
Burton Conservation Area Character Appraisal – Approved 14 October 2009

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Contents

1.0 Introduction & legislative background	3
2.0 The Location & Demography of the Settlement	4
3.0 Geology, Morphology & Landscape Character	4
4.0 Archaeological Significance & Potential	6
5.0 The Origins & Historic Development of the Village	6
6.0 Conservation Area Analysis and Evaluation	7
6.0.1 How the Appraisal is Organised	7
6.0.5 Character and Appearance - Influences	8
6.0.8 The Evaluation of Architectural Quality	8
6.1 Conservation Area Appraisal – Spatial Structure	11
6.2 Conservation Area Appraisal, Townscape Character	12
6.3 Definition of Architectural Quality	14

Maps Appendices:

Map Appendix 1: Architectural Quality

Map Appendix 2: Townscape and Spatial Character

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 Burton-in-Kendal 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 Burton-in-Kendal 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 October and December 2008, following a Place Detectives public participation event that took place in June 2008. This first consultation draft was completed in March 2009.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 14 October 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 Burton-in-Kendal was historically situated in the historic county of Westmorland until local government reorganisation in 1974, when it became part of the new county of Cumbria, within the local government district of South Lakeland. It is a medium sized village, the civil parish of which had a resident population of 1,427 in 2003. Located 16km south of Kendal and 80 km from the county city of Carlisle and is a significant local service centre for the area with a school, community centre and small number of shops.
- 2.2 The settlement sits on the historically important Great North-Western road from London to Carlisle, and is shown as a place name, and probable stopping point on Ogilby's 1675 survey of the fifty-eight principal roads in England. This road was upgraded in 1753 with the formation of the Lancaster to Kendal and its strategic importance continued in the C20th when the road became the A6 trunkroad to Scotland.
- 2.3 The conservation area focuses almost on the built up, linear main street at the southern and historically significant end of the settlement and includes almost all of the pre C20th settlement but not the parish church of St James, which is of early C12th Norman origin, and which sits over 300m north of the conservation area on the edge of the modern village

3.0 Geology, Morphology & Landscape Character

- 3.1 Burton sits astride the Kendal Fault geological fault line, within an area of 350 million year old Carboniferous limestones. To the east of this fault these limestone beds have been up-thrusted and further faulted into a series of steep sided upland blocks, which form the limestone fells of Farleton, Holme Park and Burton Fells, of which Farleton Knott, a 200 metre high rounded limestone hill, to the north east of the village, is the tallest and of major landmark importance to the area. This limestone rock was exposed to wind and water weathering during the Permo-Triassic era when a distinctive tropical Karst landscape was developed. These rock formations were then significantly eroded during the subsequent hot Tertiary period and the much colder Pleistocene glaciations. The upper slopes of these fells display classic glaciated Karst scenery with steep cliffs and dip slopes, bare surfaces, divided blocks, erratics and clint and grike pavement features. This underlying hilly topography encourages a distinctive

habitat founded on calcareous grassland, scrub and woodland, and an associated rich flora and fauna. Lowland type ash woodland with some sessile oak and birch are the standard trees here, often with, where they are not over managed, an understorey or shrub layer dominated by hazel, together with the evergreen yew and small leaved lime.

- 3.2 To the west of the village is a low lying, relatively flat bottomed area of wet moss land, drained since the mid C19th for agricultural use, which narrows increasingly to the south between low limestone ridges to the west and east. The local drift geology on the lower ground around Burton village consists primarily of large areas of glacio-fluvial deposits comprising predominantly of boulder clay tills, while occasional alluvium deposits are present within moss lands where the soils are classified within the Denbigh association of brown, moderately well drained, stony permeable clay loam onto solid rock.
- 3.3 The geology of the area around Burton has been exploited for many centuries. Many of the earliest buildings in the area would have been constructed either from timber, clearance stone or from convenient local stone outcrops. In the post-Mediaeval period there was a significant surge in demand for more robust building materials and, in an age prior to local transport improvements, this invariably meant the use of vernacular materials from local sources. In Burton's case, this encouraged the local exploitation of the cream and light grey coloured Carboniferous limestone found on the Burton Fell Common, which provided stone for the "making or repairing houses, fences, roads, or improving any land within the manor, township or division of Burton", and the majority of the domestic and agricultural buildings in the conservation area that were built before the early C20th are constructed from this material.
- 3.4 Limestone was also used to manufacture quicklime for use in agriculture and building mortars, as the numerous small-scale field limekilns scattered around the local area indicate. Locally made charcoal, and after 1817, coke brought in along the Lancaster to Kendal Canal was used to fuel these kilns. Near by Holme Park Quarry originally had six kilns producing lime for a variety of uses including steel making. More recently, stone from this quarry was used in the construction of the M6 and today it is extracted for use in the manufacture of cement.
- 3.5 Slate has been commercially extracted in Cumberland and Westmorland, for regional use. Some of the slates on the Church roof come from a quarry at Longsleddale but most of the slate used locally came from Kirkby Moor, 45km to the west of Burton, 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 Burton, where around 60% of the buildings still retain this characteristic roofing material. The improvements to local transport networks in the C19th saw the introduction of non-indigenous roofing slates and building materials from further a field, and particularly the quarries in North Wales, which produced bluer and purple slates that were cut in regular coursing sizes. Only a few buildings in Burton use this material.

4.0 Archaeological Significance & Potential

- 4.1 Other than occasional stray finds, such as a stone axe hammer from Clawthorpe Hall or flint from Pickles Wood, there is little evidence of prehistoric occupation within the parish. A cist burial uncovered near Dalton Hall in the late nineteenth century may have dated from the Bronze Age, but this is not certain. Similarly, a Bronze Age spearhead may have been found in the vicinity of the M6 Burton Services, but the exact findspot is not known. Romano-British activity is suggested by the find of a Roman sestertius in fields to the east of the current village, but there are insufficient finds to suggest a substantial settlement in the area at this time.
- 4.2 An early ecclesiastical presence at Burton-in-Kendal is suggested by the pieces of stone sculpture found during renovation works in St James Church, in the nineteenth century. The church itself contains twelfth century fabric, with additions from the thirteenth to sixteenth centuries, and underwent extensive restoration during the nineteenth century. The sculpted stone found at this time includes parts of several cross shafts, dating from the tenth and eleventh centuries (Bailey and Cramp 1988), and almost certainly indicates an early ecclesiastical site on that site or in the vicinity.
- 4.3 The plan of the southern element of the village, astride the current A6070, suggests a typical medieval form, with narrow strip fields extending at right angles from the road. Evidence for medieval occupation, however, is sparse, and there are no upstanding medieval buildings within the village. To the east of the current nucleated village are the remains of the former settlement of Dalton, formerly in Lancashire, and then not part of Burton and Holme Parish. This site is often referred to as a deserted medieval village, although recent research has suggested that the site has some complexity, and while there was shrinkage in the medieval period, occupation continued into the post-medieval period also (Newman 2006).
- 4.4 In short, little is known of the medieval archaeology of Burton-in-Kendal, and work at Dalton 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. Nothing is known of the pre-conquest settlement, which was clearly of some importance. 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 village, and indeed some evidence may have been lost due to later re-building. The potential remains however, for pre-conquest and medieval archaeology within the village, and any opportunity for investigation should be exploited.

5.0 The Origins & Historic Development of the Village

- 5.1 There is very little published information on the history of Burton-in-Kendal. It seems to have been described as 'Borton' in the Domesday Book of 1086, the

entry for which suggests the existence of some form of settled community that was probably small and the surrounding area entirely rural. In 1066 the land in this area belonged to 'Torsin' or more likely 'Torfin', a local Anglo-Saxon thane, who was lord of twelve manors in the Kendal area. At the time the Domesday Book was being prepared in 1086, North Lancashire, Cumberland, and Westmoreland had yet to acquire the status of separate counties, a position that was only achieved in the early twelfth century. In the Domesday Book this area was known as 'Amounderness' and described as an appendage to royal lands in Yorkshire and indeed the entry for 'Borton' is recorded within the Yorkshire parts of the survey. As with much of Northern England, Domesday suggest that Amoundness was significantly denuded of population and resources, and the 'Borton' entry would tend to confirm this.

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 very significant that de Taillebois is recorded as giving a church at Burton, together with one 'carucate' of land in Clawthorpe to the Abbey of St Mary in York around 1090-97, for an already existing church at Burton would have been a considerable draw to settlement. This land was reputedly granted to the 'de Burtons' at about the same time, but in either 1320 or 1337, was carried by marriage to Sir Thomas de Betham of Beetham Hall following the failure of the de Burton male line. The present church seems to have been rebuilt in the early to mid C12th and no preconquest work is now apparent above ground.

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 Burton-in-Kendal 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 Burton-in-Kendal is essentially a long, linear settlement aligned along the north to south axis of Main Street, which, during the early post-medieval period, was the major west coast route into south Westmoreland and the Furness peninsular, and onwards north towards Scotland. Only with the establishment of the Carnforth to Ulverston Turnpike in 1819, and subsequent upgrading of that route into the A6 trunk road in the C20th, did this important highway status diminish. The village's settlement morphology is inherently linked to the linear form of this historic street and, while a number of transverse narrow yards, lanes and short roads interrupt the mostly continuous built-up frontages of buildings arranged along each side, and more sprawling suburban cul-de-sac estates have been created to the north and east of the conservation area during the C20th, it is the long main street that forms the major structuring element of the settlement.

6.1.2 The built edges to this street are mostly solid and continuous, and essentially urban in form, with few gaps of any significant size between buildings. Buildings are generally positioned at the front of house plots quite close to the street edge with very few front garden plots or other set backs. Building density is quite high and plots are relatively small with relatively few rear gardens of significant size, although rear yards and access passageways are a notable feature in some small sub-areas. Plot size is, however, appreciably larger grained and building frequency is more sporadic to the south of Burton House.

6.1.3 Located towards the northern end of the street is a formally planned, small, almost rectangular urban square that was formed in the late C18th, and which is distinctively edged by tall, set back townhouses down each of its longer sides and at the north east corner, and by lower and earlier vernacular buildings about its street entrances on the western side. The colonnaded or open fronted lower floors to these two earlier buildings evidence the probable use of this space as a produce and/or corn market in the C17th and C18th's. Today The Square is easily the most precious of public spaces within the conservation area.

6.1.4 In a small numbers of places, such as Cocking Yard and Jones's Yards, tight knit rows or groups of cottages are laid out to the rear of the street frontages, while former and existing farmyard groups at Old Riggs Yard, Mansion House and Green Dragon Farm add further richness to the village's morphology, and

outbuildings behind both the Royal and Kings Arms Hotels form interesting small sub spaces with public access.

6.1.5 Outside the conservation area to the east and west are open pasture fields edged with low stone banks and intermittent hedges and mature trees. These enclosures are of various sizes but it is possible to interpret those in the area to the west of the village between Fern Bank and Neddy Hill as being remnants of narrow 'tofts' or house plots from the mediaeval layout of the village, with the north to south track beyond New Lane being a classic 'Back Lane' which serviced the rear yards of these tofts. Along some parts of the eastern side of the village, beyond the conservation area boundary, modern development of suburban form and plot density has greatly broadened the village form while removing most traces of any earlier field patterns.

6.2 Conservation Area Appraisal, Townscape Character

6.2.1 The long linear form of the **Main Street** has a major influence on the distinctive character and appearance of the conservation area, although, in fact, the route of this highway is slightly sinuous rather than rigidly straight, a visual characteristic that is reinforced by the very appreciable variations in the building lines on each side of the street, where houses such as Devenant House, Glenlea/Aysgarth and the Mansion House project towards, or retreat away from the highway edge. Except for the very southern part of the conservation area, both sides of the street have a mostly solid, urban form with long, connected rows or very narrow gaps between individual houses. The majority of buildings are arranged with their longer elevations and roof eaves facing the street and they are mostly positioned close up to the street edge, immediately behind what are frequently shallow pavements, giving a distinctly narrow and enclosed character to many parts of the street. In the areas between Boon Town and The Square these factors combine to create a series of intricate and highly modulated elevations and projecting building forms that create very significant visual incident in the streetscape.

6.2.2 The majority of Main Street consists of domestic dwellings such as two and three storey town houses and lower two storey cottages, as well as a few shops with accommodation over at the very northern end, and two quite large public houses. The majority of these buildings preserve a domestic appearance with balanced or symmetrical elevations; vertical rows of door/window openings that, on the more sophisticated frontages, are sometimes enhanced by stone surrounds or more decorative devices; and traditional solid to void ratios that are characteristic of the Georgian and Victorian periods of their conception. This creates some sense of regularity and order to the continuity of frontages here, 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.

- 6.2.3 **The Square**, with its tall, classically proportioned, Georgian townhouses gives the vivid impression of a late C18th, formally planned and coherently laid out small urban space of narrow, but broadly rectangular, form. The three storey townhouses are arranged down the longer sides and have a consistent eaves line with dentilated decoration and large, prominent axial chimneystacks. A rigid regularity in the positioning of doors and windows gives each of the buildings a very balanced and formal appearance which is entirely fitting for such an urban square. Similar architectural devices are used on the lower Royal Hotel, where its Palladian style windows make a visually important contribution to the character and appearance of the space.
- 6.2.4 However, a marked and valuable contrast is formed at the openings into the square on the west side where a pair of buildings of lower scale and distinctly horizontal, vernacular form are located, each with an eye-catching jettied upper storey set over a colonnaded walkway. On the south east side 'The Square House' uses some of the same architectural devices but in a more subdued fashion, while its relatively plain north end resolutely defies any obvious engagement with the formal elevations on display opposite.
- 6.2.5 Also contributing to the special interest of The Square are the partial survival of historic floor surfaces of cobbles and limestone kerbs, and the range of street furniture including the historic Market cross with its corniced column and octagonal stepped base, a decorated mid C19th lighting column and lantern on an octagonal stone base, although the modern glass telephone pay box and litter bin on the north side are not particular assets.
- 6.2.6 **Cocking Yard** is an attractive narrow street with extensive cobbled surface that runs off at a right angle to the rear of Main Street. The general consistency of building form and scale in the two flanking rows gives this space a considerable charm and visual character.
- 6.2.7 Other rear yards and enclosed groups of buildings to the rear of Main Street are also noteworthy for the way they are attractively defined by buildings and create surprising enclosed spaces away from the hustle and bustle of the main street.
- 6.2.8 Trees and open green spaces are not a major feature of the conservation area and do not feature at all within the main public spaces. There are very few front gardens facing onto the street 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 they are often quite small in scale. Except for where they coincide with adjacent rear yards or lanes they are very private in nature and rarely visible in public views. On the west side of the conservation area many of these gardens face out directly onto open fields but to the east new development has curtailed such aspects.

6.3 Definition of Architectural Quality

6.3.1 Burton-in-Kendal's architectural heritage is based, for the most part, on mid C18th to late C19th buildings of quiet varied form and design styles. There is much architectural quality which is revealed by an examination of Map Appendix 1, which shows very clearly the noteworthy group of statutory listed buildings within the settlement (dark green in colour on the map), as well as those unlisted buildings (mid-green colour) that have been assessed as making a positive contribution to the special architectural or historic interest of the conservation area. Of the 153 structures examined during the preparation of this appraisal some 40 houses or structures (26%) are protected by statutory listing, while a further 62 unlisted buildings (41%) are identified as having a distinctive architectural expression in this local context. 39 buildings (26%) are considered to have an essentially neutral affect (yellow) on the special interest of the conservation area, their visual appearance being neither particular positive nor detrimental; and only 11 (7%) are deemed as having an adverse impact in terms of their appearance and design quality (shown with a red colour). This ratio of high to poor quality buildings reinforces the sense of Burton-in-Kendal having a rich architectural appearance.

6.3.2 Dwellinghouses and formal townhouses, of various forms and scales dominate the streetscape, although the unsophisticated cottage or small house, built in local stone with a vernacular slate roof is also a common type. A few of the larger and more prestigious house stand detached, although except for Burton House, which sits dramatically within its own grounds, they invariably have a close physical relationship to the main street. The majority of houses sit within short or longer terraced rows, sometimes, as with the formal townhouses around The Square, seemingly built individually but at about the same time, but mostly they appear to have been built as individual dwellings at various dates.

6.3.3 Symmetry across frontages is a characteristic pattern on many buildings, with double fronted arrangements being quite common on the larger houses and the single fronted elevation, containing just a door with a single windowed bay to one side, predominating on the small cottage front. Windows are often arranged in regular vertical rows, although variations in scale between dwellings mean that floor heights and therefore the positioning of windows is not always regular across the longer rows. Material or constructional quality is varied but generally of a 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.

6.3.4 Almost half of the buildings have, or appear to have once had a rendered or roughcast frontage or other walls. Sometimes they are given a flat, floated finish to imitate classical stucco, but more often they have a rougher surface texture that results from a dashed application, and this external texturing to numerous building walls is a notable aspect of the area's special character and appearance. It is likely that some of these traditional surface coatings were historically unpainted but a modern trend has seen many frontages 'brightened' through the use of applied colourwashes and masonry paints, usually in white or cream colours but infrequently a more strident or garish colour is used, although at the

current time this is fortunately rare. A more recent and damaging tendency has been the removal of these traditional surface treatments from some buildings so as to expose the masonry below. Often this reveals a random rubblestone walling construction that seems never to have been designed to be exposed and there is little doubt that this recent fashion has begun to undermine the traditional character and appearance of the conservation area.

6.3.5 Frontages are sometimes further enlivened by the use of bold door and window surrounds to openings that are often arranged in very precise vertical and horizontal rows. Further visual refinement is provided by the occasional arched passage entrance allowing entry into mostly private rear yards, and by the use of projecting quoinstones to the ends of each row on the east side. The buildings around The Square, including the Royal Hotel, on the north east side, display this architectural language most eloquently although the removal of external render from the southern front has revealed that this part of the building was probably rewindowed in the C19th.

6.3.6 Roofs are generally gabled in form and covered with blue/grey slates, frequently of local or regional extraction and commonly arranged in graduated courses that diminish in size up the roof slope. Eaves and verges are rarely decorated, although rainwater goods are generally conspicuous, while chimneys are almost always set across the roof ridge, are often physically quite bulky, and are therefore often visually significant and sometimes individually prominent in vistas along the street.

6.3.7 Significantly, the survival of much earlier vernacular buildings with distinctive covered colonnades at the street entrances to The Square, suggests that this area was already providing space for the exchange and trading of goods in the C17th and that the three storey townhouses represents a fashionable late C18th remodelling of a space that had already brought great prosperity into the community.

6.3.8 This recent assessment of the settlement has also revealed that the significant architectural quality that the village possesses has been noticeably undermined in the modern era by a range of incremental changes to external features, and particularly to door and window openings, as well as through some poorly conceived alterations and extensions. The exercising of permitted development rights by householders has seen the installation of both timber and PVCu windows of non-traditional form and proportions, which have adversely affected the architectural appearance of a sizeable number buildings. In addition, a small number of new buildings do not respond to the special architectural character of the area, in terms of scale, form and intrinsic design quality and this too has had a detrimental impact on the special interest of the conservation area.

Table 1: Listed Buildings

Main Street

Address	Grading	Description
Burton house, North wing;	II*	House. Now divided into 3, and rear garden wall. Late C18 with later alterations. Ashlar front, rubble sides and rear,

Address	Grading	Description
Burton House, South wing; Burton House and rear garden wall attached to South wing and forming rear wall of the White Cottage and outlook (formerly listed as Burton House)		partly with scored stucco; graduated greenslate roof. 3-storey central block with 2-storey pavilions and linking blocks, plus cellars. 9 bays 1:2:3:2:1. Sashes with glazing bars in moulded stone surrounds. Venetian style Main Entrance (now to Burton House) in left-hand return of central block, has 6-panelled door under fanlight with interlaced glazing bars in moulded surround with keystone. Linking blocks have French windows with marginal glazing bars; and upper floors, probably added later, each have 2 sashes. Pavilions have single sash to each floor and pedimented gables. Ground-floor openings, except Main Entrance, have alternately a pediment or cornice. Plinth, moulded cill band to ground floor, plain cill band to first floor, modillioned overhanging eaves. Rear has tripartite sashes in main block, 3 round-headed windows with interlaced glazing bars in summerhouse in North wing facing garden and 3 blind round-headed windows in garden wall attached to South wing to complete symmetry.
Walls, gatepiers, gates and lamps at front entrance to Burton House	II	Walls, gatepiers, gates and lamps. Probably late C18 with later alterations. Walls: square coursed limestone with limestone dressings and dressed sandstone terminals and piers. Lamps: Cast-iron. Gates: timber. Curving walls approx. 1200mm high with plinth and coping; square terminals, each with base and corniced top surmounted by lamppost with octagonal lantern. Gatepiers square in plan with chamfered corners, base and corniced top surmounted by shallow pyramid. 4 Gates: single gate to each side between wall and gatepier, paired gates between piers, with square uprights, ramped top rail and closely-spaced vertical slats tapering above middle rail. Included for group value.
1-3, The Coach House (formerly listed as Manor House Stables)	II	Former Coach House, now 3 houses. Later C18 with C20 alterations. Roughly- squared, coursed limestone with sandstone dressings; hipped graduated greenslate roof with red clay ridge to left hip and blue glazed ridge to right. 3 storeys, 6 bays. C20 windows, various, in stone surrounds. Paired elliptical arches at centre of ground floor: left glazed, right with recessed door; one window and one door to each side: doors C20, glazed, in chamfered stone surrounds with keystones. 1st floor has 2 C20 French windows inserted into paired round arches with keystones and impost blocks, and oculus with plain surround above, all under moulded pediment supported on consoles. Upper floor 2 C20 windows in plain surrounds each to Nos. 1 and 3. Quoins; first floor string.

Address	Grading	Description
Devenant House	II	Early C19. Limestone ashlar, graduated greenslate roof with hip to left and blue glazed ridge. 2 storeys plus attics. 3 windows, sashes with glazing bars, mostly replaced. Attic windows blind. Central 9-panelled door, top 6 panels glazed, under overlight with interlaced glazing bars; bracketed cornice. C20 top-hung window to right. Plinth, first floor cill band, modillioned eaves and corniced gutters. Single chimney to rear. Return elevation to North has similar details.
Fern Back and Cottage attached to right	II	House and cottage (formerly Martins Bank) attached to right. Early C19 with later alterations. Scored stucco, stone dressings (painted); timber door surround to Fern Bank. 2 storeys. Fern Bank: 4 windows, sashes with glazing bars in plain surrounds; C20 glazed door, under margined overlight flanked by Tuscan pilasters supporting entablature, has window to each side and carriage arch to right with board doors and segmental head. Cottage: 1 window, sash with glazing bars in plain surround; C20 panelled door under semi-circular coved hood supported on strongly-moulded consoles has corniced canted bay to left with C20 glazing. Corniced eaves. 4 chimneys
Glenlea and Aysgarth (formerly listed as Glenlee and Glenlee Cottage)	II	Two cottages. Probably C17 with later alterations. Roughcast render; graduated greenslate roof with stone ridge. 2 storeys, upper floor overhanging. One bay to each cottage. Glenlea has C20 aluminium glazed door and C19 bay window with C20 top-hung casement over. Aysgarth has glazed door and C19 sash with vertical glazing bars, sash without glazing bars over. Upper floor is supported on 2 massive circular stone columns and one smaller rectangular column at left.
The Globe	II	Probably C18 with early C19 remodelling. Roughcast render; graduated greenslate roof. 2 storeys. 2 windows, sashes with glazing bars. 6-panelled replacement door flanked by Ionic pilasters supporting entablature and cornice. Corniced gutters and decorative head to downpipe; 2 chimneys.
Hill House	II	Probably C18 with later alterations. Roughcast render; graduated greenslate roof with stone ridge. 2 storeys, part to right at lower level. Main part (to left): 2 windows, sashes with vertical glazing bars; central 6-panelled glazed door under decorative timber lattice-work porch which has leaded roof with concave pitch. Part to right has glazed door with small-paned casement to left and 2 early C19 small-paned windows with fixed lights above.
Hordley House	II	House. Probably late C17 or early C18 (R.C.H.M.). Roughcast render over rubble with stone dressings;

Address	Grading	Description
		graduated greenslate roof with stone ridge. 2 storeys. 3 windows. Central panelled door, flanked by C20 casements in original openings with plain surrounds. C20 door in opening with segmental head in slightly-recessed portion to right. Upper floor has original small-paned cross windows with heavy timber mullions and transoms, although outer windows have renewed leaded glazing in lattice pattern to lower casements and later shutters. 2 chimneys, that to left stepped.
Hutton House	II	Plaque with round-head and moulded surround has initials and date C & A over front door. Hutton 1728 Later alterations. Whitewashed rubble walls, graduated slate roof, stone dressings. 2 storeys plus cellars; 3 windows, irregular. C20 casements in moulded architraves. Central C20 panelled door in eared architrave with pulvinated frieze and steeply-pitched pediment. Top half of 2-light window to left, with stepped chamfered mullion and surround, lights cellar. Door approached up 4 semi-circular stone steps. Plinth; end chimneys.
Kings Arms Hotel	II	Probably early C19 with extension to left. Roughcast render; graduated greenslate roof with blue glazed ridge. 3 storeys. 4 windows: mostly sashes with glazing bars except top floor where some glazing bars removed from lower sashes. Panelled door in moulded stone surround with bracketed cornice has one window symmetrically to each side and 2nd window to left in extension. 2 chimneys. (Listing formerly included arched entrance to stable yard at left side, now demolished).
Laurel Cottage	II	C18 or earlier core, remodelled early C19. Rubble, stone dressings, graduated greenslate roof. 2 storeys. 3 windows, irregular: sashes with glazing bars. Slightly off-centre panelled door. All openings with plain surrounds. Traces of earlier blocked windows. 2 tall chimneys, that to left stepped. Lean-to addition to right, protruding in front of house, is not of interest.
Manor House	II	Initials and date S on panel set into front above and to right of T I 1701 door, extended and remodelled late C18. Stone rubble with stone dressings; graduated greenslate roof with stone ridge. 2 storeys, right-hand part plus attics. Right-hand part has 3 windows, sashes with glazing bars, except 2 blind attic windows to right, all in plain surrounds; 6-panelled door at left in plain surround with bracketed cornice. Left-hand part has tripartite sash window in plain surround and Venetian windows with interlacing glazing bars above. Plinth, corniced ogee gutter and 3 chimneys.

Address	Grading	Description
Mansion House	II	House. Now divided into two. Late C18. Roughly-squared, coursed limestone with stone dressings, graduated greenslate roof. 2 storeys plus attics lit from gable. 3 windows: sashes with glazing bars in plain surrounds, central window corniced. Central 12-panelled door flanked by Tuscan pilasters supporting pediment. Low plinth, chamfered quoins, 2 end chimneys. Right-hand return facing North: 4 windows, sashes with glazing bars, 2nd from left blind; ground-floor has C20 door with glazed porch inserted into window opening second from right. Attic is lit by Diocletian window with interlaced glazing bars set in gable above string at eaves level. Staircase window to rear has round head and interlaced glazing bars. Southern house said to retain original staircase, otherwise appears mostly modernised internally.

The Square

Address	Grading	Description
1-4 (formerly listed as four houses forming the West side of The Square)	II	Terrace of 4 houses. Late C18 or early C19. Scored stucco with stone dressings; Welsh slate roof. 3 storeys. 10 bays: sashes with glazing bars. Nos. 1, 3 and 4 have 9-panelled doors, top 3 panels glazed, Nos. 3 and 4 with pediments over. No. 2 is entered from under carriage arch, in 4th bay from left, which has elliptical head, keystone and moulded impost blocks. Modillioned eaves cornice and 4 chimneys.
2-4 (formerly listed as The Post Office and three houses forming E. side of the Square)	II	Post Office and 3 houses attached to South. Early C19. Roughly-coursed stone rubble with stone dressings; slate roof. 3 storeys. 5 windows: sashes with glazing bars in plain surrounds. Nos 1 and 2 have paired 6-panelled doors in plain surround under moulded pediment with one window to each side; Nos 3 and 4 have paired 6-panelled doors in plain surround with no pediment over and one window to each side. Plinth, quoins, modillioned eaves cornice, 3 chimneys.
The Bakery (Formerly listed as shop premises and four attached cottages in Main Street next but	II	Terrace of 5 cottages, right-hand one with Bakery on ground floor. Probably C17, remodelled C19 and later alterations. Nos. 1-3: scored stucco, partly over timber-framing; Nos. 4 and 5: roughcast render to upper floor, scored stucco to lower; graduated greenslate roof with stone ridge. 2 storeys, upper overhanging lower. 6 windows, irregular: C19 sashes with vertical glazing bars to upper floor. Ground floor has one panelled door and one

Address	Grading	Description
one N. of Kings Arms Hotel)		window to each property, various: No. 3 has columns bay window and Nos. 4 and 5 have tripartite windows with slender timber columns forming mullions and a single horizontal glazing bar to each light. Upper floor of Nos. 4 and 5 supported on 5 Tuscan columns and one squared timber upright at right-hand corner. 3 stone chimneys. Return elevation of No.5 (The Bakery) facing The Square, 3 windows: early C19 small-paned sash, over passage vertical glazing bars, Venetian window with interlaced glazing bars over passage to rear. Ground floor has 4-light window similar to those on Main Street elevation.
Lamp post at centre of the square	II	Lamp-post. Dated 1863 on commemorative plaque. Cast iron. Festooned, tapering plinth, square in plan with concave sides. Fluted tapering post with clasping petalled base and scrolled brackets. Square lantern with light, now converted to electricity. Inscription on commemorative plaque on East side states: to commemorate the marriage of HRH Albert Edw Prince of Wales on the 10th day of March 1863.
Market Cross	II	C18. Dressed limestone. Corniced tapering column, with moulded square base, on plinth with chamfered base set on 3 octagonal steps. South-west face of 2nd step has indentations said to be remains of leg-irons used as stocks.
Royal Hotel	II	Hotel. Late C18, part to left at lower level appears to be remodelling of earlier building. Rubble walls, stone dressings; partly hipped graduated greenslate roof with blue glazed ridge. 2 storeys. 9 windows: sashes with vertical glazing bars, all with stone lintels. Small blocked window with stone surround between 3rd and 4th windows. alder part has 4-panelled door with sash window to left and small-paned shop window with pilasters and cornice to right. Main part has vertically-split 4-panelled door in moulded architrave with bracketed pediment, with 2 sashes to either side, and 6-panelled door in moulded architrave with window to right of it. 3 chimneys, that to left with shaft set diagonally. South return elevation facing The Square: 3 windows, Venetian style, central 4-panelled vertically-split door, under decorative fanlight, in plain surround with bracketed cornice. Small inserted C20 window at far right.

Address	Grading	Description
The Square House (formerly listed as House and Shop In S.E. corner of The Square)	II	House with shop to ground floor. Probably early C19. Whitewashed rubble with shone dressings, slate roof. 3 storeys, 3 windows, sashes with glazing bars. C19 panelled door, upper panels glazed, later glazed panelled door to right; plain shop window between doors and sash window to right. Plinth, 1st floor string, 2 end chimneys. Included for group value.

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 Burton-in-Kendal 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.

Cocking Yard

Address	Rating	Description
Riggs House	Green	Double fronted two-storey house with whitewashed rendered front and gabled roof with end stacks. Windows markedly random in terms of sizes and exact positioning. Modern glazing bar fenestration and front door.

Address	Rating	Description
Harrings Farm range	Green	Long range, all now converted to dwellings, attached to east of former farmhouse. Latter is two stories and double fronted in squared random rubble under gabled roof with end chimneys. Six panel front door with plain overlight in thin stone surround. 2/2 timber sashed windows with thin sandstone lintels and mortared surrounds. Other buildings in row now largely domestic in appearance with painted rendered fronts, although with some asymmetry to openings reflecting previous functions, including evidence of broad threshing doorway in Hangings Barn.
No's 1-7	All Green	Long terraced row of cottage like dwellings though some seem to have been converted from former agricultural buildings. Mostly now painted render or pebbledashed frontages though 'The Barn' has exposed random limestone rubble and others have projecting through stones. Two stories high, continuous building line with consistent eaves. Mostly asymmetrical or single fronted with Moon Cottage now the only double fronted elevation. Gabled roofs and end stacks to ridge. Various windows, none original or early and some modern and unappealing but many with small panes and glazing bars. With row opposite forms charming and distinctive streetscape with cobbled yard.

Main Street – East Side

Address	Rating	Description
Wilson Cottages	Green	C19th. In narrow yard off Main Street, a pair of low, single fronted, two storey cottages, now probably a single dwelling. White coloured roughcast walls and gabled roof with tall stone axial chimneystacks set in centre and at east end. Entrance to right with adjacent coupled windows to ground floor and single window over, all with multi-pane timber sashes. Lean-to extension to west end also of typical form and worthy of retention.
Rosslyn and house to the right	Green	Early C19th? Pair of two storey houses set back from road behind small gardens, each with attractive rubble limestone walls with triangular coping stones. Both houses are double fronted though Rosslyn is narrower and without a ground floor window to the left, while house to right is wider with broader window openings to right of entrance. Gabled roof with graduated blue/grey roof and tall stacks between and at ends of each house. Rosslyn and has unpainted, cementitious roughcast front while neighbouring house probably was rendered but now has exposed random small rubble walls without quoinstones, and windows with weathered slabwood timber lintels. Good paired flush

Address	Rating	Description
		casement windows with glazing bars to Rosslyn but more modern, unbalanced storm casements to right. Both houses retain very fine six-panel raised and fielded entrance doors. Despite some modernisation an agreeable pair of houses set back from the common building line.
Royal Cottage	Green	Linear range set well back from road, with offset double fronted house in centre, a recently converted two storey barn to left, and a former single storey lean to garage to right that is currently being rebuilt as a two storey house extension. Random limestone rubble walls with ragged quoins to left end, under a continuous gabled roof with local blue/grey slate roof laid in diminishing bands. Small rendered stacks with copings to ridge. Modern fenestration with glazing bars. Openings to ground floor have large, peck dressed limestone lintels, those in the former barn being slightly narrower and probably of recent addition. Somewhat incongruous, contemporary, two-light, chamfered red sandstone mullioned window added to first floor of former barn. Simple gabled hood over entrance is sensitive modern addition. Conversion to right not inspected. Extensive open yard area to west and south west of house is somewhat visually detrimental.
Outbuilding to rear of Royal Hotel	Green	Possibly C18th, of uncertain use and now becoming dilapidated. Detached two storey outbuilding in white limewashed rubble with red sandstone dressings. Remains of projecting moulded door jamb and window reveal at north west corner suggests range probably once continued to north. Gabled roof in blue grey slates with low limestone block chimneystack to south end. External steps to west side are modern and of no interest. Curtilage building to Grade II listed hotel.
Hornby House	Green	Mid C18th or before. Detached, double fronted, two storey house, positioned with very narrow gaps between neighbouring houses, and set behind an appealing shallow cobbled apron at road edge. Low, horizontally emphasised form with unpainted cemented roughcast walls under random blue/grey slate gabled roof with significant eaves oversail and end ridge stacks, that to south being of a tall cylindrical form on a square base, with copings. Early C19th balanced 8/8 pane timber sashes to ground floor with later C19th horned 2/2 timber sashes to upper openings. Central entrance is part glazed with bolection mouldings to lower fielded panels, set within broad but plain sandstone surround. Frontage screened by rambling climbers.
Egremont House	Green	Street frontage of larger range set within Old Riggs Yard to rear. Mid C19th date. Roughly square, double fronted, two storey façade in mixed random rubble with part rusticated

Address	Rating	Description
		limestone quoins and lintels. Appearance made unbalanced by inserted or enlarged window opening (for former shop display window?) to left of entrance with sandstone lintel. Modern false sash fenestration with glazing bars of satisfactory form. Return wall to right characteristically quite blank with openings grouped up against neighbouring property. Graduated blue/grey slate roof, hipped to right return, with slender transverse stack with copings. Small but well proportioned roof dormers with plain vergeboards and bases for removed finials, but weakened by large pane glazing.
Garden Place	Red	Cluster of modern bungalows with some masonry walling components and gabled roofs with dark brown cement fibre tiles, but otherwise visually disappointing, especially in terms of their immediate setting behind off-road parking spaces, which are visually bland and unappealing.
Garnett House	Green	Two storey, unbalanced double fronted house, with new lower two storey single bay extension being erected to north. Main part has random rubblestone walls, possibly once rendered or limewashed, with stressed irregular quoinstones and rough limestone lintels to the window openings. Gabled roof in small blue/grey slates with axial end stacks. Cemented door surround with simple flat hood on ogee brackets above. Modern PVCu fenestration is major detractor.

Main Street – West Side

Address	Rating	Description
Behind 'The Glebe'	Red	Row of three late C20th linked bungalows with stepped front. Painted brick corner strips and colourwashed rendered walls, under brown cement fibre gabled roofs. Modern PVCu doors and windows throughout. Mediocre architecture within very lacklustre landscaped area to frontages. Row of six linked garages to north also detrimental to character of area.
Croft House	Green	Mid C19th. Two storey, double fronted house with two bay wing and later lean-to garage projecting at south end. On west side central bay breaks forward, with canted timber bay window to ground floor and upper window with moulded cornice. Limestone rubble walls with quoins and gabled slate roof in diminishing courses, with quoined end stacks with tabling. Deep bracketed eaves to west side and to gable ends, including eastern wing. Single storey gabled porch with limestone quoins and thin orange sandstone lintel and mullions to combined entrance and thin side lights. Heraldic date plaque in porch gable reads: 'NIA 1864'. Block stone

Address	Rating	Description
		surrounds to all openings, which contain 3/3 timber sashed windows. A handsome Victorian house set within private garden well back from road. Good quality rock faced gate piers to entrance.
Barn to the south east of Croft House	Green	C18th agricultural combination range. Asymmetrical two storey front in five bays. Random limestone rubble with quoins. Gabled roof (cover not inspected) with ogee moulded kneelers and verge copings to west end. Random arrangement of openings, including full height pitching doors to hayloft above. Openings have timber or limestone lintels while a single width ground floor doorway has rough stone voussoirs and a wider cart/coach entrance at the west end has a more formal elliptical head of shaped ashlar voussoirs with rough impost blocks. Board doors throughout while glazed windows towards east end of no interest and double width doorway at east end is later insertion.
Large barn to the rear of the King's Arms Hotel	Green	Two storey stable and coach range in four unequal bays. Mixed random rubblestone with quoins. Southern bay rebuilt with new wide vehicle entrance following partial collapse in 2006. Other bays have flat stone lintels, plain jambs and board doors. Gabled roof related with imported dark slate. Appearance somewhat diminished by recent works but north part still retains historic character.
Former coach house to the rear of the King's Arms Hotel	Green	Mid – late C19th. Two stories and three symmetrical bays in squared limestone brought to course, with quoinstones. Gabled roof with purple North Wales slates. Three coach entrances in ground floor separated by square limestone pillars - that to right concealed behind modern and very disfiguring plywood lean-to. Later steel lintels above each opening. End bays to first floor have large square windows with limestone lintels, now with ugly marine plywood security shuttering obscuring any earlier joinery. Very attractive traditional cobbled yard in front of both buildings.
No.s 1, 2 and 3 (Inglenook) Fern Terrace	Green	Mid C19th terraced row of three, individually built, two storey houses with similar squared limestone masonry, brought to course, with squared quoinstones and matching stone window surrounds. No.s 1 & 2 are set back behind shallow front gardens while No 3 (Inglenook) projects forward, and faces south with a tall gable wall set against the back edge the pavement. There is a continuous gabled roof in Welsh slates, axial chimneystacks and a moulded metal gutter. Mostly modern fenestration, which detracts slightly, although No 2 is double fronted with attractive canted timber bay windows to the ground floor. There are ill-conceived part glazed porches to No.s 1 & 3, although No 2 retains a good quality colonnetted door surround, raised and fielded six panel

Address	Rating	Description
		entrance door, and an overlight with marginal glazing bars. No 3 is visually conspicuous from the south and, despite some modern changes, the row has a significant presence in the streetscape.
Roker	Red	Modern bungalow with pebbledashed walls and synthetic tile roof. Uncharacteristically positioned end on to, and well back from the road. Some quirky modernist details such as strip window and surround on east end and canted brick stack but otherwise unremarkable.
Barton Row	Green	Late C19th. A terraced row of five, two storey, single fronted cottages with some entrances grouped together. Random limestone rubble walls with elongated grey limestone quoins. Continuous gabled roof with graduated blue/grey slates and substantial axial chimneystacks in squared pale limestone with quoins, all set between properties along the ridge. Rectangular peck-dressed lintels to all openings, those to the doors with cantilevered moulded flat hoods. All joinery to openings is modern which certainly diminishes the appearance of the row, although the regular rhythm set up by the openings and the stacks helps retain some architectural cohesion.
The Creamery	Green	Now two storey house but verge/kneeler detail, general form and name suggest possible mid C20th conversion from dairy or barn. Exterior has unpainted pebbledash in poor condition and gabled roof in blue grey graduated slates with ogee shaped kneelers and moulded verge coping. Stressed quoins in render and randomly positioned window openings with quoined surrounds in render with various timber casements.
Barn behind Mansion House	Green	C18th? Detached barn of uncertain function – not fully inspected. Two stories and three bays with integral lean-to on east end. Gabled roof in graduated blue/grey slate and random limestone rubble walls with lintels to ground floor openings and segmental arches to upper taking in doors. Strong presence on lane to northern end of former farm yard.

Neddy Hill

Address	Rating	Description
Laurel Bank	Green	Two-storey house with symmetrical frontage arranged into two coupled window bays, with entrance and porch on west end. Random limestone rubble walls brought occasionally to course with smeared mortar pointing and stressed quoinstones. Gabled roof with grey slates in regular courses and broad masonry end stacks. Thick flat faced stone

Address	Rating	Description
		surrounds and mullions to paired windows with modern false sashes. Single storey glazed porch with coloured eaves lights and ceramic tile hipped roof on west end is attractive. Narrower cottage to east side of similar form and vertical scale with series of smaller well detailed openings on east end, though all windows here are less well preserved.

Old Rigg's Yard

Address	Rating	Description
No 1	Green	Mid C19th. Two storey house in range which continues behind Egremont House. Small stone limestone rubble walls with rusticated rock faced quoinstones. Gabled roof with exposed verge with shaped purlin ends and graduated blue grey slates. Axial stacks and modern small dormer window with verge boards and slate cheeks. Appearance undermined by stained modern fenestration.
No.s 2, 4 and 5	Green	C18th? Long asymmetrical two storey range, in two phases, with that to south being earlier. Walls of mixed random rubble with stressed limestone quoinstones and a two part gabled roof with slates. No 2 (Arches), at the north end, is a former coach house or cartshed in two bays, now a small cottage. Ground floor has wide opening with elliptical arch of squared limestone voussoirs and joinery of no interest. Tall narrow passage entrance to right with roughly quoined jambs and a segmental arched head of thin limestone voussoirs. No.s 4 and 5 sit either side of a further tall double sized passage entrance with roughly quoined jambs and a shallow arched head of squared limestone voussoirs. Other fenestration is modern. Entrances all via internal passageways.
No 3	Green	Probably early C19th although modern porch has 1728 datestone with name 'Moss Cottage'. Recently modernised with some loss to its traditional appearance. Six narrow bays on sloping site, all in random limestone rubble without dressings, and a gabled slated roof. Slab sandstone lintels to original openings in western half. Openings in eastern part look more recent and garage entrance is disfiguring element. Stained storm casement windows throughout. Historic interest just about retained following recent work.