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# Heversham Conservation Area Character Appraisal – Approved 8 April 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 Heversham 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 Heversham 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 during February and March 2008. Thanks must be given to Mr Roger Bingham for allowing the use of information from his Heversham-a Website History to be used in the introductory sections of this appraisal, and also to the Heversham and Leasgill Community Website.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 18 April 2008 and is a material consideration in the determination of Full Planning Permission and Listed Building Consent applications.

## 2.0 The Location & Demography of the Village

- 2.1 Heversham was historically situated in the very southernmost part of the mediaeval county of Westmorland, but following local government review in the 1970s it became part of the modern county of Cumbria and is now a small village in the local government district of South Lakeland. The village is located 10km south of Kendal, 23km north Lancaster, and some 80 km distant from Carlisle, the county city of modern Cumbria. The modern A6 road passes alongside the west edge of the village on its way from Lancaster to Kendal. Only the very centre of the present village, grouped around the ancient parish church and its significant graveyard, is included within the conservation area. The wider civil parish had a resident population of 647 at the time of the 2001 Census.
- 2.2 Nowhere in the north of England does the Pennine range, and its western foothills come closer to the Irish Sea coastline than it does in the stretch between Heversham and Milnthorpe. The resulting narrow, undulating land passage has been used by successive inhabitants of the west coast as an important trading, military and communications route since earliest times. Immediately to the west of the village is The Moss, a low flat plain of reclaimed marshland on the estuarine fringe of Morecambe Bay, now in use as productive agricultural fields; while to the east is an extensive area of low undulating hills formed from low limestone humps and accreted glacial moraines.

## 3.0 Geology, Morphology & Landscape Character

- 3.1 Heversham has a very distinctive landscape setting, which is shaped by its location at the intersection of two contrasting geomorphologies: the village sits on the slightly elevated western edge of a band of small limestone hills and accreted glacial moraines, while immediately to the east is a wide estuarine flood plain formed by both the River Kent and the upper tidal reaches of Morecambe Bay.
- 3.2 The underlying solid geology of the wider area consists predominantly of Carboniferous limestones, some Silurian shales and slates, and very occasional sandstones. 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 those found

at Haysteads and Parkhill, immediately to the east of Heversham. 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 Corn mill on the River Bela, to the south, and at Force Falls and Heversham Force Falls on the River Kent.

- 3.3 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 intertidal reaches of the bay. The latter was sometimes traditionally worked as peat cuttings by villagers but today this has now largely been reclaimed for agriculture. Alluvial clays are also to be found in the former estuary and during the C19th clay from Heversham Marsh was turned into bricks for use in the formation of the roof of the Hincaster canal tunnel on the Lancaster to Kendal Canal, and in the construction of bridges and other structures on the London and North Western Railway.
- 3.4 Apart from a few seasonal rills draining onto the former Moss there are no surface watercourses in Heversham. However, there is a conspicuous spring line, arranged in a north-south axis, located above the River Kent's and coastal flooding levels, which would have supplied drinking/washing water to the village's inhabitants.
- 3.5 This ancient and more modern geological activity is likely to have had a major bearing on both the economic development of the wider area around Heversham, 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.
- 3.6 Many of the earliest buildings in the area, including probably any pre-Conquest church, 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 Heversham's case this meant the exploitation of the indigenous pale grey Carboniferous limestone, which produced hard, slightly permeable masonry for constructional use. There were several masonry quarries close to the village with the chief one being on the south west corner of Heversham Head, while one was sited at the southern end of Princes Way and another by East Brow on Woodhouse Lane, which produced a pink tinged limestone, some of which may be seen in the walls of the Parish Church. 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.
- 3.7 Early buildings in Heversham 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, 30km to the west of Heversham, 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 Heversham. The coming of the near by railway in 1849 stimulated the introduction of other, non-indigenous roofing slates and building materials from further afield, and particularly the quarries in North Wales, which produced bluer and purple slates cut in regular coursing sizes, and these are found on some roofs in the village.

## 4.0 Archaeological Significance & Potential

(Provided by Cumbria County Council Historic Environment Record)

- 4.1 Very little archaeological work has been undertaken within the parish of Heversham, and no intrusive archaeological work is recorded within the bounds of the conservation area. Additionally, finds of archaeological material are also rare. The retrieval of an adult skull from close to the Bluebell Inn during pipeline construction in the early 1980s is of significant potential, but remains undated.
- 4.2 The earliest surviving element is the church, which contains fabric dating from the twelfth century (RCHME 1936, 109). Later phases of the building date from the fourteenth and fifteenth centuries, with some repairs following a fire in the seventeenth century. The fragmentary cross shaft currently in the church porch is like to date from the eighth century, while a fragment of worked stone built into the south wall of the church is possibly of a similar date (Bailey and Cramp 1988). The sculpture was almost certainly associated with the monastic site recorded as Hefresham in the eleventh century (Curwen 1925). Continuity from pre-conquest monastic sites into the post-conquest conquest period cannot be proven at any site in Cumbria (C Newman 2006), and thus the location of the pre-conquest monastic complex at Heversham is not known. Some commentators have suggested that the irregular shape of the current churchyard belies the boundaries of earlier monastic site, but this is not certain.
- 4.3 While Heversham may have a medieval core, the expansion to the size of the village seen today is largely a post-medieval phenomenon. This is clearly visible on Jeffrey's Map of Westmorland (1770), where only the core of the village is depicted. There is considerable potential for medieval remains within this core area, beneath and within the environs of standing buildings, and also to the west on both sides of the A6. The location of human remains within the area of the Bluebell Inn is also worthy of further investigation if any development was proposed. Furthermore, any opportunity to examine the wider environs of the church and churchyard should be exploited. The location of the early medieval monastic complex is not known, and remains from that period could conceivably be located anywhere within the traditional village core. Furthermore, the identification of early medieval remains is particularly challenging (R Newman 2006), and care should be taken during any investigation that the techniques employed are appropriate.

4.4 The North West Archaeological Research Framework 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). For most areas, the most basic elements of chronology, economy, and consumption are largely unknown for rural settlements. The continuity, morphology, and landscape development of the village are all relevant avenues of research for Heversham, and any archaeological information toward these aims would represent a valuable addition to the current dataset.

## 5.0 The Origins & Historic Development of the Village

5.1 Little evidence of prehistoric activity has been found locally. At Watercrock a Neolithic flint scraper was discovered, while various axe and arrowheads from near by Levens Park suggest that Neolithic people were occupying the Heversham area by c.4000 AD. Local Bronze Age activity includes the formation of corduroy roads in the Lyth valley, a few kilometres to the northwest, and possible Beaker age occupation at the Levens Park circular hut settlement, while Iron age activities right through into the late Roman occupation also figure locally, including possible Hill Forts at Dallam Park and Warton Crag, to the south of Heversham, and at Heaves Fell to the north; while iron age remains were also found during excavations at the Haverbrack Dog Hole. Roman settlement at near by Hincaster is also postulated.

5.2 Heversham is first mentioned in documentary evidence in the 10th Century 'Historia de Sancto Cuthberto', when Tilred, the abbot at a monastery known as 'Hefresham', returned to the north east of England to eventually become Bishop of Lindisfarne/Chester Le Street by 915 AD. No physical evidence has so far been located for such a religious site at Heversham, although as this might well have consisted only of insubstantial timber buildings within an enclosure, so any physical evidence may now survive only below ground in archaeological deposits. However, today's church site has yielded physical evidence of an ornate Anglian cross shaft, very possibly from a monastic context, whose stylistic carvings suggest a probable mid C8th date. Moreover, the place name Heversham is almost certainly Anglian in origin, with a possible Scandinavian derivation of the name coming from 'Haefar', a personal name, perhaps of an Anglian chief, while the 'ham' ending is a common Scandinavian name for 'farmstead'.

5.3 Before 1066 the majority of land in the South Lakeland area appears to have been held by two local Viking chieftains called Torfin and Tostig. After the Conquest the Norman Ivo de Taillebois became the first of the Barons of Kendal and acquired the former estates of these two chieftains. In about 1098 de Taillebois gave the Church and one third of the land in the ancient manor of Heversham to the Abbey of St Mary in York in 1090-97, with a rectory manor being founded with its 'caput' or principle house being at Heversham Hall. The rest of the land remained with the Barony, with a new manor focussed on Milnthorpe. The Rectory manor and demesne of Heversham Hall remained with the Abbey until the Dissolution after which the Crown sold it on



to three named landowners, and then ultimately passed down through various lines to Edward Wilson of Nether Levens, in whose posterity it has descended with the Dallam Tower estate.

- 5.4 In 1086, at the time the Domesday Book was being prepared, North Lancashire, Cumberland, and Westmoreland had yet to acquire the status of separate counties, a status that was only achieved in the early twelfth century. In the Domesday Book this area appears to have been known as 'Amounderness' and described as an appendage to royal lands in Yorkshire. Indeed, an entry for 'Eureshaim', long presumed to refer to the area of the modern settlement of Heversham, is recorded within the Yorkshire parts in the Domesday Book. As with much of Northern England, Domesday suggest that Amoundness was significantly denuded of population and resources, and the 'Eureshaim' entry would tend to confirm this. Certainly it is difficult to be sure whether a settlement of any significance was in existence at this point, although the presence of a noteworthy ecclesiastical site, even if by then downgraded from abbey status, would have been a likely draw to settlement.
- 5.5 Although ecclesiastical occupation of the site may date back to the C7th or C8th, the earliest fabric in the present church, in the form of the south arcade to the nave, is late C12th, while some C14th and C15th parts also still exist. The church was subject to a significant rebuilding after a major fire in 1601, and a further comprehensive restoration was undertaken in 1868 by the locally architectural firm of Paley and Austin, when the hefty western bell tower was erected. Other mediaeval buildings include the former manor house at Heversham Hall, which, curiously, is located over 300 metres to the southwest of today's settlement (and well outside the conservation area), a dwelling that retains the remnants of a C14th hall with pointed arched entrance, and a possible Pele Tower, as well as substantial C16th masonry. The site is part surrounded by extensive earth works, including a possible defensive ditch on the south side.
- 5.6 In 1322 the Scots under Robert the Bruce laid waste much of Kentdale, including probably the Heversham area, which had a serious impact on the local economy. It is unknown how great an impact this had on Heversham but it is noteworthy that by 1334 a charter for a market and fair had been granted to the settlement. No formal market place or square is evident today and it is assumed that these activities were possibly located somewhere within the churchyard, or perhaps in the small triangular space to the north of what is now Church Farm Cottages. It is not certain what size or form Heversham took at that time, but it seems very probable that the village has kept largely to its earlier foundations, situated above the River Kent's and coastal flooding levels, but taking good advantage of a long, north-south natural spring line, which would have supplied drinking/washing water to the village's inhabitants. Self-sufficient for the most part the mediaeval village would have had limited contact with the world beyond and probably remained of a size sufficient to support maybe a few hundred inhabitants. Whether its pattern of streets and buildings and the exact form of the distinctively shaped churchyard have remained constant is now uncertain, but it is likely that, until the mid C19th, the village would have been confined to a cluster of houses around the



church, and for a short length along the Woodhouse and Leasgill Lanes.

- 5.7 Other key events in the village's history include the formation of a grammar school in 1613 by Edward Wilson, the owner of Heversham Hall, and ancestor to the Wilsons of the nearby Dallam Tower estate. In 1623 a major incidence of plague occurred when, remarkably, 157 people died in Heversham.
- 5.8 Prior to the formation of a new turnpike road from Kendal to Milnthorpe in 1752, Heversham would have been connected to the wider world only by a series of country lanes and tracks. The main north south road through the village was further improved in the 1820s, when a new route was established for the A6 trunkroad, which brought it through the village from Milnthorpe and Carnforth and then on to Kendal via Levens village. The Princes Way by-pass road, to the west of the village, was created as early as 1927 to allow the burgeoning number of motor vehicles to avoid the narrow and winding centre of the village. Heversham Railway Station, located to the south of the village on a branch line from Arnside to the junction on the London and North Western mainline at Hincaster, was not opened until 1891.
- 5.9 Heversham had three inns in the eighteenth century. The Ship Inn was located on the site now occupied by Chestnut House, and after 1772 in Sunny Vale next door. Across Woodhouse Lane was the Eagle and Child, which provided overnight accommodation, and in 1906 became a temperance hotel until it closed in 1970; while to the north of the Church was the Blue Bell Inn, which remained open until 1952.
- The Heversham Enclosure Act was passed 1815. The Church of England school was founded by James Gandy in 1838, while Old School Cottage (next door) was built by Mary Howard in 1841.
- 5.10 The modern era has seen development take place mostly outside the historic core of the village on all of the three main roads in the village. Some modest infill development has taken place and a number of former barns and outbuildings have been converted to residential use, but generally the visual character within the conservation area retains a 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 Character and Appearance - Influences

6.0.5 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 town'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 town have a specific character.

6.0.6 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 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.

## 6.0.7 The Evaluation of Architectural Quality

6.0.8 It is important to recognise that all buildings within a conservation area, whatever its size, 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 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 6.05 for more information.

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 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.

6.0.11 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.

- 6.0.12 In addition, there are some unlisted buildings in Heversham that possess some notable architectural or historic importance in this local context (shown as green colour on maps). As such these buildings 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 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 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 Table 2 'Unlisted Buildings'.
- 6.0.15 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.

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

## 6.1 Conservation Area Appraisal – Spatial Structure

6.1.1 Heversham Conservation area is very small and confined to the area immediately around the mediaeval church. Given that it is possibly a pre-mediaeval settlement it is significant that it appears to retain some key aspects of its original or early layout such as the distinctive form and shape of the churchyard, and possible former monastic site, which is the major structuring element in the morphology of the village. Also significant is the main north-south route through the settlement, which respects both the curved west end of the churchyard and the need to steer a course along the higher ground above the floodline of the moss and wider estuary. However, it is also notable that there are no obvious early boundaries associated with any formally organisation of the village, such as potentially early house plots, linear rear tofts, or possible farmstead garths, other than at Church Farm.

6.1.2 In fact, the settlement takes a typical later small village rural form with streets, or rather three rural lanes, which radiate away from the core of the village, from a point immediately outside the entrance to the churchyard. These lanes are essentially linear in form but with houses clustered around their central junction by the church. Most of the houses beyond the edges of the churchyard are relatively late and it is quite likely that the mediaeval village never extended much beyond these early confines. The southern route out towards Milnthorpe took its present line only in 1822. Before that date this lane followed a more south eastern direction towards the present Park House Drive and onto Dugg Hill, and the orientation of the buildings in the Chestnut House row, as well as the rear extension to Chestnut Cottage were both obviously influenced by the path of this earlier route.

6.1.3 Buildings are, for the most part, arranged close up to the edge of these lanes in a typical rural village fashion. Front gardens are almost none existent in the conservation area, except for the more extensive grounds of Heversham House, which originally extended beyond the Princes Way, and the modest sized garden to the later Tower House. Church Farm Cottages is a further exception but the



front garden here, and indeed the building line of the houses may have enclosed a possible market place or open green in this area during the mediaeval period, although there is no historical evidence for this.

- 6.1.4 The broad, hilly, open green area to the north east of the churchyard is a very significant open space and important in visual terms for maintaining a distinctive rural setting for the village.

## 6.2 Conservation Area Appraisal, Townscape Character

6.2.1 Heversham Conservation Area is characterised by two significant spatial components, which combine to give the centre of the village a unique and distinctive character. These are the large, open green space of the churchyard (including the enclosed former orchard/garth at its centre) together with the tall masonry walls that enclose this space, particularly along the gently curving western side; and the arrangement of very narrow lanes that edge this space to the south and west, which, with their characteristic positioning of buildings and tall walls set mostly right up against the street edge, creates a very rural, village character and appearance. This contrast, between the broad and open character of the churchyard and the strongly enclosed and spatially confined quality of the streets is the principle and defining visual characteristic of the conservation area.

6.2.2 Enhancing this spatial pattern are a series of distinctive range of building forms and features that create important visual landmarks and distinctive terminated vistas to street ends, while a significant number of individual mature trees help to shape a number of memorable street vistas and broader outward views.

6.2.3 The mediaeval church on its slightly elevated site, and particularly the substantial bell tower, provide a major landmark focus in views both across the conservation area and from outside looking into the heart of the village. The irregular, gently rounded form of the appreciably large churchyard is a distinctive component of the settlement, particularly at its western end where the tall stone retaining wall forms a very graceful convex curve to the street edge. Also of great visual interest are the more rectilinear forms belonging to a sequence of former farm garths or orchards that appear to have encroached upon the centre of this consecrated space in more ancient times. These enclosures have drystone limestone walls and are intermittently edged by plane, yew and sycamore trees, as well as some remnant fruit trees, which add to the visual interest of this green space. Views outwards over rough green pasture fields to the north and north east are broad but constrained by the markedly stepped topography of Heversham Head and by occasional clusters of field trees, which nevertheless form an attractive setting to the conservation area. The lych-gate at the southern entrance is an important visual feature, particularly from the route into the conservation area from the south, while the small group of magnificent towering Horse Chestnut trees immediately to the east of this entrance are also very significant in visual terms, particularly when in full flower and leaf. The many historic tombstones and grave markers and the well conceived entrance to the north of the church



are also important features and are all worthy of preservation. The elevated aspect of the churchyard also provides opportunity for important glimpses outwards towards the broad meandering form of the Kent estuary, where shifting patterns, textures and colours combine with a constantly changing play of light to create a truly memorable outlook.

- 6.2.4 The slightly curving Chestnut House/Church View row, with its mostly whitewashed two and three storey frontage, set back from the highway only behind a narrow pavement, provide a continuous urban form and endow to the street with strong edge definition. The row is particularly important from the north, where it forms the background to a surprise entry into the heart of the village, and from Woodhouse Lane, where the angled row memorably terminates the westwards street vista. Rowanfield, to the north, is a modest modern addition, unfortunate in respect of scale and massing, and is awkward in terms of form and the disposition of mostly horizontal openings. Tower House, to the south, has a distinctive architectural expression, with a highly accentuated corner form, and appropriate physical massing, and is a key building in views into the conservation area from the south. The Yew trees in its garden are also worthy of note and, together with the horse chestnut trees in the churchyard, help to frame a very significant view of the church from the south.
- 6.2.5 The upper floors and complex gabled roof of Heversham House peep out above a very tall and extremely private garden boundary wall, which closely edges the narrow western edge of the street that exits the village to the north. When seen in combination with the almost equally high retaining wall, iron railings and verdant tree canopy to the churchyard on the opposite side, the narrow street here has the look almost of a hollow way set between tall embankments, an impression that is particulate apposite by the distinctive form of the St Mary's well, where the high stone wall and end to The Old School seem particularly towering. This tightly enclosed effect continues to the north where the Old Smithy and the former Old Blue Bell Inn edge a street characteristically without pavements to form an entrance into the conservation area which is distinctive and memorable. Only the former (?) builder's yard, located immediately opposite the west tower of the church, with its ugly metal sheeted outbuilding, forms a discordant note – the only real visually detractor in the conservation area.
- 6.2.6 The Church Farm group is distinguished by being unusually set well back from the highway junction opposite the church, behind a small triangular front garden of lawn, which is bounded by a tall privet hedge and low moulded wall base. The building row is tall and vertically emphasised, with a distinctive angled form, and both the buildings and garden are visually significant in views from the churchyard and from the road by Heversham House. To the east the courtyard arrangement of the former Church farm buildings have great visual interest in terms of their being a historic, inward focussed farmstead layout right in the heart of the village, while the irregular height and form of the buildings features significantly in views across the conservation area from the south west.

6.2.7 Woodhouse Lane is also a very slender street, especially by St Peter's Cottage, where the modern porches jut right out into the street and the highway twists slightly to allow through passage. The former Eagle and Child Inn row here appears to have been rather over modernised such that its stark whitewashed form now appears a little alien in this context, but its relationship the street edge is typical of the rest of the village core and it still makes an important physical contribution to the rural appearance of the street. Heversham Cottage is better preserved and it too sits snugly up against the highway edge but the wide property entrance and open gravelled parking forecourt seems out of keeping. Opposite is Holly Close, a small modern cul-de-sac housing estate of four detached houses of extremely drab appearance, with an introverted layout and highway authority standard turning circles footways, which is completely out of contextual character with the rest of the conservation area.

6.2.8 The characteristic setting of the village, immediately outside the conservation area, has frequently been compromised by a range of C20th activity. To the west, the much needed Princes Way by-pass has nevertheless had a visually detrimental affect by severing the village from its close physical relationship to the fields in the drier reaches of the former moss. The hard linear alignment of this modern highway seems alien and out of keeping with the close knit organic form of the village. In addition, the forming of this road created an opportunity for the mid C20th development of its margins and the design quality of this new housing has been mixed in terms of design quality. A crescent of late C20th housing by Crow Wood fails to respond to the distinctive rural pattern of streets and housing in the village.

## 6.3 Conservation Area Appraisal - Architectural Quality

Table 1: Listed Building Descriptions

Address	Grading	Description
THE OLD SCHOOL NORTH OF CHURCH OF ST PETER	II	Old Girls School. Initials and date JG on gable. Slobbered rubble walls with 1838 stone dressings; graduated greenslate roof with stone ridge. Single storey. Gable to left. 3 2-light windows with trefoil heads to lights, hood moulds and chamfered stops. The school was built as the first Girls School in Heversham at the expense of James J. Gandy of Kendal. Work started to erect it and a school house in the Churchyard without permission. After a number of meetings had been held it was resolved that the school could be built in the Churchyard, provided it was fenced off, and land adjacent to the Churchyard was donated by George Wilson of Dallam Towers on which a School House (q.v) was erected at the expense of the Hon Mrs Howard. Further details: Curwen, John F. History of Heversham with Milnthorpe, pub. Titus Wilson, Kendal 1930.

Address	Grading	Description
THE OLD SCHOOL NORTH OF CHURCH OF ST PETER	II	Old School House, now house. Initials and date M.H. 1841 on gable. Rendered walls with limestone dressings; graduated greenslate roof with stone ridge; one end chimney to left, central chimney with round shaft. Gothick style. Irregular plan. 2 storeys with single-storey portion to left. 2 adjacent gables to front. Right hand gabled portion has (overhanging) upper floor resting on massive roughly dressed limestone lintel supported on two weathered limestone piers. 3-light window to ground floor, 4-light window with hood mould above, both with chamfered stone mullions and surrounds and leaded glazing: upper window has central lights set one above the other. Left hand gabled portion narrower: board door in stone surround with 4-centred arched head, small casement over. Single-storey portion to left has 2-light window with stone mullions. See also notes for The Old School (q.v) and Curwen, John F. History of Heversham with Milnthorpe, pub. Titus Wilson, Kendal, 1930, for further details.
CHURCH OF ST PETER	II*	Parish Church. C12 South arcade to nave, South arch and South porch probably C14; Chancel and North Vestry rebuilt during early C15; nave clerestory and South Chapel added or rebuilt late C15; North Chapel probably early C16. Considerable rebuilding and alteration in early C17 following a fire. Comprehensive restoration in 1868 by Paley and Austin including additional West Tower and rebuilding of Chancel arch and North arcade. Mostly limestone rubble with sandstone dressings, Vestry and East wall of Chancel coursed sandstone blocks. Lead roofs. Perpendicular style: Victorian additions. Early English. West Tower, nave with aisles, chancel with North and South chapels and North Vestry. Square 3-stage Tower with clasping buttresses to lower stages, stair turret to South West corner and small leaded spire. Gabled porch with pointed-arched openings with hood moulds: heavy oak studded inner door with early medieval ironwork. Shaft of Celtic cross in porch.
LYCH GATE TO SOUTH OF CHURCH OF ST PETER	II	Lych Gate. Dated 1894. 2 dressed sandstone piers with chamfered plinths; timber intermediate pier; stone slates, stone ridge. Pitched roof with gablets supported on A-frame trusses with cusped windbraces and ridge-piece. The inscription on the west pier reads:- TO THE GLORY OF GOD AND IN MEMORY OF JOHN AUDLAND MRCS FOR NEARLY 13 YEARS CHURCH WARDEN OF THIS PARISH WHO DIED ON THE FEAST OF THE PURIFICATION 1892 THIS LYCH GATE WAS ERECTED BY HIS SONS AND DAUGHTER AD 1894

Address	Grading	Description
MEMORIAL CROSS TO SOUTH OF CHURCH OF ST PETER		<p>Memorial Cross. Erected 1920 in memory of those killed in 1st World War, inscription for 2nd World War added later. Designed by J.F. Curwen. Sandstone. In the form of a Celtic Cross, based on a reconstruction of the old cross in the church porch at the time of survey. Inscribed on South face with list of names and:</p> <p>THEIR NAME LIVETH FOR EVER MORE 1914-1919</p> <p>followed by a further list of names for 1939-45 war. Inscription on North side reads:</p> <p>(in part) TO THE MEMORY OF ALL THOSE WHO AT THE CALL OF KING AND COUNTRY LEFT ALL THAT WAS DEAR TO THEM ... GIVING UP THEIR LIVES THAT OTHERS MIGHT LIVE IN FREEDOM.</p> <p>Further information and photograph of original Memorial Curwen; John F. History of Heversham with Milnthorpe published by: Titus Wilson &amp; Son, Kendal, 1930.</p>
DOCKER TABLE TOMB IMMEDIATELY SOUTH OF CHURCH OF ST PETER	II	<p>Table tomb. Earliest inscription 1766. Stone slab top; 2 lozenge panels to sides; square panels to ends; mid and corner panelled pilasters. Winged angels head above the following inscription: Here lieth the Body of William Docker late of Milnthorpe who departed this life on the 28 Day of November 1766 in the 58 year of his Age All you that Come my Tomb to see.</p> <p>When you read it pray think on me Repent in time make no delay I in my glory was snatcht away.</p> <p>William Docker Son of the above died the (?) of December 1780 aged 25 years.</p>
CRAMPTON TABLE TOMB TO THE SOUTH OF DOCKER TOMB	II	<p>Table tomb. Earliest inscription 1760. Stone slab top; stone panels to side and ends; applied urns to corners. Inscription:</p> <p>Here Lyeth the Remains of Richard Crampton of Milnthorpe who departed this Life the 14 Day of February 1760 In the 55 year of his Age.</p> <p>AGNES Wife of GEORGE BOND died November the 21 1771 Aged 24 Years.</p> <p>ROBERT CRAMPTON died September the 27 1773 Aged 20 Years.</p>

Address	Grading	Description
		<p>AGNES CRAMPTON Wife and Mother of the above died April the 7th 17?3 Aged 66 years</p> <p>Also JANE CATER niece to the above died March 14th 1825 Aged 42 She lived respected and died respected</p>
<p>DICKINSON TABLE TOMB SOUTH OF SOUTH EAST CORNER OF CHURCH OF ST PETER</p>	<p>II</p>	<p>Table tomb. Earliest inscription 1763, but probably erected 1770. Stone slab top; sides with 2 lozenges and central panel; West end panel angels head with wings; East end panel with lozenge. Inscription:</p> <p>HERE lieth interred JANE the loving and (?) WIFE of Mr JOHN DICKINSON of Milnthorpe SHE departed this Life 1 Ap MDCCLXX Aged 43 Years.</p> <p>As also Four children viz</p> <p>AGNES Died 1763 ) 14 years RICHARD 12 Aug 1767 ) 16 years ELIZAB. 25 March 1768 ) BIRKBECK 10 Aug 1770 ) 11 years Drowned in Bathing )</p> <p>Mr JOHN DICKINSON Husband and Father of the above died August the 10th MDCCLXXXIII Aged 62 Years</p>
<p>SUNDIAL SOUTH OF DICKINSON TABLE TOMB IN ST PETERS CHURCHYARD</p>	<p>II</p>	<p>Sundial. Dated 1690. Square, corniced, sandstone shaft with chamfers and end-stope and 2 steps set on stone slabs. Brass dial: gnomon missing.</p>
<p>CHURCH VIEW COTTAGE</p>	<p>II</p>	<p>Cottage. Probably C18 with later alterations. Limestone rubble with roughly cut limestone quoins; graduated greenslate roof; chimney on end gable. 2 storeys. 2 windows: C20 in original openings, ground floor with segmental head. 6-panelled door in recessed opening. Included for group value.</p>
<p>HAWTHORN COTTAGE</p>	<p>II</p>	<p>Cottage. Probably C18 with later alterations. Limestone rubble; graduated greenslate roof; chimney on party wall. 2 storeys. 2 windows: C20 in original openings, ground floor with stone lintel. 2 doors both 6-panelled, in recessed openings: left hand door to passage. Included for group value.</p>
<p>POST OFFICE</p>	<p>II</p>	<p>Cottage, now Post Office, probably C18 with later alterations. Limewashed rubble walls, graduated greenslate roof with modillioned eaves cornice and end</p>

Address	Grading	Description
		chimneys: 2-stage chimney to left shared with Sunny Vale (q.v.). 2 storeys. 3 windows: C19 sashes with glazing bars in narrow stone surrounds. Central window to upper floor blank; segmental heads to ground floor windows. Central 6-panelled part glazed door in stone surround with segmental head.
SUNNY VALE	II	Cottage. Probably C18 with later alterations. Limewashed stone rubble walls; graduated greenslate roof; 2-stage chimney shared with Post Office (q.v.) on right-hand party wall. 2 storeys. 3 windows: sashes with glazing bars. Part glazed 6-panelled door to left in recessed opening.
CHESTNUT HOUSE AND ATTACHED COTTAGE TO SOUTH	II	School House, now house with attached cottage to South. Purchased by school 1772; rebuilt and extended with frontage set back from road in 1824, according to J.F. Curwen; roof of cottage raised and storey added early C20. Stone rubble walls, graduated greenslate roof with stone ridge and 3 stone chimneys. 3 storeys. 4 windows: sashes with glazing bars to ground and 1st floor with roughly cut voussoirs to openings, sashes without glazing bars to 2nd floor. House has central 6-panelled door with reeded pilasters and entablature. Cottage has board door and ground floor window offset. Interior of house has C19 staircase and some window surrounds and shutters. Reference: Curwen, John F. History of Heversham with Milnthorpe pub. Titus Wilson, Kendal, 1930.

**Table 2: Unlisted Buildings Descriptions**

***Each individual building description in the following table 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 this table. See the Section 6.17 above for more information.***

### Road towards Leasgill

Address	Rating	Description
Heversham House	Green	Not fully inspected. Late C18th with fin de siècle accretions. Small country house style. Two stories with attic floor. Four bay front, with west bay slightly broader. Lower floors have inapt pebbledashed wall finish, while upper gables are in good quality, snecked, honey coloured sandstone. Rusticated ashlar quoins and moulded former cornice with dentils. Revivalist vernacular style tripartite attic gabled roof with carved ball finials, verge copings and parapet, all added by H J Austin (of Austin and Paley partnership) in 1900. Most of roof covered in local graduated blue grey slate



Address	Rating	Description
		<p>though part of front may be in purple Welsh slate. Entrance not seen. Windows clustered into groups. Front elevation dominated by handsome storied semi-circular bay window with sandstone window surrounds and (later?) leaded roof, though the segmental plan oriel window with timber windows and regrettable green slate hung skirt, to the left, is less successful. All lower windows on front are multi pane timber sashes though attic openings now disfigured by PVCu windows. Most of rear added in 1900 but all now pebbledashed. Generally now modern fenestration here, set within openings with hood moulds again formed, like the attractive leaded light stairlight window, by Austin. Probably the most interesting unlisted house in village. Around part of the garden is a tall rubblestone wall with copings that contains two fine doorways brought from elsewhere. Now within a builder's yard to the south is a deeply moulded two centred arched surround with run out stops and a hood mould with defaced returns, of medieval derivation and possibly from the church opposite. Nearer the house is a classical surround with Tuscan pilasters and a moulded segmental hood. Both the wall and doorways are particularly worthy of preservation.</p>
Builder's Yard	Red	<p>Modern sheds built from asbestos or cement fibre sheeted walls with corrugated asbestos and rusting tin sheet roofs. Major visual detector in centre of the village opposite Church. Bungalow 'Bergville' immediately to west of no architectural significance.</p>
The Old Blue Bell/Blue Hills	Red and yellow	<p>Former Blue Bell Inn until 1952, now converted to residential uses. Since then much altered and maligned. Two adjoining parts – that to south domestic in appearance with almost double fronted elevation; that to north longer and more barn-like but with modern openings of crude design. Both two stories but north part slightly taller. Unpainted cement roughcast walls except for north end which has exposed random limestone rubble walls with thin quoins – all formerly whitewashed. Local blue grey slate gabled roof to south part. Slate hung lintels now disfiguring element. Door in south part has painted scored render surround under simple pitched slate hood. Broad door in north part now looks ill-proportioned. Modern tripartite casement windows with leaded lights of agreeable proportions. North end has odd part weatherboarded gable while stairlight below looks added. Perhaps now of historic rather than architectural interest.</p>
Smithy Cottage	Green	<p>Late C18th? Two stories with asymmetrical 3 bay front and seemingly random disposition of windows. Random</p>

Address	Rating	Description
		limestone rubble walls with quoins and carved stone kneelers. Local graduated blue/grey slate gabled roof with verge copings and ridge stacks, central one probably earliest. Entrance to right of centre with board door protected by modern open sided porch of no value. Modern side hung casement windows of reasonable form, including smaller openings on gable ends.

## Road towards Milnthorpe

Address	Rating	Description
Tower House	Green	Detached house of c. 1910. Modest arts and crafts/vernacular revival style much enlivened by a heavily windowed, almost freestanding storied turret of octagonal form at south east corner, and a massive projecting chimney breast surmounted by a pair very tall, slender diamond pattern chimneys, both of which rise above the main house roof. Two stories and expressively asymmetrical. Deep eaves to hipped roofs in graduated green slate. Walls in uncoloured, trowel pressed pattern render of uncertain date. Windows mostly two light flush timber casements, although turret has 6/6 timber sashes to ground floor. Modern hipped roof conservatory to south side is of decent scale but no particular interest.
Rear of Chestnut Cottage	Green	Converted small barn or cartshed attached to rear of Chestnut Cottage. Two stories in rubblestone under local blue grey roof laid in diminishing courses. Central wide doorway with framed board door. Modern stained sash windows of unconvincing proportions.

## Woodhouse Lane

Address	Rating	Description
Church Farm Cottages and Chestnut Cottage.	Green	Mid C19th? Short terraced row of three (possibly five single fronted originally), two and a half storey houses with prominent attic gables and uncoloured roughcast walls. Strong vertical emphasis to front. Graduated blue grey slate roof with narrow moulded bargeboards on shaped purlin ends. Row of axial chimneystacks with thick copings. Late C19th 3/3 sashes in cottages to left, curiously taller on first floor; and modern stained mock sashes to right, with lower sill heights. Doors modern and varied.
No 1 Church Farm Cottages	Green	Mid C19th. Set at cranked angle to other cottages in row, of low three storied height and slightly higher eaves. Simpler vernacular form with windows predominantly on west elevation. Now roughly coursed limestone walls with quoins

Address	Rating	Description
		under gabled blue grey graduated slate roof with end stacks and oversailing verges. Flat stone faced limestone lintels. Windows on west side are 1/1 PVCu casements which detract greatly. Few openings on east side and none on gables. Single storey extension to south end is in keeping.
Church Farm outbuildings	Green and yellow	Single storey to northern half in random rubble, and two stories to south, with rubblestone walls brought occasionally to course, with pinkish limestone quoins and dressings, including thin breather slots and wide threshing door. Local graduated slate gabled roofs with finial to west end of taller part. Yard elevations to lower part marred by modern domestic joinery, metal garage door and slate hung gable on west end, but fenestration on roadside elevation more agricultural in character. Taller part has modern sliding door to large opening and a curious and a distinctive and visually important recessed entrance bay under a thick bressumer beam (now propped) to the north wall of western projection.
Former Eagle and Child Inn	Green	Late C18th? Converted in 1993 into four, two storey dwellings. Long row in seven uneven bays with front set against road edge. Modern wetdashed walls under hipped and half hipped main roof laid in diminishing courses of local blue/grey slates. Modern two light casement windows with overly thick glazing bars and framing, some set in black painted surrounds. Coupled open sides porches with pitched roofs set towards west end. Modern car passage entrance towards east end with odd oriel type projection above. Rebuilt elements to rear of modest interest. Most convincing appearance is from the churchyard where a rear wing merges with the west end.
Heversham cottage	Green	Mid C18th. Two storey vernacular cottage in random mixed rubble without stressed quoins, although west end has modern white painted render, which compromises traditional visual appearance. Mixed local blue/grey and green graduated slate gable form roof. Projecting stepped chimney stack at east end is major distinguishing feature and indicator of likely age. Off set double fronted main elevation though central door now converted to window, and entrance today positioned behind modern lean-to porch at north corner of west end. Flat lintels to openings with 8/8 timber sashes now painted dark red. Unusual sign on west end advising of 'bad bends' ahead. Shallow plan building to north not inspected but possible historic interest as former peat store, now converted.