
Character Appraisal Newland Furnace Conservation Area

Approved 11 March 2009

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1.0 Introduction and legislative background

- 1.1. Conservation Areas are statutorily defined “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 2006.
- 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, 2006, p 4.1).

- 1.4. This appraisal of the Newland conservation area is the seventh 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 Framework, Community Strategies and Area Action Plans.

- 1.5. The Newland Conservation Area was designated in 1991 by South Lakeland District Council and no subsequent reviews have been undertaken since that time. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Housing and Regeneration Service 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 the ten conservation areas within the district. The fieldwork/spatial analysis for the area appraisal was undertaken during February and March 2008. Thanks must be given to the Newland Furnace Trust who provided published and unpublished materials for the research and writing of the introductory sections of this appraisal.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 11 March 2009 and is a material consideration in the determination of Full Planning Permission and Listed Building Consent applications.

2.0 The location and demography of the settlement

- 2.1. Newland was historically situated in the Furness region of Lancashire – “Lancashire beyond the sands” - but following local government review in the 1970s it became part of the modern county of Cumbria and is now a small hamlet within the local government district of South Lakeland. The village is located just off the A560 trunk road, 2 km north east of Ulverston, 33 km west of Kendal the principal service and administrative centre for the district, and over 100 km distant from Carlisle, the county city of modern Cumbria. The wider civil parish of Egton with Newland had a resident population of 898 at the time of the 2001 Census.

3.0 Geology, geomorphology and landscape character

- 3.1. Newland lies towards the southern edge of the Furness Fells, which slowly merge to the north with the dramatic Cumbrian Mountains. The area is drained by the valleys of the Rivers Crake and Leven, which broaden southwards into a wide meandering estuary that empties into the vast tidal sands of Morecambe Bay. The hamlet is situated at the broadening mouth of a steep sided, narrow valley containing Newland Beck, which cuts through the eastern Furness fells to merge with the broad estuary of the River Leven. The settlement and furnace site take advantage of a shelf of flattish land slightly elevated above a wide piece of marsh or moss, now drained and reclaimed for agriculture, which fringes the estuary.
- 3.2. The underlying solid geology consists mostly of strata belonging to the ‘Windermere Supergroup’ of the late Ordovician and Silurian geological eras. These rocks are primarily sedimentary and consist mostly of marine mudstones and turbidite sandstones. These rocks were severely deformed, uplifted and metamorphosed in the early Devonian period when a slaty cleavage was imposed,

and then subsequently deeply eroded during the Devonian era. Later still, in the period of the late Cretaceous, haematite mineralisation occurred as a result of further uplifting. Since then multiple glaciations have eroded much of the softer and more fractured rock strata to create the stunningly varied landscape of the Lake District and the Cumbrian Fells.

- 3.3. This ancient geological activity has had a significant bearing on the economic development of the area, and especially the hamlet of Newland. There has been mining of haematite in the south Cumbria or Low Furness iron ore field since mediaeval times and probably earlier. The very rich deposits in the Low Furness area led to the establishment of a very significant iron making and engineering industry in the Low Furness area from the early 18th century. The peak of ore extraction was reached in the 1860's but declined steadily in the 20th century due to the depletion of viable deposits and foreign competition. Newland's iron works closed in c.1891.
- 3.4. Slate has been commercially extracted, for regional use, for the last two centuries. Numerous local quarries or outcrops produced rough slatestone for constructional purposes while the centre of local production for roofing slate was at Kirkby Moor, only 6 km to the west of Newland, where the production of 'blue-grey' roofing slates (named so as to differentiate them from the 'Westmorland Green' slates of the Borrowdale volcanic group, which are also occasionally found on roofs locally), reached 8,100 tons in 1900, the largest production in Britain, outside Wales. The quarry is still operated on a large scale although the total of 5,000 tons reached in 1990 included 2,000 tons of architectural and structural stone. Slate stone extraction for roofing has been a significant local industry, which has had a major impact on the characteristic appearance of local towns and villages, including Newland.
- 3.5. This ancient and more modern geological activity had a major bearing on both the economic development of the wider Furness area, and on the visual character of the hamlet 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 stone.
- 3.6. The coming of the nearby railway in 1849 stimulated the introduction of other, nonindigenous roofing slates and building materials from further a field, 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 locality.

4.0 Archaeological significance and potential

- 4.1. Other than occasional stray finds, there is little evidence of prehistoric, Roman or early Mediaeval occupation within the parish. The first recognised use of the Newland area is related to documentation associated with the dissolution of Furness Abbey in 1537, when a corn mill belonging to the

Abbey is known to have been worked at Newland, although the formation date of this mill is not known. During the C17th this mill was in the Crown's ownership but it was sold into private ownership in 1662. Ownership of the corn mill was desirable as it held a prior right to the water supply and so, in 1746, the mill was bought from John Benson of Mansergh Hall by Agnes Bordley on behalf of Richard Ford as a prerequisite for the establishment of an iron furnace complex here. Any archaeological significance or potential is likely to be related to the furnace complex, its ancillary structures and activities, and to the system of water extraction from Newland Beck in order to power various pieces of machinery. A Conservation Plan for the Newland Furnace and wider site was produced by Oxford Archaeology North for the Newland Furnace Trust in 2003. This document has assisted in the production of this section of the appraisal, and on the following section on The Origins and Historic Development of Newland, and thanks must be given for allowing this information to be used.

- 4.2. 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 economy, morphology, and landscape development of the village are all relevant avenues of research at Newland, but the baseline is so low that any archaeological information would be a valuable addition to the current dataset. Newland appears to have been a very late and deliberate settlement formation and this research methodology may not be so critical in the case of such a settlement.

5.0 The origins and historic development of Newland

- 5.1. Newland is a product almost entirely of the industrial revolution. Its development as a settlement is intrinsically linked to the siting of a blast furnace here in the mid C18th, along with various ancillary buildings, including worker's and manager's housing. The choice of Newland for this furnace was closely allied to contemporaneous changes in iron making technology, and particularly the replacement of bloomery furnace iron making with blast furnaces in the first half of the C18th. Newland was ideally placed geographically to exploit these technological developments. It was close to very extensive areas of woodland on High Furness that were required for the production and use of enormous volumes of charcoal as a fuel in the smelting process. It had Newland Beck, which could be controlled and managed as a water source for mechanical power. It was near to the rich haematite ore deposits available on the Low Furness peninsula, and it had easy access to limestone from quarries on the Leven estuary for use as a fluxing agent. And, not least, it was very close to safe landings (and later quays) on the navigable Levens estuary, which enabled coastal shipping to bring in the bulky raw materials and to

export finished pig and bar iron; all this in an age before the improvement and development of alternative road and rail systems in the C19th.

- 5.2. Settlement in the area before the advent of the iron making appears to have consisted solely of an isolated corn mill of probable mediaeval origins, as a mill was detailed at Newland in the Dissolution accounts of Furness Abbey in 1537, to which it belonged. This mill, or a later replacement building was certainly still operative in 1746, when Richard Ford and partners purchased the mill and its precious water supply as an important prerequisite to his obtaining agreement from the Duke of Montagu to “build and erect a furnace and other buildings and works necessary and convenient for the making of iron and taking of water for the erecting of dams and weirs” that same year.
- 5.3. The Newland Company and its successors operated this and other local furnaces through the latter half of the century and established other ancillary processing at the site to maximise the commercial opportunities that such iron working provided. In 1783 they established a water powered forge at Newland, with a finery and chafery, for converting pig iron to wrought iron. A rolling mill for the production of bar iron was erected in 1799, although this appears to have been quickly abandoned in the early C19th, and by 1844 this building then appears to have been converted to a blacking mill, which used waste charcoal grounds for the preparation of an additive for paint manufacture, shoe blacking, water filters and also for use as a lining for high quality casting moulds. All the buildings and processes commonly found on such blast furnace complexes are present, or have been known to have existed on the Newland site, including a furnace, casting house, blowing house, charging house, charcoal stores (here massive barns), iron ore store, a complex water management system, a smithy, worker’s bothy and operative’s housing.
- 5.4. Iron production continued at Newland throughout most of the C19th and improvements were made to the furnace in the 1870s and 80s. However, as a result of a slump in world demand for pig iron and also because the company held large stockpiles of unsold iron, the final blast at the site was completed in January 1891, after which the furnace was closed. In 1903 the land was surrendered back to the Duke of Buccleuch, and was in turn sold to Thomas Thompson, a joiner, for £1,950 in 1921.
- 5.5. C18th blast furnaces all tended to be built in rural locations where raw materials were most plentiful. As the workforces required to manage, operate and maintain such industrial complexes were usually relatively small in number, the industrial settlements that were associated with these enterprises also tended to remain, like Newland, small in scale. In the 1851 census 62 people are registered as living and working in Newland, a number that only decreased as the century progressed.
- 5.6. During the C18th raw materials were shipped into Newland via landings at Plumpton and Conishead Bank, near Ulverston, and later The Newland Company improved the connection with Plumpton by building a new road across Newland Moss. In 1781 the company decided to create a safer and more

secure access for the receipt and export of materials by erecting a new quay at Greenodd, 2km up the River Leven to the north. Overland routes were generally poor and limited to pack horses and involved frequently treacherous crossings over estuaries and the wider sands of Morecambe Bay. In 1763 a turnpike road from Kendal to Irleth reached Greenodd to the north of Newland and in 1819 the Carnforth to Ulverston Turnpike passed by the edge of the hamlet (today's A560). More important still in opening up the area to the outside world was the construction of the Furness railway in 1844-5 and, for Newland, the opening of the Lakeside branch, which passed close to Newland, in 1869.

- 5.7. The formation of industrial settlements centred on the coal or cotton textile industry are a well recognised phenomenon of the C19th but hamlets such as Newland, based around the charcoal iron industry of a century earlier, are much rarer and of greater importance because of that. Newland has added significance because it has remained relatively unaltered and certainly undeveloped since it closed as an iron works in 1891. The special architectural interest associated with the village's characteristic setting and distinctive morphology is greatly enhanced by the partial survival of some of the associated industrial infrastructure, which although rather fragile in some parts, is still physically tangible within the settlement, and is thus a key aspect of the conservation area's special interest.

6.0 Conservation area analysis and evaluation

6.0.1 Introduction to Organisation of Appraisal

- 6.0.2 The particular architectural and historic qualities of the conservation area, and the distinctive character and appearance that 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-urban features;
 - the role played by any formal woodland planting or the presence of any ornamental or individual landmark trees; the physical relationship of the land/buildings to any historic communication and transport routes, and;
 - the particular historic uses and consequent development that the land/buildings have been put to over time, by many landowners or building users, all with a range of differing interests.
- 6.0.3 The appraisal will seek to establish and evaluate the spatial characteristics and particular villagescape 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 Settlement 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), which contains two tables that provide a detailed description of the contribution made by key buildings within the area.

6.0.4 Character and Appearance: Influences

6.0.5 The way that this built environment 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 Settlement 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 Newland 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 Although the Newland Conservation area is relatively small in size it does include not only the compact core of the iron making hamlet but also outlying features associated with some its ancillary activities, such as a water weir and head race or leat that were connected with its water power supply; as well as a number of irregular shaped pasture fields, which form the immediate visual setting of the settlement.
- 6.1.2 The central built up area is tight knit and focused on a short formal terraced row of houses/cottages with attractively scaled front gardens, which is attached at its northern end to a former warehouse building that forms the south west corner of the actual blast furnace complex. The furnace itself is a substantial square structure, now partly ruinous, with high battered stone walls, which are encased within abutting structures that formerly housed a blowing house, casting house and, at a higher level, a charging house. To the north of this row is a semi circular area of grassed open ground containing grass and immature trees. Immediately in front is the main 'street', actually a narrow country lane, with a mostly broad, open aspect over grazing fields to the east, which broadens into a forked road junction in front of the Newland House row.
- 6.1.3 At the southern edge of this central group is a tall three storey detached former corn mill, arranged in a markedly different orientation to the other buildings nearby, and set within its own small enclosure. Opposite, and forming a very narrow pinch point in the road, is a T shaped row formed by Newland Mill farm and cottage, which is also positioned in a seemingly random angle. This narrow gap provides a surprise entry point into the core of the village.
- 6.1.4 Immediately to the west of the furnace, set on slightly higher land is a short row of low buildings including a former company office, ore store and small cottage, all now in domestic use, while set detached to the north west are a series of massive, interconnected charcoal barns, again all terraced into the higher ground.
- 6.1.5 Set slightly away from this central core are Rowan Cottage and The Nook, a semi detached pair of houses located within their own semi-enclosed suburban gardens situated on the edge of open fields. Further west is Brookside, now a house, but once probably a water powered forge, purposely set against the edge of the mill/furnace head race, and at the foot of a steep hill slope by a

carthorse bridge over Newland Beck. Beyond the river to the north, on a narrow flat shelf of land in a steep narrow gorge are the former blacking house and rolling mill, now unused, roofless and partly ruinous.

- 6.1.6 Other than for the formally enclosed front gardens at Newland House much of the land in the hamlet is relatively open and it is a characteristic aspect of the settlement's form that it is often difficult to be precise about what is private and what is common land, even in the small spaces amongst the buildings and structures themselves. Formal boundary walls or hedges are few, the spaces to the sides and fronts to some buildings are left open and unenclosed, while to the north the main lane in the village winds amongst open grassy spaces and deep verges.

6.2 Conservation area appraisal: townscape character

- 6.2.1 Although Newland is situated only a hundred metres or so from the main A590 trunk road the hamlet generally feels quite physically isolated. This is, in large part, due to its small size and compact, self-contained layout; its setting within a rural landscape of narrow valley and tall tree covered hills; and the fact that it is accessed only by narrow lanes with no direct through route for motor traffic. In addition, the entry into the settlement from the south is through a very narrow aperture between two buildings, each of which skirts the lane's edge, and this seems to create a solid physical barrier that acts to enclose the main axis of the hamlet and separate it from the outside world.
- 6.2.2 The vestiges of the blast furnace complex form the heart of the settlement. The partly ruinous structure is a notable local landmark in views across the area from the road to the south west and from the more open spaces to the north. Its tall and distinctive physical form, despite the loss of some of its upper superstructure and the fragile nature of some of its flanking buildings, gives it a significant physical presence in the main village street as one approaches from the south. A further defining characteristic is that this industrial group is not set apart within some enclosed industrial compound but actually sits within and acts to define an informal public street space on the edge of a narrow lane in the very centre of the settlement. This immediate physical accessibility and the fact that most of the other buildings within the hamlet cluster informally around this industrial structure gives it a major significance in terms of the special character and appearance of the conservation area.
- 6.2.3 The Newland House row, which is attached to the south west corner of the furnace complex, is a short terraced row of relatively tall, three and two storey houses with a strong linear axis and distinct vertical emphasis formed by the regular placement of sashed windows. The frontages of this row are aligned well back from the line of the furnace, such that a series of formal front gardens are formed, each enclosed behind attractive boundary walls with cast iron railings on moulded sills and square stone corner piers, and stone walls with limestone clint copings. These small private

spaces are uncommonly quite formal in the context of the settlement and are of significant visual benefit to the appearance of the area.

- 6.2.4 The former corn mill is a very tall, three and a half storey 'warehouse-like' structure. Its lower floors are in horizontal blocks of local slate stone but the upper floors were rebuilt or enlarged with orange brick, probably in the mid C19th - an exceptionally rare use of the material in the Furness area, but one which creates a striking and, in this context, not unobjectionable appearance. Its idiosyncratic orientation in relation to the chronologically later furnace buildings is presumably influenced by a need to engage with the angled course of the water race at this point. The tall gabled end of the Corn Mill forms a very dominant angled elevation in the street vista from the lane to the south, while the very narrow gap between the mill and the similarly angled former Newland Mill farmhouse is a very significant aspect of the village's special appearance, especially in the way it forms a surprise entry point onto the furnace complex behind. The long, low single storey stone building on the west side of the lane to the south of the Corn Mill acts to clearly define the edge of the lane while helping to frame the vista towards the mill structure.
- 6.2.5 The 'T' shaped complex of tall masonry charcoal storage barns to the north west of the furnace has a very dominant bearing on the special visual interest of the conservation area, especially from the lower ground to the east from where its tall unadorned east gable wall is a very imposing feature. Built into the hill slope on higher ground than the rest of the village, this physically complex and bulky building has major skyline significance and is a key built feature in views into the conservation area from the west and south west. The only harmful aspect associated with the building is its wider setting to the south, where a broad, triangular, open, tarmaced area currently acts as a coal depot yard and vehicle storage and turning area. In its present guise this is a visually detrimental space which undermines the special interest of the conservation area.
- 6.2.6 No.s 1 & 2 Brookside, now a pair of houses, is thought to have been constructed from the former Finery and Chafery Forge. Its location, at the end of the weir, and construction over the headrace was required for gathering waterpower to work its forging equipment and is therefore historically very significant. The building, although now much altered and added to, is still a physically powerful structure with industrial scaled brick chimneystacks, which occupies a very picturesque setting close by the beck, the strikingly linear water race, and a dirt access track, at a point where the valley begins to open out onto flatter terrain. To the east is a narrow private garden, enclosed by a tall hedge that flanks the south side of the leat, and which is a little suburban in appearance. This garden takes in a steepening slope that rises up to the massive charcoal storage barns to the south east, and which looms large as a background feature.
- 6.2.7 Rowan Cottage/The Nook is a large semi-detached pair of houses that may have been C19th accommodation for workers. This large building, and the smaller single storey former smithy building(?), to the west, with its tall slender

brick chimney, are set characteristically within quite open ground with few significant boundary walls or fences, such that, other than for a few specimen trees, the buildings appear to sit within the surrounding agricultural landscape.

- 6.2.8 The former blacking mill complex to the northern part of the conservation area are now roofless and in a parlous structural condition. They have historic importance and are visually significant in the way they occupy a slender flat ledge within the very narrow valley of the Newland beck at this point. The tall ridge or hill of higher ground immediately to the east of these buildings is partly within and partly outside the conservation area. In the way it sweeps almost right across the mouth of the valley it acts as a very dominant topographical feature and is positioned such that the egress point for the beck is extremely narrow and map evidence suggests that this may have been the site of the dam and weir for an earlier reservoir. These undeveloped landscape components: the tall rounded ridge and the narrow opening containing the beck, are a significant aspect of the special visual appearance of the conservation area.
- 6.2.9 The upper road to the west of the furnace complex is elevated and edged by informal hedges but various opportunities exist along its length for glimpses of the furnace complex and houses below, and for attractive views out over the former moss to the east, and towards the Leven Estuary. The road to the south east of Newland Mill Farm offers a very important 'street vista', which is terminated by the form of the actual furnace and the frontages of the row of attached houses, and is considered one of the most significant in the conservation area. The rear gardens to the former Newland Mill Farm are, despite the recent introduction of slightly alien tall hedging, a slight detractor in this view, as is the removal of a boundary wall to the front of the property on the roadside.
- 6.2.10 Hard surfaces dominate many of the informal spaces in front of and around some of the buildings and structures. Some of these areas are possibly historic in nature, and to do with how the furnace complex worked, or they are to do with the later clearance of dilapidated or dangerous parts of buildings in the C20th. Other areas are associated with modern choices by homeowners concerning the arrangement and treatment of private gardens and yards, and their means of enclosure, and some of these are less satisfactory. Other areas, such as the wider open spaces to the north of the furnace and to the east of Brookside are more semi-natural in character, being common land that is laid to grass with some young self seeded trees. These spaces have a more positive bearing on the visual quality of the area.
- 6.2.11 There are only a few individually significant trees within the conservation area. These are identified on the Townscape Character Map, and are located to the east of the Charcoal Storage Barns and, as broader swathe, in the narrow valley to the north west of No.s 1&2 Brookside. The broader belt of planting to the west of the village, which is outside the conservation area, nevertheless forms a very significant backcloth to the settlement in views from the east and south east. These trees serve as an attractive and visually enriching foil to the

predominance of hard surfaces in the centre and along the edges of the settlement and collectively enhance the setting of the conservation area.

6.3 Conservation area appraisal: architectural quality

- 6.3.1 There are sixteen buildings or historic structures within the conservation area and four of these (25%) are included on the statutory List of Buildings of Special Architectural Interest, three at Grade II and one at grade II* - the second highest category of buildings of national interest. In addition, an analysis of the unlisted buildings indicates that a further six buildings contribute positively to the special architectural or historic interest of the conservation area, four others are essentially neutral in their impact and two are considered to be detrimental. All of the listed buildings, and the majority of the unlisted buildings are described in further detail in the two tables below.
- 6.3.2 Buildings in the conservation area are generally built from local slatestone, sometimes in large units, and predominantly laid as random rubble without coursing or well-fashioned quoinstones. The majority of buildings in the conservation area have been given a protective shelter coat of unpainted roughcast, traditionally a lime based roughcast, but in more modern times using cement and finer aggregates. Roofs are largely formed from local blue/grey slates laid in diminishing course sizes, a distinctive regional practice that adds significantly to the special interest of the conservation area, although a small amount of Welsh slate has been used and some modern sheet metals are used on a few non-domestic structures. On earlier buildings openings are formed with plain jambs or reveals and heads of rough slatestone voussoirs. Later buildings generally have flat heads of stone or timber and some of these openings were given cemented window surrounds in the C20th. The use of brick in the upper parts of the former corn mill is unusual for a build of approx. mid C19th date. Chimneystacks are predominately constructed from local orange brick and quite a few have decorative diaper patterns incorporated into the upper stack.
- 6.3.3 Buildings vary quite markedly in size and scale, from the massive iron furnace structures such as the furnace block itself and the huge charcoal storage barns, down to quite small buildings such as the barn like building east of the furnace and Brookwood to the north. House forms consist largely of two or three storeys, generally one room deep in plan, although some of the later buildings are deeper, and therefore providing greater physical massing. Outshuts to the rear, under extended roofs are also notable and roofs generally tend to be quite expansive and dominating features, and of great interest to the visual character of the area.

Table 1: Listed building descriptions for Newland

Address	Grade	Description
Newland Blast Furnace and attached ancillary buildings	II*	<p>Iron-making furnace, and attached ancillary buildings, now either disused, or used as stores. Late C18 or earlier with later additions; remodelled to facilitate firing with coke, 1874, closure in 1891, and restoration, commenced 1991, continuing at time of inspection. Blast furnace, intended for charcoal firing, later adapted to coke firing, and with remains of casting house to south, blowing house; formerly with charging house above, to west, and ancillary buildings to east and south-west. Roughly coursed Lakeland slatestone, with sandstone quoining to some external walls, and green Westmorland slate roof coverings, laid to diminishing courses. Blast furnace, a now truncated, tapered square tower, with tapered and bellied circular firebrick lined furnace chamber within, now partially collapsed on west side. External wall to north, east and west walls, enclosed by attached buildings and south wall, with tapping arch, into now roofless casting shed. North elevation; stepped range of buildings of three parts. Further tower off centre, roofless, and with massive regular quoins, and a blocked inserted vent. To the east, low two bay, two storey building of rubble stone and firebrick with inserted C20 garage door and double opening above, now blocked. Inserted doorway to west, with firebrick quoining below massive timber lintel. To west of furnace, taller three-storied range with profile of former attached wheelhouse for water-powered blowing engine, and seatings for former roof timbers visible. Opening for water course overflow to west end of elevation. North gable with blocked double doorway to upper storey from ramped ground. South elevation with partial reconstruction of east end above courses of horizontally-set roof slate. To the west, shallow brick arch springs from low brick retaining wall at angle of main range and east sidewall of former casting house. Furnace bay with massive segmental arch, built in firebrick to tapping opening, defined by splayed walling of great thickness. Further to west, wide, semi-circular arch-headed opening from former blowing house, and a blocked, segmentally-arched opening further west. West end bay with massive inserted timber beam, supported by cast iron column, with inner wall 1 metre wide inside line of outer wall. Interior: Firebrick lined furnace, with tuyere arch and associated masonry having collapsed on west side, and 18 undergoing restoration, following insertion of massive timber beam. Mounting blocks of former blowing engine to north-west corner of blowing house, west of furnace. Floor beams to former charging floor above. Walls to former casting house enclose open area to south, with two arched openings to east wall, and shallow gable above. Attached ancillary building to south-west, with single casement window to west elevation and blank wall onto casting house area.</p>

Address	Grade	Description
Newland Blast Furnace and attached ancillary buildings	II*	The Newland Furnace represents the late survival of charcoal iron-making on the west coast of Britain, and in the mid C 19, exerted a controlling influence in the industry, from sites in Newland, Bonawe in Scotland, and Warsash on Southampton water. The ironworks closed in 1891.
Outbuilding, formerly charcoal storage barn to the north-west of Newland Blast Furnace	II	Charcoal barn. Now storage building. Late C18 or early C19 with later additions and C20 alterations and additions. Rubble Lakeland slatestone, brought to courses, with massive sandstone quoins and green Westmorland slate roof coverings, laid to diminishing courses. Irregular T -plan with principal range running east-west, and with smaller wings at right angles to west end bay to north and south, second (roofless) wing to north, at centre of principal range. South-elevation; two storey main range of approximately five bays, with inserted full height C20 double doorway to east end, and with C20 rendered brick of shut to front. Two bay wing to west extends southwards, with C20 doorways. East gable to principal range, with opening to gable apex, now with 6 over 6 pane sash window. At level of sidewall head, drip course of horizontally set projecting roof slates. West elevation, set on rising ground, with advanced west gable, flanked by single storey ranges, each with an inserted window. Tall opening to centre of gable, formerly a doorway, formerly served by access ramp & track to north. Interior not inspected, but survey evidence confirms queen strut roof trusses supporting quadruple purlin roof Charcoal barns were characteristic elements of charcoal iron-producing areas, and an essential part of a process dependant upon massive quantities of charcoal fuel.
Terraces of Houses, comprising 1 Newland House, Newland House and Furnace Cottage	II	Terrace of three houses. Late C18 or early C19, with late C19 and C20 alterations and additions. Rendered stone with artificial slate roof coverings, brick intermediate and gable stacks and plain eaves. East elevation. Stepped range of three and two storey dwellings. South dwelling (1 Newland House), with two doorways, one inserted C20, one C19 with 6 panel door, the upper two panels glazed. Tripartite glazing bar sash window between central sash of 6 over 6 panes, flanking sashes 2 over 2 panes. Wide 2 light 2 pane casement to south end, and stacked 2 light 2 pane side-hung casements to first and second floors, all with stone cills and flat heads. Centre house (Newland House) with renewed canted timber bay window with glazing bar sashes 8 over 8 panes to centre, 4 over 4 panes to side lights. Doorway to north, slightly advanced with 6 panel door, the upper two lights glazed, beneath a shallow rectangular overlight. Stacked 2 light, 2 pane casements to first and second floors, all with painted cills. North dwelling (Furnace Cottage) with two 3 storey bays and a lower 2 storey range which extends into the end of the attached outbuilding to the north-west of the iron furnace (q.v.). Ground floor with segmental arches to altered door and window opening to ground floor of 3 storey part, two first floor 2 light 2 pane

Address	Grade	Description
Terraces of Houses, comprising 1 Newland House, Newland House and Furnace Cottage	II	casements with segmental arched heads, and flat headed casements to second floor. Lower range to north breaks forward, with 6 panel door having four glazed panels, and stacked 2 light 2 pane casements to north. Angled wall with C20 garage door attached to front wall of former casting house area of furnace complex. Listed for group value.
Road Bridge to the North of Milford Cottage	II	Road bridge. Late C18 with C20 alteration. Rubble green Lakeland stone, brought to courses. Double segmental arch bridge, spanning the Newland Beck, the arches and centre cutwater pier springing from bedrock. Shallow parapet walls, with splayed abutments, and many copings now replaced by concrete capping. Abutment wall to north-east side rises to follow rising ground level on north side of the beck. The bridge carries a track over the beck adjacent to the spillway of the weir which led water to power the blowing engine of the Newland Furnace (q.v.).

Table 2: Unlisted Building 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 6.1 above for more information.

Address	Rating	Description
Former Corn Mill	Green	Probably C18th, with mid C19th added upper storey. Random grey slatestone rubble without quoins, under local, graduated blue/grey slate gabled roof, with oversailing verge and exposed purlin ends. Upper storey in orange brick laid to English garden bond. Pair of massive raking masonry buttresses to north west side. Rectangular plan with later single storey extension to north east side, in matching masonry with metal sheet gabled roof, and brick oculus in north east end. Gable front to south east with wide, off centre cart entrance with plain jambs and arched head of rough stone voussoirs. Flanked by small windows, that to right roughly blocked, with matching details. Similar window openings to middle floor, partly reduced in size or blocked (to left). Pair of smaller windows in upper floor and single one in gable. No joinery survives other than for 6/6 sash in one upper window. Similar blocked openings visible in short length of exposed north. Three and four windows in upper storey sides. North west end has similar cart entrance to ground floor but mixture of added openings to upper brick part, including very large loaded doorway, all with flat timber lintels. Roof condition is good but walls are very vulnerable, especially to eaves on south west side which is extremely unstable and seemingly close to collapse. Now used for storage. Building possesses some architectural and much historical significance and in terms of physical massing and scale has a very positive contribution to the special interest of the conservation area.
Calf Hull	Green	C19th? Possible stables. Long, narrow single storey building in random slatestone rubble with rough quoins, under gabled roof of blue/grey slates in diminishing courses. West side not seen. Single entrance in north end and window in east side at north end. No traditional joinery remains. Striking form but now of historic rather than architectural significance.
Newland Mill Farm	Yellow	Uncertain date and phasing. Deep plan with continuous outshut over rear. Two stories and four bays with further two bays in narrower extension (?) at north east end. Walls concealed by modern cementitious pebbledashing. Gabled roof in graduated local blue/grey slates to south west pitches, dark cement fibre elsewhere. Tall ridge chimneys to ends with brick upper stacks on diaper course. Fenestration is modern multi-pane casements. Lower extension to north west is characterless. A farmhouse of possible historic interest but poorly preserved. Possible former 'pinfold' to north, now bin store.

Address	Rating	Description
Garages/store to the east of furnace	Green	Probably part of iron furnace complex and possibly a covered saw pit? C19th? Tall, single storey in random rubble with quoins. Gabled main roof in local blue slates in diminishing courses with large glasslights and oversailing verges with plain vergeboards and part glazed gable infill. Small windows set under eaves on north side and double sized opening with board door on west end. Lean to extension to south side with similar details and curious half hipped canopy over wide, part glazed entrance door. Not harmed by modern alterations.
Rose Cottage/Rose Bank row	Yellow	Former detached office, ore store and cottage on west side of furnace complex. Ore store now garaging. Low two storeys high on east side but mostly single storey on west, although Rose Cottage is taller and with single storey rear gabled extension to east end. Walls rendered and roughcast, with Rose Cottage and east side of Rose Bank painted. Some of roofs in local blue grey slate but extensive use of cement fibre and asbestos (?) tiles. PVCu fittings to most of windows. Of historic interest but not wholly convincing as architectural whole and degraded by later alterations.
The Nook/Rowan Cottage	Red	Date uncertain. Pair of wide single fronted two storey houses with deep plan, but now significantly altered and further diminished by unpainted cement pebbledashing, porches, canopies and garage extensions. Rowan Cottage has green slate roof in diminishing courses. May have historic importance as former dormitory/accommodation for furnace workers but now too much changed to be of architectural merit.
Brookwood	Green	Small single storey building with roughcast walls and gabled roof of graduated local grey slates. Lean-to on west end but other sides not seen. Very narrow entrance on south side and window with 2/2 timber sashed window. Very tall, slender brick chimneystack is distinctive feature.
Brookside	Green	1783? Probable former refinery forge which overlies head of mill/furnace leat, now pair of cottages. Two and a half storeys on south side and low two stories on north side over leat. Uncoloured cement roughcast walls and expansive grey slate roof with offset ridge and brick stacks, that within north roof pitch particularly tall, that to west end stepped and projecting. Range of window sizes with some that look altered, most with PVCu fittings that have a detrimental affect on appearance. Attractive building form and much historic value as likely component of C18th iron works.

Address	Rating	Description
Ruinous buildings to north west	Yellow	Possible former Blacking Mill, very significantly transformed and now mostly ruinous. The best preserved section of early fabric is the northern end, where random rubblestone walls and the traces of former openings are discernable. Some iron rafters at southern end over what was a produce store. Other sections are reduced in height and re-roofed, sometimes in inappropriate materials, many sections of which are now dilapidated. Central courtyard created within former mill, with walls of brick. Needs full archaeological investigation to determine precise historic value. To north west of the blacking mill was a wooden launder taking water from the former reservoir over the river and along the mill leat to drive the water wheels at the mill.