioned stone roof dormers and a full length, colonnaded, lean-to porch over the bay windows and front doors. Hillfoot is similar in form but slightly less distinguished in design but the random rubble limestone masonry, rock faced dressings and regular rhythm of window gables with decorative bargeboards do add to the streetscape. Rockery Terrace, on the west side, is a row of three, two storey, single fronted cottages between end bays of two and a half stories under transverse gabled roofs. With snecked limestone fronts, the main architectural interest is provided by the ground floor lean-to roof over the bay windows and open entrance porches although much of the fenestration here has been replaced in PVCu. Fernleigh Terrace is a short street, aligned down the slope, and lined with two rows of terraced houses, in snecked limestone under Cumbrian slate roofs, all laid out at the same time in a mirror pattern, with larger corner blocks at the top and single fronted cottages below. Other than Nos 12 and 14 the rows are very well preserved, retaining unbalanced sash windows to most openings, recessed entrance porches under semi-circular headed entrance ways, and with a mixture of flat roofed, canted bay windows, with some window gables and oculi on individual houses.

- 6.2.34 **Rockland Road** is one of the best architectural streets in the town with almost all of the late C19th, two and a half storey buildings that line its west side possessing some degree of design merit. From north to south: Rockwood is symmetrical in rock cut, snecked limestone, with a central door with reticulated tracery overlights and sidelights, flanked by stone and timber bay windows under bracketed slate roofs, with cut bargeboards to window gables. Sunny Brae, also symmetrical, has identical stonework and a matching entrance doorway with similar bay

windows but utilises a single central window gable with a round-headed window and more sophisticated bargeboarding. The building is somewhat weakened by the modern tile roof and dormers. Brookborough is firmly asymmetrical but utilises some of the same design/construction motifs as its neighbours such as snecked, rock faced, limestone masonry and decorative bargeboards but also peck finished stone bay windows and door and window surrounds. Rocklands is almost overstated in its range of pattern book decorative embellishments, such as crenellated bay windows, reeded and decorated window architraves, stressed ashlar quoins, pierced bargeboards and finials, and a porch consisting of a console bracketed entablature set above an entrance door flanked by stylised marble columns. The incorporation of a crude, long, flat roofed modern roof dormer to the front is very regrettable. To the side, Low Lodge is a probably contemporaneous, tall single storey annexe, with battlemented parapets, matching bay windows and a bargeboarded gablet roof form. Rocklands Cottages, a further wing to the rear, was not fully inspected but it appears much more restrained in design terms. The next three buildings are all large semi-detached houses sharing a similar basic form: broad central entrance bays with porches set between projecting bay windows, and flanked by narrower recessed bays to the sides. To this, a variety of different ornamental features and range of detailing, such as the form of the bay windows, the design of the windows and the decorative treatment of the porches and gables, was added so that each pair might differ subtly from its neighbours. The two south most blocks have suffered slightly from the recent insertion of PVCu windows but the essential character of all three is still clearly evident. Edgewood and Heather Glen are different in form and plan but they share a similar bluntness in design and limestone construction, with decoration reserved only for handsome rectilinear bay windows and monolithic stone lintels. Both houses have been subjected to minor modern changes that have diluted their charm slightly.

- 6.2.35 **Fernhill Road** contains medium to large sized detached houses set within mostly large mature gardens, although some modern development on a smaller scale has taken place along Pine Close. Hartlands, of 1894, is a large aggregated and expressively asymmetrical house, now sub-divided into 3 properties. It is built in snecked limestone with informal banding, under grey slate hipped and half hipped roofs, built to a very complex planform to suggest age and pedigree. Although there are some neo-vernacular details such as the dated, half-timbered porch and end gables, window relieving arches and panel of cruciform windows, the house has more classical elements such as storied gables, coupled sash windows and rusticated quoins. Fellside is a 'fin-de-siecle', Tudorbethan style house with some Arts and Crafts style influences, built in rock-faced, snecked limestone, under a Westmorland green slate roof, with tall, axial and forward chimneystacks set within the body of the roof. Its front is handsomely symmetrical with projecting gabled bays with pronounced feet, ball finials and moulded verge copings, and paired sandstone mullioned and transomed windows. In between is a recessed entrance bay with a similar Tudor style window and integral moulded door surround, while above is a balcony with full height three

light mullioned window. The house is one of the best unlisted buildings in the town.

- 6.2.36 **Graythwaite Manor** is a medium sized country house set within its own formal grounds, which also contain a number of interesting buildings. The main house is Tudorbethan to an accreted 'L' shaped plan with the earliest part to the south, being resolutely irregular in form, with eaves stepped, moulded gables; large panels of mullioned and transomed windows; and projecting gable chimneystacks. The walls are now covered in an uncoloured render and the roof laid with orange tiles, which is unusual and not particularly effective, while the almost full-length loggia appended to the front seems hardly an asset. The additions to the north are similar but far simpler in form and detailed execution, with moulded parapets, 1 – 4 light windows with hood moulds, bay windows that diminish up the elevation, and a gothic porch. In the grounds are a small 'cottage orne', which retains a longstraw thatched roof with patterned ridges, thatched dormers and a gabled projecting chimneystack; a small timber framed, plain thatched summer house/shelter; and a more conventionally designed lodge with a rustic stone arched gateway, the former having a tiled, gabled roof, tall lateral stack, four light casement window with leaded lights and combined bay window/porch. All of these buildings add to the special architectural character of the conservation area. Within these grounds to the south east corner, a large courtyard development of new houses was being constructed at the time of this survey.
- 6.2.37 The southern continuation of **Kents Bank Road**, beyond Berners Close, has the same pattern of large detached houses or villas to the west side of the road and smaller houses, sometimes in terraced rows, to the east. Miramar is a recent block of apartments with a complex plan and roofscape that borrows motifs from Grange's Victorian architecture in a generally agreeable way. Orchard Bank/Sefton House is a row of three single fronted houses in coursed limestone with banding under a hipped grey slate roof, that is unusual for being invested with such a well-conceived design. It is very cleverly proportioned and has some good quality detailing, such as the half-hipped window gable and hipped roof dormers; the pattern of first floor windows; interrupted coffered cornice; ashlar limestone window surrounds; and continuous lean-to roof to the bay windows and porches. It is a very fine piece of domestic architecture. The block containing Rose Garth is a much less adventurous design being symmetrical with roughcast walls, with gabled end bays and central bays with smaller window gables, and rock-faced dressings to the windows and quoins. The north part retains some sash windows with marginal glazing bars but the south part has been affected by the addition of uninteresting bay windows and modern fenestration. Methven Terrace is a larger version of Rose Garth, being a terraced row of four or five, two and a half storey houses in coursed, squared limestone under a slate roof, but the window dressings are in rock-faced sandstone and the roof is embellished by the addition of tall quoined chimneys and a deeply bracketed eaves. To the central front is a glazed veranda with cast iron supports, although the replacement of this feature at the south end by a flat roofed extension with balloon canopies to the front has had an adverse impact on the quality of

the row. Methven is a medium sized Victorian villa with an irregular plan and roof form in coursed limestone with storey bands under a steep, graded local slate roof. The window dressings, quoins and bay windows are in cut ashlar limestone, some of which contained shaped heads and circular decorative motifs. The corbelled and columned front porch on the south east side is a somewhat ungainly affair but a typical mid Victorian detail, while the tall quoined chimneystacks and shaped and pierced bargeboards are a very distinctive and important element of the roofscape. It has very positive impact on the special architectural interest of the conservation area. On the east side, Mayfield Terrace, is a terraced row of five, two storey single-fronted cottages that are enlivened by the shared lean-to roofs over the canted, sandstone bay windows and entrance porches.

- 6.2.38 The long terraced row in **Thornfield Road** was built in three phases of which the central portion of three paired houses – Nos 3 to 8 - are the most adventurous in design terms. The walls are in snecked limestone and the projecting bay windows have a sunk-chamfered sandstone construction. The window gables above have half timbering and plain bargeboards, while the paired entrances are protected by a shared hipped slate roof with single, round-headed windows above. The rhythm of openings and roof features set up by these six houses is very compelling, although is very unfortunate that some of the original sash window joinery has recently been replaced by poorly proportioned PVCu and timber windows. Nos 1&2 and 9&10 are probably contemporaneous and have thinner limestone masonry and simpler window gable details while the window surrounds are in pecked limestone.
- 6.2.39 **Grange Fell Road** contains one grade II listed building and a number of good unlisted buildings that add richness to the conservation area. **Hardcragg Hall**, now a private house, is set well back from the road in private grounds. Although retaining some C17th fabric the house was subject to an extensively and reasonably authentic restoration in c. 1900. It has an 'L' shaped plan with painted roughcast walls and a slate gabled roof. Its architectural value is determined by an abundance of fine oak mullioned and occasionally transomed windows, while the roof possesses a round chimney shaft to the right gable. The front porch has a dated sundial of dubious provenance inscribed 1663 while, on the house, one rainwater hopper is dated to 1734, another 1770, and a third dated to 190*, which probably marks the date of the most recent restoration. The outbuildings behind were not inspected.
- 6.2.40 Only the lower part of **Hampsfell Road** is included within this character zone but there are a number of unlisted properties here that make a positive contribution to the special interest of the conservation area. The citizen's Advice Bureau is currently housed within a traditional stone barn dated to the mid 1840s. It has an 'L' shaped plan with a catslide roof extending over former cow byres. It is built from large limestone rubble with rough quoinstones under a local blue/grey slate laid in diminishing courses. The modern conversion has successfully preserved the agricultural character of the building. Higher up on the east side is

a whitewashed building under graded local slate, gabled roof, single storey on the roadside elevation, but taller, because of the falling ground to the east side, were it faces, across small courtyard, another whitewashed range of similarly good form and detailing. Adjacent, on the north side is the long, thin single storey Masonic Hall, set gable onto the road, with squared rubble in snecked courses and a slate roof. To the north is a row of three terraced houses built from small limestone rubble with levelling bands and unstressed limestone quoins. Detailing includes hipped porch hoods on brackets, a plain limestone sill band, light brown lintels to windows which are coupled on the ground floor and single on the first, with wide hipped dormers with finials, set within a roof of local blue grey slates, with broad chimneystacks. Opposite are a series of light-industrial workshops (-1) of irregular form, which are at best utilitarian in design having pebble-dashed walls and light grey profile sheet roofs and cladding. Their appearance is considered to be harmful in this particular context. Yewbarrow is a double-pile house facing gable onto the street. It has white roughcast walls with weathered limestone pilaster strips at each corner; shaped bargeboards with pendants; hood moulds and a rough limestone sill band; but a modern porch and windows. Yewbarrow House is a larger and more elaborate version with two and a half storey gabled end bays with matching bargeboards and finials flanking a narrow lower two storey bay; local slates roofs; exposed limestone rubble masonry with ashlared quoins' and cruciform three light windows. Hampsfell House Hotel is an 'L' shaped, accreted range with probably early C19th origins. It is painted on the west sides but exposed limestone rubble elsewhere with local slate roofs and some stepped chimneystacks. Windows are three light cruciform types on the east side and more modern elsewhere, except on the west end where they are three over three vertically paned sashes.

- 6.2.41 The Old Parsonage has a complex plan and part half-hipped roof form, laid in local blue/grey slates to graded courses, with superior ashlared chimneystacks with inclined copings. The exposed walls are of limestone rubble brought occasional to course, while detailing to the window surrounds, sills and lintels are mostly in moulded limestone. Attached, to the west end is a later, tall, single bayed, extension, now a separate dwelling, built using similar materials and stylistic devices but with tall mullioned windows and plain bargeboards. On the roadside near by is a rare Victorian post box let into a rubblestone boundary wall. To the west is a long terraced row, now of unequal sized dwellings, but built originally as a hydropathic establishment in c.1880. It has snecked limestone masonry and rusticated dressings, quoins and canted bay windows, under a slate roof that is enhanced by the provision of light brown brick chimneystacks and a reasonably regular run of attic dormers with plain bargeboards and, originally, finials. Its architectural quality is still evident despite a modern proliferation of different window styles, and the incorporation of assorted balconies, one of which is, regrettably, sheltered by a balloon blind.

6.3.0 The Promenade

6.3.1 Spatial Structure

6.3.2 This character area consists only of the very long, thin promenade and adjacent railway line, which follow the edge of the bay, as well as any engineering components associated with the construction of these features. The area begins at the railway footbridge, situated 300m to the north east of the Railway station, by Blawith Point, and continues for along the edge of the bay to the point where the subway crosses under the railway line some 250m to the north of Carter Lane. Along the length of the promenade there are six historic points of access: two by subway, one by level crossing at Bayley Lane, and three by bridge. However, the future of some of these access points is in doubt at the time of the survey, due to the structural decay of some of the bridges and safety concerns at Bayley Lane and alternative means of crossing the railway may need to be established in these areas in the near future, which are designed to be attractive and welcoming to users.

6.3.3 Townscape Character

6.3.4 There are two important characteristics associated with the long path of the Promenade (+12&P5&E8). Firstly, the endless opportunities for uninterrupted views, both up and down the graceful, sweeping curve of the promenade but also outward, across the marshy foreground towards the vast expanse of sands that is Morecambe Bay. The Lido site is particularly important in this context as it juts out slightly into the bay to create a landmark promontory feature with a strong skyline silhouette in views from the south, and especially the north. And secondly, the constant feeling of isolation and tranquillity that the physically separated promenade offers as a contrast to the noise and bustle of the town.

6.3.5 The physical separation associated with the promenade, which is entirely a result of the railway line being positioned inside the promenade on the landward side, is both an advantage and a drawback. It creates a very distinctive and memorable environment, almost unique to Grange, which allows the perambulator to focus almost entirely on his or her immediate surroundings; to engage with the bay without the distraction of what, in the majority of other seaside resorts, would be the competing attractions of the amusement arcade or the fish and chip shop. However, this disconnection and the lack of direct or easy access from the settlement precludes any form of activity that might bring economic benefit to the town. And, even where there are possibilities to join the promenade these are all positioned away from the main nodes of activity in the town and are usually inadequately designed, non-strategic routes that are often enclosed by the unappealing rear elevations or sides of buildings, where there is generally little architectural merit on display. In effect, other than in competing for outward views across the bay, the much of the town largely ignores the promenade and the bay completely.

6.3.6 Architectural Quality

6.3.7 In terms of physical elements the main components are the occasional stretches of sloping masonry on the seaward side, which act as a defensive barrier against high tides; the physical elements involved in the construction and laying-out of the Promenade itself, such as the concave concrete retaining wall and continuous line of metal railings, the various stone revetting walls which contain extensive areas of ornamental planting, the occasional small buildings of various periods, the formal activity areas including the now defunct lido site, with its distinctive sunken sun terraces and formal arrangement of brick buildings; and the track bed and embankments that form the corridor of the railway line, and which include the various structures, such as bridges, that were created to allow passage onto the promenade from the landward side but which excludes the station buildings, which are included within section 6.1.

6.3.8 The **surface features** on the promenade are constructed almost entirely from limestone and finished in fairly rustic manner without any overtly decorative surfaces. The revetting walls to the planted areas against the railway vary from unworked limestone clints, laid on end to form low walls, to more robust structures constructed from squared limestone blocks, but again to a fairly rustic composition with rubble stone or limestone clint copings. Occasionally the walls are capped with blunt sandstone blocks but generally the emphasis is on informality rather than elaboration. These planting areas are generally quite narrow strips but occasionally, when the routes of the promenade and railway allows, they broaden out into more elaborate, though still relatively informal spaces, but even here the built components are not special or particularly significant in architectural terms. In some locations individual semi-mature trees and small informal groups of immature trees are found within the planted areas or are set within the raked masonry surfaces. These trees largely benefit the promenade due the way that they punctuate its long uninterrupted length, while also softening the otherwise hard landscaping that dominates this area. Only at the station itself do more richly worked elements tend to become incorporated into more noteworthy structures. Elsewhere, ongoing schemes of repair and renewal have lead to some of the lower sections being replaced with plain concrete or rendered block materials to form high kerbs and low walls. Occasionally, a recess is formed to take a seat but again these small spaces are not endowed with any significant architectural form. The main pathway surface on the promenade is now universally tarmac, although in a few small locations, where vehicular access is permitted, then sandstone or setts or concrete are used. The tarmac has been periodically repaired and this results in a rather patchy and tired looking appearance in a few areas. As well as the formal plantings beds a number of activity areas have been developed for children. These add a certain richness of activity and character to the area but, again, there are few built features to give these areas any real special distinction.

- 6.3.9 Other than for the Lido complex the **Promenade buildings** that are distributed infrequently along the promenade are all very small in scale, both in plan and building height, and are largely straightforward in architectural execution, without any significant attempts at complexity or embellishment. From north to south the main structures are: waiting shelter and adjacent signal box, both are probably mid C20th replacements of earlier structures and are constructed with brick bases with sandstone cappings and timber superstructures, the former to two stories with a flat roof, and the latter, a single storey under a hipped roof laid with decorative artificial tiles. Both are of only modest architectural interest. The shelter by the playground, below The Esplanade, is of almost identical construction to the previous shelter though the timber windows are probably slightly earlier (original?) and the hipped roof has grey (or green?) slates with a decorative eaves and ceramic ridge and finials. This building is slightly more complete historically but is still only of neutral architectural value in terms of its contribution to the special interest of the conservation area. The near by public toilets have no design merit having an irregular pattern of windows, including a plate glass opening to the promenade side, a shallow metal sheeted roof and a pebble dashed finish to the walls. This building is considered to be detrimental to the special interest of the conservation area. The café building has a far more arresting appearance primarily because of its more complex form and half timbered wall construction and fine roof detailing of ceramic tiles and ridges (+3 & P3). The bay window on the front is not advantageous but the overall appearance of the building is a positive one in design terms. The near by waiting shelter has similar detailing to the other waiting shelters but the brick base has been pebble dashed. It too has a neutral appearance. The public toilets by the Lido have an identical slate roof and eaves detail to the shelter, described above, and a struck stucco plinth, pebble dashed walls and narrow vertical windows with cement surrounds. Because of its simple form and uncomplicated detailing this building has a largely neutral impact on the special architectural interest of the area.
- 6.3.10 The **Lido** complex of buildings and structures (+10, -5, P7, E3) dates to 1932 and is a rather modest example of the type, very different in concept to other examples of the architecture of leisure that are frequently characterised by an agreeable mixture of Art Deco and the International Modernist Styling. The complex consists of three detached brick buildings, which utilise a rather conservative, simplified Edwardian Classical style, aligned along the promenade side together with a separate, rendered diving tower set on the other side of a classically proportioned, irregularly shaped but roughly semi-circular pool that is embraced by a series of high stepped concrete bathing terraces.
- 6.3.11 The main buildings are constructed in an orange/red medium fired brick laid in stretcher bond, with smooth concrete detailing to windows and doors, quoins, coved cornices and a number of thin banded elements. Additional ornamentation is provided in the longer central building through the use of thin cast concrete columns that flank the various broad openings. The form of the central building

consist of a pair of flanking loggias set either side of a longer, narrower and lower central section, which is largely open sided to the poolside elevation. Roofs are hipped in local green slate laid in diminishing courses, with ceramic ridges. The detached end buildings are simpler in form and less ornate with open terraces along the poolside. The diving tower is possibly made from concrete with some sandstone or brick elements (?) and has a cream coloured render (but may have been once covered with white small mosaic tiles?). Its main distinguishing architectural feature is the arrangement of arcaded diving platforms set at different levels along the pool edge. Although now affected by some later alterations the structure still possesses some architectural merit and would certainly be worthy of recording in mitigation of any potential future loss.

- 6.3.12 In architectural terms the Grange lido complex is a fairly modest example and is unlikely to be of listable quality according to the normal selection criteria and of neutral value to the special architectural interest of the conservation area. However, it does have some social and historical importance as an example of a response, in late 1920s and 1930s Britain when the majority of the working population first started to enjoy the benefits of reduced working hours and paid holidays, to a social concern for public health as new attitudes towards the benefits of sunlight and open-air pursuits gained credence through contemporary medical theories. The Lido at Grange is a relatively early example of the sort of complex that help to transform traditional notions of seaside bathing, from a predominantly health activity into a new mass leisure interest. As such the site has some merit and while in architectural terms it is a rather neutral building with only marginal importance to the special interest of the conservation area, in historical terms it is a notable local example of a social movement that occurred throughout the British Isles, and indeed much of Europe and North America, during the mid C20th. Responders at the Place Detectives event were split roughly 2:1 in favour of the preservation and enhancement of the site and its buildings.
- 6.3.13 Public access points to the promenade are made possible across the railway at various points. A number of bridges span the line although two of these, at Berners Lane and Clare House Lane, have recently had to be dismantled due to poor structural integrity. However, a set of arcaded brick and moulded concrete piers, with terracotta detailing, dated to 1903, that supported ramped access from the Promenade at the Clare House Lane bridge, as been retained and in the long term it is hoped that the bridge structure can be repaired and reinstated. The bridge at Blawith Point is a straightforward, shallow, arch suspended deck bridge with attractive railings and massive stone abutments. Its exact construction date is undetermined and its rarity or architectural value as a railway bridge type has not been clearly established. Two other crossing points, to the east of the Railway Station and near to Carter's Lane, are routed under the railway track bed, the former having a simple steel girder single span deck and attractive curving abutments in rock-faced limestone with sandstone detailing. The other main crossing point is at Bayley

Lane where the corridor of the promenade broadens appreciably and limestone walled ramps with crenellated tops allow access across a skewed crossing with typical timber vehicular gates with separate kissing gates for pedestrians (+3, -1, P5). The contrasting public spaces formed on either side of this crossing are distinctive and memorable but ongoing safety concerns here may force the closure of the crossing in the near future. An alternative public access point to the Promenade, via a further subterranean crossing at the Main Street car park, to the north, is currently being constructed.

6.4.0 Kents Bank and Cart Lane areas

6.4.1 Spatial Structure

The central parts of these two areas both have a very definite village character about them. Each area is focussed on a tightly knit centre where small 2 and 2 ½ storey buildings define generally short, irregular and narrow streets, and where significant individual or groups of trees are a noteworthy feature of the neighbourhood. The sizeable grounds to Abbott Hall (+2) and the smaller, but still appreciable gardens to Hurrock Wood and Kirk Hey, also make a significant contribution to the distinctive character of this small sub zone. The nature of the landform means that permeability is entirely restricted to a number of narrow historic lanes that drop down from the B5277, the main arterial route, which is set a few hundred metres inland on higher, flatter land. This means that there is no route that directly follows the edge of the coast and so journeys from Kents Bank and Cart Lane inevitable require a detour inland before bearing off north or south.

6.4.2 At Kents Bank, the area immediately adjacent to the entrance to Abbott Hall is chiefly defined by a small perimeter block arrangement of buildings whose south west side consists of a series of small whitewashed cottages that are arranged as an informal terraced row behind shallow front gardens of various depths. The south east row of houses in this block is arranged in a row to the rear of quite long front gardens, and this alignment has duly influenced the alignment of a lengthy run of later buildings to the north, where a series of mostly large, detached villas, set in substantial gardens create a low density, broadly suburban character, as Kentsford Road sweeps up hill and then veers inland. At this point the gap between the railway and the road broadens out sufficiently for a small number of dwellings to have been introduced along the road edge, while to the north a more fragmented pattern of recent development being has been randomly inserted within the former gardens of a pair of medium sized country houses: Kents Ford House and Seawood House.

6.4.3 To the north, and dividing Kents Bank from the Cart Lane area, is a broad, triangular open space containing four, hedge lined, pasture fields, with Guides Farm and the railway closing the eastern coastal edge. This land sits on a relatively steep eastern facing hill slope that offers significant outward views across the bay, especially from the adjacent Carter Road, which forms the north edge of this space, and which drops

sharply down to a junction with Cart Lane where a level crossing over the railway and adjoining slipway allows access directly onto the sands.

- 6.4.4 Cart Lane is a moderately long, slightly sinuous but entirely level street set close to and parallel to the bay's edge, with houses arranged principally along its inland side. Two short, hedge lined lanes join at right angles from the west and although modern buildings now flank Orchard Lane and Linden Fold their positioning and the narrowness of the lanes helps to reinforce and sustain the strong sense of village character in this area. Houses on Cart Lane are arranged in an irregular fashion – some set right up against the pavement, some behind shallow set backs and others behind rather deeper front gardens.
- 6.4.5 To the north, beyond Carter lane and the more recent Carter Fold cul-de-sac development, is a very broad expanse of playing fields, bounded to the north by the road and by development of very suburban character that lies outside the conservation area, and to the south by the tall but uninteresting form of the railway embankment, which curtails views of the bay except from the higher ground to the west.
- 6.4.6 **Townscape Character**
The earliest parts of these two zones are located adjacent to the coast at the ends of historically important lanes that were created to allow access down to the bay for cross sands journeys into north Lancaster. These compact centres share a very attractive village-like character, although both parts have been subsequently enveloped by extensive mid-late C20th suburban development of a generally mundane nature that is largely set outside of the designated area. Lying in between, and separating these areas from each other and from the bulk of Grange to the north, are broader pockets of open green space.
- 6.4.7 Kents Bank is centred on the lower part of Kirkhead Road about the entrance to the Abbott Hall property, where a gate lodge and pair of large estate cottages sit opposite a short, irregular block of individually built terraced properties with whitewashed rendered walls and traditional detailing. The form, scale and alignment of these buildings along their south west side helps to establish a street of very memorable character, which broadens appreciably in front of the railway station, and which is considerably enhanced by the presence of the many mature trees in some of the neighbouring gardens and especially within the grounds of Abbott Hall, where a number of mature specimens make a very positive contribution to the character and appearance of the area. Kents Bank House, which forms the south east side of this building group, consists of a long elevation that is distinguished by a memorable sequence of linked, tall gabled walls surmounted by slender masonry chimneystacks, these being set behind a strikingly deep garden space that contains a number of distinctive and protected ornamental trees. The positioning of this frontage influences the alignment of later buildings to the north where very large

detached and smaller semi detached houses are set well back behind long mature front gardens. To the north east of Kentsford Terrace the houses are much more modern in date and, while respecting the general deeply set building line, the inclusion of an access road in front of these buildings has diminished the significance of the front spaces that are elsewhere a significant characteristic in this zone.

- 6.4.8 Other than for the low traditional form of the railway station and its platform waiting room, the steep, narrow, tree lined corridor occupied by the road and the railway precludes any real opportunity for building until the road begins to climb and swerve inland to the north. Here a small number of tall stone buildings are set right up against the pavement to create, with the tall mature trees on the opposite side of the road a rather claustrophobic aspect. To the north a number of randomly positioned modern houses have been inserted within the large, steep and very well wooded gardens belonging to a pair of large Victorian villas known as Kents Ford House and Seawood House. Views eastwards over the bay from these properties and from the farmland to the north are often dramatically panoramic.
- 6.4.9 As a result of the very tall hedges and walls that line much of **Carter Road** along its steep decent north eastwards towards the coast this lane gives the appearance of being charmingly rural in character. These hedges have a number of benefits: they define a very dramatic vista on the lower parts of this lane out over the railway crossing and across the bay towards the tree covered Arnside Park beyond; they allow for occasional glimpses across open fields towards the bay on the south east side; and on the north side they act to screen a dense cluster of modern housing.
- 6.4.10 **Cart Lane** is a moderately winding narrow street with two storey houses laid out mostly along the west side only, which help to create a very attractive building height to street ratio. The frontages are arranged in a somewhat irregular fashion – some houses being set right up against the rear pavement edge, some behind very shallow front gardens, and others that are centred within rather deeper plots. This arrangement, and the presence of a number of mature and younger trees, helps to create a very high quality environment of great significance to the special interest of the conservation area. Historically, the strip of land to the seaward side of Cart Lane was left open as the land relief falls away steeply to the railway line below, and the shingle and estuarine sands beyond. However, some modern development has been squeezed into this narrow belt, largely to the detriment of this area. Cart Lane makes an abrupt westerly turn at its north end before, as a very narrow lane, it again climbs uphill towards Cartmel Road. Here, the development is mostly modern but one or two traditionally constructed stone buildings that are set hard up to the road edge are of note. Beyond is the recent Carter Fold development where the individual houses are reasonably well designed but the character of the cul-de-sac layout is not particularly in keeping with the general appearance of the neighbouring area.

- 6.4.11 To the north, beyond Carter lane and the more recent Carter Fold, is a very broad expanse of playing fields bounded to the north by the road and development of very suburban character that lies outside the conservation area, and to the south by the monotonous form of the railway embankment, which restricts views of the bay except from the higher ground to the west. This large, managed open space is very plain in appearance and rather lacklustre in terms of formal landscape character although it does afford impressive and uninterrupted outward views across the bay from the more elevated parts of Cart lane to the west and Thornfield Road to the north.
- 6.4.12 **Architectural Quality**
- 6.4.13 In Kent's Bank significant architectural interest is provided by the dramatic, long south east elevation of the grade II listed **Kents Bank House**, with its distinctly rhythmical patterning of doors and windows and particularly by the repetitive sequence of full width gabled roofs. Its multi colour-washed elevations present an elegant and harmonious appearance that is one of the key delights in this part of the conservation area. The south west side of this block which fronts **Kirks Head Road**, together with the detached house 'Walmer' at the north end, is slightly less distinguished in design terms but the arrangement of double fronted, whitewashed, individually built, terraced houses with elegant sash windows still make a very positive contribution to the special interest of the conservation area.
- 6.4.14 Of similar architectural interest, but set largely away from public view within its own extensive grounds, is **Abbott Hall**, a grade II listed, mid C19th house attributed to the Webster architectural firm of Kendal, and now converted to a Christian hotel. It has an expressively asymmetrical plan and a complex roof form with local slates in graded courses, and much Gothicised decoration including intricate gable bargeboards, tall chimneys, rendered and limestone walls and a 3 storey tower with pyramid roof to the rear. A separate courtyard block to the north west is unlisted but its form, high quality limestone masonry and attic gabled roof make a significant contribution to the architectural interest of the area. At the entrance to the grounds, a single storey Lodge has with roughcast walls, hipped slate roof, two light windows with Gothick glazing and coupled limestone chimneystacks, and is listed grade II. The Cottage, next door, is almost contemporaneous, with similar chimney details and roughcast walls but with a double pile form and gabled roofs complete with shaped bargeboards enhanced with finials and drop pendants. Although unlisted it has a positive impact on the architectural quality of the conservation area.

- 6.4.15 To the north, off Kirks Head Road, Hurrock Wood is a large neo-gothic villa that has been much altered, extended and subdivided, not all of which has been beneficial to the architectural interest of the building, but sufficient quality survives to ensure that the building still makes a valuable contribution to the special architectural interest of conservation area. Key aspects include the welter of shaped and pierced bargeboards to end and attic gables, the broadly balanced form, two light window openings with rounded heads, and sash windows with rock cut lintels and sill bands. Kirk Hey, a large roughcast house of c. 1900, is different in conception, displaying free arts and crafts motifs such as mannerist bay windows, a colonnaded porch, half-timbered gables, sandstone (or terracotta?) lintels and some vernacular elements within a consciously asymmetrical form. Largely concealed from the road it nevertheless has significant architectural value in this local context. No 3 **Priory Road**, of 1892, with whitewashed walls and a hipped roof of local slates, contains robust red rock faced sandstone detailing to quoins and window surrounds and has the appearance of a converted coach house. No 2 has whitewashed walls and rusticated limestone quoins and a series of distinctive attic gables with cut bargeboards and finials.
- 6.4.16 All of the following buildings on **Kentsford Road** make a positive contribution to the special interest of the conservation area. No 104 is a 1920s, two storey, symmetrical house with a hipped slate roof and roughcast walls and wide storied bay windows with six over six sash windows. No 102, of similar date, has a similar plan with roughcast walls and shallower storied bays but the appearance is generally more vernacular in it's detailing to attic gables, cruciform windows and hexagonal chimneys. The Kents Bank Hotel is a tall two and a half storey, mid Victorian building in snecked limestone with extensive rusticated red sandstone detailing. It is dominated by a broad corner bay window to all stories, which is surmounted by an unusual half-hipped roof arrangement. No 92&94 is a large semi detached house in light coloured coursed and snecked limestone with rock faced limestone dressings under hipped roofs with moulded stacks. The central bays project forward to provide a balance to the otherwise strong horizontal emphasis evident in the form. The building's interest has been slightly weakened by the insertion of modern plastic windows. Kentsford Terrace shares a similar material appearance to the near by hotel but the form is far more rigorously symmetrical and the building's appearance is dominated by the strong forms and arrangement of bracketed gables and eaves, and by the patterning of tripartite and round headed windows and the well conceived door surrounds. Beyond the more modern infill, which is of markedly mixed design quality, Nos 58-64 has projecting end bays and coursed limestone masonry with subtle yellow sandstone detailing and gabled slate roofs with ashlar chimney stacks, but the dominant interest resides in the lavishly bracketed eaves detailing and the coupled sash windows with semi-circular heads.

- 6.4.17 On the east side of the road two houses of quite good quality edge the highway as it begins to climb uphill. The most conspicuous of these is No 59, constructed in what, for Grange, is a relatively unusual dark brown Lakeland shalestone with smooth pale sandstone detailing. The design has a restrained seaward side but a much more flamboyant roadside elevation set under a very extravagant roofscape of half-hipped gambrel form, with eclectic timber braced and gothic verge treatments. The taller southern bay is enhanced by the sequence of stepped, narrow stairlight windows that rise up the elevation. The building has been slightly weakened by the addition of very plain extensions on each side and further marred by the insertion of modern fenestration to the east elevation. No 47 has an irregular ground plan which results in a rather awkward roof form but some of the detailing, such as the moulded lintels, mullioned sandstone windows and front porch is well executed.
- 6.4.18 To the north are two large country villas, originally set within quite generous grounds, but now surrounded by modern infill development of mixed design quality. The southern half of Kents Ford House dates to c. 1880. Of two stories, with a three-storey entrance tower, it has a markedly irregular and asymmetrical plan with angled and semi-circular storied bay windows, shallow hipped roofs and a deeply oversailing eaves, which gives a loosely Italianate feel to the building. The surface decoration exhibits strong geometric articulation to the bays and stories through the incorporation of smooth pale banding and rock-faced quoins and window detailing. The building was extended to the north using exactly matching detailing though in a much simpler form, and then extended again, much more poorly, in the C20th. Although unlisted it has a very accomplished design, which adds considerably to the special interest of the conservation area. The former Coach House buildings to the north have pale limestone rubble walls and golden-brown sandstone detailing and are elaborated by the use of extravagantly bracketed eaves and verges and a four centred arched coach entrance. The conversion of these buildings has successfully conserved their intrinsic architectural interest. Seawood Cottage is a 'T' shaped two-storey house with roughcast walls, rock faced quoins and window detailing, a green slate roof. Its quality has been adversely affected by the insertion of PVCu windows in recent years. Holly Lodge is a modern house which, through its formal and detailed design has been successfully integrated into its setting, to the benefit of the conservation area. Seawood House, the other large house here, is a far less sophisticated design than Kents Ford House. It utilises limestone stonework in the form of random squared rubble for masonry, rusticated work for the quoins and window surrounds, and semi-circular moulded heads to the windows. The roof is gabled and provided with decorative bargeboards while the tops of the bay windows are given crude crenellations. The house is handsome rather than eye-catching, an effect not helped by the erection of a pair of ugly long flat roofed dormers in the C20th. Little Seawood, to the rear, was not fully inspected but its architectural interest does not appear to be so significant as the main house. Of the later houses to the south, only Nos 27-31, a pair of interwar houses, have any notable architectural value.

6.4.19 The scale of the houses on **Cart Lane** is generally smaller than in those to the south. There are six grade II listed buildings in this part of the conservation area: **Guides Farmhouse and Outbuildings** is probably the earliest of these with mid C17th fabric, although there is little visible externally to suggest such origins. The house part is of a low three stories with the exterior having a painted roughcast finish. The adjoining bank barn is taller with exposed limestone rubble walls and has an arrangement of doorways on the west side. The key aspect of the house is the seemingly random distribution of sashed and blind openings about the elevation and the door hood to the north entrance. **The Cottage** is a mid C19th double fronted house (actually facing Carter Road) in rubble limestone with rock faced sills and lintels and six over six sash windows. Set opposite by the railway crossing, and one of the few early buildings to the east side of the road, is a short terrace of three grade two listed cottages of unusual form, being of double depth plan with a formal frontage to the south end and simple entrances, but few windows on the longer roadside elevation. The building has been marred by the insertion of some modern fenestration and a contemporary eaves/verge detail. **Hawthorne Cottage** dates from c.1850 and has a double fronted, low but wide main elevation, painted roughcast walls and a slate roof. The entrance is protected by a fine latticework open porch on stub walls while the south verge oversails simple timber brackets. The composition of the house is, unfortunately, greatly weakened by the use of top opening casements to the lower story, and completely overshadowed by the dreadfully misguided, modern rewindowing undertaken as part of the conversion of an attached barn, on the same axis, to the north side. **Monks House** is one of the earliest and best-preserved vernacular houses within the conservation area. Of probable mid C17th date, it has a balanced front of five and four light, rebated and chamfered, sandstone mullioned windows, arranged around a central entrance with a moulded surround which continues into a crenellated lintel, with flat hood over on brackets at the height of a rough story band. The rear has an unequal arrangement of four, four-light mullioned windows, while a two light matching window is positioned on the north gable end. The walls are now concealed behind modern uncoloured pebble-dashing, which is hardly an asset, and the steep gabled roof is covered in local slates. **Yew Tree Farmhouse and House** is dated to 1740 but has been disfigured by numerous C19th & C20th alterations. Again, pebble-dashed masonry under a steep slate roof, of two and a half stories, in five bays, with a fine moulded entrance dated to 1740 behind a modern glass porch, and thin, tooled C19th window surrounds and regrettable C20th casement windows. The architectural form has been seriously harmed by the addition of large, flat roofed, C20th, attic dormers.

6.4.20 Key unlisted buildings that make a positive contribution to the special interest of the conservation area include the following. At the north end, Linden Cottage/Gateways House is a deep plan, pair of single fronted cottages of probable early-mid C19th date that are made more interesting by the later addition of an eccentric arrangement of half-timbered full height bay windows, flanked by miniature, cross braced, first floor balconies, that forms the roadside end. Next door is Elder Cottage,

a small, double fronted cottage, of similar date, set gable on to the road, and built in limestone rubble, with painted roughcast on the roadside end, under a gabled local slate roof, with an asymmetrical arrangement of windows on the south front, now with mixed, but small pane, fenestration. Set well back from the road is Beech Cottage, a tall, almost square house of two stories with white roughcast walls under a steep slate roof. A small oriel window on the south gabled front is a distinctive feature but all of the window fittings are now ungainly, top opening, PVCu casements. Merton/Red Roofs is a square house probably built in c. 1900 as a single dwelling. It has a hipped roof with a pronounced oversail and deep eaves block, and smooth uncoloured rendered walls. The front is enhanced by a recessed balcony over a glazed and corniced entrance porch and thin moulded dripstones over the ground floor windows, but again, PVCu windows have been inserted throughout. Chestnut Cottage is a narrow painted roughcast house under a local slate roof laid in diminishing courses. It has an asymmetrical front with modern fenestration and a rather unattractive C20th lean-to entrance porch. To the south of the level crossing is Crossing Cottage a good quality, typical Furness Railway building in coursed limestone with rock faced sandstone dressings and a steep local grey/blue slate roof. It has an attractively irregular plan but its best elevations face the bay.

On the seaward side of the street a small number of architecturally mundane houses and bungalows have been erected In the late C20th within some of the small garths, while other small fields remain undeveloped and so allow for attractive views over the bay from the street and from houses and gardens to the west.

6.5.0 The wider area containing Yewbarrow, Paradise and Blawith Hills

6.5.1 Spatial Structure

6.5.2 The mature landscape setting, which acts as a distinctive backcloth to the town, and the way that the buildings are arranged within it, is of exceptional importance to any appreciation of the special character and appearance the conservation area and is a major factor in defining its special value. This underlying topography has a massive bearing on the character and appearance of Grange over Sands generally, but nowhere is this truer than in this particular character zone. Here, a sporadic and dispersed pattern of buildings sits within a landform that is dominated by extensively wooded and sharply sloping hills, which both shape the pattern of the immediate settlement here while acting as a rich backdrop to its broader form. These isolated individual and small groups of buildings are still significant in this landscape but they are not the dominant aspect of the area's spatial composition.

6.5.3 The land relief has also influenced the way that access roads, narrow tracks and lanes, and public footpaths have been threaded through this area as structuring elements. While there are no really major through-routes other

than the secondary road out towards Lindale over the higher ground of Blawith Hill to the north, new roads were inserted along the lines of contour to allow access to plots that were able to take advantage of views and panoramas across the bay. The density of such development is generally broad and open with many houses being set within quite generous grounds. Windermere Road forms a significant axis outwards to the north, initially lined by small scale cottages and terraces on the west side, and then routed through a distinctly wooded, rolling countryside in which a number of large detached residences are set within very private grounds, which are serviced by estate cottages and outbuildings.

6.5.4 Also significant is the way that the historic landform has been exploited through forestry and agriculture, and the presence of farm groups, estate buildings and agricultural workers dwellings is another key aspect of this character area's distinctive form.

6.5.5 **Townscape Character**

6.5.6 This character zone is one of the least developed parts of the conservation area. Its special character and appearance is powerfully influenced by very dominant natural and topographical elements. Trees and woodland are almost ever-present elements, both within the lanes and footpaths which thread through this area, but also beyond the built up area where in greater concentrations they act as a rich backcloth on the steep hill slopes behind. Roads and buildings are sited in response to, and to take advantage of this landform and planting, which means that views outwards across the town towards the wide-open expanse of the bay are strategically of great importance.

6.5.7 This outer landscape is typically broad in scale and often relatively open in character and views of the surrounding undulating countryside are often strategically important. However, sometimes they are significantly curtailed by the undulating form of the landscape while the planting of tall mature trees and shelterbelts means that strong skyline features are sometimes fashioned as compensation, and contribute significantly to the special appearance of the conservation area. In many places individual buildings also act as key landmarks and help to punctuate the landscape and add to its variety and vital character. The area is also characterised by a distinctive pattern of distinctive pattern of drystone walls and low hedges to plantations and pasture fields and these features continue to form boundaries to extensive garden plots.

6.5.8 Architectural Quality

- 6.5.9 There are seven grade II and one grade II* listed buildings in this area some of which are very large in scale, being conceived as country hotels: **Grange Hotel** is a Furness Railway hotel by EG Paley from 1866. It has snecked limestone rubble and red sandstone dressings and slate mansard roofs with segmental headed attic dormers, to a symmetrical three-storey range. The four-storey entrance bay is topped by a squat pavilion roof, while a range with three stories crosses to the right. A gutter band is supported on shaped brackets. The entrance surround has a plain entablature on Tuscan pilasters, while above diminishing mullioned windows have segmental heads. **Netherwood Hotel** is listed grade II*. Originally a large country house, now a hotel, it was built in 1893 to designs by Willink and Thicknesse, who undertook much work in Liverpool including the world famous Cunard building at the Pier Head. 'Jacobethan' in style, the importance of the building is established by an irregular plan, showing deep progression and recession of the wall plane and an exaggeratedly asymmetrical front of two and three stories over a deep basement. Its snecked limestone masonry walls are dominated by a series of red sandstone mullioned, and frequently transomed, windows of assorted sizes. The roofline is purposely complex and sub divided into numerous pitches, and ornamented by coped gables with finials, attic gables, massive chimneystacks with round shafts, and a taller battlemented tower beside a lower gabled entrance porch. The latter has a richly carved, tall, stepped head over a shallow Tudor arched doorway, with moulded jambs and stringcourse. To the northwest is an extensive C20th addition, with matching but stripped down detailing, which is tastefully in keeping, although the expansive but much plainer roof form is far less successful. The immediate setting, with the rear of the hotel set right up against a hillside that is swathed in towering woodland, and a deep front that is dominated by a natural green amphitheatre set between limestone outcrops, is both dramatic and distinctive. Set to the west in a wooded cliff are **two follies**, listed grade II, previously outbuildings but now sensitively converted to dwellings, made from random limestone rubble with weathered limestone detailing and slate roofs, the latter with crenellated verges, and a corbelled corner turret on the west building, while a battlemented terrace links the two structures. Behind the hotel is a 'U' shaped courtyard of vernacular farm buildings that is fronted by **Brown Robin**, now three houses but probably originally conceived a single dwelling in the late C17th. All parts have whitewashed roughcast walls, the later, east part being smooth finished, under green slate roofs. The central lower part looks the earliest with an asymmetrical front containing two and three light stone mullioned windows, later openings with projecting stone surrounds, and a plain doorway with pitched slate hood. A large round roughcast chimney shaft sits over the abutment with the west unit, which is taller with later but still horizontal window openings. The east part is higher again with taller three light windows with chamfered mullions and a round chimney at the east gable. **Blawith Lodge** is at the west entrance to the Netherwood estate. It dates to 1890 and has snecked rubblestone walls with both ashlar and rock faced dressings to a complex plan and roof form, with gabled attic dormers, of one and

two stories with a distinctive slated veranda. To the north, in an almost emparked landscape, is the **Merlewood** group of buildings. The main house, recently a research establishment, was built in 1851 to designs by Thompson and Webster of Kendal. Built to two lofty stories in limestone rubble with ashlar dressings under a slate roof with steep gables. Its special interest is established by the quality of its transomed and mullioned, storied stone bay windows; range of tall chimneys, many of which are clustered; open timber gothic porch; together with the later enlargement at the west end, where a three storey parapeted tower with pyramid roof and projecting stacks with diagonal shafts was created in 1881. **Merlewood Lodge**, of 1853, is of two stories has roughcast walls, limestone detailing and a slate roof with some shaped bargeboards. The windows have two and three lights, some with pointed and triangular heads, and timber mullions, with hood moulds, while an attic dormer window is corbelled out.

- 6.5.10 There are many other, unlisted buildings within this character zone that make a positive contribution to the special architectural or historic interest of the conservation area. On the west side of Windermere Road a group of cottages, including Nos 1-6, a terraced row, have good detailing and a distinctive iron veranda. At the Slack a group of estate cottages to Merlewood were built for retainers in service at the house or on the estate. Slack House, is a two-storey house, basically rectangular in plan, with an extension about the north west corner. Distinguished by the use of weathered clint limestone detailing to window surrounds and sill bands, a fine open timber porch and unusual bargeboards to deeply oversailing verges, it has grey roughcast walls and a local slate roof laid in diminishing courses. Near by cottages are generally smaller in scale and less exacting in execution, though The Slack is an exception, having rock-faced stonework masonry and local hipped and half hipped local slates roofs with terracotta embellishments. To the front are a canted timber bay window and glazed porch. Hazel Bank stands in its own small grounds, with an open aspect to the south. Of two stories with steep gabled roofs in local blue/grey slate and stepped ashlar stacks it has random limestone rubble walls and simple lintels. Extension to the rear and a front conservatory look to be later additions. None of the outbuildings at Merlewood were inspected nor were the larger houses in very secluded grounds such as Eggerslack House or the Coach House.
- 6.5.11 To the east of Netherwood are Woodlands and Grange Cottage. The former is two stories high has limestone rubble walls with stressed rubblestone dressings under local slate roofs with half hips and gables, while the latter is a single storey lodge, situated at the entrance to The Grand Hotel, in sneaked limestone with hipped and gabled roofs in local slate with crested ridges and finial decoration. To the east, on the north side of **Lindale Road** are two sets of four terraced houses: Berriedale is symmetrical with gabled end bays, of two and a half stories, with limestone rubble brought to course, under steep dark grey slated roofs with plain bargeboards. The row is given a strong verticality by the provision of alternating storied bay windows and coupled windows with moulded abstract plant garland motifs to

some panels. The integrity of the row is slightly weakened by the incorporation of poorly designed dormer windows to some of the properties. Hazelwood Terrace is much plainer in design and more horizontal in form due to the almost full-length veranda that spans between bay windows to cover the entranceways. The range has been marred by the almost universal insertion of PVCu doors and windows to the openings. The Grand Hotel is a very large spa hotel set on a narrow terrace high up above Lindale Road. Built in a monumental, palace like style, but extended a number of times in the later C19th and early C20th's, its east elevation is concealed by a later, and much plainer and slightly ungainly extension that is not such a positive feature, especially at its north end where services outlet and utilitarian designed fire escapes are sited. The southern part of the west elevation, about the grand entrance is more elegant and welcoming, but the quality of design diminishes in the later, northwards extensions. Hazelwood Court, which was founded as the Hazelwood Hydropathic Establishment in 1877, is slightly smaller but still monumental in scale having a dramatic east elevation displaying strong concatenation with advanced end 'pavilions' under tall hipped roofs and a projecting broader central entrance bay under a mansard roof, all with bracketed coved eaves. The wall masonry is finely worked and coursed snecked limestone with contrasting Triassic red sandstone detailing to quoins and all openings. Both of these large buildings are very dominant and important landmark features in views into this northern part of the conservation area from the flatter coastal land to the east.

7.0 Character Analysis Maps: Townscape Character and Architectural Quality

- 7.1 The following pages contain a set of maps that seek to show, in graphic form, the contribution made by individual buildings and spaces, and the importance of the wider landscape setting to the special character of the town. These maps consist of a sequence of four Architectural Quality maps, which show the architectural quality of buildings within the conservation area (Maps A1-4); and a sequence of Townscape Character Analysis maps (Maps B1-10), which seek to define the nature of the townscape character in the conservation area. These two sequences of maps identify a range of factors that impact in some way, positively or harmfully, on the special character and appearance of the conservation area. These vary from the significance of particular trees or woodland planting, the positioning of key landmarks, the role played by the main building elevations, buildings lines or key buildings or groups, and the opportunities available for views and vistas along streets, between buildings, and outwards towards key landmarks. The maps also identify all of the statutory designations that affect the area, such as listed buildings or the locations of trees affected by Tree Preservation Orders, as well as other non-statutory categorisations that have been made in defining the area's importance.

- 7.2 Please Note that this character appraisal and its attached analysis maps should not be seen as a comprehensive audit of every single aspect of the conservation area. **The omission of comments on a specific building, part of a building, space or townscape feature should not be seen as an indication that it is of no interest or value.**