
Milnthorpe Conservation Area Character Appraisal – Approved 12 December 2009

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1.0 Introduction & 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 appraisal of the Milnthorpe conservation area is the last of ten to be carried out as part of strategic review of conservation areas within the district. The objectives of this appraisal are to:

- Identify and define the exact nature of the area’s special interest;
- To review the appropriateness of the designated area; and
- Review the existing and conservation area boundaries and, where appropriate, recommend new boundaries to ensure that all of the special interest of the area is protected;

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

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

1.5 The Milnthorpe Conservation Area was designated in 1969 by the Cumbria County Council, but no subsequent reviews of the area have been undertaken since that time. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Regeneration and Housing Department of South Lakeland District Council, who are the local planning authority for the area. This work was undertaken as part of a strategic review of those conservations areas within the district. The

fieldwork/spatial analysis for the area appraisal were undertaken between January and March 2009, following a Place Detectives public participation event that took place in October 2008. This first consultation draft was completed in March 2009.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 12 December 2009 and is a material consideration in the determination of Full Planning Permission and Listed Building Consent applications.

2.0 The Location & Demography of the Settlement

- 2.1 Milnthorpe is a large village with a civilian parish population of 2,149 in 2003, that was historically situated within the ancient county of Westmoreland, but which, after local government reorganisation in 1974, became part of the modern county of Cumbria and local authority district of South Lakeland. The village is strategically located in a narrow undulating land passage between Morecambe Bay and the western foothills of the Pennine chain, which has been used by successive inhabitants of the west coast as an important trading, military and communications route since earliest times. Its advantageous position, close to the mouth of the River Bela as it merges with the Kent Channel before emptying into the vast estuarine sands of Morecambe Bay, made it important as the only port within Westmoreland.
- 2.2 Milnthorpe is located 13km south of the historic town of Kendal, which is the primary retail and administrative centre for the area; 21 km north of the large town of Lancaster and almost 88km from the county city of Carlisle, in the very northern part of Cumbria.
- 2.3 The current conservation area is focussed on the centre of the village around the broad, open space of The Square and associated graveyard of St Thomas's Church, but also includes the two smaller spaces and connecting lanes situated between Haverflatts Lane and Main Street, to the north.

3.0 Geology, Morphology & Landscape Character

- 3.1 Milnthorpe is located to the east of a band of low, undulating limestone hills and accreted glacial moraines, while immediately to the west is the wide meandering estuarine flood plain formed by the Rivers Kent and Bela and the upper tidal reaches of Morecambe Bay. The settlement takes advantage of a flattish shelf of land formed between these two landscapers, at a point where there was easy access down to the banks of the River Bela.

The underlying solid geology of the wider area consists predominantly of Carboniferous limestones, and some occasional Silurian shales and slates. To the east of the village strong faulting within the limestone resulted in the creation of a series of steep sided blocks, separated by lower lying basins. The last glaciation resulted in the erosion of these higher blocks into numerous stepped and rounded hills and the deposition of numerous morainic drumlins and eskers within the basins, such as are found along the eastern side of the settlement. The concurrent lowering of sea levels

resulted in the headward erosion of nearby river systems and the formation of knickpoints, or steep changes to river bed profiles, and the formation of waterfalls, such as the cascade by Beetham's Heron Cornmill on the River Bela, to the south, and at Force Falls and Heversham Force Falls on the River Kent to the north.

- 3.2 The local drift geology consists of glacio-fluvial deposits, comprising predominantly of boulder clay tills on the hillier ground and lowland raised mires or mosses in the Kent flood plan and the intertidal reaches of the bay. The latter was sometimes traditionally worked as peat cuttings by villagers but today this area has now largely been reclaimed for agriculture.
- 3.3 There are now no surface watercourses in Milnthorpe. However, there is a culverted stream which runs under both The Square and The Green. The eastern part under the Green was first culverted in 1830 and the spring at the 'Fountain', situated at the east end of The Square was, for all of the C19th, the settlement's main water supply. However, even this was covered over in 1942 following its partial collapse under the weight of a travelling circus elephant!
- 3.4 This ancient and more modern geological activity is likely to have had a significant bearing on both the economic development of the wider area around Milnthorpe, and especially upon the visual character of the village itself, both in terms of the topographical backdrop to the settlement and in the appearance of many of the settlement's traditional buildings, which are invariably constructed from locally quarried natural limestone.
- 3.5 Many of the earliest buildings in the area would have been constructed from timber. Later, clearance stone or stone extracted from convenient local outcrops would have been used on high status buildings, and only in the post mediaeval period was there a significant surge in demand for more robust construction materials for all forms of new building. In an age prior to local transport improvements in the mid C19th, this invariably meant the use of vernacular materials from local sources. In Milnthorpe's case this meant the exploitation of the indigenous pale grey Carboniferous limestone, which produced hard, slightly permeable masonry for constructional use. Limestone was extracted from a number of quarries near by including on Haverflatts Lane, near to Ackenthwaite and at Heversham. Because of the slightly porous nature of this material many buildings appear to have been once covered in render or roughcast and historic photographs suggest that many of these buildings would have been further protected with limewash.
- 3.6 Early buildings in Milnthorpe may well have been roofed in marsh reed thatch but since the early C18th the predominant roofing material in the Cumberland and Westmorland area has been slate. The main quarry for roofing slate was at Kirkby Moor, 35km to the west of Milnthorpe, 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 significant impact on the characteristic appearance of the roofscape in many local towns and villages, including Milnthorpe. The coming of the near by railway in 1849 stimulated

the introduction of other, non-indigenous roofing slates and building materials from further a field, and particularly the quarries in North Wales, which produced bluer and purple slates but cut in regular coursing sizes, and these are to be found on some roofs in the village.

4.0 Archaeological Significance & Potential

- 4.1 There is little evidence of prehistoric activity or settlement in the immediate area off Milnthorpe and no record of Roman activity. There is a documented mill in the mediaeval period, probably located on the River Bela near to Beetham and a market charter is granted in 1220 and confirmed with rights in 1334. The port of Milnthorpe is of great significance to Westmoreland in the medieval period as attested by the series of defensive tower houses situated along the edge of Morecambe Bay protecting the mouth of the River Kent.
- 4.2 Little else is known with certainty of the medieval archaeology of Milnthorpe and what limited archaeological work has taken place near by has been non-intrusive only. The outline morphology of the medieval village is probably visible in later mapping, but the detailed development of the village is poorly understood. The North West Archaeological Research Framework has highlighted the need for further work into the origins of village nucleation and continuity from earlier periods, but acknowledged the lack of excavated evidence hindered study (Newman and Newman 2007). There is currently little archaeological evidence from the centre of the settlement, and indeed some evidence may have been lost due to later re-building. The potential remains however medieval archaeology within the village, and any opportunity for investigation should be exploited.

5.0 The Origins & Historic Development of the Village

- 5.1 Shortly before 1066 the majority of land in the South Lakeland area appears to have been held by two Anglo-Saxon thanes or chieftains called Torfin and Tostig, with Milnthorpe sitting within the manor of Evreshaim (Heversham). At the time of the Domesday Book in 1086, North Lancashire, Cumberland, and Westmoreland were not yet separate counties, this broad area being known as 'Amounderness' and described as an appendage to royal lands in Yorkshire. As with much of north western England, Domesday suggest that Amounderness was significantly denuded of population and resources, and the lack of any entry for Milnthorpe would suggest that it was unlikely that there was a significant nucleated settlement here at that time.
- 5.2 The Norman Ivo de Taillebois, who under the King William Rufus was given the lands previously held by Torfin, became the first of the Barons of Kendal. It is notable for the history of Milnthorpe that de Taillebois is recorded as giving one third of his manor at Heversham – 'The Rectory Manor', including its probable Anglo-Saxon church - to the Abbey of St Mary in York around 1094-97, while the remaining two thirds, including

Milnthorpe, was retained as the 'Lords Manor', and later the Manor of Milnthorpe, within the Barony of Kendal.

- 5.3 This manor passed down the male line until in 1260 when as a dowry for Agnes de Lancaster it was transferred in her marriage to Alexander de Wyndesore. It was their son, also Alexander, who was granted a royal charter for the establishment of a market and fair in Milnthorpe in 1280, a charter reconfirmed by Edward III in 1334 with clear rights. This may have been the impetus for the formation of a quite large market place arranged along the then principle east to west communication route. It was set to the west of Milnthorpe Green Common, which could be used for grazing driven animals, while at the east of the Market Place was a public well that would have been important for watering stock. Today's market place is a somewhat reduced survival of this early public space, but the scale of the original market place undoubtedly illustrates the very great importance of these activities to the local populace, for its formation would have been a great stimulus to the expansion of the settlement through the possibilities of trade, exchange and even manufacture, within a local hinterland largely based upon agricultural production, the exploitation of the bay and its estuaries, woodland hunting and pastoral activity. Self-sufficient for the most part, this growing mediaeval settlement would have had relatively limited contact with the world beyond and probably remained of a size sufficient to support maybe a few hundred or so inhabitants.
- 5.4 In 1322 the Scots, under Robert the Bruce, laid waste much of the Kentdale and probably the Milnthorpe area, which would have had a serious impact on the local economy.
- 5.5 As befits the town's name it is likely that there was an important mill here in the mediaeval period, with the earliest mention of a corn mill in Heversham parish (which was very likely to have been at Milnthorpe) occurring in 1302 and a specific mention to a 'Mill of Milnthorpe' in 1460. By the C17th there appear to have been a number of mills near by and Roger Bingham has produced a map showing the location of six mills, working variously: corn, paper, cotton and comb manufacturing on the east bank of the Bela just below Milnthorpe in the late C17th and C18th, together with an adjacent water powered iron forge and smithy.
- 5.6 The strategic importance of Milnthorpe as Westmorland's only maritime port has been well noted although physical and documentary evidence for its exact location and physical extent are today somewhat lacking. It seems very unlikely that there was ever a solid harbour or quay. In the mediaeval period, boats were possibly tied up at now lost wharves at 'The Strands' by the mouth of the River Bela, just below Milnthorpe itself, or alongside of the 'Dallam Wheel', but the building of the first recorded bridge over the river here in 1542, and its later replacement of 1730, would have reduced the opportunity for this trade. After that time boats were seemingly beached on the various sandy banks almost anywhere along the Haverbrack shoreline from Bowling Green Meadow/Summerhouse Point to the 'Dixies' at Sandside. The port's heyday was probably in the C17th and C18th, and although evidence suggests that such activity was probably intermittent, such coastal trade into Milnthorpe was

still being recorded well into the C19th. Only with the opening of the Lancaster Canal in 1819 was there a very significant drop in the important trade into and out from Kendal and by the time of the creation of the Arnside railway viaduct in 1861 Milnthorpe's days as a port were over.

- 5.7 All of this activity took place by the River Bela, well to the west and south west of the modern conservation area, but there are still signs of the influence of this maritime trading closer to and within the centre of the settlement. There were at least ten inns or taverns in operation around the Market Place in the C19th, and a further ten located along the shoreline between Sandside, Storth and Arnside, many of which were opened to service the needs of those working in the ship building yards and landing areas near by. A number of warehouse buildings were erected to store the products of the port prior to distribution, including the Red Warehouse/Barn at Harmony Hill, the 'Customs House' on Park Road and a large warehouse on Quarry Lane at Sandside, and there is a great likelihood that other stores and miscellaneous buildings serving the port may also have once existed.
- 5.8 Although it is likely that the significant mediaeval settlements of Beetham, Heversham and Kendal in south Westmoreland were linked in some fairly direct way it seems probable that the earliest road to Milnthorpe was almost certainly from the higher ground to the east along Main Street towards the port on the River Bela. Today's north to south A6 route was only formed as a new turnpike road in 1818 and up until 1927, when the road junction with Main Street/Park Road was realigned, the village was a major bottleneck to north-south traffic. There were three railway stations close to Milnthorpe but none were actually in the settlement or very convenient for easy use. The branch line through Heversham to Arnside closed in 1940 while Milnthorpe station on the main line to Scotland closed in 1963.
- 5.9 In 1803 an 'Inclosure Act' was passed which would have greatly affected the layout and appearance of the surrounding landscape, with new fences and hedges being erected and drainage ditches dug, while new roads and lanes were created in the fields which would have also affected the edges of the village. The common known as Milnthorpe Green was divided in 1813 and allocated to Daniel Wilson of Dallam Tower, the major landowner in the area. He granted this land for the building of St Thomas's church in 1837.
- 5.10 Other key dates in Milnthorpe's history are 1819, when a National School and the Independent Church were formed and 1815 when Milnthorpe a new purpose built Workhouse was erected to the east of the village for the poor of the parish, to replace one previously housed in Lea Bank on Windy Hill. In 1837 the settlement had grown sufficiently for the Church of St. Thomas to be erected.
- 5.11 There were several flax and paper mills on the River Bela and, within the settlement, twine and rope making works and long winds were located along the northern edge of the conservation area and alongside Park Road.

5.12 The modern era has seen development take place mostly beyond the boundaries of the conservation area, and principally to the north and south of the historic core of the village. Road widening in the 1920s and 'slum clearances' in the 1950s removed about a quarter of Milnthorpe's older buildings. Within the conservation area some modest infill development has taken place and a number of former barns and outbuildings have been converted into residential use in recent years, but generally the visual character of the village centre retains an essentially late C18th and C19th appearance.

6.0 Conservation Area Analysis and Evaluation

6.0.1 How the Appraisal is Organised

6.0.2 The particular architectural and historic qualities of the conservation area, and the distinctive character and appearance that an area possesses, will have been influenced by a wide range of factors, including:

- the nature of the topography, its underlying geology and any specific patterns of drainage;
- the survival of any pre or early urban features;
- the role played by any natural or formal woodland planting, or the presence of any ornamental or individual landmark trees;
- the physical relationship of the buildings to any historic transport routes;
- the economic circumstances of the town and the financial opportunities available to invest in new buildings or activities; 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.

6.0.3 This character appraisal will seek to establish and evaluate the spatial characteristics and particular townscape and architectural qualities of the area. It is organised around these three particular themes:

- **Spatial Structure** (which describes the urban framework: which includes 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** (which includes a 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 and evaluates the contribution made by listed buildings, key unlisted buildings, building forms and uses, building materials and decoration, and so on).

6.0.4 The main descriptive text is followed by a set of tables and a sequence of maps, which provide greater detail.

6.0.5 Character and Appearance - Influences

6.0.6 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 land ownership and tenure; the design quality, form and function of individual buildings will all have had a significant bearing on the conservation area's subsequent appearance. Such actions will have influenced when and where particular buildings were erected; why they were designed in a particular way; how particular streets were laid out; and why public and private spaces within the village have a specific character.

6.0.7 The appraisal contains a set of Townscape Character Analysis Maps in Map Appendix 2 that seek to show, in graphical 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 protected 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.

6.0.8 The Evaluation of Architectural Quality

6.0.9 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 structures and the way they relate in three dimensions to aspects such as public spaces, such as streets squares or parks; the general roofscape; or the wider skyline. It may be their age that is significant; the architectural composition of their principle 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 written 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. However, it must also be noted that if alterations and extensions to buildings are made in an obviously unsympathetic fashion, in terms of size, scale, massing, form, detailing and the choice of materials, this will inevitably cause visual harm to a building's integrity as a historic building, and therefore adversely affect the special interest of the area as a conservation area.

- 6.0.10 The Definition of Architectural Quality section of the appraisal will offer a brief summary of the architectural interest of the area but, in order to organise what is a significant body of information, all of the detailed information on individual buildings is to be found in two sets of tables situated towards the end of the appraisal: - Table 1 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. Table 2 – '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 second table. See the following Section 6.0.14 for more information.
- 6.0.11 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 1. These reveal how each building within the conservation area has 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.
- 6.0.12 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, as well as their characteristic settings.
- 6.0.13 In addition, there are a significant number of unlisted buildings in Milnthorpe that possess some notable architectural or historic importance in this local context (shown as a lighter green colour on the maps). These buildings can be said to contribute positively to the special architectural or historic interest of the conservation area, in that they display either attractive aspects of design or distinctive ornamentation; act as key visual landmarks; share qualities of age and materials with near by 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'.

- 6.0.14 Other buildings will make a largely neutral contribution (coloured yellow on the Architectural Quality Maps) in that they possess only very 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.
- 6.0.15 However, there are also a few 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, 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 also described in Table 2 'Unlisted Buildings'.
- 6.0.16 In terms of future district council policy, 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.
- 6.0.17 ***Please also note that this character appraisal and its attached analysis maps should not be seen as a comprehensive audit of every single aspect of the conservation area. The omission of comments on a specific building, part of a building, space or townscape feature should not be seen as an indication that it is of no interest or value.***

6.1 Conservation Area Appraisal – Spatial Structure

- 6.1.1 The principal structuring element within the conservation area is the large open public space that contains the small urban market place called The Square at its west end, and the larger, more open and much more formal green space, containing the church and graveyard, that is known as The Green, at its eastern side. The Square is essentially urban in form, being mostly edged by buildings. It is hard surfaced and used for car parking and market stalls, and has a small 'island' of structures set within it, which also forms the southern edge of the Main Street road axis which cuts through the northern part of this area in an east to west direction. This space merges and widens appreciably to the east into The Green, a more open and verdant space containing the church and churchyard of St Thomas. In combination, these two conjoined spaces form one of the most significant and largest open public spaces in South Lakeland.
- 6.1.2 The west end of the Market Place merges into two short, narrow roads at each corner, which connect with, what today is the principal route through the village, the north to south A6 Road. This major road and specifically the buildings along its western edge are outside of the conservation area but the node formed with Park Road/Beetham Road is a very significant one in spatial terms, as again, tall buildings positioned against the back of the pavement edge at each of its corners, gives the space a critically important urban form that is of considerable importance in views out from the conservation area.
- 6.1.3 The long northern edge of The Square/Main Street also has buildings organised up against the back edge of the pavement or, in the case of Mellon House, behind a very shallow setback. However the building line here is very fragmentary, with only moderately short runs of buildings punctuated by various gaps or the entrances into open spaces including the angled junction with Haverflatts Lane and the broader Police and Harmony Squares: two smaller, sub-rectangular, interconnecting spaces with grassy centres crossed by kerbed roads, which are also essentially urban in form, with coherent edge definition provided by houses, other buildings and stone boundary walls.
- 6.1.4 Haverflatts Lane is sinuous in form. It is relatively open to the west of Police Square where a new pharmacy and residential flats are set back slightly behind open forecourts, and the junction with Ryley Field Road, which has flanking green spaces containing mature birch trees, is broad and generally undistinguished. Further east the road is edged along its northern side by a relatively long row houses set up against the road or behind shallow front gardens, with irregular garden plots to the rear. The southern side the street is defined by tall stone walls to the rear gardens on Harmony Square and Windy Hill.
- 6.1.5 Buildings within the conservation area are generally positioned at the front of randomly sized but often quite narrow and shallow plots. They are often set with their longer or principle elevations facing the street, against or very

close to the street edge or pavement, and often in continuous rows, with very few front garden plots or appreciable set backs. Building density is relatively high and plots are comparatively small with relatively few spaces between buildings and hardly any rear gardens of significant size, although small rear yards and access passageways are a notable feature in Some of the smaller sub-areas. The major exceptions to this otherwise consistent spatial organisation are Harmony Hall, which sits within its own substantial and detached oval plot enclosed within tall masonry walls which mark the east end of Harmony Square and the northern edge of Main Street; The Vicarage, another symmetrical house which has a modest garden fronting the rear of the churchyard; and Rock Cottage, on the north west side of Haverflatts Lane, where the large garden is principally to the side and rear.

6.1.6 Open countryside or immediate landscape setting is not a significant feature of the conservation area, the boundary of which is drawn quite tightly around the pre-1900 buildings and developed plots in the centre of the settlement.

6.2 Conservation Area Appraisal, Townscape Character

6.2.1 The substantial open space at the centre of the conservation area is broad at its east end and tapers appreciably towards its west end. It is split into two contrasting parts: At the eastern end is **The Green**, a slightly elevated and quite formal almost rectangular space containing the significant landmark and skyline interest of the Church of St Thomas with its sturdy tower and conspicuous corner pinnacles. Surrounding the church is a small, attractively stone walled churchyard with revetted masonry walls that are lower to the western 'front' and taller to the other sides, and which have good quality ashlar stone piers with triangular copings at various points around the perimeter. To the centre of the south churchyard wall, and opposite the modest west door to the church is a shallow flight of stone steps which helps reinforce a very significant visual axis from the Square. This churchyard is set within deep but plain grassy verges and enclosed within a perimeter band of very distinctive, evenly spaced mature trees which attractively filter views towards the church and give the setting a very verdant character. This carefully laid out space is very distinctive in visual terms and contributes very positively to the special character and appearance of the conservation area. Views towards and into this space from much of The Square to the west, and from the neighbouring Main Street, which forms the northern edge of this space, are of considerable importance. The two storey houses along the eastern edge provide further important and attractive edge definition to the space, while the south eastern corner is unique in being the only part of the conservation area that allows for a narrow view up the slight gradient to the south east over open fields towards a number of tall hedgerow trees beyond.

6.2.2 **The Square**, which narrows appreciably towards its western end, forms the much smaller and narrower western half of this broad open space. This sub-space is distinctly urban in character with buildings laid out in continuous rows, arranged around and defining all but the eastern edge, which opens into The Green without any

significant physical interruption. The built form of the south side appears almost continuous, although the eastern row projects forward notably, and frontages to the two and three storey buildings here offer significant variation through a markedly irregular roofline and variations in frontage width, as well as through the use of exposed stonework or painted renders. Some cohesion is provided by the balanced appearance of many elevations, with regularly spaced upper windows and well proportioned shopfronts to some of the ground floors but variety in the general form, scale and appearance of buildings is still the major theme. Only the modern shop premises at the south east corner, with their shared form, general mundane appearance and ill-conceived signage and display windows cause significant visual harm to this side of the space.

6.2.3 The Square has been historically encroached upon along its north side by a row of quite large, deep plan buildings arranged along the east – west axis of the historically significant Main Street. While this small cluster of buildings may have some intrinsic historical merit, and certainly a small number of important architectural features are still preserved on the exterior, it is also clear that a series of unsympathetic alterations, poor maintenance and changes to the immediate setting of the building have combined to damage the significance of this group and so appreciably diminish the special character and appearance of the conservation area. The west end of the Square is edged by a pair of architecturally modest shop premises with painted roughcast walls and shallow slate roofs that fail to match the quality of buildings along the south side. The Square was given a fairly standard and largely uninspiring Highway Authority makeover in the 1990s. New flooring was laid and routine street furniture installed, although the overall design is only moderately successful and generally largely lacking in visual quality, with the small areas of sandstone flagging and cobbles being largely overwhelmed by uninterrupted tarmac parking bays, standardised corner radii to the junctions and somewhat monotonous pavement areas laid with buff coloured ‘tegular’ paviors. The street furniture used is a little undistinguished although some of the seats and the single decorative tree guard/grill have merit, and the modern limestone ‘clint’ markers at the east end and the ancient market cross and limestone war memorial do help to enliven the open area.

6.2.4 **Main Street** is developed with buildings along much of its northern side, although these are intermittent in spacing and individual buildings and short rows rarely share a common building line, strict orientation or relationship to the street, while wide variations in frontage width, building height, design quality and material finish are also defining characteristics. This long run of buildings is physically interrupted on three notable occasions; via a standard road junction between buildings of mixed design quality and massing into Haverflatts Lane, and via broader gaps into the more open but very irregular forms of **Police Square** and **Harmony Square**, where building fronts and gable ends arranged against the internal edge of the spaces creates a distinctive sense of enclosure. The centre of each of these spaces is grassy and set behind plain kerbstones but each is crisscrossed by narrow tarmaced roadways which exit via junctions at each corner, but which effectively combine to reduce

the area of grass and diminish the significance of the green space to the character of the two squares. At the eastern end of Main Street and forming the east side of Harmony Square is the elliptical shaped garden to Harmony House. The elegantly bowed western end of this tall perimeter stonewall noses out distinctively into Harmony Square and contains a very fine entrance gateway with attractive stone piers that is very significant in views from the south west and important for the views it allows of the very fine classical frontage to the house itself, the roof of which is also significant as a strong skyline feature from the lower ground to the west.

6.2.5 The junction of Main Street with Park Road and the A6 (Church Street/Beetham Road) is outside the existing conservation area boundary but the buildings positioned along the east side of the A6 are within it. The buildings that form the corners of the junctions of the roads into the Square are all distinctive in terms of their robust scale and physical massing, while displaying significant variety in their architectural form and material appearance. The buildings opposite, to the west side of the junction are also important, particularly for the curving elevation of the Cross Keys row and the well set back line of the 'Blue Row' on the west side of Church Street, groups of buildings that are very conspicuous in views out from the conservation area.

6.2.6 **Haverflatts Lane** is markedly curved and narrow around the frontage of the Pillars/Hordale and, with buildings arranged close to the street edge, this creates a distinctive street form that invites a sense of exploration. The sense of enclosure by buildings to the street edge breaks down at the junction with Ryley Field Road which is broad and open in character, and spatially indistinct and unrewarding. Further to the east is a surprise entry into Police Square adjacent to the handsome front of Rock Cottage with its quirky pair of conifers standing like sentinels at the entrance to the property. Views cross this space southwards the narrower exit onto Main Street are visually distinctive and important to the special interest of the conservation area. The north eastern part of Haverflatts Lane to the edge of the conservation area is characterised by low, mainly whitewashed but altered two storey cottages set directly against the edge of the street without pavements, while on the opposite side tall masonry boundary walls that edge the street are a distinctive aspect of the townscape, especially as they turn the corner without break into the narrow lane that connects with Harmony Square.

6.2.7 The set back rows of Windy Hill, Carr's Yard and the further forward and angled terrace containing Vine Cottage create a very irregular and lively building line, and attractively scaled enclosed spaces, with a corresponding randomness and variety in the roofscape across these rows. The lack of pavements here and the close knit arrangement of cottage forms give this sub area an almost rural, village like character and appearance, though the use of smooth modern renders and colourwashes to some of the buildings undermines this quality slightly.

6.2.8 Trees and open green spaces are not a major feature of the conservation area except in the setting of the church where they are of major importance to the special character of the area. There are very few front gardens facing onto

the streets or squares and where these do occur they are generally shallow in plan or act as simple entrance set backs from the pavement. Rear gardens are slightly more plentiful, although again, except for those noted in section 6.1.5 above, they are often quite small in scale. Except for where they coincide with adjacent rear yards or lanes they are generally private in nature and rarely visible in public views. Due to the urban form of the conservation area landscape setting is not a particularly significant part of the special visual interest of the conservation area.

6.3 Definition of Architectural Quality

6.3.1 Milnthorpe's architectural heritage is based, for the most part, on C19th building forms and styles, but with a small sub group of good quality C18th houses. Buildings in the village tend towards the functional and architecturally modest in architectural terms and this factor, together with the comparatively late date for the construction of most of Milnthorpe's buildings means that few are included on the statutory List of Buildings of Special Architectural or Historic Interest.

6.3.2 Map Appendix 1 reveals the small group of Listed buildings within the settlement (dark green in colour), as well as those unlisted buildings (mid green) that have been assessed as making a positive contribution to the special architectural or historic interest of the conservation area. Of the 121 structures examined during the preparation of this appraisal only 4 buildings within the conservation area are listed, although a further 44 unlisted buildings are identified as making a positive contribution to the special architectural or historic interest of the conservation area. 60 buildings are considered to have a largely neutral affect (yellow), their visual appearance being neither particular positive nor detrimental, while 24 buildings have been assessed as having an adverse impact due to their appearance and design quality (red colour). This would tend to confirm that buildings in Milnthorpe tend to be primarily of local interest rather than of national architectural or historic importance.

6.3.3 Two storey dwellinghouses, of various forms and scales dominate the streetscape, although the unsophisticated cottage or small two-storey house, built in local stone with a vernacular slate roof is predominant in certain areas. Shop premises with display windows on the ground floor and accommodation over are also a significant around the eastern end of the main public space of The Square and a small number of good quality C19th and early C20th shopfronts have been preserved with benefit to the special interest of the conservation area. Buildings are commonly arranged in individually built rows, not always with continuous building lines and frequently without breaks or divisions between properties. A small number of detached and semi-detached houses do exist and sometimes, because of the formal quality of their elevations and the spatial distinctiveness of their settings, these are key buildings within the conservation area.

6.3.4 Symmetry across frontages is a common pattern on many buildings, with double fronted and single fronted elevations being almost equally common. Material or constructional quality is varied but generally of good quality with

some use of squared or ashlar local limestone on higher status houses; and more random limestone rubble being used on humbler cottages and on the less conspicuous sides and ends of many buildings. This creates some sense of regularity and order to the continuity of frontages in the conservation area, although this visual impression is slightly disrupted by variations in the material finish to buildings such that, while some buildings display exposed limestone masonry walls of varying quality, a sizeable number are also rendered and sometimes colourwashed, such that variety and mix to the wall plane are also key aspects of the architectural character and appearance of the area.

6.3.5 Frontages are sometimes enlivened by the use of bold door and window surrounds to openings that often arranged in very precise vertical and horizontal rows. Further visual refinement is provided by the occasional arched or single passage entrance; by pedimented heads to some of the door openings; and by the use of projecting quoinstones to the ends of rows or individual houses.

6.3.6 Roofs are generally gabled in form and covered with blue/grey slates. Eaves and verges are rarely decorated while chimneys are almost always set across the roof ridge and are often visually significant and sometimes prominent in vistas along the street. Roofscape is particularly complex and visually distinctive in those small sub spaces to the north of Main Street.

Table 1: Listed Buildings

Address	Grading	Description
Harmony Hall with garden, wall and gate piers, Harmony Hill	II	House C19th. Sandstone ashlar with plinth and quoins. Hipped graduated green slate roof with lead rolls to ridges, 2 end chimneys and corniced parapets. 2 storeys. 3 windows: C19 sashes with glazing bars to upper floor, canted bay windows with C20 pitched roofs to ground floor, central 6-panelled door with radially glazed semi-circular fanlight flanked by Ionic pilasters supporting pediment. Glazed conservatory attached to South. Rubble walls with dressed stone gate piers.
No.9 (Formerly listed as Rock Cottage), Police Square)	II	House. Mid C19. Limestone rubble with dressed limestone quoins, plinth and cill band at first floor; graduated green slate roof with stone ridge and end chimneys. 2 storeys. 3 windows: C19 sashes with dressed limestone cills and lintels. Central 6-panelled door with fanlight in semicircular-headed stone surround with moulded impost blocks flanked by Tuscan pilasters. Prostyle Tuscan porch.
Laburnum House, Main Street	II	House with attached stables at rear now converted to cottage. Early C19, possibly incorporating part of earlier cottage, with later alterations including refronting c.1850, Limestone ashlar with rusticated ground floor, plinth and cill band at first floor. Hipped graduated greenslate roof with

Address	Grading	Description
		stone ridges, 2 end chimneys and corniced gutters. 2 storeys. 3 windows: sashes to upper floor; 2 later bays to ground floor, each with dentilled cornice, and C20 replacement tripartite sash windows in keeping. Central 6-panelled door with patterned oblong fanlight in doorcase with narrow impost blocks and cornice. Listed partly for group value. For further information: J.F. CURWEN, History of Heversham with Milnthorpe, pub. Titus Wilson 1930
Market Cross, The Square	II	Market Cross. Shaft and base possibly C18, top probably C13 addition or repair. Sandstone mounted on limestone steps. Single round shaft on octagonal base surmounted by ball on octagonal corniced top. Set on 3 hexagonal steps. In 1823 there is reference to "the new cross", it was taken down in 1845 and re-erected on top of a lock-up built on its site during the construction of the railway when there was rioting locally. The lock-up was taken down in 1862 and the cross replaced on the ground in its original position. Further information: Curwen, J.F. History of Heversham with Milnthorpe, pub. Titus Wilson 1930.

Table 2: Unlisted Buildings of Note

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 Cartmel Conservation Area that have been assessed as making a positive contribution to the special architectural or historic interest of the area. Also included are those buildings that are considered to be particularly detrimental to the special architectural or historic interest of the conservation area. Neutral buildings are not described in this text. The ‘rating’ column in the table uses the traffic light system of colours described in sections 6.10 – 6.14 above, and which are revealed on the Architectural Quality Maps in appendix 1 below. Generally, ‘Green’ refers to positive unlisted buildings and ‘Red’ to harmful buildings. The table is arranged alphabetically by street name or local area where known. Due to the physical constraints associated with the layout of the village, not all buildings have been closely inspected.

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

Beetham Road

Address	Rating	Description
Methodist Church and Hall	Green	1904 by John F Curwen, in Queen Anne revival style. Offset 'L shaped' plan with gable ends facing street, consisting of a two storey church to south, with tall single storey hall set back to north. Snecked limestone walls with rock faced, rusticated raking buttresses to the side walls and clasping the corners. Steep roof pitches with purposely non-vernacular clay pantiles and ridges. Verges to street ends have moulded verge boards and exposed rafter soffits. Base to former louvered lantern at intersection of roofs, now lost. Single storey, pitched roofed porch to front of church with similar buttressed entrance, with shaped voussoirs to arched head and moulded impost band, and pedimented parapet with moulded coping. Large windows to gabled ends are loosely Palladian in style with leaded lights, set on aprons. These and the other simpler rectangular windows are, characteristically for this style, positioned on the external face of the openings. A well conceived building of particular local significance.
Former Assembly Hall	Green	C. 1880. Tall single storey building in five bays with squared cream coloured limestone walls brought occasionally to course. Integral lean-to at south end. Gabled roof with Bethesda grey slate cover in regular courses. Squat stone stacks set below ridge. Series of tall narrow windows on west side with lighter coloured voussoired heads and springers, the end openings modified to take lower doors. Built as dancing hall and later used as Milnthorpe cinema from 1920s.
Bull's Head Public House	Green	1924. Loosely Regency Revival style and form. Symmetrical, double fronted façade in two stories with attics. Painted roughcast walls with plinth. False hipped roof to front in purple Welsh slate, with bold decorated oversails to eaves, and tall trio of conjoined diamond set chimneystacks at each end. Series of gabled dormer windows to front and south return, now with bland modern joinery. Voided, stepped, central narrow entrance with round head flanked by storied, transomed and mullioned bay windows with leaded lights, set back into each reveal, with decorative plasterwork between the floors and moulded drip course over with console bracket returns. South elevation in two parts, that to east with prominent gabled roof, and generally with simpler

Address	Rating	Description
		but effective arrangement of windows, mostly with blind round heads. Rainwater goods with decorative hoppers are also of note.
Café and Shop	Green	1927. 'L Shaped' corner plot with angled entrance bay facing onto the crossroads. Two stories in random squared limestone with quoins under gabled roofs in grey Welsh Slate. Prominent half timbered gable with plain bargeboards over canted corner, with entrance below protected by flat hood on ogee moulded brackets. Decent asymmetrical shopfront to Beetham Road with thin pilasters and fascia board. Three light casement windows to first floor with flat stone heads. Elevation on Main Street less well organised and marred by later changes to door, display window and upper window surrounds.

Harmony Green

Address	Rating	Description
Hillside Cottage	Green	Mid C19th. Handsome double fronted two storey house in random rubble with bold rusticated quoins and window surrounds which suggest the building was formerly rendered or roughcast. Gabled roof in blue/grey slate with ridge stacks, but modern dormer windows are not an asset. Central door with block surround and decorative overlight is protected by a striking Regency style open strapwork porch. House to right now of no architectural value.
Vine Cottage	Green	Late C18th dwelling with former, integral barn (to right), but with later modifications. Low two storey cottage with double fronted arrangement and built in mixed random rubble with large limestone quoins to left end. Gabled roof in local blue/grey slates laid in diminishing courses with end stacks. Joinery and modern porch of no interest but ground floor windows have stone surrounds with simple hood moulds and returns that are architecturally positive. Barn to right now converted into dwelling and of modest interest.
No. 5	Green	Mid C19th. Two bay cottage of two low stories, characterised by the wider bay to left projecting forward gable end on to street. The latter has an accomplished arrangement of a carved drop pendant and stone finial surmounting a moulded bargeboard, but the windows here are more modern and visually damaging. Right hand bay contains the entrance under a mundane lean-to porch with small windows with PVCu fittings to the right.
No.s 6-8	Green	Early – mid C19th? Row of three single fronted two storey cottages with gabled roof of local slates in diminishing courses with axial stacks, and rubblestone walls with

Address	Rating	Description
		remnants of render or slobbered mortar attached. Traditional timber sashes survive in No 7 only. Small front gardens with attractive stone walls with triangular copings, although unfortunately these have been removed from outside No 8.
No.s 12-15 Carr's Yard	Green	Row of four, small, two storey cottages, with No 15 seemingly latest but bearing datestone of 1726, which could be reused from elsewhere. No.s 13 and 15 are double fronted, No 14 single fronted and No. 12 a single bay. No 12 of no obvious architectural merit. Random mixed rubble walls and continuous gabled roof in local and Welsh slates, with axial stacks. Good quality flat limestone lintels to most openings but No.15 is now only property to preserve timber sashed windows.
No. 16 A	Red	Unsympathetic conversion of former barn attached to left hand side of Overleigh House. Outline of voussoirs to former threshing door retained but otherwise character of former barn much diminished by ill-considered new window proportions, PVCu windows set at front of openings and use of painted pebbledash as surface treatment.
Oakleigh House	Green	Early C19th? Double fronted two storey house with modern white painted smooth render walls. Steep gabled roof with green slates in diminishing courses, good, tall end stacks and verge copings on simple kneelers. Timber 2/2 balanced sashes are modern but appropriate. Modern railed set back to front is positive addition.

Haverflatts Lane

Address	Rating	Description
Flowerden House	Green	1881, designs by Eli Cox. High Victorian style with French influences. Former house now Masonic Lodge. Three stories and four bays with storied entrance bay in bay 2 projecting forward. Steep gabled roof in blue/grey slates with crested ridges and pavilion style roof with decorative metal rails and finials over projecting entrance bay. Tall, elegant, axial stacks with chamfered ashlar quoins and moulded copings. Oversailing verges and eaves set onto dentil band. Walls in sneaked limestone with sandstone ashlar dressings throughout. Rigid hierarchy and rhythm to front elevation. Ground and first floor windows have full quoined surrounds with pitched lintels, the ground floor architraves being sunk and the first floor sills set on corbels. The end bays have paired lights with pilaster mullions. Upper floor has similar single lights but with semi-circular heads with integral hood moulds and exaggerated keystones. The entrance bay has solid ashlar detailing throughout with coupled window

Address	Rating	Description
		surrounds with semi-circular lintels with impost blocks to first floor and keys to upper. Entrance has bulky Tuscan block pilasters with arched head over under a decorative band containing stars within circles, while the top of the first floor bay has a moulding of paired interlaced guilloche, both set under cornices. Continuous sill and eaves bands give pleasing horizontal balance to the strong vertical elements. Entrance door has bolection panels while windows are timber sashed – 4/4 glazing bars to the upper floor and 2/2 elsewhere. A typical, richly embellished Victorian building on very prominent corner site.
No. 3	Green	Mid C19th. Now pair of tall two storey cottages with asymmetrical arrangement of openings. Random limestone rubble walls with steep gabled roof in graduated green slates with ridge stack with coping. Limestone lintels to most openings though a relieving arch of rough voussoirs sits over a modern shop display window. Modern fenestration except for 2/1 sash which survives first floor right.
No. 7 Shop	Green	C19th or earlier. Two storey shop premises with attic and first floor rooms, gabled end projecting forward to face street, and rear outshut addition to east side. Mixed random rubble walls and steep, gabled, graduated slate roof with stout, axial chimneystack. Deep oversailing eaves to west front which has a modest shopfront but good original 6/6 timber sashes to first floor. More random arrangement of windows with later fittings on south end.
Take Away	Green	Modern single storey building with gabled roof arranged end to street. Detrimental appearance and scale.
No.s 11 & 13?	Green	Early C19th? Detached, two storey pair of shop premises with balanced frontage. Squared mixed rubble brought to course with ragged quoinstones. Gabled roof in graduated green slates with rendered end stacks. Paired entrances in centre of ground floor with stone surrounds, flanked by domestically proportioned display windows, that to left now concealed behind balloon blind. Broad windows to first floor with unsympathetic modern fenestration and evidence of thinner openings now blocked, in centre.
Nat West Bank	Green	1960s, single storey building with gabled slate roof, painted render walls and modern fenestration. Weak design and inappropriate scale to edge of street.
Stoneleigh	Green	1873. Detached house, now offices with cottage to rear facing Police Square. Double fronted and two stories with attic. Snecked limestone rubble with stressed ashlar quoins and dressings. Steep gabled roof in Welsh blue/purple slate with crested ridge, oversailing eaves and a deep verge with plain bargeboards and a clasped pendant. Tall end stacks

Address	Rating	Description
		with raking sides and copings. Central entrance via steps, protected by gabled stone porch in quoined limestone with moulded copings and ovolo shaped kneelers, with fleur-de-lis finial. Stop chamfered door surround has two centred arched head and hood mould with plain returns. Ground floor windows are coupled and have quoined surrounds with angled sills and two centred arched heads with blunt hood moulds, keystones and feigned impost bands. Upper windows are larger, single windows with similar detailing but with deeper sills banding and balconettes set on stone brackets. Windows are 1/1 timber sashes. The ends and rear cottage are simpler in conception with voussoirs or flat and pitched lintels above plainer openings, although the canted bay window on the east side is a distinctive element. A well executed and pleasingly preserved mid Victorian building.
Red Barn	Green	Probably late C18th. Former warehouse with important historical associations with the port of Milnthorpe. Now converted to business premises. Two stories and five bays with balanced side elevations. Narrow windows with voussoirs on ground floor flank central bays with taking in doors. Random limestone rubble walls with band of rough projecting through stones and stressed limestone quoins. Gabled roof in thin grey slate. Small oculus window high in west gable is disfigured by later paraphernalia. Modern lean-to extension on east end is unfortunate.

Main Street – South Side

Address	Rating	Description
Vine House row –now Sparshop	Green	Long row that also forms the north side of the Square. Possible C18th origins give the building some historic potential and the east end is a late C19th shop premises with a fine shopfront. This has fluted end pilasters with console bracket heads, a dentillated cornice and narrow fascia. The display window is modern and less successful and the decision to fit illuminated corporate signage above the cornice is particular damaging to the appearance of the front. The six light window with casements to the first floor is also probably late C19th as is the very fine decorative bargeboard with geometric circle design. The south side has decent engaged Ionic door columns and a plain entablature to a now blocked door opening, and a leaded light rectangular oriel window above. However, the rest of the row is badly disfigured by an inept maintenance regime and a range of insensitive alterations, while the various permutations of

Address	Rating	Description
		render and exposed masonry cause further visual disruption. This is a very conspicuous site and except for parts of the east end, the row is a major visually detractor in the streetscape.
Formerly St Thoms School	Green	1866 by Miles Thompson in 'Jacobethan Revival' style. School for Girls and Infants, now business premises. L shaped plan attached as eastern end of central island block. Snecked limestone walling with quoins, and smooth sandstone detailing. Steep graduated blue/grey slate roof with verge copings, hooded kneelers and octagonal sandstone bases to gable apexes supporting now removed stacks. Chamfered mullioned windows in surrounds, usually coupled but those to gables are larger with transoms and stepped heads. Lean-to porch on east return wall with chamfered surround and shallow two centred arched head. Roadside elevation plainer but still effective visually. Low limestone wall with chamfered head is all that remains of former railed boundary wall. The key building in the group set within the centre of the square.

Police Square

Address	Rating	Description
No.2 (Cicerone Press)	Green	Mid C19th. Part of longer row forming west side of square. Long two storey building in random limestone rubble under blue slate roof that is hipped at south end. Uninspiring south end enlivened by bold storey band and flat headed openings but single pane casements detract. East side is mostly wall at south end but then has four bays with regular series of window openings, some in former doorways, with glazing bar top opening casement windows.
No. 5	Green	Mid C19th. Double fronted two storey house to left, with end chimneys, and further wide bay now in domestic use to right, without a break in similarly constructed squared limestone rubble with quoins and gabled roof in Welsh purple/blue slates. Rock faced limestone lintels to windows and full surround to entrance. Original 8/8 balanced, hornless timber sashes in main front, with more modern replacement to right.
Doctor's Surgery	Green	Two stories with attics, arranged facing gable end on to Square. Modern conversion but previous use uncertain. Mixed random rubble walls and blue/grey slate roof with plain vergeboards and small ball finial to west end, and plethora of rooflights. Quoins to south west corner but north east corner is swept as if to ease passage onto Windy Hill. Weak modern fenestration to various openings of random

Address	Rating	Description
		disposition, some of which are added. Modern slated pentice to entrance on west end is agreeable addition.
No. 6	Green	Double fronted, two storey house with basement. Squared sandstone rubble brought occasionally to course with limestone detailing including a tall plinth, first floor sill course, lintels and quoins, with those to north west corner having a distinctive, deeply chamfered profile with a run out stop. Gabled roof in graduated blue/grey slates with end stacks, an oversailing verge and moulded gutter on shaped corbels. Entrance is narrow with stepped approach, and with stone surround with moulded cornice and overlight. Windows are modern false sashes with glazing bars. No 7, Victoria Cottage, is an added single bay unit with a shared form of construction and details. Further single bay cottages to right (west end of 1-6 Windy Hill) are disfigured by modern alterations.

The Square

Address	Rating	Description
Memorial Hall	Green	1843. West end of long continuous row. Built as Market Hall, originally with open arcaded front and meeting room above. Two stories and three bays. Snecked rubble walls, formerly whitewashed, with limestone quoins, plinth band and rusticated surrounds with segmental arched heads to trio of former market hall openings. First floor has later (?) coupled windows with buff coloured sandstone surrounds, sill and impost bands. Gabled roof with bracketed eaves. Stub walls survive at west end to former Bulls Head Inn, demolished in 1924. Assembly Rooms attached to rear (see above).
No. 1	Green	Late C19th. Two storey shop premises in longer row with accommodation over. Two bays with shopfront across whole of ground floor. Snecked squared masonry with limestone lintels, those to first floor with curved soffits. Simple but visually pleasing asymmetrical shopfront with pilasters, narrow fascia board and gritstone stallriser, and doors with overlights over to left. Attic windows in small gables with vergeboards to roof. PVCu windows to all domestic rooms.
No.s 3 & 4	Green	Set within longer row. Mid to late C19th shop with rooms over. Four bays and three stories – symmetrical to first and upper floors. Snecked limestone walls with quoins. Gabled roof with dentils grouped in threes, and four ridge and end stacks with copings. Fascia with dentils to shopfront but display windows are modern. Canted timber bay windows to ends of first floor and limestone lintels to all other openings which contain 1/1 timber sashes.

Address	Rating	Description
No. 5	Green	Mid C19th? Low, narrow, two storey shop within longer row. Random rubble walls painted white with gabled roof in local blue grey slates in diminishing courses. 6/6 hornless timber sash window in centre of first floor. Shop front with glazing bars is modern and includes a narrow passage entrance to left.
No. 6 – HASBC Bank	Green	Mid C19th. Part of longer row. Three storey bank premises in three symmetrical bays. Random limestone rubble walls with quoins. Gabled roof in slate with end stacks and a moulded gutter on exposed truss tie ends. Tall central entrance with plain limestone surround and moulded cornice. 3/3 timber sashed windows under limestone lintels, those to upper floor diminished.
No. 7	Green	Mid-late C19th. Two storey double fronted cottage in continuous row with random rubble walls without quoins under a gabled roof in blue/grey graduated slate. PVCu windows within openings with limestone lintels. Four panel part glazed entrance door.
No. 8	Green	Mid – late C19th. Double fronted two storey cottage within long row. Random rubble walls with smooth flat lintels to ground floor openings. Gabled roof in local blue/grey slates in diminishing courses.
No.s 9 & 10	Green	Late C19th pair of single fronted cottages in longer row. Buff coloured sandstone walls laid to courses with bold limestone quoins. Gabled roof with Welsh slate cover and ridge stacks. Ground floor has canted dressed sandstone bay windows while upper floor has coupled windows in ashlar surrounds with sill bands and aprons, all with 1/1 timber sashed windows. Narrow entrances within dressed surrounds with chamfered arrises retain six panel doors with bolection mouldings and plain overlights. Curious eaves detail with sturdy gutter brackets scaled and shaped like flat rainwater hoppers, set above a thin moulded band.
Modern shop premises	Green	Row of modern shop premises set forward from No 10. Bland rendered walls colourwashed in various shades. Gabled roofs with cement fibre tiles. Unimaginative frontages further marred by over-scaled name boards and domestic styled windows to shopfronts.
No.s 13 & 14	Green	Mid C19th. Low, three storey pair of single fronted cottages within longer row. Random rubble walls with gabled roof with long, tall end stacks. Windows have large limestone lintels, as do main entrances, which are arranged to flank a yard entrance with full limestone surround. Modern fake sash joinery with glazing bars to windows.
No. 15	Green	Mid C19th. Double fronted, two storey house in longer row. Painted roughcast walls under a gabled roof with blue grey

Address	Rating	Description
		slates in graduated courses. End stacks and eaves with brackets. Entrance has ashlar surround and moulded cornice containing six panel door with overlight. 2/2 timber sash windows throughout.
No. 17	Green	Mid C19th. L Shaped plan to house set in short row. Two and a half stories. Painted random rubble walls. Right hand part aligned with neighbouring row is single fronted while left hand bay is set well back with. All openings have narrow, painted cement surrounds. Some early windows with 2/2 hornless sashes but others replaced with plate glass and PVCu fittings, which reduces the architectural quality slightly. Gabled roofs, that to right with pierced bargeboards and a drop pendant with a trio of ogee struts. Entrance door is PVCU but is approached via stone steps with modern mild steel handrails.
The Vicarage	Green	Ca 1820. Handsome house with superior quality material construction. Double fronted and two stories with ashlar limestone (?) front and roughcast sides. Gabled roof in slate with ashlar end stacks with string course. Substantial moulded gutter supported on square corbels arranged in threes. Rusticated pilasters to corners with sill band to upper windows. Plain surrounds throughout. Blind entrance to front with stepped extrados in flush ashlar is key feature. Windows are balanced 8/8 timber sashes to ground floor and 4/8 to upper, with balanced sashes on south end. Stripped-down classical styled house in key position at east end of The Square.

Windy Hill

Address	Rating	Description
Lea Bank	Green	Double fronted, two storey house. Random rubble wall facing Shovel Lane to right but front has white painted render walls. Hipped roof in thin Welsh slate with tall stack to north east eaves. Painted surrounds to all openings, with blind window to centre of first floor and modern PVCu windows with false glazing bars to other windows. Concrete wall to shallow front garden detracts. Used as Milnthorpe Workhouse in C18th.