

Character Appraisal

Kendal Conservation Area

Approved 5 December 2007

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1.0 Introduction and Legislative Background

- 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 published conservation area character appraisal of the Kendal conservation area was formally adopted by south Lakeland District Council on 5th December 2007. It was the third of ten areas to be assessed as part of strategic review of all ten conservation areas within the district. The objectives of this appraisal were 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 Framework, Community Strategies and Area Action Plans

- 1.5 The Kendal Conservation Area was designated in 1969 by Westmorland County Council and Kendal Town Council and its boundaries were later amended during reviews carried out in 1978, 1982, 2000 and 2007, during this review, by South Lakeland District Council. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Planning Services group of South Lakeland District Council, who are the local planning authority for the area. The fieldwork/spatial analysis for the area appraisal was undertaken between September 2005 and June 2006 and a first draft text was completed in December 2006, following a programme of public engagement that commenced in May 2005. In addition, members of the Fellside Forum and Kendal Civic Society assisted in drafting a number of sections of this appraisal while the text was edited to further reflect comments gathered from the public participation events.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 5 December 2007 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 Kendal is situated within the county of Cumbria and is the major administrative and service centre in the local government district of South Lakeland. The town had a resident population of 27,505 at the time of the 2001 census. Approximately half of the present urban area is included within the conservation area, which includes almost all of the pre-1900 developed land.
- 2.2 Kendal is located in the valley of the River Kent, which has its head on the high ground of Kentmere Common, some 16kms to the north west of the town. The town is situated a few kilometres below the point where the valley begins to flatten and open out into more undulating terrain, and where the river begins to meander more widely southwards before merging with the Lyth valley and emptying into the vast estuarine sands of Morecambe Bay, some 15 kilometres to the south west. To the west and east are rolling fells which form a distinctive backcloth to the many outward views available from within the settlement, while also allowing for some striking elevated views into the heart of the town from outside.
- 2.3 Historically the town was situated on the A6 trunkroad, the main London to Glasgow route, and was a major stopping point prior to the steep haul up through the Tebay gorge and then over the testing Shap summit to the north. However, since the construction of the M6 motorway in 1971 the town has partly lost this strategic position on the road network, although it continues to form a major intersection between various cross country routes and can still make a genuine claim to being the gateway into the Lake District. It lies 31 km to the north of Lancaster and 63 km to the south of Carlisle, the county city of Cumbria. The town is serviced by train but its station lies a few kilometres to the west of the main inter city rail network, with which it connects at the Oxenholme junction.

3.0 Geomorphology and Economic Geology

- 3.1 The underlying solid geology of the Lake District consists mostly of strata belonging to the 'Windermere Supergroup' of the late Ordovician and Silurian geological eras. These rocks are primarily sedimentary and consist mostly of marine mudstones and turbidite sandstones. These rocks were severely deformed, uplifted and metamorphosed in the early Devonian period when a slaty cleavage was imposed, and then deeply eroded during the later Devonian era. Later still, in the period of the late Cretaceous, significant mineralisation occurred as a result of further uplifting. Since then multiple glaciations have eroded much of the softer and more fractured rock strata to create the stunningly varied landscape of the Lake District and the Cumbrian Fells.
- 3.2 Kendal sits on the southern east edge of an occasionally exposed Carboniferous limestone scarp that lies, geographically, around the rim of the much earlier and much more mountainous Lake District massif, where Ordovician Skiddaw slates dominate. 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. The rocks that formed during this period were originally up to 1,500 metres thick, and contain extensive micrites, sparites and pseudo brecciations. Some localised outcropping of slate is also to be found in the area.
- 3.3 This exposed limestone rock was then subjected to severe wind and water weathering during the Permo-Triassic era when a distinctive tropical Karst landscape was developed in some parts of the region. These rock formations were then significantly eroded during the subsequent hot dry Tertiary period, and then much more severely during the colder Pleistocene glaciations, when the softer rocks were removed to form the distinctive lake filled valleys and melt water channels of the Lake District proper.
- 3.4 The retreat of the ice sheets, some 10,000 years ago, resulted in the creation of significant glaciofluvial deposits including a range of moraine types, such as the extensive drumlin fields that occur in the close vicinity of Kendal, as well as, in parts, a substantial covering of clays made from ground up stone 'rock-flour'. The soils locally are generally clayey or loamy to the north and west, but elsewhere, and in the Kent valley, they are more gravelly and freer draining. Traditionally the chief crops grown were oats, barley, wheat, turnips, potatoes, and clover, but the greater part of the nearby upland landscape was given over to the raising of cattle and especially sheep, from which the town's woollen industry prospered sufficiently for Kendal to become the most significant mediaeval town in Westmorland after the decline of Appleby in the C18th.

- 3.5 The town itself is sited upon a number of very narrow becks that are broadly orientated east west, to flow into the River Kent, but these are now largely culverted and do not appear as key townscape features, except in two locations: Blind Beck on the north and north west edge of Kirkland, and Stock Beck by St George's church, off Church Street.
- 3.6 This ancient and more recent geological activity has had a bearing on both the economic development of the wider area around Kendal, and especially upon the visual character of the town itself, both in terms of the topographical backdrop to the settlement and in the appearance of many of the town's buildings, which are, for the most part, constructed and roofed from locally quarried stones.
- 3.7 Many of the earliest buildings in the town would have been constructed either from timber, clearance stone or from convenient local stone outcrops. The significant rise in population in Kendal during the post-Mediaeval period resulted in a massive surge in demand for more robust building materials and, in an age prior to local transport improvements, this invariably meant the use of vernacular materials from local sources. In Kendal's case this encouraged the exploitation of the local, pale grey Carboniferous limestone, extracted from the Urswick geological formation, with the bulk of this material coming from quarries at Kendal Fell, situated on the north west edge of the town, which produced hard impermeable limestone for constructional uses as well as a material that could be shaped and polished for more decorative purposes. Some limited use was also made, in the second half of the late 19th century, of the red Triassic 'St Bees' or 'Appleby sandstone', which was prized as a freestone for cutting and carving and was therefore chosen for a narrow range of commercial or prestige buildings in the town or for the creation of contrasting detailing such as for window surrounds or banding on some domestic buildings.
- 3.8 Slate has been commercially extracted, for regional use, at Kirkby Moor, 47km to the west of Kendal, where 'blue-grey' roofing slates were produced. The traditional technique of cutting these slates to different lengths for laying in graduated 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 Kendal. Green roofing slates from Westmoreland are also found on some buildings in the town although these are often used on the more prestigious or deliberately flamboyant buildings. Silurian slatestone was occasionally used in walling construction although the nature of its sombre grey/black colouring meant that, in an ostentatious town like Kendal, it was invariably concealed by roughcasts or light colourwashed stuccos.
- 3.9 Limestone was also used to manufacture quicklime for use in agriculture and, from the late C18th, on a large scale for use in building mortars, as the industrial scaled limekilns at Greenside in Kendal attest.

4.0 Archaeological Significance and Potential

- 4.1 Kendal was included in the joint English Heritage/Cumbria County Council sponsored Extensive Urban Survey (EUS) that was established to provide an up to date view of the archaeological resource of the smaller and larger towns in each study area. This section borrows heavily from that report's analysis and strategic conclusions.
- 4.2 The archaeological significance of Kendal is established by a number of factors: a possible pre-urban nucleus centred on Kirkland and Castle Howe; a moderately large market place, stretching from Finkle St to the existing, but much smaller Market Place; and a sequence of burgage plots extending back from the frontages arranged along each side of Stricklandgate, Highgate and parts of Stramongate, which suggests a significant degree of formal planning. Standing detached from this early urban morphology on the east side of the river are the earthwork and masonry remains of the C12/13th Kendal Castle, while two other mottes are thought to exist outside of the conservation area at Hallgarth and Castle Park. The other major structuring device on the town is the River Kent and two of the present bridge crossings are likely to be mediaeval: Stramongate and Nether Bridges, while one other early bridging site might also have existed, but there are no known references earlier than 1611 for Millers Bridge.
- 4.3 The basic street pattern remains unchanged into the post mediaeval period, with an increasing population largely being accommodated within the existing burgage plots, a trend which appears to have stimulated the emergence of Kendal's distinctive enclosed yard system. In addition, the large market place appears to have been slowly encroached upon in the C16th, gaining its present form more or less by the time of Speed's map of 1611. Lowther Street was inserted in 1782 while most other new streets are C19th in date. Fellside has uncertain origins but its pre modern layout seems to have been fully realised by 1611, while suburban development on Wildman Street and at Far Cross Bank are also evident by this time. Much of the town's prosperity in the second half of the C17th has been associated with a flourishing growth in textile manufacture and the woollen industry and significant rebuilding of the urban fabric seems to have taken place during this period. Other industrial activity was focused along the riverside where numerous 'skin houses', tanning yards and dye works operated, while snuff works and breweries were also significant local enterprises.
- 4.4 Significantly, the town also has a legacy of mediaeval and post mediaeval industrial activity and important physical evidence survives of historic transport infrastructure in the form of its railway and the route of the now disused and filled in 1818-19 canal and its terminus.
- 4.5 There are six Scheduled Ancient Monuments located within the conservation area and the EUS defines the two Castle sites as being areas of national archaeological importance, while the other four – Stramongate, Nether and Miller's bridges, and Greenside Limekiln as being of High archaeological importance. In

addition, a very large part of the mediaeval core together with a small part of Wildman Street have also been categorised as an area of high archaeological importance. These are the most likely areas to possess building fabric and below ground deposits that might reveal evidence of Kendal's earliest origins as a settlement and throw light on the impact of the town's development in social, economic, industrial and commercial terms.

- 4.6 The southern part of Kirkland, by Nether Bridge, is identified as an area of Some Importance, along with Fellside, the east side of New Road, the wider environs of the Castle, and the Cross Banks area, as well as the redeveloped sites at the Westmorland shopping Centre and Elephant Yard area. These areas have been defined as having some archaeological importance, which may reveal evidence about the later expansion of the town in the 18th and 19th centuries. Most other areas have been categorised as having limited archaeological potential generally because these areas are likely to have been severely compromised by more modern development, which is likely to have harmed any earlier archaeological evidence.

5.0 The Origins and Historic Development of the Town

- 5.1 While it is not always clear from historic references whether the name Kendal refers to the barony, township, ward or wider valley, the place name of Cherchebi, described in the Domesday Book, suggests that a settlement of some import was in existence prior to the Norman invasion. Its early derivation of Cherchebi, into the later Kirkby (church town) Kendal (valley of the Kent river), probably describes both its geographical and administrative significance in the early mediaeval period.
- 5.2 There is some evidence of earlier pre-urban activity in the Kent valley during the Stone, Bronze and Iron Ages. Flint arrowheads have been found in Castle Drive while the Sites and Monuments Record notes the recovery locally of a number of stone axes and a mace head. A Bronze age mound and finds have been discovered at Sparrowmire Farm while a beaker burial was excavated on near by Sizergh Fell. Local opinion commonly ascribes an iron age hill fort to the small Castlesteads site on the Helm, a distinctive topographical feature near to Oxenholme.
- 5.3 Known Roman activity is largely confined to the Watercrock fort, an auxiliary station, situated within a tight meander of the River Kent, a short way to the south of the present town. Archaeological excavation and finds suggest that military occupation began sometime after 90 AD, when a timber fort with turf ramparts and double ditches was established and possibly occupied by a cohort of the 20th Legion: the Valeria Victrix or 'valiant and victorious'. A small civilian settlement or 'vicus' appears to have grown up soon after, outside of the south gate, and this seems to have been continuously occupied until well into the 2nd century. Excavation evidence also suggests the intermittent abandonment of the fort and vicus in the 3rd century, while significant flood deposits, adjacent to the fort, may have influenced its complete abandonment well before the beginning of the 4th century.

- 5.4 There is no evidence to suggest that the Romans had any influence over the establishment of a settlement on the site of present day Kendal. As with most of Great Britain documentary evidence is very slight for the centuries after the Roman withdrawal in 409 AD. The area of the current South Lakeland may well have been influenced or controlled by the Celtic/Pictish Kingdom of Rheged that, at its zenith in the late 6th, is believed to have covered the area between Lancashire and south-west Scotland. Local place name evidence indicates significant settlement into the area by a range of continental peoples: Local Anglian (or Anglo-Saxon) place names suggest inward migration into Cumbria, probably from the south during the seventh century AD, while the Norse or Danish Vikings invaded the area from Ireland and Southern Scotland in the ninth century AD. Many Norse place names survive locally and street names in the town such as Stramongate and Finkle Street could well be Norse derivations, while Danish place names are also well represented elsewhere in the district.
- 5.5 In the century or so before the Norman Conquest the South Lakeland area was a marginal territory on the borders of the kingdoms of England and Scotland with a seemingly diverse population that may well have been controlled as a Viking fiefdom. It seems very likely that there was a significant settlement at Kendal before the Norman conquest. By 1066 the Kendal area was held as a territorial estate by Gillmichael – the estate being the basic building block of early medieval society. The Domesday book suggests that Strickland was the administrative centre of this landholding and it may be that Gillmichael possessed a 'vill' or 'caput' to control this estate, around which Kendal or Cherchebi had possibly grown as a nascent urban centre.
- 5.6 An early settled nucleus may have been situated in the vicinity of the first castle - Castle Howe (which was probably founded by Baron Ivo de Taillebois sometime after receiving the first barony of Kendal in 1087) – or between the castle and the church site in Kirkland, although the surviving streetscape in this area fails to offer any particularly coherent pattern in support of this. Kirkland was always a separate township and manor outside of the borough proper, the land probably being worked or let to support the church. Today's parish church was founded in 1232, although an ecclesiastical use of the site may well have begun in the 9th, and while later mediaeval enlargements to the church fabric were extensive, Victorian restorations now eclipse much of the exterior. The later 12th saw the creation of a second Kendal Castle earthwork to the east of the river on a more easily defensible site, although the erection of permanent masonry buildings was probably delayed until the early 13th.
- 5.7 A weekly market was granted by Richard I to the Lord of Kendal Barony in 1189, although a charter granting urban privileges to the wider community of burghers was not created until c.1230, when it is significant that the charter included encouragements to develop further burgage plots as part of a significant town expansion. The development of the long plots along Stricklandgate, Highgate and even Stramongate may well date from this period.

- 5.8 Documentary evidence from 1256 and 1274 notes the existence of a fulling mill and a dye works, which presupposes the existence of a notable textile industry at that time. The town suffered a serious setback in 1322 when incursions by the Scots caused severe destruction to the town but documentary evidence implies that Kendal had probably recovered to enjoy significant expansion and prosperity in the second half of the C14th, when it gained pre-eminence as the regional centre for the woollen trade. The town was first incorporated by Queen Elizabeth in 1575 and a further charter during the period of Charles 1st granted additional privileges and formally established the corporation.
- 5.9 The Extensive Urban Survey (see section 4.1 above) suggests that the basic street and spatial layout of the town has probably remained stable since the C14th at least, and certainly the core of this early urban settlement still seems to be clearly discernable in today's surviving morphology. The main north-south route through the town is probably very early - the sequence of burgage plots that extend behind the frontages clearly suggest the sort of strict formal urban planning that could well be associated with the 1230 charter (see 5.7 above). The mediaeval market square was probably once much larger and may well have taken up the whole of the area between the north side of today's Market Place and the south side of Finkle Street, the latter first appearing in recorded histories only in 1504, suggesting that by then the diminution of the original Market Place had already begun to take place. Stramongate, which exited from the east end of the open market place towards Appleby, can be documented to 1365, while Allhallows Lane, on the west side, is first referred to in 1432. Speed's map of 1611 clearly shows the town street layout and amount of developed land, as well as the Stramongate, Nether and Millers bridges, the first two almost certainly being of mediaeval origin. Lowther Street, and with it probably New Road, were created in 1782.
- 5.10 The area of Fellside offers a significant contrast. This compact and complex area may simply be a post medieval extension to the planned medieval town below, but it is also a possibility that this area began to be settled during the mediaeval era as an enclave or hamlet that developed outside of the stricter control associated with the burgage plots in the town proper.
- 5.11 Recorded histories suggest that early post-mediaeval Kendal was initially affected by population fluctuations, possibly associated with plague and famine in 1598 and 1623, and serious flooding in 1635, with significant consequences for its woollen trade and wider commerce. It appears that the town began to flourish once again towards the end of the C17th, and although Kendal was involved in the Scottish military campaigns of 1715 and 1745, it seems to have suffered only modest disruptions to its social and economic advancement. Map evidence suggests that the town's growth; domestic, commercial and industrial was largely accommodated within the existing burgage plots rather than through any appreciable outward expansion to the town. The development of Kendal's distinctive system of enclosed yards within these ancient burgage plots appears to have been a C18/19th elaboration upon a trend that was already in place by 1700. Some initial post mediaeval enlargement did occur but this seems to

have been confined to the early 'suburbs' of Wildman Street and Far Cross Bank, and the encroachment of Captain French Lane onto the fields of lower Fellside. There is also much surviving evidence for the substantial rebuilding of the urban fabric in the mid-later C17th in the form of new buildings and refronted elevations, and also in the abundance of datestones that are found in the town's main streets, and by the mid C18th Kendal was one of the most flourishing towns in northern England. Its industries were diverse, ranging from the manufacture of snuff to the making of horn, ivory and leather goods but the biggest influence on such economic prosperity was related to the upturn in the woollen industry and allied trades such as dying and tanning. A map of 1769 reveals that a whole swathe of plots adjacent to the River Kent, east of Highgate, by Sandaire, and to the north of Wildman Street were given over to activities such as spinning and weaving mills, dye-houses, as well as paper, corn, bobbin and fulling mills, while the manufacturing of tools and cards for the dressing of wool and cotton was also undertaken. Agricultural barns were established on the outer edges of the built up area such as north Stricklandgate, Captain French Lane and Beast Banks, while many small industrial workshops were easily installed in existing and new buildings set within the yards.

- 5.12 Parson & White's 'History, Directory & Gazetteer of Westmorland' (1829) states that "though the town is very ancient, it has now a modern appearance, nearly all the old houses being re-built, and many new streets and rows of neat buildings being erected during the last thirty years. The white appearance of the houses – (having all either fronts of smooth stone or plaster) is greatly enlivened by the number of Lombardy poplars which spire about them, and by the long range of hanging gardens on the west, and the sloping meads and plantations on the east, where the noble stream of the Kent washes the skirts of the town, is crossed by three good bridges, and abounds in excellent trout".
- 5.13 New turnpike roads created between 1652 and 1760 lead to improved connections with the outside world. By the late C18th industrial activity, while still heavily focused in the central areas, had also begun to expand across to the east side of the river, a trend greatly enhanced following the opening of the Lancaster to Kendal Canal in 1819. By 1833 Aynam Lodge had been erected across from the new canal basin and the Webster architectural practise had opened a marble works near by, while the Castle Mills area had been greatly transformed and new industrial enterprises created.
- 5.14 A further impetus to the economic and physical expansion of the town was the arrival of the Kendal and Windermere Railway, and the creation of a station and subsequent goods yard after 1847. The latter was developed to include a number of large warehouse and other storage and administrative buildings, and the original organization of this area still influences the scale of buildings and general appearance of the area today.
- 5.15 During the first half of the C19th new housing was still largely being incorporated within the existing built form of the town. At this time notions of social hierarchy do not seem to have been a significant factor in the establishment of new building

within the town, with superior middle class dwellings such as Thorny Hills and Cliff Terrace being constructed almost cheek by jowl with lower status housing even as late as the 1840s. Significant geographical division by social status only began in the second half of the century as expansion began to occur outside the traditional core of the town, with the creation of new suburbs where large new middle class villas and speculative 'workers housing' started to be laid out in discrete areas. Detached houses and cottage villas were set out in large plots along the Sedbergh and Castle Roads, and on Greenside. By 1898 Gillinggate had been created, with fine arts and crafts styled housing and cottage villas arranged along much of its north side, while much of the development around Kendal Green had been laid out with good quality terraced and detached housing. To the south of the town, along both sides of the River Kent, estates of industrial workers houses were created in grid pattern blocks to far higher plot densities, while along Windermere Road in the 1890s, and Burneside Road in the 1900's, 'middling' houses were being erected.

- 5.16 In addition, many of Kendal's enclosed yards were under increasing pressure as the century progressed as new buildings, both domestic, commercial and industrial were newly erected or modified from existing stock, depending on their particular location and needs, and some of the old private gardens to the west were lost to infilling and subdivision.
- 5.17 In the early C20th further infill development and rebuilding occurred within the town, especially before 1914 and further development took place in the new suburban areas to the north and south of the town. Economic slow down and industrial decline in the middle of the century had a significant affect on the town and by the 1960s, as with many medium sized country towns, much attention was focussed on the need for major restructuring and the wholesale clearances of neglected and derelict areas. In Kendal, this affected both the commercial centre of the town and some of the longer established areas of housing. Major housing redevelopment occurred in the 1960s on Fellside, where some attempts were made at retaining the historically dense grain and spatial layout of the area, but with building forms that generally failed to respond to this detailed context; and on Waterside, where similar slab type structures were laid out in rigid block formations which completely severed any remaining links with the patterning of yards and linear plots that had previously characterised this backland area. In the 1980s the district council began a programme of land assembly in the irregular shaped area to the east of Stricklandgate, set between Sandes Avenue and Stramongate that contained under utilised backland plots and dilapidated buildings and spaces, as well as some existing car parking areas, in order to facilitate the redevelopment the area to create a new retail space with modern car parking facilities. The Westmorland Shopping Centre and attendant car park was opened in 1988 and, while its large floor area and tall mass is cleverly concealed in most inward views, particularly from the west, its massive east elevation, on the then newly created Black Hall Road, is considered to be one of the major detractors in the town. To the south new local government offices were subsequently created along with a further multi storey car park

behind Lowther Street. In the 1990s new retail development was built at Elephant Yard, where the model of the winding rear yard was used loosely as a model for the layout of the scheme, while a major scheme situated a short way to the south, at what is now named Wainwright's Yard, also used this concept of an enclosed linear space as a structuring device for part of the development, while car parking, some of it subterranean, is set to the rear.

- 5.18 The demand for new housing from the 1960s onwards was mainly satisfied by the development of new housing estates, of a sprawling low density, principally to the south, east and north east of the town, located well outside the boundaries of the conservation area, which were drawn to conform with the morphology of the town centre and its immediate hinterland that existed in c.1914.

6.0 Character Areas: Analysis and Evaluation: Introduction

6.0.1 Character Areas or Sub-zones

- 6.0.2 For the purposes of this appraisal, in order to give some sense of organisational framework to what is a very significant body of information, covering a very large geographical area, the Kendal Conservation Area has been divided into ten separate character areas or sub-zones. Frequently, as in the cases of sub-zones such as Kirkland or Fellside, these smaller zones offer a genuine and contrasting sense of character and appearance and the transitions between such areas are clearly defined with precise edges or abrupt changes of character. Where this occurs, these spatial qualities are identified on the attached Townscape Features Maps (Map Appendix 4.1-6). In other areas, such as in the retail and commercial parts of the town centre, the boundaries between such sub areas or zones are not so clearly defined or there are quite broad zones of transition between such areas. Here the shift from one zone is far more gradual and a blurring of uses or character is often more in evidence. The location and extent of these ten character areas is shown on the Location of Town Character Zones Map, which is attached as Map Appendix 1 towards the end of this document.

- 6.0.3 The particular character and appearance of the various parts of the conservation area will have been influenced by a wide range of factors. This will include:
- the nature of the topography, its underlying geology and any specific patterns of drainage;
 - the survival of any pre-urban features;
 - the role played by any formal woodland planting or the presence of any ornamental or individual landmark trees;
 - the physical relationship of the land/buildings to any historic communication and transport routes, and;

- the particular historic uses and consequent development that the land/buildings have been put to over time, by many landowners or building users, all with a range of differing interests

- 6.0.4 The way that this townscape has been managed over time will have had a significant impact on the way that the settlement has developed and so appears to us today. The needs and status of each building user; any longstanding patterns of ownership and tenure; the design quality, form and function of individual buildings will all have had a significant bearing on the town's subsequent appearance. Such actions will have influenced when and where particular buildings were erected, how particular streets were laid out, and why public and private spaces within the town have a specific character.
- 6.0.5 The following sections of the appraisal will examine each of the ten character areas in turn in order to establish and evaluate their spatial characteristics and particular townscape and architectural qualities. Each of the ten sections is organised around three identical themes:

Spatial Structure (describing the urban framework: plot sizes and building density, the hierarchy of routes and the incidence and typology of public and private spaces, etc);

A Summary of **Townscape Character** (including the definition of key landmarks, the identification of significant views and vistas, types of approaches, gateways, sense of enclosure, key open spaces and the impact of natural elements such as trees and any wider woodland planting, etc); and

A Definition of **Architectural Quality** (which examines listed buildings, key unlisted buildings, building forms and uses, materials, decoration, and so on).

- 6.0.6 The Architectural Quality sections will offer a brief summary of the architectural interest of each sub-zone but most of the detailed information on individual buildings will be found in two sets of tables situated near to the end of the appraisal: The first table identifies all of the 'Listed Buildings' in the conservation area and includes their statutory descriptions, as found in the formal list entries for such buildings prepared by central government. The second of these tables – 'Unlisted Buildings' - will describe all of those unlisted buildings or features that make a positive contribution to the special architectural or historic interest of the conservation area. Each individual building description will list the key elements that combine to give that particular unlisted building its particular significance. Buildings that are considered to cause harm to the character of the conservation area are also detailed in the latter table. See the following Section 6.05 for more information.

6.0.7 Assessing Architectural and Historic Interest

6.0.8 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 surviving 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 obviously insensitive or unfortunate alterations have been made, which have visually harmed the building's integrity as a historic building.

6.0.9 Architectural Quality Maps

- 6.0.10 In order to easily identify the contribution made by particular buildings a set of **Architectural Quality** maps for the whole area has been prepared as Map Appendix 3.1-6. These reveal how all of the buildings across the conservation area have been evaluated according to their architectural quality. A traffic light system of green, amber and red has been used to place buildings within particular categories of architectural or historic quality: green for positive, amber for neutral and red for harmful.
- 6.0.11 **Listed buildings** are identified with a dark green colour on the Architectural Quality maps. These 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. 'Table 1: Listed Buildings' identifies all of these protected structures.
- 6.0.12 In addition, there are many **unlisted buildings** in Kendal that possess some notable architectural or historic importance in this local context (shown as a lighter green colour on the Architectural Quality maps). 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. The majority of such structures are described in Table 2: 'Unlisted Buildings'.

- 6.0.13 Other buildings will make a largely neutral contribution (coloured amber on the Architectural Quality Maps) 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, intricacy of form and characteristic appearance of the area, but as individual structures they can be said to be of only modest value. Nevertheless the retention of the majority of these structures will be seen as desirable if the overall character of an area is to be preserved. These neutral buildings are generally not described in the 'Unlisted Buildings' table.
- 6.0.14 However, there are also some buildings and spaces identified on the Architectural Quality maps (coloured red) 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 to particularly harmful alterations, which will have damaged any intrinsic importance that 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 (see Townscape Character maps). The more damaging buildings and sites are described in the 'Table 2: Unlisted Buildings'
- 6.0.15 These detrimental 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.
- 6.0.16 These Architectural Quality Maps also reveal the values given towards particular buildings which were felt to make a positive or negative contribution to the conservation area by people who attended the Place Detectives public participation event. Such buildings are identified by numbers in brackets following either a positive (+) or negative (-) symbol, with the figure referring to the number of positive or

negative comments made. So, (+9) would equate to nine positive comments about a particular building, while (-3) would refer to 3 adverse comments.

6.0.17 Townscape Character Analysis Maps

6.0.18 The appraisal also contains a set of Townscape Features Maps in Appendix ** that seek to show, in graphic form, the specific townscape quality of the area, i.e. the nature and quality of the spaces between the buildings, as well as the importance of the wider landscape setting to the special character of the town. Factors identified include the significance of particular trees or woodland planting; the positioning of key landmarks; the role played by the main building elevations and buildings lines in defining and enclosing spaces; and the opportunities available for views and vistas along streets, between buildings, and outwards towards key landmarks. The maps also identify the locations of trees affected by Tree Preservation Orders, as well as other non-statutory categorisations that might have been made in defining the area's importance. A series of map conventions have been developed to represent these factors.

6.0.19 These Townscape Character Analysis Maps also reveal the values given by people who attended the Place Detectives public participation event, towards particular sites or spaces, which they felt made a positive or negative contribution to the character and appearance of the conservation area. Such areas are identified by numbers in brackets following either a positive (+) or negative (-) symbol, with the figure referring to the number of positive or negative comments made. So, (+5) would equate to five positive comments about a particular site or space, while (-7) would refer to seven adverse comments. Similarly, some public spaces or sites are shown with a 'P' or 'E' symbol and a specific number attached. This relates to the number of observations made at the Place Detectives event seeking the preservation of particular aspects of the conservation area or the enhancement of particular sites which are currently thought to be in need of improvement: P10 meaning that there were ten comments about the need to preserve a particular aspect, while E4 means that four people thought a site or space needed enhancing some way.

6.0.20 *Please note that this character appraisal and the appended 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.*

6.1.0 Character Area 1: Town Centre North

6.1.1 Spatial Structure

- 6.1.2 This character zone covers the northern part of the historic medieval core of the town that is bounded to the east by the River Kent, and is focused on the area containing what was possibly an original large mediaeval market place, together with the roads that radiated outwards from this former open space: Stricklandgate to the north; Stramongate to the east; and Highgate to the south, although it should be noted only the very northern tip of the latter street, beyond it's junction with Allhallows Lane, is contained within this zone. These major routes form a broad but irregular 'Y' shaped pattern, with the old market place positioned within the acute angle, but markedly to one side of the broadly linear, north-south axis formed by Stricklandgate. This original market place was probably slowly in-filled during the late C15th, resulting in the retention of a much narrower Market Place to the north and the slender Finkle Street to the south. These streets and the extensive arrangement of deep burgage plots, and later enclosed yards, that are laid out behind many of the buildings, form the significant structuring device in the area. The rear yards, together with a smaller number of lanes and passageways offer the most significant component of public space within the town centre. They afford an intricate pattern of permeability and give a welcome priority to the pedestrian, while helping to create a very compelling series of human scaled spaces behind the street frontages. On occasion they supply a number of surprise entry points onto larger public thoroughfares and spaces, although in some smaller sub areas this can be at the expense of a coherent and fully legible townscape.
- 6.1.3 As a result of the historical high-density land use in this commercial area, formal open spaces within this character zone are very limited in number and scale. They are confined to the west end of Finkle Street, which broadens appreciably as it meets with Stricklandgate, and the narrow Market Place, which tapers to the east into the narrowing Branthwaite Brow. Most of the other open spaces in this zone are modern in origin being, on the whole, introduced to service the needs of the motorcar and convenient retail access rather than as an enhancement of the public realm. Of the newer developments only Blackhall yard and Elephant Yard/Rinteln Square make connections with the former spatial patterns of the area.
- 6.1.4 The enclosed yard system and the solidly built up frontages to all of the principle streets in the area ensure a very fine grain and high density of occupation and activity in the area. Historical and contemporary uses are almost entirely focused on retail, commerce and public services although above the shop accommodation is a significant feature in some streets and modern planning policies have encouraged mixed development across the area, with a variety of uses at ground floor level in order to ensure a living town center with active streets. The vitality and variety of different uses are an important factor

in this zone and, in general, contribute positively to the character of the Conservation Area.

6.1.5 Townscape Character

- 6.1.6 The character and appearance of this part of the town is established by the historic pattern of streets, the few small public spaces and the many enclosed rear yards, whilst the underlying topography, which falls away north and eastwards from a slight crown at the junction of Stricklandgate and Finkle Street, is also highly influential. Building frontages are almost universally tall and, but for a few exceptions, are generally continuous with shop fronts and entranceways providing active interest at ground level. The River Kent provides a dominant feature to the eastern edge of this area and views along its corridor, or across towards Kendal Castle, are sometimes striking and of strategic importance.
- 6.1.7 **Stricklandgate** is the principal shopping street in the northern part of the town with a very mixed range of uses largely focusing on retail, service sector and commercial activities. It contains national chain and local retailers in buildings ranging from the large, in terms of width, scale and overall massing, to smaller, single bay, two storey structures of almost vernacular form and character.
- 6.1.8 The street has a north to south orientation and is mostly straight, although its northern and southernmost parts follow a shallow curve. The buildings have a solid urban form, with few gaps, and a generally continuous building line, but there is also occasional advancement and recession of the frontages that creates significant visual incident. Three storey buildings predominate, with facades that are individual varied but still offer a sense of continuity and rhythmic regularity, although towards the northern end lower, two storey buildings become more frequent. Key buildings in the streetscape here are the, red sandstone Baroque style Public Library, the large mass of the buff coloured Post Office building, and the handsome Stricklandgate House on the west side. The street broadens appreciably and drops gently downwards to the north of Woolpack Yard allowing for attractive vistas up and down the street and outward views to the Lakeland fells to the north, in which the lead covered clock tower of the county council office building is a significant middle-distance feature. Because of the slight elevation, roofs and chimneys assume a greater visual presence in the townscape, a factor that is enhanced by the survival of a number of early masonry and round 'Westmorland' chimneystacks set across the ridges. Some of the road junctions are invested with important buildings that exploit their corner position, such as with the junction with Sandes Avenue (P1) where the nodal importance of the junction is emphasised by heightened elevations, angled/swept corners. Very prominent in southward views towards the crest in the road at the corner of the Market Place is the reconstructed form of the old Moot Hall, which was restored, supposedly to match the appearance of the original building, in 1969, following a major fire.

- 6.1.9 The traditional pattern of rear yards in this sub-zone offers a marked contrast to those in the Highgate, the other busy commercial area to the south, being here generally much narrower and tightly enclosed in form, with far fewer formal entrances or rich decorative detailing. The pattern of yards is most pronounced and now best preserved at the extreme ends of Stricklandgate where very narrow Yards such as Yard 2 (E2), 81, 89 (Camms Yard) (-2) and Entry Lane/Woolpack Yard, are characterised by a sense of tightly constrained enclosure that occasionally feels claustrophobic. In the middle sections of Stricklandgate these ancient sub-divisions were either not fully established and/or continually occupied, or they have been regrettably extinguished by modern, large-scale development, such as at the Westmorland Shopping Centre or that at Wainwright's Yard. A significant number of the yards that do survive are further harmed by the commercial needs of building occupiers, and the installation of modern heating and ventilation services, of which modular air conditioning units are probably the most offensive, can be visually detrimental. As a result of these factors the traditional spatial Character of the backland areas in this character sub-zone are often less well preserved than in other character areas and the traditional sense of townscape often suffers as a result. The recent redevelopment of the rear of Yard 108/112A with new housing provides a successful design outcome that has successfully replicated the character and impression of a traditional yard but with buildings that utilise a more modern design vocabulary. At the very northern end of the street the almost continuous building frontage is regrettably broken between No.s 134 & 140 to create a commercial forecourt space for a motor vehicle garage (E2). This space is rather bland and unappealing, being weakly defined by the sides of neighbouring buildings rather than designed elevations. The loss of the frontage buildings on Stricklandgate is considered to be detrimental to the traditional character of the street.
- 6.1.10 The rather small **Market Place** (P1) forms the town centre's principal urban open space and contains the town's war memorial at its west end. It is narrow and broadly rectangular in plan, open at the west end, where it joins with Stricklandgate, while its long sides are faintly convex in plan. The east end is angled very distinctively so as to taper into the short and more steeply inclined Branthwaite Brow, while the north east corner buildings are arranged to create a negatively articulated shallow set-back that adds much visual interest to the form of the space. The north side is distinguished by a very varied mix of two, three and four storey buildings, some rendered and colourwashed and some in exposed masonry, arranged continuously but of markedly varied widths, while the south side provides more uniformity though the use of broad, three storey conjoined buildings, all of which possess rendered fronts, and a more consistent sequence of eaves heights. These buildings provide a very arresting sense of enclosure that is enhanced by the detailing to certain buildings and the rhythm of the upper fenestration. On the north side regularly spaced transverse chimneystacks are a distinctive aspect of the roofscape. This square was subject to a conventional Highway Authority 'makeover' in the 1980s when new surface brick pavers were introduced together with a standardised scheme of painted green street lighting, street furniture and a number of slightly incongruous small birch trees. At the east end the gradient

falls away quite steeply into **Branthwaite Brow**, a short and irregular street that narrows considerably at its lower end, where the cobbled street surface and narrow pavements gives the street a distinctly ancient air and significant townscape character (+2) . It is lined by a variety of buildings of intimate scale, with both broad and narrow fronts, a stepped eaves line and corresponding floor and window heights. Both of the buildings that flank the south east end are invested with curving corners to striking affect. The upper part of the brow offers an important glimpse over roofs towards the River Kent and Miller Bridge. Off Branthwaite Row to the north, and accessed through an arched entrance way with decorative wrought-iron gates is a narrow passage (Yard 42?) leading to a small and slender, intimately enclosed, partly grassed space (+2) that fronts the Unitarian Chapel. To the north east and east sides of the chapel are further garden areas that provide a tranquil and visually impressive setting to a very fine listed building. Yard 52, to the north side of Branthwaite Brow, reveals C17th panelling on one side of its short and narrow passageway as well as some flagstone flooring.

- 6.1.11 **Finkle Street** (+4 & E2) is noticeably broad where it joins with Stricklandgate, but it narrows very rapidly eastwards, creating an irregular triangular form at its west end. Beyond this it assumes a traditional street form that is distinguished by a narrow width to building height ratio, which creates a very marked sense of physical enclosure, and a slightly sinuous form as it begins to slope gently downwards. Buildings are mainly of three and sometimes four stories with a solidly built up frontage to a largely consistent building line. Shopfronts provide active ground floors while the upper walls largely offer traditional solid to void ratios. The only real exceptions to this pattern are the modern buildings occupying No.s 12 and 43-53 (-4), which offer rather unsatisfactory, non-contextual design solutions in which blank masonry dominates adversely. The eaves line/roofscape on both sides displays notable variety and a welcome complexity while wall planes are occasionally enriched with moulded window architraves and well-conceived verge and gable detailing. The view up the broadening street to the west is partly anchored by the public shelter known locally as the 'birdcage' (-4), a lightweight, steel and glass roofed, open sided structure that offers a conspicuously engineered and rather lacklustre design solution that does not fit particularly well into this context. Adjacent is a weakly conceived scheme of hard landscaping (E2) containing steps and stone planters, now somewhat tired in appearance, as well as a broader surfacing of bland 'Tegular' pavers that matches the highway makeover in the Market Place in removing distinctive footways and so reducing the sense of this being a real street.
- 6.1.12 The **New Shambles** is a short pedestrian lane that provides an important and attractively human scaled link through from the Market Place to Finkle Street. Built in 1803 as a single storey shopping arcade for butchers, and originally containing sixteen shop premises, today amalgamation has reduced the number of shops but its architectural integrity has still largely been retained. Its chief features are the well designed common shopfronts with coupled pilasters and the almost full length late slated roof canopies which run down each side.

- 6.1.13 Only the very northern portion of **Highgate** between the Town Hall and Finkle Street is included within this character zone (for the more major southern part, see section 6.2). As befits a street in the very centre of town this part offers civic, retail and service uses in buildings that front directly onto the back of the footways. At the south end, outside the Town Hall, the street is reasonably broad as the building lines open out, but towards Finkle Street the west side narrows incrementally as buildings project forward into the street, while building heights, plot widths and types of ground floor frontage also vary considerably, creating a visibly complex grouping of building forms, interlocking wall planes and roofscape that is very conspicuous in views from the south. On the east side the Baroque splendour of the Town Hall, with its grandiose clock tower, provides an iconic landmark for the town and a very significant visual focus in views along streets from the south, north and west (+8). Adjacent buildings are generally far plainer but, in contrast to the west side, offer a much more consistent and solid building line of three storey structures and a regular pattern of window openings to the upper stories. The shopfront heights here are consistently low and the eaves are mostly unelaborated, but some interest is provided by the ostentatious series of diagonal set chimneys placed along the ridge of No. 21-25 (+4) which provides positive skyline interest. The rear of this building is also visible from Angel Yard (Yard 23), which although terminated by the transverse bulk of the modern council offices, which cuts across the former pattern of yards, nevertheless creates an attractively scaled yard of some visual interest, with decent flooring materials and some attractive small trees (+2).
- 6.1.14 **Lowther Street** (+3&-1) is a short, arrow straight thoroughfare that is characterised by an even gradient as the street drops down markedly towards the river, and by a markedly narrow street width in relation to the tall three storey buildings arranged in long continuous rows along each of its sides. These factors make for a rather gloomy and claustrophobic character that is evident even on the sunniest of days. This physical constriction also has the unfortunate disbenefit of diminishing any easy appreciation of the very fine design quality inherent in many of the frontages that flank the street. At the eastern end No 31, with its hipped oriel windows, offers an important elevation while views towards Miller Bridge are also valued. Back Finkle Road, which runs parallel to Lowther Street, now accesses a backland area of largely weak urban form, that is dominated by the mass of the multi-storey car park (-2) and the tall rendered rear block of the Beale's Department Store (-4). Kent Street is a short street on a significant gradient that is lined by former warehouse buildings and small rendered townhouses, and which offers a very important visual axis out towards the mediaeval Miller Bridge.
- 6.1.15 **Stramongate** is the ancient north east route out of Kendal towards Penrith and Scotland. As a result of modern traffic management in the town its arterial significance is now considerably downgraded but it still provides a valuable opportunity for shopping with a range of small independent retail premises. It is characterised by long or continuous rows of building frontages on each side of the street, which towards the south western end of the street contain mostly well conceived shopfronts and occasional narrow passage entrances into rear yards. Building forms vary greatly with a wide

range of frontage widths and roof/eaves heights. At the very busy nodal point with Branthwaite Row and Finkle Street the street is noticeably very narrow and framed mostly by 'Victorian' and later buildings with a very broad range of elevational treatments and a notably varied assortment of building heights and frontage widths, differing material finishes and schemes of decoration to what are mostly successfully articulated elevations, with some buildings being arranged gable end onto the street, which combine to bring considerable variety to the appearance of the street, especially at its southern end. Towards the north east the road begins to widen appreciably with much deeper footways and, on the north west side, a continuous and consistent urban frontage that follows a more staggered building line, and incorporates mainly tall three storey 'Georgian' town houses, with relatively uniform elevations, many containing round headed coach entrances that lead to hidden rear yards. These rear yards are a significant aspect of this street and a number still survive on both sides of the road that afford public access and give some pedestrian connectivity across the area. These yards vary greatly in size with those behind the buildings at the south west end of the street, such as Yards 13 or 24 being little more than narrow footways between buildings that are accessed through unadorned single doorways, while others, mainly at the north east end, such as Yards 50 and 56, are quite broad apertures endowed with finely worked arched entrances that open onto quite expansive internal spaces. A number of yards have been adversely affected by modern infill construction and the desire to accommodate on site car parking to service business uses, but others, and Yard 23 is a good example (+3), have been redeveloped in a sensitive way that includes the reinstatement of traditional flooring materials so that their essential enclosed character has been maintained and enhanced.

- 6.1.16 An important factor contributing to the special character of Stramongate is that a significant proportion of the buildings at the north eastern end are given over to non-retail and office accommodation, set within former townhouses, and so do not possess formal shopfronts. The consistent architectural expression to the east section of the north west row provides a dramatic sense of spatial definition to the street but this positive affect is very greatly weakened on the opposite side by the deficit of solid building frontages in the 'island' that is formed between New Road and the southern extension of Black Hall Road. Only the elegant front of No. 53 (+3); the very fine Grade II listed Friends Meeting House (+4), which is well set back from the road and now largely obscured by later structures (of which those to the northeast are particularly harmful); and the classically proportioned Sand Aires House (+5), provide any sense of coherent architectural expression in what is now a somewhat fragmented part of the townscape. This unfavourable impression of a compromised built environment is reinforced by the massive block like bulk of the former Provincial Assurance building (now apartments), an uncompromising 1960s modernist structure that was cynically attached to the rear of the listed building on a highly conspicuous site on the east bank of the River Kent. Those attending the Place Detectives public participation event considered, by some margin, that this block is the single biggest detractor in Kendal's townscape (-18 & +1). Despite being the recipient of a refit scheme in the late 1990s, during the

building's conversion to apartments, which attempted to both soften and enliven some of its more minimalist stylistic traits, this work did little to mitigate the building's overbearing mass or the unyielding juxtaposition that the tall seven story building creates with its much smaller Victorian neighbours, and which causes considerable harm in a number of serial views from the area of the river corridor, and especially from the vicinity of Stramongate Bridge and the Thorny Hills area.

- 6.1.17 **New Road** was created in c. 1780 and **Blackhall Road** only in the 1960s but both were attempts at improved transport management in the town. However, only at the southern end of the former street is there any real sense of consistent urban form, as a number of closely spaced, double bay buildings, some, such as the Roman Catholic Church, with its significant vertical emphasis, add positively to the character of the area. However, even here No. 7-8 New Road is compromised by the addition of a weakly designed garage workshop to its front. The eastern extension of Blackhall Road towards the river provides a very poor urban environment, this new road having cut straight through the building rows on Stramongate, such that the unattractive sides of these buildings are now revealed, while the street is edged by very few buildings with formal frontages, so that spatial definition here is very weak.
- 6.1.18 Alongside the river is the New Road Car Park, a narrow unmade up space of unrelenting mediocrity, which, with its ugly toilet block (-4), is considered by a majority to be extremely detrimental to the special character of the conservation area (-9 but also P3), and in urgent need of environmental enhancement (E13). Occasional mature trees here provide some visual relief and a partial filtering in the summer months but undoubtedly this space is one of the major blights on the town as a whole. The adjacent footbridge across the river towards Thorny Hills has the dubious honour of offering foreground views of the former Provincial Assurance building and the New Road car park, as well as more extensive and attractive views down the course of the River Kent. A number of trees situated towards the south end of New Road help to soften and filter views across this part of the zone.
- 6.1.19 **Allhallows Lane** rises up a steepening hill westwards towards Beast banks. It has a fully built up frontage of shops and commercial premises on both sides, though on the north side this consists of squat two and a half and full two storey domestically detailed buildings, all with shopfronts, while the south side is dominated by the long masonry form of the former Public Wash-houses and Baths, and the broad neo-Regency style front of the Last Orders Inn. Modern development of a suitable clustered form is arranged on the elevated slopes at the head of the lane to the west while the vista across towards the east is dominated by both the splendid clock tower of the Town Hall and the distinctive tall, tapering octagonal masonry chimneystack of the Public washhouse.

6.1.20 Architectural Quality

- 6.1.21 There are very many well-designed buildings within this character zone, which contribute positively to the special architectural or historic interest of the area. Although a significant number of these are included on the statutory List of Buildings of Special Architectural or Historical Interest (see Table 1: Listed Buildings for a description of these protected structures), many other buildings are unlisted but they nevertheless still possess significant architectural qualities that are valuable in this local context. There are far too many of these buildings to make it practicable to identify them individually here, but full details of all of those buildings that make a positive contribution are included within Table 2.
- 6.1.22 Building uses in this character zone are primarily given to retail and other commercial functions, as well as to some civic and other service sector premises, such as offices. Second floor retail spaces are quite common but the majority of floors above the ground floor are utilised for merchandise storage or domestic accommodation.
- 6.1.23 Locally quarried limestone, as well as various sandstones, of different hues, won from further a field, are the primary construction materials, with the former usually, but not exclusively dating to buildings from the mid C19th and earlier, and the latter brought into the town, initially by canal narrowboat from 1817 and then more extensively by rail transport after 1850. A significant number of buildings, especially those using inferior masonry, are provided with a surface treatment of roughcast or smooth render. Historically this material was uncoloured by pigments or paint finish, a factor which no doubt influenced the use of the 'Olde Grey Town' name for the Kendal, but in modern times the use of synthetic paints in a broad and occasionally garish range of colours have diminished this characteristic of the town.
- 6.1.24 Roofing materials are predominantly of blue grey true slates of local Cumbrian derivation, generally laid in graded courses. Cumbrian green slates are also to be found, often on the more prestigious buildings of the C19th, as well as purple or blue slates from the quarries in north west Wales. Recent trends have seen the use of synthetic 'slates' and tiles on some unlisted buildings, as well as imported slates from southern Europe and the far east, although these generally fail to match the surface texture and finish of indigenous materials.
- 6.1.25 Also included within Table 2: Unlisted Buildings is a list of those buildings that are considered to have a harmful impact on the special architectural character of the area. These include the over bearing block of Sand Aire House (-18); the modern buildings to the north east of the Quaker's Meeting House (-2), the Beales Department Store and its rear extension on Back Finkle Street (-4); as well as individual premises on some of the main streets and within yards, which have been subjected to ill-considered changes to their principle elevations.

6.2.0 Character Area 2: Town Centre South

6.2.1 Spatial Structure

- 6.2.2 This character zone centres upon the busy north-south arterial street known as Highgate, together with the backland yard areas that are set behind each set of frontages. The modern redevelopment alongside Dowker Lane forms a very precise and clear character edge to the east side of this zone, while the historically important boundary formed by Garth Heads, which marks the fixed edge of the ancient Burgage plots and the start of the Castle Howe open space, produces a very well defined western limit. The area is bounded to the north by Allhallows Lane and Tanners Yard and to the south by properties on Gillinggate.
- 6.2.3 This area preserves, very clearly, the formally planned, mediaeval morphology of street and rear burgage plots, which gives Kendal much of its unique character. This pattern of a long single street, with yards immediately, behind still forms the principle framework in this zone, although, on the east side, the lower ends of the yards were wholly swept away as part of the creation of Dowker Lane and the Waterside housing development in the 1960s. A notable factor, visible in many of the yards on the east side, is that their form shares a consistent pattern with an appreciable change in angle being formed immediately behind the frontage to allow them to follow a line at a strict right angle to the gradient down to the rivers edge. The density of development in this character area, particularly as a result of the infilling of the rear yards in the C19th, is very high and extremely fine-grained. A sizeable proportion of these yards allow pedestrian movement into and through these rear enclosed spaces, although such permeability is much more extensive on the east side than on the west, as a result of the steeper gradients which curtails movement through the yards to the west.
- 6.2.4 Plot widths are very varied and this is recognised not only in the very diverse proportions visible in the front elevations but also in the spatial qualities evident in the rear yards, with some being quite wide and expansive and others being far tighter and more physically constrained. The density of infilling with buildings is also higher in this zone than any other part of the town. Unfortunately, the amalgamation of some of these landholdings in the late C19th and C20th have lead, in a small number of instances, to the redevelopment of frontages across a number of plots and the loss of integrity to the rear back land areas. Examples include No.s 53-59, 63-67 and No 124.

6.2.5 Townscape Character

- 6.2.6 The character and appearance of this sub zone is determined almost entirely by the physical axis formed by the Highgate, together with the largely coherent pattern of enclosed rear yards and passageways that are set out behind each row of street frontages. The main street is characterised by a gentle approach to a

slight crest half way along its length, and then a further slight incline northwards towards the Town Hall. Both sides of the street have a very solid and largely continuous urban form, but with building lines that are sometimes marked by very extensive projection towards, and regression away from, the highway, especially along the east side, and particularly at the northern end of the street. This results in an intricate and multi-faceted series of highly modulated elevations and projecting building forms that create very significant visual incident. This complexity is enhanced by the frequent use of alternating high and low eaves heights to two and three storey buildings that creates a distinctively stepped arrangement to the roofline. With few exceptions frontages are provided with shopfronts and frequently by broad or sometimes narrow yard entrances that create very active interest at ground level. The upper floors tend to more uniformity in terms of solid to void ratios with vertically proportioned windows arranged in regular patterns, often with stone surrounds or more decorative devices. A few buildings are orientated end on to the street or are invested with street gables or pediments and this gives variety and interest to the roofscape, but the majority of street buildings are arranged with their broad fronts and eaves set out along the street. Chimneys are generally set across the roof ridge and are often visually significant and very prominent in some vistas along the street. Highway authority signage is felt to be a detractor in some parts of the street (E2 & E4).

- 6.2.7 The key building in views to the north is the heavily ornamented form of the Town Hall with its massive clock tower (+8). The character of the building is established not only by the richly ornamented front and Baroque tower but also by the sound of the varied range of bell peels that ring out on the hour. The nature of the street morphology means that this tower is a major landmark, visible from numerous vantage points in the town either along streets or over adjoining roofscape. Elsewhere on Highgate architects appear to have taken advantage of irregular building line to invest certain elevations and building forms with eye-catching designs that act to significantly enliven the public realm and create strong visual interest in views up and down the street. Examples include the magnificent former Bank of Westmoreland building at No.s 62-64, and No.s 102-106, No 163 and No 146.
- 6.2.8 A small number of the rear yards on the east side, such as the very fine Dr Manning's Yard are well preserved or restored yards with their essential traditional character remaining intact, but these characteristic rear spaces are perhaps best preserved on the west side, where the yards are generally deeper and broader plots than those found on Stricklandgate to the north. They make for a series of striking public and private spaces. As is evident from the varied width of the individual frontages on Highgate there is no apparent consistency to the breadth of the rear yards, nor in the width of the yard entrance, or in the way that it is treated architecturally. To some extent this may be due to amalgamation of yards and properties during building redevelopment in the post mediaeval era. Certainly the creation of a series of elegant Georgian and Victorian townhouses in the southern part of this area seems to have lead to the creation of a number of very formal gardens with upper terraces and summerhouses. It is worth noting that some of the rear plots in this character zone were considered

large enough to incorporate a number of small-scale industrial activities with accompanying warehouses, while other wide yards here saw the insertion of a theatre, hospital and two separate places of worship. The ultimate length of these rear spaces was always constrained: to the east by the river's edge and to the west by the markedly linear interface of Garth Heads.

- 6.2.9 One of the most refined of the formal public spaces, but not necessarily the best preserved in historical terms, is the broad green space and formal upper terraced garden at the **Brewery Arts Centre** (P9). Here a modern landscaping scheme complements the very high quality design that has been invested in the conversion of, and extension to a range of former brewery buildings. The stepped terrace reproduces the form of that shown on earlier maps and gives marvellous views out east wards over the rooftops of Highgate out towards the river, Kendal Castle and Abbott's Hall. It is all the more unfortunate for this attractive space that the neighbouring public car park to the south is such an uninspiring tarmaced space bounded by buildings of a mostly forgettable nature.
- 6.2.10 **Collin Croft** is one of the best preserved of the traditional passages or alleyways, largely as a result of sterling restoration work undertaken by Kendal Civic Society in the 1980s (P1). Although not particularly distinguished at its entrance on Highgate, in part due to use of the poor surfacing materials, its distinctiveness becomes more established to the west by the scale and compact arrangement of the various buildings and particularly by the way that they define a series of small sub-spaces. At the very far west end the rising topography forces a series of twists and turns as narrow connections are intricately threaded through a tight knit sequence of buildings, resulting in a dramatic stepped passageway which passes underneath one building creating a surprise entry onto Beast Banks. The lack of pavements and the retention of highly textured stone setts as a road surface, together with the use of natural materials for buildings and boundary walls, creates a very immediate and harmonious environment.
- 6.2.11 Another yard displaying a very fine traditional appearance and distinctive visual character is Yard No. 83 – **Doctor Manning's Yard** (+4 & P2), although the entrance into this yard from the Highgate is rather unremarkable. Enclosed by late C18th and C19th buildings, formerly with workers cottages on the upper stories and industrial uses to the ground floors, such as a weaving sheds, a dyehouse and smoke house, and with a ropewalk laid out beyond to the east. Again, the sensitive restoration and re-habitation of an assortment of the enclosing buildings in 1979, together with the retention of natural flooring materials, has helped to revitalise a very important historic space and create an attractive sheltered area with very tactile floorscape and direct through public access. Also on the eastern side is **Tanners Yard** (Yard 39), now the only surviving yard to run continuously from the Highgate down to the River Kent. Formed in the 1780s as part of the Lowther Street modifications, it is a narrow passage that formerly accessed some of the numerous tanning pits that serviced the extensive leather industry that was formerly situated in this part of the town. Now tightly edged by the rear elevations and low extensions of buildings on its north side but much more infrequently

to its south side, it is only moderately well preserved, although a District Council flooring enhancement scheme of c. 1990 has helped to improve its visual appearance.

- 6.2.12 **Sandes Hospital and Cottages** forms another inviting rear space on the west side of Highgate (+8). The exceptional early-mid C17th gatehouse front is symmetrical with a central passageway arch accessing a very engaging rear space with alms cottages arranged along the north side only, which are a Victorian refashioning of mid C17th fabric in an exuberant neo-gothic style. The ratio of space width to building height creates a very delightful enclosed yard space, which a high quality scheme of hard and soft landscaping enhances still further. A modern variation on this traditional theme, but with a much denser rate of occupation, is the recently redeveloped **Webster's Yard** (No 88) (-1) immediately to the south. Utilising a very contemporary design vocabulary this scheme, with the rear buildings appearing stacked higher and higher towards the back of the plot, still maintains an impression of a traditional yard space by forming two traditional edge rows around a central, narrow, landscaped internal space. However, the scheme seems far more congested than more traditional rear yards and circulation within the space feels much more restricted. The heavily restored yard front contains an arched entrance with block surround, which is enhanced by a bespoke wrought iron entrance gate with stem and leaf designs in bright blue and green colours. Towards the rear of the yard is a traditional masonry doorway with stepped head and heavily moulded jambs, which incorporates foliate designs, and a date tablet of 1833. This was moved from the Dowker's Hospital building, formerly sited at what is now the very south end of Dowker's Lane, and incorporated into a masonry entrance bay within the new complex.
- 6.2.13 A number of large buildings, strategically positioned towards the rear of yards on the west side, are invested with ostentatiously designed frontages to take advantage of the vistas that are fashioned when looking through the entranceways on Highgate. The most prominent are No. 78 (P2), situated behind the Shakespeare Inn, which looks towards the Shakespeare Theatre, and Yard 104, which opens out onto the Zion Chapel (+1).
- 6.2.14 Some of the other rear spaces behind Highgate are much less well preserved as a result of modern redevelopment or detrimental changes to building elevations and in some instances their floor surfaces have been altered or are poorly maintained. Examples include the space to the rear of Yard No 124, Yard 112 (and Haygarth Court), Yard 149, and Yard 119 (which is disrupted by modern development at various levels to the rear). Particularly problematic in urban design terms are those rear yards that were opened up to car parking following the creation of Dowker's Lane in the 1960s (see section 6.10 below). Rear boundary walls were removed and outbuildings demolished to allow for off street parking for cars, resulting in a significant erosion of the historic character of the area and the creation of undistinguished partially open areas that are detrimental to the special interest of the conservation area. A further negative consequence of these clearances is that some of these rear spaces are now largely defined by the backs of commercial buildings where design quality is frequently poor, where modern services have been routed and housed, and where little has been spent on

actively maintaining fabric. The worst examples are found to the east of Highgate and include the spaces to the rear of No.s 55-69 (-2), 95-101 and 147-169 (E2 & -1), while on the west side, only that yards and broader areas behind Yard Number s 112 and 124, and also part the car park to the south of the Brewery arts centre, are thought to be visually detrimental.

6.2.15 Architectural Quality

- 6.2.16 This sub zone contains some of the finest buildings in the town and perhaps the broadest range of buildings from different periods. The great majority of these buildings are either listed, (See table 1: Listed Buildings, below) or unlisted but nevertheless considered to make a very positive contribution to the special architectural interest of the conservation area. The latter are identified by street name in Table 2: Unlisted Buildings, while those buildings which have a particularly positive physical or architectural presence in the streetscape are revealed on the Townscape Character map for the area.
- 6.2.17 Building function is largely given to retail and other commercial activities, although first floor retail spaces are generally uncommon with the majority of over the shop usage being general storage, office or, more occasionally here, domestic accommodation. A number of public and civic buildings are located here, sometimes in the rear yards, but the overwhelming impression is of a busy commercial street with bustling shopping activity.
- 6.2.18 The characteristic building material is local quarried limestone in a range of colours from a darkish grey to a cream/white, and either ashlar finished on the more distinguished buildings or rock-faced, squared or in random work on buildings of lesser sophistication. A small amount of red or light brown sandstone is very occasionally used in this sub-zone as a contrasting material for detailing. A modest number of buildings, generally those utilising inferior rubble stone, are provided with a surface treatment of roughcast or smooth 'stucco' render, sometimes uncoloured but often given a cream or off-white colourwash. Roofs are invariably of gabled form and covered with grey/blue slate, often of local origin and laid in graduated courses but also frequently in Welsh slate on post 1850 buildings or those subjected to more modern reroofings.
- 6.2.19 With rear yards behind the majority of buildings on Highgate many of the frontages are provided with yard or passage entrances with arched or flat heads which often display good architectural detailing such as quoining, rustication or other dressed or moulded finishes to masonry. The other ubiquitous ground floor feature is the shopfront and many fine examples, dating from the mid C19th right up the modern day can be found on the Highgate. There are many fine examples but of particular note are No.s 41, 46, 53-59, 60, 69, 114, 132, 144, 163 and 173.

- 6.2.20 Buildings within the yards which are particularly important in design terms include Sandes Hospital and cottages (+8); the Zion Chapel in Yard 104; a sizeable proportion of the Brewery Arts Centre's buildings (+2); Underlay Lodge and New Inn House, and although the former was altered in the mid C19th, it is still a significant piece of architecture; The Shakespeare Theatre; and all of the group arranged along Collin Croft (+4). On the east side only a few buildings now survive behind the Highgate frontages and most of these are vernacular in treatment but most of the buildings along Tanners Yard, the Dr Manning's Yard group and No.s 5 & 7 on Yard 91 (the latter being particularly prominent on the elbow of Dowker's Lane when looking north) are all of note.
- 6.2.21 Buildings of particularly detrimental design are generally C20th in date and imposing because of their sheer scale, uncomfortable physical massing or weak external expression. Most notable in this regard are the rear extensions to No.s 45 (-1) and 65-67 Highgate; the large building to the rear of No 141, set on the side of Dowker's Lane, while, on the western side of the street, only the long horizontal form of No 124 is particularly detrimental.

6.3.0 Character Area 3: Kirkland

6.3.1 Spatial Structure

- 6.3.2 The Kirkland character area forms the southernmost part of the historic core of the town and Kirkland, its main street, is the primary entrance into Kendal from the south. The River Kent forms a clear eastern boundary to the zone, while late C20th cul-de-sac housing estates set on slightly higher ground to the west form an sharply defined western edge to the area. To the north this zone merges almost imperceptibly into the Highgate, while the southern edge is positioned at a point where Milnthorpe Road and Lound Road divide, and suburban, late C19th housing begins.
- 6.3.3 The primary organisational element is the street known as Kirkland, which starts at the mediaeval Nether Bridge and, after a short length, begins to follow a very distinctive curve westwards alongside what was historically the edge of the Kirkland or 'church land' until it meets the crossroads with Highgate and Gillinggate. Building density along the main street is quite high with continuously built up two and three storey frontages that are generally lower and less wide than on the Highgate to the north but the street itself is also significantly narrower giving a much more confined feel. Some short yards and private gardens exist to the rear of these frontages but in a number of locations these spaces have been disfigured: by industrial expansion to the west and through the carving out of the Peppercorn Lane car park to the east.
- 6.3.4 However, one of the very significant and distinguishing aspects of this character area is the very great contrast that is discernable between the tightly enclosed and bustling Kirkland road, and the much more formally planned cluster of open and interconnecting spaces that are laid out around a series of large detached landmark

buildings to the west. This striking collection of public and ecclesiastical structures and associated sub-rectangular spaces is mostly hidden behind the street frontages to the west, but they are a highly conspicuous group of features in views from much of Aynam Road across the river, and from the riverside pedestrian walkway.

- 6.3.5 The much more open area described above begins as the river and road diverge at the western end of the Nether Bridge, leaving a narrow wedge of green space and modern car parking, encompassing the Nether, Kirkland Parish Halls and Kirkland School. This then broadens further to reveal the Parish Church within its formal grounds, while close by large and medium sized detached buildings sit within, and help to define, a sequence of broad and small, but more formal open spaces, that are linked by a number of engaging passageways, and that open out towards the river's edge. Beyond, to the north, is the even larger open green space of the Abbott Hall Recreation Grounds and play area, adjacent to which the riverside pathway provides an important pedestrian route directly past the Waterside housing development (see 6.10 below) towards the heart of the town.

6.3.6 Townscape Character

- 6.3.7 A significant characteristic of the Kirkland sub-zone is the contrast formed between the narrow, winding and very built up form of the enclosed main street, with its narrow frontages and rear plots; and the more open series of spaces that are largely hidden behind these frontages to the east. Kirkland is thus both a modest but busy commercial area, slightly detached from the main retail centre located half a mile or so further north, but containing a range of small independent shops and public houses; and also a location for cultural, spiritual and leisure activities located in an interconnecting sequence of enclosed squares and larger open green spaces that surround the Parish Church (+4), the Museum of Lakeland Life and Industry, the Abbot Hall Art gallery (+6) and the riverside Abbot Hall Recreational Ground to the west (E2).
- 6.3.8 These varied spaces, which benefit greatly for the most part, from resisting the presence of the motorcar to prioritise comprehensive pedestrian movement, form one of the major pleasures of the town. The Abbott Hall gardens are quite formally organised along symmetrical lines, both to the front and rear (P1) of the striking Georgian house, while also being open to the riverside corridor. They also profit greatly from an informal arrangement of ornamental trees separating each space from adjoining open areas, although visitor car parking slightly diminishes the character of the rear garden space. The spaces laid out around the magnificent church, with its broad aisled form, and its various annexe buildings vary in scale but most are enclosed by either rows of charming buildings or mature trees and their interconnectedness is a very significant advantage which encourages pedestrian exploration. The green square immediately to the west of the church, which is lined by attractive buildings along each of its other edges, is a very significant public space with a strong sense of identity (+3). To the north the sub rectangular Abbott Hall Recreational Ground (E2) is by far the largest

of the open spaces in the southern part of the town and, in urban design terms, easily the least remarkable. A large grassed playing field with a more recent children's activity area by the riverside, it is edged by the rather mundane Waterside housing development to the north and encircled on the other sides by an irregular arrangement of mature trees set alongside the linear passage of the Blind Beck. Its entrance to the west by an arched stone structure is very pleasing and the easy engagement with this area from the riverside walk is also an advantage.

- 6.3.9 Turning now to the south and west of this character area, Milnthorpe Road is largely residential and is enclosed on each side by a mixture of buildings of varied design quality. However, the river edges right up to the road edge as it approaches the Nether Bridge to reveal a very fine and memorable view of the latter's interesting arched construction. The west end of the Nether Bridge forms a major road junction with the old A6 road and then Kirkland opens out appreciably as it becomes a very busy one way road system through the town. At this point a series of older and more modern buildings line the west side of the street but the east side is much more open and slightly elevated above a broadening segment of land containing a number of church/public buildings. The formal landscaping at the southern end of this area is not thought to be particularly successful as an alluring gateway feature into the area (-1 & +1). However, the approach towards the formal iron-gated entrance to the churchyard on the right provides one of the most distinctive street vistas in the town with the graceful curve of the street frontages as a backdrop and an attractive cluster of trees in front of the Ring o' Bells public house (+1) adding to a very appealing and memorable first impression of the built up core of the town centre.
- 6.3.10 The road continues as a relatively narrow thoroughfare flanked on either side by continuously built up frontages containing an eclectic mix of C17th to C19th buildings, until the east side is regrettably broken by the weakly defined entrance to the Peppercorn Car Park (-2). The latter is formed as a negative space carved out of the formerly dense urban fabric of rear yards and workshop outbuildings as part of building clearances in the 1980s. The lasting impression is of an irregular and featureless area of tarmac and pavements, enclosed by a random assortment of mostly bland or poorly maintained backs to buildings and gable ends that were never intended to be seen in public view. Except for the classical pedimented portico to the listed extension to the Museum of Lakeland Life and Industry, there are no other formal elevations or distinctive landmarks to navigate by in this space and so legibility is weak. Recent district council funded environmental enhancement schemes have ameliorated some of the worst aspects, and a new footbridge across the Blind Beck has improved permeability into and away from the area.
- 6.3.11 To the north, Kirkland almost imperceptibly crosses the Blind Beck, named due to its frequently dry or 'blind' state, that has historically marked the ancient boundary between the township of Kirkland and the Borough of Kendal. Distinctive views, over simple but effective metal railings, are possible both up and down this very

narrow watercourse, which is set in a very small gap between buildings(+2). After a further short distance, Kirkland forms a crossroads with Highgate, Dowker's Lane and Gillinggate, within a relatively open space that acts as a marked point of transition between areas of differing character: the narrow street and generally low urban scale of Kirkland, with the broader and more expansive urban forms of Highgate and of the commercial town centre. This initial greater sense of openness is fashioned from the small green space in front of Queen's Yard (E1) and the more open prospect available eastwards, created by the modern entrance to the Dowker's Lane and the formal arched entrance into Abbot Hall Recreational Ground beyond (+1).

The southern portion of Milnthorpe Road within the conservation area is relatively broad at this point and well defined on the east side by terraced and more suburban buildings, but is more open and less well defined along the west side where the massive Kendal College building is of a vastly different scale. However, the deep verge on the west side and the row of maturing trees help to filter views of the college and create a visually attractive entrance into the town from the south.

6.3.12 **Architectural Quality**

- 6.3.13 This sub-zone has some very important listed buildings of significant national interest as well as a large number of unlisted buildings which make a positive contribution to the special interest of the conservation area.
- 6.3.14 As with the townscape, this area divides relatively clearly into two discrete areas: an eastern portion containing a number of large and medium sized detached buildings, with architecturally correct classical or gothic exteriors, set within their own grounds; and a western part of largely vernacular influenced buildings from various periods laid out along a traditional street or in informal rows around green open spaces. Those to the east, in the Abbott Hall/parish church area are generally public or ecclesiastical buildings, while those along Kirkland are almost entirely commercial or retail properties with accommodation over or are public houses.
- 6.3.15 Two of the largest and most eye-catching buildings within the conservation area are to be found in this sub zone: the Grade 1 listed, C13th Church of the Holy Trinity (+4), extensively restored in a perpendicular style in the C19th which, with its broad nave, side aisles and various chapels and extensions, is reputedly the widest parish church in England. Its crenulated tower is an iconic landmark in strategic views across much of the town, but especially from the south and east, and the church itself forms a significant focus for the churchyard and group of Victorian and Edwardian school and parish hall buildings, all in varying degrees of gothic revival style with complex, dormered roofs. Abbott Hall is reputedly a work of the very important north country architect John Carr and is one of the earliest examples of Georgian classical architecture to be built in Westmoreland (+6). Appearing a small country mansion rather than a town house, in its symmetrical form, pavilion like end bays with Venetian windows and

big broad bay windows to the east front; it is a very commanding piece of classical design and of major visual interest in views from across the River Kent. To the north a number of historically important features survive such as Cropper Memorial and the drinking fountain with obelisk that enhance the Recreational Ground, while the arched stone gateway into these former pleasure grounds and the repositioned classical pedimented portico that marks the entrance into Abbott Hall from the west, are also of great importance to the special interest of the area.

- 6.3.16 Kirkland itself is a street that is defined by a very diverse mix of two and three storey buildings, often built in limestone, both ashlar and in more random work, but with other buildings constructed from a wide mix of materials including sandstone, Kendal 'ragstone', and even a number of half timbered neo-vernacular structures, which are both fine architectural conceptions as well as being totally alien in character to the vernacular architecture of Westmoreland. Painted stuccos and roughcast covered walls are also typical. A number of well-designed shopfronts survive while upper storey windows tend to be arranged in regular patterns, which contributes to a cohesive appearance to buildings in the street. The most striking buildings and the ones which make the most significant contribution to the special interest of this sub area are identified in the maps and tables at the rear of this document.
- 6.3.17 The few buildings that have an adverse impact on this area are located to the west of Kirkland in an area of traditional light industrial and manufacturing activity off Chapel and Cross Lanes. These working buildings are generally detrimental as result of their often overbearing scale, intrinsic design elements and choice of external walling materials. The retention of the small gothic church at the junction of these two roads is important in helping to retain some sense of the traditional character of the area, which has now mostly been lost to recent redevelopment.

6.4.0 Character Area 4: Windermere Road, Kendal Green and the Noble's Rest/Maude's Meadow Open spaces

6.4.1 Spatial Structure

- 6.4.2 This character sub zone is centred upon Windermere Road, a northwestwards continuation of Stricklandgate, together with short lengths of minor road that diverge to the north and south from this route. The area is surrounded by mid and later C20th cul-de-sac estate housing to the north and north west, and by moderately large scale, modern public and miscellaneous service buildings set on land between the back of Burneside Road and the River Kent, all of which are excluded from the conservation area. The southern boundary to this sub-zone is formed by the southern edge of the Noble's Rest public park, and to the south east by the tapering finger of Low Fellside and Queens Road, while a short section of Windermere Road forms a boundary with

agricultural fields on the gentler north eastern slopes of Kendal Fell, this being the only part of the conservation area to engage directly with open countryside.

- 6.4.3 This area is structured around the ‘spine’ of Windermere Road, a busy arterial road that climbs moderately steeply north westwards out from the town centre into suburban residential areas and then on towards Windermere and the Lake District National Park. Branching off to the north, at the busy nodal junction with Stricklandgate, is Burneside Road, a secondary road that connects with rural villages to the north of the town. To the north of Windermere Road are two important residential areas that date from differing historic periods, and which were designed to accommodate very different social housing needs. In terms of spatial layout, building density and scale, and architectural appearance these two areas display very contrasting visual characteristics. Kirkby Green to the north has rows of substantial mid – late Victorian and some early C20th housing enclosing a generous but informal open green space containing occasional mature trees, which is relatively low in housing density. In sharp contrast the much smaller area of land located inside the angle of the junction between Burneside Road and Windermere Road, and histrionically known as the ‘blue buildings’ (see section 6.4.10 below) contains a very compact and precise grid pattern of very narrow streets enclosing perimeter block housing that gives very high density housing ratios.
- 6.4.4 In addition to Kendal Green two other notable open green areas helps to structure the spatial organisation of this sub-area. Noble’s Rest and Maude’s Meadow are interconnecting, relatively large, irregular green spaces, set within a shallow valley bottom and largely edged by dense plantings of trees.
- 6.4.5 Active legibility and movement permeability through the wider area is mixed but generally good. The park and other green areas are distinctive open spaces with their own differing character and they combine to provide very attractive pedestrian linkages from the town centre into and through much of this sub-zone. Other linkages to the town centre are directly along the busy Windermere Road/Stricklandgate, and more indirectly, via the tranquil and attractive Low Fellside street, and thence down along Entry Lane. Legibility is greatly aided by attractive landmark buildings and distinctive open spaces, particularly near the junction with Burneside Road and at Kendal Green, but within the Caroline Street/Cross Street grid navigation via street landmarks is less easy but not unfeasible.
- 6.4.6 Townscape Character**
The various large green spaces are a very distinctive and important aspect of the special character and appearance of this area. They offer discrete open areas that provide a welcome contrast to the otherwise very urban form and character of the adjacent built up areas arranged along and behind Windermere Road.

- 6.4.7 **Noble's Rest** (P13 & E3) and **Maude's Meadow** (P5) are interconnected green spaces set within a shallow valley bottom that are of markedly differing character. The former is a relatively small and informal, but very pretty urban public park created in 1829, that is interspersed and edged by dense mature woodland planting along its west side, and more infrequently to its north side, where further trees mask the rather constricted connection with Maude's Meadow. The latter is an irregular and informal area mainly of semi natural grassland with significant natural history interest due to management that lets the area grow as traditional meadowland for much of the summer months. This secondary space is defined by a steep bank to the west, which is partly utilised for allotment gardens, and which is topped by the Town View group of listed Georgian buildings to the north, and various cruder modern buildings to the south. To the north it is edged by the solid form of a tall and austere masonry wall which supports the highway of Windermere Road at a higher level. To the east the edge is deeply angled with tall hedge planting and knots of younger trees which filter the tall angular form of St Thomas' Church and its later extensions. A solitary tarmac path is routed along the east side of the meadow but Noble's Rest has a more extensive system of solid pathways as well as some passive features such as simple bench seating and covered shelters. Towards its centre is a simple commemorative stone and plaque, set within low iron railings (P1), that was erected by Mary Ellen Noble in memoriam to her husband, local surgeon Samuel Clarke Noble upon his death, and which marked the dedication of the park as a gift to the public. Mrs Noble also erected a park keeper's cottage by the eastern entrance, although this is now rather dilapidated. The adjacent main entrance to the park, from Maude Street on the east side, is rather low key and underwhelming, and none of the hard landscaping or built features are considered to be truly memorable in architectural terms.
- 6.4.8 **Kendal Green** (+10 & P4) was purposely set out as a large retained green space between encircling rows of what are mostly tall Victorian housing, when the land was developed from woollen industry tenter fields on Low Tenterfell in the late 1860s. Today it acts as prized housing amenity green space that attractively foregrounds solid rows of terraced and semi-detached dwellings of largely high architectural quality, although houses along the north west section and along the central part of the east side are generally less successful, both in design terms, and in the way that they act to positively define the open space. Irregular in shape, but basically long and relatively narrow in form, Kendal Green consists of an informal grassed area that is dotted, and partly edged, with individual mature trees, as well as some denser planting towards the north end, which actively divides the space into two unequal portions. A low masonry wall contains part of the angled southern edge but otherwise the space is open onto a narrow footway and road, which encircles the entire space. The area rises to the north west in an even but undulating fashion and contains the remnants of numerous flat tenter platforms terraced into the slope within its northern section. Broad open views across this space are numerous and ever present and are a key part of the green's special interest. To the south east the open space continues as a much smaller and more informal rectilinear grassed area (+2), again with occasional mature trees, that is

strongly edged by Ferney Green Terrace to the south west but is defined more weakly by buildings on its other sides. The view northwards from here towards Kendal Green is particularly agreeable, while a narrow vista from the southern corner of this pace, over rooftops down towards the town centre, is also important.

- 6.4.9 **Windermere Road** is major road that strikes north-westwards up the hill from the very busy nodal junction with Burneside Road. This 'T' junction is characterised by distinctive edge buildings of very high architectural quality which act as key landmarks and aids to navigation in terminated and longer vistas along these streets, and also in broader views across Maude's Meadow and from Town View to the north west. At the southern end of Windermere Road there are sweeping views across Maude's Meadow, and particularly from the more elevated standpoint at Town View, where the view towards St Thomas's Church is one of the most distinctive and memorable strategic views within the conservation area. Opposite, on the north east side, is a row of four Victorian townhouses with a positive frontage and a markedly stepped building line. A similarly angled building line exists at the southern end of the longer Strickland Court range (the former Kendal Union Workhouse) but the rather random and skewed layout of this group results in weak street definition to both Windermere Road and Caroline Street, and as a result the street edge here has a somewhat fitful and fragmented appearance. Beyond Town View on the south side, and No 21 Windermere Road to the north, the street assumes a much more unbroken and urban built up form with numerous long two storied terraced rows, often somewhat mundane in individual design terms, that are generally positioned right up against the rear edge of the street pavements, or occasionally behind very slight frontage set backs, to create a seemingly relentless urban frontage. Relief from this hard urban edge comes in the form of the junctions into the various side streets.
- Green Road** is a short and well proportioned street with solid rows of houses along each side, some fronted with shallow gardens and hedges, which frame a terminated view towards the green space and tall trees of Kendal Green, while the eastern corner of the junction with Windermere Road is positively enlivened by a distinctive curving double fronted terraced frontage with bay windows, now operating as shop premises.
- Town View (+1)** is a short row of superior two storey Georgian townhouses situated above, and facing out over Maude's Meadow, that have a visually distinctive, shared front garden with tall hedges and mature topiary planting. Immediately to the north of Queens Road a short length of undeveloped street edge allows visual access onto steeply sloping agricultural fields, with drystone boundary walls, set on the south east extremity of Kendal Fell. This gap gives a slightly false impression that the urban/rural edge of the town is being reached when, in fact, the built up suburban form of Windermere Road continues on for another 750 metres. The view across these fields from this gap is largely unremarkable being wholly contained by the hill slope, while the land itself has only modest landscape conservation value as rural/urban fringe. The small triangular area at **House of Correction Hill**, which is bounded by Queens Road, the Old Vicarage property and Windermere Road, was the site of the town gaol and is a distinctive area of some historic importance. Of great visual interest are and the two lanes which fork from a junction with Windermere Road between No.s 12 & 14: **South View**

Lane is narrow, steep, pathway that offers a very distinctive and attractive route onto Queens Road between large houses of good design, while the lane that heads to wards Town View Field is also visually charming.

- 6.4.10 **Caroline, Union and Cross Streets**, together with the south west side of Burneside Road are known locally as the 'Blue Buildings' as a result of the role they supposedly played in a vote rigging swindle by the Whig political party (the blue party) in the 1820 parliamentary elections. They were built by the Kendal Union Building Society as a single planned development of workers housing in c.1820. Arranged in a strict grid pattern with narrow streets and pavements, and a dense, continuous, perimeter block arrangement of low two and occasionally three storey terraced cottages with a correspondingly complex roofscape, these remarkable streets are compact and very fine grained, marked by a constricted appearance and very tight feeling of enclosure, which offers a marked contrast to much of the rest of this character sub-zone. The redeveloped west edge to Caroline Street is enhanced by a long row of ornamental cherry trees set against a pavement that is flanked by attractive masonry walls, but the excessively broad Highway standard designed entrances to the Strickland Court and Gardner Bank developments greatly weaken the traditional appearance of this street.
- 6.4.11 Only a short length of **Burneside Road** is included within the conservation area. The west side is taken up by terraced rows of two storey cottages formed in the manner of the houses in the adjacent grid of terraced streets, but the east side shows more architectural imagination with a long terraced row of tall two storey houses with some classical detailing. These houses are provided with shallow front gardens, which assist in giving the street a pleasing building height to street width ratio. In contrast, the taller and bulkier warehouse and other miscellaneous buildings immediately to the south of this row display a significant disparity in scale, massing, and a sometimes mundane appearance, with a consequent narrowing of the street void in between.
- 6.4.12 **Horncop Lane** was developed predominantly in the late 19th and early 20th Centuries, although there are one or two earlier buildings surviving and some mid and later 20th Century infilling. It has an attractive, verdant suburban character with good quality garden walls and some fine mature trees. Horncop Well (now capped) was located on the edge of a small green open public space to the south of the 'hall', that is still today approached via shallow flight of steps set between tall masonry walls. The space is quite appealing being grassed for the most part and fringed with trees, with former low stone pigsties to the northeast corner. It is a distinctive small 'pocket space' with a faintly farmyard air about it.

6.4.12 Architectural Quality

- 6.4.13 Because of the relatively late date for the development of much of this character sub-zone only one building has been included on the statutory list: the row of four terraced houses in Town View. However, approximately 50% of the unlisted buildings in this character area are judged as making a positive architectural contribution to the special interest of the conservation area. These include many residential buildings, such as the very distinctive rows of terraced houses and villas on the south west and east sides of Kendal Green (+5); Mountain View (+1), at the north end of Queens Road; West Grove; Airethwaite, off Horncop Lane; and both sides of Burneside Road. Some individual and semi-detached houses are also of great merit, including: The Old Vicarage and South View Cottage, off South View Lane; houses to the west and north west of Castle Green; and No.s 16 & 18 Green Road. Non residential buildings of note include the eye-catching Stricklandgate Methodist Church, with its magisterial Baroque front (+2); the converted warehouse building at No.s 1 – 12 Green Road; and the former Gardener Bank block.
- 6.4.14 Of great historic interest are the ‘blue buildings’ of Caroline, Cross and Union Streets, which represent a relatively early, Georgian, attempt at formally planned prosperous industrial workers housing. While the general form and character of these streets still survives reasonably well, regrettably, a substantial proportion of the individual dwellings have been adversely affected by the implementation of permitted development rights, such that the characteristic architectural uniformity and visual coherence of the whole group has been greatly eroded by the loss of original door and window detailing. Also of some historic interest is the triangle of land known as House Of Correction Hill (today Fellside Court). This was formerly the site of the early C19th town gaol and while the main prison building was demolished in the C20th, some parts of the unusual frontages that formerly formed buildings on the west side of the site survive, together with a masonry fragment of the original massive perimeter wall, which still endures on the south side of Windermere Road. The unusual courtyard form of the original Kendal Union Workhouse of c. 1775 still survives today as Strickland Court, but the appearance and historic interest of this group of buildings was greatly harmed by an insensitive conversion scheme in the 1990s.
- 6.4.15 Most of the buildings in this sub-area are constructed from local limestone, often squared and placed in regular or snecked courses but sometimes laid in a more random fashion on older or lower status buildings. Roofs are generally gabled and formed in a blue/grey slate, usually of local origin and often laid in graduated courses, but later importations of regular Welsh slate are not uncommon, while the modern use of synthetic tiles is also now recognised. Sometimes sandstone is utilised for contrasting detailing to quoins, wall banding and door or window features, while the Stricklandgate Chapel and a small number of other structures utilise it in richly decorated frontages. Many of the Victorian villas and terraced houses are handsomely ornamented through the use decorative door surrounds and porch canopies; roof gables and dormers, with bargeboards and finials; and particularly through the use of bay windows, mostly in masonry

but occasionally in wood or ebullient half timbering. Windows and doors are generally organised in strictly symmetrical arrangements, and vernacular or deliberately neo-vernacular frontages are rare in this sub area.

- 6.4.16 There are a significant number of detrimental buildings within this character zone. Some of these have been so assessed as a result of particularly inappropriate changes to doors and windows, which have weakened the architectural integrity of such buildings, but others are deemed to be harmful because of their scale, massing, weak design traits or inappropriate choice of construction materials. These buildings are marked red on the Architectural Quality maps to be found at the rear of the appraisal.

6.5.0 Character Area 5: Fellside

6.5.1 Spatial Structure

- 6.5.2 For the purposes of this analysis the Fellside character zone consists of all that area edged by, and including, Queen's Road to the west and Low Fellside to the east; and more irregularly to the south, by the lower half of Cliff Brow, the Quaker Burial ground off Belmont Brow, and the very bottom portion of Sepulcher Lane.
- 6.5.3 Fellside sits on an elevated and comparatively steep hill slope to the west of the town centre. Other than for some significant redevelopment of parts of the area in the 1960's the central core retains much of its ancient, tight knit density, offering little evidence of formal planning or much sense of a cohesive or ordered layout. The central part is compact and very complex in spatial terms, with a seemingly haphazard arrangement of houses clustered into small and often irregular plots, resulting in a very dense urban grain. This compact spatial layout greatly limits the opportunity for private spaces such as yards or gardens and, where they exist in this central area, all are small in scale. Only along the west side of Queen's Road and behind parts of Low Fellside and Serpentine Road are there any private gardens of substance. Also distinctive is the fact that most of the spaces between buildings are public in nature, consisting of either narrow lanes threaded through a seemingly random arrangement of houses, or stepped passageways or 'brows' that climb up or across the steep gradients.
- 6.5.4 A major benefit of such a narrow and complex urban morphology is that it discourages or greatly slows vehicular movement through the area, while the intricate system of narrow, occasionally stepped 'brows' and slender enclosed lanes allows for a very attractive and permeable pedestrian movement framework. However, the seemingly random positioning of buildings; a general lack of significant landmark buildings or clear focal points to navigate by; the awkward arrangement of lanes; and the steepness of much of the topography create a difficult and largely illegible area in urban design terms. This should not be seen as a weakness, however, but rather a major contributory factor in giving the area its unique charm and special character. Pedestrian permeability into the surrounding sub zones is also very good with the numerous footpaths

and brows offering various links to the north while the forked and stepped passageway with Entry Lane being valuable in terms of easy connection with the town centre below.

- 6.5.5 Queen's Road and Low Fellside form very clearly defined edge boundaries to the highly complex morphology contained within, while also providing the only significant vehicle connections out of the area: onto Windermere Road to the north and Beast Banks to the south.

6.5.6 Townscape Character

- 6.5.7 Fellside occupies a moderately steep hill slope to the west of the town centre and offers a very distinctive and significant contrast to the commercial, shopping and business activities that take place in that area, and also with the more spacious suburban area of Greenside to the south west. The central core of this sub-zone has a considerable compactness and a very dense and irregular layout of buildings. This crowded and seemingly chaotic structuring creates an extremely tight-knit morphology, which, when combined with the steep slopes, an associated stacking of building forms and a very complex roofscape creates a unique and exceptional built environment.

- 6.5.8 The crowded grouping of buildings throughout the central area creates a townscape that seems to consist almost entirely of public spaces in the form of narrow lanes, stepped pathways and inclined brows. There is little sense of continuity to the frontages, except on Fountain Brow, as buildings tend to be detached or arranged in short rows and built in differing forms and styles. Street vistas are usually very short due to the irregular nature of the streets and lanes, and are restricted by other buildings, arranged either obliquely, side onto or facing the street. However, glimpses along narrow passageways, such as those off Sepulchre Lane, or down the many steep brows, such as Cliff Brow (P1), Fell Brow, Fountain Brow and the unnamed stepped passageway to the north of Gandy Nook (P1&E1), are a frequent and attractive feature of the area, while the nature of the topography allows for a number of outward views to the east, over rooftops and trees, towards the town centre and outwards to Kendal Castle and across to the fields and hills of Benson Knott beyond. Such views are a particularly significant aspect of this sub-area's special interest, with the spectacular vista down between the houses on the stepped **Fountain Brow** being one of the most important (P3&E4). However, this positive characteristic is undermined by poorly designed and maintained concrete flag-flooring to the paths, steps and adjacent courtyards in this area, which greatly impair what, could otherwise be striking small public spaces of great vitality.

- 6.5.9 There are few trees in central area other than those individual specimens or small groups associated with the partial redevelopment of the area in the 1960s. These offer some occasional softening to a floorscape and built environment that is otherwise mainly hard and unyielding. In other parts of this sub-zone trees are much more significant: as solid edge features in the case of the east side of Low Fellside; as mature garden components along Queen's Road; or as skyline interest in the case of Serpentine

Wood, which appears as a very distinctive background feature in many views and vistas to the west.

- 6.5.10 This central area is bounded to the east and west by the lengthy broadly linear streets of Serpentine Road and Low Fellside which are arranged broadly along the contours and offer a significant contrast to the central core of this zone. These streets are generally lined with rows of buildings with largely continuous frontages, including some significant terraced groups, which are mostly set onto, or very close to, the rear edge of the pavements. Most of **Low Fellside (+1)** is characterised by a very narrow street width and relatively tall buildings along its east side, often set on slightly raised up grounds, and which for the most part are set behind very shallow gardens or are edged right up the pavement. The majority of the west side is fringed by mature trees which block outward views outwards during the summer months, but also help to form an attractive and verdant linear space that is now mostly traffic free and a pleasure for pedestrians to walk along. Half way along on the east side a pedestrian connection with Entry Lane is made via a pair of broad curving footways set on steep gradients that are threaded between buildings and tall garden walls (P4). Surfaced with both traditional cobbles and steps and more recent flooring materials these two enclosed spaces are a very distinctive and attractive feature and make for a very memorable approach onto Fellside from the town centre. The very south end of Low Fellside is slightly more open in appearance with fewer trees and buildings arranged infrequently along the east side. A little of the traditional character of this southern end has been lost as a result of the creation of a new access road to a large supermarket car park set below, which detracts appreciably in outward views to the east.
- 6.5.11 **Serpentine Road** is enclosed mostly by long rows of mid-late C19th terraced houses that display largely consistent facades with a significant degree of regularity to the arrangement of frontages and use of ornamentation, especially to doorways but also to the eaves and wider roofscape, where dormer windows and chimneystacks are important. This distinctive and mostly uniform pattern is weakened in two places: on the east side between No.s 69 & 83 where architecturally less distinguished, mid C20th houses are set back from, and slightly below, the road; and at the north end where a number of modern houses have been set in a more random fashion about the junction with Low Fellside. The street width in Serpentine Road is generally more generous than in other neighboring lanes and passageways, with properties sometimes being provided with small front gardens or shallow offsets behind limestone walls.
- 6.5.12 **Sepulchre Lane** is a long and twisting narrow lane set on a steady slant downwards from northwest to southeast. It is flanked by individual and longer rows of buildings along most of its length, although these vary considerably in scale and form, and have no discernable common building line, except for the modern housing block occupying No.s 4 – 12. The street width also varies widely. At the north end the broad sweep of the road and adjoining car parking nestle under a high and dominating 'cliff' of tall houses that face Serpentine Road, and which have

unattractive engineered supporting walls with raking buttresses to the walls facing south east. Otherwise the street here is an irregular and slightly awkward space that is only weakly defined by buildings (E1). This local area does, however, have some historic interest as the site of “T’Well”, which once supplied the drinking and washing water for Fellside residents and acted as a focal point where they gathered. Half way down the lane narrows to form a pinch point between No.s 14 and 15, and then forms an attractive tree edged junction that utilises good floorscape materials, before opening up into a more modern and less appealing linear space set between tall 1960s housing blocks. The very lowest part of the lane, as it merges onto Low Fellside, is a narrow and gently curving pedestrian footway, floored with traditional stone setts, and lined by tall buildings, high masonry walls and overhanging trees (+5). Despite its short length this passage is one of the great delights of Fellside and major asset to the special interest of the area.

- 6.5.13 Near to the bottom of Sepulchre Lane is the Sepulchre or **Quaker’s Burial Ground** (P4). Formerly the boundary of a medieval chapel close that also reputedly contained a mediaeval pele tower it was purchased by the Quakers for burials in 1656. In 1863 the graves were levelled and part of the burial ground was made into today’s gardens. It has a simple narrow entrance, through very tall masonry boundary walls, into a roughly square shaped, grassed space, that was reorganised with a slightly raised terrace with grave markers to the east side. It is dotted and partly surrounded by young trees, especially to the south side, and today offers a very enclosed and tranquil public space with a very distinctive sense of place.
- 6.5.14 To the north west is Queens Road, which offers a further and markedly different character and appearance. This long street is characterised by a clear lack of buildings along its east side, due entirely to the very steep topography here, and this marked openness allows for widespread and spectacular panoramic views out towards the east. The only buildings along this edge that disrupt such views are the very pleasant Queens Place terrace and a rather adhoc and very untidy row of garages that have been erected to serve the houses in Serpentine Road below, and which detract greatly. Taking advantage of these outward views on the west of the road are a series of large detached houses set in an elevated position within quite extensive private gardens. This very open and suburban arrangement is given an almost Arcadian character through the planting of many mature trees and ornamental scrubs within the gardens, an appearance that is aided by a by the very extensive backcloth of established woodland situated in Serpentine Wood on Kendal Fell. Some of these buildings, and the enclosing woodland, are a major landmark in views from the lower town, and particularly from Sandes Avenue and the Thorny Hills area, and from Kendal Castle and its environs.

Serpentine wood is a broad area of mixed, mainly deciduous woodland on the north eastern edge of Kendal Fell. This woodland is a very prominent visual feature in westwards views from across much of the northern half of the conservation area where it appears as distinctive backcloth on a towering hillside above the town. It is also significant as an edge and background feature at the rear of gardens

in various views and street vistas along Queens Road. The woodland also has considerable social and historic importance as evidence of the leisure related development of Kendal in the mid C19th. The woodland walks were laid out as pleasure gardens with various formal features, including some built structures. Initially they were open to those willing to pay an entrance fee, but from 1849 they were open free of charge to the public of Kendal. Some of the Victorian features still survive and are an important as an example of the development of Kendal in the C19th.

- 6.5.15 The central portion of Fellside was subject to a significant redevelopment in the 1960s and, while something of the ancient, compact nature of the area was retained, in a number of places modern low-rise buildings were constructed to a pattern of small formal squares or in rectangular blocks. These large bulky buildings are visually distracting and act as solid barriers to physical movement. They have an adverse impact on the visual appearance and character of the area. In addition, the public realm hard landscaping that was chosen to accompany this development is largely made from cheap and inferior artificial materials and these combine with the mundane building forms to undermine the special character in parts of the area.

6.5.16 Architectural Quality

- 6.5.17 This character area is almost entirely residential in character, with no shops or public houses and only a very few civic or formerly ecclesiastical buildings. It exhibits a noticeably varied range of architectural designs and building forms, but constructed, for the most part, from a narrow palette of locally available construction materials such as light grey limestone for the walls and blue/grey slate for the roofs. Most of the traditional buildings are two stories high, although slightly taller buildings do occasionally exist and some of the terraced rows are of three stories or have attic floors with dormer windows. The size and form of such buildings is generally determined by the size and shape of individual plots and the steepness of the underlying topology. Those buildings within the central core are generally confined to quite small sites that cleverly exploit the gradients of the hillside and are orientated onto public lanes and passageways in quite ingenious ways via steps and short inclines. Those in the outer areas tend to use the level contours to produce extensive terraced rows or stepped groups of houses resulting in rows with varying window and eaves heights. This patterning and arrangement of buildings, together with the steep underlying topology, are instrumental in creating a very intricate multiple layering of built heritage and a marked 'stacking up' of building forms with a corresponding complexity in the roof and chimney scape when viewed from the lower ground to the east. This is one of the principal defining characteristics of this sub area.
- 6.5.18 There is only one listed building on Fellside (Gandy Nook - +4) but this should not be taken as meaning that the area lacks any architectural significance. Approximately 50% of houses are considered to make a positive contribution to the special architectural or historic interest of the area and these are shown on the accompanying Building Quality maps and tables.

- 6.5.19 However, it should also be recognised that this sub zone suffers from the effects of a major and somewhat destructive partial redevelopment of the central portion of the area in the 1960s when a number of quite large and atypical buildings were erected. This development had the greatest impact in the areas of The Syke (E3), Rosemary Lane and Middle Lane (E2), where a series of modern low-rise rectangular blocks, sometimes arranged into formal squares, are considered to be out of keeping in terms of height, scale and massing, and by displaying an architectural conception that is for the most part dull and uninspiring.

6.6.0 Conservation Area 6: South West area, including Castle Howe, Beast Banks, Greenside and Gillinggate

6.6.1 Spatial Structure

- 6.6.2 The spatial layout of this character area, which is located in the south west corner of the Kendal Conservation Area, is particularly diverse and complicated. Although today the area is predominantly suburban residential in character, the underlying organising framework is greatly influenced by a more ancient morphology in the form of the Castle Howe ancient monument and its protected open green space, and by the network of early routes, such as Captain French Lane and Beast Banks, which probably mark the medieval castle's outer limits. Other roads, such as Gillinggate and Greenside, are purposely planned mid to late C19th conceptions with a denser pattern of close spaced development in the form of long rows of terraced housing while, to the south and west, large detached Victorian villas sit within what are often quite substantial gardens that are often enclosed by woodland or formal perimeter planting. In addition to Castle Howe, there is a very fine sequence of other informal and irregular open green spaces that are edged by buildings and linked together by short built up streets and crisscrossed by various roads and footpaths. These spaces are a very significant, defining formal characteristic of this sub-zone and a prized asset for those who live in their environs.
- 6.6.3 There is no major arterial route through this area although Brigsteer Road and Greenside are very linear streets that become busy rural roads to outlying villages to the west. Both roads form important visual axes into the very heart of the area, where they merge at the east end of the High Beast Banks green open space, while also providing a definite framework for extensive suburban development. Other roads, such as High Tenterfell and Beast Banks tend to follow more circuitous routes around the formal open spaces or the various clusters of buildings that are set in-between. Gillinggate, to the south, is a late Victorian replacement for the very narrow Captain French Lane, which it connects with, slightly awkwardly, along with a cluster of other roads at Ghyll Side. Pedestrian permeability, except along the principle east west vehicular routes, is generally quite indirect, although Cliff Brow forms a clear pathway into Fellside, while footpaths across

Castle Howe/Bowling Fell are attractive and quite well used. Garth Heads, set on the edge of a steep ridge behind Highgate, provides a distinct and impenetrable solid eastern edge to this sub zone, while the relatively deep and thickly wooded glade of Gilling Grove forms an unambiguous southern boundary to the area. Other boundaries to the west and north tend to be drawn to exclude mid and later C20th development of obviously weaker architectural quality.

6.6.4 Townscape Character

6.6.5 Largely suburban in character, with some pockets of planned linear development along Greenside and Gillinggate, the character of the rest of the area is established by an informality in the layout of roads; the presence of four very significant green open spaces; and by the way that an assortment of often very substantial and sometimes more modest buildings are organised to define these charming open green spaces and striking public streets. Individual and groups of trees are often of fundamental importance to the character of particular streets or spaces, while the backcloth of mature woodland provided by Serpentine Wood/Kendal Fell, and set within Gilling Grove, are also very valuable.

6.6.6 **Castle Howe/Bowling Fell** is the largest of the open areas (+8, P6 & E2). An irregular shaped grassy space that is formed from those parts of the ancient Castle Howe inner and outer baileys that have not been subsequently built upon. The small inner ward or castle mott (Castle Howe) survives on the west side as a tall and clearly raised earthwork surrounded by banks and ditches that are now partly obscured by a knot of mature trees. The centre of the mott was levelled in 1788 to allow for the erecting of a tall stone obelisk commemorating the centenary of the 'Glorious Revolution'. The much larger and open outer ward has the distinct, but not wholly unattractive impression of having been encroached upon to the north and south sides by Victorian and more modern housing, and indeed the space is bounded almost entirely by the rear garden walls to such properties. Only along the eastern edge is some historic continuity preserved in the form of Garth Heads, an ancient narrow lane with stone walls that separates the broad castle outer bailey (Bowling Fell) from the town burgrave plots below, and which, along with much of Bowling Fell, gives magnificent views over the roofs of the town and out towards Kendal Castle. Today this pleasing space is used as an informal public park that is popular for its stunning views, while the obelisk forms a significant landmark in views into and across the conservation area.

6.6.7 **High Tenterfell** (P3) has an informal diamond shaped plan with tapering exits containing tarmaced roads in three of its four corners. Internally the space is grassed and gently sloping with flat earthwork terraces that are historically associated with 'Tenters' for the stretching and drying of cloth. Mature trees edge High Tenterfell road while Serpentine Wood offers a luxuriant and dramatic tall backcloth to the north. The space is rather weakly defined by buildings with only the eastern side being clearly

edged by a row of good quality, relatively tall terraced housing with an important chimney/roofscape. The northern perimeter is formed by a mostly continuous and attractive stone wall that separates the green space from the mature gardens that surround a small number of large detached dwellings of mixed design quality, but which appear to nestle attractively within woodland. To the south the space is less precisely defined by a low boundary wall to an inward facing modern housing development that benefits from being set lower down the hill slope.

- 6.6.8 **‘Low Beast Banks’** P3) is the smallest of these open spaces but perhaps the most charming, as a result of its distinctive elliptical form that widens at the west side, and an appreciably intimate scale. The space is defined by mostly fine two storey buildings set behind a sequence of shallow front gardens arranged along the slightly convex north side, while along the south edge an unmade access track and deep green verge foreground a very picturesque informal terraced row of individually built houses, organised to present a noticeably concave curved front. The broader west edge of this space is edged by notably taller buildings set on slightly elevated ground that create an important skyline feature. The road exiting the south west corner is threaded through a narrow gap between buildings, including a delightful masonry summerhouse, to form a distinctive surprise entry point into the space, while also marking a point of marked change between areas of very differing character. Arranged in groups along both sides of the road that cuts across the space from south west to north east are a series of very distinguished mature trees which add considerably to the special appearance of the area. A view outwards down along the winding and steeply falling route of Beast Banks and over the roofs of the town centre below is also very important.
- 6.6.9 **High Beast Banks** (+6 & P2) is a larger, roughly triangular open green space that opens outwards to the west and extends very irregularly to the south and south west between more random groupings of buildings to form further but smaller fragments of green space. The northern edge along Greenside is very clearly defined by a mostly solid built up frontage of modest but pleasing two storey houses but the other margins to the south are much more intermittent and haphazard, being penetrated by roads and delineated by occasional buildings or short rows arranged in seemingly random orientations, or by masonry garden boundary walls. This sense of openness is continued into the south east corner by the broad but plainly landscaped grassed garden of Summerhill, which is edged by low walls and young trees. The marked contrast formed between the northern and southern edges to this space helps to establish the distinctive character of this part of the conservation area. Further distinguishing features are sizeable number of stately mature trees, which cover almost the entire northern triangle, and the interweaving of narrow footpaths and roads across the northern part of the green space, the latter aspect being weakened only by the many parked cars that use this area. These factors combine to create one of the most agreeable and memorable parts of the conservation area.

- 6.6.10 **Beast Banks** is a quite narrow and gently winding street set on a relatively steep gradient eastward away from Allhallows Lane. It is a very distinctive and characterful street being defined on the south east side by relatively tall townhouses that are conspicuously stepped as they rise up the street; and to the north west by more contemporary housing of reasonably good design quality that is balanced on the edge of higher ground. The view down the street and across rooftops to the north east is a significant one.
- 6.6.11 **Greenside** is a long and precisely linear street that forms a very significant visual and spatial axis. A very distinctive aspect of the street is that it is solidly defined by buildings only along its northern edge: at the east end by simple two storey cottages that front directly onto the pavement; and to the west by a series of long terraced rows and large semi detached houses, which are, for the most part, tall and architecturally engaging. Together with a series of attractive individual front gardens, this row forms an almost continuous solid built edge as the street climbs pleasingly up the rising topography and out of the conservation area. The southern side, however, is much more weakly defined by buildings. At the east end this is not unwelcome as the green and open area of High Beast Banks is an attractive and positive space of great charm, but to the west of Bankfield Road this disjointed appearance is much more regrettable, as less distinguished modern bungalow housing sit slightly below the level of the highway but outside the conservation area. Mature woodland set beyond the conservation area boundary on the southern edge of Kendal Fell is a positive feature but the trees here do help conceal the large masonry form of the important Greenside Limekiln Scheduled Ancient Monument, from the top of which, and from the upper part of Greenside more generally, are spectacular views out over the town and the Kent valley to the east.
- 6.6.12 **Captain French Lane** is a very old thoroughfare that is marked by a very slender street and narrow frontage widths, particularly along its east half, and especially towards the narrow and relatively unprepossessing junction that is formed with the Highgate. Except for a few short lengths the building line is typically uneven such that building corners and ends frequently jut out into the highway to provide strong punctuation in street vistas. Buildings are predominantly two storey cottages and, while they are rarely particularly tall, the narrowness of the street and lack of shallowness of the pavements make for a very constricted appearance that is nevertheless constantly changing and full of character. This characteristic appearance is disturbed towards the east end by unfortunate modern redevelopment (-2 & E2) and also by the survival of a few taller C19th warehouse buildings, but the narrow street width is generally retained. The street does, however, open up much more towards the west end where the northern side has a much less solidly built up form, which allows for glimpses towards the higher ground of Bowling Fell and across the green lawns of Summerhill, but the south side remains resolutely built up, with low two storey artisan cottages and taller Arts and Crafts inspired houses consistently abutting the rear of the pavement.

- 6.6.13 **Gillinggate** is a relatively broad late Victorian street that was created to provide a less congested alternative route onto the High Beast Banks area, and on outwards to the west, than was previously available through the very constricted Captain French Lane. It also secured a development opportunity for new affluent middle class housing and it is the quality of these Fin de siècle residences that is instrumental in giving the street much of its distinctive character. The north side of the street has an almost continuously built up urban form except at the very western end where larger detached houses are set within broad but relatively shallow garden plots. The houses in the longer rows show significant variation in form and architectural composition, but share a broadly consistent building height of two stories. Almost all of the terraced houses display significant visual incident in their attractively modelled facades, and this marked visual quality is further enhanced by the gently curving building line and series of shallow front gardens. The upper part of the street provides for attractive vista eastwards over the Abbott Hall Recreational Ground and its arched entrance, and out towards the tree fringed ridge occupied by Kendal Castle.
- 6.6.14 The south side of Gillinggate is well defined by buildings at its very eastern end but beyond Glendene the frequency of buildings decreases significantly and their physical relationship to the street is more varied resulting in a much more fragmented street appearance. Dominating the middle section is Lynnside, a large and superbly crafted Arts and Crafts house of three stylish stories, with a markedly high ground floor level set astride a ridge of exposed bedrock, which results in a highly theatrical building form that appears perched above the street creating a formidable street presence. Such architectural exuberance has influenced other buildings near by where arts and crafts styling dominate to the great advantage for the appearance and character of the street.
- 6.6.15 The other houses on this side have a less dynamic relationship to the street being mostly detached and set within gardens, but ornamental and mature trees have a very significant presence, both within the quite spacious private gardens, and also more widely along the shallow valley bottom of Gilling Grove, to the south and south west, where the planting is particularly rich and abundant.
- 6.6.16 **Cliff Terrace (+6)** is distinguished as a very high quality, tall, three storey, individually built terraced row of great architectural interest and visual character. Of equal attraction and contributing greatly to the quality of this row is the distinctive shared access footway, with cast iron railing and iron lamp standards, that is set immediately in front of the house fronts, and which separates the houses from a series of private gardens set well below the footway, and approached via steep flights of garden steps. The use of such a long flat terraceway, rather than a broader conventional road, adds considerably to the special interest of the row, creating a setting of incomparable charm and character.
- 6.6.17 Only the very eastern end of **Brigsteer Road** is included within the conservation area. This short length is defined more by large residential gardens (P1) and property boundaries than by buildings. It is fairly open in character and

dominated by often large mature gardens with a range of attractive specimen trees, that belong to a few large detached or terraced houses such as Tenterfield and Bankfield that are set well back from the street edge, often behind hedges, tall shrubs or trees. This creates a very verdant and suburban character that augments the generally open and green appearance that is such a distinctive component of this particular character zone.

- 6.6.18 **Queen's Street, Bank Street** and, to a lesser extent, **Mount Street** are similar in character appearance, being constructed to house workers in the timber and joiner's yards formerly situated to the north of the site. Consisting of short rows of single fronted workers housing, with some occasional double fronted 'masters' houses, they are arranged in a densely packed grid pattern, with buildings fronting directly onto very narrow streets, creating a very distinctive series of tightly enclosed spaces.
- 6.6.19 **High Fellside** and **Belmont Brow** contain more recent housing of mixed architectural quality. The former development is arranged into an introverted cul-de-sac layout with highway standard radius corners and broad hammerhead turnings. Some of the individual houses are well conceived but the overall impression is of a development that is ill fitting in the context of the spatial character of the Fellside/ Beast Banks interface. The positioning of houses at Belmont Brow is also problematic although some of the houses that edge Sepulchre Lane are more successful in their integration into the grain of the area.
- 6.6.20 **Architectural Quality**
- 6.6.21 Although this character sub zone contains only five listed buildings this should not be seen as meaning that the area is without significant architectural interest. In fact, the area contains a very rich variety of suburban housing but because the development of this area occurred primarily after 1850 few of these buildings meet the selection criteria necessary for their adding to the statutory list. Nevertheless, the quality invested in this Victorian and Edwardian architecture means that the area contains very many buildings that make a particularly positive contribution to the special architectural interest of the conservation area.
- 6.6.22 A small number pre 1850 single and double fronted artisan cottages and small town houses do survive in Captain French Lane, on Beast Banks, along Queen Street and at Tithebarn Cottages. These houses tend to utilise sub-vernacular materials and finishes, and through their scale, design and simple appearance, generally add positively to the architectural richness of the area. However, the majority of houses in this sub-area tend to be much grander and more ostentatious in their architectural appearance. They are typical of much speculative Victorian housing, in that they reflect a wide range of styles: from the ornate cottage villa, with schemes of decoration selected from out of the various builder's catalogues; to large, restrained classical, highly wrought Italianate or exuberant Neo-Gothic designs from local architectural practices, which incorporate high quality decorative detailing such as carved and polished local limestone and

sandstone. In streets such as Greenside and Gillinggate detached, semi detached and terraced rows of outstanding architectural quality are combined in a seemingly arbitrary fashion to create a high quality built environment, where scale and the arrangement of building line are very important factors. Other areas, such as Cliff Terrace, display a largely uniform terraced row in terms of scale and massing, but one where individually designed frontages nevertheless combine to create a coherent and harmonious whole.

- 6.6.23 The very high quality of building materials and schemes of external decoration that are used in this sub-zone are critical in establishing the architectural character and quality of the area. Ashlar or squared limestone, varying from a light cream to a medium grey colour, is used on the majority of the larger and better designed buildings, with limestone, or sometimes contrasting sandstone detailing being applied to quoins, horizontal banding and the dressed surrounds to openings. Rock faced and random stonework are also very common walling materials, while buildings of a more vernacular form are often provided with painted render or roughcast coverings. Angled bay windows constructed from shaped limestone or sandstone, in single or full two storey guises are very common on the later Victorian terraces and villas, while most other windows are vertical in proportion, often large in size and fitted with multi-pane sashes, although modern windows in PVCu and timber are also to be found on a relatively small number of properties. Slate is used almost universally for roofing, with the greater portion being locally quarried and laid in graduated courses. Westmoreland green slates are also frequently used on the roofs of the more prestigious buildings, while green slate and orange tiles can be found on some of the Arts and Crafts styled buildings. Dormer windows and tall masonry chimneystacks are also common features, adding great richness to the roofscape in many streets and rows of houses.
- 6.6.24 Gillinggate, and its immediate surrounding area, is unique in having a significant number of buildings from the late C19th and early C20th designed in an Arts and Crafts style that imitates historical or vernacular forms (although rarely those that are particularly indigenous to Cumberland or Westmorland) in a very imaginative fashion, using craft techniques and materials such as timber framing or terracotta roof tiles. The better of these buildings, such as Lynnside (+3), Gilling Reane and No. 80 Gillinggate (+1) are listed but other examples, perhaps using the style in a looser fashion, such as Tenterfield, No.s 56-62 Gillinggate and No.s 76-84 Captain French Lane also make a very positive contribution to the special architectural interest of the area. Other building types in this street include symmetrical cottage villas and simple single fronted cottages of good proportion.
- 6.6.25 Cliff Terrace (+6) is a very distinguished, long terraced row of singularly built mid C19th houses, each with individually designed tall, singled frontages of regular width, which combine to create a highly modelled and very ornate scheme of decoration across the whole row. Chapel Close, at the north end, resists the adjacent pattern by projecting forward and occupying a greater physical mass than the neighbouring houses, but is equally rich in terms of detailing.

- 6.6.26 Bowling Fell (+2) is a large detached Victorian house with a deftly complex and asymmetrical form and intricate articulation to its elevations, which exploits its dramatic, elevated position on the south east edge of Bowling Fell/Castle Howe, to create a distinctive skyline feature in many strategic views across the town.
- 6.6.27 In the more open and leafy south west corner of the character area are a series of quite large detached villas set within their own extensive landscaped gardens, creating a semi-rural environment of great appeal. These houses generally display Arts and Crafts notions of expressive asymmetry in their articulation and use of decoration and, while mostly only two or three stories high, their physical form, expansive roofs and broad plans create buildings of notable physical massing.

6.7.0 Character Area 7: Blackhall Road to Beezon Road

6.7.1 Spatial Structure

This is a relatively small but distinct character sub area that was largely a product of development linked to the arrival of the railway, its station and the associated goods yard after 1847, as well as the creation of new link road over the River Kent in 1887. It also includes a new road, Blackhall Road, which was created following backland clearances in the 1970s, to improve traffic circulation along the eastern edge of the town centre.

- 6.7.2 The area is bounded by Blackhall Road, Sandes Avenue and Station Road, and by the rears of properties on Wildman Street and Stramongate, while Beezon Road is the only road which cuts across the heart of the area. Most of the streets in this area are Victorian or later: Station Road being formed in c.1850s; Sandes Avenue and the Victoria Bridge river crossing in 1887; and Blackhall Road as late as the 1970s. Sandes Avenue was an attempt to create improved traffic circulation in the north of the town and provide an alternative route out to the north east to that offered by the narrow and winding Stramongate and Wildman Street. Today, Sandes Avenue, along with Station Road and Blackhall Road, still act as the major arterial route through the north of the town for traffic entering and leaving via Stricklandgate and the Shap and Appleby Roads and are, accordingly, very busy thoroughfares. Much of the northern side of Sandes Avenue and Station Road are excluded from the conservation area due the presence of inadequately designed or poorly adapted buildings that are considered to be out of keeping with the better buildings in the area.
- 6.7.3 The short length of the River Kent that runs through this area forms a relatively broad and open corridor, although only the west side allows for any axial walkway connection along its bank in the form of a narrow modern footpath. Land use in the area between the river and the railway line was historically given over to a mixture of large and very large buildings that serviced the railway sidings and goods yard. These buildings were usually positioned within quite substantial open yards and only along the major thoroughfares

such as Sandes Avenue and Station Road were such buildings used to give edge definition to streets and public spaces.

- 6.7.4 Pedestrian movement is mostly limited to pavements in the very busy and often congested main streets. The only internal footpath is that along the west river bank next to the school playing fields, but otherwise the area is characterised by very poor and indirect permeability.

6.7.5 Townscape Character

- 6.7.6 This character zone is dominated by tall, bulky buildings, many of which are placed hard up against the rear of the pavements, giving the streets and smaller urban spaces a particularly enclosed and restricted character. This sense of an uneasy confinement between long and/or tall graceless structures manifests itself most clearly at the northern end of Blackhall Road (E2), by the junction with Sandes Avenue; and on Station Road between the Victoria Bridge and the Kendal Museum. It is also noticeable along parts of Beezon Road and at the south end of Blackhall Road. These tightly built up street frontages yield a number of uninterrupted street vistas, although, other than for the exceptional long vista westwards along Sandes Avenue towards the Serpentine Wood and Kendal Fell, and the more minor terminated vista at the north head of Blackhall Road, these are rarely remarkable or distinctive.
- 6.7.7 The finest and most important vistas in this sub-zone are from the two road bridges that cross the River Kent (P1 & E2). It is significant for the character of this area that, at this point, the river is more tightly hemmed in by tall buildings than at any other part on its journey through the town centre. The enclosed views that are formed to the north, from Stramongate Bridge, and to both the north and south from Victoria Bridge are very distinctive and memorable. The group of buildings alongside the west bank of the River Kent are a distinctive aspect of views along the corridor of the river and help to give its edges a solid urban definition. The riverside pathway is broad and attractively lined by occasional trees and is lit by traditional iron lighting columns with traditional gas lanterns.
- 6.7.8 The C19th streets are mostly delineated and enclosed by buildings in a largely traditional manner, the latter having obvious, well articulated public frontages with clearly conceived entrances, and less well realised elevations to the rear or sides. The modern **Blackhall Road** is far weaker in urban design terms being largely defined by very tall and uninviting buildings that are either inward looking and concerned primarily with function, as in the case of the massive shopping centre car park; or designed in an overbearing and bombastic manner with little attempt at contextual reference. The street environment is further weakened by being designed primarily around the needs of the motor vehicle so that unconvincing edge spaces, such as dropping off lanes, service/loading roads, bus stop forecourts and open car parking tend to dominate the streetscene to the area's detriment (E1). Given the arterial significance of most of the streets in this sub zone, it is no surprise that they are almost constantly congested with traffic

during the day time, suffer from noise and traffic fumes, and make hazardous environments for pedestrian users who, accordingly, have little desire to linger in the area.

- 6.7.9 The area immediately to the north west of Wildman Street historically offered a slightly different built-up morphology to the quite massive buildings found elsewhere in this area. Until recently a number of smaller urban plots survived here to give a more tight-knit character. However, even these small enclosed spaces, and others in Beezon Road have been opened up in recent times to be provide car parking areas for light industrial premises, and these spaces are now considered to be intrusive and detrimentally to the character of the area.
- 6.7.10 The one positive space in the area is the very small front forecourt to the Kendal Museum (+1), where the setting between the museum block and the attractive roadside lodge create an intimate space of considerable charm and appeal that is further enhanced by iron railed boundaries.

6.7.11 Architectural Quality

- 6.7.12 The major streets in this area tend to be dominated by large scale, bulky buildings of very mixed design quality. With the exception of parts of Station Road and the terraced row of houses by Victoria Bridge on Sandes Avenue, these larger buildings are generally weak in form and often with poor architectural characteristics, and wherever possible, the conservation area boundary has been drawn to exclude such buildings.
- 6.7.13 There is only one listed building in this character area – the Webster attributed Beezon Lodge. The general impression that this sub-zone has a negligible architectural quality is confirmed by detailed assessment which indicates that only around 20% of the buildings here are judged as having a positive architectural expression that actively augments the special interest of the conservation area. Of the other buildings within this area, approximately 40% are thought to be neutral, and 40% negative in their architectural impact. Of the good quality buildings those of most interest are the very well conceived terraced row of Victorian houses on the north side Sandes Avenue (+1), adjacent to the Victoria Bridge (P1); the Allen Institute building of 1914, with its highly mannered sandstone entrance bay; the former, and now successfully converted, late C19th bonded tobacco warehouse on Beezon Fields; the Kendal Museum building, with its elegant Edwardian bay windows; and the former St Georges School/former Masonic Lodge at the east end of Station Road.
- 6.7.14 A distinguishing characteristic of this particular character area is that it appears to have been historically ‘zoned’ for large purpose industrial and goods storage uses. There are very few residential or small scale buildings in this area other than for a terraced row of houses on Sandes Avenue and a few artisan workshops and workers cottages situated behind Wildman Street. Instead, a number of large Victorian buildings

were erected for the storage of goods prior to transport or local distribution. Two, three and four storey warehouses were built between the river and the new railway line and its sidings, many having a considerable footprint and wider land plot around them. Other processing and administrative buildings were also erected and in the early C20th school and museum buildings were opened, all significantly larger in scale than most residential buildings. Map evidence suggests that some of these large Victorian structures still survive today, some of which, such as the Riverside Hotel and Kendal Museum having been successfully converted to new uses. However, those buildings that are mediocre in design terms, or have been too much altered in form, are consequently located outside the conservation area boundary to the north.

6.8.0 Character Area 8: Castle Street and Thorney Hills area

6.8.1 Spatial Structure

- 6.8.2 This character sub zone is situated at the north east corner of the conservation area and includes all of the land to the east of the River Kent that is found to the north of, but including, Kirkbie Green and Little Aynam Road.
- 6.8.3 Two major edge features dominate the area – the broad arc of the River Kent, which forms a long western limit to the sub zone, and the tall embanked railway line, which passes through the zone before forming the northern edge of the conservation area beyond Castle Street. These features provide strong physical definition but also act to create solid barriers to easy pedestrian and vehicular movement through the area, resulting in a number of small, well contained micro areas with perceptibly differing character. The river is bridged for vehicles only at the mediaeval Stramongate Bridge, with an additional and important pedestrian crossing point from the Riverside Car Park onto the southern edge of the Goose Holme. The railway embankment is also breached at only two points, via a pair of distinctive Victorian masonry bridges: one at Longpool, on the main northern route out of the town, and one on Castle Street, on the slightly more minor road out towards Sedbergh.
- 6.8.4 Wildman Street and Castle Street/Ann Street possess the most clearly built up urban street form and are the busiest vehicular routes through the area. Sedbergh Road and Castle Road are much quieter and more suburban, while Thorney Hills is an avenue of distinguished town houses in a particularly secluded and tranquil backwater.
- 6.8.5 The size of plots, urban grain and building density varies considerably across this area, depending on the type of street or the status of the individual or groups of houses. Wildman Street is likely to be a relatively early town extension to the north east of the medieval river crossing, possibly dating to the C16th or 17th and its general morphology appears largely mediaeval in form with mostly narrow frontages laid

out directly onto the street and with enclosed rear yards (some still with public access but many now truncated) that were laid out very like burgage plots. Ann Street, Gandy Street and the long row on the east side of Longpool are later industrial workers housing built to a high density and set out as terraced rows facing onto the street, with tiny private back yards, and sometimes back lanes set behind. Castle Street is a ribbon of speculative developments with considerable variations to frontage widths, but all have small rear gardens or yards, while houses further to the east benefit from increasingly deeper front gardens. Castle Garth consists of almost identical long terraced rows with rear yards and service lanes, and small front gardens.

- 6.8.6 Houses on Sedbergh Road largely offer a very significant contrast, with those properties on the north east side being commodious detached houses and villas set mostly in the centre of very extensive private gardens with drives, that are richly planted with trees and mature shrubs. Castle Road offers several similarly large houses, some in quite spacious plots, while a series of slightly smaller houses conform to a common building line that is set quite close to the road and benefit from quite long rear gardens that back on to the Kendal Castle informal park.
- 6.8.7 This sub area also has four significant open green spaces that have a considerable impact on the morphology of the area, while also increasing opportunities for pedestrian movement across and through the wider area. In order of size and importance these are: Goose Holme alongside the River Kent; Castle Crescent; Kirkbie Green with its cluster of mature trees; and the small cemetery and chapel off Castle Street. All bar the latter of these spaces prioritise pedestrian movement and, while vehicular access is possible into the Castle Crescent area, movement is generally impeded by the narrowness of the road and awkwardness of the turning points.

6.8.8 Townscape Character

- 6.8.9 This sub area can be divided into three sections each with a slightly differing character: to the east, and to the west of Castle Street, and the two streets that run along side the railway line. The area to the east is very urban in character, being fine grained with solidly built up, long, straight frontages of uninterrupted two storey terraced rows, either individually built, in the case of much of Wildman Street, or constructed as a group, in the cases of **Longpool**, and much of **Ann** and **Gandy Streets**. In these latter three streets visual appearance is broadly consistent with two storey, single fronted light grey coloured limestone cottages tightly enclosing the street without front gardens. These buildings have a very regular pattern of openings along the long elevations and little variation to building form or decoration. Longpool is edged along the west side by a very long and, what must have once been, a skilful conceived symmetrical terraced row, before it was crudely severed by the tall railway bridge and embankment. Today this row is much diminished by individual changes to doors and windows, while the rather wide street in front is devalued by modern highway layout and signing and the undistinguished and rather openly fragmented nature of its western side.

- 6.8.10 **Wildman Street** has a very urban street form but the buildings here vary much more in terms of material finish, eaves height, three dimensional form and the orientation and complexity of roofscape, while the building lines are somewhat irregular, although still set generally tight to the road. Stramongate Bridge, at the street's west end, is important both as a very significant piece of mediaeval fabric, but also because it allows for views up and down the river, and particularly to south east over towards Castle Crescent; the magnificent row of houses on Thorny Hills; and the distant backdrop of Kendal Castle, with its adjoining woodland on the flanks of castle hill.
- 6.8.11 Wildman Street, Longpool (-3 & E1) and Ann Street figure prominently in the town's one way traffic system, and so are detrimentally characterised by vehicle noise and the almost constant movement of vehicles, although Gandy Street, which is a short cul-de-sac, suffers far less from such problems.
- 6.8.12 **Castle Street** is a relatively broad street with small but attractive gardens and a pleasing street width to building height ratio, which, when combined with a broad range of houses of good architectural quality makes for street of considerable visual charm and character. It is relatively broad, open and weakly defined by buildings, at its west end. Here, a rather undistinguished hard-landscaped space by the Stramongate Bridge offers only attractive views along the river, while the opening up of rear plots to buildings facing Wildman Street, to light engineering/car repair businesses causes significant spatial fragmentation and considerable visual detracting. The tall mass of St George's Church is a welcome visual 'stop' in views southwards but the landscaping around the church is unremarkable, although the nearby junction with Castle Crescent offers a very important glimpse between buildings along the angled line of houses towards Thorny Hills. Beyond this junction the spatial character of the street starts to become more intensely built up and solidly enclosed with two storey, grey limestone (and occasionally whitewashed) buildings flanking each side of the street. The building lines and eaves heights here are generally consistent, though less so initially on the north side, while building form varies only slightly, with the street presenting mainly longish terraced rows of broadly similar architectural compositions. To the east of Ann Street the row of houses numbered 36-46 and 48-60 are set back slightly, allowing the street to broaden agreeably. These buildings, along with many of those on the opposite north side, are invested with front gardens that become progressively deeper as one travels eastwards. In addition, many of these houses are slightly more sophisticated architecturally, with double fronted elevations and central doorways that act as shared passage entrances. The street view northwards along Gandy Street is terminated by the embanked railway line, and beyond, a tall industrial chimneystack beyond acts as a significant focal point. Opposite, the vista up Castle Garth, with its almost matching rows of handsome Victorian terraced housing is also very striking. The street vista east along Castle Street is pleasingly terminated by the substantial square house at No 60 and the raking sandstone abutments of the narrow railway bridge. The latter acts as a definite physical gateway into this area, as well as

marking a point of immediate transition with Sedbergh Road, an area of very differing character and appearance.

- 6.8.13 **Sedbergh Road** is characterised by a sequence of substantial detached Victorian and Edwardian houses and cottage villas of varying architectural styles. They are laid out along the north east side of the road within quite spacious garden plots, and conform to the typical Victorian upper-middle class model categorised as domestic Arcadian, low density suburban housing. Almost all of these houses are positioned towards the centre of quite broad landscaped gardens that are set on slightly elevated ground and contain winding entrance drives, often with distinctive or elaborate gateways, and quite tall boundary walls. Unfortunately, a few of the large gardens on the north east side have been sub divided to allow for new houses, of smaller scale and weaker design quality, to be incorporated. This has had a significantly adverse impact on the special character of this sub area. Some of these very impressive houses are visible from the road, but many are concealed behind perimeter plantings of ornamental and established trees and shrubs. The south east side of the road is mostly without houses due to the steep sided railway embankment, and is marked by a long group of largely self seeded trees, now quite substantial in height, that sit within a high masonry boundary wall. These trees, together with the mature trees within the private gardens opposite, create a very distinctive lush canopy over the full width of the road as it slopes evenly downwards from the east to pass under the rail bridge. Such trees are a more sporadic, but no less important feature of the gardens further east beyond Sandylands Road.
- 6.8.14 Set immediately on the other side of the railway line **Castle Road** offers a more linear version of the same suburban attempt at arcadia. Only a few of the houses here are as generously proportioned as on Sedbergh Road, and their private gardens are usually less expansive and not so profusely planted with fine trees but the general appearance is broadly similar. The road is much narrower, being hedged in by the railway line, and is generally lacking good architecture at its west end except for No 2 and its attractive outbuilding. No 7 to 11 is large tenement house in a complex asymmetrical Italianate villa style that is conspicuous and important building in an eastward street vista. The other real asset to the road is the long, closely spaced row of detached and semi detached two and two and a half storey properties with attic windows that is set quite close to the street along a common building line behind shallow set backs. These are a mostly richly ornamented group of eclectically styled buildings that provide strong definition to the south east side of the road. In addition, the view northwards from this point is rather extraordinary, as the adjacent single track railway line is level here with the very adjacent highway, and the lack of any meaningful boundary wall between these transport features results in the road and rail line seemingly sharing the same intimate narrow corridor. The far backdrop of large houses and luxuriant gardens on Sedbergh Road makes this view even more striking and memorable.

6.8.15 Also significant in any appreciation of the special character and appearance of this sub area are the sequence of open spaces that are found chiefly in the vicinity of the river. These spaces have a significant impact on the morphology of the area, while also increasing opportunities for pedestrian movement through the wider area and into the neighbouring zone to the south. The most important of these spaces is the **Goose Holme** (+8 & P11), a curvilinear shaped strip of land that was only reclaimed from a mishmash of riverside water meadowland and gravel washes in the mid C20th. Today this space appears as a relatively informal but clearly managed green swathe of open area that is part informal park and part low key recreation area. It is edged by striking mature trees along its eastern edge, with more recent willow trees aligned towards the centre, and a narrow riverside pathway to the west side. This attractive green space is visible from various points on the west side of the river here it acts as a valuable foreground element in views towards Thorny Hills and the Castle hill behind. Almost immediately to the north, and separated only by St George's Walk, is a narrower green space fronting **Castle Crescent** (+3 & P2). This slender green space is used as a communal drying area while a narrow road in front of the terrace is accessible for resident's car parking. The gardens in front of the terraced row are shallow and bounded by plain walls with various modern metal railings but thankfully none have been removed to open these small spaces to off street car parking, which would harm the unified appearance of the row. The narrow green space in front gives important pedestrian permeability towards Thorny Hills and along the fringes of the riverside. **Kirkbie Green** (P3) is a further informal small square space at the southern end of Thorny Hills. It is crowded with mature trees with informal diagonal paths across its centre, and it also provides for indirect access, on foot only, to the Canal Head area and so forms an important movement connection to the footpaths and cycle way that pass along the canal corridor to the south. To the north, off Castle Street is the small and tranquil enclosed green space of the graveyard (+1 & P1) that surrounds the **Castle Street cemetery** chapel, which is open for public access and relaxation.

6.8.16 In addition to the River Kent a further water course, Stock Beck, is a visible, though scarcely prominent townscape feature in this area. Entering the conservation area as a culverted stream, it becomes, for a short length between the rear of Ann Street and St George's Walk, an uncovered, very narrow, relatively deep but steeply enclosed channel, but it then again disappears underground as it crosses Goose Holme to join the with main river. However, the walls and low bridge parapets alongside this watercourse are all historic features that are worthy of retention.

6.8.17 Architectural Quality

6.8.18 This character area has a comparatively wide range of building types with a very impressive range of architectural styles, though mostly dating from the mid C19th onwards. The general level of architectural quality is extremely high, there being twelve listed buildings, while approximately 70% of the unlisted buildings are appraised as having a very positive role in defining the special architectural interest of the

conservation area. Only a handful of buildings are thought to be detrimental with these mainly being large modern commercial buildings located on Wildman Street and Ann Street, or they are houses on Ann Street and Longpool that have suffered from particularly ill-considered modifications to doors and windows.

- 6.8.19 Buildings are generally constructed from limestone, often randomly coursed and roughly shaped in the less sophisticated houses and cottages; ashlar, squared or in snecked courses in the better properties; while those houses with greater pretensions to architectural sophistication are often rendered in smooth 'struck' stucco. Only Wildman Street offers any significant variation through the incorporation of timber shopfronts and the unusual but distinguished use of brown faience tiles to the upper floor of No 26. Roofs are almost universally laid in blue/grey slates, sometimes in graduated courses and often quarried from local sources, while stacks are almost always in masonry and gabled timber roof dormers are a significant feature on some rows and streets.
- 6.8.20 The oldest buildings in the area are both listed, and located on Wildman Street: the very distinctive Castle Dairy being C14th in origin, while Sleddale Hall (+2), almost opposite, dates from the C17th. Both have clear vernacular characteristics in terms of physical form and detailing, although Castle Dairy is the better preserved.
- 6.8.21 The Thorny Hills terraced group (+6) is one of the major architectural treasures in the town. Designed by George and Francis Webster of Kendal, this terraced row was built individually over a period of about a decade from 1823. All of the frontages display a high quality material finish in either ashlar sandstone or painted stucco, and utilise 'correct' detailing such as block storey banding, full height pilasters, moulded window architraves and robust surrounds to doorways. While there is significant variation to the width of the individual frontages and height of the eaves and ridge line, the dexterous use of correct proportion and the very regular division of the window bays means that this never undermines the unified and harmonious appearance of the group. The use of decorative metal railings to divide and front most of the properties also adds to their specialness.
- 6.8.22 Castle Crescent, to the north, is a very long terraced row, arranged in two angled sections and giving the appearance of a crescent (+2). Supposedly built over a period of twenty years between 1830 and 1850 the frontage reveals surprisingly little evidence of structural breaks between buildings. Houses are mostly single fronted but some double fronted houses with flanking bay windows are included. Recent changes to doors and windows are sometimes detrimental but the row is still a very valuable group in townscape terms that still largely retains a consistent architectural appearance.
- 6.8.23 The row of detached and semi detached housing in the middle of Castle Road consist of a number of well conceived houses utilising limestone and smooth stuccos for external walls, classical proportions and a range of Victorian pattern book ornamentation. This group is important as an example of good quality speculative Victorian housing for the middle classes. Housing on Castle Garth was for occupants who

were slightly lower down the social order but these uniform two storey terraced rows in snecked limestone coursing, with front canopies and solid bay windows are distinctive and form a consistent later C19th street of great value to the architectural interest of the area.

- 6.8.24 Almost every building on Castle Street is architectural noteworthy. The street has a mix of individual built two and two and a half storey town houses of some grandeur, lower two storey cottage like dwellings with smaller windows, and longer terraced rows of two stories, some of which have attics. Many of the buildings are built in squared limestone and have regularly spaced chimneystacks, which adds to the visual interest in the street. While changes to fenestration and doors have had an adverse on some properties the overall impression is still of good quality mid – late C19th housing. Of particular architectural interest is the long northern terraced row to the east of Gandy Street. House fronts here are organised in a intriguing manner with single fronted houses alternating with houses that initially appear to be double fronted (No.s 33&35(37), 43&45, 49&51, 55&57, 61&63) but which upon closer inspection are actually arranged with central doors that open onto shared passageways that contain the internal house entrances. Many of the houses in the street have bold door surrounds, some with round heads and some flat while shaped voussoirs to window heads are a consistent feature. None of the houses on this street are thought to have a harmful impact on the architectural quality of the conservation area, including the more modern houses and building conversions situated towards the west end, which generally relate well to the distinctive character of the area.
- 6.8.25 Ann Street, Gandy Street and Longpool have fared less well and a sizeable proportion of the small single fronted houses in these streets have been diminished by unsympathetic changes to fenestration and doors. The short row of houses at the west end with round arched heads and block surrounds are of good quality.
- 6.8.26 Wildman Street offers the greatest variation in building use, form and surface treatment in this sub-zone. There is a mixture of private houses, shop premises, public houses and hotels, and mediaeval and early sub-mediaeval buildings rub shoulders with a Georgian row of 1819 and later Victorian and Edwardian frontages. There is a notable variation to the street building line, frontage widths and eaves heights on both sides of the street and, other than for the ugly showroom structure at No 30, which is enormously detrimental to the setting of the adjacent C14th Castle Diary, and the unconvincingly designed corner building at the junction with Beeson Road, these buildings combine together to create a varied and noteworthy group of properties.
- 6.8.27 Sedbergh Road and Castle Road consist primarily of large detached Victorian villas, built in a range of eclectic styles, and often to a very high architectural standard. Their settings, often within large mature gardens, are a distinctive aspect of their special interest and contribute positively to the special character and appearance of the area.

6.9.0 Character Area 9: Kendal Castle, Canal Head and the area east of the River Kent

6.9.1 Spatial Structure

- 6.9.2 Two large natural, physical features dominate this character sub-area and its spatial framework: the River Kent, which forms a solid edge to the west side of the sub-zone; and the long, wide rounded ridge upon which Kendal Castle is situated, which marks the eastern boundary to the conservation area. To the south the boundary of the wider conservation area is fixed along Parkside Road and the open spaces of the large public cemeteries, while to the north, a more arbitrary boundary to the character zone is formed at the top of Little Aynam and the north edge of Kirkbie Green. The Canal Head and Castle Mills areas, which include two, large scale factory workings, are situated on the historically and archeologically important early C19th canal basin and the mediaeval mills, respectively. The route of the now disused and filled in Lancaster to Kendal Canal also formed a historic and solid physical barrier from east to west across this area, although today this narrow corridor does afford a very important footpath and cycle link from the Canal Head area southwards.
- 6.9.3 Due to the nature of the physical topography there are only two significant routes through this area: Aynam Road, a major arterial route on Kendal's one way traffic system, which runs roughly north to south between the Miller's and Nether bridges alongside the east bank of the river; and Parkside Road, a secondary distributor road that exits the conservation area eastwards to access large estates of modern suburban housing. Almost every other street and lane in this sub-zone is a short cul-de-sac road that branches off eastwards from Aynam Road or Bridge Street/Little Aynam.
- 6.9.4 The greater part of this area is taken up by Kendal Castle hill, an elevated landscape that is broad in scale and very open in character. Its steep side slopes have greatly influenced where streets, housing and particularly industrial activities could most easily be located. This has meant that, until the mid C20th, housing was laid out only along the thin strip of level land between the castle hill/path of the canal and the River Kent. Such housing was essentially linear in form and relatively fine grained, being made up of a mixture of terraced workers housing in the side and back streets, and slightly larger and more aspirational dwellings alongside the picturesque setting of the river on Aynam Road. Due to the severe land constraints in this area many of these dwellings were often quite narrow in width and shallow in plan, with few and very small front gardens and rear yards.

6.9.5 This narrow land strip broadens to the north and it was here that the Canal head basin was formed in 1819. This stimulated a major urban and industrial expansion around two new streets: Canal Head North and South; and also at the old Castle Mills site, a short way to the south. In this small area a major concentration of industrial activities in purpose made buildings was developed and continued to change throughout the C19th and C20th, and by the modern period such buildings were frequently vast in scale and in their physical mass. The form of the canal, with its early C19th wharfs and angled basin has continued to influence the grain and spatial organisation of that area such that its legacy is still clearly observable in the orientation and patterning of its streets and buildings, despite the often poor design quality of some of its later structures. The survival of these key historic spaces and a scatter of early buildings is thus quite important in historical and special character terms and therefore considered worthy of inclusion within the conservation area. Given the angular and winding nature of the cul-de-sac streets here, the awkward shape of the green space and private car parking behind Aynam Lodge, and the sheer bulkiness of the buildings, legibility in this area is often quite indistinct, and permeability often weak, although pedestrian linkages to Thorny Hills, to the north, and along the canal corridor and over Castle Hill to the south are reasonably good. Connection with the town centre is very poor and indirect and only possible via the narrow pavements on the busy and intimidating Miller's Bridge, or via a detour northwards over the river footbridge into the equally inhospitable Riverside Car Park.

6.9.6 Townscape legibility is much clearer to the south of this sub-zone where a more direct engagement is possible with the river and orientation is aided by a number of landmark buildings and features such as the Alms Houses on Aynam Road, the Waterside housing development and Abbott Hall and its formal gardens across the river, while the Nether Bridge is an obvious focus along the riverside corridor. Pedestrian movement is still very limited from west to east due to the industrial and storage facilities that have built up along the route of the former canal.

6.9.7 Townscape Character

6.9.8 The physical characteristics of the river and the castle hill dominate this sub-area and greatly influence its morphology and distinctive appearance. Their natural character offers a very important contrast to the hectic man made environment of the town centre and surrounding suburbs, and the form and shape of each of these more 'natural' areas dictates the layout of roads and wider land use in the immediate area.

6.9.9 The **River Kent** here is a moderately wide feature whose course gently and gracefully twists southwards along a tree fringed route that passes under two ancient masonry bridges as well as a pair of lighter modern footbridges. The character of the whole of the town river was altered as part of a flood alleviation scheme completed in 1978, when the river bed was widened and deepened in numerous places and the Victorian (and some earlier) riverside walls were strengthened. In order to maintain an

even and constant water level across the whole riverbed a regular series of mostly submerged weirs were constructed, which can still clearly be seen at many points. Despite these very extensive engineering works the river is still a visually attractive feature but undoubtedly much of its more natural character has been lost.

- 6.9.10 Pevsner makes an interesting observation that Aynam Road “ runs along the river and is tree planted, a rare case in England of such a promenade”, and this undoubtedly helps to make the river an integral feature of the town, which is used and seen from some vantage point, on a daily basis, by almost everyone who comes into the settlement to live, work or visit. The narrow grassed verge and occasional groupings and short avenues of trees help to temper the hard edges of the riverbank while actively defining and softening the periphery of Aynam Road. Aynam Road and the footbridges across the river offer a series of very fine vistas along the river and across to key buildings on the west bank, such as Abbott Hall, the parish church and Kirkland.
- 6.9.11 The **Kendal Castle** open space and ancient monument (+7 & P2) acts as a very important physical reminder of Kendal’s early history as a settlement and strategically important town. The upstanding masonry remains, some of which survive to a considerable height, include extensive fragments of curtain wall to an inner bailey that includes square and round towers, a gatehouse and a great hall, surrounded by steep slopes dotted with sporadic clusters of trees. This inner bailey is surrounded by a very extensive outer ward which forms an important open green space, and is edged by a band of mature trees along almost all of the west and southern edges, which act as a clearly defined and very important physical perimeter between the open space and the built up urban morphology below. The castle hill and castle ruins form a very significant and impressive landmark in many wider views, as well as in countless glimpses between buildings, from countless parts of the conservation area. The site also forms a splendid vantage point from which to see a great deal of the Kent valley, as well as the town centre below with its morphology of mediaeval streets, the well-defined Castle Howe, and, on the higher ground to the west, the contrasting Victorian suburbs of Fellside and Greenside to the. It acts as a serene and colourful backcloth to the bustling and noisy activities in the town centre and is a very popular destination for walks and recreational activities.
- 6.9.12 Apart from the indented and rather awkward assembly of mainly modern buildings at Castle Lodge/Weavers Court (E1) and the uninspiring green and open entrance space in front of this group, **Aynam Road** is otherwise characterised by a long and almost continuous line of mostly impressive Victorian buildings that are laid out in exact parallel to the sinuous path of the riverside, but along the east side of the street only, in order to maintain a fine prospect of the river that is sometimes filtered through mature trees on the river/roadside verge. At the north end are a diverse combination of imposing former industrial warehousing, administrative buildings and tall walls that are arranged so as to edge the street and give it strong definition. To the south the street is almost uniformly built up and consists almost entirely of dwellings, including ornate

one and a half storey almshouses and some taller but plainer two and a half and three storey tenement flats, but is mostly of semi detached and longer rows of two storey dwellings, some with attics and gables or dormer, and occasionally in a loose arts and crafts styling. Many house entrances are approached via short flights of stone steps – an extra insurance against the risk of flooding from the river. Eaves heights remain largely uniform in the longer terraced row at the southern end but roof forms and heights are far more varied in buildings to the north of Aynam Place.

- 6.9.13 The elegantly convex and solidly built up building line of Aynam Road is broken occasionally to allow connection with cul-de-sac streets that merge from the east. These streets are generally short in length, being terminated by the line of the former canal and are defined by two and two and a half storey terraced rows with richly articulated frontages. Sunnyside is an exception as it extends beyond the canal, via an attractive bridge, up the steepening hill to the edge of castle hill. In the case of Parr Street the junction with Aynam Road is distinguished by the artfully swept arrangement of the corner houses on the north side. To the south east of Sunnyside is Fletcher Square P3), a moderately large green space edged and dotted with attractive mature trees that is well defined by buildings along its northern side only, but which still feels reasonably formal in character, despite a lack of significant hard or soft landscaping features or structures, partly due to its solid rectangular shape and the straight diagonal pathway that cuts across the space from north west to south east.
- 6.9.14 The **Canal Head** area to the north offers a marked contrast to the elegant domesticity of those buildings to the south. Although the north end of Aynam Road, and Bridge Street and Bridge Lane are adjoined by two storey houses, much of the area behind these riverside streets is occupied by much larger industrial buildings, some surviving from around the period of the creation of the Canal basin in 1819, and others being much more recent in origin and frequently of an extremely large scale with quite colossal elevations. The pair of Canal Head streets: North and South reveal this monumental character most clearly, being constrained by long, relatively tall and very uniform building frontages that create an intense linearity and powerfully claustrophobic atmosphere, with uncertain and sometimes intimidating legibility in parts of the area. The triangular, partly green space at Aynam Mills is edged by tallish buildings and a concentration of attractive mature trees along its three sides, but the space still seems somewhat ill-defined, partly because it is given over to some car parking but also because the streets in front of these buildings, and particularly the narrow walled lane immediately behind Aynam House, diminishes the formal setting of these often interesting buildings.

- 6.9.15 The stone warehouses at Castle Mills are equally substantial in form and physical volume but, being set within private space and only rarely acting to define the edge of public streets, they seem much less domineering within the wider townscape. The large scale modern factory sheds to the east are of little or no obvious architectural merit. Providing a very clearly defined linear edge on the east side of this built up industrial zone is the former line of the canal, with a series of uninteresting playing fields beyond. These latter areas, although historically significant, today offer low-grade car parking areas and uninteresting open green spaces. The broad and open fields on the east side of the former canal consists of an informal expanse of grassed playing fields and enclosed cultivated allotments. In urban design terms this land is unremarkable but it is valuable as open green space and forms a notable and welcome contrast to the industrial sheds and somewhat degraded land that is adjacent to the west. It is attractively fringed by a narrow band of tall, mature trees positioned as a firm physical barrier along the lower edge of the higher ground of Kendal Castle to the east; and by a more intermittent belt of self seeded scrub trees that edge the former canal to the west. This green corridor between the canal head and the Castle is a key landscape component within the conservation area. The council depot and adjacent waste disposal facility are areas of very poor environmental quality with ugly sheet and prefabricated buildings and unattractive internal spaces, which cause significant visual harm.
- 6.9.16 Only very short lengths of **Parkside Road** and **Lound Road** are included within the conservation area. The former street is attractively edged by good quality Victorian houses at its west end but immediately to the east is a long, broad depot space set out along part of the corridor of the former canal, which is particularly unattractive in appearance and detrimental to the character of the conservation area. Further east is the town cemetery, with its attractive trees and chapel buildings, but the appearance of the street here is largely overwhelmed by the fractured southern edge which features a sequence of uninviting depot premises with large sheds of poor quality design. As a result the boundary is drawn along the northern edge of the street but it extends southwards as a narrow branch along a very unsightly access road that follows the line of the former canal, to include the attractive Change Bridge (+2) and rather mundane undeveloped space to its immediate north west. Only the northern end of Lound Road is included within the conservation area, largely due to the presence of a row of interesting houses on the east side with an attractive curved north end that faces the Nether Bridge. On the west side the very bulky mass of the long, aggregated 'K' Village group of buildings is excluded except for the small triangular memorial garden formed in the angle between the river and road bridge.
- 6.9.17 The majority of the more serious visual detractors in this part of Kendal have been excluded from the conservation area:- the council depot (-3); the waste disposal facility off Canal Head North (E4) ; and the poor quality industrial premises within the Canal Head and Castle Mills areas, such as the loom sheds and large machinery units. However some very detrimental sites do figure within the conservation area and cause considerable visual harm to the special character of the area. These

include the overhead electricity distribution pylons and United Utilities sub-station in The Lound area, and the extensive plant/machinery storage area and Gas Valve site located behind Wilson Street (-1). Some of these latter features have a particularly adverse impact on the special character and appearance of the conservation area.

6.9.18 Architectural Quality

- 6.9.19 The ruinous remains of Kendal Castle, a Scheduled Ancient Monument of national importance, form the earliest surviving fabric in this character zone. The outer walls are fragmentary and only a solitary round tower, gatehouse and part of the former great hall survive to any significant height but their brooding presence on the skyline is an emblematic icon for the town and its early planned history. Reputedly built in the C12th by Gilbert Fitz Reinfred as a replacement for an earlier timber fortification on the site, it passed through several owners, including the Crown, before Richard II gave it to the well-known Parr family, of which Catherine Parr, Henry VIII's sixth wife, was a member. The castle became derelict by 1571, slowly descending into ruin before being purchased in 1897 by Kendal Corporation to commemorate Queen Victoria's Diamond Jubilee and create a place for 'public enjoyment'. As a centenary celebration of that event a major conservation programme, including repairs to the masonry, landscaping, and the provision of new interpretation material was implemented in partnership between SLDC and various local interest groups.
- 6.9.20 Only Bridge House, at the junction of Aynam Road and Bridge Street is of listable quality (Grade II) (+1) but there are many other unlisted buildings in this sub-zone that have a positive impact upon the special architectural or historic interest of the conservation area. Some of the most prominent occupy the middle section of Aynam Road and are associated with the Sleddall Almshouses of 1887. This terraced row of fourteen, single storey cottages, with attic gabled windows, together with a taller adjoining chapel, are in a Tudor Gothic/vernacular style with each pair sharing a central heavily moulded entrance porch and the central two cottages given greater emphasis. The roofs are a riot of small attic gables and masonry chimneys with terracotta crested ridges throughout. The chapel offers more gothic details including perpendicular windows, buttresses and a small bellcote. The neighbouring buildings to the north share similar construction materials and some detailing but in a much plainer though still appealing manner. No.s 31-36 Aynam Road is a terraced row of six houses in a loose arts and crafts style, each of tall two stories with habitable attics lit by gable and dormer windows. Each pair is dominated by large gabled bays, which project forward. The roofs have orange tiles and exposed rafter ends with plain vergeboards to the roof gables and very tall masonry chimneys. The entrance positions vary slightly though most are set within arcaded ground floor recesses. Other houses include symmetrical Victorian semi-detached cottage villas and houses with prominent front gables or mansard roofs facing the street, while No.s 51 to 76 is a long terraced row of similar or identical two storey residential properties, most with bay windows and many with shared entrance canopies, although a

significant number of these houses have been affected by adverse changes, as have most of the terraced houses on Nether and Wilson Streets behind.

- 6.9.21 Parkside Road has a group of fine cemetery buildings clustered around the formal entrances on both sides of the street. At the east end are a row of good quality houses of which the Italianate forms of No 1 and 3 are the most embellished architecturally. On Lound Road No.s 2 – 6 offer interesting late C19th designs with mannered quoin and jamb detailing, triangulated door heads, unusual bay windows and half-timbered gables.
- 6.9.22 The Canal Head area boasts a number of historically important buildings associated with the development of the canal basin. Many of these buildings were designed by the architect George Webster who had a marble polishing works just behind Bridge Street. Surviving intact today are the former Package Boat Office on Canal Head north, a small, two storey building of c. 1819. It has cream coloured, rectangular stoned limestone walls and a gabled grey slate roof with oversailing verge. Most of the windows have broach dressed lintels but the semi circular window in the west end has a raised surround and impost blocks. The building was partly subsumed within much later buildings that are, externally, seemingly of less importance, but the office is still clearly visible jutting forward towards the street and is a key landmark in views from the west, partly as result of the very great contrast visible in building scales near by. The building elevations that edge the east side of Bridge Street show evidence of accreted development but are otherwise architecturally modest. They do conceal the remains of physical fabric set behind that is now encased within more modern structures in the centre of what is today the 'Gilkes' and 'Gordon's' engineering works, and which survives from a historically significant stone warehouse building that originally formed the terminus wharf of the canal basin. This structure preserves tall masonry walls and tall, arched loading doors into which narrow boats entered to disgorge or load their cargoes. Other structures, including a tall masonry industrial chimney and miscellaneous outbuildings are also important physical survivals. The Castle Foundry of 1893 is a tall, slightly ungainly limestone building, which has been altered in the modern era and had a number of smaller, more modern buildings appended to it. However, it still displays some aspects of its original construction and has notable historic interest in terms of the range of C19th and C20th industrial uses that took place upon the site. The buildings on the south side of Canal Head south are mixed in age and design terms, but as a linear group, that offers firm edge definition to the narrow street, they display some historic and architectural merit and contribute to a distinctive, almost Dickensian character. They have regular rows of windows and some interesting design details and as such contribute positively to the visual character of the street.
- 6.9.23 To the south the 'Goodacres' factory on the site of the mediaeval Castle Mills retains an important, long, two-storey warehouse that was probably built as part of JJ & W Wilson's redevelopment of the site in c.1854/55. This architecturally dramatic building of 21 bays has an almost central entrance bay in Karst weathered limestone with rusticated dressings and a three light Italianate window above. The tall engine

or boiler house block adjacent to the north might also date from the later 1850s but its marginal light windows and eaves detail suggest a late C19th date for a possible re-windowing. Although now very significantly altered and in a much dilapidated state, this block and particularly the engine house with its tall windows and unusual form still has a very striking appearance. Former warehouses to the west of the site that back onto Aynam Road probably date to the late C18th and although slightly altered are still important in architectural and historical terms.

- 6.9.24 The Castle Lodge and Cottages are shown on Todd's map of 1787 when the Lodge building was probably then in use as an Inn with brew house. The lower cottage row has unusual and varying window widths that are perhaps suggestive of an original workshop or ancillary mill processing function and it may be that their conversion to dwellings was a C19th development. The tall three storey Castle Lodge and two storey side wing retains earlier and smaller openings in the eastern 'frontage', including a possible former entrance door at the very north end of this wall, but the elevation otherwise looks to be a later C19th remodelling with slender cement window dressings and evidence of a former roughcast. A late Victorian wing with good quality, typical period detailing was added to the southwest corner.

6.10.0 Character Area 10: Dowker's Lane and Waterside

6.10.1 Spatial Structure

- 6.10.2 This character area is situated to the rear of the Highgate and Lowther Street frontages and is bounded on the east by the River Kent and to the south by the Abbott Hall Playing fields. It comprises principally of a formally planned housing redevelopment undertaken in 1960s, which replaced sub-standard housing and rundown buildings set within the lower portions of the traditional rear yards set behind Highgate. The Waterside social housing development, which forms the southern portion of this sub-zone, consists of an irregular grid pattern of row housing and is significant for the innovative use of car parking courts set to the west of the housing on the edge of the newly formed Dowker's Lane access road. This enabled the creation of an entirely car free environment within the housing groups and allowed for the structuring of the development around a grid of narrow lanes and walkways with a number of small square grassed spaces being left between the building rows. This creates a very close-knit environment with extremely good pedestrian permeability along the main north-south and east-west axis's, while such formal planning also allowed for the riverside edge to be used as a pedestrian promenade, allowing for easy connectivity between the town centre and the outlying southern suburbs.
- 6.10.3 Further to the north is a later phase of activity focussed on the irregular form of the Kendal Day Centre and the loose courtyard arrangement of the Edgecombe Court public housing group, again planned around the exclusion of cars as a key design criterion, along with the creation of informal green spaces set in-between the

buildings. Pedestrian connectivity is again extensive although the very broad area to the west of the housing is dominated by vehicular movement and car parking, which creates a much more intimidating experience for those wanting to reach Highgate on foot.

- 6.10.4 In the north east corner a fragment of the distinctly angled Gulfs Road was maintained along with the long straight axis of Tanners Yard and the western portion of Yard 77, enabling a small number of traditionally built and detailed houses and warehouse buildings to be retained within the newer development.
- 6.10.5 Despite the close clustering of houses within the transverse rows and around courtyards, building density across the whole site is typically low for housing of this period where, as here, the positioning of buildings within space took precedence over any desire to form traditional streets edged with buildings. As a result of such grid planning the western perimeter of the development is very broad and ill defined, being formulated primarily for furthering vehicle movement into the area along the then newly created Dowker's Lane. The opening up of this route has meant that the backs of housing along Highgate and Lowther Street has been exposed and yard walls removed to provide informal off street car parking, resulting in a number of weak spaces of detriment to the character of the conservation area.

6.10.6 Townscape Character

- 6.10.7 The character of this area is overwhelmingly modern in form and appearance. In part this is influenced by the physical form and rather mundane design of the housing units themselves but it is also dictated by contemporaneous 'Modernist' notions of urban planning which privileged the grid pattern and the block building over any traditional place making factors. This was at the great cost of the destruction of the historic system of yards in the area between Highgate and the River Kent, and in the creation of Dowker's Lane; an access route fabricated solely to allow easy vehicular movement into this former backland area (-1). The latter is a street environment formulated entirely for the motorcar resulting in extensive areas of tarmac, car parking and vehicle turning circles. More detrimentally it resulted in the carving open of a long, relatively wide and formless street space, while exposing the rear and side elevations of buildings fronting the Highgate that were never designed to be seen in public view. Only very recently have the physical scars associated with this development begun to heal as new building frontages have been created along the west edge of Dowker's Lane that offer some sort of designed expression and a better sense of definition to the street.
- 6.10.8 There are, however, a few positives resulting from the way this area was redeveloped. The riverside walk (+6) has helped to strengthen the notion of the river as a major asset within the town centre. It has opened up the corridor of the River Kent to provide a series of rewarding views up and down its course while highlighting the significance of the groups of buildings along the opposite river bank. In addition, the way that the centre of the development was organised around a sequence of narrow

pedestrian lanes and walkways, edged by buildings, has helped create a distinctive environment sequence of attractively scaled routes and spaces that are attractive to residents and help to create a strong sense of community.

6.10.9 Architectural Quality

- 6.10.10 The area is dominated by the two public housing schemes. These are low rise units in block form with access walkways and external staircases to some of the upper levels. The wall planes are colour rendered, often brightly, but are otherwise very sober and lacking in any sort of articulation, except for a regular arrangement of rather plain, often square windows containing modern glazing systems. Roofs are very plain and laid with synthetic materials but are otherwise without chimneys or other ornament. Disappointingly, the internal elevations to the courtyards generally offer slightly greater visual interest than the more public façades facing the riverside or Abbott Hall green open space. The Edgecombe Court buildings are in two groups: slightly smaller and more traditional in form along the west and north sides, and enlivened with integrated porches and oriel windows, while the riverside and south east side is a single block with a cranked form. The Day Centre building is also contemporary in detailing and low key in form and it sits comfortably in this context.
- 6.10.11 A small number of traditional masonry buildings were retained during the redevelopment, principally in the area around Tanner's Yard and Gulfs Road, to give a limited but welcome sense of historic continuity. Especially important in this regard are those taller buildings facing onto the riverside walk. These have characteristic limestone walls, traditional fenestration patterns and slated gabled roofs and, because of their customary form and appearance, they help to give a sense of continuity to the area and so integrate those newer buildings that are of a similar scale.
- 6.10.12 One of the regrettable consequences associated with the forming of Dowker Lane was the creation of a pair of new rear extensions to two of the larger retail stores sited in the Highgate: No.s 45 and 65-67. Both of these structures are intrusive eyesores. They are extremely detrimental as a result of their overbearing scale, ugly form, non-contextual design and failure to relate to the linear east – west orientation of buildings behind the main street. Unfortunately, they now dominate the appearance of the north end of Dowker Lane.

Table 1: Kendal Listed Building Descriptions

Allhallows Lane

Address	Grade	Description
Shearman House, former Public Wash House & Baths with adjoining public convenience, Allhallows Lane, Kendal	II	Public wash-houses and baths. 1864 by Miles Thompson. Swimming bath added when Corporation took over in 1884; single-storey stone-built public convenience added at east end probably at same time. Built on sloping site with same eaves height throughout. Snecked rubble on plinth of rough-dressed blocks with similar pilaster to west end. Gabled entrance block has hammer-dressed plinth, end pilasters, and bands. Graduated slate roofs; blocking course and dentils to wings, dormer to each side of entrance block roof. Tall, tapered, octagonal boiler chimney to north-east corner; other stacks to ridge. All chimneys corniced stone. Symmetrical 3-bay central entrance block has part-glazed door, with radiating fanlight, and sash to either side above with blank panel between; all openings in semicircular-headed surrounds. 5 paired windows to each wing; door has replaced 6th window to extreme right. Left-hand wing has lower storey with door and 4 windows, all segment-headed. Drinking fountain in niche with moulded sill to extreme left. Provision of this public facility was a local election issue in early 1860s; financed by public subscription. 1st public building erected in Kendal for public institution.

Anchorite Fields

Address	Grade	Description
Anchorite Well, Anchorite Fields, Kendal	II	Spring, associated with a medieval hermit. Coursed, squared rubble enclosure wall (c4 ft high on south and west sides) possibly partly medieval. Spring originally 6-7 ft deep; filled up to within 6 ins of surface in late C20.

Appleby Road

Address	Grade	Description
46 & 48 Appleby Road, Kendal LA9 6PJ	II	Mill House and Cottage. C18 with later additions and alterations. Wet-dashed rubble. Graduated slate roof with rendered chimneys (projecting to north end). 2 storeys. No 46 (Cottage) single bay with full-height canted bay window; door to rear. No 48 (House) symmetrical, 5 bays. Central panelled door in corniced wooden architrave with 2 sashes to either side on each floor (some retain original wide glazing bars).
Spital Farmhouse, Appleby Road, LA9 6PJ	II	Farmhouse; 1836 on or near site of St Leonard's Hospital (a medieval foundation). Later additions and alterations. Rendered rubble: Front, incised stucco with hammer-dressed quoins on plinth. Hipped, graduated slate roof with chimney along ridge. Symmetrical front; 2 storeys, 3 bays. Three windows to each floor. North return: Single-storey central porch has studded plank door, under hoodmould, in west side; window to either side of porch on each floor. All windows to

Address	Grade	Description
		front and returns are 2-light, wood-mullioned, with pointed inner heads under rectangular hoodmoulds. Elliptical-headed door and windows (Yorkshire sash to 1st floor) to rear; lower wing adjoining to east was extended in late C20.
Threshing Barn and Gin Gang to North East of Spital Farmhouse	II	Threshing barn and gin-gang. Possibly C18; C19 additions and alterations. Coursed rubble with quoins. Graduated slate roof, hipped to west end. Elliptical-headed wagon door to right of centre; window and loft access to far right. West end of building originally single-storey: Elliptical-headed door with window to either side and access to added loft above. Winnowing door to rear leads into added gin-gang, semicircular in plan, with plank door to either side and 4 windows to end. Included for group value.

Aynam Road

Address	Grade	Description
Bridge House, Aynam Road, Kendal LA9 7DD	II	Description includes no 1 Bridge Street. Showroom and offices on corner site; now subdivided into dwellings. Designed and built 1819 by Francis Webster for his marble Works. later additions and alterations. Coursed, squared rubble with quoins; end pilasters to Bridge House, plinth to no 1 Aynam road. Moulded cast-iron gutter. Graduated slate roofs; rendered chimney to no 1 Bridge Street, other chimneys to rear. Each 2 storeys, 3 bays. Bridge House: Symmetrical; segment-headed sash to either side of part-glazed door in corniced doorcase. Segment-headed casement, with small wrought-iron balcony, to either side of fixed, semicircular-headed window on 1st floor. No 1 Aynam road: Panelled door with small fixed window and sash to left; casement (balcony missing) and 2 sashes above. No 1 Bridge Street: Pannelled door with 2 sashes to left and one to right; 2 sashes and casement (with wrought-iron balcony) above. All windows have glazing bars.

Beast Banks

Address	Grade	Description
Central Primary School opposite 23 Beast Banks, Kendal LA9 4JJ	II	School. Dated 1818, with inscription, on slate tablet over porch: NATIONAL SCHOOL FOR BOYS. Built by public subscription and munificently endowed by Matthew Pyper, of Whitehaven, Esquire. Later additions and alterations. Coursed, squared rubble, with quoins, on plinth. Graduated slate roof with projecting eaves; stone chimney to south end. Single, tall, storey; 12 bays Entrance in gabled porch to south gable end: Plank double door in elliptical-headed surround with impost band; semicircular-headed window in recessed surround to either side. Windows to east and west elevations all tall, with glazing bars; most segment-headed. All glazing C20 replacement.

Address	Grade	Description
Bank Cottage, 25 Beast Banks, Kendal LA9 4JJ	II	2 houses, c1780. Later additions and alterations. Both pebble-dashed rubble with stucco quoins on plinth (vermiculated to north return of no 23). Moulded, cast-iron gutters on dentils. Graduated slate roofs; rendered mid and end chimneys. 2 storeys. No 23, 4 bays (2:2). Panelled door in porch with wooden lattice decoration; sash to either side and 2 above. Full-height canted bay and tall stair window to north return. No 25, 3 bays; set forward from no 23. Recessed panelled door with part-glazed passage door on left and sash on right; 3 sashes above. All no 25's windows have C20 wooden shutters fastened back to either side.
33 & 33A Beast Banks, Kendal LA9 4JJ	II	Shop and Cottage, now 2 dwellings. Mid C18; later additions and alterations. Coursed rubble with quoins. Moulded cast-iron gutter to no 33. Graduated slate roofs; stone chimney to east end of each property. 2 storeys. No 33 symmetrical, 3 bays. Part-glazed door in wooden architrave between bow windows, all in corniced wooden surround with panelled pilasters; 2 sashes with glazing bars above. No 33A, 2 bays. Part-glazed door in segment-headed surround, with sash to each floor on right (1st floor, 20-pane).

Beezon Road

Address	Grade	Description
Beezon Lodge, Beezon Road, Kendal	II	House, now partly used as offices. Design attributed to the Webster firm c1825. Hammer-dressed limestone blocks on plinth with corniced, corner pilasters; eaves and 1st floor sill bands. Graduated slate roofs with projecting eaves; corniced stone end chimneys. 2 storeys, 3 bays with lower, single-bay, wing set back to south return. Glazed door, in corniced porch, approached by steps on either side, parallel to front; sash to either side and 3 above. Sash to each floor of wing. Lunettes to main block returns. Windows with glazing bars.

Bridge Lane

Address	Grade	Description
Aynamcote 2 Bridge Lane, Kendal LA9 7BX	II	House, now subdivided and partly used as offices. 1824. Design attributed to the Webster firm. Tooled ashlar on plinth with corner pilasters; 1st floor sill, and eaves, bands. Moulded, cast-iron, gutter carried on dentils. Graduated slate roofs with projecting eaves; 2 gabled dormers to rear (Bridge Lane) elevation. Stone mid and end chimneys. Symmetrical. 2-storey, 3-bay, central block with single-storey, single bay, wing set back (projecting to rear) on either side. Main elevation, facing river: Panelled door in corniced surround with panelled pilasters; sash to either side and 3 above. Semicircular-headed window in recessed surround to each wing. Bridge Lane elevation: Panelled door under verandah (incorporating shallow, single-storey, extension); fixed, semicircular-headed,

Address	Grade	Description
		stair window above. Lunettes to central block returns. All windows with glazing bars.

Burneside Road

Address	Grade	Description
Aikrigg End House, 109 Burneside Road, Kendal LA9 6DZ	II	House. Late C18/early C19 rebuild; later additions and alterations. Wet-dashed rubble with 1st floor sill band to roadside elevation. Moulded cast-iron gutter on dentils. Hipped, graduated slate roof with full-height, gabled porch projecting on south elevation. Stone mid and end chimneys. 2 storeys. South elevation 3 bays (2:1). Panelled door between sashes, all in corniced, pilastered surround; sash above. Central paired sash in single-storey bay window to left, 2 sashes above. Roadside elevation symmetrical, 3 bays. 3 sashes, with glazing bars, in architraves, to each floor; bracketed cornice to central window on each floor.

Castle Street

Address	Grade	Description
65 Castle Street, Kendal LA9 7AD	II	House, mid C19. Limestone blocks with quoins; 1st floor sill band. Hipped, graduated slate roof with central stone chimney. Symmetrical. 2 storeys, 3 bays. Central C20 studded plank door and rectangular fanlight in doorcase with pilasters carrying cornice; sashes with glazing bars (ground floor sashes have segmental heads). Said to have been built for railway official.

Church Walk

Address	Grade	Description
9 & 11 Church Walk, Kendal	II	Old Grammar School, now 2 houses. No 11 is linked to Lakeland Life and Industry Museum (in Abbot Hall Stable Block) by 1st floor walkway. School founded 1525 and closed 1888. Present site granted 1588; built by public subscription. Subdivided and remodelled 1891 by J.F. Curwen. Coursed rubble with quoins. Graduated slate roof, hipped to east end. Corniced stone chimney to west end and large stone cross-ridge mid chimney with 7 cylindrical stacks. 2 storeys, 6 bays overall. South elevation: No 9 has full-height gabled wing added with decorative barge-boards and crocketed finial; cylindrical stone chimney to eaves. Door to no 9 in west return; plank door to no 11 under canopy carried on pierced wooden brackets (left bracket dated 1592, and right 1891). C19 wooden mullioned and transomed, diamond-leaded, windows inserted in older (larger) openings, some under timber lintels. North elevation has some (C18?) sashes, with wide glazing bars, inserted in earlier openings. Straight joint shows that eastern bay was added. A massive stop-chamfered beam survives internally. Forms part of churchyard group.

Collin Croft

Address	Grade	Description
12 Collin Croft, Kendal LA9 4TH	II	House, early C19 with later additions and alterations. Stone blocks with hammer-dressed quoins; dentilled eaves cornice. Graduated slate roofs with outshut to rear; stone end chimneys. Symmetrical. 3 storeys with cellars; 3 bays. Central panelled door and semicircular fanlight, in surround, up steps. Single sash with glazing bars to either side on each floor (16-pane to ground and 1st floors). Cellar door down steps on left, window on right.
Warehouse to North of 12 Collin Croft, Kendal LA9 4TH	II	Warehouse, probably C18 with later additions and alterations. Rough-dressed stone blocks with hammer-dressed, margined quoins. Graduated slate roof with projecting eaves to gable end. 3 storeys, single bay. Window inserted into part-blocked door; single sash to each floor on left (ground floor boarded over). Gable end has hoist with door and window to 1st and 2nd floors and 2 windows (blocked) to ground floor. Adjoining buildings not of interest.
16-20 Collin Croft, Kendal LA9 4TH	II	Warehouses and manufactories, converted to dwellings and subdivided at time of survey (April 1984). Early C19; extensively renovated and remodelled in late C20. Coursed rubble with quoins. Graduated slate roofs with stone chimneys. Asymmetrical; 3 storeys, mainly single-bay. No 16 has stop-chamfered corner with cast-iron lamp above. Part-glazed double doors on east side, with sash to each floor above; 2nd door, under wooden porch up steps to north return. Casement to each floor. No 19 adjoins no 16 to north. Deeply-recessed part-glazed door; two 1st floor casements, single casement and paired sash to 2nd floor. Nos 18 and 20 are built over the semicircular-headed pedestrian arch leading to Beast Banks. Casement to 1st floor, large sash to 2nd and triple sash (with semicircular heads, and pilasters) above. Doors to no 18 on left in passage and up ramp to rear; door to no 20 up ramp to rear. Doors and glazing largely C20 renewal.

Collin Road

Address	Grade	Description
Collinfield Farmhouse, Collin Road, Kendal LA9	II*	Farmhouse. Possibly mid/late C16; certainly built by early C17. Extensively remodelled by George Sedgwick (Secretary to Anne, Countess of Pembroke) after he acquired it in 1668. Later additions and alterations. Wet-dashed rubble. Graduated slate roofs with gabled, jettied, dormer to east elevation; rendered cylindrical mid and end chimneys. 2 storeys. Gabled porch to west (courtyard) elevation has initialled and dated inscription on stone panel (relocated from above inner, studded, battened door): NUNC MEA MOX HUIUS SED POSTEA NESICIO CUJUS I. & M.G. 1663. 4-bay east elevation of 2 builds: Right-hand section has 2 casements to each floor with 2-light, wood-mullioned, fire window to left and

Address	Grade	Description
		3-light, stone mullioned, cellar window; left-hand section (late C18) has part glazed door in semicircular-headed surround and canted bay to left, 2 casements and a dormer above.

Finkle Street

Address	Grade	Description
7 Finkle Street, Kendal LA9 4AB	II	Shop. Probably early C18; later alterations. Incised stucco; 2nd floor lintel band. Wooden gutter. Graduated slate roof with 2 small skylights; stone end chimneys. 3 storeys, 4 bays. Shop front inserted c1830; reeded pilasters support egg and dart cornice. Panelled door on left to rear passage; C20 glazed door set back between splayed, C20, plate-glass windows. 4 sashes with wide glazing bars to each floor above and single sash to 1st floor north return. Rest of building, facing onto Highgate Yard 5, has C18 wood-mullioned and transomed windows. Thomas Cotton, first Kendal printer, brought out the 1st Kendal newspaper, the Kendal Weekly Courant, from these premises on 1st January 1731-32.
32 & 36 Finkle Street, Kendal LA9 4AB	II	Shops. Late C18/early C19. Later alterations. Wet-dashed rubble; moulded cast-iron gutter carried on dentils. Graduated slate roof with stone mid chimney. 3 storeys. No 32 two bays with C19 shop front on left and yard entrance on right; sashes to upper floors. No 36 symmetrical, 3 bays with recessed C20 glazed door between original bow windows with glazing bars; C20 sign above and sashes to upper floors.
28 Finkle Street, Kendal LA9 4AB	II	Fire Engine House with Registrar's Offices over, now shops with offices over. 1838, for the Borough Council; altered. Squared rough dressed limestone in graduated courses (rear of random rubble), slate roof. Rectangular plan parallel to street, with entrance to offices at first floor of rear. Three storeys and attic, 3 windows, symmetrical; with a plinth and first floor band carried round. The ground floor (the former fire engine house) has 3 wide elliptical-arched wagon entrances that to the right with impostes and the others, including a round headed doorway between them, now rendered; all the archways now glazed as shop windows and furnished with C20 canopies. The upper floors have restored 8 over 12 small paned sash windows, those at first floor with flat arched heads and those above with raised sills and stone lintels. Gable chimney to left, ridge chimney offset right of centre. The right hand gable wall has a doorway and window at ground floor, and small lunette to the attic. Rear: central doorway to former Registrar's Office approached by dog-legged steps and stone deck protected by spear head railings; doorway with raised square cut jambs and lintel, chamfered impostes and recessed door; fenestration similar to front except that sashes are unhorned and appear to be original.

Address	Grade	Description
Shop & adjoining Public Convenience, 2 Police Yard (Yard 31) Finkle Street, Kendal LA9 4AB	II*	<p>Town House, or perhaps rear wing of town house (nos 27 and 29 Market Place (q.v.), now part store and retail office (unoccupied at time of inspection 1991) and part public conveniences with offices over (partially occupied). Probably late C17, remodelled in earlier C18, subdivided by mid C19 and altered in C20. Slobbered random rubble, graduated slate roof. Single-depth plan on north-south axis parallel to yard and at right angles to rear of nos 27 and 29 Market Place, laterally sub-divided in the centre, with stair turret and lean-to extension to the rear of southern portion. Three storeys over basement, formerly 11 windows in closely spaced groups of 6 to left and 5 to right (many blocked in the C18 and others altered). The south (left) end has an exposed basement (used as a lock-up in C19) which has a small window and a square headed doorway with a board door. At ground floor the southern portion has a doorway in the 4th bay with a panelled reveal recessed C20 door, approached by dog-legged steps with iron railings, to the left of this a 12-pane unhorned sash window with exposed box flanked by blocked windows, all these openings under a continuous timber lintel made of a re-used beam, and to the right a large rectangular C20 window; the northern portion has C20 openings of the public conveniences. At first floor of the southern portion the first 3 windows and the fifth are blocked, the 4th and 6th are wooden cross-windows each with one casement opening, and a continuous timber lintel crosses all these windows; the northern portion has a blocked window with a similar timber lintel run out to the right, then C20 toilet windows and 2 tie-plates above them. At 2nd floor the first 3 windows of the southern portion are blocked, the 4th and 6th are wooden cross windows (the 4th fixed) and the 5th has altered joinery; the northern portion has 4 windows, the first and third being wooden cross windows, the 4th a 6-light window with similar joinery, and the 2nd is blocked; and a timber wallplate forms the lintel to all the windows of both portions. Windows which are not blocked mostly have stone slate sills. Ridge chimney in centre and gable chimney to left. The south gable wall has 2 windows on each floor: those to the basement are altered C19 insertions, the others are top-hung casements in original openings with stone slate sills; that to the left at ground floor and both at 1st floor level have crude stone slate cornices, and those at 2nd floor level have stone lintels and remains of a continuous slate cornice; the added lean-to to the left has steps up to a recessed panelled door with an overlight. The rear (west side) of the southern portion has a gabled full-height stair turret with quoins, one window with a flat arched head and another above with stone slate sill and cornice, but it is otherwise blind (northern portion concealed by adjoining buildings).</p>

Fowling Lane

Address	Grade	Description
Garden House, Fowling Lane, Kendal	II	House, now Restaurant. Built c1812 for the blind Philosopher John Gough. Later additions and alterations. Rubble; incised stucco to ground floor, wet-dashed to 1st. Eaves cornice. Graduated slate roof with 3 skylights; rendered end chimneys. Symmetrical. 2 storeys, 3 bays. Verandah with tented lead roof carried on ornate cast- and wrought-iron arcade. Central panelled door and semicircular, stained-glass, fanlight in corniced wooden surround with panelled pilasters; tripartite sash to either side. 1st floor sashes in wooden architraves.

Garden Road

Address	Grade	Description
Change Bridge over former Lancaster-Kendal Canal, Garden Road, Kendal	II	Canal change bridge. Circa 1816-18. Probably by John Fletcher, engineer, based on original designs by John Rennie whose route for the Lancaster-Kendal Canal was authorised in 1792. Squared coursed limestone, with limestone voussoirs and projecting keystone to the single elliptical arch; string courses and coping to parapets. End pilasters. Ramped pathways to either side (with cobblestones intact to west approach) and retaining walls. Although the canal has been filled at this point the kerbstones of the towpath survive beneath the bridge. Some later rubble masonry walling to either side of the bridge is not bonded into the original structure. This is believed to be the only surviving change bridge in the Cumbria area.

Gillinggate

Address	Grade	Description
56-62 Gillinggate, Kendal LA9 4JB	II	4 houses. 1889 date (partly repainted to read 1829) carved on porch fascia to no 60. J.F. Curwen for J. Taylor and others. Later additions and alterations. Arts and Crafts style. Snecked rubble with quoins on chamfered plinth; moulded bressummer to 1st floor supported on brackets. 1st floor to nos 56 and 58 is wet-dashed with sill band; tile-hung gable to south return. Red clay-tiled roofs, except for no 56 (C20 concrete tiles); dormer windows. Decorative iron finials and weather vane. Corniced brick chimneys. Each house 2 storeys, 2 bays. Part-glazed doors and multi-light casements; canted bay window to nos 58 (full-height), 60, and 62 with oriel window to no 56.
Hill Cote & Garden Walls adjoining to East & West 80, Gillinggate, Kendal LA9 4JB	II	House and walls. Shown on 1898 O.S. map, possibly 1894; J.F. Curwen (for G. Gilkes?). Later additions and alterations. Arts and Crafts style. Snecked rubble with quoins; deeply-splayed plinth to roadside elevation. Wet-dashed to ground floor west elevation and most of 1st floor; tile hung over west door. String between floors. Splayed red clay-tiled pyramidal roofs; small dormer overlooking road has similar roof and sides of copper. Tall brackets support projecting eaves. Stone mid

Address	Grade	Description
		chimneys. 2 storeys. Western elevation has full-height porch with canted bay window on brackets above plank door; single-storey bay to either side. Windows throughout mainly casements, some square-leaded. Late C20 extension to north side not of interest. Snecked rubble garden walls (continuation of plinth) are castellated; c15 ft high to left, with pedimented surround to plank door, and c6 ft high to right.
Lynnside House with Garden Wall adjoining to West, Gillinggate, Kendal LA9 4JB	II	House and wall; 1891 by J.F. Curwen for F.W. Crewdson. Arts and Crafts style. Coursed, squared rubble with quoins on tall, battered plinth; 1st floor slate-hung with wet-dashed gabled dormer. Moulded cast-iron gutters. Hipped, graduated slate roofs with dormer windows; stone mid chimneys. 3 storeys with cellars. Long path, parallel to house front, leads up to part-glazed door in porch. Windows asymmetrical with slate canopies to upper floors; all are multi-light casements (some in stone-mullioned surrounds), most have diamond or decorative leading. 5 narrow cellar windows deeply recessed in plinth on left. Garden wall adjoining to west is extension of plinth: Coursed, squared rubble, battered, with ramped and castellated top; c20 ft high. Set forward to west of path up to front door with projecting parapet to rounded corner.
Gilling Reane House with integral Lodge & adjoining garage, Gillinggate, Kendal LA9 4JB	II	House with integral lodge and adjoining garage; c1891 by J.F. Curwen for G.E. Moser. Snecked rubble with quoins; 1st floor of lodge is tile-hung. Hipped, graduated slate roofs. (Arts and Crafts style). Asymmetrical plan with lodge and garage to west; house and lodge 2 storeys with attics on 2 levels garage single-storey. Main house entrance has part-glazed double-doors with flanking windows, all enclosed in basket-headed arch; glazing to entrance and large oriel above is decoratively leaded. Canted bay window to left, multi-light casements to right and above; ornate two-tier dormer over oriel. Hammer-dressed stone band between floors. House roof has gablets, swept eaves, and tile-hung dormers; garage roof is pyramidal. Lodge, set back on right, has jettied 1st floor; polygonal full-height bay in angle between house and lodge has glazed upper storey and two-tier cupola roof. Moulded cast iron guttering. Tall, grouped stone chimneys with cylindrical shafts.

Gilthwaiterigg Lane

Address	Grade	Description
Gilthwaiterigg, Gilthwaiterigg Lane, Kendal LA9 6NT	II*	House. Early C16 with later additions and alterations. Slobbered rubble with quoins, partly wet-dashed. Graduated slate roofs with outshuts added to rear; ball finials to gables. Large, original, stepped, rendered chimney to right of centre; other end chimneys. 2 gabled dormers. Hall with cross-wings; 2 storeys, 5 bays overall (1:3:1). Gabled central porch has squirrel finial; door on west side. Part-glazed door and window to left, 2 windows to right, all under continuous hoodmould; segment-headed dormer windows. All Hall windows C19 casements. Single stone-mullioned window, with 2 trefoil-headed lights under hoodmould with labels, to each floor in both wings; windows in west wing blocked by internal flue. C19/C20 fenestration to west return.
Mint Cottage, Gilthwaiterigg Lane, Kendal LA9 6NT	II	House. Initialled and dated in incised Roman lettering on panel to east return: L. JULY XIX MDCCCXXI. Later additions and alterations. Rendered rubble with stucco band to 1st floor. Graduated slate roofs; rendered chimneys. 2 storeys. Main block symmetrical 3 bays with C20 glazed door in semicircular-headed surround; segment-headed sash in recess to either side and 3 sashes above. C20 single-storey extension to left; lower 2-storey wing to right (former outbuilding?) with french window and C20 first floor casement.
Mint House & Barn, Gilthwaiterigg Lane, Shap Road, Kendal	II	Listed under Shap Road

Highgate

Address	Grade	Description
Yard 17 Shop adjoining east end of 19 Highgate 7, Kendal LA9 4HE	II	Cottage (?), now shop. Probably late C18/early C19; later additions and alterations. Coursed rubble with quoins. Graduated slate roof with stone chimney to north end. 3 storeys and cellar, 2 bays. C20 part-glazed door on west elevation; 2nd (loading?) door above opens onto roof-walk over porch. 16-pane sash to each floor to left of doors and on east elevation. Tall stair window with glazing bars to south return.
21, 25 & Entrance to Yard 23 25, Highgate, Kendal LA9 4HE	II	Public House and shop; empty at time of survey (April 1984) and in process of being remodelled internally. Late C18/early C19 front with later alterations. Wet-dashed with cornice and moulded cast-iron gutter carried on dentils. Graduated slate roof with rendered, diagonally-set, chimneys along ridge; square structure, with pyramidal roof, to centre of ridge (said to have been a cockpit) was probably a lantern lighting the stairs. 3 storeys, 5 bays. Central yard entrance has projecting keystone and imposts to elliptical head; shop front to right and 2 sashes to left. 5 sashes to each floor above. All sashes with glazing bars in stone surrounds.

Address	Grade	Description
Town Hall, Magistrates Court, & Call Stone, Highgate, Kendal LA9 4DL	II	Assembly Rooms, known as White Hall, on sloping site; 1825 by Francis (& George?) Webster. 1859 converted for use as Town Hall by George Webster. 1893 (date in pediment) extended by Stephen Shaw. Hammer-dressed, banded, ground floor; 1st floor ashlar, with sill band. Eaves band and cornice. Highgate elevation has open parapet of turned stone balusters with covered urns on plinth blocks at each end; 2 ornate dormers with clock tower between. Steeply-pitched, hipped, graduated slate roofs. 2 storeys with attic to Highgate, and cellars to Lowther Street, elevations. 3-bays (2:1) added to left on Highgate elevation in 1893: Panelled double doors in richly-decorated doorcase with date and cartouche in open and broken pediment; 2 semicircular-headed windows to left with Call Stone on ground between (part of Stricklandgate Market Cross, from which proclamations have been made for over 3 centuries). 1st floor: Sash over door in architrave with splayed feet and swan-neck pediment, all within segmentally-pedimented surround; 2 sashes in corniced architrave to left. Dormer window in pedimented architrave with splayed feet. 2-stage clock tower (above door) has semicircular-headed louvred openings; swan-neck pediment between stages has cartouche with initial 'B' (for Alderman William Bindloss, Mayor, who gave the bells). 2nd stage has large, circular, clock face in open-pedimented surround. Ogee lead roof is surmounted by small lantern with weather-vane. Former White Hall comprises 3 (symmetrical) right-hand bays (1:1:1) of Highgate elevation and 14 bays (3:8:3) on Lowther Street. Highgate: central, panelled double doors and semicircular fanlight with semicircular-headed window to either side. 1st floor: Pedimented Ionic loggia in antis with cast-iron balustrade; sash in corniced architrave to either side. Central Venetian dormer window, in ornate pedimented surround, added in 1893 (replacing mid C19 clock tower). Lowther Street: 3 bays to either end have semicircular-headed windows to ground floor and tall 1st floor sashes; lower ground floor to Magistrates Court (3 eastern bays) has recessed, panelled double door in corniced surround with 2 windows to left. 8 central bays have semicircular-headed windows to both floors. Glazing bars to windows on both elevations.
41 & Entrance to Yard 43 41, Highgate, Kendal LA9 4HE	II	Shop. Probably mid/late C17. Later alterations included rebuilding of front in 1826 for Edmund Atkinson. Tooled ashlar with 1st floor sill band. Graduated slate roof with stone chimney to north end. 3 storeys, 2 bays. Early/mid C19 corniced wooden shop front has paired, panelled pilasters. Yard entry on right. Curved, part-glazed door on corner with arcaded window to left. Signboard, resting on cornice, has scrolled supporters and is surmounted by pestle and mortar.
69B Highgate, Kendal LA9 4HE	II	Bank, now shop and offices. 1792 for Maude, Wilson and Crewdson Bank. Incised stucco with rusticated quoins; 1st floor sill band. Wooden (?) eaves cornice with decorative rainwater

Address	Grade	Description
		head. Graduated slate roof with stone end chimneys. 3 storeys, 3 bays. Inserted late C19/early C20 shop front in earlier surround; part-glazed door set back between plate-glass windows with curved corners and traceried frieze. Passage through to rear on right.
71-75 Highgate, Kendal LA9 4HE	II	House, now offices. C18 (for Matson family of Tytup Hall, Furness?); later alterations. Incised stucco with rusticated quoins. Graduated slate roof with stone chimney along ridge to right of centre; 2 dormer windows. 3 storeys with attic; 4 bays. Mid C20 shop front. 4 sashes to upper floors; dormer windows are Yorkshire sashes. Decorative lead rainwater head.
Yard 83 (Dr Manning's Yard) 2 Highgate, Kendal LA9 4HE	II	Cottage, probably early C18; later alterations. Wet-dashed rubble. Graduated slate roof with rendered chimney to east end. 2 storeys, 3 bays. Plank door with 20-pane sash to right; 3 sashes with glazing bars above.
Yard 83 (Dr Manning's Yard) 4 & 6 Highgate, Kendal LA9 4HE	II	Cottages, probably early C18; later alterations. Slobbered rubble. Graduated slate roof with end chimneys (one stone, one rendered); dormer window to no 4. 2 storeys, 4 bays overall. No 4: Panelled door with 2 sashes to left and 2 above (2 are 16-pane). No 6: Part-glazed door with 16-pane sash to right on each floor.
Yard 83 (Dr Manning's Yard) 8-12 Highgate, Kendal LA9 4HE	II	Cottages, probably early C18; later alterations. Slobbered rubble. Graduated slate roof with stone mid and end chimneys; dormer window to no 8, two to no 10. 2 storeys, 7 bays overall. No 8: C20 plank door with 2 sashes to left on each floor. No 10: C20 plank door with 2 sashes to right on each floor. Steps up to 1st floor door of no 12; sash to left on each floor. Included for group value.
99 & Entrance to Yard 97 99 Highgate, Kendal LA9 4HE	II	House, now shop (empty at time of survey, April 1984). Built late C18 as town house for Greenhow family of Stainton; later alterations. Ashlar, with end pilasters to ground floor. Band between ground and 1st floors; eaves cornice. Graduated slate roof; rendered end chimneys. 3 storeys, 3 bays. Panelled door with bracketed cornice; 2 tall C20 windows with glazing bars to right; elliptical-headed yard entrance, with double wooden gate, to left. 3 sashes with glazing bars to each upper floor.
117 & Entrance to Yard 119 117, Highgate, Kendal LA9 4HE	II	House, rebuilt 1811 (as an Inn?) for Samuel Greenhow. Hammer-dressed blocks on plinth; eaves cornice. Graduated slate roof with stone end chimneys. Symmetrical; 3 storeys, 4 bays. Part-glazed door and semicircular fanlight set back, with panelled reveals, on left. Semicircular-headed surround to yard entrance on right; C20 door, in surround with panelled reveals, on left side in passage. Sashes, 16-pane to 1st floor and 12-pane to 2nd.

Address	Grade	Description
147 & Entrance to Yard 149 147, Highgate, Kendal LA9 4HE	II	Shop, once house and tannery. C17 with later additions. Rendered rubble with bracketed eaves cornice. Graduated slate roof with end chimneys (stone to north, brick to south). 3 storeys, 3 bays with wide yard entry on right. Front originally jettied (timber end to bressummer visible in north return). Inserted C19 shop front has glazed door, set back between plate-glass windows; corniced wooden surround has reeded pilasters. 3 sashes with glazing bars to each floor above. Wooden wall (of horizontal planking, partly original) on north side of yard passage incorporates small sashes and a recessed plank door.
151 & Entrance to Yard 153 151, Highgate, Kendal LA9 4HE	II	Shop, once an Inn; interior now (1984) opened up, incorporating cottage to rear. C17 with later alterations. Said to be 1st building in Kendal where sashes replaced leaded lights; probably early C18 for Walter Simondson (initials W & E S on rainwater head). Coursed, squared rubble with bracketed eaves cornice. Graduated slate roof with end chimneys (stone to north, rendered to south). 3 storeys, 2 bays. Inserted C19 shop front has part glazed door set back to right of plate-glass window; corniced wooden surround has panelled pilasters. Yard entrance on right has semicircular head to rusticated surround. 2 sashes in shouldered architraves to each floor above; 1st floor ones corniced. Windows with glazing bars on north side of yard passage to either side of re-used panelled door and semicircular, interlaced fanlight, in reeded doorcase. Segmentally-vaulted cellar.
163 and 163A Highgate, Kendal LA9 4HE	II	Shop with flats above and behind; mid/late C18. Converted for use by butchers in mid C19. Rendered rubble with hammer-dressed plinths below shop windows; boxed gutter carried on dentils. Hipped, graduated slate roof with stone mid chimney. Rounded north corner (windows on north side are slightly rounded). 3 storeys, 3 bays. Shop front (early C19?) has vertically-split panelled door with rectangular fanlight; fixed window with glazing bars to left, wide sash display window to right. Ornate, corniced, wooden surround has panelled pilasters; egg and dart mouldings with wreaths to frieze. 2 sashes to each floor above, 16-pane to 1st floor and 12-pane to 2nd. That part of building of lower height adjoining to rear not of interest.
8, 10, 10A Highgate, Kendal LA9 4SX	II	Shops. Late C18/early C19; later alterations. Coursed, squared rubble; wooden gutter. Graduated slate roof; stone mid and end chimneys. 4 storeys, 4 bays. Two C20 shop fronts (of different dates); entry to Old Shambles (built 1779) on left. 4 sashes to each floor above, 3rd floor smaller. Rear wing not of interest.

Address	Grade	Description
Fleece Inn & Yard Entrance, Highgate, Kendal LA9 4HE	II	Public House. Probably late C17/early C18. Previous list gives 1654 date; this date appears on panel in property adjoining to south which temporarily formed part of the Inn c1723. Later alterations. Timber-framed with jettied upper floors; wet-dashed. Dentilled eaves cornice. Graduated slate roof. 3 storeys, 2 bays. Passage through to rear on left with upper storeys carried across on wooden beams. C20 part-glazed double door to south return with wood-mullioned and transomed casement in squint to left and C18 sash above. East elevation has 5 wooden Tuscan columns (c1850 replacements of original posts) carrying bressummer. 5-light ground floor casement and two 3-light casements to each upper floor are C20 insertions out of keeping with the building's original character.
Property adjoining south side of Fleece Inn, Highgate, Kendal LA9 4HE	II	House, now restaurant; temporarily formed part of Fleece Inn c1723. Initialled and dated I. & F.C. 1654 on decorative plaster panel inside. Stucco. Graduated slate roof with gabled dormer. 2 storeys, single bay. C20 shop front with sash in wooden architrave above; segment-headed dormer window.
26 & 28 with Entrance to Yard 24 26 & 28, Highgate, Kendal LA9 4HE	II*	Shop. C17 (possibly late C16) with later additions and alterations. Timber-framed. Wet-dashed. Graduated slate roof has stone chimney to south end. 2 gabled dormers, above the eaves, have tile-hung sides, decorative barge-boards, and finials. Moulded cast-iron gutter. 2 storeys with cellars; 3 bays. Present shop front c1828 (by Websters?); corniced wooden surround with fluted and reeded pilasters. 3 arcaded bay windows alternate with 2, recessed, part-glazed doors; cellar windows below central and left-hand windows. Yard entrance on right. 3 canted bay windows to 1st floor. 2-light dormer windows and multi-light 1st floor windows are wood-mullioned and transomed, with square leaded panes (1st floor centre has 3 heraldic stained-glass panels inset).
30 Highgate, Kendal LA9 4SX	II	Shop. Probably early C19. Incised stucco with rusticated quoins; string between 1st and 2nd floors. Eaves cornice. Graduated slate roof with end chimneys. 3 storeys, single bay. C20 shop front with sash to each floor above; architrave with swan-necked pediment to 1st floor. South return has blind panel to 1st floor, between band and string, with scrolled supports to either side of frame uprights and finial to broken, swan-necked, pediment.
32 (Rainbow Hotel) & Entrance to Yard 32, Highgate, Kendal LA9 4HE	II	Public House. Rebuilt 1836 for James Harker. Incised stucco with cornice carried on dentils. Graduated slate roof with stone chimney to south end. 3 storeys with cellar; 2 bays with south return canted. Elliptical-headed carriage arch entrance to yard 32 on right; panelled double doors on south side in passage. Plank cellar doors to left of arch. Sashes in stone surrounds.

Address	Grade	Description
60 & Entrance to Yard 62 60, Highgate, Kendal LA9 4HE	II	Shop, probably C18. Refronted early C19 for William Kidd; later shop front. Ashlar with interrupted 1st floor band; eaves cornice carried on dentils. Graduated slate roof with rendered end chimneys; 2 gabled dormers. 3 storeys, 3 bays. Shop front has panelled double doors, with rectangular fanlight, between plate-glass windows; yard entrance on left has wooden gate, with spiked top, and wrought-iron grille above. All set between paired, fluted and panelled, pilasters carrying wooden cornice. 3 sashes with glazing bars to each floor above (taller to 1st floor).
Midland Bank, Highgate, Kendal LA9 4HE	II	Bank. 1834 by George Webster for Bank of Westmorland; lion put in position 1840. Altered internally 1912; railings and steps rebuilt 1923 and 1966. Ashlar on rough-dressed plinth. 1st floor sill band interrupted by pilasters to 3 central bays which carry entablature (with Bank's name) surmounted by life-size sculpture of recumbent lion on plinth with scrolled supporters. Eaves cornice and blocking course. Graduated slate roof with corniced stepped, stone end chimneys. 2 storeys, 5 bays (1:3:1). Central panelled door and rectangular fanlight in pedimented architrave approached by steps, parallel to front, on either side. Sashes with glazing bars. In outer bays, ground-floor sashes have shouldered egyptian architraves; 1st floor sashes have architraves with bracketed cornices.
Shakespeare Inn 78, & Basement Shop 76 Highgate, Kendal LA9 4HE	II	Public House incorporating shop. Dated 1830, with initials T.S. (for Thomas Simpson), on carriage arch keystone; by John Richardson. Wet-dashed rubble on hammer-dressed plinth; 1st floor sill band. Graduated slate roof; rendered end chimneys. 3 storeys, 3 bays; 2-bay basement shop. Symmetrical corniced wooden shop front has steps down to 2 part-glazed doors (one now used as window) with window to each end. Two 16-pane sashes above; carriage arch on left has moulded impostes and projecting keystone to elliptical head. C20 entrance to Inn is up steps on north side in rear passage. 3 sashes with glazing bars to each upper floor (16-pane to 1st floor).

Address	Grade	Description
80 & 80A Highgate, Kendal LA9 4HE	II	Gatehouse to Hospital. 1659 date on (mid C19?) copy of panel, in frame over central passage arch, is incorrect; late C17 drawing (by Machel) shows date was 1663. Initials T.S., for Thomas Sandes (dealer in Kendal cottons and mayor 1647-48), were on the original but a K (for Katherine, his wife) has been added and the coat of arms (combining those of Sandes with the Shearman dyers') is an embellishment. Wet-dashed rubble; eaves cornice to taller, central block. Graduated slate roofs; rendered mid and end chimneys. Symmetrical: 2 storeys, 5 bays (1:3:1). Central block has wide, semicircular-headed passage arch with single window to either side and 3 above; the wings have a single window to each floor. Ground floor windows are 3-light and 1st floor 4-light; all wood-mullioned with square-leaded panes. Plank door to either side in passage; on north side is an iron-lidded alms box, initialled T.S., set in a niche with 2 inscriptions above: REMEMBER THE POORE (sic) in low relief (C17) and Remember the Poor Widows, carved in Roman lettering (C18?).
Sandes Hospital Cottages 1-8 Highgate, Kendal LA9 4HE	II	Row of Cottages. Initialled and dated in low relief on panel to gable of former library: T. & K.S. 1659 REBUILT 1852. Coursed rubble with quoins, slobbered; porches and window surrounds of dressed blocks. Graduated slate roofs with stone copings and kneelers; rendered mid and end chimneys. Symmetrical. Single storey, 15 bays overall. 4 cottages set back on either side of taller central block (former library). 3 bays with 4-centred head to plank door; pointed window to either side and oculus above, all with hoodmoulds. Cottages are arranged in pairs, each pair entered by plank door in shallow, gabled, porch; single, wood-mullioned, 2-light window to either side (some with diamond leading).
96 Highgate, Kendal LA9 4HE	II	Shop, adjoining north end of New Inn at right-angles. Possibly mid C17 with C18/C19 additions. Wet-dashed rubble. Hipped, graduated slate roof. 2 storeys, single bay. Part-glazed door and plate-glass window in corniced C19 shop front with panelled pilasters; 16-pane sash above.
New Inn 98 Highgate, Kendal LA9 4HE	II	Public House. Small wooden panel dated 1654 set above door; cupboard inside initialled and dated I. & A.F. 1658. Later alterations. Wet-dashed rubble on plinth; eaves cornice. Graduated slate roof with wing to centre rear; stone end chimneys. 2 storeys, 4 bays. Central C20 plank door. Two 2-light windows to left, one 4-light to right; three 2-light and one 5-light above. All windows casements with wooden mullions and transoms and glazing bars.

Address	Grade	Description
100 Highgate, Kendal LA9 4HE	II	House, converted for use as Hotel; now shop. Rebuilt c1770 for Prixley Smith; frontage remodelled mid C19 and 1983. Incised stucco with band between ground and 1st floors; vermiculated plinth and rusticated corner pilasters. Decorative rainwater-head to eaves cornice. Graduated slate roof; rendered end chimneys. 3 storeys with cellar, 3 bays. Carriage arch on left; C20 shop door and panelled door on north side in passage. Two C20 shop windows to right and one to north return (in earlier openings?); 2 cellar windows in plinth. Elliptical heads, with projecting imposts and keystones, to carriage arch and shop windows. 3 sashes with glazing bars to each floor above; tall stair window with glazing bars to rear.
The Brewery, 118 Highgate, Kendal LA9 4HE	II	Town/Dower House; early C18, probably for Daniel Wilson of Dallam Tower and his wife, Elizabeth Crowle (their impaled arms appear on lead rainwater head). Converted internally for use as offices in 1864. Empty at time of survey (April 1984). Wet-dashed rubble on hammer-dressed plinth. Eaves cornice carried on dentils. Graduated slate roof; rendered end chimneys. 3 storeys, 3 bays. Stone steps up to central panelled door and traceried fanlight, in pedimented doorcase, which is a later insertion/relocation (not shown on C19 photograph); segment-headed coach entrance in stone surround on left, sash on right. 3 sashes to each floor above; single sash to ground and 1st floors on north return. All sashes with glazing bars, some original (wide).
Drinking Fountain in grounds of Brewery Arts Centre to South West of 118 Highgate, Kendal LA9 4HE	II	Drinking fountain, now disused. Late C19. Moved to present site from outside Windermere railway station in late C20. Base has moulded limestone plinth and stepped cornice with snecked slate infill to each face between rough-dressed, margined, limestone quoins. Octagonal in plan, c7 ft high, surmounted by cast-iron lamp c7 ft high. Alternate faces have carved limestone lion's-head spouts with projecting marble bowls underneath and a small, semicircular aperture in the plinth; cornice has incised 'stencil' decoration. Lamp has foliate consoles to patterned octagonal base; fluted column carries tapered lantern with finial to pyramidal top.
Highgate Hotel, 128 Highgate, Kendal LA9 4HE	II*	Large house (or houses), now hotel. Dated 1769 on panel above ground floor window whose lintel is inscribed: TO THE DWELLERS IN THIS PLACE GOD GRANTE PEACE (sic). Wet-dashed rubble with plinth and eaves cornice; boxed wooden gutter carried on dentils. South return partly slate-hung. Graduated slate roof with rendered chimneys to either end and left of centre (parallel to ridge); small roof access to front. 3 storeys, 5 bays. Studded plank door to extreme left, in chamfered surround with false 4-centred head, leads through to rear. Panelled door, in wooden surround up stone steps, has dated and inscribed window to left and 3 to right. All sashes with glazing bars; upper sashes are aligned with ground floor sashes but narrower and retain wide glazing bars.

Address	Grade	Description
Milestones flanking steps to entrance of 128 including area railings to 130 130, 132 LA9 4HE	II	2 milestones, probably early C19 for Turnpike Trust. Single cylindrical stone c2 ft high to either side of steps. Painted white with black sans-serif lettering: (left-hand stone) EDINBURGH 135 MLS; (right-hand stone) LONDON 258 MLS. This lettering is not carved and the mileages have changed since the last list description.
Including area railings to 130 130,132 LA9 4HE	II	House and shop, built mid C18 on site of Bear and Ragged Staff Inn. Later alterations. Pebble-dashed rubble; eaves cornice carried on dentils. Graduated slate roof with stone chimney to south end. 3 storeys, 6 bays overall. No 130 has stone steps up to part-glazed door in wooden surround; original, ramped, wrought-iron handrails have square standards. Single C19 sash to right on ground and 1st floors; original sash, with glazing bars, above door and 3 similar to 2nd floor. Wrought-iron area railings c18 ins high; square standards have tops split and curved down. No 132 symmetrical. C19 corniced wooden shop front, with reeded pilasters, comprises central part-glazed door with bay window to either side (curved in plan); bay to right has stone plinth, bay to left has plank cellar doors below sill. 3 sashes with glazing bars to each floor above.
134, 134A & 136 Highgate, Kendal LA0 4HE	II	2 Houses, now used as offices. Built 1800, for John Davidson. Ashlar with hammer dressed plinth and 1st floor cill band: ashlar continued round north east corner, rest of north return coursed squared rubble. Eaves cornice carried on dentils. Graduated slate roof north stone mid and end chimneys. 3 storeys. Each house 3 bays with stone steps up to panelled door and semi-circular fanlight in stone surround on left; original splayed ramped wrought-iron handrails have square standards and a cast-iron urn finial to either side at top. Sashes with glazing bars narrow sash to each floor in ashlar section of north return lower service range to no 134 (no 134A) of three bays, with catslide roof over off shut as part of adjoining bay carried forward as far as tall stair window to no 134. Two tall chimney stacks of rubble stone, one to gable, one to ridge. Glazing bar sashes to ground and first floors overlooking rear courtyard, which is enclosed by the service range.
138 Highgate, Kendal LA9 4HE	II	House, now shop. C18 with later alterations. Incised stucco over rubble; eaves cornice. Graduated slate roof with stone chimney to south end. 3 storeys, 3 bays. Panelled door to left, in wooden pilastered surround, leads to rear yard; spiked grille in opening over door. C19/C20 shop front, in corniced wooden surround with pilasters, incorporates C20 glazed door on right. 3 sashes with glazing bars to each floor above (2nd floor windows of reduced height). Decorative rainwater head to right. Included for group value with Nos 134 and 136.

Address	Grade	Description
Queens Club 150 Highgate, Kendal LA9 4HE	II	House, built parallel to Blind Beck at right-angles to road. Used as Convent in late C19, now Nightclub. Late C18 for Christopher Wilson (initials C & M W on rainwater head). Rendered rubble on plinth; rusticated quoins. Eaves cornice with wooden gutter carried on dentils. Graduated slate roofs; some of rendered end chimneys are set diagonally. T-shaped plan; 3 storeys. 5-bay north elevation of east block has C20 plank door; sashes retain original wide glazing bars. 3-bay west block has 1st floor sashes with 2 doors below and 2 blocked lunettes above. 2-bay east elevation of north block has panelled door, under C20 canopy, and sashes; 2nd floor sashes retain wide glazing bars, others are later (ground floor right is inserted in blocked carriage arch).
Cottage adjoining west end of Queen's Club 150A Highgate, Kendal LA9 4HE	II	Cottage (possibly converted outbuildings); late C18 with later alterations. Coursed, squared rubble with quoins on plinth of stone blocks. Hipped, graduated slate roof with stone mid-chimney. 2 storeys, 5 bays. Plank door with rectangular fanlight to far left; panelled door and rectangular fanlight, in C19 pilastered wooden surround, has sash to left and 2 to right. Single 1st floor sash; 2nd window now blocked. All sashes 16-pane.
Wall with Bee Boles to rear of 45 Highgate, Kendal LA9 4ED	II	Wall with bee boles, probably early C19. Limestone rubble and slate. Wall about 2m high and 10m long, of rough rubble with flat slate coping. 3 round-arched recesses each about 1.25m in height and width, evenly spaced along the wall. Recesses have large rough voussoirs and are lined with lime plaster; they were used to shelter straw bee skeps in winter.
Yard 83 (Dr Manning's Yard) 14 & 16 & Passage, Highgate, Kendal LA9 4HE	II	Cottages, probably early C18; later alterations. Slobbered rubble. Hipped, graduated slate roof with stone mid and end chimneys. 2 storeys, 3 bays overall. C20 plank door with paired sash to left and elliptical-headed wagon arch to right (part-glazed door on left in passage); casement and sash to 1st floor. Included for group value.
Yard 83 (Dr Manning's Yard) Smoke House to South West of 14,16 Highgate, Kendal LA9 4HE	II	Smoke-house, now disused. Probably early/mid C19. Coursed, squared rubble. Graduated slate roofs with louvred vent running length of ridge; stone chimney to east end. Single storey. 2 doors to north side, one to west return, all boarded up. Included for group value.

Kirkland

Address	Grade	Description
Drinking Fountain on South Side of Abbot Hall Recreation Ground, Kirkland, Kendal LA9 5AP	II	Drinking fountain, now disused. 1889 by John F. Curwen. 2 sandstone steps, octagonal in plan, surmounted by monolithic stone obelisk (c9 ft high) on corniced plinth block (c3 ft high). Strapwork decoration to all 4 faces of obelisk; arched recess, with water-spout and basin, at bottom of south face.
Cropper Memorial in North-East Corner of Abbot Hall Recreation Ground, Kirkland, Kendal LA9 5AP	II	Memorial to James Cropper c1900. Monolithic, dressed slate slab, c10 ft high with jagged top; set upright in 2nd dressed slate slab, with jagged ends, laid flat. Front face has inset circular copper panel with bas-relief profile portrait; concentric

Address	Grade	Description
		inscription (carved in slate): JAMES CROPPER MDCCCXXIII - MDCCCC. Main inscription below: Last Member of Parliament for the Ancient Borough of Kendal. First Chairman of the Westmorland County Council ... Bas-relief carving on rear face shows single oak-tree shoot rising vertically from root and interrupted by 5 inscribed panels: FAITH; HOPE; ZEAL; JOY; LOVE.
Former Gas Company Façade to North-West of Nos 9 & 11 Church Walk, Kendal LA9 5AP	II	Facade of original Kendal Gas Company Meter House, removed from original site at Gas Works in Parkside Road and reconstructed (1984) on west elevation of extension to Museum of Lakeland Life and Industry. Dated 1825 on keystone. Attributed to Francis Webster. Pedimented portico of tooled ashlar. Semicircular-headed entrance with engaged Tuscan column, and corner pilaster, on plinth to either side. Entablature has EX FUMO DARE LUCEM carved on fascia and KENDAL UNDERTAKING painted in red on frieze.
Museum of Lakeland Life and Industry, Kirkland, Kendal LA9 5AP	II	Stables and carriage entrance to Abbot Hall, now Museum (opened 1971). Probably c1759 by John Carr of York for Colonel George Wilson; said to be built on site of original Hall. Limestone blocks, with quoins, on plinth; impost bands to projecting central and end bays, dentilled cornice and blocking-course to central bay. Hipped, graduated slate roofs; pyramidal roof, with small lantern to central bay. Symmetrical east elevation. 7 bays overall (1:2:1:2:1): Taller central bay set forward; semicircular-headed carriage arch, now glazed museum entrance, with oval window above. 2 semicircular-headed windows to bays on either side. Bay set forward to each end has 2 blind semicircular-headed arches separated by pilaster.
Abbot Hall Art Gallery, Kirkland, Kendal LA9 5AJ	I	Hall, now Art Gallery. 1759, almost certainly by John Carr of York, for Colonel George Wilson. Coursed, squared rubble with quoins on plinth. Band between ground floor and cellars; modillioned eaves cornice with parapet. Main roofs not visible. Mostly 2 storeys with cellars. Symmetrical east elevation, 7 bays overall. Curved stone steps (with spiral curtails to C20 wrought-iron handrails) up to central part-glazed door and interlaced fanlight, with small window to either side, in architrave with projecting keystone and moulded imposts; sash, in architrave with splayed feet on bracketed sill, above. Full-height canted bay window, with sashes, to either side; latticework grilles to cellar. Lower bay set back on either side of central block has Venetian ground floor window; sill band to tripartite sash above. Single-storey gabled bay adjoining each end of main building has 2 semicircular-headed sashes in recesses with blocked oval opening in open pediment above (part-glazed door replaces one sash in left-hand end bay). All sashes with glazing bars in stone surrounds. Decorative rainwater heads to rear.

Address	Grade	Description
Gate Piers, Gates, & Railings to Churchyard Entrance, Kirkland, Kendal LA9 5AP	II	Gate piers, gates, and railings. Erected 1822. Rusticated stone piers, square in plan, with moulded bases; each has stone urn on top of corniced cap. Wrought-iron gates have panelled gateposts with open scrollwork decoration; top and lock rails are similarly ornamented. Wrought-iron railings, c4 ft high, carried on single course of masonry, have square-section spearhead standards set diagonally; fleur-de-lis finials separate sections. Railings and gates are painted black with some of gates' decorative elements picked out in red and gold. Forms part of churchyard group.
Sundial in Churchyard to west of Nave, Kirkland, Kendal, LA9 5AP	II	Sundial, erected 1866 (date on brass plate). 2 limestone steps support monolithic limestone shaft, square in plan, with moulded base; cavetto cap with dog-tooth and billet ornament. Stop-chamfers to corners. Brass sundial plate with gnomon. Forms part of churchyard group.
Memorial Cross in Churchyard to west of Church, Kirkland, Kendal LA9 5AP	II	Celtic Cross, late C19. Monolithic slate cross, c10 ft high, set in sandstone block. Erected by the people of Kendal as a memorial to John Cooper, Vicar of Kendal for 38 years (died 1896). Signed at bottom of east face J.W. BROMLEY, KESWICK. Carved interlace and scrollwork decoration on all faces; inscription in low relief to west face. Forms part of churchyard group.
Church of the Holy Trinity, Kirkland, Kendal LA9 5AP	I	Parish Church. Established by 1232 (date on indulgence issued for fabric repairs); later medieval additions. Comprehensive C19 restorations in Perpendicular style. Earlier masonry coursed, squared, rubble; later work snecked rubble. Chamfered plinths and stepped buttresses. Graduated slate roofs with gargoyles and pinnacles. Rectangular plan with double aisles; chancel and west tower incorporated internally. West porch; 1934 vestry adjoining north side not of interest. Eastern chapels of Bellingham, Parr, and Strickland families contain some fine tombs and memorials. Memorial by Flaxman on north wall; memorial to George Romney on west wall. One of widest medieval parish churches in Britain (103 ft). For detailed description, history, and plans see: J.F. Curwen "The Parish Church of Kendal" in Transactions of Cumberland & Westmorland Antiquarian & Archaeological Society, Old Series Vol. XVI, pp.157-220; R.C.H.M. (1936), Westmorland, pp.119-122. Forms focus of churchyard group and major feature on riverside.

Address	Grade	Description
Ring O'Bells Public House, Kirkland, Kendal LA9 5AP	II	Public house, at right-angles to road. 1741 for Thomas Barker, church sexton; later additions and alterations. Coursed rubble; north side rendered, south side incised stucco. Graduated slate roofs; stone mid and end chimneys. 7 bays overall; 2 western bays 3-storey (2nd floor added?), rest 2-storey. South elevation has 2 panelled doors, under canopies, on left and 3 segment-headed doors (originally to stables) on right; windows are insertions and replacements. 4 sashes to each floor on north elevation are probably original (most retain wide glazing bars); 2 segment-headed sashes to 1st floor left possibly original, rest are insertions. Said to have been built on consecrated ground; frequented by church wardens and bell-ringers in C18. Included mainly for its position in the churchyard group.
Parish Hall, Kirkland, Kendal LA9 5AP	II	Parish Hall. Dated 1912 (over main door and on rainwater head). By J. Hutton in Perpendicular style. Coursed, squared, rubble with stepped buttressing. Graduated slate roofs with stone copings and kneelers. Corniced stone end chimneys, octagonal louvre to ridge of main hall. Symmetrical plan: Hall with 'aisles' to sides and west end; parallel range to either side at east end. Symmetrical west elevation: Central porch has door with linenfold panels in surround with 4-centred head; castellated west aisle has 2 stone-mullioned, 3-light windows to either side of porch. Hall gable end has large pointed window with Perpendicular tracery. Included for group value with church.
28 Kirkland, & Entrance to Yard 28, Kendal	II	House, now shop. C17 with later alterations. Wet-dashed lath and plaster on stone plinth. Each floor jettied, with beam-ends visible. Graduated slate roof; stone chimney to south end. 3 storeys. Central part-glazed door between plate-glass windows in early C20 corniced shop front; plank door to yard 28 on right. Symmetrical upper storeys: 1st floor has 2 paired sashes with glazing bars; 2nd floor has 3 gabled dormers to eaves with square-leaded casements. Originally had south-facing attic windows. Referred to in 1900 description as Pembroke House (possible links with Lady Anne Clifford?).
Post Office, 30 Kirkland, Kendal LA9 5AE	II	House, now shop. Possibly rebuilt, but certainly refaced and raised in height in early C19 for John Yeates. Wet-dash, probably over lath and plaster, with plinth. Bressummer, to jettied upper floors, carried on 4 cast-iron Tuscan columns (said to be earliest instance of such a use in Kendal). Graduated slate roof with stone end chimneys. 3 storeys, 3 bays. Part-glazed door to left; C20 plate-glass windows to right, under jetty. 3 sashes with glazing bars to each floor above.

Address	Grade	Description
32 incorporating Entrance to Yard 32A and 32B adjoining to rear 32 and 32B, Kirkland, Kendal LA9 5AP	II	House, now subdivided; empty at time of survey (April 1984) with interior of no 32B being renovated. Late C17/early C18. Coursed rubble with quoins, wet-dashed to front and slobbered to rear; eaves cornice. No 32 has Welsh slate roof with rendered chimney to north end, no 32B has graduated slate roof with stone chimney to west end; 2 rendered, cylindrical, mid-chimneys are shared. L-shaped plan. 2 storeys. 4-bay front to no 32 has original framed plank door under corniced, wood and plaster, shell canopy on brackets. C20 plank door to yard entrance on left, one 4-light and one 2-light window on right; five 2-light 1st floor windows. All windows wood-mullioned. 2 French-windows to rear have pointed inner heads and margined glazing bars. No 32B has 3 plank doors and asymmetrical windows (some wood-mullioned).
52, 54 and passage 52 and 54, Kirkland, Kendal LA9 5AP	II	Two houses, now offices. 1837 by John Richardson for James Pennington. Tooled ashlar on plinth; band between ground and 1st floors. Coursed rubble returns. Graduated slate roof with stone mid and end chimneys. 3 storeys, 4 bays. Pilasters and impost blocks to elliptical head of carriage arch leading to rear; door on either side in passage (no 52 part-glazed, no 54 panelled). Window to left of arch and 2 to right with 4 to each floor above; all sashes except for 3 casements to 2nd floor right. All windows have glazing bars.
74 Kirkland, Kendal LA9 5AP	II	House, C18. Pebble-dashed rubble with plinth. Graduated slate roof; rendered chimney to north end, stone to rear. 3 storeys; 2 bays with panelled door to left. 2 windows to each floor, all sashes except ground floor left (larger and fixed); 2nd floor sashes shorter. All windows retain original glazing bars.

Low Fellside

Address	Grade	Description
Flats A, B, C, D, E, F, Grandy Nook, Low Fellside, Kendal	II	House(s), now subdivided into flats. 1659 date on stone panel set in gable of rear wing; initials T. & K.S., for Thomas Sandes (founder of Sandes Hospital in Highgate) and Katherine, his wife. 2nd panel (originally oak) above front door of northern block: T. & I.F. 1669. Restored 1864 for John Fisher; later additions and alterations. Slobbered rubble with wide plinth to south return. Graduated slate roofs with gabled dormers and full-height rear wing to southern block; stone end chimneys. Southern block: Roughly symmetrical; 2 storeys with attics, 5 bays. 2 central C19 studded doors side by side: wooden oriel above and 2 wood-mullioned and transomed windows to each floor on either side. Dripstone over ground-floor windows. Northern block: Symmetrical; 2 storeys, 3 bays. Central C19 studded door under canopy on consoles; wood-mullioned and transomed window to each floor on either side (hoodmoulds with labels to ground floor). Door to rear wing has moulded jambs and false 4-centred head; 2 porches added to rear of northern block.

Lowther Street

Address	Grade	Description
Town Hall, Magistrates Court, & Call Stone, Lowther Street, Kendal LA9 4DL	II	Assembly Rooms, known as White Hall, on sloping site; 1825 by Francis (& George?) Webster. 1859 converted for use as Town Hall by George Webster. 1893 (date in pediment) extended by Stephen Shaw. Hammer-dressed, banded, ground floor; 1st floor ashlar, with sill band. Eaves band and cornice. Highgate elevation has open parapet of turned stone balusters with covered urns on plinth blocks at each end; 2 ornate dormers with clock tower between. Steeply-pitched, hipped, graduated slate roofs. 2 storeys with attic to Highgate, and cellars to Lowther Street, elevations. 3-bays (2:1) added to left on Highgate elevation in 1893: Panelled double doors in richly-decorated doorcase with date and cartouche in open and broken pediment; 2 semicircular-headed windows to left with Call Stone on ground between (part of Stricklandgate Market Cross, from which proclamations have been made for over 3 centuries). 1st floor: Sash over door in architrave with splayed feet and swan-neck pediment, all within segmentally-pedimented surround; 2 sashes in corniced architrave to left. Dormer window in pedimented architrave with splayed feet. 2-stage clock tower (above door) has semicircular-headed louvred openings; swan-neck pediment between stages has cartouche with initial 'B' (for Alderman William Bindloss, Mayor, who gave the bells). 2nd stage has large, circular, clock face in open-pedimented surround. Ogee lead roof is surmounted by small lantern with weather-vane. Former White Hall comprises 3 (symmetrical) right-hand bays (1:1:1) of Highgate elevation and 14 bays (3:8:3) on Lowther Street. Highgate: central, panelled double doors and semicircular fanlight with semicircular-headed window to either side. 1st floor: Pedimented Ionic loggia in antis with cast-iron balustrade; sash in corniced architrave to either side. Central Venetian dormer window, in ornate pedimented surround, added in 1893 (replacing mid C19 clock tower). Lowther Street: 3 bays to either end have semicircular-headed windows to ground floor and tall 1st floor sashes; lower ground floor to Magistrates Court (3 eastern bays) has recessed, panelled double door in corniced surround with 2 windows to left. 8 central bays have semicircular-headed windows to both floors. Glazing bars to windows on both elevations.
20 Lowther Street, Kendal LA9 4DH	II	House on sloping site; c1782. Snecked rubble on limestone block plinth; modillioned eaves cornice. Roof not visible. 3 storeys with cellars. 3 bays. Panelled door and rectangular fanlight in corniced wooden surround; 2 sashes with glazing bars to each floor on right, cellar windows have segmental heads.
24 & 26 Lowther Street, Kendal LA9 4DH	II	Houses on sloping site; c1782 with later additions and alterations. Snecked rubble on limestone block plinth; modillioned eaves cornice. Roof not visible. Symmetrical; 3 storeys with cellars, 3 bays. 2 recessed panelled doors, side by

Address	Grade	Description
		side, up steps through C20, semicircular-headed, stucco entrance arch. Sash with glazing bars to each floor on either side, cellar windows have segmental heads; single sash to each upper floor above door now blocked. Included for group value.
28 Lowther Street, Kendal LA9 4DH	II	House, now offices, on sloping site; c1782 with later additions and alterations. Snecked rubble on limestone block plinth; modillioned eaves cornice. Roof not visible. 3 storeys with cellars, 3 bays. C20 door and doorcase; 2 sashes (all, except ground floor, with glazing bars) to each floor on right. Grilles to segment-headed cellar windows. Included for group value.
30 Lowther Street, Kendal LA9 4DH	II	House on sloping site; dated 1782, with initials J.F. (for James Fell, surgeon) and pentagram, on keystone to door surround. Coursed, squared rubble with quoins on limestone block plinth; eaves cornice. Graduated slate roof; stone end chimneys. Symmetrical; 3 storeys with cellars, 5 bays. Central, panelled, double doors and semicircular fanlight in stone surround with 2 sashes to either side and 5 to each floor above. Grilles to cellar openings on far left and right.
34 Lowther Street, Kendal LA9 4DX	II	House on sloping, corner site; c1788 for Daniel Gardner. Limestone blocks with ground and 1st floor bands; eaves cornice. Hipped, graduated slate roofs; stone chimneys to rear. 3 storeys with cellars, 3 bays. Recessed, part-glazed door and semicircular fanlight, in Gibbs surround, up stone steps; 2 sashes to right and 3 to each upper floor, 2 cellar windows now blocked. Full-height bay to south return semicircular in plan with curved sashes. Lower wing to rear.
9 Lowther Street, Kendal LA9 4DH	II	Shop on sloping site; c1782 with later additions and alterations. Snecked rubble; eaves cornice. Graduated slate roof; stone chimney to east end. 3 storeys with cellar, 2 bays. Glazed shop door with panelled door to right and arcaded shop window (cellar access below) to left, all in C19 corniced wooden surround. 2 sashes with glazing bars to each upper floor.
19 Lowther Street, Kendal LA9 4DH	II	Warehouse and shop on sloping site; c1782 with later additions and alterations. Wet-dashed rubble. Graduated slate roof with central gabled dormer; stone chimney to east end. 3 storeys with attic, 3 bays; symmetrical. Part-glazed double door and rectangular fanlight between plate-glass windows, all in C19 corniced wooden surround. Central bay above is recessed with 1st floor sash and plank attic loading door in dormer; sash to either side on each upper floor. All sashes with glazing bars.
25 & 27 Lowther Street, Kendal LA9 4DH	II	Manufactory and offices on sloping site; c1782 with later additions and alterations. Small limestone blocks on plinth with 1st floor sill band; cornice to no 27. Graduated slate roofs; stone mid and end chimneys to no 25, stone mid chimney to lower roof of no 27. 2 storeys. No 25 four bays: Panelled double door, with semicircular fanlight, on right in stone surround with projecting impost, and keystone with Greek (?) letters; 2 semicircular-headed fixed windows (with recessed aprons) and panelled door, with radiating semicircular fanlight,

Address	Grade	Description
		on left. 4 sashes above. No 27, three bays: C20 panelled door and rectangular fanlight with sash and shop window to left; sash and C20 casement above, with trade sign between. Original windows have glazing bars.
29 Lowther Street, Kendal LA9 4DH	II	House on sloping site; c1782 for Captain Haygarth. Small limestone blocks with rusticated quoins; modillioned eaves cornice. Graduated slate roof; rendered end chimneys. Symmetrical; 3 storeys, with cellars, 3 bays. Recessed central panelled door and semicircular fanlight, in doorcase with reeded pilasters, up steps through rusticated entrance arch with moulded -imposts and projecting keystone to semicircular head. Sash, with blocked cellar window below, on either side and 3 to each upper floor, all with glazing bars.

Market Place and Branthwaite Brow

Address	Rating	Description
War Memorial, Market Place, Kendal LA9 4TN	II	War Memorial, erected 1921; later additions. Statue base signed Chrs W Coombes on north face. Life-size bronze of WWI infantryman in marching order on monolithic, tapered, limestone plinth c5 ft high and square in plan. West face has inscription in raised uncial lettering; north, south, and east faces each have bronze panel giving names of WWI fallen. A bronze laurel-wreath hangs over each corner. The plinth base, with concave-moulded top edge, has a bronze panel on each face giving names of WWII fallen. The whole stands on 2 sandstone steps and is enclosed by C20 chain fence c18" high.
2 Market Place, Kendal LA9 4TN	II	Shop, c1818 for Edward Burton. Later alterations. Incised stucco; moulded cast-iron gutter. Graduated slate roof with rendered, corniced, end chimneys. 4 storeys, 2 bays. C20 shop front; 2 sashes with glazing bars to each floor above.
4 Market Place, Kendal LA9 4TN	II	Shop, c1818 for Edward Burton; possibly refronted later in C19. 1st floor banded; 2nd and 3rd floors incised stucco with panelled pilasters. Moulded cast-iron gutter. Graduated slate roof with rendered, corniced, end chimneys. Symmetrical. 4 storeys, single bay. C19 shop front: Recessed, part-glazed door between curved, plate glass windows in pilastered surround with dentilled cornice. Single sash, with glazing bars, in architrave to each upper floor; bracketed pediment to 1st floor, segmental pediment to 2nd, apron to 3rd with patera to either side above.
Globe Inn, 8 Market Place, Kendal LA9 4TN	II	Public House. Late C20 facsimile following extensive fire damage to C18 original. Incised stucco with rusticated quoins. Jettied front with bressummer carried on brackets. Cavetto eaves; moulded cast-iron gutter. Graduated slate roof; rendered, corniced chimney to west end. 3 storeys, 3 bays. Panelled door in architrave with paired window to left and 2 windows to right; 3 windows to each upper floor. All windows

Address	Rating	Description
		C20 casements in architraves. Included for its position in the townscape.
10 Market Place, Kendal LA9 4TN	II	Shop. Mid C19 (possibly re-fronted) with later alterations. Incised stucco with end pilasters. Band between ground and 1st floors, 2 strings between 1st and 2nd floors; interrupted string below eaves. Graduated slate roof with rendered, corniced, end chimneys. 4 storeys, 3 bays. C20 shop front. Three 1st floor sashes, each between tapered pilasters; three 2nd floor sashes and 3rd floor casements are aligned between giant order tapered pilasters.
16 Market Place, Kendal LA9 4TN	II	Market Hall, incorporating entrance to no 16. Built 1887 by public subscription to commemorate Queen Victoria's Golden Jubilee. Hammer-dressed rubble with quoins; ground floor coursed, upper floors snecked. Cornice between ground and 1st floors, string between 1st and 2nd floors, and interrupted string below eaves band. Moulded cast-iron gutter has lion's head near right-hand end. Graduated slate roof. 3 storeys, 3 bays. Rusticated pier and responds to left with wrought-iron double gates between; weathered inscription (partly renewed), with central cartouche, to each lintel. Entrance to no 16 on right: Panelled door and semicircular fanlight in surround with projecting keystone. Sashes in architraves: Tall to 1st floor, with segmentally-pedimented frames containing shields to either side of central window; cast-iron balconies on stone brackets to 2nd floor with inscription in large, cast-iron letters, PUBLIC MARKET, split to either side of central window.
18 & 20 Market Place, Kendal LA9 4TN	II	Public House (Football Inn), now shops. Late C18; later additions and alterations. Slobbered rubble with quoins. Moulded cast-iron gutter. Graduated slate roof with stone end chimneys. 3 storeys, 2 bays. Originally galleried. Late C19 shop front to no 18 has part-glazed door and vertically - subdivided window in corniced wooden surround, with fluted pilasters; C20 shop front to no 20. 16-pane sashes above.
22-28 Market Place, Kendal LA9 4TN	II	Shops with Working Men's Institute above. C17, largely rebuilt c1760 for Thomas Ashburner as the New Play House; used as first Wesleyan Meeting House in Kendal in late C18/early C19. Bought by Trustees of Working Men's Institute in 1843 and refronted for them in 1865 by Thompson & Webster. Restored 1979. Incised stucco with cavetto eaves. Graduated slate roof with rendered chimney to east end. 3 storeys, 4 bays. Recessed, arcaded C20 shop front. Stone steps with wrought-iron handrail up to 1st floor glazed wooden lean-to porch over garage on left. Panelled door to no 28 opens off north side of passage leading to Yard 30, paralleling recessed shop front on right. 3 sashes to 1st floor and 4 above, all with glazing bars. Rectangular frame between upper floors carries large inscription: WORKING MEN'S INSTITUTE.

Address	Rating	Description
32 Market Place, Kendal, LA9 4TN	II	House; early/mid C19. Coursed, squared rubble. Graduated slate roof with rendered chimney to rear. 3 storeys, single bay. Sash with glazing bars to each floor; 1st floor margined with rounded heads to upper panes in top leaf. Part-glazed door opens off south side of entrance passage to Yard 30 on left. Tripartite sash with glazing bars to 1st floor rear.
Golden Lion 34 Market Place, Kendal LA9 4TN	II	Public House. C18 with later additions and alterations. Rusticated ground floor, wet-dashed upper floors. String between ground and 1st floors; string below eaves. Moulded cast-iron gutter. carried on brackets. Graduated slate roofs; rendered end chimneys Symmetrical. 3 storeys, 3 bays. Projecting ground floor under lean-to roof is later addition; C20 plank door has triple sash (divided by wooden pilasters) to either side and single sash to each return. 3 sashes to each floor above. Life-size statue of lion, painted gold, stands on central platform over ground floor.
36 Market Place, Kendal LA9 4TN	N/A	Shop and Cottage on sloping site. 1863 by Stephen Shaw for Robert Skelton. Later alterations. Coursed, squared rubble with quoins; sill bands to upper floors. Moulded cast-iron gutter carried on brackets. Graduated slate roof with stone chimney to east end; central gabled dormer. 3 storeys, 3 bays (1:2). original shop front re-glazed and arcading removed; part-glazed door with rectangular fanlight to left of window, cellar access below. Corniced wooden surround with pilasters. 2 sashes to each floor above and single, narrow, sash to each floor on south return. Cottage door to north return (2nd door opens off south side of rear passage) with single, narrow, sash to each floor above and to upper floors in bay set back over passage on left.
40 & Entrance to Unitarian Chapel, Market Place, Kendal LA9 4TN	II	Parsonage, now shop. Built c1777 for Unitarians. Later additions and alterations. Coursed, squared rubble; moulded wooden eaves cornice. Graduated slate roof with 2 stone chimneys. 3 storeys, 4 bays. Shop front in corniced wooden surround with fluted pilasters. Inserted C20 glazed doubled door on left. Large semicircular-headed arch on right leads to Unitarian Chapel at rear; ornate wrought-iron double gates to front of passage have scroll decoration, with cast-iron fleurs-de-lis finials to lock rail and curved top rail. Moulded rubbing strip to side walls in passage; panelled door up steps on north side. 4 sashes to each upper floor. Rear staircase projects (elliptical in plan); semicircular-headed stair window has interlaced glazing bars.
Unitarian Chapel & School Room to North-East of 40 Market Place, Kendal LA9 4TN	II	Chapel and schoolroom. Chapel dated 1720 on rainwater head; re-roofed mid c19. Restored, and schoolroom added, 1882. Built for Unitarians. Chapel: incised stucco on chamfered plinth. Wooden gutter on dentils; both rainwater-heads are set between 2 small faces (cherubs?) in wreaths. Graduated slate roof. Symmetrical. 2 storeys, 5 bays. Single storey porch (added, 1882?) of stone blocks with diagonal buttresses under hipped roof with gable over door: Linenfold

Address	Rating	Description
		panelling to double doors in segmental-headed surround with decorative labels to hoodmould; 3-light stone-mullioned window to either side. Tall, 2-light, wood-mullioned and transomed window to either side of porch; five 2-light, wood-mullioned, windows above. 2 strengthening ties between floors. Schoolroom (adjoining to north): Coursed, squared rubble. Graduated slate roof with large skylight; conical iron vent. Single storey, 3 bays. Gabled porch with panelled, segmental-headed door; C20 sash, in original opening, and 2-light wood-mullioned and transomed window to right. Very good set of finely carved early C18 tombstones fastened to walls.
11, & Entrance to Yard 9, Market Place, Kendal LA9 4TN	II	Public House (Slip Inn), now shop. C19; refronted 1865. Incised stucco. Moulded, cast-iron gutter on dentils. Graduated slate roof; stone chimney to east end. 2 storeys, 2 bays. Corniced wooden shop front projects: Recessed, part-glazed, door to left of large, plate-glass, window; both have segmental heads with patterned and coloured glass infill above. C20 plank door to yard entrance on right. 2 sashes with glazing bars to 1st floor.
17-21 Market Place, Kendal LA9 4TN	II	Shops with meeting room above (now shop). Late C18/early C19. Later additions and alterations. Incised stucco. Graduated slate roof; stone chimney to west end. 2 storeys, 5 bays. Corniced, wooden C19 shop fronts with reeded pilasters. Part-glazed door to right of large sash shop window; 2nd shop, with part-glazed door and plate-glass window, to left. C20 glazed door to far right; New Shambles entrance to far left, with plank cellar doors on west side in passage. 1st floor: tall, tripartite sash with 2 sashes to either side, all with glazing bars in architraves.
23 & 25 Market Place, Kendal LA9 4TN	II	Shop. Early C19; remodelled c1853 by Thompson & Webster. Later alterations. Coursed, squared rubble. Moulded cast-iron gutter on dentils. Graduated slate roof; stone end chimneys. 3 storeys, 4 bays. Corniced wooden shop front with panelled pilasters. No 23: Recessed part-glazed door with arcaded window to left. No 25: Recessed, part-glazed door with plate-glass windows to left. Wreaths above entrance to rear passage on left; wrought-iron grille to head. Sashes with glazing bars
27 & 29 Market Place, Kendal LA9 4TN	II	Shops. Early C18; refronted early C19. Later additions and alterations. Wet-dashed. Moulded, cast-iron gutter. Graduated slate roof with stone end chimneys (diagonally set to east end). 3 storeys, 3 bays. Corniced wooden shop fronts with panelled pilasters. No 27: part-glazed door with plate-glass window to right. No 29: part-glazed door with plate-glass window to left. Entrance to Yard 31 on far left; 2 panelled doors and a window on west side in passage. 3 tripartite sashes to each upper floor, all with glazing bars (some original); C20 casement inserted on 1st floor. R.C.H.M.

Address	Rating	Description
		Westmorland (1936) mentions 2 early C18 fireplaces and a staircase.
35 & 37 Market Place, Kendal LA9 4TN	II	Shops, on sloping site. Probably early C19. Later additions and alterations. No 35: Tooled ashlar; moulded, cast-iron gutter on dentils. No 37: Incised stucco; gutter on dentils. Graduated slate roof; rendered chimney to east end of each property. 3 storeys. No 35: Corniced wooden shop front with C20 glazed door and plate-glass window; 16-pane sash to 1st floor, 2 sashes to 2nd. No 37: Late C20 shop front with single sash to each floor above (2nd floor, smaller).
George & Dragon, 42 Market Place, (Branthwaite Brow) Kendal LA9 4TX	II	Public House, on sloping site. Probably C18 (refronted in C19?). Front embellished in early C20. Incised stucco on rusticated plinth. Cavetto eaves with string; moulded cast-iron gutter on brackets. Graduated slate roof; 2 gabled dormers. 2 storeys, 3 bays. Panelled door and rectangular fanlight (1915 re-opening of original doorway, blocked c1880) with paired sash to left and single sash to right. Semicircular-headed wagon arch to far right leads to rear; rusticated surround with moulded impostes and projecting keystone. Moulded frame between floors. 3 sashes and 2 narrow, upright moulded frames to 1st floor. All sashes in architraves.
44 Branthwaite Brow, (Market Place) Kendal LA9 4TX	II	Shop, on sloping site. Possibly C18; present front mid/late C19 remodelling. Coursed, squared rubble with quoins. String to 2nd floor lintels. Moulded, cast-iron gutter on brackets. Graduated slate roof with rendered chimney to north end. Part-glazed door in corniced wooden shop front with panelled pilasters; entrance to rear passage on right. 2 sashes in stone surrounds to each floor above.
50 Branthwaite Brow, (Market Place) Kendal LA9 4TX	II	Shop, on sloping site. Late C17/early C18. Later additions and alterations. Coursed, squared rubble with ground floor rendered. Moulded cast-iron gutter. Graduated slate roof; stone chimney, with rounded corners, to south end. 2 storeys, 2 bays. Part-glazed door with adjoining shop window on left. Entrance to yard 52 up steps on right; north wall in passage constructed of (re-used?) C17 wooden panelling. Paired sash with wide glazing bars above shop window; remains of earlier, blocked, openings visible.
54 & 56 Branthwaite Brow, (Market Place) Kendal LA9 4TX	II	2 shops, one above the other, on sloping site. C17; later additions and alterations. Coursed, squared rubble, battered to south end; slobbered. Moulded cast-iron gutter. Graduated slate roof; stone end chimneys (north has rounded corners). 3 storeys overall, 4 bays. Lower shop on right: Recessed C20 door (with contemporary iron grille in front); small fixed window to left and bow window to right, both with glazing bars. 2-light wood-mullioned casement to left of stone steps to upper shop's (1st floor) entrance: Recessed C20 glazed door with bay window on brackets immediately to right; sash to left and to far right. 3 wood-mullioned casements to 2nd floor of 2, 3 and 4 lights; wrought-iron bracket between middle and right-hand windows supports C20 sign.

Address	Rating	Description
39, 43, 45, 45A & Entrance to Yard 41, Branthwaite Brow, (Market Place) Kendal LA9 4TX	II*	Shops, on sloping site. Dated 1853 over Yard entry. Built by owner, Joseph Winder (a local iron-founder, Lound foundry) on site of properties demolished 1851 when road widened, Unique construction of large, cast-iron, panels fastened back to timber frame; south return stone, with hammer-dressed pilaster. Graduated slate roof; stone mid chimney. 3 storeys, 6 bays overall. Horizontal cast-iron panels, decorated with plain saltire crosses, slotted between 5 grooved uprights; 4 of uprights terminate in original cast-iron gutter brackets. Individual lengths of panel appear to be flanged or tongue-and-grooved for jointing. Some of ground-floor panels are vertical with Gothic decoration (ogee arcading carried between colonettes). Uprights around doors are decorated with lions' heads. No 39: Part-glazed door to left in shop front; Yard entry, with C20 wrought-iron gate, on left. 2 windows to each floor above, with upright between; brackets (for sign?) to 1st floor right. No 43: C20 door with glazing bars to right of upright, shop front to left; 2 windows to each floor above. No 45: Part-glazed door with oval fanlight to right of shop front, 20 part-glazed door and square fanlight to no 45A on left; 2 windows to each floor above. All shop fronts reglazed in original corniced wooden surrounds with fluted pilasters; trellis-work cast-iron cellar grilles. All upper windows original cast-iron casements (some minor alterations).
47 & 49 Branthwaite Brow, (Market Place) Kendal LA9 4TX	II	Shop, on sloping site. Built on site of properties demolished 1851 when road widened. Later alterations. Rendered rubble. Graduated slate roof with rendered chimney to south end. 2 storeys, 2 bays. Corniced wooden shop front with C20 glazed door between (facsimile) arcaded windows. Two 16-pane sashes above. Included partly for group value.

Milnthorpe Road

Address	Grade	Description
Romney House Hotel, 26 Milnthorpe Road, Kendal LA9 5AU	II	House, now Hotel; early/mid C18. Coursed rubble, rendered to front, with rusticated corner pilasters on plinth; dentilled eaves cornice. Graduated slate roof with stone end chimneys. 3 storeys, 3 bays. Part-glazed door and rectangular fanlight in surround with cornice carried on tapered pilasters. Narrow sash to right and 2 sashes to left; 3 sashes to each floor above. Sign hangs from wrought-iron bracket projecting above door. Late C19 painted, circular, cast-iron plaque (between ground and 1st floors) carries an inscription in raised sans serif lettering: HERE LIVED FOR A TIME AND DIED GEORGE ROMNEY PORTRAIT PAINTER *BORN AT DALTON IN FURNESS 1734* DIED 1802.

Address	Grade	Description
28, 30 Milnthorpe Road, Kendal LA9 5AU	II	House, now subdivided. C17 with later additions and alterations. Coursed rubble on vermiculated plinth; battered. No 28 wet-dashed. Moulded cast-iron gutter carried on dentils. Graduated slate roofs with rendered chimneys; dormer to no 28, two skylights to no 30, which also has original stair wing and C19 (?) outshut to rear. 2 storeys with attic. No 28, two bays. On left is passage to rear, with C20 part-glazed door opening off north side; small sash to right. Sash to 1st floor and dormer, narrow window to 1st floor north return. No 30, four bays; stone steps up to recessed C20 plank door with sash to right and 2 to left. Blocked fire window to 1st floor left with lintel to blocked 2-light window visible between the two C19 sashes; 2 more blocked windows under eaves. Original diamond-leaded casement survives in stair wing. Included partly for group value.

Natland Mill Beck Lane

Address	Grade	Description
Natland Mill Beck Bridge over Lancaster/Kendal Canal, Natland Mill Beck Lane, Kendal	II	Canal bridge. 1818 by John Fletcher, engineer, from original designs by John Rennie whose route for canal was authorised in 1792. Coursed, squared rubble with battered plinth and square end-stops; band and flat copings to parapets. Single elliptical arch, spanning c20 ft has projecting keystones. Roadway c12 ft wide; later steps lead to towpath from gap in wall at west end of bridge on south side. Bench mark on north side of plinth.
Icehouse in South-West Angle of Natland Mill Beck Bridge & Disused Canal, Natland Mill Beck Lane, Kendal	II	Ice-house. Probably mid/late C19 for Helm Lodge, but not shown on 1838 estate plan; in use by 1905. Vaulted stone chamber with flat floor. Circular in plan, built into west bank of Lancaster-Kendal canal from which the ice was originally taken (now filled in). Entered by circular manhole in apex of cantilevered stone vault.

New Road

Address	Grade	Description
Church of Holy Trinity & St George	II*	Roman Catholic church. 1835 by George Webster; sculpture by Thomas Duckett. Opened for service 1837. Orientated south-east/north-west with altar at latter end; description applies liturgical orientation with altar at east end. Front: Hammer-dressed ashlar on chamfered plinth with chamfered strings; stepped buttress to each corner, and octagonal buttress to either side of projecting central bay, all terminating in pinnacles. Castellated parapet and apex cross. Sides: Hammer-dressed limestone blocks on chamfered plinth. Rear: Slobbered rubble. Graduated slate roofs; corbelled eaves. 6-bay aisleless nave with porch projecting to west and chancel to east. Early English exterior. Front: Stone steps up to studded, plank door with pointed head under hoodmould: 3 stepped lancets above and single lancet in bay to either side. Statue of st George and Dragon in gable niche. 6 lancets under

Address	Grade	Description
		hoodmould on south return; shorter eastern one has door with pointed head below. 3 stepped lancets to chancel with single lancet in bay to either side.

New Shambles

Address	Grade	Description
2,4,6,8,10 New Shambles, Kendal	II	Shopping arcade on sloping site. 1803 for butchers. Later additions and alterations. Slobbered rubble with wooden shop fronts separated by horizontal planking. Graduated slate canopy, with glazed sections, runs length of shop fronts. Main roof not visible. 2 storeys, door (to no 2) and 4 shop fronts (nos 2-6 now combined). Plank doors to nos 2 and 4, rest part-glazed and all (except no 2) with window to right (plate-glass except for no 8, subdivided, and no 10, sash with glazing bars). Horizontally-planked kicking boards, glazed fascia to all except no 10. One blocked window, 2 fixed windows, and 2 trompe l'oeil windows to 1st floor.
Rear of 19 Market Place & 3-23 inclusive 3-23, New Shambles Kendal	II	Shopping arcade on sloping site. 1803 for butchers. Later additions and alterations. Wooden shop fronts separated by paired pilasters. Graduated slate roof with eaves extended to form canopy; 5 stone chimneys. Single storey; originally 12 shops, some now combined. Each has a panelled door (except for nos 3 & 9, part-glazed) with window to one side (on left for nos 1-13 and on right for nos 15-23); all windows plate-glass except for no 3 (subdivided with moulded heads), no 11 (2 arcaded lights), and no 21 (arcaded 2-light sash). No 1, now rear of no 19 Market Place, has panelled shutters in place. Kicking-boards panelled (except for nos 9 & 11, plank); most fascias glazed.

Old Shambles

Address	Grade	Description
Warehouse at Head of Lane	II	Inn (originally Butcher's Arms), now warehouse. Old Shambles (40 shops and Inn) built 1779 for Alderman William Petty. Slobbered rubble on plinth; pilasters carry pediment over central bays. Hipped, graduated slate roof. Symmetrical. 3 storeys, 5 bays (1:3:1). Central bays: C20 door in semicircular-headed surround with projecting keystone and impost; sash to either side (16-pane) and 3 to each upper floor (central ones in projecting surrounds). Blocked oculus in pediment. Plank door, with sash to each floor above, in left-hand bay. Door to far right, with sash to each floor on left, in right-hand bay. All sashes with glazing bars.

Parkside Road

Address	Grade	Description
Parkside House & Parklands, Parkside Road, Kendal	II	Large house, now subdivided. 1865 by J. Crowther. Snecked slate blocks with dressed stone quoins, plinth, strings, and detailing. Steeply-pitched graduated slate roofs with stone copings. Stone mid and end chimneys. Gothic style. 2 storeys (with attics to Parkside House). Parkside House (originally servants' quarters): 2 bays. Single-light window to each floor of left bay, multi-light window (with shouldered inner heads) to ground and 1st floors of right bay, with pointed 2-light window above. Parklands (adjoining to east): 4 bays. Porch has initialled shield (J.A. & R.R.), with motto, in gable. Pointed outer door with ornamental ironwork, glazed inner door with Gothic tracery. 2 pointed 2-light windows to right; multi-light ground floor window to left with pointed 2-light window above. East return has single-storey canted bay window; multi-light window on left has pointed 2-light window above. Oriel window and full-height canted bay to rear, both with conical roofs. Some multi-light windows have inner trefoil heads. All windows stone-mullioned. Interior of Parklands: Fireplace with joggled lintel in hall; dog-leg staircase, carried on brackets, has solid balustrades pierced with quatrefoils. Panelled doors with embattled lintels to surrounds; panelled window reveals. Decorative Gothic cornices.

Police Yard

Address	Grade	Description
Shop and adjoining public convenience 2 Police Yard, Kendal LA9 4AB	N/A	Listed under Finkle Street.

Rosemary Lane

Address	Grade	Description
Wall with Bee Boles in Garden to North of 4, Prospect Terrace	II	Wall with bee boles, probably early C19. Limestone rubble. Wall about 2.5m high at upper end, 3.5m high at lower end, roughly coursed with hill slope. Tall, triangular rough coping stones. 4 round-arched recesses about 0.75m wide and 1.5m high, evenly spaced and stepped down the hill, have shaped voussoirs. The recesses were used to shelter straw bee skeps in winter.

Sedbergh Road

Address	Grade	Description
Birk Hag Farmhouse, Sedbergh Road, Kendal LA9 6BE	II	Farmhouse. 1666 date on spice cupboard, with initials I. & C.E. Later additions and alterations. Wet-dashed rubble. Graduated slate roofs; gabled dormers to lower wing. Rendered, tapered, cylindrical end chimneys. 2 storeys; L-shaped plan. West elevation: Low wing has plank door between casements on left with recessed C19 plank door in porch on right. West return of 2-storey (1666) block, adjoining to south, has casement to

Address	Grade	Description
		ground floor and attic. Original wood-studded plank door in east return leads up spiral stair to 1st floor and attic.
Littleholme, 103 Sedbergh Road, Kendal LA9 6BE	II	House, 1909 by Charles Voysey for Arthur Simpson (a local craftsman of handmade furniture). Snecked, rough-dressed blocks with quoins. Hipped, graduated roof of c45° pitch with flatter pitch to projecting eaves; stone mid chimney. Curved semicircular arch, with plank door and window in antis, under large lead canopy supported by curved braces; 2-light window to right. Similar window to 1st floor left with 5-light window, of alternating small and large lights, to right. Large stair window (3 x 3 lights) to west return. Square-leaded windows in stone surrounds with flat stone mullions (and transoms to stair window).

Stramongate

Address	Grade	Description
2 Stramongate, Kendal LA9 4BN	II	Shop on sloping corner site, now shop with restaurant above. Replaced King's Head Inn, being set back to widen Branthwaite Brow; c1859 by R.C. Shaw for J. Collinson. Snecked rubble with quoins; south-west corner rounded. Moulded cast-iron gutter on dentils. Graduated slate roof with stone chimneys, one mid, one end. 3 storeys with cellars, 6 bays overall. Restaurant entrance opens off Branthwaite Brow: Panelled door in corniced, pilastered, wooden surround. Main shop entrance to corner: Recessed part-glazed double door and fanlight with 3-light arcaded window to left and 2-light window to right. 2nd entrance opens off Stramongate proper: Recessed part-glazed door; cellar grille below 4-light arcaded window on right. Shop front in corniced wooden surround with panelled pilasters; arcaded shop windows have foliate decoration to spandrels. 6 sashes to each floor above.
36 Stramongate, Kendal LA9 4BN	II	House, now shop; incorporates entrance to St George's Hall (built 1879) adjoining to rear. C18 with later additions and alterations. Wet-dashed rubble with rusticated quoins; moulded cast-iron gutter on modillions. Graduated slate roof with slobbered end chimneys. 3 storeys, 3 bays. Entrance to St George's Hall under C20 canopy on left; C20 shop front in corniced C19 surround on right. 3 sashes to each floor above. Said to be 1st house erected in Kendal with proper plans, specifications, and contract.
42 (Nag's Head) & 46 Stramongate, and entrance to Yard 44, 42, 46, Kendal LA9 4BH	II	Public House and shop. C18 with later additions and alterations. Wet-dashed rubble on chamfered plinth; moulded, cast-iron gutter on dentils. Graduated slate roof; stone mid and end chimneys. 3 storeys, 4 bays overall. 2 sashes to left of rear passage, C20 shop front (no 46) to right; 4 sashes to each upper floor. Part-glazed door to left in passage. Included for group value.

Address	Grade	Description
48,50/50A with entrance to Yard 50 (Stramongate Court) and No 52, Kendal LA9 4BH	II	Houses, all except no 52 now shops. Late C18 for John ("Squire") Hoggarth. Later additions and alterations. Tooled ashlar; 1st floor sill band. Moulded cast-iron gutters (no 50/50A on dentils). Graduated slate roofs (nos 48 & 52 slightly lower) with stone end chimneys to no 50/50A and stone mid chimney to nos 48 & 52. 3 storeys, 13 bays overall (3:1:5:1:3); originally symmetrical. No 48: Projecting C20 shop front. Entrance to Yard 50 in recessed bay on right: Semicircular-headed carriage arch with tripartite sash (under scalloped, wooden, segmental head) to 1st floor and single sash to 2nd. 3 sashes to each floor above shop front. In Yard passage: Panelled door to no 48 on left-hand side in corniced doorcase with acanthus capitals to panelled pilasters and bas-relief, showing Diana the Huntress, on frieze; panelled door to no 50 on right-hand side in corniced doorcase with panelled pilasters and reveals. No 50/50A: Projecting C20 shop fronts; 5 sashes to each floor above. No 52: Mirror image of no 48, but retaining original ground floor: 3 semicircular-headed sashes in recesses, with interrupted impost band, on plinth. Ramped, wooden double gates, with spiked top, to carriage arch on left. Panelled door, on right-hand side in passage, in doorcase with engaged Roman Doric columns carrying entablature. All sashes with glazing bars.
54 Stramongate (& entrance to Yard 56), Kendal LA9 4BH	II	House, now shop. Late C18/early C19, built on site of one of the old Cross Houses. Later additions and alterations. Hammer-dressed ashlar; moulded cast-iron gutter. Graduated slate roof; rendered chimney to west end, stone mid chimney. 3 storeys, 3 bays. Corniced wooden shop front with vermiculated plinth blocks to panelled pilasters; semicircular-headed carriage arch on right. 3 wood-mullioned and transomed 2-light casements to each upper floor, those above shop front in recessed surrounds.
56 Stramongate, Kendal LA9 4BH	II	House. Late C18/early C19. Incised stucco with rusticated end pilasters; 1st floor sill band. Moulded cast-iron gutter. Graduated slate roof; stone end chimneys. 3 storeys, 3 bays. Panelled door and semicircular fanlight with single sash to left and 2 to each upper floor (narrower above door). All sashes with glazing bars.

Address	Grade	Description
58-62 (Grosvenor House) & Entrance to side of 58, Kendal LA9 4BD	II	House, now offices. Early C19; later additions and alterations. Incised stucco on plinth; moulded cast-iron gutters on dentils. Graduated slate roof to nos 58 and 60; no 62 has higher, Welsh slate roof with stone chimney to west end. 3 storeys, originally 5 bays; single-bay extension into upper floors of no 62. Nos 58 & 60: Panelled double doors in central, pedimented, Tuscan doorcase. 2 sashes, in corniced surrounds with splayed feet, to right and one to left; semicircular-headed carriage arch to rear passage on far left has projecting keystone and impost blocks. 5 sashes to each upper floor, 1st floor sashes in surrounds with splayed feet resting on sill band. No 62: Late C19/early C20 shop front with single sash to each upper floor, 1st floor in surround with splayed feet, sill band to 2nd floor now hacked back.
Dun House 5, Stramongate, Kendal LA9 4BH	II	Inn; C19. Wet-dashed rubble on plinth; moulded cast-iron gutter on dentils. Graduated slate roof; stone end chimneys. 2 storeys with cellar, 3 bays. Part-glazed door, in stop-chamfered stone surround, with 3 sashes (one narrow) to left; 4 sashes (2 narrow) above. Cellar access in plinth to far left. Included for group value.
7 (Includes 9 & 11) Stramongate, Kendal LA9 4BH	II	Town-house of Bellingham family, now shop. Said to date back to mid C15, certainly C16. Restored 1863 for John Broadbent who placed panel, showing Bellingham arms and date 1546, in dormer window gable. Later additions and alterations. Wet-dashed rubble. Graduated slate roof has central gabled dormer with decoratively carved C19 barge-boards; stone chimneys. 2 storeys with cellar, 3 bays. Part-glazed door with 2 plate-glass windows to left and one to right; cellar access below windows. Two 3-light wood-mullioned windows to 1st floor and one to dormer.
25 & Entrance to Yard 23 25, Stramongate, Kendal LA9 4BH	II	Shop. Possibly C17; later additions and alterations. Wet-dashed; Yard passage has horizontally-planked wall to left-hand side and chamfered beams carrying 1st floor. Graduated slate roof with skylight to left of central gabled dormer; stone chimney to centre rear. 2 storeys, 3 bays. Part-glazed door between plate-glass windows whose chamfered frames have a small rosette to each upper corner. C19 wooden surround has stop-chamfered pilasters; foliate bosses to cavetto cornice. C18 panelled door to left in Yard passage on right. Paired sash and 2 single sashes to 1st floor, casement to dormer. Extension to rear has C18 wood-mullioned windows to eaves on east elevation and panelled door on west.
29 & Entrance to Yard 27 29, Stramongate, Kendal LA9 4BH	II	Shop. C18 with later additions and alterations. Wet-dashed rubble; moulded cast-iron gutter. Graduated slate roof; stone chimney to west end. 3 storeys, 2 bays. Part-glazed door with arcaded window to left; C19 corniced wooden surround has panelled pilasters. Plank door to Yard passage on right; C18 panelled door to left-hand side in passage. 2 sashes to each upper floor. Included for group value.

Address	Grade	Description
31, 37 Stramongate, Kendal LA9 4BH	II	Houses, now shop and offices. Late C18 for Reverend Father Johnson; later additions and alterations. Wet-dashed rubble; rusticated quoins to coursed, squared rubble plinth. Dentilled cornice. Graduated slate roof has rendered chimney to west end and stone mid chimney. 3 storeys with cellars, 5 bays overall (originally symmetrical). Office entrance has semicircular head with projecting impostes and keystone. Single sash to either side on each floor, including cellar (left-hand cellar window, and single window to each floor above entrance, now blocked). Rear passage entrance on left is identical to office entrance; glazed door and window in early C20 corniced wooden shop front to left and 2 sashes to each floor above. Glazed door in corniced doorcase with panelled reveals on left in passage, panelled door in corniced doorcase on right.
53 Stramongate, Kendal LA9 4BH	II	House, now surgery. 1792 for Crewdson family. Coursed, squared rubble with quoins to west end; eaves cornice. Graduated slate roof with stone mid and end chimneys. 3 storeys with cellars, 4 bays. Stone steps up to recessed, part-glazed, double doors under bracketed cornice; wrought-iron handrails with spiral curtails. 2 sashes to left and one to right on each floor (including cellar); sash to each floor above door. 2nd floor sashes have glazing bars. Full-height stair window with glazing bars to east return.
Friends Meeting Place, Stramongate, Kendal LA9 4BH	II*	Meeting House. 1816 (built partly on site of late C17 Meeting House) by Francis Webster. Altered internally in 1934, extended eastward in 1936. Hammer-dressed limestone blocks on plinth; eaves cornice and blocking course. Graduated slate roofs with parallel ridges; stone end chimneys. 2 storeys, 5 bays. Stramongate elevation: Porch on left has lunette immediately above and 2 semicircular-headed sashes to right; three 1st floor windows are 1934 insertions. New Street elevation: Porch on right has lunette immediately above and 4 semicircular-headed sashes to left; five 1st floor sashes. Tall tripartite sash to west return. Both porches have cornices and blocking courses, with panelled inner double doors. All windows have glazing bars.

Address	Grade	Description
Sand Aires House, Stramongate, Kendal LA9 4BH	II	House, now offices. Original building 1827, attributed to George Webster, for Daniel Harrison. Became headquarters of Provincial Insurance in 1919; main Stramongate elevation 1935 extension, in facsimile, by Bradshaw Gass, & Hope of Bolton. Tooled ashlar with corner pilasters rising from plinth; 1st floor sill band, 2nd floor lintel band, and cornice. Hipped, graduated slate roofs with deeply overhanging modillioned eaves. Corniced stone mid and end chimneys. 3 storeys. Original house, now west return (facing New Road), 5 bays (3:2): Doric porch in antis, with panelled door in glazed surround, to left-hand block; sash to either side and 3 sashes to each upper floor. 2 sashes to each floor in right-hand block. Stramongate frontage 10 bays (2:6:2), symmetrical except for offset Doric porch with SAND AIRES HOUSE on frieze. 2 right-hand bays formed north return to original house: 2 sashes to each floor. All sashes with glazing bars in recessed surrounds (semicircular-headed to ground floor). Single-storey wing projecting to rear has canted end; 5 sashes, all in recessed, semicircular-headed, surrounds.

Stricklandgate

Address	Grade	Description
13, 15, 17 17A & 19, Stricklandgate, Kendal LA9 4RA	II*	Houses, now subdivided into shops. 1688 date, with initials G. & M.W. (George & Mary Wilson), on spice cupboard in no 13 (now removed but recorded by R.C.H.M.). Nos 15-19 are late C18, built for Thomas Miller (Mayor of Kendal 1776-7 & 1780-1). All refronted c1822, probably by Francis Webster; nos 15-19 had new windows and shop fronts inserted in mid C19. Partly timber-framed; incised stucco to lath and plaster front. Moulded bressummer to jettied 2nd floor; dentilled eaves cornice. Graduated slate roof with wings projecting to rear; diagonally-set corniced stone chimney between nos 13 & 15, other chimneys to rear. 3 storeys with cellars, 7 bays overall. No 13, symmetrical, single wide bay: Early C19 corniced wooden shop front, with reeded pilasters, comprising central part-glazed door and semicircular fanlight between bow windows over ornamental iron cellar grilles; tripartite sash with wide glazing bars to each upper floor. Nos 15-19, six bays overall: 2 mid C19 corniced wooden shop fronts (right-hand one subdivided) with recessed part-glazed doors and arcaded plate-glass windows; central entrance to no 17A has recessed panelled door with cast-iron barley-sugar-twist columns supporting pediment. 6 margined sashes in architraves to each upper floor.
27 Stricklandgate, Kendal LA9 4LT	II	Shop on corner site; 1822, built on site of Richard Crowle's house (Recorder of Kendal 1752-57, his coat of arms appears between upper floors of corner bay); remodelled mid/late C19. Incised stucco; cornice over ground floor carried on richly-ornamented consoles. Eaves cornice; moulded cast-iron gutter on brackets. Hipped, graduated slate roof; stone mid and end chimneys. 3 storeys with cellar, 6 bays (2:1:3). Corner bay: Part-glazed door and rectangular fanlight in lugged, Egyptian, architrave with sash to each floor above. Stricklandgate elevation: Arcaded shop window with cellar window below; 2 sashes to each upper floor. Market Place elevation: Part-glazed double door with 2 small shop windows to left and part-glazed door to 1st floor above; single sash to 1st floor, 2 sashes to 2nd. Blocked window to each floor on left.
69 & Entrance to Yard 67 69, Stricklandgate, Kendal LA9 4RA	II	House; converted for use as Brush Manufactory in 1838, now estate agent's premises. C16 for Wilson family; Henry Wilson was nominated 1st Alderman of Kendal in 1575. Modernised c1810 with sash windows introduced; later additions and alterations. Coursed, squared rubble with quoins to north end; moulded cast-iron gutter. Welsh slate roof; tapered, cylindrical, stone end chimneys. 3 storeys, 3 bays. Late C20 shop front with small window on right; Yard entrance on extreme right with panelled door to north side in passage. 3 late C20 sashes, under timber lintels, to each upper floor; earlier blocked openings visible. Bristling hog trade sign to 1st floor over shop

Address	Grade	Description
		front is facsimile of original (now in Museum of Lakeland Life & Industry).
YWCA, 95 Stricklandgate, Kendal LA9 4RA	II	House, now Hostel; dated 1728 on rainwater head. Later additions and alterations. Wet-dashed rubble with eaves cornice; moulded, cast-iron gutter on dentils. Graduated slate roof; stone mid and end chimneys. 3 storeys, 5 bays. Panelled door and rectangular fanlight, with pilastered reveals, to ground floor left; sashes. Lead downpipe has lead bands, each with griffin in low relief to either end, fastening it back to wall. Bonnie Prince Charlie slept here on his advance into England in 1745; he did so again during his retreat, with the pursuing Duke of Cumberland sleeping here on the following night.
157 Stricklandgate, Kendal LA9 4RF	II	House, now subdivided. Early C19; later additions and alterations. Limestone blocks with quoins; moulded cast-iron gutter on dentils. Graduated slate roof with 2 small skylights; stone end chimneys. Symmetrical; 2 storeys, 3 bays. Painted glass fanlight and C20 part-glazed door in semicircular-headed surround with moulded impost; sash with glazing bars to either side and 3 above.
Yard 2, Smoke House, Stricklandgate, Kendal LA9 4RA	II	Smoke-house or drying store. Probably mid C19. Slobbered rubble with quoins. Graduated slate roof with projecting eaves; 2 louvres with pyramidal roofs to ridge. 2 storeys. East elevation has 2 sliding doors with 2 rows of 4 wooden louvres above; 3rd door to left.
26A & Passage on Northern Side 26A, Stricklandgate, Kendal LA9 4RA	II	Shop. Early/mid C19 with later additions and alterations. Tooled ashlar with pilasters (near either end) and 2nd floor lintel band. Dentilled cornice. Graduated slate roof; stone end chimneys. 3 storeys, 5 bays. Cornices C20 shop front; 5 sashes with glazing bars to each upper floor. Projecting signboard to 1st floor.
Woolpack Inn and Entrance to Yard 56, Stricklandgate, Kendal LA9 4RA	II	Inn. Dated 1781 on rainwater-head but this probably refers to re-building or re-fronting (for Thomas Fenton?); documentary evidence shows an inn had been established on this site by c1695. Later additions and alterations. Wet-dashed rubble on stucco plinth; moulded cast-iron gutter. Graduated slate roof; stone end chimneys to original 3-storey, 2-bay block. 3 sashes to ground floor (wider central one is later insertion) and 2 to each floor above. Sashes in late C19 canted oriel over Yard carriage entrance; C20 glazed entrance on right-hand side in passage. All sashes with glazing bars. Extension to right above shop (formerly part of The Elephant Inn), and rear buildings not of interest.

Address	Grade	Description
Carnegie Library and Forecourt Railings, Stricklandgate, Kendal LA9 4RA	II	Public library. Dated 1908 on cartouche in upper pediment; by T.F. Pennington. Rough-dressed limestone blocks on plinth; sandstone used for central bay and other detailing including main windows (with lintel and sill bands) dentilled cornice, and corniced parapet. Hipped, graduated slate roof; corniced stone chimney to south end, polychrome octagonal louvred vent to north end. Symmetrical; single tall storey with attic and cellar, 7 bays. Giant-order central bay, with open segmental pediment supported on unfluted Ionic columns, has splayed stone steps up to plank double doors in pedimented doorcase surmounted by panel, with CARNEGIE LIBRARY in raised sans-serif lettering; ornate foliate surround to large oculus above. 3 tall, square-leaded, casements in pedimented architraves to either side; 3 segmental-headed cellar windows to either side of steps. Ornate wrought-iron forecourt railings are extended as handrails to steps.
90 Stricklandgate, Kendal LA9 4PU	II	House, now office. 1710 for Dodgson family; partly or wholly rebuilt following gunpowder explosion in 1788. Wet-dashed rubble; moulded cast-iron gutter on dentils. Graduated slate roof; stone end chimneys. 3 storeys, 4 bays. Late C18/early C19 corniced wooden shop front with attached reeded columns to pilasters; part-glazed door and rectangular fanlight set back between C20 plate-glass windows (replacing original bow windows). C20 plate-glass shop window in architrave to left, 4 sashes with glazing bars to each upper floor.
Stricklandgate House, 92 Stricklandgate, Kendal LA9 4RA	II	House, now Council Offices; c1776 for Joseph Maude. Converted into Museum 1854. Later additions and alterations. Stucco banding to ground floor on plinth with rusticated quoins (incorporated into banding); stone band between ground and 1st floors. Upper floors incised stucco. Bracketed wooden gutter. Graduated slate roof; stone mid chimney. 3 storeys, 7 bays (upper floors symmetrical). Central part-glazed door in pedimented doorcase; 3 sashes to right, 2 to left. Semicircular-headed carriage arch, leading to rear, on extreme left. 7 windows to each upper floor, sashes to 1st and casements to 2nd. All windows have moulded sills; central window to each upper floor in architrave (with scrolled feet and lugs to 1st floor).
98 Stricklandgate, Kendal LA9 4PU	II	Shop. Probably early C19. Later additions and alterations. Wet-dashed rubble; moulded cast-iron gutter on dentils. 45° pitch graduated slate roof with stone ridge; stone chimney to centre rear. 2 storeys with cellar, 2 bays. Part-glazed door and rectangular fanlight between plate-glass shop windows; left-hand window in architrave with barred cellar window below. Part-glazed door to far right. Two C20 casements to 1st floor.

Address	Grade	Description
108 & Passage Entry to 108 Stricklandgate, Kendal LA9 4RA	II	Inn (originally The Greyhound Frigate until 1856, then The Ship); now shop. Possibly C17; C19 front. Incised stucco with rusticated quoins to south end. 45° pitch graduated slate roof; rendered chimney to south end. 3 storeys, 3 bays. C20 shop front; C20 passage doors on right. 2 paired sashes, in architraves with central colonnettes, to 1st floor; 3 sashes to 2nd. All sashes have segmental inner heads to top leaf.
156, 158, 160, 162 164 Stricklandgate, Kendal LA9 4RA	II	House and Cotton Manufactory; John Wakefield's Bank was established here in 1788. Converted into dwelling in early/mid C19; now subdivided. Later additions and alterations. Coursed, squared rubble with quoins; moulded cast-iron gutters. C20 concrete-tiled roof except for north wing which is hipped, welsh slate. No 162: 3 storeys, 8 bays (6:2). Glazed door in surround with cornice supported on consoles; coat of arms carved on stone panel above is C20 work. 4 sashes to left and 3 to right; 8 to each upper floor. All in stone surrounds. No 164: Recessed bay on left is 2 storeys; tripartite ground floor sash, in segment-headed surround, with sash above. Single sash to each floor in right-hand bay.
Gate Piers at 162 Stricklandgate, Kendal LA9 4RA	II	Gate piers; early/mid C19. Hammer-dressed limestone blocks on plinth; square in plan, c6 ft high, with stepped pyramidal cap. Included for group value.
Church of St Thomas, Stricklandgate, Kendal LA9 4RA	II	Church; built to provide increased church accommodation within the Parish. 1835 by George Webster; consecrated 5th July 1837. Later additions and alterations. Orientated north-east/south-west with altar at latter end; description applies liturgical orientation, with altar at east end. Snecked rubble on chamfered plinth; gabled tops to stepped buttresses between bays. Parapet, castellated to 1st and 6th bays and tower. Graduated slate roof. Integral west tower with aisleless nave and chancel; octagonal vestry adjoins north side. 4-stage tower: Triple lancets to ground floor (single lancet to either side in adjoining bays); 3 stepped lancets to 2nd stage; clock (from Old Town Hall) to 3rd stage; paired lancet belfry openings to 4th stage. 6-bay nave with single projecting bay to either side of chancel; paired lancets to side walls, 3 stepped lancets to east end. Main entrance on north side, through single-storey hall, added late C20 (of no interest).

Thorney Hills

Address	Grade	Description
Kirkbie Kendal Lower School, 1-2 Thorney Hills, Kendal LA9 7AL	II	2 houses, now school. 1823 by Francis and George Webster for Isaac and William Wilson. Later additions and alterations. Tooled ashlar with corner pilasters on plinth; 1st floor sill band and 2nd floor lintel band. Dentilled eaves cornice and moulded cast-iron gutter. Hipped, graduated slate roof with large glazed dormer to left; stone mid and end chimneys. 3 storeys, 7 bays overall (3:1:1:1:1). Semicircular-headed carriage arch, now blocked with inserted casement, in recessed central bay. Right-hand block has part-glazed double door and semicircular

Address	Grade	Description
		fanlight in central porch; single sash in recessed surround to either side. Left-hand block has glazed double door and radiating fanlight in semicircular-headed architrave; single sash in recessed surround to either side. 7 windows to each upper floor, mainly sashes. 3-bay south return has sash to right of inserted porch; sashes with glazing bars to each upper floor. All 2nd floor sashes are shorter. C20 additions and extensions of no interest. Included for group value.
3 Thorney Hills, Kendal LA9 7AL	II	House; c1823, probably by Francis and George Webster, for Samuel Bromley. Tooled ashlar on plinth; 1st floor sill and eaves bands. Moulded cast-iron gutter on dentils. Graduated slate roof; stone chimney to north end shared with no 4. Two storeys with cellar, 2 bays. Tall sash in recessed surround, with cellar window below, to left of semicircular-headed carriage arch with ramped, plank, double gates. Panelled door in corniced doorcase on left in passage. Two 1st floor sashes. All sashes with glazing bars.
4 Thorney Hills, Kendal LA9 7AL	II	House, c1823 by (Francis & ?) George Webster for himself. Incised stucco with panelled pilasters and sill band to 1st floor; eaves band and cornice with blocking course. Graduated slate roof; stone chimney to south end (shared with no 3). 2 storeys with cellar, 3 bays. Plank cellar door down steps on right. Stone steps up to recessed part-glazed door in pedimented doorcase with 3 wreaths to frieze. 2 tall sashes on right open onto balcony (supported on low cross walls) with ornamental iron balustrade; 3 sashes above. All sashes with glazing bars.
5 Thorney Hills, Kendal LA9 7AL	II	House, c1823, probably by Francis and George Webster. Hammer-dressed limestone on plinth; 1st floor sill and 2nd floor lintel bands. Moulded cast-iron gutter on dentils. Graduated slate roof; stone chimney to south end. 3 storeys, 2 bays. Part-glazed double doors and radiating fanlight in semicircular-headed surround; tripartite sash in corniced, pilastered surround. 2 sashes to each upper floor. All sashes with glazing bars.
6 Thorney Hills, Kendal LA9 7AL	II	House; c1823, probably by Francis and George Webster, for Nathaniel Bateman (bought by Francis Webster in 1852). Later additions and alterations. Tooled ashlar on plinth; 1st floor sill and 2nd floor lintel bands. Moulded cast-iron gutter on dentils. Graduated slate roof; stone end chimneys. Symmetrical; 3 storeys with underground garage, 3 bays. Central garage door down ramp. Ground floor sash, in recessed surround, with door and semicircular fanlight in architrave to either side (part-glazed to left, panelled to right). 3 sashes to each upper floor. All sashes with glazing bars.
7 Thorney Hills, Kendal LA9 7AL	II	House, now subdivided; c1823, probably by Francis and George Webster. Later additions & alterations. Tooled ashlar on plinth; 1st floor sill & eaves bands. Moulded cast-iron gutter. Graduated slate roof with 2 pedimented, tripartite-glazed, dormers; stone chimney to north end. 2 storeys with attic, 3 bays. Panelled door and square fanlight in corniced architrave

Address	Grade	Description
		with 2 sashes to left. Full width 1st floor balcony supported on wrought-iron brackets; ornamental pierced cast-iron panels to balustrade. French window has sash to left & corniced wooden bay (semicircular in plan with curved sashes) resting on balcony to right.
Kentdale Nursing Home, 8 Thorney Hills, Kendal LA9 7AL	II	House; c1823, probably by Francis and George Webster. Ashlar with corner pilasters; 1st floor sill and eaves bands. Moulded cast-iron gutter. Hipped, graduated slate roof with deeply projecting dentilled eaves; corniced stone end chimneys. Symmetrical; 2 storeys, 3 bays (central one set forward) with single-storey arch, set back on either side, linking building to neighbouring properties. Recessed, part-glazed, central door and decorative fanlight up steps in pedimented architrave; tall tripartite sash in corniced surround to either side, each fronted by balcony (supported on low cross-walls) with ornamental iron balustrade. 3 sashes in corniced architraves above, with consoles to central one. Ornate cast-iron balcony to window on ground floor south return.
9 Thorney Hills, Kendal LA9 7AL	II	House; c1823, probably by Francis and George Webster. Tooled ashlar on plinth; eaves band. Moulded cast-iron gutter on dentils. Graduated slate roof; stone mid and end chimneys. 2 storeys, 3 bays. 2 sashes in segment-headed, recessed surrounds to left of semicircular-headed carriage arch with projecting keystone, moulded impost, and ramped plank double gates; panelled door and semicircular fanlight, with panelled reveals to doorcase, on left in passage. Three 1st floor sashes. All sashes with glazing bars.
10,10A,11,11A Thorney Hills, Kendal LA9 7AL	II	2 houses, now subdivided; c1823, probably by Francis and George Webster. Tooled ashlar on plinth with corniced pilasters; 1st floor sill and eaves bands. Moulded cast-iron gutter on dentils. Graduated slate roof; stone mid and end chimneys. 2 storeys, 7 bays overall (4:1:2). No 10: Corniced, canted double-glazed bay window with sash on right and semicircular-headed passage entrance, in recessed bay, on left; 3 sashes above. Part-glazed door, with splayed reveals and semicircular fanlight on either side in passage (no 10 on right, no 11 on left). No 10A through passage, adjoining rear of no 10; extensively remodelled in late C20 and included only because it forms an integral part of no 10. Nos 11 and 11A each have a corniced, canted, bay window to ground floor with 2 sashes above. Door to no 11A up steps on north return.

Windermere Road

Address	Grade	Description
1-4 Town View, Windermere Road, Kendal LA9 4QJ	II	House, now subdivided. 1831 by John Richardson for William Wilson; damaged by fire in 1847. Later additions and alterations. Limestone blocks; quoins and 1st floor sill band to nos 1 and 3; plinth, corner pilasters, and eaves band to no 2. Moulded cast-iron gutter on dentils to nos 2 and 3. Graduated slate roofs (hipped to no 1 and 3); stone end chimneys. 2 storeys with cellars, originally 9 bays (3:3:3), now divided up but presenting 3 separate symmetrical front elevations: No 1 has French window to either side of window (originally door) in semicircular- headed stone surround; no 2 has sash in recessed, segment-headed, surround to either side of panelled door with decorative fanlight; no 3 has sash to either side of panelled door and semicircular fanlight in stone surround. Sashes to upper floors. Entrance to no 4 on South return: Panelled door in semicircular- headed stone surround with small casement above.

Wildman Street

Address	Grade	Description
Castle Dairy, Wildman Street, Kendal	I	Farmhouse; the name implies an association with Kendal Castle but 'Dairy' may be a corruption of 'Dowry'. Now a restaurant. Probably C14; extensively remodelled c1560 for Anthony Garnett (numerous dated features have survived). Later additions and alterations. Coursed rubble with quoins. Graduated stone-flag roofs; stone chimneys (corbelled to west wing and projecting to east wing). Central Hall with 2-storey cross-wing to either end. For detailed description (including exceptionally well-preserved interior) see R.C.H.M. Westmorland (1936), with the following amendments: multi-light windows, to Hall front and to west wing 1st floor, were renewed in 1983/4 (all in facsimile except for heads carved on label-stops to Hall window). The extension to the rear of the west wing has been demolished.
Sleddale Hall, 5, 7, 9 Wildman Street, Kendal	II	<p>Shop and pottery studio, formerly dwelling. C17 with dated ornamentation of 1666, and incorporating earlier fabric. Altered mid/late-C19. Rubble stone construction with ridge chimney stacks and slate roof covering laid to diminishing courses.</p> <p>PLAN: L-shaped plan with rear range enclosing a narrow yard accessed via a passage.</p> <p>EXTERIOR: Front elevation: 2 storeys, 5 bays with open passage entrance to right and doorways to the left in bays 2 and 3. Bay 1 has multi-pane shop window, bay 3 has a doorway with 6-panel part-glazed door, and a multi-pane display window to the right. Single ridge chimney to right-hand end. 5 first floor windows with mostly with 6 over 6 pane sash windows. Rear range with entrance at the junction of the 2 ranges, an advanced bay, a recessed bay with paired</p>

Address	Grade	Description
		<p>windows, and a second advanced bay with an external stair to a galleried entrance landing.</p> <p>An L-shaped range of shops and workshops formed from a former high-status house in the historic centre of Kendal. The building plot reflects the town's distinctive urban form, with its pedestrian access passage to the side of the building.</p>

Table 2: Kendal Unlisted Building Descriptions

Introduction

It is important to recognise that all buildings within a conservation area will help to shape its special character and appearance 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 surviving integrity as historic or designed structures, and the way they relate in three dimensions to aspects such as streets and other public spaces, the general roofscape or the wider skyline. It may be their age that is significant; their form, or the architectural composition of their elevations; or perhaps the stylistic or decorative features that are incorporated.

The following table is a gazetteer of those unlisted buildings within the Kendal Conservation Area that have been assessed as making a positive contribution to the special architectural or historic interest of the area. In addition, those buildings that are considered to be detrimental are also detailed in the table. The 'rating' column in the table uses the colours shown on the Architectural Quality Maps, so 'Green' refers to positive unlisted buildings and 'Red' to harmful buildings. The table is arranged alphabetically by Street Name.

Please note that each individual building description defines the key aspects of form, material construction and architectural design that combine to give a building its particular significance.

Allhallows Lane

Address	Grade	Description
No.s 2 - 7	Green	<p>Three storey shop premises that are part of longer continuous row with stuccoed walls and slate roofs. Two possible phases, the earlier part to left has a symmetrical elevation with block quoins and a modified mid C20th full width shopfront with central entrance, broad pilasters, fascia board and polished granite stallrisers. The fascia obscures the base of a moulded but empty name plaque to the centre of the first floor. Upper windows diminish and have 2/2 sashes in deeply moulded architraves. The upper windows have shaped aprons and their heads break through the base of a coved and bracketed eaves cornice. The block to the right is narrower and asymmetrical, in struck render with matching coved eaves. To the left is a full height loading bay (now partially modified), that is still topped by a gabled catshead over a fixed lifting rig. Window surrounds to the right match those in block to left but joinery is unusual</p>

Address	Grade	Description
		6/1 unbalanced sashes. Shopfront is early C20th, and well proportioned with very slender pilasters, arcaded mullions, stallriser, narrow entablature and part glazed door with fretted overlight.
No.s 9 - 15	Green	Row of four, two and a half storey shop premises with painted struck rendered walls, slate roofs (except for no 15 which is tiled) and ashlar chimneystacks. Shopfronts, of varying heights and designs, but all of acceptable quality, occupy the full width of each individual front, those to left with canted central doorways, and those to the right with doorways set to one side. Shop fascia to No 15 continues across narrow yard entrance. Upper windows sit in the centre of each part and are mostly 2/2 sash windows with plain reveals.
No 17 - 25	Red	Late C20th infill frontage to large footprint retail store to rear. Asymmetrical with steeped front and roofline. Painted rendered walls under slate roof. Modern fenestration and wide lobby doorway to left. Very mediocre appearance undermines quality of street.
No 27	Green	Two storey shop with balanced front in scored painted render under local grey slate roof and moulded gutter. Shopfront is markedly asymmetrical, much modified but retaining reeded pilasters, corbels and its fascia, the latter set below the sills of the first floor windows which have 2/2 sashes.
No.s 29 - 33	Green	Two stories with attics and a pair of early C20th shopfronts flanking a narrow yard entrance on the ground floor, all within a uniform design. Struck rendered walls with quoin blocks to left under a local grey slate roof with masonry stack to right. First floor windows are 2/2 sashes while upper windows are gabled.
No.s 35 – 39	Green	Pair of shops within a three bay, two and a half storey building with painted rendered walls and grey or green slate roof. Mid C20th shopfronts of modest interest. Upper windows have 2/2 sashes. Large end stacks.
The Cask House/Last Orders Inn	Green	Neo-Regency style public house of c. 1900. Imposing three storey, five bay symmetrical front with plinth, painted roughcast walls, a substantial oversailing eaves cornice with integral gutter, and steep green slate roof with a hipped dormer, containing a pair of 8 pane casement windows, set within each bay, and diamond pattern end chimneystacks on tall bases. Central entrance with fanlight protected by heavysset semi circular hood with dentil course on decorative corbels below a hood mould with returns. Windows are cruciform pattern casements with leaded lights.

Ann Street

Address	Grade	Description
No.s 2 - 10	Green	Unlike the fairly simple terraced houses in the rest of the street this short row of two storey, single fronted cottages have been invested with greater architectural sophistication, that even the modern fenestration in all but No 10 cannot undermine. Snecked limestone walls and local blue/grey slate roofs with tall masonry stacks. Entrances have block surrounds with inset panels and semi circular arched heads with keystones. Ground floor windows are paired under a long single rock- faced rusticated lintel, while the upper windows have a continuous sill band. Wider yard entrance between No.s 2 and 4 with ashlar block surrounds and three centred arch of ashlar voussoirs with imposts. These houses were built at the same time as the taller corner shop premises at the Junction with Wildman Street, and share many of its design characteristics.
No.s 15 - 17	Yellow and some green	Row of three single fronted terraced cottages that retain a little of their original character, but are chiefly noteworthy for the incorporation of a plaque in the first floor wall which reads "ANN's Place – Quis Putaret – 1836", the Latin part meaning 'anyone can see'. Block door surrounds and voussoirs above window openings
No 18	Green	Double fronted cottage that forms north end of longer terraced row. Two stories in snecked limestone with local slate gabled roof. Doors and windows have shaped voussoirs – modern double glazed timber sashed windows and panelled door help transmit something of original appearance.
No 21A	Red	Modern infill building clad in snecked limestone with a gabled roof, but the arrangement of windows resolutely fails to respond to the rigid regularity evident on the other frontages in the street, and so sets up an awkward and unrewarding conflict.
No.s 24 and 30	Green	Part of longer terrace but single fronted versions of No 18 above that preserve their Victorian sash windows.
No.s 27 and 41	Red	While many of the houses on this side of the street have inserted modern double glazed windows in an attempt to insulate the interior against vehicle noise, these two houses have installed full plate glass designs which compromise the quality of the buildings still further.

Aynam Road

Address	Grade	Description
No 1	Green	Attached to south end of Bridge House but of wholly different character. A two and a half storey house with two bays to riverside elevation and an irregular disposition of windows, with those to ground floor probably being later. Random limestone rubble walls with irregular thin levelling courses and a gabled roof. Possibly truncated to right and now with no door visible on this elevation. Later false sash windows with glazing bars - voussoirs over upper windows and lintels to ground floor.

The Old Fire Station	Green and yellow	Consists of former three storey five bay warehouse to right with later single storey, two door, tender house to left, all now converted into multiple dwellings. Random limestone rubble walls with quoins and shaped voussoirs to window openings. Slate gabled roof with stone chimney to left hand end. Modern tilting small pane windows are visually appropriate only when closed. Left hand side of ground floor has broad fire tender opening to match those in addition to left. The latter have ashlar surrounds and concrete lintels with stepped keystones and scored voussoirs. All are now blocked and fitted with weakly designed window panels. Extension has very well executed Dutch gables and a purple slate roof in two course widths but is spoiled by recent large roof lights.
Castle Mills West	Green and red	L shaped warehouse range in two or more phases. Tall two stories in roughly coursed squared limestone with quoins, the latter being rock-faced in gable end facing road. Tall perimeter wall to roadside in similar treatment. Sashed 6/6 windows for most part but some modern fenestration of unconvincing proportions added. Gabled roofs in graduated blue/grey local slate. Broad, single storey, rendered building with glazed entranceway set in between, and flat roofed red brick office building to south – neither of any visually obvious architectural merit.
Castle Mills East	Green	Long two storey warehouse/factory, with parts attributed to the Webster firm in c. 1855, but the long flanking wings attributed to a remodelling by Miles Thompson in c. 1875. Monumental frontage composition consisting of a central broad entrance bay that advances slightly under a gabled roof, with side wings of nine, even, windowed bays. Central part purposely picturesque in light grey 'rustic' water-weathered limestone with unstressed quoins and an entrance with similar quoining and a semi circular head. Flanking walls in light buff coloured limestone, utilising squared stones to the base and more randomly work above, in lightly snecked courses, with a plain sill band to the upper windows, which continues right across the frontage. Gabled roofs in local graduated blue/grey slates with plain vergeboards and eaves corbels. Tripartite round headed windows with block surrounds and moulded imposts set within gable, with later clock above. Other windows are simpler with flat limestone lintels and mid C20th twelve pane hopper windows. A very important piece of Victorian industrial infrastructure of great dramatic form.
Castle Lodge	Green	Mid C18th? Cluster of offices/manager's houses in L shaped accreted form, of three or more phases. Taller three storey block, with lower extension, facing east; a lower two storey range, with extensions, running parallel to the west; and a taller two storey linking block facing south. All in grey coloured limestone that is snecked with sill banding and stressed quoins in the southern facing range and much more random in the other parts. Gabled roofs with grey slates with numerous masonry stacks, which make for an attractively complex

		<p>roofscape. Door and window openings mostly with shaped voussoirs and plain jambs though east facing range has thin projecting surrounds, suggestive of the wall face formerly being rendered or roughcast. Later canted bay window on south facing elevation of good proportions. Mainly 2/2 timber sashes but earlier 6/6 sashes on block facing east. Modern porch to front of good form. Tall boundary wall with arched openings to north east also of note. Interesting group of undoubted historical importance possibly dating, in parts, to late C18th and probably associated, in some way, with the operation of the former Castle Mills mediaeval complex.</p>
No 6 Castle Lodge	Green	<p>Detached, low two-storey cottage like building of unknown date, but map evidence suggests possible late C18th or early C19th origins. Now covered in white painted roughcast, arranged asymmetrically in two unbalanced bays with central entrance and 1/1 sashed windows above and to the left. Curious inset bay window form to angled south west corner suggestive of late C19th or Edwardian alterations. Gabled slate roof with small end stacks in roughcast. Conspicuous 'front' building to industrial complex in views from Aynam Road.</p>
No.s 11 to 13	Green	<p>Northern continuation onto Aynam road of long terraced row built on north side of Parr Street, although No.s 9 & 10 are later. Two stories with attics and dormers in No.s 10 & 11, all in snecked limestone with quoins and gabled blue slate roof. No 11 has a broader front but with different staggered arrangement of vertical window openings, now with modern joinery top opening casement windows with overly thick glazing bars. Entrance off centre to right still with panelled door and overlight. Bracketed eaves and limestone voussoirs to all openings. No 10 is single fronted and 11 double fronted but both have canted bay windows, to match those to right, under an extension of the continuous pentice roof found in that row. Deep gabled dormer windows to roof. Later fenestration in No 11 weakens appearance slightly.</p>
Kentfield House and Abbott Hall View	Green	<p>Pair of houses, with comparable appearance but different forms, to row of alms houses to south. Kentfield is slightly taller in three unequal bays with the left hand bay advancing forward slightly under a tall gabled roof. Snecked limestone masonry with quoins, plinth and sill bands, and a steep gabled slate roof with crested ridge tiles. Canted sandstone bay window in left hand bay, with moulded architraves and slate roof. Other windows have chamfered sandstone lintels, the first floor with sill banding, and are sometimes coupled, with sandstone mullions and/or balconettes. Modern fenestration weakens appearance. Entrance in bay two with shallow gabled porch with bargeboards and sandstone detailing to moulded architrave and segmental arched head. Abbott Hall is lower, plainer and with a less complex form. Front of four narrow bays in snecked limestone with coupled windows to ground floor with chamfered mullions and lintels and stepped hood moulds with continuous returns. Upper floor with chamfered lintels</p>

		only. Modern windows diminish architectural appearance. Entrance to right with half-hipped slate roof and similar door detailing to Kentfield but with colonetted jambs.
Aynam Court	Green	Large monolithic building with symmetrical front arranged in 4/2/4 bays, with central two breaking forward under a taller half-hipped roof. Snecked grey limestone walls with moulded plinth and sill and impost bands, and a gabled slate roof with small masonry end stacks and decorative rainwater goods and eaves/verge boarding. Ground floor windows are set within tall slender recessed panels with limestone voussoired heads. Openings have sandstone basket arched heads with keystones, and modern small pane casement joinery. Rear not seen.
No.s 17 – 30. The Sleddall Alms Houses	Green	Row of fourteen, one and a half storey alms houses built for John Sleddall in 1887 in commemoration of Queen Victoria's jubilee. Grey snecked limestone walls with moulded plinth and impost band. Gabled roof in graduated local blue/grey slate, with crested ridges, tall axial stacks in rock faced limestone with water tabling, and decorative rainwater hoppers. Symmetrical front with identical double fronted units but each with a shared central entrance serving a pair of houses. The two central houses are different with taller paired roof gables with bargeboards and a different arrangement of coupled windows with chamfered reveals, flat faced mullions and round heads, all with hood moulds, those to the ground floor with pointed heads and impost bands, and those to the upper floor having round heads with decorative stops. All the other ground floor windows in the row are tripartite types with triangulated heads and moulded flat faced mullions. Upper windows are coupled and set within sub gables but are without the chamfered reveals or hood moulds. Single storey porches with steep slate roofs and ornate bargeboards with terracotta finials, and doorways with moulded and chamfered sandstone architraves and a segmental basket arched head with imposts. Original tracery headed glazed doors with broach panels survive throughout. Commemoration/date plaque set in wall between No.s 23 and 24. Very well preserved row of great local interest in both social and architectural terms.
Sleddall Chapel	Green	Neo-gothic chapel built for John Sleddall c, 1887. Tall single storey in snecked grey limestone with red and light brown sandstone detailing. Steep gabled roof in graduated local blue/grey slate with crested ridge and verge copings. Roadside end has a large pointed arched window with Geometrical tracery and coloured leaded lights, with an unusual sill band and a hood and impost bands in red ashlar sandstone. Above are a small ocular window with quatrefoil tracery and a low bellcote. The end corners have raked diagonal buttresses. The south side has an entrance porch with colonetted pointed arched doorway, a pair of gothic windows, and a taller projecting side chapel with similar detailing. A very fine piece of Victorian architecture that was converted to domestic

		accommodation in 1986, without harming its essential character.
No.s 31 – 36	Green	Row of six houses in loose Arts and Crafts style. The frontage is of 12 bays and shows significant advancing and recession of the building line, with bays 4&5 and 8&9 set back behind a trio of tall, wide gabled projections. Two stories with attics and cellars. Walls are exposed random rubble with stressed quoins to the ground floor and colourwashed above a storey band to the upper levels, although this is very weathered in places. Roofs are steeply gabled and laid with orange tiles, with exposed rafter ends and plain vergeboards to the roof gables. Tall masonry chimneys. The projecting sections have groups of canted and rectangular bay windows with 2/1 sashes, and cellar lights below, all set under a continuous pentice tiled roof. Upper windows have three lights with 4/1 unbalanced sashes and curved soffits to the lower meeting rails. Those windows in the gabled parts are set within reveals and have string courses and projecting sills on brackets in the attics, while those in the set backs have frames planted on the front of the wall. The attics are lit by wide seven light dormer windows with sashes that match those below, and mono-pitched orange tile roofs. Entrances positions vary slightly though most are set within arcaded ground floor recesses, while No 31 is placed on the north end, and No 35 is set on the front between bay windows. An interesting group of houses which remain largely unaltered.
No.s 37 and 38	Green	Semi detached pair of two storey houses with attics and cellars. Symmetrical form with front given over to two wide bays each with half hipped roof, but with the entrance bays set well back to the sides under transverse catslide roofs. Snecked grey limestone walls with rock faced quoins and roofs covered with purple blue slates. Canted bay windows, with cellar windows below, set under individual slate roofs. Tripartite windows to first floor with chamfered pale sandstone mullions, sills and lintels, with smaller coupled windows illuminating the attics. Entrances set within lean to porches and have shouldered heads and chamfered jambs in pale sandstone.
No.s 39 to 41	Green	Three terraced houses with balanced front in three wide bays, each with gabled roof facing the street, with oversailing bargeboards. Two stories with cellars and attics. Snecked light grey limestone masonry with plinth and quoins and local slate roofs with tall masonry chimneystacks. Ground floor taken up by full width lean to slated roof containing recessed entranceways with segmental arched heads and broad Venetian windows, the latter with either pedimented or semi circular headed parapets. First floor has tripartite windows in end bays and coupled two light windows in the centre, all with flat lintels, while the upper gables have further Venetian style attic windows.

No.s 42 and 43	Green	Pair of single fronted, two storey houses added to south end of No 41. Gabled blue/grey slate roof with end stacks, verge copings to right and gabled dormer windows. Walls are snecked grey limestone with sandstone sill and impost banding and rock faced quoins. Paired central entrances with shouldered surrounds and original doors, and flanking, canted, sandstone bay windows with unbalanced 1/1 sashed windows under a shared slate pentice roof. Upper windows are coupled above bay windows and narrow single lights over the doors, all with sandstone lintels.
No.s 51 - 76	Mixed	Long row of terraced single fronted two storey houses built in groups and individual pairs. Although broadly similar in appearance each pair offers subtle variations in the use of window and particularly doorway detailing, especially in the employment of decoration to door heads and surrounds. Built mostly in squared snecked limestone, although No.s 52 - 67 have rendered and painted walls. The roof is consistent throughout having a continuous gabled blue/grey slate roof and ridge line, and bracketed eaves. Except in the end houses the entrances are all paired and flanked by canted bay windows, sometimes roofed individually but mostly under a shared slate lean to that employs various bracketed supports. Those rated green in the gazetteer tend to retain original 2/2 or 1/1 timber sashed windows and doors and decorative surrounds. Those rated red will have modern plate glass openings, PVCu fittings or modern infill porches.
No 77 & 78	Red	Important corner site at Junction with Lound Road and Nether Bridge. Triangular form with angled south west corner. Three storey house and former shop premises in coloured render with grey slate roof, hipped over angled corner. Four bays with storied bay windows in bays 2 & 3. The latter retain balanced sashes only on the ground floor but moulded architraves to most of the middle floor openings as well as to a domestic entrance, with semi-circular head, set in bay 1. The building is rated red due to changes to many of the window openings and fittings, as well as to the shop entrance on the south west corner, which combine to have a detrimental affect on the visual interest of the building.

Back Finkle Street

Address	Grade	Description
3 Berry's Yard	Green	Small former warehouse. Two stories, now with modern retail entrance/window on east side. Limestone walls with gabled grey slate roof. Regular arrangement of windows.
Rear extension to 43-53 Finkle Street	Red	Modern refit and extensions to department store, dominated by tall planar walls with adhoc arrangement of openings in light grey render, modern clerestory windows and the glazed expanse of a deep lean to roof. Represents a very poor contextual fit with tall narrow warehouse style buildings with limestone walls elsewhere in this street.

Bankfield Road (South)

Address	Grade	Description
Bankfield House	Green	Formerly detached two and a half storey, double fronted house with symmetrical façade. Limestone rubble walls and grey slate gabled roof with bracketed eaves fascia, end stone chimneystacks, and attic gables with cusped bargeboards. The entrance has a panelled door with overlight and plain surround with console bracketed hood. Windows have moulded architraves on the ground floor, thin surrounds above and elliptical arches in the attic, with 3/3 sashes throughout. Sill bands to each floor, the upper one supporting a gutter run. A well-preserved Victorian house.
No.s 3 - 5	Green and yellow	Infilled block of three, low, two storey cottages with a gabled local grey/blue slate roof laid in diminishing courses. A slate and glass roofed veranda runs the full length of the front. No 3 is double fronted and No.s 4 and 5 single fronted. No.s 3 and 4 have painted render walls while in No 5 this has been removed to expose limestone rubble walling. No 3 retains original 8/8 timber sashed windows.
Castle House	Green	Double fronted three storey house with painted rendered walls and a grey slate gabled roof. Rock faced quoins and lintels to all window openings, except on the ground floor where a canted bay window sits to the left of a hip-roofed timber entrance porch. To the right, a wing with matching sandstone detailing extends beyond the front of the row in East View.

Bank Street

Address	Grade	Description
No.s 48 – 52A	Mostly green	Row of four, two storey, single fronted terraced houses in regularly coursed squared limestone with shaped voussoirs and quoins. Continuous graduated local slate gabled roof, except for No 52A, which has been re-roofed in Welsh slate, with masonry stacks. Original 2/2 balanced timber sash windows survive in central pair but modern fenestration elsewhere, detrimentally in No 48.

Beast Banks (north side)

Address	Grade	Description
No 34 (part of High Fellside)	Green	Late C20th house. Irregular form in snecked limestone facing with stressed quoins. Two stage blue slate gabled roofs with offset ridges. Modern fenestration of good proportions. Happy marriage of modern and vernacular that responds well to awkward site.
No.s 2 - 6	Green	Row of three, two storey houses with attics, No.s 4&6 being single fronted with paired entrances, while No 2 is double fronted with the three storey left hand bay projecting forward under a gabled roof. Built in snecked limestone with ashlar limestone detailing, all under a green slate roof with crested ridges, ashlar stacks with moulded copings, and hipped sub roofs over the attic windows. Quoined entrances are protected by slated lean to porches which extend over ground floor timber bay windows. The projecting bay in No 2 has a storied bay window and third storey coupled window with semi-circular head with keystone. The first floor has coupled windows with flat lintels set under relieving arches, while the windows over the doors are single lights with round heads. The attic windows have flat lintels. Original window joinery is 1/1 unbalanced sashes but No 4 is tarnished by PVCu fittings.
No.s 12 - 22	Green	Row of six attached houses, built broadly contemporaneously and sharing similar design traits with subtle variations in No.s 12 & 14, which may be later. Constructed from snecked limestone with limestone detailing and blue slate roofs with crested ridge tiles and masonry stacks. Each property is single fronted and of two stories with attics, the latter being set within broader bays, which on the first floor contain coupled windows with timber mullions in No.s 16 – 22 and tripartite windows in No.s 12&14. All have bay windows on the ground floor but in No.s 16 – 22 these share slated lean to roofs with the entrances, while in No.s 12 & 14 the bays are hipped and the doors protected by simple flat hoods. The entrance bays are narrower with single light windows to the floor above. First floor windows have sill bands and round heads in No.s 16 – 22, while No.s 12 & 14 have flat lintels and relieving arches. The attic gables have drop finials and bargeboards, and the window openings have flat lintels, those in No.s 16 – 22 being in limestone, whilst the others are wider and have timber beams set within half timbered gables. All three buildings preserve their original unbalanced 1/1 sashed windows.
No 26	Green	Slightly asymmetrical double fronted two storey house in cream coloured limestone rubble with quoins. Entrance off centre right with later lintel. Windows have limestone voussoirs and plain reveals and modern small pane storm casement timber fenestration. Smaller window added above doorway. Extension to left and building of No 24 to rear create rather convoluted building form.

Beast Banks (south side)

Address	Grade	Description
Black Swan Public House	Green	Late C18th? Two storey, double fronted building in random limestone rubble with quoins, and a gabled grey slate roof with stone end chimneys. Modern gabled stone porch of good scale in centre of ground floor and modern small pane storm casement windows to large openings with voussoirs to heads.
No 3	Green	Low, deep plan, two storey house in longer row, with distinctly random arrangement of openings on frontage. Modern cement roughcast walls and local blue/grey slate roof. Unusual stone pads set into wall at ground level. High void to solid ratio with large, almost square windows with 2/2 sashes. Off centre entrance with six panel door and narrow yard entrance with ugly metal gate to right side. Square gutter box supported on groups of stone corbels.
No 7	Green	Part of continuous row. Very narrow single fronted house in snecked limestone, now blemished by ribbon pointing. Local slate roof somewhat overwhelmed by later large, three light, gabled dormer window of good proportions but considerably over scaled. Masonry end stacks. Openings have voussoirs and windows are 3/3 sashes.
No.s 9 & 11	Green	Pair of low two storey cottages in longer, individually built row, with central narrow yard entrance. Snecked limestone walls with modern strap pointing and blue/grey slates to roof, but without chimneys. Brecciate limestone lintels above lower openings with voussoirs set under eaves for upstairs windows. No 9 has unusual 4/3 sashes on ground floor and 3/3 sashes with marginal glazing bars above. Windows in No 11 are modern centre swivel types which mar the appearance.
No 13	Green	Mid C19th and, like rest of row to south west, possibly by Miles Thompson. Part of longer row but building line set well forward from No 11. Handsome double fronted, two storey house in squared grey limestone with quoins, plinth, string course and deep eaves band. Gabled slate roof with masonry stacks. Central entrance with block surrounds, impost bands and semi-circular head, and fitted with modern door with simple fanlight over. Shaped voussoirs to window openings, which, alas, have modern, stained, top opening casement windows. Cellar window with chamfered lintel to left. Additional narrow single bay, of matching construction, set back to left with taking in doorways above a very distinctive yard entrance to Collin Croft that is supported on a squat, deeply chamfered limestone pier, with good wrought iron railings onto the street.
No.s 15 & 17	Green	Pair of single fronted, two and a half storey houses in continuous row. Squared limestone with quoins, with windows, a storey band and plinths that are stepped to take account of the gradient. Gabled roofs and ashlar stacks. Tall narrow doorways with overlights and thin stone surrounds and panel doors. Windows have 3/3 sashes.

Address	Grade	Description
No 19	Green	Single fronted two and a half storey house in squared limestone with plinth and string course. Gabled roof with stone chimneys and square gutters on tripled blocks. Windows are 3/3 sashes with limestone lintels and deep tall to the lower openings. Entrance to far left with six panel door with overlight and blocked surrounds.
No 21	Green	Single fronted, tall two storied house, either by John S Thompson or designed for himself by Miles Thompson in c. 1860. Southern end of long individually built terraced row. Light grey squared limestone without quoins but with string course, and gabled slate roof with masonry stack to right end. Entrance to left and window above as in No 19. Front is dominated by two storey canted stone bay window that rises to the roof where deep run out chamfers merge into a sub-gable that is set with a torus moulded oculus with clover leaf tracery and plain bargeboards. A small figure of an architect set on the gable, and thought to be Miles Thompson himself, was recently restored by Kendal Civic Society.
No 27	Green	Double pile house, but only front inspected. Double fronted two storey house in white stucco with black painted door surround, plinth, storey, sill and eaves banding. Central door with overlight flanked by pair of canted storied bay windows with hipped slate roofs. Main roof is gabled with bracketed eaves and is covered in local slate. 2/2 sashed windows throughout.
No.s 29 & 31	Green	East end of longer row with irregular building line, set well back from highway behind green space. Front is rounded towards east end as it merges with gable. Low, two stories in squared limestone with local slate roof. Front has two entrances with blocked surrounds with plain slate hoods. Windows are 2/2 sashes with thin stone surrounds, that on east end of first floor is attractively curved to follow wall plane. Shaped voussoirs to lower windows – uppers are set under eaves.
No 35	Green	Middle of longer row. Single fronted house in snecked limestone with coupled windows with brecciated limestone mullions and lintels to ground floor windows, while upper have semi-circular heads with hood moulds and decorative stops, coupled to left and singled to right above the entrance. Sill bands. All window joinery is 1/1 sashes. Entrance has doorcase with moulded architraves and cornice, the frieze being decorated with paterae and flanked by ornate console brackets. Four panel door with overlight.
No 37	Green	Part of individually designed, continuous front. Tall, narrow double fronted, two storey house in yellow painted stucco with gabled local blue/grey slate roof and moulded gutter cornice. Central door protected by later open timber porch of little interest. Windows are 2/2 sashes with moulded architraves, the upper ones further embellished with shallow hoods set on brackets. Stone end stacks but roof dormers are not a positive feature.

Address	Grade	Description
No 39	Green	West end of continuous row. Long, low, unbalanced two storey frontage in five unequal bays, though windows are grouped. Unpainted rendered walls and gabled local blue/grey slate roof. 2/2 sash windows and later panelled doors. Garage doors to right disrupt appearance of elevation.
No 45	Green	Former coach house to Monument House, arranged gable end onto street. Random limestone rubble with quoins. Dentils to moulded eaves and verge. Arcaded windows on end, three light to ground floor and coupled above, all with 4/4 sashes and thin surrounds. Later irregular, open fronted entrance porch added to right side, with flat roofed extension beyond. Gate way with shaped voussoirs set in wall to left with plaque over indicating entrance to 'Scotch Burial Ground'.
Monument House	Green	House reputedly remodelled by Miles Thompson in 1863 in "picturesque classical composition" (Taylor), but parts lost in C20th. Set in own grounds with gable facing street. Roughcast walls painted grey. Two stories. Applied to north end is a peculiar timber and glass porch/balcony structure. This consists of a central arcaded first floor balcony flanked by awkwardly scaled oriel windows, all under a shallow hipped slate roof. This sits on and extends outwards beyond an open side porch with coupled chamfered posts and dropped pendants, which no longer protects any entrance. Extension to west side of no particular merit.
The Bungalow	Red	Modern bungalow inserted into former grounds of Monument House. Painted render walls and gabled cement fibre roof, with modern fenestration. Form and scale are incongruous in context of rest of street.
Garden Summerhouse	Green	Formerly part of grounds to Monument House. Set against side of street and very striking in views along Beast banks and from Greenside. Tall building in random limestone rubble with irregular quoins, and tall base of rock-faced limestone laid in courses. Detailing to windows similar to Former Coach House (see above). Hipped roof with lead hips and small blue slates.

Beezon Road

Address	Grade	Description
Former Bonded Tobacco warehouse	Green	Very large warehouse now converted to retail store use. Low two storey height but long sixteen bay length (with two new bays added to north to match, as part of recent redevelopment), many containing full height loading bays, each with projecting gabled catsheads and loading doors to each floor, but this arrangement is far from symmetrical. Random, mixed limestone and sandstone walls with similar quoining and door/window surrounds, the latter with voussoired heads and twelve pane fixed windows. Some blind windows on and towards the southern end. Hipped roof in local grey slate with oversailing but plain eaves.

Address	Grade	Description
Side of 6-10 Wildman St.	Red	Retail premises with accommodation over. Frontage of three bays in snecked limestone rubble. Gabled slate roof with sub-gables to attics with vergeboards. Modern fenestration. Modest design weakened by the incorporation of unsympathetically designed plywood shopfront matching that on attached building on corner with Wildman Street.

Belmont

Address	Grade	Description
No 1	Green	Right hand side consists of earlier house facing Beast Banks but entrance and front now face Belmont. Tall one and a half stories in snecked dark grey limestone with rock faced quoins and a hipped graduated green slate roof running north south and merging with gabled roof at south end, the latter with a collared bargeboard. Large attic windows set within pair of large hipped sub roofs. Window openings have rock faced lintels and either 3/1 or 2/1 sashes, the latter being a paired opening with stone mullion. Shouldered architraves to central door with overlight and moulded cornice to plain entablature. Elevation to south less striking and containing recent fenestration.
No.s 2 – 16	Green	Terraced row of eight identical houses based on single fronted symmetrical pairs. Built in snecked limestone but the design is unusual for having full height buttresses separating each pair and narrower buttresses set between each individual house. Gabled blue slate roof stepped after each pair with oversailing eaves with exposed rafter ends, flat roofed horizontal dormers with leaded lights over each house, and regularly spaced, deep, axial limestone chimneystacks. Each pair of houses has coupled entrances with canted bay windows with 2/1 sashed windows to each side, the upper sashes having leaded lights, all under a shared pentice slate roof which is enriched over the porches with open panels of scissor bracing. The first floor has plain horizontally proportioned openings with rock-faced lintels and top opening casement windows, again with leaded lights to the upper parts. Entrances have plain surrounds but very distinctive part panelled doors with geometric pattern glazing and leaded lights and overlights. Although subject to a few minor alterations this row remains an interesting and well preserved example of late C19th terraced housing.

Blackhall Lane

Address	Grade	Description
Majestic Wine Warehouse	Red	Purpose built, detached modern retail warehouse. Tall, single storey, framed shed, with limestone cladding to lower plinth walls and side/end buttresses, with grey roughcast covering elsewhere. Deep roof of ****. Nondescript piece of architecture set back from road in own car park.
Stramongate Primary School	Mostly green	Large sprawling plan, based on mid C19th range, but with later extensions, especially on north east side, which were not closely inspected. Snecked limestone rubble walls with levelling courses, and deep gabled roof to main block and narrower gabled roofs elsewhere, all with Welsh grey slate roofs, with some masonry stacks. Central, tall, single storey block is largest in nine bays, with smaller single storey block with deep plan attached to south end; and narrow two storey wing set towards the north end on south west side, both with gabled slate roofs with simple vergeboards. Latter elevation characterised by series of tall lancet windows with shallow arched heads of voussoirs, which continue onto end block. The projecting wing has some sandstone lintels. Fenestration all modern but appropriate.
Telephone Exchange Building	Red	Now offices. The northern end of the east side is taken up by the bulk of the modern, rectangular block of the British Telecom building. Constructed of a metal framework clad with concrete facing, grey or dark brown rough textured wall panels, and full height, white painted metal window panels. Deep concrete plinth and counterbalancing eaves panel set above a narrow clerestory window ribbon. It has a flat roof festooned with aerials, etc. Dominates the north end of New Road to the town's great disadvantage.
Kentmere House	Red	Three storey 1970s office block. Symmetrical front in 9/3/9 windowed narrow bays, the central three being recessed back slightly to form an entrance panel faced with an exaggeratedly rock-faced, snecked, white limestone facing, with the remainder of the elevation formed in unadorned brown brick. Flat roof with coped parapet and exposed boarded water tank in centre. Windows arranged in severe grid pattern with excessively thick frames. Green slated flat entrance canopy in centre. A rather monotonous series of elevations to a slightly overscaled building that is constructed from materials and to a minimalist form that are alien to the character of the conservation area.
Multi-storey car park and Bus Station	Red	Very substantial 1980s multi-storey car park attached to rear of large shopping centre. Concrete frame construction with austere textured render panel walls. False inward sloping slate canopies imitating slate roofs to upper stories of most parts. Larger seven storey square block to south projects forward, with a longer five storey block to north, which is anchored at its far end by a taller gabled roof staircase bay that is articulated in a more traditional but wholly spurious form, with quoins and

Address	Grade	Description
		brown coloured render. Windows are largely to a grid pattern with voids arranged in columns of twos and threes. Block to south has full height vertical window panels with concrete mullions at ends. Ground floor has broad car exits to left and later glass canopy waiting area to bus station to right. The disproportionate physical massing of this building, monotonous material finish and lacklustre overall design combine to create a building of unrelenting mediocrity.

Bowling Fell

Address	Grade	Description
Bowling Fell	Green	<p>Dated 1891. Large detached house in Victorian villa style, which exploits its conspicuously elevated position to create a distinctive skyline feature in many strategic views. Purposely complex and asymmetrical form with intricate articulation, especially to the storied projections to the southern corners and to the roof. Sneaked, cream coloured, limestone walls with rock-faced quoins and detailing. Steeply hipped, gabled and spired roofs, with attic gables and dormer windows, laid with graduated green slates, and enhanced by crested ridges, and terracotta and metal finials and vanes. Eaves and verges enriched by bracketing, exposed rafter ends and decorated bargeboards, with open half timbering to the south east gable and an arched collar framing a pierced round opening with the initials 'LA' and date '1891', in an attic gable to the south west. Masonry stacks with buttressed flanks and moulded copings. Windows to a range of dimensions but all original and preserving unbalanced sashes with decorative upper panes. Some of upper windows have projecting sills on corbels with balconettes. Original rainwater goods, with downpipes secured with arrowhead brackets. West side uses most of the same motifs including a dated bargeboard to a sub-gable roof, but the entrance on this side is relatively low key given the exuberance shown elsewhere, with a simple slated hood on brackets. The north side is also somewhat restrained though the leaded light glazing in windows is of very good quality. A very fine piece of Victorian architecture in a location that figures in many strategic views across the conservation area. Small summerhouse to east, with octagonal plan, slate roof and small pane windows semi-circular heads, is also of interest.</p>

Bridge Street

Address	Grade	Description
No.s 3 and 4	Green	Pair of single fronted two storey cottages built to infill gap in longer terraced row. Limestone rubble walls with graduated local blue/grey slate gabled roof. Slightly unbalanced front with, unusually, upper windows being larger than those on ground floor. Paired doorways and flanking windows all have voussoirs heads. Modern replacement 3/3 timber sashed windows.
No 5	Green	Low doubled fronted, two storey cottage in squared limestone with quoins. Gabled roof in local blue/grey slate, with tall masonry end stacks. Shaped voussoirs to all openings. Modern door but all windows are 3/3 sashed timber windows. Frontage marred by thick ribbon pointing.
No 7	Green	Tall, two and a half storey, double fronted house with random limestone rubble walls with squared masonry plinth, quoins and shaped voussoirs to all openings. Gabled roof with graduated blue/grey slate cover, and end stone chimneys. Central bay breaks forward slightly and contains a narrow entrance and is topped by an attic gable. Bays 1 & 3 have upper windows which break through the eaves into smaller sub gables. The upper windows all have ogee shaped heads and all windows have thin surrounds and 2/2 sashed timber joinery.

Brigsteer Road

Address	Grade	Description
Bankfield	Green	Row of six terraced Victorian villa style houses with rich, intricately designed frontages. Tall, two and a half stories high with cellars, in snecked limestone masonry with regular sill banding to each floor, and gabled roofs in grey slate with limestone chimneystacks with ornamented copings, and an almost continuous bracketed eaves. Asymmetrical composition but regular patterning of doors and windows in some parts. Left hand house (Elmhurst) is larger and of two bays, with the left hand bay, which steps forward, being wider with a canted, masonry storied bay window and a large three light window with ashlar surrounds and coupled round heads, set within an open and oversailing pedimented gable. The bay to right has gabled roof and coupled windows with ashlar lintels. Right hand end (No 1) is also of two irregular bays and steps forward slightly but is narrower overall and has a canted bay window to two floors and a coupled window with a pierced tympanum over in the attic gable. The very narrow bay to the left contains the entrance which as a moulded architrave and entablature with pulvinated frieze, and windows with architraves above. Neither of the extreme ends of the building was visible. No.s 2 – 4 share a similar vocabulary of architectural elements:

Address	Grade	Description
		All of the ground floor openings have rock-faced stone surrounds and ashlar semi-circular heads with keystones, the windows being coupled and the doorways having rock-faced keys. The first floor windows have moulded architraves with pedimented heads, but these have been removed from Nos 2&3. The entrances are recessed into the wall plane and the original windows, where surviving, are 2/2 sashes. The front is enlivened in No 4 with the addition (?) of a storied, rectangular bay window in dark grey limestone, with chamfered flat-faced mullions, banding and a pedimented head. Above this is an attic gable with coupled window and oversailing verge.

Burneside Road

Address	Grade	Description
Nos 2 - 4	Green	Trio of single fronted two storey terraced houses with moulded timber door surrounds and hoods on console brackets. Local slate roofs and walls of squared limestone with shaped voussoirs to windows and plain reveals, including those to cellars. Only No 6 retains C19th 2/2 sash windows. A carved stone street sign, reading 'Stricklandgate Place MDCCCXX', is fixed onto No 2. No 6 is incorporated into neighbouring public house.
Oddfellows Arms and shop to right	Green	Two and a half storey single fronted terraced row in squared limestone masonry under a local slate roof. Openings have shaped voussoired heads, with mixture of window patterns, including some C19th 2/2 sashes. Pub entrance is narrow and shopfront is later C19th date retaining thin pilasters on stone bases and a plain entablature but now incorporating a panel entrance door and plate glass window following closure of shop.
Nos 10 - 12	Green and red	Form and construction as adjoining shop but number 10 is weakened by incorporation of full pane metal windows and door, while No 12 utilises small pane timber fake sash windows.
No 14	Red	Retains original door surround and hood on brackets but building is harmed by later rendering, metal full pane windows and dormer window, which harm the integrity of the row.
No 20	Green	As Nos 2-4, but without door surround and hood, and retaining late C19th 3/3 sash windows.

Address	Grade	Description
Nos 22–28, 32-36 and 42.	Green	Terraced row of single fronted, two and a half storey houses in squared limestone under local slate roofs. None appear to be completely intact although most retain some semblance of their original architectural character. Windows are largely 3/3 sashes with thin stone or mortared surrounds and flat heads of shaped voussoirs. Doors are narrow and a few retain six panel doors. No 42 has a canted bay window on a stone sill. Door surrounds and hoods survive on a few properties but none appear complete. The individual houses are marked by the masonry chimneystacks above the roof line.
No.s 44 - 58	Green	Terraced row of 8 single fronted houses arranged in a symmetrical pattern. The design is rather quirky and surprisingly unorthodox for its 1890s date, having unusual entrances and quite large window voids. Tall, one and a half stories high in cream coloured snecked limestone with hipped slate roof, coved eaves and prominent half hipped attics. Entrances are coupled with unusual buttressed dividers and shaped heads set under recessed panels with elliptical arches of voussoirs and tumbled brickwork to the in-filled tympanum. Rounded stone stacks over north end but more conventional ridge placements elsewhere. Numerous windows replaced with late C20th PVCu fittings but quality of row still plainly visible. Row has a very positive architectural expression, which represents a good standard of late C19th suburban expansion.
No.s 60 – 70	Green	Uniform terraced row of six houses with balanced monumental form, which includes additional emphasis given to two central houses through use of higher eaves and a centred, half hipped, coupled attic window. Row built in snecked cream coloured limestone with grey rock faced limestone lintels, and a hipped roof of blue slates. Massive masonry stacks towards centre but smaller at ends. Ends have unusual and distinctive oriel windows that merge into the full-hipped roof. Each pair of houses has a slate canopy over canted bay windows and coupled entrances and tripartite upper windows with sashes, which have unusual segmental meeting rails. A very good quality and generally well-preserved late Victorian/early Edwardian terraced row.
No.s 72 – 88	Green	Terraced row of nine houses with symmetrical composition. Built in cream coloured snecked limestones with slated gabled roofs and full attic gables in the end and central bays facing the street, each with vergeboards, and coved eaves sections. Entrances and adjoining canted bay windows are set under slate canopies. First floor windows are coupled and attic windows single but with metal ballconetts. Original windows unbalanced timber sashes with corner radii to upper openings – some of these windows now in PVCu. Tall axial masonry stacks.

Address	Grade	Description
No 90	Green	Detached town villa elevated on higher ground within own spacious garden. Asymmetrical plan in snecked limestone with rich range of limestone dressings. Triple windows to ground floor elevation facing street that to right with flat faced mullions and shaped head, that to right tall rectangular bay window with swagged parapet. Upper windows are coupled to first floor and stepped tripartite type in attic gable. Timber sashes to downstairs but PVCu in upper openings. Entrance porch to stepped north side, with shouldered windows with leaded lights. Complex hipped roofs in graduated green slate without hip ridges. South bay on front has gabled roof with plain bargeboards. Retains original rainwater goods. Entrance piers to drive also of good quality. A well conceived late Victorian house.
No 92	Green	A very distinctive and eccentrically planned two storey house with attics and a multifaceted plan and delightful roofscape. Set on elevated part of private plot. Snecked limestone walls and pyramidal green slate roof with angled corner bays that project forward under steep gabled roofs with bargeboards. Very well proportioned and distinctive canted dormer window in east roof pitch, set near to apex with green slate hipped roof. Mainly coupled windows in main walls with pitched stone hood moulds above, and unbalanced timber sash windows. Entrance not seen. Well preserved house with architectural references to Brantfied on Queen's Road, and Bowling Fell by Castle Howe. A very distinctive and eccentrically planned two storey house with attics and a multifaceted plan and delightful roofscape. Set on elevated part of private plot. Snecked limestone walls and pyramidal green slate roof with angled corner bays that project forward under steep gabled roofs with bargeboards. Very well proportioned and distinctive canted dormer window in east roof pitch, set near to apex with green slate hipped roof. Mainly coupled windows in main walls with pitched stone hood moulds above, and unbalanced timber sash windows. Entrance not seen. Well preserved house with architectural references to Brantfied on Queen's Road, and Bowling Fell by Castle Howe.

Address	Grade	Description
No.s 94 – 104	Green	Row of semi detached houses built to same pattern in early C20th. Symmetrical frontages consisting of a narrow entrance bay with paired front doors set between broader end bays, which are distinguished by unusual, deeply faceted corners with deep run out stops under the verges and bargeboards of steep, full attic gables. Ground floors in squared limestone with bold red sandstone door and window surrounds under a stringcourse. Upper floors are similar in some houses but others now have painted stucco walls. Local graduated blue/grey slate roofs with stacks to rear. Very fine fin-de-siecle houses of unusual and appealing form that easily match the best of the suburban housing in other parts of the conservation area.
No.s 29 & 31	Green	Pair of symmetrical mid – late C19th cottage villas at northern end of long terraced row, but in contrasting style. Two stories with attics and five unequal bays, with 1, 3 and 5 recessed back at the upper floor and 2 and 4 quoined and continuing up into gabled roofs with pierced bargeboards. Constructed in narrow rock faced limestone with ashlar sandstone detailing and a grey slate gabled roof with elegant tall masonry chimneystacks. Ground floor has three entrance doors in sandstone with round heads and string courses with bossed stops, and a pair of large canted sandstone bays with slate roofs. First floor has single and coupled windows with round sandstone lintels, the latter with colonetted mullions, while the attics are lit by single openings in the same style. Windows have unbalanced 1/1 sashes and the doors are 4 panel part glazed. The shallow front gardens have low limestone walls with sandstone copings, although original railings have been mostly lost, and decoratively carved sandstone gate piers.
No.s 7 - 27	Mostly green	Long terraced row in three phases sharing a comparable architectural pattern but with subtle variations. The basic components consist of single fronted properties with good quality squared limestone walls of two stories under double pitched local slate roofs with heavy set eaves. Windows are flat headed with shaped voussoirs and doorways have rounded heads while the upper windows have a sill band, which continues, albeit at differing heights, across the whole row. The central section of Nos ** to ** probably came first and is a little taller with slightly larger openings in which original 6/6 sash windows largely survive. This central block is unfortunately disfigured by a modern flat roofed dormer over Nos 19 & 21. The other parts are slightly more modest and are now somewhat diminished by changes to individual fenestration.

Canal Head North

Address	Grade	Description
Canal Head Cottage	Green	Detached, double fronted, two storey house in squared limestone with plinth and quoins, under a gabled local blue/grey slate roof, with low end stone stacks. Central doorway has a fanlight and block surrounds with semi-circular arched head with keystone and impost blocks. Windows with shaped voussoirs but with modern fenestration, which detracts slightly. Later lean to extension to right of no interest.
Snuff Works	Green	Two storey office building with five bay symmetrical frontage in snecked cream coloured limestone with quoins and grey rock faced limestone lintels. Gabled roof with graduated local blue/grey slates with squat end masonry chimneys. Weakened by modern fenestration but a pair of 3/3 sashed windows survive on the first floor. Central entrance has block surround with round head and impost blocks with carved keystone bearing date 1788, possibly reset in mid C19th refronting. To the rear is a tall industrial chimney in masonry, which is a significant landmark in views across the conservation area.
Warehouse	Green	Very large three storey warehouse, in sixteen bays with double pitched gabled roof with vergeboards. Roof cover not seen. Snecked grey limestone walls with rock-faced rusticated quoins and lintels to most openings. Plain doorway in bay 1 and more formal entrance, with round headed block surround with impost blocks, in bay 7, and poorly modified modern entrance in bay 11. Modern fenestration hardly detracts.
Office on south side	Green	Small square block added to rear of earlier building. Squared limestone in courses with quoins, and graduated slate gabled roof with oversailing verges. 8/8 sashed windows are preserved on north side and an upper window on west end has a round head with block surround and tracery glazing bars. Other window joinery now modified

Canal Head South

Address	Grade	Description
Various	Mixed	It was not possible to fully inspect and evaluate the buildings to the north and south side of Canal Head South because these are for the most part hidden behind tall perimeter walls or are embedded within later industrial sheds. Only a few of these buildings are currently within the conservation area but the tall masonry chimneystack, the attached building to the north and a small projecting block to the west are all thought to have some historic and architectural merit.

Captain French Lane (North side)

Address	Rating	Description
No.s 1 – 7	Mostly green	Row of connected, low, two storey cottages, all in random limestone rubble, with No.s 5 & 7 enhanced by having stressed quoins and shaped voussoirs to openings. Evidence of various earlier alterations visible on front but none considered harmful. Front of No 7 is angled back from building line. Roof not seen. Row benefits through survival of sashed windows in some parts but No 7 harmed by modern fenestration.
No 13	Green	Surviving fragment of once longer row of individually built C19th houses. Three stories in light coloured limestone random rubble with quoins and evidence of earlier quoining within masonry. Gabled roof but cover not seen. Openings have heads of voussoirs and windows retain 2/2 balanced sash windows. Abutted on each side by modern industrial sheds whose scale and material construction are extremely detrimental, to the in architectural character of the area.
No.s 36 – 42 (Former Warehouse)	Green	Former warehouse, now unoccupied. Four stories and three bays to front. Gabled roof and random limestone rubble walls, with quoins. Entrance in centre bay is modified and adjacent windows are damaged but upper windows retain two light casement windows with 8 small panes to each light, under voussoirs. Important vestige of Kendal's industrial past.
Brown door	Green	Formerly a pair of single fronted, two storey cottages, and probably part of longer row, with third floor added, and then later converted to single dwelling. Random limestone rubble walls with some quoins retained. Voussoirs to all openings, and ground and first floor windows preserve C19th, 6/6 balanced sashes. Ground floor left window reduced in size from former shop front opening (?). Gabled roof with gutters on eaves blocks and unusual lateral chimney position at south west corner.
No.s 51 – 57	Green	Row of four one and a half storey houses with left hand pair stepped well back from building line. Each is single fronted, with paired entrances set under simple lean to roofs on curving brackets. Coupled windows to each floor, those in upper set within roof gables with bargeboards, all with sandstone lintels and 2/2 balanced sashes, although those to right are now unfortunately imitation top opening casements. Small gabled extension to right also of interest.

Captain French Lane (South side)

Address	Rating	Description
Former Memorial Hospital, now nursery	Green	Erected 1870. Former 25-bed hospital for the sick and poor, in neo-gothic style, with former house attached to right. Very tall single storey in squared limestone with plinth and sandstone detailing, under a steep, green slate roof with oversailing eaves. Larger eastern portion has a broadly balanced composition with taller end blocks that advance forward under half-hipped roofs with ornate traceried bargeboards. Each end block contains large, solid Geometric Gothic windows of slightly different form: triple lancet lights with shouldered heads and plain oculus to the left and paired lights with a quatrefoil patterned oculus and corner colonettes to the right. The long wall has an usually moulded, four light, transomed and mullioned window with flat head in bay 3, while bay 4 has a coupled window with pointed heads. An ill-conceived modern entrance has been inserted into bay 2. Continuing to right without a break is lower two-storey house with less complex but still valuable sandstone, gothic detailing, including a blind niche with date band and entrance doorway with shouldered head. Original 2/2 sashed windows survive to the front.
No.s 98 & 100	Green	Pair of low, two storey, whitewashed cottages with a gabled, local blue/grey graded slate roof, and cat-slide projections at each end. Passageway entrance into No 98 with unusual open decorated gate to front. Building much weakened by later PVCu and storm casement windows but earlier character of building still clearly visible. Small brass fire insurance plaque (?) on front wall.
No.s 86 – 96, Gillingrove Cottages	Mostly green	Terraced row of individually built two storey cottages with occasionally stepped roofline and floor heights as a result of the gradient up the lane. Whitewashed roughcast walls to all properties and gabled local blue/grey slate roofs with masonry chimneys, for the most part rendered or whitewashed. Mostly single fronted but window positioning often seems random. Doors mostly modern and only No.s 86 & 88 retain sashed windows but only No 94 is significantly harmed by more recent fittings.

Address	Rating	Description
Hope Terrace	Mostly green	Five houses contained within a building displaying free arts and crafts styling but now very much diminished by later changes to doors and windows and the loss of some original features. Asymmetrical plan and elevations. The building is dominated by green slate (?) roofs: a tall, deep hipped main roof with oversailing eaves; and a full width lower pentice roof over a veranda with masonry lower walls. The latter is not continuous, being set on different levels and interrupted by a projecting storied bay window to the left, while supporting a storied and jettied out, gabled projection set slightly left of centre, which is supported on shaped brackets and contains a half-timbered gable with square section dropped finial. The veranda is provided with wave scroll decorative boards fixed to its upper beam and was formerly fitted with shaped splat balusters, which now, alas, only survive outside the far right hand property. Despite the extensive modern alterations the architectural quality of the building form is still clearly visible.
No.s 56 - 74	Mostly green	Long terraced row of two or two and a half storey, narrow bay houses. The differing heights, use of painted walls to some of the properties, and slight variations to the pattern of openings might suggest that these are probably individually built, but in fact closer inspection shows them to share similar build characteristics, suggesting a contemporaneous period of construction. Narrow single fronted elevations in limestone rubble, some now painted white, and gabled roofs of local blue/grey slates. Only a small number of properties retain their original doors or windows.
No.s 44 - 54	Some green	Group of six conjoined, one and a half and two storey cottages, arranged in single fronted pairs, with the left hand pair stepped back and with a lower roof line. Random limestone rubble walls with rusticated rock-faced limestone lintels to all openings, under gabled slate roofs with thin masonry stacks. No.s 52 & 54 each has a hipped roofed projection emerging through the roof, but the others have a plain eaves. No.s 44 and 50 are marred by unfortunate modern fenestration but the other houses retain timber sashed windows of various periods, and doors with shaped overlights.
Rock View	Mostly green	Terraced row of two storey cottages facing south, with back yards onto Captain French Lane. Sneaked limestone walls with gabled blue slate roofs with tall slender stone chimneys. Shaped voussoirs and springers to openings though only No 6 retains 2/2 sashes and gabled timber roof dormer, as most other joinery has been replaced. Series of single storey extensions in rear yards.
No 36	Green	Broad but low two storey cottage in random limestone rubble with voussoirs over lower windows. Gabled roof in grey slates. Single fronted but all fenestration is now replaced.

Address	Rating	Description
Former warehouse	Green	Three storey, five bay former warehouse building, now converted dwellings. Limestone rubble brought to course with quoins, and voussoirs over ground and first floor window openings. Gabled roof in slate with masonry stack to right end. Wide central entrance with block surround and segmental semi-circular head with keystone and imposts.

Caroline Street

Address	Rating	Description
No 1	Green	Part of longer terraced row whose basic constructional characteristics are similar: Squared limestone masonry in regular courses with flat headed openings of shaped voussoirs, and local blue/grey slate gabled roofs. No 1 is a single fronted two storey house that preserves earlier features than many others including a thin moulded timber doorcase and 4/4 sash windows. It also houses a carved stone street sign with the inscription 'Caroline Street MDCCC1'
Nos 4 & 5	Red	Similar architectural qualities, but with cellar windows and No 5 being one of a three storey pair along with No 3, but the appearance of each has been compromised by the installation of ill-considered modern PVCu doors and windows of weak design characteristics.
Nos 6 & 7	Green	Two stories in same style as No 1 above, but physical evidence indicates that these two units may have once functioned as shop premises with shop display window and exposed timber beam above, that has now been converted into, or back to, a pair of single-fronted houses, but with cruder voussoirs to the openings.
Nos 17 - 19	Green	Trio of cottages built in same fashion as No 1, to two stories and single fronted, that retain C19th window joinery and, in case of No 19, its original moulded timber doorcase and hood set on decorative brackets.
No 20 – 24?	Green	This terraced row forms the closed north end of the grid and is attached to rear of buildings at the north end of Union Street. Shared characteristics to No 1 but C19th window joinery survives only in Nos 23 & 24, while some porches have been erected which disrupt the coherence of the row.
Far end	Green	Double fronted three storey detached house in squared limestone with quoins and gabled roof. Entrance with squared limestone surround and shaped voussoirs to semi-circular head, but now scarred by markings from former porch. Central bay has blind narrow windows, while outer windows are broader but harmed by installation of unbalanced modern PVCu fenestration.

Castle Crescent

Address	Rating	Description
No.s 1 - 26	Mostly green	A very long terraced row in two angled sections giving the appearance of a crescent. Seemingly built over a period of twenty years but showing few breaks between buildings. Mostly single fronted but some double fronted houses with flanking bay windows. All of either two and a half or three stories in squared limestone with shaped voussoirs to the windows and some later (?) thin window surrounds. Slated double pitched roofs with regularly positioned masonry chimneys between houses is distinctive aspect of the form. Some still with surviving original thin door surrounds, console brackets and cornices but frontages otherwise entirely unostentatious. Many changes to doors and window fittings but none so severe as to undermine the coherence of the whole row. Numerous large storied extensions to the rear, some of the older ones being of value in their own right but modern ones generally inferior. The more detrimental changes to fenestration include those in No.s 1, 6, 9, 18-20, 22 and 23; while ill conceived front porches have been added to No.s 1, 20 and 22. Despite modern changes still an important group of houses.
No 27 - Vicarage	Green	Similar build character to No.s 1-26 but with quoins, sill band to first floor windows, an almost full length slate pentice roof spanning a central entrance and flanking canted bay windows, and squared limestone stacks.
No 28	Green	Part of long terraced row. Two tall stories and two bays with formal wide yard entrance to left containing main entrance. Squared limestone with sill band, shaped voussoirs to 6/6 sashed windows and eaves blocking plate. Yard entrance has block surrounds and a semi circular head with impost. Local slate roof with dentilled eaves gutter. Quite architecturally sophisticated, with design quality more in common with houses on adjoining Thorny Hills.

Castle Garth (East side)

Address	Rating	Description
No.s 2 - 36	Mostly green	Long terraced row of identical two storey, single fronted dwellings. Built in a single phase in snecked limestone with double pitched blue slate roof with continuous eaves lime and masonry stacks arranged between each property. The frontages have paired entrances with quoined jambs, protected by a pentice slate porch supported by a turned column with brackets, which extends to cover adjoining canted porches. Numerous original, part glazed panel front doors, with coloured leaded lights survive, although many have been replaced. Upper windows have very thin surrounds and, like the bay windows, utilise unbalanced 1/1 sashed windows, although those houses rated yellow have

Address	Rating	Description
		generally been weakened by recent PVCu fittings, or windows which break this pattern.
No.s 1 and 3	Green	North end of long terraced row and with almost identical fronts to No.s 2 - 36 and 5 - 39 but the entrances differ by having slightly broader frontages and wider recessed doorways with ashlar surrounds and lintels with cranked shoulders. The elevation also dispenses with the pentice roof but retains the canted bay windows but under individual slate roofs. No. 1 has a coupled window to the right hand first floor.
No.s 5 – 39	Mostly green	Long terraced row of identical two storey, single fronted dwellings, that match No.s 2 – 36 opposite. However, on this side more of the individual, houses have been subjected to recent door and window alterations, which have slightly diminished their appearance, but the coherence of the whole group is still largely retained. However, No.s 17 & 19 have been given modern gabled roof dormers which unfortunately detract from the simple lines of the long slate roof.

Castle Road (South side)

Address	Rating	Description
No 2	Green	T shaped plan to detached house of two stories with attics. Snecked limestone walls with rock faced quoins under local blue/grey graded slate roof – gabled with plain bargeboards to right hand part and hipped with terracotta detailing to left, all with oversailing eaves and exposed rafter ends. Gabled dormer window to left end with attractive timber bargeboards. Windows with voussoirs on the smaller openings and rock faced lintels to the larger, but spoiled by recent PVCu fittings. Moulded masonry stacks. Two storey, random limestone summerhouse (?) in garden is well preserved with pyramidal, local slate roof and original window joinery with marginal glazing bars and fan lights under semi-circular heads.

Castle Road (North side)

Address	Rating	Description
Castle Meadows	Green	Detached block possibly built as single dwelling but now subdivided into three or more houses. Expressively asymmetrical cottage villa styling with highly modelled elevations and complex roof form. Two tall stories with attics lit from sub gables. Snecked limestone walls with quoins and local green slate gabled roof with sub gables and oversailing, bracketed eaves. Front faces north east and has five unequal bays displaying significant projection and regression of the wall plane. Entrance in bay two with

Address	Rating	Description
		eclectic door surround and original part glazed panelled door with etched glass and fretwork overlight, and 6/6 sashed window to first floor. Bay one is broad and has narrow canted timber bay window (now alas with PVCu fittings) with, on first floor, a coupled 4/4 sash window with moulded surrounds/mullion and rounded heads under shaped voussoirs. In attic is narrow 1/1 sash light with pointed head and shaped lintel. Bay three is narrow with 6/6 sashed windows with shaped voussoirs on each floor and narrow light in attic to match bay one. Bay four is taller with a storied, canted bay window with cornices and unusual unbalanced sashed windows and, above is a closed, rendered gable with open timber framing with a small simple window. Bay five is plainer with unusual unbalanced sash windows under rock-faced rusticated lintels. The north east end faces the street is simpler but still attractive in two bays with bay one projecting slightly with a central shallow relief storied window panel containing 6/6 sashes. Plainer elevation to right with 6/6 sashed window above later lean to porch concealing later (?) entrance door. A very fine piece of Victorian design that is generally well preserved.
No 13	Green	Asymmetrical frontage facing south west. Original part to left with skilfully designed modern extension to right. Snecked limestone walls under a local green slate gabled roof with oversailing eaves and a well conceived small corbelled dormer window in centre of roof. Central gabled bay advances forward in centre. Paired windows with chamfered sandstone lintels to ground floor, with similar single window to first floor with corbelled balconette and relieving arch over. Curious entrance arrangement with door set in contiguous lean to set to side. Entrance has quoined surrounds and overlight with basket arched lintel and hood mould with returns over. Grid pattern of windows in elevation to left, all with chamfered sandstone lintels, the central first floor opening having a matching corbelled balconette.
No.s 15 - 19	Green	Row of three two storey houses arranged so that the entrances to No.s 15 and 19 are on the ends and No 17 in the long street side elevation. The end doors were not seen but that to No 17 has thin pilasters and console brackets with a frieze decorated with paterae. Snecked limestone construction with quoins and sill banding, and a gabled slate roof with gabled slate cheeked dormer windows, tall stone chimneystacks and bracketed eaves fascia. Canted bay windows to front with 3/3 sashes to upper floor windows (replaced with PVCu in No 17) which have thin stone surrounds.

Address	Rating	Description
No 21	Green	Detached, tall, single fronted, two storey house, with attic, displaying eclectic decoration. Snecked limestone walls and gabled roof with pronounced eaves bracketing and tall masonry chimneys. Entrance to right with original part glazed coloured leaded light panel door, moulded architraves, lion's head corbels and a moulded entablature with wave banding. The storied canted bay window to the left has distinctive marginal glazing bar sashes, with cusped glazing bars within an arched head, and an accumulation of finely detailed pattern book decoration to the surrounds including ogee moulded chamfers, relief foliate decoration to the inset window spandrels and bracketed cornices. The attic windows continue beyond the eaves into a pair of small roof gables, all with similar detailing to the bay window below.
No.s 23	Green	Tall two storey single fronted house with eaves enlarged to account for three storey canted bay window. Cream painted struck rendered front wall and gabled roof and modern eaves fascia. Entrance to left with original door with overlight and surround with lions head console brackets, plain entablature and moulded cornice with egg and dart decorated bed mould. Plain window above. Ground floor bay window has sashes with marginal glazing bars and round heads, the spandrels of which contain the name Castle Villa. The attic window also has a round head with cusped glazing bars but the middle windows are both now storm casement fittings which weaken the visual quality of the building. To the right is a delightful and rare two storey Edwardian garage in painted stone (?). The original boarded car door is embellished by a Doric column surround, which supports a pair of small obelisk's and a stone tablet supported by scrolled brackets, containing the date 'AD 1908' and initials 'FAB'. The upper floor is lit by a well proportioned Serliana window with pilasters with composite capitals, and the gabled roof has a crow stepped and moulded parapet with scrolls and top finial.
No 25	Green	Attached to No 23 is a lower, two storey, single fronted house with attic. It has cream painted textured render walls with sill band and dressed quoins painted green. The gabled roof has stone stacks and ornate bracketed eaves with box gutter. The entrance has moulded surround and semi-circular head with key and imposts. All windows have moulded architraves and 3/3 metal (?) top opening casement windows of unknown age.

Address	Rating	Description
No.s 27A and 29	Green	Semi-detached pair of three storey single fronted houses with symmetrical elevation. Painted rendered walls with dressed quoins. Gabled roof with end stone stacks and eaves on grouped brackets. Canted slate roofed bay windows to ground floor flanking paired entrances with basket arched heads, overlights and a console bracketed cornice. Storey course and first floor banding attached to returns of first floor window hood moulds, with key stones above each opening.
No 31 - Fernbank	Green	Small detached two storey stone house with snecked limestone front and gabled slate roof with oversailing eaves and verge. Part glazed entrance to right with slightly too large timber door surround with chevron pattern to the pilasters and entablature. Canted bay window to right and coupled and single windows to first floor with plain reveals.
No 33	Green	Identical to No 21 but with limestone lintel to upper window rather than shaped voussoirs.
No 35	Green	Lower, two storey, double fronted house in snecked limestone but appearance now spoilt by strap pointing. Gabled blue slate roof with boxed gutter and stone stack. Central opening under Edwardian open sided porch with hipped lead roof. 3/3 sashed windows with thin stone surrounds and sill band.
No 37	Green	Two storey detached house in snecked limestone with rock faced quoins. Entrance on unseen elevation. Ground floor has pair of slate roofed bay windows – canted shape to right and rectangular three light version to left, with original balanced sash windows. Upper windows with 2/2 sashes and rock faced lintels, the first floor being flat and the attic window being pointed. Collared bargeboards to gable with dropped finial.
No 39	Green	Detached, square plan block, with double pile roof and snecked limestone walls. Of two stories, with north and east elevations both double fronted but to different designs. North has chamfered quoined entrance with round arched head and inset door and windows with pecked limestone lintels but arrange of modern fenestration, which undermines the integrity of the elevation. Roof has heavily dentilled verge and stub eaves. Later extension to right of little interest. East side is dominated by storied bay windows with moulded cornices, set in the end bays. These are now slightly weakened by PVCu sashed windows. The ground floor of the central bay is protected by a pentice roof that is contemporaneous with the flanking bays and designed as if to shelter a former doorway. Dentilled eaves to a blue slate roof, which has masonry chimneys. To the rear is a more modern low bungalow type house of very mediocre design, which harms the setting of the main house.

Castle Street (west side)

Address	Rating	Description
New building	Green	New detached house using historicist design to make satisfactory contextual fit in traditional streetscape. Clad in squared limestone with quoins and quoined reveals, under a hipped slate roof with oversailing eaves. Entrance to south side. Street elevation has canted bay window with slate roof and vertical windows with sashes with marginal glazing bars.
No 3	Green	Detached, single fronted two storey house in regularly coursed squared limestone, with quoins and voussoirs to openings, and a gabled slate roof, with masonry stack to right end. Canted bay window with slate roof to right of entrance with overlight. Upper windows have 1/1 sashed windows.
No 5	Green	Detached two storey dwelling in three bays with entrance to right. Ashlar limestone with plinth, sill band and eaves blocking band. Shaped voussoirs to window heads. Door surround in limestone marble with moulded entablature. Gabled grey slate roof with ashlar end stacks. Architectural effect weakened by PVCu windows.
No.s 3-5 The Courtyard	Green	Former warehouse, now converted to dwellings. Deep plan and single bay width, with entrance on north side. Random limestone rubble walls with quoins and gabled slate roof. Arranged with end facing street, which consist of three bays of windows of differing proportions, with two storey oriel window set on ogee brackets added, at unknown date, in left hand bay. Modern fenestration of adequate design.
The Castle Inn	Green	Two stories and five unequal bays. Painted stucco walls and grey slate roof with tall painted chimneys. Narrow public entrance in bay two, with wooden surround and deep entablature under painted sign, with further, plainer doorways in bays four and five. Windows all have sash fittings: 3/3 upstairs and 3/1 on the ground floor, all with painted thin surrounds.
No 15	Green	Double fronted two storey house in squared limestone with quoins and gabled grey slate roof. Angled north end. All ground floor openings have shaped voussoirs. Modern door and C20th sashes in windows. Masonry end stacks.
No.s 17 - 21	Green and yellow	Distinguished by unusual arrangement of building line with 'L' shaped blocs, each with angled corners edging the highway. Coursed squared limestone without quoins. Voussoirs to openings, all formerly with thin stone surrounds. Appearance adversely affected by modern door and wind replacements.

Address	Rating	Description
No 23	Green	Narrow three storey house with scored stucco front and gabled slate roof. Double fronted with central entrance provided with block pilasters and semi circular head with impostes, flanked by canted bay windows rising up to the first floor. Storey band and modern eaves fascia. Windows are now all false sashes. Masonry end stacks. Front now painted garish yellow colour.
No 25	Green	Single fronted two storey house in squared limestone with sill band and quoins. Gabled roof in grey slate with masonry stack to right. Attractive entrance surround with entablature concealed by unappealing modern lean to porch. Tripartite window to right with segmental arched head. Smaller first floor windows with 1/1 sashes under shallow voussoirs beneath eaves. Box gutter.
No.s 27	Green	South end of longer terraced row. Part of three single fronted houses but two to right, although of similar constructional quality, are greatly weakened by modern PVCu door and window fittings. No 27 has coursed squared limestone walls and gabled slate roof with masonry chimneys. Entrance to right with block pilasters and semi-circular arched head with impostes. Windows have thin surrounds and 3/3 sashes.
No 33	Green	Part of terraced row. Double fronted, two storey house built in squared limestone under gabled slate roof with end masonry stacks. Entrance is via central yard passage, with block pilasters and round headed arch with impostes, containing a fanlight. Shaped voussoirs to openings. 3/3 sashed windows survive only to some of upper windows.
No 41	Green	Individually built two storey single fronted house in centre of longer terraced row, but slightly taller than neighbours. Walls are squared limestone with shaped voussoirs to windows, and a panelled front door with fanlight set within a round arched head with impostes and block jambs. Local slate gabled roof with end masonry chimneystacks and bracketed eaves, that has been undermined by the fitting of a modern flat roofed dormer window.
No.s 43 & 45	Green	Double fronted, low two storey mid terraced house with shared central entrance passage. Squared limestone rubble in courses with shaped voussoirs to all openings and thin surrounds. Double pitched grey slate roof with masonry chimney to left. Panelled door with overlight to entrance passage and 2/2 sashed windows to No 45.
No 49 & 51	Green	Almost identical to previous entry but central entrance passage has door surround with semi-circular arched head with impostes. Front is weakened by modern PVCu windows. Cellar windows with flat lintels.

Address	Rating	Description
No 59	Green	Individually built middle terraced house. Single fronted and two stories with attic in slate gabled roof, with original gabled timber dormer window, and masonry stacks. Squared limestone walls. Storied and canted bay window to left with 1/1 sashed windows and cellar light below. Entrance to right with semi circular head of voussoirs.
No.s 61 & 63	Green	As No 59 but double fronted with shared central entrance passage. Flanking bay windows to ground floor only, with slate pentice roof extended on brackets to cover entrance. Appearance of No 63 weakened by single pane tilting windows.

Castle Street (east side)

Address	Rating	Description
Cemetery Lodge	Green	Dated 1843. Small single storey lodge at entrance to church yard. Rectangular with smaller extension to south, all in random limestone masonry with quoins, under green slate roof with end stacks, oversailing eaves and very fine decorated bargeboards. Double fronted main elevation faces north and has a shallow central porch with date stone, shaped kneelers, verge copings and finial. Front door is studded and has ornamental iron furniture. Windows have cruciform casements and hood moulds with returns above. Similar windows on west end. A very well-conceived building
Castle Street Cemetery	Green	Dated 1845. Probably by John Fisher Junior in Webster style and somewhat fancifully, allegedly based on King's College Chapel, Cambridge. Small chapel in random limestone flanked by stepped corner buttresses that rise beyond the eaves to form distinctive spirelets. Porch to north west end treated in similar fashion with moulded coping, a simple stone date panel over a broad two centred pointed doorway with label and stops, and a studded board door. Side walls in four bays with lancet windows with labels and deep chamfered reveals.
No.s 48 - 60	Green	Terraced row of seven two storey dwellings, with lit attic rooms in the four houses to the right only. Sneaked limestone walls and gabled slate roofs with tall masonry stacks, No.s 56 – 60 with lower eaves. Each house is single fronted, generally with paired entrances and flanking canted timber bay windows. In No.s 48 – 54, the central entrance bay has coupled windows with quoined reveals on the upper floors, the top ones within a gabled sub-roof with bargeboards that are linked with open half timbered, pierced and traceried panels. All the windows have cranked limestone lintels while the front entrances are in ashlar limestone with four-centred arched heads. Original part glazed doors survive throughout but some of the bay

Address	Rating	Description
		windows and the unbalanced 1/1 sashes have been changed, which has had a harmful impact upon the architectural cohesion of the row.
No.s 36 - 46	Green	Row of six terraced houses, with identical architectural design to No.s 56 – 60 above, but perhaps slightly better preserved. The only variation is the tall gabled timber dormer window to No 38, which is probably Victorian and well designed, but it does affect the otherwise clear lines of the roof.
No.s 32 & 34	Green	North end of longer row. Pair of single fronted cottages separated by wide yard entrance. Squared limestone in courses with shaped voussoirs to all openings. Roof is gabled and laid in grey slates but chimneys rebuilt and fabric of no merit. All but lower window in No 34 replaced to detriment of architectural appearance.
No 30	Green	Individually built house within terraced row. Squared limestone walls to single fronted two storey frontage. Plain entrance door with overlight to right with limestone lintel, while to left is an elegant storied bay window with a gabled roof above the main roof eaves, and 2/2 sashes, the upper ones with a geometric pattern of circles to the window head. Gabled slate roof with tall masonry stack to left.
No 28	Green	Mid terraced, single fronted, two storey house in squared limestone with double pitched blue/grey slate roof, with stone chimneystacks, the right hand one being placed behind the roof ridge. Squarish windows to left with 3/3 sashes and entrance to right with round head or voussoirs.
No 26	Green	Double fronted mid terraced house, of two stories, with grey painted modern textured render finish. Double pitched slate roof. Central entrance with ornate door surround consisting of thin pilasters with consoles flanking a frieze of circular motifs and supporting a projecting cornice. To the sides are canted bay windows with slate roofs and very fine 2/2 sash windows with gothic heads, cut to match the moulding in the lintel soffit. Plainer 2/2 sashed windows above. Beyond the ridge can be glimpsed a very well conceived octagonal lantern with shallow domed roof in lead, which adds extra richness to an already elaborately detailed house.
No.s 12 – 16	Green	Pair of three storey double fronted houses, with three storey extension (No 16) to left, and possibly now sub-divided internally. Random limestone rubble walls with quoins, window voussoirs and evidence of earlier window openings. Slate gabled roof with masonry stacks. Entrances have bolection moulded panelled doors, and panelled pilaster surrounds with round heads. Architectural appearance weakened by fenestration changes to right hand windows, but No 14 seems intact with 3/s sashes. No 16 is similar but with plainer entrance.

Address	Rating	Description
No. 2 -10	Mostly green	Southern end of longer terraced row. Uniform, low two storey, single fronted dwellings in coursed squared limestone with slate gabled roofs that have tall slender masonry chimneys. No 10 is wider with a row of three windows on the ground floor and two above, with shaped voussoirs and poor modern fenestration. To the right is a reduced width door with ungainly door surround. No.s 2 – 8 have more balanced elevations with entrances with thick painted block door surrounds and the remains of a small narrow shopfront surround to No 6. Almost all of the windows have been replaced with poor modern fittings, which undermine the integrity of the row.
Parish Church of St George.	Green	Built 1841 to design by George Webster with east chancel by Paley and Austin of 1910. Angus Taylor describes design as in “major church mode...and Webster’s most ambitious church”. Originally west front had 100’ high spires buttressed by porches but these were incrementally reduced in size to today’s awkward stumps during C20th. Snecked cream coloured limestone walls with polished ashlar detailing, to seven buttressed bays each with chamfered lancet windows detailed with chamfered reveals and hood moulds, and continuous impost and sill banding, and an ashlar parapet. Triple lancet window with stepped heads and label stops carved by Thomas Duckett to west end, all looming over diminutive modern single storey porches. Earlier porch on north side with bold kneelers and blank heraldic device is of good quality. Large chancel extension in buff sandstone and a drab perpendicular style.

Cliff Terrace

Address	Rating	Description
No.s 1 - 16	Green	Built between 1851 and 1853 to designs by Webster and Thompson (Nos 3 & 8 (?)). A very imposing terraced row of great architectural quality set on a conspicuously elevated site, probably built incrementally, but displaying no major signs of structural division between individual houses. Each house frontage is arranged to an almost standardised single fronted type with all entrance doors to the left hand side, but with individual expression gained through slight variations in door surround treatment, the design of bay windows, and irregularity to the number of stories and, therefore, eaves heights. All front walls in squared, buff coloured Dalton limestone in regular courses, some with plain sill and storey banding, and with shaped voussoirs to windows and plain surrounds. Rear walls in rubblestone. Gabled roofs with local graduated blue/grey slates, relatively plain eaves detailing, cross-axial masonry stacks, and occasional, and probably later, dormer windows of acceptable design to a couple of houses. Entrances approached via stone steps

Address	Rating	Description
		from a long shared terrace, and each has moulded surround with plain overlight and a simple cornice, some with decorated friezes, on individually varied corbel brackets. Original windows probably 6/6 and 8/8 hornless timber sashes but Edwardian 3/3 and later sashes also evident, including particularly unfortunate PVCu fittings in No.3. Rear elevations within enclosed yards are plainer and less coordinated with service annexes of variation lengths and forms, not all of which are successful. Front gardens set beyond front pathway down steep flights of steps, some marred by modern sheds/greenhouses. The whole row is typically a Webster conception being restrained or even austere, and relying for their architectural effect on the astute proportioning, and the regularity and repetitive design of openings. typically a Webster conception being restrained or even austere, and relying for their architectural effect on the astute proportioning, and the regularity and repetitive design of openings.
Chapel Close	Green	Built 1866 to designs by Miles Thompson. Much larger than rest of row displaying pseudo-accreted form in loosely Italianate villa style, with an assured handling of forms and the detailed articulation of structural elements. Tall two stories with attics and three storey tower at north east corner. All in local limestone with snecked rock-faced walls with rusticated quoins, and plinth, sill, impost and stories banding, with rusticated pilaster strips to the upper corners of the tower. Gabled and hipped roofs in graduated local blue/grey slate, with deep oversailing bracketed eaves and broad masonry stacks. Windows arranged singularly, in pairs and in tripartite sets to regular patterns about elevations, with the triple windows in upper floor of tower, the south east part, and the (possibly later?) rectangular two storey bay window on the east wall being particularly effective. Many of the windows reveal subtle differences in detailed execution to flat or semi circular heads and to the sills and surrounds. Entrance on north west side not inspected.

Collin Croft

Address	Rating	Description
No.s 14 & 15	Green	Pair of single fronted two storey houses with graduated local slate, gabled roof and colourwashed roughcast walls. Differing floor levels dictate stepped arrangement of lintel heights to front. Sashed windows, those on ground floor with mullions. Plain entrance doorways. Peculiar narrow lean-to extension to left.

Address	Rating	Description
10A	Green	Small two storey warehouse arranged gable on to street. Random limestone rubble walls with quoins and now with corrugated sheet roof. Full height loading opening with segmental arched head in north end, though lower part enlarged in mid C20th. Remains of hoist in gable. Square windows with flat lintels in side walls.

Crook Lea

Address	Rating	Description
No.s 1 - 4	Green and yellow	Short terraced row of four single fronted two storey properties in limestone rubble with rock faced lintels and a gabled slate roof with expose rafter ends and masonry stacks between houses. Traditional sashed window joinery now survives only in No 3 while the addition of a lean to roof porch over the entrance to No 4 weakens the coherence of the row.

Cross Street

Address	Rating	Description
Warehouse Building	Green	Corner block of 'L' shaped range. Cream coloured, snecked limestone rubble with rusticated quoins but west end is roughcast. Steep roof in green/grey slate with modern verge boards. Main block runs N-S along west side of Cross Street and has similar detailing and construction but is marred by later alterations and modern security features. Other buildings on street marred by ill-conceived later alterations to fenestration which have destroyed unity and coherence of street.

East View

Address	Rating	Description
Summerhill	Green	Former Westmorland General Hospital, demolished late 20th Century. The stone and some original features were re-used in construction of the present building. Summerhill nursing home, thus this red sandstone, not seen elsewhere in area 6, is part of its history. A large building for the area, but not oppressively so, and fronted by open grass lawns with new trees, which tend to diminish the volume.
No.s 1-5	Green	Three storey house to rear of Castle Howe on Bankfield Road and sharing very similar form and detailing, with entrance to left and narrow yard entrance to right. 2/2 sashed windows survive to all openings.

Fairfield Lane

Address	Rating	Description
Flixton House	Green	Detached two storey house in grey and cream snecked limestone with rock-faced quoins, and a local blue/grey graded slate gabled roof with overhanging eaves and plain bargeboarded verge. Original 'L' shaped plan with asymmetrical elevations. Flat roofed, storied, masonry entrance porch added. Canted bay window with slate roof on north end. Other openings have rock-faced lintels but modern unbalanced fenestration which jars.

Fellside Court

Address	Rating	Description
No 34 & 35?	Green	Part of group of buildings associated with former public workhouse. Parts now converted and previously adapted on numerous occasions but still retaining interesting character and appearance. Two stories with three storey bay at south end. Limestone walls with sandstone detailing, and gabled slate roofs with stone chimneys and later (?) dormer windows. Part to right with limestone quoins is earliest and has canted sandstone bay window to centre with more modern timber windows in earlier openings to each side. That to left is large recessed panel, now blocked, containing a 2/2 sashed window to the upper floor. Adjacent are a series of three pointed arched head windows with quoined ashlar sandstone surrounds and plain geometric tracery timber heads. Left hand house appears later and has sandstone lintels to the 2/2 sashed upper window openings and a broad canted bay window with coupled front openings, in limestone blocks with sandstone sills and lintels. Modern combined window and door entrance to left, weakened by PVCu fittings. Taller tower part has modern false sashes and belongs to house facing south.

Ferney Green

Address	Rating	Description
Ferney Green Terrace	Some green	Terraced row in two phases, with the northern most group the earliest. Both parts are built in limestone rubble with shaped voussoirs to the openings and local blue grey slate gabled roofs. The northern part has a consistent eaves and roof line and ground floor bay windows with canted form. The southern part has a noticeably stepped roof form and canted sandstone bay windows under a penticed slate roof form shared with each coupled entrance. Only some of the houses are well preserved.

Finkle Street (South side)

Address	Rating	Description
No 5	Red	Shop. Late C20th refronting in Pennington grey brick to three narrow bays with modern windows above full width plate glass shopfront with over sized fascia. Lack of any obvious framing/support makes the upper wall appear to float over the void of the shopfront.
No 11	Green	Tall, three storey, symmetrical shop premises in limestone with extensive sandstone decoration. Elevation framed by giant order pilasters, the lower part being panelled with hooded corbels that act as framing to a full width hybrid shopfront, with plinth, central door and individual windows separated by pilasters with composite capitals. Moulded entablature with modern name sign. Middle floor has two, three light windows flanking a single light opening in the centre, all with flat, smooth sandstone lintels. Upper floor has row of five individual lights with similar lintels.
No.s 19 and 21	Green	Two storey shop premises with sub-gable in centre of roof. Painted squared masonry walls with gabled roof – cover not seen. Heavily dentilled eaves and sub verge with unusual rainwater hoppers. Broad shopfront to right with thin fluted pilasters, ornate console brackets and tall fascia board, but know with plate glass windows and sub transom to conceal internal suspended ceiling which harms the proportions. Shop front to No 21 more recent and of no obvious interest. Trio of tripartite windows to upper floors with decorative glazing and ocular with deep surround and exaggerated keystone set within gable.
No 23	Green	Narrow three bay, two storey shop with full width display window consisting of substantial rusticated block surrounds and a moulded cornice but the fascia is now detrimentally obscured by a modern name board. Upper windows with moulded architraves and 2/2 timber sashes. Substantially moulded eaves. Gabled roof.
No 25	Green	Shop premises with Neo-classical Baroque styled front in painted stucco with intricate detailing and rusticated quoins. Three stories with attic, in three bays with full width display window to ground floor. The latter has highly ornate, fluted, painted stone pilasters with decorative console boxes containing the street number, but the display window and fascia appear to have been modified. Upper windows have heavily moulded architraves, those on the first floor topped with blank tablets and scrolled supports, and unbalanced 1/1 timber sashes. Eaves cornice and parapet with eclectic Dutch style gable to centre containing a coupled window. One of the more significant retail facades in the town centre.

Address	Rating	Description
No.s 29 - 39	Green	Dated 1872. Now Department Store and shop premises. Balanced two and a half storey front in nine bays with bays four and five raised to three stories under a half hipped roof. Snecked squared limestone walls with detailing in sandstone. Gabled main roof with decorative bracketed eaves. Sequence of shopfronts to all of ground floor, each with simple pilasters, though entablatures now obscured by modern name boards, except to far left where a narrow yard entrance door with metal grills, preserves individual Doric entablatures, and far right where entrance to Berry Yard is plain. Some scissor braced clerestory windows survive but now for the most part plate glass throughout. Upper floor displays consistent use of quoined sandstone surrounds and half round heads with keystones to mostly coupled windows, with impost bands to the first floor and sill bands to the upper windows.
No.s 40 - 53	Red	Large department store with an unashamedly modernist appearance and a severe horizontal emphasis that is utterly in conflict with the rest of the street. Ground floor taken up by a long uninterrupted run of plate glass shop display windows, which are mostly recessed behind the plane of the upper walling, which has snecked limestone cladding but is without windows except for a large austere void by the left hand end. Flat roof with over-sized eaves banding in concrete. The design of this building shows a contemptuous disregard for its townscape context resulting in significant harm to the traditional character of the street.

Finkle Street (North side)

Address	Rating	Description
Yorkshire Bank	Green	Exploits corner site through use of angled return wall onto Stricklandgate that contains main entrance, which, with an arcaded row of three tall windows on Finkle Street and four on Stricklandgate, it shares identical moulded semi-circular heads and impost banding. Upper windows are square with thin glazing bars and flat heads. Two stories with tall lower banking floor. Painted stucco walls with red sandstone plinth and painted string course and sill bands to upper floor. Hipped roof with green (?) slate roof. Bay to right has contrasting narrow vertical lights of unknown but more recent date.
No 10	Green	Shares similar general appearance to neighbouring Bank building but with more sophistication to upper floor, but full width modern shopfront with excessively deep fascia detracts significantly. Three stories in painted stucco with moulded string course and sill bands to upper windows, and flanked by fluted Composite pilasters, with plainer pilasters in between. Upper windows are square with moulded architraves and 1/1 sashed windows.

Address	Rating	Description
No 12	Red	Late C20th infill or refronting in resolutely non-traditional fashion. Asymmetrical and of two stories with flat roof. Walls of snecked limestone cladding. Window bay to right with narrow slots to first floor and plain rectangular plate glass opening to ground floor. Double height entrance lobby to left, intersected by deep name facia which spans from right hand window, but otherwise with plain surround and sheet metal lintel band. The building jars in the context of much more flamboyant neighbours.
No 14 & 16	Green	Emphatically mannerist Late C19th Gothic façade with symmetrical articulation into two full height windowed bays with masonry framing. Three stories with attics. Rock-faced limestone walls with quoined sandstone detailing. Ground floor formerly two shopfronts now combined, with symmetrical arrangement of central display windows with stall risers and semi-circular heads with foliate spandrels, and flanking doors with coupled and single plain pilasters, and three small round headed overlights, all in painted stone. Upper floors have a striking arrangement of full height splayed openings with pointed arch heads that are set within paired, decorative, bargeboarded gables. Set within these openings are storied, canted, timber bay windows with cruciform casement windows with leaded lights, dogtooth panels and iron balconettes to the attic lights, which have transomed and mullioned joinery windows. Steep gabled roofs with bracketed eaves, blue/grey slates and crested ridges with iron vanes. A very elaborate and eye-catching frontage.
No 18	Green	Single bay shop. Three stories with painted with painted roughcast walls and gabled roof (not seen). Shopfront subdivided by four Doric pilasters on bases, with door to right, and plain fascia and cornice. Upper windows are 2/2 timber sashes.
No 20 & 22	Green	Pair of shop premises now combined into one, with matching modern shopfronts of very good design quality. Three stories in synthetic grey coloured roughcast with unseen gabled roof. Upper floor windows have thin surrounds and 2/2 timber sashed windows. Shopfronts have well-proportioned surrounds and detailing.
No 24	Green	Late C19th shop with accommodation over. Stone faced, squared limestone walls in snecked coursing. Block limestone lintels with deep chamfers to lower soffit. Gabled roof (unseen) with dentils and later fascia board. Ground floor weakened by overly intricate, insensately painted modern shopfront and yard entrance, and grey painted render.

Address	Rating	Description
No.s 26 & 28	Green	Low, two storey shop premises with roughcast walls now alas painted pink. Gabled roof with plain eaves. Regular row of three windows to upper floor with unusual transomed and mullioned lights. Pair of unequal shopfronts to left, now somewhat altered; and rather dreary entrance into the New Shambles to right.
No 30	Green	Unusually tall, narrow, two bay, four-storey block with modern shopfront to ground floor. Walls in random limestone rubble with rusticated rock faced quoins and shallow pyramidal roof with deeply oversailing bracketed eaves. Upper floor windows are 2/2 balanced timber sashes with thin stone or mortared surrounds and broad, rendered name bands (now unpainted) that are set between each floor, and assist in giving a harmonious vertical and horizontal balance to the front.
No.s 42 & 44	Green	Two storey shop premises, which successfully exploits corner position with Branthwaite Brow through the form of its roof and the design of its shopfront. Wet dashed upper storey with 1/1 sashed timber windows. Grey slate roof with swept corner over east end, and moulded gutter on paired timber brackets. Pair of matching shopfronts with slight arts and crafts motifs to slender turned mullions, low stallrisers, and a deep fascia, which also sweeps around the corner, and contains an angled corner entrance door with the remains of leaded transom lights. The large display windows are undivided and distinctively curved at the corners to marry with the entrance. Now regrettably painted in very garish colour scheme.

Gandy Street

Address	Rating	Description
No.s 4 - 6	Green	South end or longer, individually built terraced row but unlike the other houses these two still retain much of their original character and appearance. Coursed, squared limestone walls with shaped voussoirs to openings and gabled local blue/grey slate roof with masonry stacks. Multi-pane sashed windows and panel doors with overlights help to preserve architectural significance of the row.
No.s 13 and 15	Green	Part of longer row sharing similar constructional and design characteristics but these two are better preserved. Regularly coursed squared limestone walls with shaped voussoirs to openings and gabled local slate roof with stone chimneys. Sashed windows in main elevations help to retain the historic character and appearance of the row.

Gillinggate (South side)

Address	Rating	Description
Former Dean Gibson Memorial School/ John Boste Hall	Green	Former school, now a club. Dated **** but little changed externally. Late Victorian Neo-Gothic style in squared limestone in courses with extensive use of sandstone detailing, including quoins, plinth and sill banding. Steep green slate roof with sandstone kneelers, verge copings and finials. Long, asymmetrical, tall, single storey building with 'T' shaped plan. Eight bay front: Bays 1, 4, 5 and 6 have moulded cruciform windows with flat heads and quoined reveals; Bays 2 & 3 break forward slightly and have similar cruciform windows but with two centred pointed arches containing simple tracery under hood moulds and secondary limestone voussoir arches. Above, in gable, is wide name tablet with relief letters under panel of narrow breather slots, all with banding. Bay 7 has entrance protected by square limestone porch with two light mullioned window on side and wide entrance with original door under a shallow four centred moulded arch with moulded spandrels and moulded parapet with name band containing 'Girls Entrance'. End bay taken up by projecting wing with similar detailing but with tripartite cruciform window with flat head on end. Other later accretions to each end share more restrained detailing with less successfully rendered walls and appear of less value architecturally.
Blind Beck House	Yellow	Recent block of flats. Two stories and irregular plan with gabled slate roof and uncoloured roughcast walls. Windows grouped, unusually, against projecting storied entrance bay and around each corner, leaving areas of wall plane between openings. Not successful as contextual piece of architecture.
No.s 1- 5	Green	Terrace of three, tall, one and a half storey cottages, each single fronted, in snecked limestone under a blue/grey gabled slate roof. Front dominated by half timbered roof gables, with finials and bargeboards, that are positioned above ground floor canted bay windows containing 3/2 sashed windows; to each side of which are entrances: paired to No.s 2 & 5, under a shared slate pentice roof on decorative brackets and a column; but singular, and unporched, with a moulded three centred arched entrance to No. 1. Cruciform casement windows with coloured upper leaded lights. Tall ashlar chimneystacks.

Address	Rating	Description
No.s 7 – 15	Mostly green	Row of five, two storey houses, with attics, each single fronted, with the four to right in pairs. Subtle variations to frontages but ground floor is snecked limestone walls throughout with stressed quoins and a stepped string course. Walling is the same to the upper stories of No.s 13 & 15 but the other three are roughcast with some now colourwashed. Canted bay windows under slate roofs to ground floor, which extend as porches to protect the entrances, which are paired in the four houses to the right. 3/2 sash windows survive in some properties, in tripartite arrangement to the upper floor openings, which have slate hung lintels. However, replacement fenestration has weakened appearance, especially to No 13. Roof/eaves is stepped and covered in blue slates, with a full width roof gable provided over No 15 and flat roofed dormers to the others, with the original fenestration now surviving only in No.s 7 & 9.
No 17	Green	Detached one and a half storey house with attic. Snecked limestone walls with ribbon pointing and quoins. Steep gabled roof to 'L' shaped plan with prominent full width gable to right hand bay, with green slates laid in diminishing courses and boxed oversailing eaves. Small, coupled, round masonry chimneystacks on ashlar bases to each end. Two bay frontage with recessed entrance porch to left, containing front door with semi-circular head and quoins, with oculi to left. Porch supported on plain column and with slate hung lintel. Canted bay window to right with green slate roof, above which is four light window with slate hung lintel across full width of bay. Original flat roofed dormer window in angle.
No 19	Green	Similar to No 17, but larger, with more pronounced 'L' shaped form. Matching walling construction and use of green slate roof, but the roof is hipped at east end. Limestone lintels to windows and angled trellis sided open porch in angle with right hand bay. Flat roofed large canted bay window to right.
Saint Abbs	Green	Complex form and roof with asymmetrical elevations. Lower walls in snecked limestone with upper in white painted roughcast. Triassic red sandstone detailing used throughout, including storey band, and chamfered and corbelled quoins. Half timbering to gables, with ogee bracing in gable facing east. Roof unfortunately recovered in cement fibre tiles. Pleasing form and detailing to the porch and the slender rectangular bay window on east side. Mixture of window sizes and fenestration patterns but all still original. Diamond pattern chimneys on square bases.

Gillingate (North side)

Address	Rating	Description
No.s 18 – 24	Green	Two matching semi detached houses in cottage villa style. Two stories with attics and cellars. Balanced fronts facing street with entrances in sides. Snecked limestone with quoins and sill band, and hipped slate roofs with horizontally proportioned pyramidal slate roofed dormers, all with deep oversailing eaves and terracotta detailing. Shared tall central masonry chimneystacks. Canted stone bay windows to ground floor under shared slate pentice roof on decorative brackets. Coupled windows above and cellar lights below, all with limestone lintels, all with 2/1 sashed windows, except for No 24, which is diminished by modern, non matching fenestration throughout.
Salvation Army Building	Green	Rectangular, deep plan building with 'T' shaped gabled slate roof with stack in corner of roof return, a long ribbon skylight and accentuated dentilled eaves and open gable to street. Limestone walls brought to course with stressed ashlar quoins. Ashlared and chamfered surrounds to both entrance on left and adjoining window, each with semi-circular head with keystone. Other windows have flat lintels and moulded sills with quoined reveals.
No.s 26 & 28	Green	Semi detached pair in snecked limestone with gabled green slate roof with oversailing eaves. Two storey, single fronted with the ground floor taken up by paired entrances with two centred arched heads, under a shared, open, half timbered gabled porch, which continue as a green slated roof over canted timber bay windows. Upper windows are narrow, 1/1 unbalanced sashes under limestone lintels but with PVCu replacements to the right. In the roof are two broad dormer windows with modern storm casement windows and half timbering above with plain bargeboards.
No.s 30a - 36	Green	Five contemporaneous houses forming eastern end of longer continuous row. Right hand end is taller in two and a half stories and arranged gable on to street with coupled windows with timber mullions and 2/1 sashed windows and the entrance on the east side. Other pairs are single fronted in two stories with attics. Paired centre entrances flanked by canted bay windows under shared slate pentice roofs. Upper windows are narrow with 2/1 sashes and limestone lintels and reveals. All have snecked limestone walls with ashlar quoins and window detailing. Gabled slate roofs have well proportioned dormer windows with bressumer shaped lintels, but No 30 is disfigured by modern, full length, flat roofed dormer window.

Address	Rating	Description
No.s 38 & 40	Green	Pair of mid terrace, single fronted houses of two stories with attics. Front is dominated by similar but non-matching, flamboyant, storied bay windows, which merge into steep roof gables. Each has canted sandstone bases and upper timberwork with shaped timber panelling and gables with accented bargeboards and dropped finials. Between are paired entrances and first floor windows, each with red sandstone detailing. Snecked limestone walls with quoins and sill band, and a slated gabled roof with eaves bracketing.
No.s 42 - 48	Green	Mid terraced row of four two storey houses with attics, arranged as two broadly similar, single fronted pairs. Right hand pair are better preserved. Ground floors have slated pentice roofs with that to the right on a column and brace structure, over paired doorways and flanking limestone canted bay windows. Upper windows are 2/1 sashes, with wider openings over the bay windows, and rock faced lintels. Large two light dormers in roof of right hand pair, smaller to left where new skylight has replaced dormer in No 48. Snecked limestone walls and gabled slate roofs.
No.s 50 - 54	Green	Western end of longer terrace. Trio of single fronted houses with markedly stepped roof line and slight variations to floor heights. Snecked limestone walls and flat lintels to openings. Gabled slate roof with bracketed eaves and roof dormers of different sizes and detailing. No 54 has half hipped return roof and segmental arched window head to tripartite light opening. Right hand pair have paired doors and canted bay windows under a shared pentice slate roof, while No 54 has an open, half timbered gabled hood on brackets above the entrance.
No.s 56 – 62	Green	East end of longer row. Dated 1889. Four houses in very agreeable mix of neo-vernacular and arts and crafts styling. Purposely and skilfully asymmetrical. Low two storey height with upper floor jettied out. Snecked squared limestone walls with moulded plinth to ground floor and roughcast to upper with timber sill band over No.s 56 - 60. A highly complex roof of gables, dormers of varying shapes and sizes, and massive brick chimneystacks with moulded copings, and a hexagonal roof over an oriel window in No 56. Main and sub-roofs are gabled and, unusually, laid in orange tiles, although various re-roofing's, particularly with cement-fibre pantiles over No 56, have affected the coherence of the roofscape. Mixture of fenestration but most are horizontally proportioned with 3-5 lights. A very valuable group of well preserved buildings of considerable architectural quality and important local interest.

Address	Rating	Description
No.s 64 – 68	Green	West end of continuous row consisting of three two storey houses, the right hand pair being symmetrical and single fronted, the left hand house having a half-hipped roof facing the street, Construction details are snacked limestone throughout, with quoins. A slated pentice roof covers the entrances and adjacent canted bay windows. Roofs are in grey slates with moulded limestone chimneys, while No 68 has a distinctive perforated bargeboard to the verge. Upper windows have unbalanced 1/1 sashes with eared heads, while No.68 has a two light casement window and broader 3/2 casement with coloured leaded upper lights.
No.s 70 - 74	Green	Three conjoined two storey houses with attics and cellars, of similar character, having snecked limestone walls with rock-faced quoins and slated gabled roofs with crested ridges and limestone stacks. Each is single fronted with canted stone bay windows top the ground floor in smoothly worked limestone, with stepped entrances and overlights, and quoined jambs, all under slate roofs, that are shared and supported on decorative brackets and a column in the left hand pair. Upper floor has unbalanced 1/1 sashed windows in openings with triangulated limestone lintels with shaped soffits allowing rounded corners to the windows. Large hexagonal dormers to the roofs of No.s 70 and 72, but now removed from No 74.
No.s 76 & 78	Green	Semi-detached two storey symmetrical pair in snecked limestone with quoins. Gabled grey slate roof with deep oversail, gabled dormers and limestone chimneystacks. Paired entrances with semi-circular heads and quoined jambs under slate pentice roof shared with canted limestone bay windows with elliptical lintels. Upper window have similar lintels and balanced 1/1 sash windows, a detail shared in the large dormer windows.
Lynn Garth	Green	Tall two storey detached house, now offices, in roughly coursed limestone with rusticated rock-faced quoins. 'T' shaped plan in three bays to north side, with east bay broader and projecting slightly with roof gable, and hierarchy of window openings, all with rock-faced quoined reveals: from canted bay window with slate roof at base; coupled window with triangulated head and relieving arch to first floor; and single light window with chamfered lintel in gable. Elsewhere on this wall windows are larger versions of upper window in gable. East end differs having symmetrical arrangement with coupled window with rock faced lintel over and exaggerated semi-circular relieving arch over, and upper windows with sashes and heads of voussoirs over. Entrance in centre bay with shallow entrance porch set against projection with two centred arched moulded doorway with relieving arch over and moulded parapet to flat roof. Steep blue slate roof with plain bargeboards to gables and limestone stacks with moulded copings.

Ghyll Side

Address	Rating	Description
No.s 1 - 7	Green	Mid – late C19th terraced row of seven, two storey, single fronted houses with attics; No.s 2-7 in symmetrical arrangement, with No. 1 a slightly later addition in a similar fashion. Thin limestone rubble walls with rock faced quoins and window reveals and voussoirs to most window openings. Gabled roofs with plain eaves and transverse stacks to ridge, covered mostly in local blue/grey slate laid in diminishing courses, but some parts in blue slate or brown ceramic fibre tiles. Prominent gabled attics over walls that break forward in parts of No.s 3&4 and 5&6. Paired entrances and coupled windows with round heads in central set back bay. Canted bay windows and some paired sashes to ends of row. Prominent position in some views from Bankfield Road.
Tenterfield	Green	Large detached house edging street, with complex form in two or more phases. Older and more interesting part to west has mixture of loose Arts and Crafts, Tudorbethan and vernacular revival touches. Tall two stories with unpainted roughcast walls, attics and steep roofs in local green slate that are mostly gabled but hipped on the eastern side. West side has coupled cylindrical chimneystacks on tall rectangular bases, all roughcast; fully glazed dormer windows; and simply moulded vergeboards and bracketed eaves. Upper windows often have cruciform casement windows and simple red sandstone hood moulds, sometimes curved or with keystones. Semicircular former entrance (?) bay with raking buttresses on north side, now blocked, with curving leaded roof with rolls over. Continues above as narrow projecting chimneybreast, although stack now removed. Colonnaded entrance porch to north end of east wall with paired slender columns and plain entablature, protecting a very fine formal entrance with flanking window lights, in red sandstone with cavetto moulded jamb and raised alternating voussoirs. Extension to east is plainer, in limestone rubble with ashlar quoins and buff coloured sandstone window lintels, those to the ground floor with pitched heads. The roof is deep and hipped at the east end. Some windows at west end similar to main house part, but elsewhere all openings have 2/2 timber sashes. Small garage or outbuilding by main entrance has hipped green slate roof and is of some visual interest.

Green Hill

Address	Rating	Description
Beechwood Cottage	Green	Detached house in narrow triangular plot. 'T' shaped plan with high, steep grey slate roof with tall stone chimneys. Snecked limestone walls. Entrance on left side of east end has ashlar quoined surround with basket arced lintel and side light, while above is single light with ashlar limestone cranked lintel. To right is flat roofed canted bay window and on the first floor a coupled window with flat mullion matches the single light to the left. Unbalanced 1/1 sashed windows. Mixture of similar windows on other elevations.

Green Road

Address	Rating	Description
No 1- Shop	Green	Three bay, two storey house, now shop. Swept corner in terraced row at junction with Windermere Road. Snecked limestone and slate roof with masonry chimneys. Central entrance with thin surrounds and console brackets supporting moulded hood, flanked by canted timber bay windows with slate roofs. Upper windows are false 2/2 sashes with plain reveals and lintels set into the eaves.
Nos 3 - 17	Green, yellow and red	Continuous terraced row of two storey, single fronted cottages in snecked limestone with grey slate roofs with stone stacks. All use similar motifs to No 1 but only a few, shown green on the Architectural Quality map, retain original detailing, while those allocated a red rating have been subjected to harmful changes, principally to door and window joinery or to the window bays, which have undermined the overall integrity of the row.
No 19	Green	Later C19th infill. Single bay width and set gable on to street. Built in snecked limestone under slate roof with moulded stone stack and plain verge boards. Thin entrance is set in centre between adjoining 2/2 sash windows, all with plastered surrounds and rock faced lintels. Upper windows are paired with similar detailing. Modern PVCu panel door detracts.
Former Woollen Mill	Green	Former mill building built by James Gandy in early C19th, now converted to domestic use. Limestone rubble with a local blue/grey slate roof. Three stories and six bays with seemingly regular rows of windows with plain reveals and limestone voussoirs with springers, but some of these windows have been converted from doorways or from taking in openings higher up the elevation. Very varied mixture of fenestration but none disagreeable and the architectural character of building is still attractively maintained.

Address	Rating	Description
Tower house	Green	Modern detached house using some traditional materials but in a more contemporary idiom. Irregular plan, form and roof line with rendered walls and ** roof. Projecting, slender, circular staircase drum with narrow windows in exposed masonry at north corner is eye-catching feature in an otherwise understated piece of architecture.
Nos 2 & 4	Red	Conspicuous corner site. Pair of single fronted, two and a half storey houses with roughcast walls and gabled roof. Hierarchical fenestration with upper windows merging into roof gables. Appearance greatly weakened by modern door and window fittings.
Nos 6 & 8	Red	Built 1881. Narrow, semi-detached, single fronted house of two stories with attics. Sneaked limestone with weak quoins and gabled roof with stacks. Entrances towards the ends with plain mortared surrounds and modern doors. Appearance harmed by pair of mid C20th storied bay windows of insubstantial construction and design and by erection of overly tall roof dormer to No 6.
No 12	Green	Corner site necessitates cranked building line to accommodate low two storey cottage in squared limestone brought to occasional courses, with quoins, probably once rendered or limewashed, under a local blue/grey roof. Narrow entrance by corner with thin stone surrounds, square windows with 3/3 sashes to left and narrower 2/2 sashed windows to right.
Nos 14 & 16???	Green	Built in c. 1820, possibly as farmhouse and attached farmbuilding, now two houses. Built in limestone rubble with a grey slate roof and chimneys. Long two storey range in five bays, second bay blank, fourth with large mid C20th bay window. Entrance to ****. 3/3 sash windows on the upper floor, those to the right with architraves.

Greenside

Address	Rating	Description
Rifleman's Arms	Green	Part of short terraced row. Probably converted in C19th from pair of single fronted cottages. Walls built in random limestone rubble, with limestone dressings and evidence of earlier openings. Local slate roof in two parts with part to right at lower height. Masonry stacks. Now five bays with entrance in bay four, with modern door and earlier hood on brackets. Bay five has window in masonry blocking to earlier wide yard or coach entrance. All windows have 3/3 sashes and thin stone surrounds and heads of voussoirs.
No.s 8 and 10	Red and green	West end of short terraced row. Pair of two storey single fronted cottages. Construction and detailing similar to adjacent public house. No 10 was former post office (and still has freestanding ER reign post box outside) and now has 2/2 sashes and modern slate roof. Both properties

Address	Rating	Description
		retain hoods over entrances but No 8 is greatly diminished by white rendered walls and modern fenestration.
No.s 12, 12a - 16	Green	Three two storey cottages at east end of short terraced row, with No.s 12 & 12a being accessed from the gap between buildings to the side. Single fronted with paired doorways. Limestone rubble walls with quoins at the southeast corner and a local slate roof that is hipped over the return wall. Voussoirs and thin cement (?) surrounds to the openings. 2" sash windows but some replaced with storm casement types.
No 18	Green	Taller, two and a half storey version of cottages to east with very stressed quoins and 3/3 sashes, except in upper window, which is harmed by the use of a top opening casement window.
No.s 26 - 32	Green	Middle of longer row of cottages. Four, very narrow, single fronted, two storey cottages in random limestone rubble with limestone voussoirs to openings, under slate roofs with masonry chimneys. No 32 is deeper in plan and roof form. No 30, unfortunately, has painted roughcast walls. Various glazing patterns to windows some of which are now top opening casements. No 32 is enhanced by a fine doorcase with torus moulded surround, a cornice set on console brackets with a paterae decorated frieze.
No.s 34, 34a & 36	Mostly green	End of terraced row. Trio of two storey, single fronted cottages in squared limestone with local slate roofs with tall masonry stacks. Shaped voussoirs to openings with 3/2 sash windows. No 38 is undermined by later fenestration and a lean to porch.
No.s 38 & 40	Green	Possibly by George Webster and Miles Thompson of c. 1850. Large, three storey, semi detached house with symmetrical, single fronted arrangement. Ashlar limestone without quoins and grey slate roof and deep oversailing eaves with grouped brackets. Paired central entrances with shared stone block door surround and doors with overlights. Adjacent bay windows are canted and painted with 2/2 sashes and lintel bands. Upper windows are also 2/2 sashes and have sill bands, those to first floor with shaped voussoirs, and those to the upper floor set under an eaves block. A well preserved and handsome building.
No 42	Green	Detached, tall two storey, single fronted house in ashlar limestone without quoins. Gabled grey slate roofs with deep oversailing bracketed eaves. Chamfered lintels and reveals to openings. To right, sturdy, storied, canted bay window in limestone with hipped slate roof. Entrance enhanced by use of moulded cornice on console brackets with paterae to frieze. Deep plan with 'T' shaped roof layout and fine elevation facing High Tenterfell. After 1853 and possibly by Webster and Thompson

Address	Rating	Description
No.s 44 - 46	Green	Pair of semi detached two storey, single fronted houses with paired entrances. Built in limestone rubble with levelling courses and rusticated quoins. Local blue/grey slates in diminishing courses, with dentilled eaves and stone end stacks. Entrances have rock faced rustication to surrounds with round heads and overlights. 2/2 sashes above with thin stone surrounds. Cantled storied bay windows with flat heads and sashes.
No.s 48 & 50	Green	Victorian, cottage villa styled pair, positioned at east end of long continuous row. Single fronted and of three stories with attics but with a raised ground floor and part sunken basement rooms. Snecked rock-faced limestone walls with smooth limestone detailing. Complex roof in green (?) slate with crested ridges and ashlar end chimneys. Entrances and central windows coupled, the upper openings within a half hipped sub roof. Front doors accessed by steps, with two centred arches with continuous hood moulds and relieving arches over, and with curious side lights incorporated within surrounds. Upper windows with shaped lintels and balconetted sills on brackets. Cantled limestone bay windows through three floors but terminating at attic height with slate roofs topped with balconies to the attic windows, which have relieving arches set within steep gables with vergeboards. Unbalanced 1/1 sash windows throughout. An intricate and well preserved pair of houses.
No.s 52 - 78	Mostly Green	A long, individually built, terraced row of tall two storey, single fronted houses, sharing similar construction characteristics and decorative details, but with numerous subtle variations. Consistent elements are the snecked limestone walls; grey slate roofs, sometimes stepped at the eaves to take account of the rising gradient to the west; a bracketed eaves; masonry stacks; limestone window surrounds and a story band, which again is stepped at the edge of various properties. The variations are generally to the treatment the door and window surrounds and then lintels. No.s 52 – 58 have dark grey limestone bay windows to the ground floor. No.s 60 – 68 have painted storied windows with bracketed eaves, while No.s 70 to 78 have narrower painted ground floor bay windows. Door surrounds show similar variations with rusticated lintels in some and shaped voussoirs to others, but variously rock faced or ashlar, with keys and/or impost bands. A few of the properties towards the west end have well proportioned dormer windows which are a positive aspect of those buildings. Some of the properties have been affected by modern fenestration changes but only one, No 76, is so seriously affected that it is considered detrimental to the special character of the area.

Address	Rating	Description
No.s 80 & 82	Green	A very unusual semi-detached pair of tall, single fronted, two storey houses with limestone walls and green slate roofs but displaying markedly contrasting stylistic devices. No 80 has more in common with the long row to the east sharing much of their detailing and proportioning with additional items such as two, differently sized dormer windows and a crested ridge. No 82 has a canted bay window with hipped slate roof, but is otherwise very different, having sandstone detailing and gothic inspired decoration to the doors and windows. The entrance is very ornate, with a heavily chamfered and shouldered lintel with trefoil cusping above, protected by a two centred arched hood mould with foliated stops. Upper windows are coupled with chamfered surrounds and triangulated heads, while on the roof are two, steep, Gothicised dormer windows with perforated barge boards and half timbering, of very good design quality. Eaves oversails.
No.s 84 – 88	Green	Connected row of three, single fronted, two storey houses in snecked limestone with string course and slate roofs with bracketed eaves. Dark limestone canted bay windows and rock faced rusticated lintels to upper windows. Doors have elliptical heads with keystones and block surrounds with corbels and entablatures, those to the right being shared.
No.s 90 - 100	Green	Terraced row of six, single fronted, two storey houses in snecked limestone with dark grey, gabled slate roofs with oversails. Each pair is symmetrical with paired central doors, each having part glazed doors with leaded lights and overlights with rock faced sandstone lintels. Set above are narrow windows with 4/1 sashed windows, while adjacent are canted timber bay windows sitting under 8/2 sashes to the upper windows. The row is well preserved.

Gulfs Road Area

Address	Rating	Description
No.s 1 & 2 Kent View	Green	Front faces west away from river. Whitewashed random rubble walls and gabled local slate roof with cross-axial stone end chimneys. Four bays with entrances in bays two and four, both with doorcases with classical entablatures, that to left being narrower. Tripartite windows with sashes under segmental heads to ground floor, 2/2 sashes to upper floor. Rear has balanced arrangement of openings, each with pitched lintel heads and 2/2 sashes, with tall central stairlight with round head and multi-pane glazing. Window pattern on ends also of interest. Glazed modern extension to right successfully links to single storey annexe with attractive form in form with buff limestone walls with hipped slate roof.

Address	Rating	Description
No.s 18A and 20	Green	Three storey single fronted house with two storey additions to each side. Random rubble stone with quoins and gabled slate roof with end stacks. Entrance to right with overlight and slightly awkward panelled timber doorcase. Windows with shaped voussoirs to heads and 8/8 timber sashed windows to lower floors and unbalanced 4/8 to upper floor. No 18A to left is double fronted and constructed from snecked limestone with rusticated rock-faced quoins and voussoirs to some of the openings. Central entrance with half round head with hood mould and small side lights, while above a narrow window has 8/2 sashes. Flanking windows to both floors in three lights with unbalanced sashes. Gabled slate roof with stone chimneys. Narrow two storey extension to right modern and in keeping but low, two door garage to far right detracts.

Highgate (west side)

Address	Rating	Description
No. 22	Green	Former Inn. Late C19th Shop premises with classically inspired frontage. Three narrow bays and three stories. Original rusticated piers on ground floor frame a late C20th shopfront of no interest. Upper stories are enriched by end bays framed with storied fluted pilasters set on pedestals and topped with a Roman Doric entablature containing tryglyphs. First floor windows are given moulded surrounds and pedimented heads, with original 2/1 sash windows. The upper window to the centre bay is deliberately left blind as if for a name of inscription. The moulded eaves is finished with ornamental cast iron railings.
No 34 - 40	Green	Department store for Woolworths – c. 1930. Restrained Art Deco frontage of five bays and three tall stories, in ashlar and moulded sandstone. Central three bays project forward and have chevron mouldings to the storied window panels and step moulded piers that break forward. Parapet to roof and modified, over scaled shopfront with modern corporate fascia to ground floor.
No. 46	Green	Early C19th. Two bays and three stories in exposed limestone rubble with voussoirs and undressed quoins, under a Welsh slate roof. Modern plate glass display windows inserted into earlier well-proportioned shopfront.
No. 52 - 56	Green	C. 1900? Tall three-storey front in cream coloured painted brick (?). Four unequal bays with left hand bay probably later, being set over plain yard entrance with full width display windows to upper floors. Former motorcar showroom in yardway below. Right hand bays more balanced with strong grid pattern glazing – central bay narrower with gabled head. Trio of attractive dormer windows with segmental pediments set within green slate roof (?). Modified shopfronts below of little interest.

Address	Rating	Description
No 68	Green	Two storey two bay shop premises in white stucco under Welsh grey slate roof. Well-conceived, tall, late C19th shopfront set between thin pilasters, with central doorway, very low stallrisers and transom lights now over doorway only. Upper windows are 6/6 sashes with painted stone surrounds.
No. 90 - 94	Green	C.1850. Four bays and three stories. Balanced front in grey ashlar limestone with shaped voussoirs but modern storm casement 1/1 windows. Deep oversail to eaves. Tall full width shopfront is early C20th with large plate glass display windows but with very thin mullions with art nouveau flourishes.
Nos. 102 - 104	Green	Dated 1862 and probably by M Thompson. Complex, asymmetrical, roughly 'L' shaped form. Smooth render to ground floor with snecked limestone 1st floor under grey slate roof. Frontage of three unequal bays dominated by gabled end bays containing coupled windows with combined round heads, banding and stressed shallow quoins, under oversailing verges. Off centre yard entrance with basket arch and stressed dressings.
No. 106	Green	Streetwards extension of 1881, acting as return bay from No. 104, and is very prominent in the street. Walls are blue coloured stucco with quoins, under a hipped roof with moulded eaves. The roadside elevation is a single bay, and is dominated by a hefty canted oriel window, in dressed stone with ogee base and semi-circular windows with impost bands. The north side is distinguished by a well-proportioned, storied, rectangular bay window, with coupled openings with dressed stone corners and polished stone, columnnetted mullions.
No. 112	Green	C. 1825. Small grey limestone blocks, fine joints and unstressed quoins. Three stories and five bays, with the two right hand bays on ground floor given over to a yard entrance with shallow basket arched head, and left hand bays with semi circular headed windows but with modern plate glass panes. Upper floors with flat heads and 2/2 sash windows and later (?) projecting solid surrounds. Storey and sill bands but no shopfront.
No. 114	Green	C. 1825. Almost identical construction to No. 112 but without window surrounds, in three bays that are slightly offset to right to accommodate a single width yard doorway on left. Coupled shopfront with stepped cornice and keyed pilaster separating display windows and transom lights.
No. 116	Green	Set back from adjoining building line and only two stories. Four bays with entrance in second bay and single width yard entrance in bay four. Struck render with emphasised quoin band to left, under grey slate roof. 2/2 sash windows except for lower left which is 3/3 arrangement, all with eared surrounds. Modern cast railings on low wall to front.

Address	Rating	Description
No. 120	Green	Unbalanced front in three bays and stories. White painted roughcast walls and black 6/6 sash windows. Now without ground floor entrance to front but semi circular headed yard entrance with stone surrounds and impost bands to left hand bay.
No. 122	Green	Single gabled bay projecting towards street. Modern roughcast finish and fenestration.
No. 124	Red	Mid C20th. Two stories with frontage of limestone cladding under grey slate roof. Ground floor has almost full-length ribbon of windows with green slate mullions, all projecting over lower wall. Jettied upper floor with square windows and slender green slate surrounds. The low form and long panel of windows creates undue horizontal emphasise in this context.
Nos. 144 & 146	Green	Late C19th. Of two building phases but with shared construction and design details. No. 144 is of three diminishing stories and three bays in snecked limestone with grey slate roof. Ground floor has massive original shopfront with pilasters, corbels and dentilled cornice with low moulded stallriser, all now, alas, painted a synthetic red colour, and a curved glass entrance way. Upper floors have vertically proportioned windows with sandstone sills and lintels, the top floor with projecting sill band and storey band. A moulded gutter sits astride a bracketed eaves. No. 146 has a narrow single bay onto Highgate and an angled entrance bay with Gillinggate. Detailing is similar throughout although the windows above the corner are broader and the grey slate roof is swept round the corner and topped by a thin pendent.

Highgate (East side)

Address	Rating	Description
No.s 1 & 1A	Green	Three storey shop premises in two bays, with further one and a half bays on Finkle Street. Scored stucco walls painted white with black painted quoins to each bay. Gabled roof, hipped at north end over return wall on Finkle Street. Upper floors have tripartite 1/1 sashed windows, all in very shallow projecting panels and with highly modelled surrounds and corniced heads, embellished with scrolled key heads to the first floor and central segments with fans to the top storey. The first floor surrounds all have shaped heels and the upper windows have a sill band enriched below with small triglyphs and wreaths. Modern corporate shopfront is a major blight on building's appearance but a pair of enriched entrance columns are retained at the north west corner.

Address	Rating	Description
No 3	Green	Built 1804. Now a four storey shop premises in three unequal bays. White roughcast walls with black painted, small, stressed quoins. Gabled roof with trio of masonry ridge stacks. Bays two and three have coupled windows, which diminish in size, with moulded architraves, colonetted mullions and triangular pediments to the first floor; simple cornices to the second floor; and squarer openings with flat faced mullions and a continuous sill band to the upper storey. Bay one has single windows with identical detailing. Modern shopfront of attractive design to property to right and wide yard entrance to left with rusticated, round headed, block surround with keystone and imposts. Formerly the Commercial Hotel.
No.s 5 & 5A	Green	Pair of shop premises in five bay, three-storey frontage. Smooth rendered walls and gabled roof now without chimneystacks. Late C19th shopfront, now much altered, but retaining pilasters and single console bracket to left hand side. Painted window surrounds and later balanced 1/1 sashes
No 9 – Barclays Bank	Green	Three storey, three bay Mid C19th bank building, in rock faced limestone to regular courses, with buff coloured sandstone detailing and polished grey limestone plinth. Gabled slate roof with matching masonry stack to south end and stone verge copings. Ground floor is asymmetrical with a broad entrance to right set behind ionic columns and side pilasters. Doorway enriched with pale marble steps and a round head with deep cavetto moulded surround, set within rusticated ashlar masonry. To left are recessed architraved windows with corniced heads, while far left is pedimented door surround to Yard No 7, detailed to match that fitted into No 19 Highgate. First floor has vertical windows with moulded architraves, broached guttae and wave moulded inner heads. Above these windows is a long name tablet bearing the words 'Kendal Bank' with end rosettes and a cavetto moulded cornice, which supports a central flagpole base. Upper storey has coupled windows with round heads, and accentuated decorative eaves. Ground floor windows changed but 1/1 sashes to upper openings.

Address	Rating	Description
No 19	Green	Three storey shop premises in two bays with angled bay to left hand side containing yard entrance to New Bank Yard passageway. Walls in graduated squared limestone, now regrettably with strap pointing, and shaped voussoirs to window openings. Lead covered deep eaves and tall wet dash covered stack to right. Windows are unbalanced multi-pane sashes (?), rectangular to the first floor and almost square above, with sandstone sills. Yard entrance is enriched by decorative sandstone surround that is a continuation of the ground floor to No 9 to the north. It has a polished limestone plinth, decorated with projecting moulded architrave and pedimented head, set against a deep but plain entablature.
No 35	Red	Shop premises with possibly rebuilt frontage. Three stories and three bays with entrance in centre, with semi-circular head, flanked by weak shopfront with over large fascia. Thin pilaster bands of green stone to ends framing modern painted smooth rendered front wall. 1/1 sashed timber windows. Dentil course to eaves and slate roof with hip to accommodate turn into Lowther Street. Shopfront and detailing create a rather weak appearance on a very conspicuous corner site.
No 45	Red	Upper stories preserve early–mid C19th pattern of windows set within good quality light grey ashlar limestone walls with shaped voussoirs to window heads and dentil course to eaves under a grey slate roof. Poor building rating is result of disfiguring shop display window and lintel across full width of façade, which severely detracts. Recently damaged by fire.
No 47	Red	Late C20th infill or refronting. Gabled slate roof with stack to left and façade of vertical limestone panels framing slightly recessed window bays with green slate infill. Plate glass modern shopfront below with plain green slate clad lintel and pilasters. The fine grained texture of the wall surface and poor display window design have a harmful affect on the townscape.

Address	Rating	Description
No.s 53 - 59	Green	Row of shops with offices over. Built in 1861 in free Italianate style in cream coloured ashlar limestone. Three stories with attics and four bays, each articulated by rusticated pilasters, with bay three being narrower with a yard entrance to the ground floor and, to the roof, a small pediment containing a date tablet. Other bays are identical, each having individual shopfronts to the ground floor and three arcaded 1/1 timber sashed windows with keystones and imposts to the first floor but with plainer surrounds to the upper. Only the right hand shopfront retains its original form with panelled pilasters with entablatures and half round transoms with decorated spandrels to the heads. Horizontal subdivision in the walling is provided by sill and storey banding and by a moulded cornice set on ogee shaped corbels. The roof has a slated mansard form with tall ashlar chimneys and well conceived dormer windows with moulded surrounds and shallow segmental pedimented roofs.
No.s 61 - 67	Red	Long row of late C20th shops with accommodation/offices over. Rather characterless upper stories without any redeeming articulation, constructed from small snecked limestone with sawn stone surrounds to windows. Ground floor has four plate glass shop display windows, all very mediocre except that to far left.
No 69	Green	Shop premises of three stories and three narrow bays. White painted stucco walls with stressed quoins. Gabled roof (cover not seen) with ashlar chimneys to ends. 6/6 rectangular timber sashes to first floor and 3/3 square sashes to upper storey. Stylish and very distinctive full width shopfront with accommodation door to left and canted shop entrance to centre. Very unusual, narrow, shouldered pilasters and lintel, enriched with horizontal ribbing with roundels, and a moulded timber fascia. The transom lights have very distinctive 'spiders white' leaded glazing and above a traditional blind is concealed within its own narrow housing.

Address	Rating	Description
No's 81 – 85	Green	Three shops, which with No 79, form a shallow 'U' shaped plan with the end bays projecting towards street. No 81 is two stories with attic, and white painted roughcast walls. Gabled roof in blue grey slates laid in diminishing courses, with a bracketed eaves and prominent gabled roof dormers with bargeboards supported on corbels and recent casement windows with rounded heads. Small, well-proportioned shopfront to ground floor with plain vertical window to right. No 83-85 is taller, of three stories and three bays with right hand end advancing forward appreciably under a gabled roof. Asymmetrical arrangement of windows to main wall with undistinguished yard entrance to left. Generally 2/2 sashes but first floor window to right is multi-pane tripartite arrangement with thin plain hood mould. Projecting stack to left with engaged cylindrical masonry chimneys suggests probable pre C19th origins.
No.s 95 and 95A	Red	Pair of undistinguished shops with plate glass display windows and an unbalanced, arrangement of 6/6 sashed timber windows to upper floors, set within uncoloured wet-dashed walls under a gabled slate roof. Uninspiring building further undermined by poor quality shopfronts.
No 103 and 105	Green and yellow	Upper floors share a similar arrangement of windows in painted stucco walls but No 107 preserves a very fine early C20th combined shopfront and yard entrance with pilaster surrounds and projecting individual entablatures. The shop has polished stone stallrisers with grills and a fretwork transom light, while the latter has keystone and archbracing. An applied name board unhappily obscures some of the fascia to the shopfront.
No.s 107 and 111	Green and yellow	Pair of shop premises with consistent, if damaged detailing to the upper stories but undermined by harmful changes to the ground floor shopfronts. Three stories and two wide but uneven bays. Rusticated pilasters and sill bands to upper floors, with moulded architraves to the first floor openings, which also have lintel panels that extend up the sills of the plainer upper storey windows. Gabled slate roof. Cast iron column in No 109 is seemingly all that remains from earlier shop surrounds.

Address	Rating	Description
No 115 – Former Odd Fellows Hall	Green	Ca. 1830, with symmetrical classical façade in cream coloured ashlar limestone. Four bays and a lofty two and a half stories high. Gabled roof not seen. Ground floor consist of rusticated plinth with broad openings at each end, each with block surrounds with impost capitals, that to left a passage opening while the entrance to the right has an eight panel door. In the centre is a tripartite window with flat faced mullions which continue as panels down to ground level. The tall first floor has recessed, segmental arched window panels set between pilasters with imposts blocks and bases, with 9/9 timber sash windows. The upper storey sits on top of a deep, moulded cornice with an applied stone name panel with relief lettering, and has squarer 3/3 sashed windows, again with pilaster surrounds, beneath a plain parapet. An agreeably proportioned building with well crafted detailing.
No 129	Green	Three bays long and two stories high, in white roughcast with gabled slate roof with single wet dashed stack. Well-proportioned late C20th (?) shopfront with reeded pilasters, paired brackets and a plain entablature, with marginal glazing bar door to left. Plain yard entrance to right with flat head and cornice. 6/6 sashed timber window to left but all upper windows are false sashes with 6/6 glazing bar pattern.
No.s 137 to 141	Green	Pair of town mid C19th houses, each of three stories and two bays with a shopfront to No 137. No 137 has white, struck, rendered walling with stressed quoins to left and bracketed eaves fascia. Roof is gabled but now laid with dark cement fibre tiles, with rendered end stacks. 4/4 timber sashes with plain reveals. Shop window has simple surround with diamond pattern motif and deep inclined fascia, now regrettably with a modern balloon blind. Door to right approached up steps with low iron railings, and has moulded entablature and architrave. No 139-141 projects forward but has similar arrangement to upper floors. Gabled grey slate roof with massive transverse masonry chimney to right. Entrance door up steps to left has thin surround and moulded cornice, while a pair of ground floor windows have eared architraves with thin cornices.

Address	Rating	Description
Kendal Bowman Public House	Green	C. 1900 front but possibly built in two phases. Two and a half stories and four bays long with symmetrical ground floor but upper stories are balanced in pairs of bays. Walls in painted roughcast, with painted plinth. Gabled slate roof, deep oversailing eaves and various chimneystacks, mostly rendered, including a diamond set one near to centre. Ground floor has panelled entrances with block surrounds and cornices to each end, flanking wide, angled, cruciform casement, bay windows that are set back into voids within the wall plane, each under hood moulds. The upper floors of bays one and two have mullioned and transomed three light windows with leaded lights, while a pair of gabled attic roofs with exposed purlin ends display two light versions in the same style, all under moulded hood moulds. Bays three and four have smaller window openings, again in a cruciform leaded light arrangement. Small fire insurance plaque (?) to centre of upper floor.
No 173	Green	Mid C19th. Three storey house in large ashlar limestone blocks with matching ashlar lintels. Gabled roof with grey slates and large rendered stack to left, and overly large eaves fascia board. Ground floor preserves good quality original shopfront with thin pilasters with decorative console brackets under a moulded and dentilled fascia and cornice, with thin mullions and a raked entrance doorway, now with later door fitting. To the left is a narrow yard entrance with dentil moulded entablature. Windows are 1/1 top opening casements, which detract slightly.
No 177	Green	Early to mid C19th. Three stories and two bay width front now in exposed limestone rubble masonry but probably once wet-dashed or limewashed. Local graduated blue/grey slate gabled roof with chimneys to each end. £/3 sashed timber windows with rough hewn sandstone lintels and plain reveals. Ground floor taken up by shopfront and yard entrance, both somewhat altered but retaining very thin fluted pilasters on tall sandstone bases, though the fascia/cornice looks to be obscured by later name board.

Address	Rating	Description
No 181	Green	Dated 1898. 'Black and white' timber framed building in Neo-vernacular style designed by Stephen Shaw of Kendal. Green slate roof with simple vergeboards on brackets and tall ashlar limestone stacks. Shallow 'T' shaped form with gabled end facing street containing a broad shop front to ground floor, consisting of brick framing (north side) and stallrisers; a central door with three-centred arched head and decorative spandrels; diamond pattern leaded transom lights; and a coved pargeted frieze with foliate design and name panel. The upper floor is constructed from narrow box frame half timbering with curving braces and some trefoil headed plaster panels. First floor has squat ribbon window of eight lights, two opening, with diamond leaded glazing, king mullions and a dentilled cornice. Attic has pair of canted oriels to similar design, with arch braced apex above. Passageway entrance in timber to right, projecting walls similar to frontage. Return wall on Dowker's Lane is plainer and less interesting
No.s 185 - 187	Green	Pair of two storey shops with accommodation over, which almost certainly represents a refronting of a C17th or early 18th century building. Painted stucco walls with stressed quoins to far right. Gabled roof with local blue/grey slates laid in diminishing courses and gutter supported on blocks grouped in threes. Large cylindrical masonry chimneystack on a square base set towards left end and coupled stacks, of same form, on south gable. 2/2 sashed timber windows in architraved openings across front but first floor at lower level in property to right. Pair of C19th shopfronts but of differing designs: to the left house is a display window of more upright form with thin round mullions with arch braced heads, thin fluted pilasters and a tall fascia with deep cornice. That to the right is a more horizontal shopfront with integral door and simpler detailing including stouter pilasters and a thinner fascia board.

High Tenterfell

Address	Rating	Description
Cliffside	Green	House of possible early origins, now exhibiting complex accreted form and extensive Victorian detailing. Purposely asymmetrical front elevation, of one and a half and two stories, with whitewashed rubblestone walls and gabled and hipped roofs decorated with hexagonal shaped blue/grey slates and a deep eaves. Tall painted chimneystacks, including possible lateral stack to rear. Front has long east west range with large projecting bay towards left end, made conspicuous by the use of highly ornate geometric pattern bargeboards. Taller two story part to west end with hipped roof and a canted oriel window with cruciform casements and leaded lights. Other windows are mixed in design with some neo vernacular types with hood moulds and returns, and others being sashed with flat or triangular heads. Single storey entrance porch has similar decorative bargeboards and exposed rock faced sandstone (?) masonry walls. A very striking house in a conspicuous setting on the north side of High Tenterfell.
Skewgarth	Green	Far plainer than its neighbour and suffering from late C20th re-fenestration, this two storey, snecked limestone walled building still has a handsome form and local graduated green slate gabled roof with masonry stacks.
Skewside/ Skewmount	Red	Long colourwashed pair of two storey houses with gabled slate roof and functional picture and French windows, which creates an unfortunate solid to void ratio to the front elevation.
Skewbarrow?	Green	Detached two storey, double fronted house in limestone rubble with rock faced rusticated quoins. Local blue/grey slate gabled roof in diminishing courses with bracketed eaves fascia and masonry end stacks. 2/2 sashed windows to openings with voussoired segmental heads.
No.s 1 – 4	Green	Pair of interwar (?) semi detached, two storey, single fronted houses in snecked limestone with rock-faced quoins, under hipped slate roofs with substantial projecting eaves and tall masonry end stacks. Symmetrical fronts with paired doorways with segmental stone heads, although these have been turned into windows in No.s 1 and 2. Canted bay windows with flat heads and unbalanced 2/2 timber sashes in larger windows and 1/1 sashes in narrow lights over doorways. No 4 is tarnished by addition of bay window to upper floor and by modern glazing.
No 6	Green	Small detached interwar house arranged end onto road. Two storeys in painted roughcast with graduated slate hipped roof and roughcast side chimney. Cruciform casement and canted bay window windows with leaded lights.

Horncop Lane

Address	Rating	Description
Airethwaite	Green	Dated 1864. Terraced row of two storey houses with attics in sneaked limestone under continuous slate roof with bracketed eaves. All share matching construction details and schemes of decoration. No 1 is earlier and is double fronted, with a more generous entrance than the other houses in the row, consisting of a doorcase with thin moulded surrounds and an entablature with frieze decorated with paterae that is framed by console brackets, and a door edged with sidelights. The other cottages, which are all single fronted, have narrower doorways with simpler detailing. Ground floor windows are all canted timber bays on stone bases with flat roofs. Upper windows are 2/2 sashes with eared and toed architraves, sill band and rock faced lintels, which break the eaves bracketing. Small scale gabled roof dormers and masonry stacks are a feature of the roof. Other than for a flat roofed dormer replacement the row is very well preserved.
Green Close.	Green	Unusual two and a half storey detached house containing three original dwellings arranged in vertical sub division. Built in grey limestone with matching rusticated quoins and lintels. Intricate gabled roofs in grey slate with deep eaves and vergeboards. Various window forms with storied canted bay windows to long sides and handsome, slender, two story entrance porches with semi circular headed windows to first floor. Some alterations to windows but architectural quality of building still very evident.
No.s 3 & 5	Green	Semi-detached two-storey house with linear plan. Random limestone walls and rock faced detailing. Deep plan and expansive gabled roof with graduated blue/grey slate roof, plain vergeboards and large limestone chimneystacks on ridge. Windows have voussoir heads and some retained sashed windows. Ground floor elevations not fully seen. Good staircase windows with marginal glazing bars that to No 3 having been awkwardly extended into the roof to allow access into the attic.
Ferndene	Green	Well preserved large detached two storey house set within own secluded grounds. Appearance dominated by very well proportioned, two storey bay windows on south east side, which preserve original unbalanced 8/1 and 4/1 sash windows. Narrow entrance with open porch under timber frame gabled roof squeezed in between bay windows. Gabled main roof with plain vergeboards to ends and swept hipped roofs over bay windows, surmounted with ceramic ridges and metal vanes. Cream coloured limestone walls with matching lintels to windows on gable ends.

Address	Rating	Description
No. 7.	Green	Neo Georgian style house in cream coloured stucco with hipped dark slate roof. Multi pane windows some in cruciform pattern. Open timber porch to west side. East front not inspected. Good quality contemporaneous garage to edge of street.
No. 21	Green	Low two storey house in limestone rubble, of probably early to mid C19th date, but with later (?) hipped slate roof, all set into hillside slightly below level of road. Mixture of windows, those on west side with sills set at road level. East side not seen.
No 25 – 29, Horncop Hall	Green	Possible former farmhouse from ca. 1800 now somewhat altered and extended but still of some merit as a reminder of an earlier phase of growth in this area. Elevations facing street are probably earliest but now concealed under modern white roughcast. Irregular roof form in graduated slates with plain detailing and small stacks. More intricate elevations and roof form to later east sides in exposed masonry.
Greenbank	Green	Early C19th. Somewhat altered and modernised recently but still has the form of a Georgian house, with a hipped roof form but with sub gables to the ends, and end stone stacks. Walls are rendered and painted white with unbalanced 3/6 sashed windows. A lightweight metal veranda along the front and south end is of indeterminate date. An imposing house, which although slightly over 'improved' still has some architectural presence.
Willow Bank – No.s 12 to 16	Green	Mid C19th row of two storey terraced villa housing on elevated site above the road. No.s 14 and 16 are single fronted; No 12 longer and double fronted, all in snecked limestone with graduated slate gabled roof. South end has unusual form with faceted front corner and angled sunroom to first floor rear extension. Bracketed eaves and stone storey band, with two storey bay windows providing regular rhythm to frontage. Broad entrances with side and overlights and block surrounds with console brackets. Relatively early and in good state of preservation.

Kendal Green (West side)

Address	Rating	Description
Nos 1-6	Green	Ca 1870. Row of six terraced villa houses in symmetrical pairs, each of two stories with attics, built in snecked rough faced limestone under grey slate roofs with masonry stacks. Each pair is of three bays consisting of a central entrance bay with coupled doors, each with overlight, ashlar surrounds and basket arched lintel. These are flanked by windowed bays containing a canted timber bay window on a stone base on the ground floor, a coupled window with plain reveals and chamfered flat stone lintel and flat faced mullion to the first floor, and a single light attic window that breaks

Address	Rating	Description
		through the eaves into a gable dormer with plain verge boards and finial.0 Original unbalanced 1/1 horned sash windows survive in most of the properties. Some of the houses have been affected by unsuitable modern strap repointing.
Nos 7 - 16	Green	1870s. Symmetrical row of 10 houses sharing a very similar physical form but slightly different detailing to No.s 1-7. The differences involve the incorporation of single light windows set above each of the entrance doors and the use of cranked head lintels to all the window openings. The end gables are broader and contain coupled rather than single windows and are further differentiated through the use of tied drop pendants. The row benefits greatly from all of the properties having preserved their original door and window joinery.
No 21	Green	Dated 1884. Detached three bay house in loose Tudorbethan style. Walls are snecked rough faced limestone under steep hipped roof of grey slates with ceramic ridges. Front is symmetrical and dominated by pair of timbered framed storied bays with canted windows that merge via coved sections into fully framed and braced gables with oversailing bargeboards, topped by ball finials. Central bay has balcony and tall single light window with decorative lintel and relief datestone over. Original 1/1 horned sash windows survive. Ground floor not examined.
Nos 23 & 24?	Green	Ca 1900. Two storey semi-detached property with attics in snecked limestone and grey slate gabled roof. Three bays, the central one a shared entrance bay with separate entrances under a colonnaded balcony with turned timber balusters. First floor has doors with fanlights and narrow flanking windows. The outer bays are prominently gabled with dentils (which continue along the eaves) and have broad, flat roofed, storied timber bay windows and attics that are fully lit via three light windows with flat heads. These houses are handsome rather than architecturally sophisticated.
No 25?	Green	Semi-detached double pile house with fronts set into the gable ends facing Kendal Green. Snecked limestone walls and tall side chimneys. Central entrances protected by shallow colonnaded porch. Off centre storied bay windows with flat roofs and original framing but window joinery is later. Above are probably remnants of Serliana windows, now modified.

Kendal Green (East side)

Address	Rating	Description
Westmorland House	Green	Detached two storey, symmetrical three bay house in snecked dark brown sandstone with limestone dressings. Green slate gabled roof with deep oversails and moulded end stacks. Ground floor front has slate pentice spanning central entrance porch, with unusual entrance marker, and canted stone bay windows. Upper windows have rounded corners and quoined limestone dressings. Windows are original 1/1 sashes.
Next door	Green	Semi-detached two storey pair with attics in snecked limestone with purple slate roof. Balanced front of four narrow irregular bays. Ground floor front has single central entrance with two centred arched head and flat faced string course with returns, but no surrounds to the jambs. Either side are shallow canted timber bay windows on rock faced bases and slated roofs. First floor windows have single lights in each bay with rock faced segmental lintels and continuous sill band. Attic windows merge into small gables with shaped and pierced barge boards. Further projecting storied bays with gables on sides.
No 53 (red door)	Green	Two storey three bay detached house with symmetrical front. Ground floor is in snecked limestone with canted timber bay windows with entablatures flanking a central, recessed entrance with thin pilastered surround and hood set on console brackets, and bolection panelled door with leaded light over light and side windows. First floor has roughcast walls and 1/1 sash windows with rock faced lintels and smooth impost blocks. Gabled slate roof with end chimneys and bracketed eaves. Well conceived hipped roof garage with stone piers about north east corner.
No.s 56 – 59???	Green	Terraced row of four, two storey, single fronted houses in squared snecked limestone and grey slate gabled roof. Ground floor has canted bays and entrances set under a slate pentice roof, continuous over the central two houses. On the upper floor are single light windows with 1/1 sashes, these being broader and set under low roof gables when above the bays and narrower when over the front doors. Sandstone lintels and sill banding.
No.s 54 & 55???	Green	Pair of two storey, four bay snecked limestone and slate gabled houses. Canted timber bay windows in bays one and four with tall entrances with moulded doorcases and hoods set on console brackets. Upper windows with 2/2 sashes with segmental heads and stone surrounds under exposed voussoirs. Later roof dormer unbalances appearance.
No.s 63 – 65???	Green	Row of three, two storey, single fronted cottages in snecked limestone with gabled slate roof. Canted timber bay windows with entablatures and doors and unstressed doors and windows with rock faced lintels, the doors protected by

Address	Rating	Description
		simple hoods on console brackets. Mixed fenestration some original. House attached to left of no interest.

Kent Street

Address	Rating	Description
No.s 10 & 12	Green	Pair of two storey houses at end of short row, with commercial uses to ground floor. No 10, in three bays, with narrow windows, has basement with steps up to entrance door set to right side. No 12 has door to left with pilasters and moulded cornice and wider windows. All windows have thin painted surrounds. Painted roughcast walls and gabled grey/blue slate roofs with limestone stacks. Mostly modern fenestration detracts slightly.
No 8	Green	Two and a half storey, three bay house in painted stucco with gabled roof and moulded gutter. Entrance in left hand bay, up steps, with semi circular arched head and recessed panelled door and Georgian fanlight. Windows are matching 6/6 timber sashes, with sill band to first floor, but upper floor marred by later top opening casement type fittings.
Kent Public House	Green	Asymmetrical facade with random assortment of openings, though to left of entrance are grouped into two narrow bays. Right hand side has painted squared masonry walls while other parts are painted cement stucco – all in garish scheme of decoration with cream colour walls and red detailing. Entrance to right of centre has block surround with console bracketed cornice and overlight. Windows mostly 1/1 sashes with curved upper rail and painted surrounds. Large canted oriel window with moulded base to left. Left hand corner is angled to access side yard.
No 1	Part green	Former warehouse now nightclub and bar. L shaped form with rear part of three and half stories and return wing towards road of three stories. Rear part facing east is best preserved with some original 3/3 sashed windows with shaped voussoirs heads and exposed random limestone rubble walls, with quoins and occasional levelling courses. Roofs gabled with end stack but cover not seen. Much use of modern fenestration elsewhere with overly thick glazing bars. Other extensions not obviously of interest.

Kirkbarrow Lane

Address	Rating	Description
The Hoghouse	Green	'L' shaped former industrial or agricultural range in grey coloured limestone rubble under local blue/grey slate roof with oversailing eaves and verge and distinctive catslide lean-to prominent from footway. Retains assortment of different windows, many quite large but conversion to dwelling house means some of these now have domesticated sash fittings.

Kirkland (East side)

Address	Rating	Description
No.s 1 - 5	Mostly green	Unorthodox 'u' shaped front to three properties with additions. Two stories with painted roughcast walls and complex local slate roofs. Some early sashed windows to front elevations facing road. Pair of late C19th shopfront surrounds with pilasters and moulded entablature facing street, left hand one now in flat roofed single storey extension. Left hand gabled bay pushes forward but is marred by very weak display window.
No.s 9 - 21	Mostly green	Terraced row of individually built two storey houses to gently convex building line. Mostly single fronted but some properties have merged together, and occasionally containing narrow yard passageways. Mostly local grey slate roofs with amalgam of window sizes and styles, including some modern storm casement fittings. Mixture of shopfront designs but only those to No.s 19 & 21 have conservation merit. Houses No.s 11 & 13 share a pair of round masonry chimneystacks on tall rectangular bases.
Abbots Yard	Green	Left hand part of group of three storey houses within longer terraced row with angled building line. Of two bays in thin random rubble, probably once rendered and showing evidence of rebuilding. Gabled roof of local blue/grey (?) graded slates. Modern imitation 2/2 sash windows with thick glazing bars and cemented surrounds. End stacks.
Nether Hall and Kirkland Hall	Green	Pair of detached buildings set below the level of the road and associated with the nearby parish church. Kirkland is the plainer of the two displaying less precision in concept and simpler craftsmanship in the detailing. Both have accreted forms dominated by gables and squared limestone and limestone rubble walls with stressed quoins, and green slate roofs in diminishing courses, with verge copings and moulded chimneystacks. Striking vernacular and gothic detailing to windows, often of two or more lights with timber of stone mullions.

Kirkland (West side)

Address	Rating	Description
No.s 112 & 112A	Green	Shop premises of Ca. 1870. Two storey house of four unequal bays in snecked limestone, now alas with ribbon pointing. Narrow yard entrance to left with ashlar surround and semi-circular head with impost bands. Second bay has very fine, original shopfront consisting of coupled colonetted surrounds with square bases and Composite order capitals, supporting individual entablatures and a moulded cornice that frame an angled fascia board. To the right is a later square display window with a thin stone surround and in the final bay a domestic entrance with torus moulded surround. 2/2 sash windows to each bay on the first floor with brecciate limestone lintels. Bracketed eaves fascia and zoomorphic hoppers to rainwater goods. Roof is tarnished by later full length roof addition with mono pitched dormer windows.
No 68	Green	Similar to No ** above but only single fronted and containing a simple shop display window without framing and 2/2 sash windows above. Neighbouring building to left is similar but weakened by later fenestration.
No 64	Green	Double fronted mid terraced house with offset windows to bays and full width mid C20th shop front of reasonable proportions. Three stories, in squared cream coloured limestone with quoins. Gabled local grey slate roof. Voussoirs to windows but openings disfigured by PVCu single pane fittings.
No.s 56 - 60	Green	Mid terraced row of two storey cottages, showing evidence of earlier openings in random rubble walls, now badly pollution stained. Each part single fronted but of varying widths. Openings have shaped voussoirs on ground floor and flat heads set under the eaves – those to the right having ugly cemented coverings. Mixture of sash window designs to openings but doors all modern. Local blue/grey slate roof. Unusual bay window arrangement to right.
No.s 48 & 50	Green	Possible C17th origins but refronted in C19th. Two stories and three very irregular bays. Asymmetrical arrangement of openings to front with yard entrance to left and simple shop display window off centre with modern balloon blind which detracts. Some early small pane sashes on upper floor. Graded local blue/grey slate roof with good quality massive round masonry chimneystack on substantial base within bay 1.

Address	Rating	Description
Wheatsheaf Inn	Green	Public House. Long, asymmetrical, highly articulated front in a smooth render, now regrettably painted pink. Left hand part of two bays with dentilled eaves and pedimented gable, and shopfront type arrangement to ground floor, with composite capitals to plain pilasters, now somewhat modified. 3/2 sash windows to first floor with moulded architraves. Middle bay has lower internal floor heights under a catslide roof with a 6/6 sash window over an early C20th three light ground floor window. Right hand part is wider with remnants of smaller and plainer shopfront window layout, and a hierarchical arrangement of windows in three rows to the upper floors. Grey slate roofs with masonry stacks.
No.s 34 & 36	Green	Pair of two storey shops premises with two bays in contrasting neo-vernacular styling. Bay to right projects forward and has limewashed roughcast walls with well proportioned narrow shopfront, a two light first floor window with timber mullion and hood mould with plain returns, and, in the gable, a bold date plaque with the date 'Y1563'. This bay has a pair of pierced bargeboards with dropped finial and decorative slates to roof. The left bay has a modern semi-circular bay window with shutters flanked by doorways, the one to the right with framed board door with strap hinges. The first floor consists of Victorian half timber framing with uneven width narrow leaded lights set between studs and is jettied out on extravagant moulded brackets. The eaves is also bracketed and the joint roof is provided with decorative slates and well proportioned roof dormer with leaded casement windows and timber framed gable.
No 26	Green	Balanced front of three stories and four bays. Roughcast walls painted dark brown. Gabled slate roof with end stacks and box gutter with round hopper. Ground floor has narrow plain yard entrance to left and shopfront with integral entrance to far right. Shop display window of five arcaded lights with chamfered pilasters topped with acanthus leaf decoration, a slender entablature and unpainted sandstone stallriser. The entrance is canted and contains both shop and domestic doorways. First floor has 6/6 horned sash windows while upper floor has same windows to bays 1 & 4.
No 24	Green	Ca. 1910. Asymmetrical two storey front. Ashlared and snecked limestone ground floor with roughcast upper floor. Welsh slate roof with transverse chimneystack on wing behind. Yard entrance to right and entrance set between original large plate glass shop display window with corner mullions to right, and tripartite 1/1 unbalanced domestic sash windows to left. Right bay to upper floor has canted oriel window with leaded lights under jettied gable roof, while left bay has similar pattern four light window.

Address	Rating	Description
No 20	Green	Two storey, two bay shop premises in white painted modern wet dashed walls, with gabled roof in slate (?) and large random masonry chimneystack. Handsome two bay symmetrical shopfront (late C19th?) with angled entrance and plain but well-proportioned side pilasters, stallrisers and fascia/cornice. £/2 timber sashes to upper floor.
No 16	Green	Balanced front of three low stories. Struck rendered walls and local grey slate roof. Ground floor taken up by very well proportioned C19th shopfront with arcaded display window and well detailed decorative pilasters and entablature. Canted central entrance with mosaic threshold. First floor has pair of 3/3 sash windows, while upper has narrow 1/1 sash to right and wider opening to left, now unfortunately fitted with PVCu window.
No 12	Green	Two bays and stories in struck render under local grey slate roof with bracketed eaves. Passageway with plain jambs set to left gives access through to Chapel lane. Shopfront to right is modest but earlier full length 'floating' entablature with slender consoles survives above. Unbalanced 2/2 sash windows above with plain reveals.
No.s 8 & 10	Green	Two stories and two unequal bays with scored rendered walls and local grey slate roof. Modern shopfront to left of no interest. Upper windows are 3/2 sashes of c. 1900. Rubble masonry stack to left and massive round stack to right set beyond ridge, suggesting building may have pre C18th origins.
No.s 2 - 6	Green	Row of three shop premises with shops over of Ca. 1875. Well preserved with consistent detailing throughout, although undermined by individualised modern colour schemes, which jar considerably. Two stories of snecked limestone to the upper stories, with quoins. Alternating coupled and singled windows with semi circular heads of shaped voussoirs with keystones, and quoined reveals and impost bands. The right hand window is unusual in being taken right to the corner and supported on a single column. Original 1/1 sash windows with curving heads survive throughout. All under a slate roof that is hipped at the north end, with tall masonry stacks and a coved cornice. The ground floor is taken up by good shopfronts of consistent design with sturdy pilasters with chamfers, unusual entablature blocks topped with ball finials, tall stallrisers, and canted display windows with very fine, leaded clerestory windows with curving centre sections.

Lound Road

Address	Rating	Description
No.s 2 - 6	Green	Row of three houses sharing similar architectural character. All are two storey, single fronted houses, but right hand house is taller. Random grey limestone rubble walls with alternating rock-faced and dressed block quoins to the south west corner and to the entrance surrounds, each of which has a pitched stone pediment. Long, dressed, limestone lintels over window openings, including curious bay windows that are recessed into splayed reveals set within the wall plane. Above the entrances are half timbered shallow attic gables set above attic windows with plain reveals. Window joinery has all been replaced but the quality of the architectural composition is still clear.
No 18	Red	Corner site on junction with Park Road. Two and a half storey, double fronted house at end of short terraced row. Random limestone masonry walls with voussoirs to window openings and rock-faced quoins to south east end, which are faceted at ground floor level. Gabled blue/grey slate roof with trio of stone chimneys. Entrance has block surrounds and plain entablature on brackets. Red rating derives from damage to windows and condition and design of a dilapidated mid C20th shopfront inserted to left of entrance way.

Low Fellside (West side)

Address	Rating	Description
1 – 9 Beech Hill Terrace	Green	Long terraced row of nine, two storey, single fronted houses, of consistent design, although southernmost two, known as 'Beech Bank', offer subtle variations. Snecked limestone rubble with sill banding to upper windows and bracketed eaves to gabled roof, which is stepped at a single point. Canted timber bay windows throughout, though in number 3 this has been extended upwards to cover the first floor, while No 2 now has a gabled roof dormer. Panelled entrance doors, now of differing designs, with ornate doorcases, paterae to the heads, and console bracketed hoods set above overlights. Upper openings have rock faced lintels and 2/2 sash windows.
Bungalow	Red	Modern bungalow with painted rendered walls, tiled roof, thin quoins and modern patterns of fenestration. Scale is ill suited to this location.
Holmewood/Mount Side	Green	Later C19th. Semi detached cottage villa style houses with symmetrical front. Two stories with attics, and three bays with coupled entrances in centre. Snecked limestone walls with quoins and gabled local slate roof with bracketed deep eaves and end ashlar chimneystacks. Front doors have block surrounds and semicircular moulded heads with tall

Address	Rating	Description
		keystones set under a shallow flat stone hood supported on corbel brackets. Paired windows above are the same but without a hood. To the sides are canted, ashlar limestone bay windows with shaped heads and decorative cast iron balconettes, while above, on the first floor, are coupled windows with ashlar shouldered lintels and surrounds. Attic windows break through the eaves, have painted render heads, and are covered with hipped slate roofs with vanes.
No 60	Green	Tall, detached, 'T' shaped house of two stories with attics in snecked and random rubble limestone, with rock-faced quoins under gabled grey slate roofs with bracketed eaves, plain bargeboards and tall stacks set away from the ridges. East elevation has a canted stone bay window with cranked heads, upon which a later timber bay window has been added. Later fenestration and lean-to conservatory on north end detract.
Spring Gardens	Mostly green	Long row of eleven terraced cottages of two stories and all single fronted, although the two end cottages are slightly broader than the others and have coupled ground floor windows rather than single light openings. Limestone rubble walls and gabled slate roofs that are occasionally slightly stepped at the eaves. Little by way of ornamentation other than for rock-faced lintels to the ground floor and thin surrounds to the upper windows, a bracketed eaves and the regular rhythm set up by the masonry chimneystacks.
No 4 Jameson's Place	Red	Two storey gable roofed house arranged end on to street. Painted dashed walls with haphazard pattern of modern door and window openings, all of non-traditional design, combine to overwhelm the appearance of the building.
No. s 2 & 3 Jameson's Place	Green	Pair of low two storey cottages with random disposition of windows across frontage and centrally paired doorways, all with thin surrounds. Walls are painted roughcast with gabled slate roof.
No.s 1 - 6 Spital View	Green	Terraced row of six cottages in random limestone rubble with gabled slate roof, with regular placing of small gabled dormers with deeply oversailing bargeboards and intricate window framing, some now changed. Narrow single fronts and two stories. Slender entrances in pairs with coupled windows adjacent. First floor has thin window above door and broader opening to one side – all with rock faced lintels and 3/2 sash windows. The row is characterised by a distinctive arrangement of transverse steps employed to access a narrow paved passageway with cast iron railings that fronts the whole row. A mostly well preserved late Victorian terraced group.
No.s 40 & 40A	Green	Dated 1894, but building might be older. Gable on to street. Random limestone rubble walls with stressed quoins. Roof not seen. Unadorned entrance and 3/2 light sash windows of various sizes. Gable is decorated with black and white

Address	Rating	Description
		applied timber framing with angled and curving braces, and plain verge boards.
Fellside Methodist Mission Hall/Job Pennington Memorial Hall	Green	Dated 1899. In snecked cream limestone with brecciated grey limestone detailing. Gable onto street with symmetrical elevation including centrally placed contemporaneous porch with end pilasters, crenulated parapet and random course of stones containing names of donors. Eclectic detailing including closed false pediment to gable that incorporates continuous name blocks in bold relief script, and pilasters. Unusual window in apex with triangular head and grey limestone 'marble' stone surrounds. Multi paned fixed windows throughout with matching surrounds.
Hall to south	Green	Low two storey building end on to street, with hipped slate roof and bracketed eaves, and random limestone walls with stressed quoins. Two bays with two windows in each ground floor bay with cruciform joinery and single three light openings above, all with sandstone lintels. Entrance on side.
No.s 1 - 3	Green and yellow	Row of three cottages, two of which are reasonably well preserved. Two storey and single fronted, in snecked limestone walls with a low plinth course, under slate roofs. The ground floor openings have rock faced lintels with rustication along the lower edge, while the upper windows have shaped voussoirs set under the eaves. The right hand pair have been given a thin roughcast coat and No.s * and * have recent fenestration.

Low Fellside (East side)

Address	Rating	Description
No 13A	Green	Small 'L' shaped cottage, single fronted to the left, with entrance way to rear yard in projecting right hand bay. Two stories in snecked rock faced limestone with shaped voussoirs to openings, rusticated to yard entrance. Modern dark brown ceramic fibre tiled roof and modern tilting windows are detrimental to appearance but unusual form is a positive aspect.
No.s 15 & 17	Green	Pair of two storey single fronted cottages in random limestone rubble (possibly once rendered) under slate roofs with later gable roofed dormer windows of good proportions. Large unit shaped voussoirs with thin cemented surrounds to windows, which retain some sash windows.
Kings Arms Cottage	Green	Orientated end on to street. Two stories and three bays with rear elevation probably to south (?), containing long staircase window with rough voussoirs to semi circular head and modern marginal glazing bar joinery. Windows in first bay broader than those to bay three, but all with shallow limestone voussoirs and modern top opening casement windows, which detract slightly. Small window on west

Address	Rating	Description
		gable with stone lintel. Blue slate roof with oversailing eaves and verge and masonry end stacks.
Nos 21 – 27	Mixture	Row of four two storey cottages of some age but re-windowed, and possibly part refronted in C19th. No 21 is narrow single fronted, now with exposed limestone rubble walls (possibly once rendered?) and a slate roof. Eaves raised late C19th when new rock faced limestone lintels added. Modern joinery to openings of satisfactory appearance. Other houses weakened by later changes, No 25 especially through merging of two cottages into one and poor choice of modern window joinery.
No 29	Green	Long, low, one and a half storey cottage with rear elevation onto street, characterised by mainly blank random limestone rubble walls with stressed quoins and gabled slate roof. The few openings are confined towards ends of elevation, the doorway to left probably being a later insertion. Roughcast south end wall and front (unseen) probably faces east.
No 33	Green	Squared limestone brought to course under a gabled roof. Irregular arrangement of windows and cellar openings, most with shaped limestone voussoirs, but much later fenestration.
No.s 35 41	Red	Modern development with grey roughcast walls and blue slate gabled roof, stepped down to left. Approached by bridge from road of utilitarian design. Lacklustre designed elevations.

Lowther Street (North side)

Address	Rating	Description
Side Entrance to South Lakeland House	Red	Weakly conceived infill frontage from the late 1980s which forms a side entrance into the large footprint office accommodation of South Lakeland District Council, which is set to the north of Lowther Street. It offers severe horizontal articulation and an unbalanced disposition of elements. The ground floor is clad in snecked limestone while the first floor is jettied out under a lean-to roof. An unadorned projecting staircase bay interrupts this arrangement towards the east end. The upper walls are covered in uncoloured Tyrolean roughcast. Windows are modern and of varying proportions. This elevation stubbornly fails to respond to the elegance and complex modulation shown by neighbouring buildings and for these reasons is considered to be harmful to the character of the conservation area
No 10	Green	Part of council offices. Dated 1893 on rainwater hoppers. Mannerist refronting of earlier building in snecked, rock-faced limestone with block like limestone detailing to windows. Ground floor has unusual, almost 'cubist' tri-partite window arrangement set as contrast to highly decorative ovolo-moulded entranceway with semi-circular arched head with impostes and decorative ogee shaped keystone. Sill

		bands to first floor and triangulated pediment to steeply inclined Dutch gable.
Nos 12 -18	Green	Part of council offices. Front rebuilt in 1902. Fine ashlar limestone with sill banding. Majority of windows have semi-circular heads of cut voussoirs with dressed surrounds. Heavily moulded and dentilled eaves and verge, the latter to an almost full-length gable onto the street, which contains a tri-partite window with semi-circular heads. A building of similar form and detailing is set to right with two storey five bay element with sill course and, set in right hand bay, a yard entrance with semi-circular head and imposts.
No 22	Green	Formerly Independent Chapel (?) of c.1828 and possibly refronted or re-windowed. Symmetrical, three storey three bay structure with 6/6 sash windows with segmental heads of stone voussoirs and plain reveals. Early 20th century modified door surround. Gabled roof with boarded gutter and bracketed eaves. Walls are random limestone rubble but a flush plinth in squared limestone has shaped voussoirs to flat headed openings to below ground cellars.

Lowther Street (South side)

Address	Rating	Description
No 31	Green	Building dated to 1906. Eclectic Edwardian classical style. Lowther Street elevation consists of three storeys and two off-centre bays. Ground floor has entrance and two windows each topped with entablatures topped with pulvinated friezes. First floor has eared architraves to windows with pedimented heads and 2/1 sash windows. Walls are struck in cream painted render. Dressed quoins. Dentilled oversailing eaves. East gable in painted render with a fake pedimented verge with open base and blind oculus with inscription 'HH 1906'. Ground floor has colonnaded porch with later conservatory fixed to centre. This supports a pair of rectangular timber framed first floor bay windows, with casement joinery containing upper leaded casements, all under hipped green slate roofs. Massive axial chimney stack. Grey slate roof.
No.s 21B?	Green	Late 18th Century? Narrow three storey structure in random limestone rubble to two off centre bays. Formerly rendered? Later rewindowed now with stained, 1/1 sashes. Narrow entrance door to right replaces earlier opening, and has plastered quoined surround to match neighbouring property to right, and moulded hood.
No 21	Green	Three storeys with cellars, of four bays with entrance in bay two. Constructed of a random limestone but almost certainly once rendered. Projecting dressed quoin stones and box gutter set on bracketed eaves. Six panel entrance door with overlight in fluted pilaster surround with moulded entablature. Windows are 1/1 sashes, some stained brown. Squared limestone plinth with flat headed lights to cellars.

Address	Rating	Description
No.s 15 & 17	Green	Three stories and three unequal bays with taller windows in right hand part and early C20th shopfront, with narrow surround and without stallriser, in left bay. Painted roughcast above later (?) smooth rendered ground floor. Windows are mostly 6/6 sashes with thin surrounds. Large axial stack to left and later small scale dormer windows to roof.
No 11 & 13	Red	Refronted in C20th (?). Pair of shop premises in two and three bays and three stories. Plate glass shopfronts of weak design. Grey roughcast walls. Square windows with modern fenestration.
No 5 & 7	Red	C19th origins with original dentilled eaves, but now rewindowed and with ill-conceived full length modern shopfront. Painted modern render.

Market Place and Branthwaite Brow

Address	Rating	Description
No 6	Red	Infill of c. 1980. Three storied, broad single bay in green slate cladding with horizontal ribbon windows to upper floors and non traditional window and entrance below. Design is adequate but in this context such strong horizontal emphasis is very out of keeping.
No 42	Green	Low, two storey, two bay shop premises with well-proportioned full width, symmetrical shopfront with panelled pilaster surround, moulded fascia, low stallriser and curved glass entrance, of c. 1900. Painted render above with square 2/2 sash windows and thin surrounds.

Middle Lane

Address	Rating	Description
No.s 13 - 15	Green	Row of three, two storey, narrow, single fronted cottages, although the entrance to No 13 is not on the front elevation. Snecked limestone walls with rock faced plinth, quoins and lintels under a hipped slate roof with stone chimneys, and oversailing eaves with exposed joist ends. North east corner shaped to ease access onto Fountain Brow. Original bolection moulded panel entrance doors with marginal glazed overlights. End cottages retain unusual 4/3 unbalanced sash windows, but central one is harmed by modern PVCu fittings.
No.s 5 & 6	Red	Modern semi-detached pair in uncoloured smooth grey render under gabled roof of cement tiles. Balanced front with horizontal window openings with modern fittings. Stepped roof without chimneys. Harmful because of materials used and featureless form.
Allhallows Church House and Cottage	Green	Converted C19th church and attached hall/schoolroom (?). Church to right. Set gable on to street with steep slate roof and verge parapets on shaped kneelers. Snecked limestone walls with clasping angled buttresses and moulded string courses, the upper one stepping up to the sill of a high, large perpendicular gothic window in sandstone. Lower openings on ground floor have rusticated rock faced or brecciate lintels or surrounds and smooth, deeply chamfered reveals. To the left is a lower building with a more aggregated form and secular appearance, but constructed and detailed in a similar but more domestic fashion to the former church. Both parts are important landmark buildings in this small sub zone.
Modern Blocks	Red	Tall rectangular block articulated into four discrete volumes with a stepped building line and assorted eaves heights. Grey rendered walls and a modern pattern of fenestration. The excessive massing and nondescript external treatment are considered detrimental to the character of the area.
No.s 16 - 20	Red	Trio of modern single fronted houses, now with variegated rendered walls and modern pattern of doors and windows, the former with recessed entrance lobby. Bland design but cheerful appearance.

Milnthorpe Road

Address	Rating	Description
The Cock and Dolphin public house	Green	Late C19th. Expressively asymmetrical with front of four bays and three stories, with angled corners, all set under complex local green slate hipped roof with turrets. Ground floor is rusticated stucco with mannerist detailing to range of openings with semi-circular or elliptical heads and unbalanced 1/1 sash windows, the wider openings having a

Address	Rating	Description
		recessed canted fitting, with that in bay one being usual in utilising this form in a three story arrangement, which breaks through the roof to be topped by a hexagonal green slate roof with swept eaves, lead finial and decorative weathervane. The entrance in bay two has original raised and fielded/ pyramidal panel door and plain overlight. First floor has white stucco walls and name fascia/sill band and trio of 2/1 sash windows with stone surrounds and pedimented heads, while the upper floor has two similar windows with round pedimented gables in the central bays, and a smaller window in the right hand bay which responds to the form of the hexagonal corner turret that rises through the eaves to form a bold corner feature with hexagonal green slate roof with swept eaves and lead finial, the walls being ornamented with an ocular window and a plaque with star and crescent motif. Also on the front is an ornate fire insurance plaque. Other elevations are plainer but still of some interest. The building is a conspicuous landmark in the Kirkland area, particularly in views across the River Kent from the east.
No.s 1-12	Green	A long terraced row of ca. 1870, built as a group, that share similar design and constructional characteristics. Good quality door surrounds with decorative console brackets. Individual dwellings have been subjected to some ill-considered changes to their doors and windows, but the architectural cohesion of the group is still largely retained. The shallow front set banks to the row are also a significant townscape element.
No 10	Green	Late C20th two storey house with symmetrical five bay front in white painted textured render under local blue/grey slate gabled roof with offset rendered chimneystack. Windows all 3/3 sash windows except for that over central entrance which is narrower 2/2 sash. Front door has rendered surround and awkward projecting hood.
No 14 ?	Red	Three storey block of flats set back from building line behind dreary public space. Front is articulated into five rendered bays of differing widths with modern horizontally proportioned windows and two picture windows to ground floor. Local slate gabled roof without chimneys.
No 32	Green	Early C19th? Two and a half storey house that is part of long, individually built, continuous row. Wide single bay in random limestone rubble, brought occasionally to course and formerly limewashed. Upper windows in centre with voussoirs to first floor and gabled head above eaves to upper floor. Ground floor window off centre with ugly balloon blind over and entrance to right. Gabled roof in blue grey slates.

Address	Rating	Description
No.s 29 - 53	Mostly green	This is a group of individually built semi detached and short rows of Victorian housing dating from ca. 1877. Built of good quality snecked limestone walls, some houses have buff coloured sandstone detailing, some coupled windows above, but mostly they have two storey bay windows of good form, which set up a regular rhythm of openings along the row. The entrances are generally paired and their surrounds embellished with an eclectic mix of pattern book ornamentation of high visual quality. The roofscape is greatly enlivened by steep attic gables with decorative bargeboards, crested ridges and good quality axial chimneystacks. The attractively scaled short front gardens have attractive low limestone walls, some coped with original limestone clint pieces and others with less harmonious modern metal railings. The narrow raised access drive in front of the building, with its rusticated limestone-revetting wall, fine entrance piers and contemporaneous metal railings is a key townscape feature of good quality and visual merit.
No.s 55 & 55A	Green	Large detached house with a complex form set within its own expansive private garden, but now divided into two properties. Good quality limestone walls and hipped roofs of local slates with gabled attic windows and a very deep bracketed eaves. Mostly simple window openings with rock faced lintels and cruciform casement windows but more elaborate hexagonal bay windows to the west and south sides. Highly wrought entrance porch of slender Ionic capitals and lead covered segmental pedimented hood. A very fine late Victorian house which largely retains the features of its main period of construction.
No 1 South Road	Green	Detached double fronted former house, now a restaurant, which sits within a distinctive triangular plot at the junction with Milnthorpe Road. It has a good range of typical late Victorian detailing and although now diminished by balloon blinds to the windows and very weakly designed side extensions, its architectural quality is still plainly visible. Given its position it is considered that the building has notable landmark quality in views from the north.

Mount Pleasant

Address	Rating	Description
Range Moor	Green	Early C20th, two storey, double fronted, detached house in snecked squared limestone with hipped slate roof with end chimneystacks. Central door with circular upper portion and leaded lights, flanked by bow windows with cruciform leaded light casement windows. Plainer casements to upper floor.
No 10	Green	Detached Regency style double fronted house of three stories with attic. Generally quite plain but with a perfectly square elevation, its appearance is significantly enlivened

Address	Rating	Description
		by three bays of identical narrow window openings fitted with very good quality casement windows with marginal geometric pattern glazing bars, which give the house a very satisfying and memorable appearance. Limestone rubble walls with slobbered mortar finish and gabled slate roof with broad end stacks and gabled dormers with small pane casement windows of uncertain date.

Mount Street

Address	Rating	Description
Mount Pleasant House	Green	Detached, double fronted, two storey house. Built in superior dressed limestone blocks in regular courses with quoins. Gabled roof in local slate with broad, masonry, end stacks. Identical window openings with shaped lintels in imitation of a segmental arch with keystone, and plain reveals. Fittings are 6/6 timber sashes. The otherwise handsome front is greatly enhanced by the use of a Doric triglyph band to the eaves supporting boxed rainwater goods.
No.s 2 - 6	Green	No 2 is a double fronted, two storey house in random limestone rubble (possible formerly limewashed) with quoins. Gabled slate roof with end stacks. Central entrance with panelled door with overlight and moulded architraves with a cornice set on shaped consoles. 2/2 sashed timber windows to openings, those on ground floor with voussoirs while upper windows and those on south end have limestone lintels. Attached to right is row of four, small, single storey, double fronted cottages with painted masonry walls and gabled slate roofs with masonry chimneys between houses.

New Inn Yard

Address	Rating	Description
Underlay Lodge	Green	Possible former chapel, then later factory/warehouse, more recently a school. Set at west end of narrow yard, from which only the north east corner and entrance porch is visible as an enticing fragment of a larger, roughly square building of two tall stories in a double pile plan form. Random limestone walls with quoins. Dressed chamfered window surrounds with round heads to upper floor, although some of these seem to have been formerly full height windows, that were later blocked or modified to create individual ground openings with rock faced lintels and sills. Gabled grey/green (?) slate roof with verge and eaves boards/gutters and good quality moulded octagonal chimneystacks. Later single storey flat roofed porch with a six panel door set within block surrounds with moulded semi

Address	Rating	Description
		circular head set within Doric pilasters under a full entablature with a frieze dated '1844' in Roman Numerals, which possible dates the porch and a conversion of the main building.
New Inn House/ 'Works' Building	Green	Two connected late C19th blocks, with a more upright 'formal' part, with gabled elevations, facing onto Yard. Two stories in random limestone rubble walls, brought occasionally to course, with rock-faced rusticated quoins and other dressings. Gabled roofs in local graduated slate with good limestone stacks and very distinctive deep, open, dentillated verges to north and east sides, above wall planes, which break forward slightly. Tripartite windows, stepped on north end, and now with later top opening casement windows.

New Road

Address	Rating	Description
Sand Aire House	Red	Cynically attached to the rear of a very fine classically fronted listed building that faces onto Stramongate. Comprises of a 1960s concrete framed building of six stories, with limestone cladding, flat roof with parapet and a basically rectilinear form, but with a prominent L-shaped wing on riverside. This building was subject to a re-fit in the 1990s consisting of extensive green slate and cedar wood cladding and the addition of balconies and box-like penthouse suites to the roof area, which partly ameliorated its earlier somewhat severe appearance. Although the building now utilises some local materials, its huge scale, immense massing, general form and modernist detailing result in a building with an extremely over-bearing presence in the townscape that is detrimentally conspicuous in views up and down the river corridor.
Lambrigg Terrace	Green	Dated 1891. Building front faces towards river. Seemingly built in two phases with northern parts displaying slightly more elaborate detailing. Consists of two and a half storeys with attics. Ground floor has continuous pentice across counted bay windows and coupled entrances. First floor has continuous sill bands to rectangular windows with limestone lintels. The northern part storey band sits above lintels. Oversailing eaves in grey slate roof with crested ridge tiles. Gables provided to each bay and on left hand side these are simple hipped devices, to right hand bay these are half hipped Transverse chimney stacks. Walls constructed in sneaked limestone with dressed coins. Rear has simpler detailing and uniform hipped gable windows. Ground floor is concealed by a later single storey additions.
Melrose Close	N/A	Dated 1896, with some similar detailing in the roof and ground floor, to Lambrigg Terrace. Walls are similar construction but windows to first floor have tripartite

Address	Rating	Description
		structure with pedimented lintels. The southern gable end is given a gable with plain large boards and moulded entrance way with three centred arch and string course. Windows are simpler and smaller than on the main elevations.
No 32A	Green	This is a converted warehouse building of early to mid 19th Century. Constructed of random limestone rubble of four storeys and orientated with its gable onto New Road. This building has a dominant presence on the streetscape. The conversion has involved the incorporation of new two light casement windows and a storied oriel on the southern end. The conversion scheme has successfully preserved the building's architectural interest.
No.s 6 & 7	Red	This is a group of single storey buildings which are attached to the rear of buildings in the yards behind Stramongate. The garage buildings themselves are considered to have a harmful appearance while the two storey accommodation to the rear consists of two phase, random limestone buildings with modern fenestration.
No 12	Green	Mid to late 19th Century. Two storey warehouse in snecked limestone with rock-faced coins. The building is oriented gable end onto New Road. This end is of two bays with exposed snecked limestone walls and moulded sandstone dressings to the first floor windows. The ground floor is rusticated and painted white and contains two vertically proportioned windows with round heads and radiating voussoirs with reticulated keystones.

Parr Street

Address	Rating	Description
No.s 1 - 33	Green and Yellow	A long terraced row of two storey houses that was built in phases but which displays a generally cohesive architectural appearance. The houses to the west are on flatter ground and share a consistent eaves and ridge line, and a continuous pentice roof over bay windows and entrance porches. To the east as the slope steepens these horizontal elements become more stepped and limited to individual or pairs of houses. All are single fronted except for No1, which is double fronted and given an elegantly curving building line as it sweeps around onto Aynam Road. The row shares matching detailing in the arrangement of each individual frontage. On the ground floor are canted sandstone bay windows and entrances with moulded architraves and overlights. Upper windows are plain with shaped voussoirs. Walls are in snecked limestone with levelling courses and roofs are gabled with blue/purple slates, and have tall regularly spaced masonry chimneystacks, bracketed eaves and dormer windows with glazed cheeks set above each property. The pentice roof to the ground floor is covered in shaped slates. Those houses

Address	Rating	Description
		rated as yellow on the architectural quality map have generally been adversely affected by modern changes to doors and windows. However, the largely homogenous appearance of the row and the sequence of well conceived detailing create a distinctive terraced row.

Queen Katherine Street

Address	Rating	Description
No.s 1 - 17	Some green	Terraced row of nine two storey houses, each with attics. Snecked limestone walls and continuous gabled roof with purple/blue slates and stone stacks between houses. All single fronted with the majority of doorways being paired and, like the adjacent windows on each floor, framed with pale sandstone block surrounds. Those houses rated green tend to retain the centre mullions to these openings, as well as either the original windows or more modern fittings with glazing bars. Gabled roof dormers are over scaled but appear to be original in form, if not in surviving detailing
No.s 19 - 35	Some green	Row of nine two storey, single fronted terraced houses. Cream coloured limestone rubble walls rock-faced, grey limestone lintels. Blue slate gabled roof with relatively large attic dormers, some of which retain half timbered gables of various designs, but unfortunately some of these have been replaced with roof lights. Coupled 2/2 sashed windows on the ground floor and 3/1 sashes upstairs but only a few of the houses, rated green, have preserved the original doors and windows. No 21 retains the most traditional joinery but in this house the walls have been painted cream.
No 2 and adjoining Air Training Corps Building	Green	Former Drill Hall. Long single storey building in snecked limestone with a tall, steep blue slate gabled roof containing a full width ribbon of rooflights, as well as former ventilation cowls and dormers. To the right, No 2 is a probably contemporaneous double fronted, two storey domestic block, similarly constructed, but with a higher tower to the left with recessed entrance and a tall pyramidal slate roof. The single storey block has both wide vehicle entrances and smaller window openings (many of the latter now being blocked) all with segmental arches of limestone and quoined surrounds. All fittings appear to be late C20th.
No.s 4 - 18	Mostly green	Terraced row of eight two storey houses with attics. Each property is single fronted and built from snecked limestone with a blue/grey slate gabled roof and mono-pitched dormer windows. Tripartite windows survive under segmental arched limestone heads in all but No 4, while all of the houses except No.s 4, 16 and 18 retain their original sashed joinery.

Queens Road

Address	Rating	Description
Nos 1 – 8 Mountain View	Green	Two storey terraced row on elevated site. Of one build in good quality snecked limestone under gabled slate roofs with crested ridges, No.s 5 – 8 having a higher roof line. Single fronted with canted timber bay windows under a pentice roof given to each pair, which extends over paired entranceways. Some of the upper windows have limestone lintels, some shaped voussoirs. Original window joinery survives in some but more modern material in others. No 1 diminished by fenestration and weakly designed extension.
West Bank	Green	Connected pair of individually built double fronted two storey houses with balanced fronts. Snecked limestone walls under purple slate roof with bracketed eaves and tall moulded ashlar stacks. Ground floor has canted painted stone (?) bay windows while upper windows have sandstone lintels, a continuous sill band and dressed reveals, those to the left side now being painted. Left entrance is recessed behind surround with moulded architraves and a flat hood supported on console brackets. Right entrance is concealed behind a later semi circular glazed entrance porch of some interest.
Brantfield	Green	Ca. 1870. Ostentatious and highly ornate detached house of complex form and elaborate detailing, set within own private grounds. Square plan embellished by angled storied projections at most corners and projecting storied entrance bay on north east side. Tall two stores in snecked limestone with plinths, levelling bands and carved sandstone detailing under a complex roof in local blue/grey slates laid in diminishing courses. Porch and angled projections have faceted ground floor corners with massive ogee moulded stops at the first floor, and extensive banding to quoins, reveals, sills and lintels. Lower windows with flat heads and upper with shouldered lintels and keys. Projections and central windows have individual gabled roofs with bargeboards and plain pendants, forming a highly intricate roofscape. Tall moulded chimneys to rear pitch. Rear extensions not seen. A very significant piece of Victorian architecture.
South of Brantfield	Green	Detached late C19th house of tall one and half stories with low eaves. Expressively asymmetrical plan and highly articulated elevations with very complex roofscape of steep gables, hipped bays and a pyramidal roof over the storied entrance porch. Snecked rock faced limestone walls with stressed ashlar quoins, under green slate roof with moulded terracotta ridges, and matching finials to main roof, timber ones to gables and leaded cap to porch bay. Tall moulded chimneystacks. East end is canted with ashlar detailing to coupled window surrounds, quoins and storey banding. Gabled roof over has deep oversails on bracketed

Address	Rating	Description
		timber framing with Star of David motifs, while apex contains a small cusped window. Extensive range of window sizes and designs but all with ashlar limestone detailing, many with relieving arches, some with hood moulds.
Underwood	Green	Shares similar constructional and decorative details to building above, but in a less complex 'T' shaped form. Low two storey form with gabled attics. Range of window shapes but all with shouldered headed joinery. Canted bay windows and buttressed lean to with crested slate roof enliven the ground floor elevations.
Prospect	Green	Only partly seen from road. Square plan and 'T' shaped roof with green slates, crested ridges and tall stacks with moulded tabling. Oversailing verges with plain boards and open timber framing to apexes. Snecked rough limestone walls with smoother ashlar detailing to quoins and door/window surrounds.
Woodlands	Green	Asymmetrical detached house with some free vernacular styling. Two stories with attics in snecked limestone with steep, graded, green slate roof, with hipped and gabled ends, some shaped kneelers and verge copings, and terracotta detailing. South east corner has projecting storied drum with five sides and 2/1 sash windows, while north side has rectangular bay window with cut stone detailing, both under crenulated parapets. Tall masonry stacks with banding.
Low Slack	Green	Roughly square shaped detached house with front facing south east. Walls in roughly coursed squared limestone, with quoins and lintels showing rock faced rustication. Grey slate roof, plain bargeboards to gabled ends and bracketed oversailing eaves, but modern rooflights have detrimental visual impact. Large canted storied projection in centre of front, under pyramidal roof. Diamond shaped window with coloured leaded lights is only real ornamentation.

Queen Street

Address	Rating	Description
No.s 1 – 15	Green and Yellow	Terraced row of eight houses with comparable build and design character, with gabled slate roofs throughout and masonry stacks. No 1 is set back slightly from main building line and has more sophisticated architectural appearance, being double fronted in dressed squared limestone blocks in regular courses. Windows have shaped voussoirs now with modern false sashes with 6/6 glazing bars. Entrance has panel door with bolection mouldings and overlight, with moulded architraves and a cornice supported on console brackets. Other houses are single fronted in random limestone rubble with limestone lintels and unadorned entrances. Some sashed windows survive but modern

Address	Rating	Description
		fenestration has a detrimental impact in some cottages. Modern pitched porch hoods to No 11 detracts.
No.s 2 - 14	Green	Row of eight two storey cottages with cellars and an appreciably stepped arrangement of roof and floor heights across the row. Mostly single fronted except for No 14, which is wider and double fronted. Random limestone rubble throughout with gabled slate roof and stone stacks. Variety of door and window treatments but mostly traditional in appearance, even though the original door surrounds appear likely to have been removed. No 14 has blind window above central entrance.
Former Woodyard	Mostly Green	L shaped range in irregular limestone rubble with shaped voussoirs to openings, and slated gabled roofs. Plain appearance and, on the whole, sensitively converted into houses, with satisfactory window and door detailing.

Sandes Avenue (north side)

Address	Rating	Description
No.s 3 - 15	Green	Terraced row of seven two storey late Victorian houses with attics. No.s 5 – 15 are each single fronted with coupled entranceways and flanking angled bay windows, all set under a bracketed, continuous, slated canopy with open, half timbered gables set over the doorways. No 3 displays a full height, rectangular bay window, which is deftly set at an angle across the south west corner of the row, and merges at eaves height into a half-timbered dormer window. Constructed from snecked, squared limestone with quoinstones and quoined surrounds to the openings, under a gabled green slate roof in graduated courses, with ashlar limestone stacks with moulded copings and broad dormer windows with hipped roofs, all with clay ridges and finials. The eaves is coved and its soffit is shaped over the upper window heads. The original entrances have four-centred arched heads and traceried overlights although the original part glazed doors now survive only in No.s 5, 13 & 15. Original window joinery was sashed, to various designs, and is now preserved entirely in only the end two properties.
Church	Green	C. 1890. Snecked limestone walls and a stripped down gothic appearance, with two centred arched dummy heads to the ground floor windows and a gabled attic, with kneelers and verge copings, containing a window of similar design in a reduced form, all centrally placed above the entrance. The open space behind this building is now a very mundane car parking area and is enclosed by building elevations of undistinguished appearance.
No.s 1-5 Riverside Terrace	Green	Riverside terraced row of two stories. No 1 is more complex with shallow 'T' shaped plan with formal front facing south, of two bays with broad bay to right set under gabled roof

Address	Rating	Description
		with bargeboards and angled bay window with corner radii; and recessed bay to left with well-proportioned open timber entrance porch. Balanced gable wall with sashed windows facing river under further boarded gable. Grey limestone walls with rock faced quoins and window lintels. No.s 2-4 have asymmetrical backs facing river and fronts to west with more cottage like single fronted elevations.
Hall, now St. John Ambulance Hall, on Riverside Walk	Green	Deep square plan but complex narrow gabled roofs in local graduated slate with crested ridges and oversailing eaves and verges. Riverside wall in limestone rubble with plinth is mostly blank but pleasingly articulated with simple buttresses and lit at a high level with stressed ocular window with keystones.
South of Bonded Warehouse	Green	Pair of two storey offices with right hand part being late Victorian while left hand building looks to be recent rebuild, though acceptably well designed. . Right hand part has Snecked limestone walls with levelling courses and ashlar detailing, and a local green slate roof. The east end is agreeably curved into Beeson Road with a swept roof above. The entrance has an ashlar surround with semi-circular head with rounded inner arrises and a keystone and imposts. Windows are quoined with flat lintels and pair of ground floor windows looks to have been inserted into the void of an earlier shopfront (?). Part to left is far simpler but shares some of same devices, including a curving corner at far end. Full height glazed panel between two parts is less successful.

Sandes Avenue (south side)

Address	Rating	Description
No.s 2 - 14	Mostly green	Terraced row of single fronted, two storey houses in dark grey limestone rubble brought to course, under a gabled, graduated, local slate roof, with a bracketed eaves and stone stacks set between properties and to rear, along with well-proportioned roof dormers with hipped roofs. The front has rock-faced lintels to all openings – with overlights to narrow doors and ground floor windows mostly with central timber mullions. Original windows were 1/1 sashes though these survive now only in No.s 2, 6 and 10, while only No 4 retains its original dormer window. No 2 is taller and of two and a half stories, so as to merge with the corner shop premises on Stricklandgate, and has more intricate glazing and cast iron balconies, with fretwork motifs, to the first floor windows. No 14 is wider but is now regrettably rendered and fitted with a very weakly designed shop window.

Address	Rating	Description
No.s 20 - 28	Green	Large retail building. Limestone ashlar monumental facade to eclectic classical pattern with decorative lead mansard roof in French Renaissance style. Two stories with attics and symmetrical front of eleven bays. Central three project slightly to form a classically proportioned entrance block, with central doorway flanked by giant order pilasters and with a coupled window above, where half round windows merge into the tympanum, with moulded extrados above. To the sides are plainer windows with rusticated spandrels and on the first floor a row of three smaller lights with block keys, imposts and sill banding. The longer side portions have display windows, now modified on the ground floor with plate glass windows and over sized fascias, but retaining a sequence of four lights with semi-circular rusticated heads. The eaves has a moulded parapet but the central section has a central entablature flanked by shaped balusters. The roof is a steep mansard form and covered with diamond pattern sheet lead and oval dormer windows embellished with ornate Baroque style lead cartouches with female head motifs. Parts of this building, including the central 'front', were originally part of the Market Hall, later Public Library, of 1855 by Thompson and Webster, located at the west end of Market Place but the front was removed and reassembled here in 1909.

Sedbergh Road (north side)

Address	Rating	Description
No 1	Green	Detached house in own grounds set back from the road. Complex form with later extensions to rear not seen. Double fronted main elevation of two stories in squared limestone, but possibly once rendered. Hipped grey slate roof with stone chimneystack to right, and bracketed eaves. Ground floor has canted bay windows under a grey slate pentice and set either side of a broad entrance with flanking lights, that is protected by an open sided, pedimented timber porch that breaks forward slightly. Upper windows are 3/3 sashes each with thick stone surrounds, a bracketed canopy above, which interrupts the eaves, and aprons below.

Address	Rating	Description
No.s 3 and 5	Green	<p>Large semi detached pair within large garden plot, now converted into flats/apartments. 'U' shaped symmetrical front with gabled side wings projecting forward. Tall two stories with attics in snecked limestone with rock-faced quoins. Roof is gabled with range of masonry stacks with moulded copings, but material finish not seen. Very deep brackets springing from continuous stone banding are distinctive feature. Coupled sub gables emerge through eaves to light attics. Central bays are balanced with outside openings provided with semi circular arched heads with rock-faced keystones, and inner ones given flat lintels. Some window joinery, with marginal glazing bar sashes, still survives but some windows have been converted to doors. Central section blighted by fire escape stairs and waste piping runs. Outer wings have broader openings with balanced sashes to canted flat roofed bay windows on the ground floor; tripartite windows on the first floor; and single lights within the gables.</p>
No 7	Green	<p>Detached villa in Gothic style. Resolutely asymmetrical with a confident grouping of different volumes with complex plan and roofline. The latter includes barge-boarded gables to some portions and hipped roofs to others, all in colour banded Welsh blue/purple and local Westmoreland Green slates. Well conceived doors and windows, both in terms of their distribution about the elevations and their intrinsic sandstone detailing, with moulded mullions being provided to many of the upper openings and simpler rectangular openings to the ground floor windows, which, contain joinery with shouldered heads and scrolled floral relief motifs. The main entrance is through a well finished, two centred arched, heavily moulded, gothic doorway, complete with slender columns and a paired board door complete with highly ornate strap hinges, which accesses a small integral conservatory, which is also of importance.</p>

Address	Rating	Description
No 9 - Heathfield	Green	<p>Detached two storey house with attics and cellars set in own grounds. Asymmetrical elevations in loose Gothic styling. Intricate Cumbrian green slate roof, part hipped and part gabled with decorative bargeboards. Tall, narrow elevation facing road in random limestone rubble with pale sandstone detailing and Triassic red sandstone sill and impost banding to walls. Entrance to right via steps with traceried overlight and protected by large open sided porch with hipped green slate roof, with basket arched lintel with nail head moulded soffit, sitting on polished marble colonnettes with squat crocketed capitals. To left is a large canted sandstone bay window with slated roof. On first floor is a coupled window with shaped sandstone lintels and flat mullion, and a single light window with iron balconette over the porch, sharing similar detailing, while the attic gable has a pair of identical windows with corbelled iron balconettes. Retains 1/1 sashed windows. South east elevation not inspected but seems to be similarly complex. A very individual and well preserved Victorian gothic villa of considerable character.</p>
No 11 and 13	Green	<p>Dated 1869. Pair of semi-detached, single fronted two and a half storey houses with symmetrical frontage in narrow garden plot. Built from peck-finished, squared, regularly coursed, snecked grey limestone with quoins, under a gabled grey slate roof with bracketed eaves, small hipped sub roofs with windows lighting the attics and quoined masonry stacks. Central paired sandstone entrance surround with block pilasters and semi-circular arched heads with keystones and imposts, the central spandrel having, in relief, the text 'T and M – 1869', and topped with a chamfered coping on stone brackets. Flanked by sandstone canted bay windows with lead roofs, while the first floor windows are all coupled, with those in bays 1 and 3 having cranked sandstone heads and flat faced mullions, and those in the centre and to the attics having round heads with keys and imposts.</p>

Address	Rating	Description
No 15	Green	<p>Corner site containing a detached, eclectic gothic styled, two storey cottage villa, in random limestone rubble with red sandstone detailing, under a complex green slate roof with hips, half hips, gables and terracotta detailing. Double fronted but asymmetrical south west elevation. Gabled left hand bay projects forward slightly and has three light rectangular bay window with green slate roof on ground floor, and, above, a coupled window with quoined limestone reveals and shaped, combined sandstone lintel under a relieving arch. Upper floor of the right hand bay has paired windows with matching details while the central bay has a similar single opening but with tracery lintel. Entrance projection has sandstone pointed arch with chamfered jamb and imposts and secondary segmental arch. Window to right is broader with semi circular sandstone arch carved to imitate segmental construction. Unbalanced 1/1 or 2/2 sashes survive throughout. South elevation has similar detailing but with canted bay window with tall steep slate roof and, above, sandstone date panel with 'Built AD 1878'. Low lean-to extension to right is not an asset despite green slate roof. A good example of Victorian neo-gothic house.</p>
No.s 25 - 31	Green	<p>Row of two matching semi-detached, two storey houses with attics. Built in snecked and random limestone with rendered sections, but dominated by a sequence of storied, rectangular, timber bay windows with mathematical ceramic tiling between floors, and jettied and deeply oversailing half timbered front gables with bargeboards, all painted in black and white. Front doors with bracketed canopies over, and leaded light top opening casement window joinery generally survive, although No.s 25 and 29 have been slightly weakened by modern changes. Roofs in grey slate with stone chimneystacks. Side elevations in stone are less successfully articulated.</p>

Address	Rating	Description
No.s 33 and 35	Green	Dated 1892 on rain hoppers. Large semi detached two storey house with attics and cellars, with complex asymmetrical plan and elevations, displaying varied range of eclectic detailing. Snecked grey limestone walls with quoins and hipped and gable roofs with bargeboards laid in local green slate and tall, quoined chimneystacks. The South west front breaks forward under a complex multi gabled roof to contain left hand house. The gable end facing the road has a slate roofed, canted bay window with narrow light to left with quoined reveal and arched head. The first floor window is a broader three light version, now alas with PVCu fitting, while within the gable apex is a long and slightly awkward horizontal five light window with thick timber lintel and thin mullions, which the reveals suggest is an original feature. The north west return wall is also stepped in plan but has a more consistent series of single light windows, as before. The restrained entrance here has a shaped head while above a narrow half timbered and glazed panel continues through the first floor. The right hand house has an entrance (not seen) and an open sided, decorative timber and stone walled, green slate lean-to roofed porch set in the angle between the two houses. Fenestration consists of a canted bay window and slender single windows to the ground floor, and one and two light 6/1 sashed windows with flat heads above. The roof over the right hand end is slightly hipped and topped with a timber framed gablet, while an unusual lean to roofed dormer snuggles up to one of the chimneys. Low extension to right of modest interest and rear projections not inspected.

Sedbergh Road (south side)

Address	Rating	Description
Ivy Garth	Green	Very large Victorian villa property, now flats (?), which faces away from the road so that its main frontage looks south west towards the railway. Built from snecked limestone with rock-faced quoins under Cumbrian grey/blue graded slate hipped and gabled roofs, with bracketed eaves and verge fascias, and stone stacks. The rear elevation is dominated by a continuous first floor sill band and windows that have rock faced quoined reveals and tall brecciate limestone lintels, although some later windows have also been inserted. The other elevations are more formally arranged with the east end terminated by a small gabled roof set within the broader main hipped roof, while the centre of the south wall breaks forward and is topped by a wide roof gable, with bay windows below.

Address	Rating	Description
No.s 14 and 16	Green	<p>Two storey semi detached house with attics. Formal symmetrical elevations on both long sides although north east side facing road is the more highly modelled. Limestone rubble walls and local blue/grey slate gabled roofs laid in diminishing courses. North east wall has wide end bays with gabled roofs and canted storied bay windows with slate roofs and balconettes. The wall between is set back slightly and contains entranceways with block surrounds and semi-circular arched heads with imposts and side windows, protected by a first floor balcony with turned balusters, which is accessed through leaded light glazed French windows with shaped voussoired heads. Thick eaves band to central bay only. Round headed windows in gables. All windows have unbalanced 1/1 sashed windows. Extension to left detracts in current appearance. Railway frontage has simpler treatment but same basic arrangement, with coupled doorways with similar heads, smaller ground floor bay windows and windows that are provided with thin stone surrounds and, to those in the end gables, projecting moulded stone bases.</p>
No.s 2 - 14	Mostly green	<p>Terraced row of low two storey cottages which have their backs, and rear service wings, facing towards Sedbergh Road. The south west elevation consists of six single fronted cottages, all built in random limestone, some now painted, except No 2, which is later and has sneaked limestone walls. Local graded blue/grey slates with regular arrangement of masonry chimneystacks and some surviving box gutters. No 2 has a limestone door surround with carved wreath motifs enriching a frieze, and canted limestone bay window with parapet and cornice. The other windows in the elevations are plain with stone lintels. Traditional sash windows now survive only in No.s 2 & 4 and to the rear only of No 6, with modern joinery having a detrimental affect on the other properties. The rear elevations are dominated by the rhythm set up by the series of similarly sized rear service wings, although here too modern fenestration changes have undermined the coherence of the group.</p>

Address	Rating	Description
Nos 25 – 31	Green	<p>Pair of semi-detached houses of ca. 1900. Two stories and prominent attics and built in snecked limestone to the ground floor and painted roughcast to the upper walls above a stringcourse. The symmetrical fronts have couple entrances with flat door hoods on brackets within a narrow central bay, and broader flanking bays that are dominated by well-detailed storied bay windows with cruciform leaded casement windows and mathematical tile infilling, while above half timbered full height gables, with three light windows, are jettied out on simple, corbelled brackets. These sophisticated neo-vernacular buildings form an attractive group that serve as a reminder of the suburban development of the settlement in the later C19th. Side elevations in stone are less successfully articulated. No.s 25 and 29 have been slightly weakened by modern changes.</p>
No.s 33 & 35	Green	<p>Semi-detached pair with markedly different plans and physical form, although they share similar a similar material construction and decorative detailing. Dated 1892 on rain hoppers. Two stories with attics and cellars, and complex asymmetrical plan and elevations, displaying very varied range of eclectic detailing. Snecked grey limestone walls with quoins and hipped and gable roofs with bargeboards laid in local green slate and tall, quoined chimneystacks. The South west front breaks forward under a complex multi gabled roof to contain left hand house. The gable end facing the road has a slate roofed, canted bay window with narrow light to left with quoined reveal and arched head. The first floor window is a broader three light version, now alas with PVCu fitting, while within the gable apex is a long and slightly awkward horizontal five light window with thick timber lintel and thin mullions, which the reveals suggest is an original feature. The north west return wall is also stepped in plan but has a more consistent series of single light windows, as before. The restrained entrance here has a shaped head while above a narrow half-timbered and glazed panel continues through the first floor. The right hand house has an entrance (not seen) and an open sided, decorative timber and stone walled, green slate lean-to roofed porch set in the angle between the two houses. Fenestration consists of a canted bay window and slender single windows to the ground floor, and one and two light 6/1 sashed windows with flat heads above. The roof over the right hand end is slightly hipped and topped with a timber-framed gablet, while an unusual lean to roofed dormer snuggles up to one of the</p>

Sepulchre Lane

Address	Rating	Description
No.s 16 - 22	Red	Row of four cottages with stepped roofs and smooth grey rendered walls. Random position and sizing of openings. A lacklustre design creates a sequence of undistinguished buildings.
No.s 19 - 23	Green	Row of three cottages the two to the left in light grey random limestone rubble, the right hand one being a later addition in cream coloured limestone rubble. Similar formal characteristics: each is single fronted and of two and a half stories, with attic windows set within small gables with moulded bargeboards. Roof not seen but left hand pair have shared timber entrance porch under a steeply hipped green slate roof. No.s 21 & 23 have windows with voussoirs to ground floor and thin stone lintels to upper windows. No 19 has a timber lintel spanning across door and window heads, with a chamfered soffit above each opening. Upper windows have limestone voussoirs. All window joinery is 3/3 sash windows.
No.s 12 & 14 and 12A	Green	Three cottages on elevated ground, No.s 12 & 14 arranged as double pile end on to street, and No 12A, a further gabled bay, with steeper roof, attached to south west corner. In cream and light grey limestone in snecked coursing with sandstone detailing. Shaped sandstone heads to window lintels and stressed reveals and quoining. Various shallow lean-to's along side elevations. Gables finished with moulded bargeboards and round stops.
No 3	Green	Modern house on higher ground away from street and facing south. Grey roughcast walls and double pitched roof of two stories, with garage in stone at lower level. Rectangular form with complex articulation. Bland window designs but passable fusion of traditional and modern.
No 1A	Green	Two storey detached house in random limestone rubble with sandstone lintels to upper floor windows under gabled slate roof with modern glazed dormer window. Balanced front but ground floor much weakened by lintel changes and clumsy modern fenestration. North gable end with parapetted verge, given disagreeable modern cement render.
No.s 2 and Former School (?)	Green	Large rectangular building with numerous extensions giving complex form. Two tall stories in random limestone with quoins, under local blue/grey slated gabled roofs, some with shaped slates, with oversailing eaves and verges, and squat stone stacks. Mixture of windows sizes, some with shaped voussoirs or lintels and most with small pane sashed with marginal glazing bars. Fenestration and roof lights detract from the roofs to the south. Key building in views along lane.

Serpentine Road (west side)

Address	Rating	Description
No.s 64 & 66	Green	Arranged gable on to the road edge. Formerly two cottages - now one (?), each probably single fronted. Two stories under graded green slate roof, with end stacks. Random rubble limestone walls, western part in uncoloured roughcast. Open gabled porch to south entrance – lean-to slate pentice over north doorway and large window. Blank roadside gable with faceted corner.
Queens Place	Mixed	Terraced row of four houses on elevated site set well back from road. Each of three stories with attics and displaying a single fronted arrangement with, in each case, a two storied bay window to the right of entrance. The bay windows are canted in plan and of stone to ground floor and timber above. The openings have basket arched lintels to the doors and the top floor windows and semi-circular heads to smaller windows on the first floor. The walls are built from snecked limestone and the eaves is stepped and bracketed, while the gabled slate roof contains steeply gabled dormer windows to each property. The left hand house is greatly disfigured by a full width flat roofed dormer window.
No 52	Red	Elevated above the road and set back behind a raised terrace this modern houses has a convoluted frontage with a variety of fenestration set within various rectangular bays/projections that are fixed to Pennington brick walls. An entrance bay to the left is clad in masonry, but is without windows. The architecture appears arbitrary and coherent and sits uncomfortably with neighbouring buildings.
No.s 48 & 50	Red	A semi detached modern house set back from the road behind a row of flat roofed garages with steel doors fronting the highway. Despite a gabled roof and snecked sandstone walls no contextual approach is taken to the design of the elevations which offer horizontal plate glass windows set with vertical panels. The appearance of the houses and the associated garaging is detrimental to the street.

Address	Rating	Description
Row No.s 14 - 38	Mostly green	A long terraced row of 13 houses, built individually or in groups, but sharing a largely coherent patterning of openings across the elevations and a regular arrangement of chimneystacks. All of two stories in height, though the eaves is occasionally stepped to take account of gradients, and all single fronted though sometimes neighbouring entrances are coupled together. All in random or snecked limestone under slated gabled roofs. No.s 36 and 38 have canted bay windows and No 36 a roof dormer, which although reasonably designed, disrupts the otherwise straight lines of the roof. The openings have either solid lintels or shaped limestone voussoirs and many of the door and window openings have thin surrounds. Less than half retain their original joinery, while No.s 18 & 20 are weakened by modern window details. Some of the coupled doorways have more elaborate surrounds which enrich the row.
Nos 10 & 12	Green	Northern end of longer two storey terraced row in squared limestone with gabled slate roofs. No 12 has faceted corner containing entrance into former ground floor shop, whose display window on the front has been recently been converted to a domestic arrangement with false sash windows. Other windows have plain reveals and basket arched lintels in brecciated limestone and sash windows, those in No 10 having 3/3 glazing bars. The elevation is enlivened by sill bands to the upper windows and a bracketed eaves. The door to No 10 is decorated with thin mouldings and a set of paterae set between shallow console brackets.
No.s 2 - 8	Mostly green	Southern part of longer terraced row, built in two phases, but sharing similar constructional characteristics: two stories in random limestone walling and gabled blue grey slate roofs. All single fronted but No.s 6 and 8 have paired central doorways with painted surrounds and a shallow hood on brackets, No.s 1 & 4 with entrances set to the right, of which only No 2 retains a surround with a moulded cornice. All but No 4 retain original panelled doors and 3/3 sash windows set within thin surrounds.

Serpentine Road (east side)

Address	Rating	Description
No 1	Green	South end of terraced row built c. 1860, but orientated so that front faces south. Single fronted two storey house with 'T' shaped plan, built in snecked limestone with levelling bands and rock-faced quoins. Bracketed oversailing eaves and verge to graduated, local blue/grey gabled roof, with masonry end chimneys. Window openings to major elevations are 3/3 timber sashes with stone surrounds and peck dressed lintels. Entrance has panelled door with

Address	Rating	Description
		overlight and quoined surround and lintel in ashlar with shaped corners to head. Small blank heraldic plaque fitted onto west gable.
No.s 3 - 9	Mostly green	Row of four two storey, single fronted terraced houses forming southern end of longer row built c. 1860. Identical construction and design character to No 1 but with more ornate doorways, with shouldered architraves and entablatures, and console brackets to No.s 3 and 9, and shaped corbels to the others. Bracketed eaves to No 9 and plainer versions to other three. No 9 is disfigured by alterations to storied bay window in PVCu.
No.s 11 - 21	Mostly green	C. 1860. Northern end of long terraced row, comprising of six single fronted, two and a half storey houses, arranged in symmetrical pairs. Built of limestone rubble, but possible designed to be rendered, with rock-faced rusticated quoins and lintels, the latter with curved soffits. Entrances are coupled, with No.s 11&13 and 19&21 set under shared a semi-circular pediment and No.s 15&17 under a triangular one. Door surrounds with shouldered architraves and console brackets, but fluted pilasters now removed from all but No 11. Windows have 3/3 timber sashes with very thin glazing bars and thin surrounds, sill bands and thin horizontal impost blocks to upper windows. Gabled slate roofs with massive transverse chimneystacks. Majority of original doors now removed but No 11 further weakened by later fenestration.
No 23	Green	Northern end of long terraced row of C. 1860. Single fronted and arranged end on to street. Gabled roof with exposed, shaped purlin ends to projecting verge and eaves. Rendered and painted walls with exposed rock-faced rusticated quoins and single window lintel, the latter with drop returns and 3/3 sashes. Small window with round head in gable. Storied, canted shape bay window with flat roof and 2/2 sashed windows. Entrance surround unfortunately removed and a somewhat gimcrack hood erected over.
No 25	Green	Designed by Miles Thompson and built in 1861. Detached two storey house with symmetrical front in three bays. Gabled roofs in local slate laid in diminishing courses, and limestone rubble walls to ground floor with painted roughcast to upper floor. Central part has gabled two storey bay with vergeboards and string course, while flanking bays have deep lean-to projections to ground floor only. Windows are 6/6 timber sashes with brecciate limestone lintels, although the larger first floor window in the central bay has tripartite window with 4/2 sashes. Single storey entrance porch to north end.
No. 83 & 85	Green	Symmetrically paired, single fronted two storey semi-detached house with attics. Built in snecked limestone with a sandstone sill band to the first floor and bracketed eaves under a gabled local slate roof with original gabled dormers.

Address	Rating	Description
		Paired doors with painted door surrounds and hoods set on console brackets, flanked by canted timber bay windows. Fake sash windows to No 85.
No.s 87 - 93	Green	Southern part of longer terraced row consisting of five single fronted, two storey cottages, whose distinguishing feature is a continuous slated lean to roof set over panelled entrance doors and canted bay windows on the ground floor. Upper windows singled over doorways and two lights with mullions over bay windows, all with sandstone sills, some painted. Built in snecked, cream coloured limestone with stressed rock-faced quoins and window reveals. Welsh slate roof with tall masonry chimneystacks to each bay.
No.s 95 - 105	Green	Northern part of longer terraced row containing six paired single fronted houses of two and a half stories but each showing subtle variations. Built with snecked limestone and rock faced quoins and window reveals and rusticated brecciate limestone lintels. Complex gabled purple slate roof with small gables to attic windows and tall masonry stacks over stepped, bracketed eaves. No.s 95 & 97 have a full width slate pentice set over doors and canted timber bay windows, while No.s 99 & 101 have bay windows with individual slate roofs, and No.s 103 & 105 have square openings with two lights and flat timber mullions. All windows have 2/1 sash windows except for those in the attics which have three lights. A remarkably well preserved group that retain almost all their original detailing.

Shakespeare Yard

Address	Rating	Description
Shakespeare Theatre	Green	Dated to 1829. Detached building with broad gable end acting as symmetrical frontage facing down yard. Two stories with attic in squared limestone blocks with quoins and a small masonry stack in centre of gable. Slate roof. Central panelled doorway with fan light and block surround with semi-circular head and impost, approached up twin flight of steps. Doorways to left and right converted from windows and these, together with 6/6 sashed windows above, and a central 4/8 sash in the gable, have shaped voussoirs.

South View Lane

Address	Rating	Description
Old Vicarage	Green	Large detached house, possibly of more than one phase, with complex accreted form and roofscape. Mostly two stories but some parts with attics and with different roof heights. Random limestone walls with quoins and local blue/grey slate roofs that are chiefly gabled with projecting

Address	Rating	Description
		eaves and verges, but hipped to the south west end with a small attic window gable. Various masonry chimneystacks. Mostly 3/3 sashed windows but canted bay window with slate roof to east end. Entrance via single storey gable roofed porch on south side.
South View Cottage	Green	Double fronted two storey house with further, possibly contemporaneous bay set back to left. Squared limestone in regular courses with quoins and shaped voussoirs to window openings. Gabled roof with local slates and masonry stacks to ends. Ground floor windows are 8/8 sashed windows, first floor 6/6 sashes. Entrance has plain block surround and modern door with overlight.
West Grove	Green	Terraced row of five, single fronted, two storey houses with cellars, and gabled slate roofs with axial chimneys which largely retain original pots. Limestone walls with first floor covered with uncoloured dashed finish. Entrances with sandstone lintels and part glazed doors with overlights. Canted bay windows with slate roofs on ground floor but some regrettably now re-windowed. Upper windows unbalanced 1/1 sashes.

Station Road

Address	Rating	Description
Allen Institute Building	N/A	Large Edwardian college building with balanced front. Walls in snecked limestone with ribbon pointing and shallow slate roof with bracketed eaves, rooflight strips, a hipped west end and square section rainwater goods. The central entrance bay, quoins, lintel, sill and eaves bands, and full height rusticated pilasters are all in light brown sandstone. The mannerist, double height entrance bay is the most distinctive element, consisting of a full height cavetto moulded, rusticated pilaster framed panel which ascends to the eaves and is terminated with an open bed Doric pediment containing a carved name tablet, with a stepped entablature above. Below, a Doric columned and pedimented doorway, with half round head with keystone and imposts, rises up into a series of five, narrow, semi-circular arch headed windows set below a segmental arched head with cavetto moulding. Tall grid pattern windows throughout with original cruciform casement windows, though some on ground floor now regrettably altered. A pedimented gable on the Beezon Road end contains a tablet with the inscription '1912 Allen Institute'.

Address	Rating	Description
Kendal Museum	Green	Opened in 1873 as the Northern Wool warehouse and then converted into Kendal Museum in 1918. Two stories, with full height basement, in seven bays with entrance to far left. Random limestone rubble walls with quoins and steep gabled roof in graduated blue/grey slates with oversailing eaves and verges with exposed timber ends and small ashlar masonry end stacks. Museum entrance protected by open Tuscan order porch on deep plinths with the word 'Museum' inscribed into the entablature. Ground floor and basement have alternating, flat roofed, rectangular, sandstone bay windows with keystone, tripartite lights and cruciform casement windows. Other windows all have segmental arches of voussoirs and thin painted surrounds, those to the lower floors with casement fittings, those above with 3/3 timber sashes. Rear not seen. North end has similar windows in three bays though those to centre have sandstone lintels. In the gable is a blind window with half round head and impost blocks.
Museum Lodge	Green	Single storey lodge by original museum entrance. Irregular plan and roof with hipped local blue grey slate roof with lead rolled hips, and moulded ashlar stacks to ends which mostly retain original pots. Squared limestone walls in snecked courses with rock-faced detailing to lintels and ashlar quoining. Gabled entrance porch to north east side with decorative bargeboards, which projects through ornamental railings onto pavement.
Storage annexe to south east of Museum	Green	To south east of Museum. Built as store for private collection in c. 1925. Three broad bays articulated by rusticated pilasters and without windows but top lit by central ribbon of plain rooflights. Snecked squared limestone walls and sandstone details, with a hipped roof with bracketed deep eaves and a central ventilation cupola. Entrance and openings on north end.
St. George's School	Green	Formerly St. George's School, now converted. Complex plan and roof form with tall one and a half storey 'U' shaped part dating to 1853, and later fronted by single storey school room extension in broadly similar style along side of road. Snecked pale limestone walls with limestone and sandstone detailing, and local slate roof in diminishing courses, with moulded octagonal ashlar chimneys on ashlar bases. Block to right has domestic appearance and Tudorbethan styling consisting of sandstone transomed and mullioned windows, those in the taller part with hood moulds and returns. Above, the coped gable contains a date plaque and ornate kneelers and is surmounted by a small gabled bellcote. To the left is a four centred Tudor arched door with sunk moulded spandrels, hood mould, and deep chamfered surround, and above, set between banding, is a name tablet. The four bay single storey part has a plinth and sill band in limestone and impost and

Address	Rating	Description
		eaves bands in sandstone. The left hand gable has matching detailing and date plaque.
County Hotel	Green	Mid to late C19th appearance, but parts possibly dating to C18th. Large hotel range with imposing asymmetrical facade of eight uneven bays, probably representing multi-phase development. Two stories with attics except for entrance bays 3 and 4 which rise to four stories with attic. Front is painted render, struck to imitate ashlar, with contrasting detailing to quoins, sill and cornice bands and window architraves and pediments. Generally a mansard roof form but transverse and hipped over entrance bays, all in slate. Broad entrance with classical surround of plain pilasters and entablature with curving pediment with open scrolled pitch. Moulded architraves to all windows, those on the first floor of the entrance bays having pediments, a feature also found supported on console brackets to the windows in the regular series of gabled roof dormers, which have alternating circular and flat heads. On the ground floor bays five and seven have bay windows fitted within deeply splayed reveals. Bay eight contains broad passage entrance with segmental arch of sandstone voussoirs with impost blocks. On the upper storey to bays three and four are smaller half round windows with block reveals arranged in a sequence of four lights set between pilasters. A very prominent building as one enters the town centre from the north.

Stramongate (north side)

Address	Rating	Description
No 6	Green	Low two storey shop premises with a very new but extremely well designed shopfront under roughcast walls with 8/8 sash windows.
No 8	Green	Restaurant. Three bay, two storey building with stucco walls, later windows, moulded gutter box and local slate roof with trio of flat roofed dormers. The front is dominated by a very good quality late Victorian, symmetrical shopfront with art nouveau capitals to the mullions, small pane clerestory lights and a fascia with curved central top, set between thin pilasters with console boxes. Dormer windows to roof are not considered harmful.
No 10 & 12	Green	Modernised front with struck render walls and dentilled eaves, to three stories and four bays, with a yard entrance in bay one and shop door in bay 2. The shopfront and upper windows are recent, the former framed with wide rusticated piers but lacking in any real design conviction.
No 14 & 16	Green	Two and a half stories and two off-centre bays with plain, narrow yard entrance to left. Painted rough texture rendered walls with full-height, rusticated pilaster strip to

Address	Rating	Description
		right. Vertically proportioned 3/3 sash windows diminish to upper floors. Shopfront modern and of no interest.
No 18	Green	Two bays and three stories with ground floor shop of some value but now concealed behind modern balloon blind. Painted roughcast walls with modern small pane windows and curious indented feature on left upper floor. Local slate roof.
Mason's Arms	Green	Early C20th. Symmetrical gabled front of three bays and two stories with attics. Painted roughcast walls. Ground and first floors with canted cruciform windows with top opening casements, each set back into recessed wall plane, the ground floor openings being topped with shallow moulded pediments, those to first floor with hood moulds. Stepped coped gable to roof. Positioning of pub entrance in adjoining yard rather than onto street is distinctive element but interestingly is a feature found elsewhere in Stramongate.
No 26	Green	Two storey front with three off centre bays. Markedly asymmetrical ground floor shopfront and unbalanced upper storey. Yard entrance to left and well proportioned and detailed, shopfront to right with each part framed by pilasters with pedimented corbels. On first floor two window openings, each with moulded architraves and 3/1 sash windows, flank a later oriel window set beneath an earlier oversailing eaves and moulded pediment.
No 30	Green	Balanced front of three bays and two and a half stories, with painted roughcast walls and roof of small blue/grey slates. Ground floor has passage entrance with overlight to left and broad shopfront filling rest of elevation. Shopfront has been modified but retains plain pilasters and projecting fascia. First floor dominated by early C20th rectangular oriel windows with leaded cruciform lights and moulded cornices. Smaller eaves windows interrupt the bracketing that supports a moulded box gutter.
No 66 & 68	Green	Symmetrical three storey rendered front in three bays with centre of ground floor occupied by yard entrance with ashlar stone surround and semi-circular head. Altered shopfronts and 2/2 sash windows with moulded architraves now in left hand bay only.
Tower Buildings – No.s 70 - 76	Green	Dated 1873. Long, broadly balanced and heavily articulated frontage with slightly canted building line, although its architectural coherence is now weakened somewhat by individual paint schemes and numerous shopfront alterations. Sneaked limestone with sandstone detailing and slate roof. Six bays defined by rainwater downpipes, and three stories high with attics lit by dormers. Third bay breaks forward and extreme right bay is narrower and set over yard entrance. Shopfronts to each bay framed with rusticated pilasters and pedimented corbels, but all of display windows now altered, some very

Address	Rating	Description
		detrimentally. First floor has recessed coupled windows to each bay with flat lintels. Second floor has same pattern but semi-circular headed windows with impost and sill banding. All windows have bracketed sills and reticulated keystones and many retain 1/1 sash windows. Bays one and five have canted oriel windows with string courses and blocked aprons, while bay three is invested with panels of decorative tiles below the second floor sill bands and a circular date panel above the windows. Deep bracketed eaves. Roof has crested ridges, ashlar axial chimney stacks and high quality gabled dormer windows with bracketed eaves and eared architraves with scrolled bases. Bay three is emphasised by a steep French style mansard roof with decorative slates and leaded hips.
No 80	Green	This is a previously rendered, three storey, three bay construction dating to the early nineteenth century. The upper windows are 8/8 sashes with stone surrounds. The modern shop front has plate glass windows with a plain framework of upright pillars and fascia. Despite the poor quality shop front, the upper part of the building retains enough character to be considered an important part of the streetscape.
No 82 - 86	Green	Late 19th Century. Loosely Italianate styling. Long elevation of 4 unequal bays and three storeys. The upper windows are provided with continuous sill and impost bands to the semi-circular headed windows on the first floor. Windows are largely coupled and provided with stone surrounds and 1/1 sash windows. Only the moulded stallrisers now survive from the long original ground floor shopfront - the individual pilasters and entablature having been removed to reveal rock faced stonework piers which now frame rather mundane plate glass display windows under a modern full length name board. The right hand end is curved to merge with the north return wall, which contains two bays of windows and a rusticated ground floor with door openings. The roof is of local slate with moulded eaves and prominent transverse chimneystacks.

Stramongate (south)

Address	Rating	Description
The Bridge Inn	Green	Possible C18th origins - rainwater hopper dated to 1738, but now Victorian in appearance. This is a 2 storey structure with rendered walls and stressed quoins under a local blue grey slate roof. The entrance is slightly off-centre and retains a mid 19th Century fluted doorcase with pedimented head. Adjacent windows have stone surrounds and pedimented tops and aprons below the sills. Upper windows are plainer with narrower stone

Address	Rating	Description
		surrounds and 1/1 sash windows with curved heads. Very prominent position at end of Stramongate Bridge.
No 59 and Ocean House	Red	This consists of two parallel rows of narrow form with a connecting block. Of two storeys with artificial tiled roof and smooth rendered walls with an arrangement of dull modern windows, this group of buildings has a harmful effect on the character of the conservation area.
No 48	Green	Low two storey cottage, of two off-centre bays in uncoloured rough cast under grey slate gabled roof. Front contains a single yard entrance to left and small double fronted shop front of good proportions with modern glazing elements.
No.s 17 - 21	Green	Restaurant consisting of a pair of former shopfronts within a three storey, four bay wide building with rough cast walls and various sized windows with mixed fenestration, including some small pane timber sashes, and thin stone surrounds. The roof is in grey slate with a box timber gutter and boldly dentilled eaves. The shop fronts have fluted pilasters with a well proportioned entablature and elegant moulded stallrisers. The entrance is in the left hand shop front with curved glass reveal and ornamental door. The restaurant accommodation has recently been extended into the building to the right, which is of two storeys with graduated blue/grey gabled slate roof and with, again, mixed casement fenestration along with a new shop front that uses similar proportioning to the 19th Century shop fronts in the adjacent restaurant.
No 1	Red	This building has a smooth modern uncoloured rendered finish and a weakly designed shop front occupying the whole of the ground floor and continuing onto the return wall in ++++ Street. The upper windows are modern three light casements with thin cement surrounds.

Stricklandgate (West)

Address	Rating	Description
No 2 – Liberal Club	Green	Shop with club/offices over. Probably mid C19th but with later fenestration and modern shopfront. Three stories in distinctive smooth faced, light coloured ashlar limestone, under blue/grey slate gabled roof. Front in three symmetrical bays, with ground floor shopfront and yard entrance to right end. Shopfront is modern and applied to earlier display window and now appears poorly proportioned with over sized fascia and pilasters. The first floor is embellished by the use of central curving oriel window with iron balcony with club name. Upper windows look to be early-mid C20th in metal with and transomed and/or mullioned design with horizontal glass panes. Moulded timber gutter with dentil course and stone blanking band.

Address	Rating	Description
No 4	Green	Shop of ca. 1930. Two storey, two bay front in smooth ashlar limestone with plain Art-Deco style parapet. Full width period shopfront, alas later modified to incorporate lowered fascia, inserted to hide suspended interior ceiling. Unappealing casement windows with horizontal glazing inserted in later C20th now detracts.
No 10	Green	C1930. Narrow, two bay shop premises in smooth, light coloured, ashlar limestone with stepped parapet. Distinguished by good quality moulded window surrounds and banding, and, although shopfront has been modified, the original corbelled pilasters still remain visible.
No.s 12 - 20	Green	Shop premises of C. 1920. Loose classical/Art Deco corporate styling to a broad front of five bays and two tall stories, in smooth, light coloured ashlar limestone, with stepped parapet containing original corporate insignia. Massive polished stone fascia to full width shopfront, now with modern corporate shopfront below. Upper windows have unbalanced 6/6 timber sashes and cavetto moulded surrounds, while central window is further embellished by side pilasters and a moulded pediment set on console brackets. Tall plain yard entrance to left and single staff entrance door on right.
No 22	Green	Later, narrow extension to Burton's shop sharing same construction quality and much of the same detailing to the original shop front and upper floors. Built in smooth light coloured ashlar limestone of three bays but with later, poorly proportioned and detailed shopfront to ground floor.
No 26	Green	Shop Premises. Looks to be a late C20th re-fronting or infill. Two bays and three storeys in blue/grey limestone (?) blocks. Modern shop front of appropriate proportions. Upper floors with 6/6 timber sash windows with keyed lintels.
No.s 30 - 44?	Green	Probable late C20th refronting or infill development. Shop premises with effective modern shop front and tall second storey above with deep eaves blocking and recessed bay over passage entrance. Modern unpainted wet dashed walls with 6/6 top opening casement windows. To right shop with similar detailing but front enhanced by use of central steep attic gabled. Full width shop front and similar window details.
No 66	Green	Modern infill shop development of three low storeys with overly tall plate glass shop display windows separated by false rusticated piers. Upper storeys to four bays with diminishing pattern of vertically proportioned windows containing eaves course. Cement coloured stucco to wall coverings.
No 68	Green	Modern infill shop building. Single wide bay with modern plate glass shop front of reasonable proportions with black polished stone surround. Upper walls clad in dry effect

Address	Rating	Description
		sneaked limestone with upper floor containing a single Palladian window.
No 70	Green	Low one and a half storey gabled roof building with weakly proportioned shop front and exposed sneaked limestone to first floor with small false sash window above, and gabled slate roof. Forms the south corner of Rinteln Town Square.
No 72?	Green	Shop Premises. Distinguished by curved corner to Rinteln Square with modern well proportioned shop front and coupled sash windows above set within modern rough cast finish.
No 94	Green	Shop with accommodation over. Four bays and three storeys in random limestone rubble with stressed corner stones, under local blue grey stone slate. Projecting wooden eaves gutter with lead rainwater gutter. Ground floor had elongated mid-20th Century plate glass shop front, now fitted with balloon blinds. On right hand side is elegant coach entrance way with basket arched lintel to yard No. 96. Upper windows are 1/1 sashes under limestone vousoirs with plain reveals.
No.s 98 and 100	Green	Pair of shop premises. Very low three storey structure with unbalanced arrangement of fenestration set within white washed rough cast walls. Gabled roof is large unit blue grey slate in diminishing courses. Shopfronts are early 20th Century with reeded pilasters but No 100 has modern balloon blind fitting. Upper windows are 5/5 square sash windows with 2/2 sash windows below eaves.
No 110	Green	Shop with accommodation over. Three stories and two bays wide in squared limestone with shaped vousoirs to windows with 1/1 timber sashes. Early C20th symmetrical shopfront distinguished by having display window recessed back into angled reveals of wall plane.
No 112	Green	Three storey shop premises in random limestone rubble with shaped segmental heads to windows. Gabled slate roof. Tall mid C20th shopfront of modest interest. Domestic door to left with unfortunate stock fitting.
No 114 & 116	Green	A square symmetrical frontage of four narrow bays to three storeys, constructed of squared limestone rubble with plinth, plain storey band and quoins, all probably once whitewashed. Gabled roof with elaborately moulded eaves/gutter and tall masonry stacks. Windows with thin cement surrounds with exposed limestone vousoirs. Windows diminish towards eaves and the frontage is embellished by a pair of later (?) canted oriel windows with the hipped roofs.
No 126	Green	Former shop now restaurant. Building exploits junction position by utilising a curved corner of 3 storeys with a shopfront on ground floor with moulded plinth, plate glass windows but a well proportioned design, with massive console brackets. Upper floors have modern window joinery in wide painted cement surrounds set within

Address	Rating	Description
		exposed limestone rubble. Local roof of blue grey slates ridge topped with ornamental weather vane.
No 128	Red	Three storey structure with haphazard arrangement of vertical and horizontally proportioned window openings with modern casement fittings in walls with Tyrolean finished rough cast walls. Ground floor as full width shop front of poor design with over-large fascia board.
No.s 130 - 134	N/A	Ca. 1900. Row of three half timbered black and white cottage style shop premises. Gabled roof of graduated local blue grey slates with hexagonal set transverse masonry chimneystacks. Frontage divided into three bays, each with tall attic gabled sub-roof with braced strutting within gable and row of six light windows beneath bressumer beam. Shopfronts share a continuous fascia board set upon a shallow colonnade, with display windows with thin mullions and clerestories set back. Unusual and distinctive group of late Victorian shops in non local neo vernacular style.
No 140	Green	Low two storey structure with blue/grey slate gabled roof with oversailing eaves and end chimneystack. Exposed rubble stone walls with disfiguring modern shopfront with balloon blinds, inserted into remnants of earlier shop front. To first floor are a pair of coupled 2/2 sash windows.
No.s 142 - 146	Green	Tall three storey structure in mixture of squared and random limestone and sandstone rubble under gabled roof of graded blue grey slates. Front elevation is markedly asymmetrical in 1,2,1,1 bays. Mostly the windows reduce in size towards the eaves and there is just a single 8/8 stairlight window off centre in the second bay, which also contains the entrance door with porch over and a small sidelight immediately to the right. The third bay has a passage entrance with limestone voussoirs over, all the other windows have simple hood moulds with returns. Between the third and fourth bays is a small diamond shaped window with deep surrounds and timber glazing bars. Some windows retain original 8/8 and 4/8 timber sashes, but some have been replaced by modern casements, approximately to match.

Stricklandgate (east side)

Address	Rating	Description
Yorkshire Bank	Green	On corner site two storeys with tall ground floor banking hall. Frontage as arcaded doors and windows on impost band with later small pane windows and banding courses above. Top floor has square windows with moulded surrounds and stepped lintel. Roof is hipped in green slates and is given corner facets as building turns into Finkle Street. Ashlar stonework painted green. Banding

Address	Rating	Description
		and arches picked out in white. Oversailing swept eaves on dentil course
No.s 21 and 23	Green	Shops. Three storey building to five bays with ashlar pale sandstone frontage under gabled slate roof with timber eaves gutter and dentil courses above plain blanking course. Upper windows with shaped voussoirs and 6/6 timber sashes. The building is flanked by full height plain Doric pilasters. Modern shopfronts of good proportion have been applied to the ground floor
No 31	Red	Double fronted three storey shop premises in squared limestone with shaped limestone voussoirs, and late 19th Century 1/1 timber sashed windows. Modest upper storey is undermined by modern signage and advertising to a full width original shopfront with fascia/cornice and thin pilasters.
No 35	Red	Late C20th. Three storeys and three bays in large unit Westmorland green slate cladding, with squarish window with concrete surrounds and modern pattern fenestration to upper storeys. Below is an unattractive modern recessed plate glass shop front with garish oversized corporate name board.
Westmorland Shopping Centre	Yellow and some green	An extensive frontage which is broken up into a sequence of two and three bay modern elevations, each using a vocabulary of local stylistic design traits. Shop fronts are generally well balanced and fit well within the overall proportioning across each of the individual frontages. The only frontage that survives from an earlier period is the left hand side of the Thomas Cook shop. This part is constructed with sandstone detailing and snecked limestone coursing. The roof is in local grey/blue slate and is finished with an oversailing eaves gutter and sandstone brackets. That elevation consists of three storeys and three bays. The right hand entrance bay is given a rusticated and pilastered entrance with a basket lintel, over which are continuous pilasters which merge into a gabled projection. The two left hand bays have singled and coupled windows, now with full glazing. The shop front is modern plate glass design with an over-scaled name board.
No.s 73 to 81 - General Post Office Building	Green	This is a massive three storey, seven bay front in sandstone – carved and moulded ashlar to the ground floor and squared coursing to the upper floors. The roof has a parapet with moulded eaves course, and windows are in diminishing proportion with the first floors given alternating segmental and triangular pediments to moulded architraves. The end bays are recessed slightly, the one on the right contains an entrance way into a rear yard, and the left hand one is provided with a single doorway. Rear walls in dull red brick and wholly inferior in appearance.

Address	Rating	Description
No.s 85 – 87	Red	Remodelled (?) or refronted rough cast front elevation with eccentric paint scheme and an irregular arrangement of square windows with modern fully glazed fittings. A plain yard entrance is provided to the left hand side, while the rather weakly designed shop front may be refitting, with recent balloon blinds.
No.s 91 – 93	Red	A three bay three storey building with a smooth rendered finish and coped parapet. Mixture of fenestration with recent, three light, storm casement fittings. The right hand bay projects forward and the shop front is a modern construction with plate glass and artificial stone. The left hand side of the building contains a single passageway entrance above which is a reset decorative date stone bearing the initials TMI 1698. Shopfront design and windows detract.
No.s 97 and 97A	Green	Three shop premises in three bay, low, two storey cottage form. The two end bays project forward towards the street and the central bay is fitted with a single storey shop front from the mid 20th Century. The two gables are provided with decorative verge boards and drop pendant fittings. They both have a smooth stucco front scored to imitate ashlar. The roof is in blue grey welsh slate.
No 99 and No 2 Sandes Avenue	Green	This building forms the corner of Sandes Avenue and Stricklandgate. It is invested with an angled four storey corner tower with pyramidal roof and deep oversailing eaves. The frontages on either side are lower three storey constructions, two bays each, the first floor having taller, vertically proportioned windows with attractive wrought iron balconies. The building is constructed from squared sandstone blocks with ashlar limestone detailing. The shop front on the corner has thin pilasters and unusual corbels while the shopfront on the right is now unfortunately part concealed by modern balloon blinds.
No.s 115 - 119	Green	This is a pair of single fronted low two storey cottages with white painted rough cast walls and a new imported blue slate roof. Mixture of smaller and larger windows to first floor with 3/3 timber sashes to right and two light storm casement windows to left. The ground floor shop front extends across the whole frontage, incorporating a yard entrance to left, and is well proportioned, with end pilasters and an angled name board, despite the incorporation of plate glass windows and a modern central entrance door.
No 125	Green	Low three storey building in squared limestone blocks of two unequal bays – the right hand bay contains a well proportioned late 19th Century shop front, though the fenestration to the other windows is in a mixture of styles, none of which are sympathetic and detract.
No 131	Green	Low two storey cottage of two bays with full width modified late 19th Century shop front retaining plain end pilasters to the display window only and a deep angled fascia.

Address	Rating	Description
		Frontage is in smooth render, colour washed in white with a grey/blue slate roof. Square upper windows with 2/2 timber sashes.
Sawyers Arms	Green	Low three storey, five bay building in smooth cream coloured render and parapet (roof not seen). The upper storeys are articulated by plain strip pilasters and the alternating coupled and single windows (now unfortunately fitted with 1/1 tilting casements) are embellished with unusual rusticated stone surrounds with apron sills. The ground floor appears heavily modified but seems to incorporate the remains of late 19th Century shopfronts with elongated reeded corbel brackets and a continuous full width cornice or string course over.
No 141	Green	This is a two bay, two storey cottage in cream coloured stucco which is distinguished by a bracketed eaves and, to the right hand side a storied, angled stone bay window, and to the left a yard entrance with basket arched head. Fenestration is all modern.
Thorn Cottage, behind Yard 127	Green	C. 1850. Double fronted two-storey house with gabled grey slate roof, end stone stacks and bracketed eaves. Its windows coupled to the left and vertically portioned to the right, all with balanced timber sash windows, under rough stone voussoir heads. Attractive open sided timber porch to entrance. The stone extension to the west is lower in form but still of interest while the extension to the right has a more modern but not unpleasant appearance with painted roughcast walls and a rather hefty first floor balcony. The house and additions are all of good architectural quality.
No.s 145 – 147	Red	Now offices. A two and a half storey former house that shares an eaves detail with the neighbouring No 141 but which has been significantly harmed by the incorporation of large pane plate glass windows into all openings.
Clyde Cottage, off Yard 143	Green	'L' shaped two storey house in squared limestone with rusticated quoins and a gabled roof in purple slate with oversailing eaves and plain bargeboards to the ends and attic gable. Tall lateral masonry chimneystack on east side. The house is enhanced by the angled entrance bay in the north west corner, which utilises a reused (?) early C18th door surround with chamfered surround and ogee moulded crown head. Fenestration is modern but the architectural quality of the house is still clear.
Outbuilding to SW of Clyde Cottage	Green	Mid to late C19th. Small out building or workshop, now probably converted to domestic use (?). Built in random limestone rubble under gabled roof of local blue/grey graduated slates. Fine first floor window on north side with semi-circular head of shaped voussoirs. Broader openings below.

Address	Rating	Description
County Council Offices	Green	Extremely large and very tall two storey detached offices building set well back from the road and consisting of a nine bay symmetrical front in a light pinkish coloured, snacked, squared, sandstone/limestone, with moulded architraves and a centrally placed entrance with an over-scaled, deeply moulded surround, all in pale cream coloured limestone. The building has a hipped roof in Westmorland green slate and is surmounted by a low, lead covered, clock tower with weather vane. Imposing rather than inspiring in design terms.

Summerhill

Address	Rating	Description
Summerhill	Green	Redevelopment of the former County Hospital site, which took place in the 1990s, that seems to cleverly incorporate some red sandstone components from the earlier building into the box like, parapetted angled entrance and in various gable and verge treatments. Two stories in a slightly sprawling form and to a peculiar orientation but the attractive use of discreet volumes and a sympathetic spatial massing allows the building to sit quite comfortably within its broad and open green setting.
No 2	Green	East end of a short row. Two stories and double fronted but with yard entrance to right. Limestone rubble with quoins, probably once rendered or roughcast, and local graduated slate gabled roof with three small stone stacks with moulded strings. Front has curious ornamentation with unusual canted bay windows partly sunk back into reveals. These have casement windows with leaded upper opening lights. Above are moulded lintel and sill bands with, in between, a painted panel with small wreath ornamentation flanked by large scrolls. The upper windows are plain with cruciform casement fittings, the central one being blind. The eaves has a coved cornice and boxed gutter. The yard entrance has a moulded architrave while the main central entrance is now just a painted block surround.
No.s 3 - 5	Green	Row of three (originally four?) houses. One and half storey with tall attic gables. Single fronted with left hand pair balanced. Originally walls of painted roughcast but limestone masonry now regrettably exposed in some of houses. Gabled local slate roofs in diminishing courses with ceramic finials and timber decorative drop pendants to front attic gables. Tall masonry chimneys appear randomly arranged about roof. Casement bay windows to front are partly recessed into reveals with moulded string course above. Upper windows are unusual 4/3 casements with shaped aprons to sills and painted timber heads that form the base of half timbered attic gables. Right hand house

Address	Rating	Description
		has attic gable in centre and the floor heights are lower, but it otherwise has identical detailing. Doorways have deeply moulded architraves and original leaded light and panelled doors, although left hand door in No 5 converted to window. PVCu windows fittings in No 3 detract.
No.s 6 & 7	Green	Semi-detached three storey houses with No 6 an unbalanced double fronted house and No 7 a single fronted. Regularly coursed rectangular grey limestone blocks with rock-faced quoins and moulded sill band to first floor. Gabled green slate roof with various sized stacks, now alas rendered. No 6 has shallow canted bay window with flat roof and timber sashes. Other windows are 2/2 sashes with stone voussoirs except for upper right hand window which has a 4/2 sash. Entrance to No 6 has moulded pilaster surround with consoles and moulded cornice, with six panel door and overlight. Right hand door same but surround removed (?).

Sunnyside

Address	Rating	Description
No.s 4 - 14	Green	Long terraced row dated to 1892, sharing a largely cohesive architectural appearance although each of the pairs of houses display subtle and attractive variations in detailing. Usually of two stories but some of the houses have cellars and lit attics. Built in snecked limestone with slate roofs - in mansard form to No.s 7 to 10, and gabled in the others, with sturdy masonry chimneys and a bracketed eaves, which acts as a consistent feature throughout the row. No 4 is invested with a narrow angled corner bay facing south west, with an attic gable that contains a round headed window, and this articulation and motif are repeated periodically along the length of the row. All of the houses are effectively single fronted in grouped pairs and have angled bay windows set either side of paired doorways, although No.s 5 & 6 utilise ground floor oriel windows on ogee moulded masonry bases as a variation. Some of the bay windows have individual slate roofs while others share pentice roofs supported on decorative brackets, which span across the entrances and act as porches. Front doors are usually approached up a short flight of steps and are provided with quoined or rock-faced jambs with overlights, although No.s 5&6 again provide an interesting variation through the use of heavy surrounds and flat faced mullions to give additional emphasis to this element of the doorway. All of the upper floors have rock-faced lintels with rusticated lower arrises, those in the attics generally having projecting sills set on corbels. No.s 7 to 10 have distinctive, large gabled dormer windows set into the mansard roof, of three lights and with a

Address	Rating	Description
		closed pediment with cornice to the apex containing a lunette window. Windows are generally unbalanced 1/1 sashes and, while some of the original timber joinery has unfortunately been replaced with PVCu fittings, the generally harmony of the row has not yet been harmed by such changes.
No 15	Green	Tall two bay, two storey house with attic, attached to east end of longer terraced row. Built in snecked limestone with quoins and a graduated blue/grey slate gabled roof with tall limestone stacks. Entrance is via lean to porch to right hand side. Front is symmetrical with a pair of canted bay windows to the ground floor under a continuous, slated pentice roof that is supported on long ogee shaped brackets. First floor windows have projecting lintels set on moulded corbels while an attic gable, with shaped bargeboards and ceramic finial, contains a coupled window with ashlar surround and mullion and a projecting sill. Original 6/2 sashed timber joinery is preserved to all openings.
No. 16 & 18	Green	Dated 1892. Large semi detached house in snecked squared limestone with a hipped, local blue/grey slate main roof, with tall masonry chimneystacks. Symmetrical four bay front with the end bays projecting forward, each with angled corners, which are stepped outwards on the upper floor. The end bays have gabled roofs with projecting, bargeboarded verges set on brackets. Entrances to sides, not seen. Ground floor front has windows with quoined ashlar reveals and lintels, the latter with pedimented or semi circular heads, while the angle of the projections contain narrow lights. First floor windows are simpler while the roof has a pair of three light dormer windows with moulded cornices and central pediments. Most of windows now changed to PVCu fittings but overall quality of architecture is retained. Date panel with initials 'AD' in centre of front. Cellars below, now with garaging for motorcars.

Tithe Barn Cottages

Address	Rating	Description
Tithe Barn Cottages	Green	Short row of three, two storey cottages. Graduated local slate gabled roofs with masonry chimneystacks. Walls are rendered to left and right and now exposed limestone rubble in centre. Left hand cottage has 1/1 timber sash fenestration and a combined entrance and former shop and bowed display window within a C19th shop window surround. Central part is wider and double fronted with exposed voussoirs to 8/8 and 6/8 sashed windows. Right hand part is narrower and single fronted with similar fenestration and a modern bracketed porch hood over the entrance.

Wildman Street (North west side)

Address	Rating	Description
No.s 6 - 10	Red	Building on corner of junction with Beezon Road. Frontage shows two building phases, left hand side in snecked limestone with thin stone banding and right side in random rubble. Windows to right have voussoirs while part to left has rock-faced lintels, which also feature on south gable. Gabled roof in local blue/grey slates. Frontage adversely affected by feebly designed plywood shopfronts.
No.s 14 & 16A	Green and Red	Row of three shop premises with accommodation over. Dated 1868 on rainwater hopper. Two stories in snecked limestone with full width shop fronts to ground floor. PO is best preserved with central entrance with curved glass sides, simple fascia and framing in bracketed cast iron columns. Other display windows altered, right hand one detrimentally so. Simple first floor window openings with sandstone sills and lintels and 1/1 sashed windows. Local blue/grey slate roofs with crested terracotta ridging, low ashlar chimneys with consistent ceramic pots, and exposed, shaped rafter ends supporting the gutter.
No 18	Green	Low, one and a half storey shop premises with accommodation over. Mixed stone rubble walls under gabled local slate roof with gabled and hipped slate attic sub-roofs. Ground floor taken up by good quality and little altered late Victorian symmetrical shopfront with central curved glass entrance and framed by wide fluted pilasters with deeply moulded consoles. The entablature has dentils and continues across a narrow yard entrance to the right. The eaves/roof is enhanced by the incorporation of a central, part half timbered attic window gable with deep vergeboards. This is flanked by further attic windows but these have hipped roofs set on small brackets. The eaves is provided with a deeply coved cornice between each sub roof that also supports short individual lengths of guttering and downpipes.
No 20	Red	Traditional C19th random rubblestone building with grey slate gabled roof, now with painted walls and recently modified and overbearing shop display window, which diminishes the appearance of the building. Wide yard entrance to left, with block surrounds, imposts, and segmental round head is of interest.
No 30	Red	Late C20th single storey infill with mono-pitched roof and largely glazed front. This is a very mediocre frontage and the form of the building sits very uncomfortably in the context of the C14th Grade 1 listed Castle Dairy, which it abuts on the south side.

Wildman Street (South east side)

Address	Rating	Description
No 1	Green	One and a half storey shop premises with rooms over, whose asymmetrical design successfully exploits its corner position with Castle Street. The ground floor is taken up by a row of shopfronts that retain moulded stone stallrisers, some decorative pilasters and sections of a dentilled entablature, but whose display windows have been detrimentally altered in the late C20th. Upper floors have snecked slate and limestone walls with ashlar sandstone quoins. Roofs are blue slates to steep gables with crested ridges and large attic window gables. The latter are a notable part of the frontage design. They consist of very large broad, painted cement panels containing tall, vertical, unbalanced 1/1 paired sash windows set under hipped roofs on short brackets. The south gable end uses a similar but smaller surround to a large window opening set wholly within the wall plane, has a continuation of the modified shopfront on the ground floor, and is finished with ornamented bargeboards to the verge. The building has been extended in two phases to the elevation facing Castle Street. Then central part has modified ground floor openings and a large upper window, which, as on the front, extends through the eaves but here is gabled with half timbering. The part to the right has been heavily adapted to incorporate wide workshop doorways and appears to be of little conservation interest.
No 9	Green	Two storey single bay shop premises in stone rubble with quoins under blue grey slated gabled roof. Part of terraced row but breaks forward from buildings to right. Ground floor shopfront supported on columns, the left had one engaged, and with entrance set to right hand side, but with later name fascia and display window. Upper window is now a fake sash top opening casement.
Nos 13	Green	One of three houses within longer terraced row. Two properties to left have been harmed by later alterations but No 19 retains something of its original conception. Snecked limestone masonry walls rusticated brecciate limestone lintels to openings. Inserted shopfront to right, of simple design, with large 1/1 sashed display window and integral scissor blind. Very narrow yard entrance to left. Local slate roof with gabled front and dentilled eaves.
No 21 – 23. The Prince of Wales Feathers Public House	Green	Centre of terraced row. Two and a half storey public house in five bays with squared, regularly coursed limestone walls and gabled roof with end masonry chimneystacks. Doorways in bays two and three, the former with panel door and overlight, and regular columns of windows in other bays, all with shaped voussoirs. Original 8/8 sashes to first floor and fixed 12 pane windows to upper, but later 1/1 sashes to public rooms.

Address	Rating	Description
No 25	Green	Part of terraced row. Two storey shop premises with accommodation over. Balanced front with full width shopfront to ground floor having later (?) large plate glass windows and a deep fascia, which breaks forward to form base of canted oriel window on first floor. Yard entrance to right. The upper storey, oriel window, and a pair of attic window gables with round 'Dutch' heads and globe finials, are all formed in yellow faience tiles, moulded around the openings, rainwater gutter and coped upper margins. A dramatic late Victorian or Edwardian addition to the street that provides great visual interest.
No.s 29 - 31	Green and Red	Pair of two storey houses in longer row. Right hand front is diminished by being rebuilt in grey Pennington brick. Left hand house retains snecked limestone, now stained by pollutants. Narrow double fronted elevation with moulded architraves and a console-bracketed fascia fitted with patera. Shaped voussoirs to openings with sill band to upper windows. Fenestration now all replaced in PVCu, which causes some harm to appearance.
No.s 33 - 35	Green	Shop premises forming north end of long terraced row. Pair of shop front display windows to ground floor, which continue via rounded corner onto Ann Street, with simple panelled pilasters, low rock-faced stallrisers and plain fascia and cornice. Entrance in curved corner. Upper floor in snecked limestone with rusticated limestone lintels with elliptical soffits and sill panels to each of the windows. 2/2 mock sash casement windows. Bracketed eaves and roof hipped over corner. Single thin stack and later gabled dormer window added to right.

Windermere Road (north side)

Address	Rating	Description
Wesleyan	Green	Built 1882 to replace an earlier chapel on site. Eclectic, highly intricate neo-Baroque temple front, constructed in squared limestone with a mass of detailing in a rich golden sandstone. Front of five bays and two tall stories. Tripartite entrance with moulded semi-circular heads separated by rusticated pilasters and topped by a full length plain entablature and heavily moulded cornice. To right broader bays with round headed lights with impost bands. Upper floor follows same pattern with larger arch headed windows in the centre and circular windows with cusping and round hood moulds in the outer bays. Highly embellished roof line with further cornice, closed pediment with date garland and an oculus containing an ornate cast iron ventilation screen, and stone urns set on pedestals. Glazing is original with marginal bars and some coloured and frosted glass. Return wall on Burneside Road is more restrained in nine windowed bays with string course,

Address	Rating	Description
		with left bay replicating themes on front, bays two - six having round headed sash windows with marginal glazing bars, and bays seven and nine having coupled windows with similar glazing. Bay eight projects forward as a porch with oculus over. Very well preserved and a major landmark focus in the townscape.
Nos 3 - 9	Green and yellow	Row of four linked two storey houses with shared constructional characteristics. Squared limestone in regular courses with quoins, sill band and shaped voussoirs to the windows but no original fenestration has been preserved. No.s 5-7 are single fronted, No 3 has an unbalanced double fronted elevation. No 5 retains a thin doorcase with console bracketed hood and six panel door, as is typical of the area, while Nos 7 & 9 each retain a thin stone surround and head, and No 9 a six panel door with fanlight over. All other doors and surrounds are late C20th and devalue the individual houses in architectural terms.
No 49	Green	Similar form and detailing to No 3 Green Road (see above) and very well preserved with original doorcase and panel door, and sash and canted bay windows.
Nos 51 - 95	Mostly, yellow, some green	Long terraced row of single fronted, mostly two storey cottages built in squared and roughly coursed cream coloured limestone, many with original slate roofs. None of these cottages have any overt ornamentation, other than for window voussoirs and simple doorcases and many have been adversely affected by modern changes to fenestration. Those rated green will generally have preserved their original character through the retention of early doors and windows.
Nos 97 - 119	Some yellow, mostly green	Long connected row, built individually and in groups, in c. 1875. No.s 97 - 117 are low two storey form with gabled roofs built from squared or snecked limestone and mostly have local blue/grey slate roofs, a feature of the row being the stepped eaves and ridge. No 119 is slightly taller with sill band, bracketed eaves and roof dormer. Most of these houses share a similar form and single fronted arrangement to each elevation but various designs are used for door and window detailing and for the surrounds and lintels to openings. Nevertheless they appear as a largely harmonious group.
Nos 133 & 135	Green	Built 1877. Pair of double fronted two storey houses in longer row. Snecked limestone with sill band, bracketed eaves and local blue/grey slate gabled roofs. Catalogue schemes of ornamentation are employed and each has matching canted bay windows with slate roofs; broad doorcases with bracketed hoods and doors with side and overlights to the central entrances; and sash windows with marginal glazing bars above. The only differences are that the left hand house has rock faced lintels and the right has broad voussoirs with keys, while No 139 has been given cemented rustication to the quoins.

Address	Rating	Description
Nos 137 - 139	Green and yellow	Single fronted versions of neighbouring building but with simpler detailing.

Windermere Road (South side)

Address	Rating	Description
Nos 4 - 12	Mixed	A short row of five cottages, in two phases, built following the gradient but with a consistent roof height, which results in three storey houses to the east and two storeys to the west, some with stepped entrances and one yard passage doorway. All in squared limestone with shaped flat headed voussoirs, now unfortunately all ribbon pointed. Grey slate roofs. Some altered fenestration.
Nos 14 - 20	Red	Row of four individually built houses, with higher roof over No 18 & 20. No 14 is later infill extension to house with front facing east in random limestone rubble. Others are squared limestone with later repointing. Local and Welsh slate roofs. The whole row is adversely affected by modern doors and windows with only the bolection moulded panel door to No 18 surviving.
Nos 22 - 28	Green	Early C20th. Terraced row of two storey single fronted houses with squared limestone walls to the ground floor and rendered upper walls under a hipped slate roof with regularly spaced chimneys. Canted sandstone bay windows under slate roofs and sandstone lintels to doorways. Some changes to door and window fittings, most disadvantageously to No 26.
No 14?	N/A	Early C20th. Semi detached pair of two stories, with left hand house narrow double fronted and right hand side single fronted, in snecked limestone under a slate roof with deep oversailing eaves. Sandstone lintels to lower windows, upper windows set under eaves. Cruciform windows. Entrances protected by mono pitch slate porches.

Yard 77 Highgate

Address	Rating	Description
No 5 – on southern corner of Edgecombe Court	Green	Double fronted house in buff limestone retained during clearances of 1960s. Local gabled graduated slate roof with very tall end stacks. 3/3 timber sashed windows under openings with rough voussoirs. Modern framed board door.

Yard 104 Highgate

Address	Rating	Description
Former Zion Chapel (Kendal United Reformed Church)	Green	Dramatically tall monumental entrance front dominates aspect looking through yard entrance on Highgate. Erected 1849 and substantially rebuilt and refronted c.1870. Eclectic

Address	Rating	Description
		<p>gothic style in light coloured snecked limestone with pink sandstone detailing. Steep gabled roofs in local green slate with thick verge copings and terracotta crested ridges. Massive triple lancet window to centre with geometric light above thickened two light central lancet with mullion, all set back slightly within two centred arched bay. Further small triple window in apex. Central gothic entrance porch with steep gabled roof and two centred relieving arch, and coupled doors, each with shouldered lintels, set under a ribbon of small lights with trefoil heads, which also appear in the adjacent wall. Substantial full height raking buttresses separate front from much lower two storey side walls, each symmetrical, with gabled roof gables containing two light transomed and mullioned windows, and below, further entrance doors with gothic arched hoods, deeply moulded jambs and studded board doors.</p>