

Character Appraisal Beetham Conservation Area

Approved 27 May 2009

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Beetham Conservation Area Character Appraisal

1.0 Introduction and legislative background

- 1.1 Conservation Areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Guidance for the management of conservation areas is provided by central Government in “Planning Policy Guidance Note 15: Planning & the Historic Environment”, 1994 (PPG15) and in “Conservation Area Practice” published by English Heritage in 1995.
- 1.3 PPG 15 indicates that Local authorities are advised to review their Conservation Areas from time to time and to ensure that they have up to date character appraisals, which set out their special interest and provide the basis for development control and enhancement proposals. In addition, English Heritage advises that:

‘it is essential for local authorities to regularly re-evaluate and confirm the importance of the conservation areas in their districts, to be clear about the special interest which it is sought to preserve or enhance in those areas, and to adopt a firm framework for their management in order to achieve this.’ (Conservation Area Practice, English Heritage, 1995, p 4.1).
- 1.4 This appraisal of the Beetham conservation area is the fifth 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 Beetham Conservation Area was designated in 1975 by the Cumbria County Council and 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 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 those conservations areas within the district. The fieldwork/spatial analysis for the area appraisal was undertaken between October 2007 and January 2008, following a programme of public engagement that commenced in September 2006 with a Place Detectives public participation event. This first consultation draft was completed in March 2008.

This Conservation Area Character Appraisal was formally adopted by South Lakeland District Council on 27 May 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 Beetham was historically situated in the southernmost part of the mediaeval county of Westmorland. It is now within the modern county of Cumbria and is a small village in the local government district of South Lakeland. Located 16km south of Kendal, 22km north west of Lancaster, the nearest small town is Milnthorpe, 3km to the north. The civil parish had a resident population of 1,783 in 2003.
- 2.2 The current conservation area includes not only the village centre but also the setting of the village to the south, which includes a small number of long fields with a loose parkland character, and also a scatter of houses set within woodland on higher ground known as The Slack, some way to the south.

3.0 Geology, geomorphology and landscape character

- 3.1 Beetham sits on the western bank of the River Bela in the north west corner of a broad, relatively flat bottomed floodplain, which is defined by Farleton Hill, 3km to the east and the rising ground of Beetham Fell, which forms a 100 metre high ridge immediately to the west of the village. The majority of the conservation area is situated below the eastern edge of this low escarpment on the edge of the river plain. This river valley merges north westwards into an area of more hilly country consisting of tall glacial mounds and eskers to the north of the village, after which the Bela joins with the Kent Channel at Milnthorpe Sands before emptying into Morecambe Bay, some 5 km to the north west.

- 3.2 The underlying solid geology of the immediate area consists primarily of Carboniferous limestones, some Silurian shales and slates, and very occasional sandstones. Strong faulting within the limestone has resulted in the creation of a series of steep sided upland blocks, such as Beetham Fell and Arnside Knott to the west, which are separated by lower lying basins. During the last glaciation period sea levels were generally lower, resulting in headward erosion in certain river systems and the formation of Knickpoints, or steep changes to river bed profiles, such as at the waterfalls at Beetham's Heron Cornmill. At Stack Head localised outcroppings of Carboniferous limestone show evidence of glacial erosion and post glacial depositional processes resulting from the chemical weathering by solution along the bedding planes and joints of the Carboniferous limestone bedrock, and here small areas of limestone pavement are exposed. 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. The woodland at Stack Head is semi-natural in character and probably retains at least a core of more ancient woodland. There is some evidence that the woodland on these hilltops was formerly managed through coppicing and pollarding, and that small clearings and glades might have been opened up to provide rudimentary small holdings and, indeed, some of the clearings at Stack Head may have quite ancient origins.
- 3.3 The local drift geology on the lower ground in and around Beetham village consists primarily of large areas of glacio-fluvial deposits comprising predominantly of boulder clay tills with, in the flood plain to the east and north east, some morainic drifts; while occasional alluvium deposits are present within terraces in the River Bela floodplain. The local soils are of the Denbigh association of brown, well drained, stony permeable clay loam onto solid rock.
- 3.4 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 Beetham's case this encouraged the local exploitation of the cream and light grey coloured Carboniferous limestone, and the majority of the domestic and agricultural buildings in the conservation area are constructed from this material.
- 3.5 Slate has been commercially extracted, for regional use, at Kirkby Moor, 40km to the west of Beetham, 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 Beetham, 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 very regular coursing sizes.

- 3.6 Limestone was also used to manufacture quicklime for use in agriculture and building mortars, as the numerous small-scale limekilns scattered around the local area to the south and west indicate.

4.0 Archaeological significance and potential

- 4.1 Other than occasional stray finds, there is little evidence of prehistoric occupation within the parish, and while a mound at Haverbrack has been tentatively interpreted as a long barrow (Fell 1971, 5), there is little evidence to support this. Roman material has been recovered within the parish, including seven coins from the area of Beetham Hall spanning the first to fourth centuries AD, suggesting a Roman period settlement within the area (Cumbria County Council HER). Additionally, human skeletal material from the Doghole has also been scientifically dated to the Roman period (Philpott 2006, 79), representing a rare occurrence of burial practices from this period outside the military and urban centres.
- 4.2 Archaeological work within the village has been limited, and largely confined to non-intrusive survey. Evaluatory excavation has been undertaken within the environs of the Hall (UMAU 1995), and during groundworks at the church (Neil Archaeological Services 2006), but not beyond these high status and visibly medieval buildings. There does exist, however, significant potential for medieval remains within the village core, beneath and within the environs of standing buildings, with the possibility of early medieval or Roman settlement also. The earliest detailed maps of the village, from the eighteenth century onwards, clearly depict buildings that are not standing today, and have not been subsequently built over, raising the possibility of well-preserved medieval structures and plots. Earthworks on the western side of Mill Lane certainly appear to represent former settlement, potentially of some antiquity also. The village also contains buildings with significant post-medieval architectural merit, many of which have not been recorded adequately. A recently demolished late medieval or early post-medieval building had not been listed or recorded in detail, and similar structures may exist behind later facades.
- 4.3 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 for Beetham, but the baseline is so low that any archaeological information would be a valuable addition to the current dataset.

5.0 The origins and historic development of the village

The place name for 'Beetham' is generally felt to be Old Norse in origin, although the precise derivation is in dispute. Ekwall (1960) believed the meaning to be 'a table' and hence 'a plateau or flat piece of ground'. Smith (1956) argues for the definition being 'among the embankments' and believes this might give reference to banks or levees formed to control the flow and flooding of the River Bela in the area of the ancient village.

- 5.1 The Norman Domesday Book of existing landholdings, completed in 1086, records the name of 'Biedun', with an entry for 6 'carucates' or areas of ploughed land, and a suggestion that a settlement or township of some note might have existed at the time of the conquest. The Norman Ivo de Taillebois, who under William Rufus was given lands previously held by local Saxon chieftains Torfin and Tostig, became the first of the Barons of Kendal. He subsequently gave the Church at Beetham, now St Michael and All Angels, which reputedly has pre-conquest origins going back to 983 AD, to the Abbey of St Mary in York in 1090-97. However, despite some local suggestions that the base of the tower is Saxon and that an arch leading into the tower is early Norman in date, no fabric in the present church appears to be earlier than the late C12th. A number of pre Norman coins are said to have been found within the Church at Beetham.
- 5.2 Outside the conservation area some 500 metres to the south east is Beetham Hall, the partial remains of a 14th century fortified house, complete with the vestiges of a battlemented curtain wall, which was very likely the manor house of Beetham, and the home of the de Beetham family from the C14th through much of the later mediaeval period. It is certainly of particular interest that this manor house does not appear to have been located within the mediaeval settlement but some way separate from it. The hall was probably partly destroyed during the English civil war in 1644, and sections were rebuilt in the C17th (and C19th), when a new vernacular farmhouse was erected and agricultural buildings were incorporated within the 'L' shaped medieval Hall range. A chapel, possibly domestic in use, is believed to have existed somewhere close to Beetham Hall.
- 5.3 On the other side of the river, to the north east of the village, is Beetham House, an early C19th country residence with a broadly symmetrical front with end pavilions, which is prominent in views from Bridge Street and the village by-pass. This site is possibly the manor house site for the mesne manor of Cattleside. Cattleside Hall is believed to have been the fourth largest medieval hall in Cumberland and Westmorland, with a frontage of '117 feet' in length. Although the manor was not recorded until 1523, the manor house of Cattleside Hall is supposed to have had a C15th Pele tower and a hall adjoining on the north side. It was reputedly still

surviving in the C16th but the hall was extensively demolished c. 1687. The tower was supposedly still in use as a barn in 1763 but was ruinous by the C19th. Beetham Lodge, 30m to the north east of Beetham House, was recently demolished, but this building preserved some C16th fabric, and may conceivably have been a part of the later medieval re-development of the Cattleside Hall site.

- 5.4 Parsonage Farm is a probable late C17th house, but the southern portion appears to incorporate the remains of medieval fabric, including a blocked doorway, which possibly belonged to a chantry college that was supposedly demolished in 1756. If this is the case, this would reaffirm the ecclesiastical importance of Beetham in the medieval period.
- 5.5 Having seemingly never secured a borough charter, and therefore never achieving full urban status, the mediaeval settlement of Beetham was nevertheless granted a market and fair, although some sources identify this as having occurred in 1310, and others in 1480. No market place or square appears to have been created to hold this market and it is assumed that it was probably located within the churchyard. Its existence might have stimulated the expansion of a nucleated settlement through the possibilities of trade and even manufacture, within a broad hinterland largely based upon agricultural production, hunting and pastoral activity. Self-sufficient for the most part the village would have had limited contact with the world beyond and probably remained of a size sufficient to support maybe a hundred or so inhabitants. It seems probable that the village has kept largely to its earlier foundations above the river and clustered around the church, but whether its pattern of streets and buildings has remained constant is now uncertain. It needs to be recognised that this village differs greatly in its morphology to other probable mediaeval villages nearby, such as Hale, Yealand Conyers and Yealand Redmanye, and Warton, which are also sited along the south east to north west orientated hill ridge, but which have noticeably linear street layouts.
- 5.6 After 1485, much of the land at Beetham was forfeited to the crown when the de Beetham family backed the losing Yorkist army at the battle of Bosworth Field. Henry VI granted the Beetham estates to the Stanley family in recognition of the fact that they had deserted the army of Richard III and joined his own forces, and thus influencing the outcome of the battle in Henry's favour.
- 5.7 There is documentary evidence to show that a mill existed on or near to the present Heron Corn Mill site prior to 1096. In 1220 the Lord of the Manor gave the monks of St Mary's York, the right to grind their grain at Haverbeck Mill on the Bela at Beetham, without any due payment. The mill at this time would very possibly have been a Manorial mill, thus giving the mill 'soke' privileges, such that all local peasants' grain would have to have been ground here. The exact location of Haverback Mill, thought to be the predecessor of Heron Corn Mill, is not known and in the medieval period many mills were known to relocate due to river erosion and flooding, and it is certainly possible that the Heron Corn Mill site is not the exact mediaeval mill location.

- 5.8 The first time that the mill at Beetham is referred to as the Heron Mill is in 1609. By 1777 the River Bela had two corn-mills, one on each side – the Waterhouse Mill belonged to the Earl of Derby, while the Heron Corn Mill, on the west bank, belonged to Mr Wilson, presumably of Dallam Tower a little way to the north. Jeffrey’s map of 1770 certainly depicts two mills at Bela, on either side of the river, as today, and indeed, the main mill building of Heron Corn Mill seems to date from c. 1750. Today’s surviving waterwheel, housed within a separate compartment inside the building, was constructed in 1850. Heron Corn Mill stopped grinding corn and closed in 1955, although flour milling had ceased earlier.
- 5.9 Beetham Grammar School was built out of the parish stock sometime around 1663, and re-built in 1827. It was converted to the 80 seat Heron Theatre in the modern era.
- 5.10 Beetham was connected with Carnforth and Lancaster via a series of poorly maintained country lanes that followed the high ground to the south and entered Beetham via Slack Head. To the north Bridge Street crossed the Bela via a mediaeval bridge located some 50 metres upstream of today’s bridge. In 1751-52 this bridge was widened and described as being raised on seven arches and about 270 feet in length, presumably stretching from somewhere near to today’s war memorial, to almost up to Beetham House. Immediately to the east of Beetham House this northern lane forked, with one route heading north via Paradise Lane, and another route heading north eastwards along Pool Darwin Lane towards Farleton. These roads and the bridge at Beetham are frequently described in later C17th and early C18th documents as being hazardous and broken down.
- 5.11 A turnpike road from Kendal to Milnthorpe was created in 1752, which would have connected with Beetham via rural bridal lanes, but it was not until 1819 that the Milnthorpe to Levens section of the Carnforth to Ulverston Turnpike was opened, and a new river bridge and tollhouse were erected at Beetham. This involved the creation of the road layout we see outside of the village today, with the sweeping section of what would become the modern A6 trunk road leading onto a new road bridge over the River Bela.
- 5.12 The majority of buildings visible in the core of the village were erected in the period from 1750 to 1900, while at Slack Head most of the buildings appear to be of C19th origin. Some houses in the village may be older than this and retain earlier fabric within, but their external elevations generally point to substantial rebuilding or rewindowing in this more modern period. The houses on the western and eastern edges of the settlement, together with a sizeable number at Slack Head, are generally C20th in date and arranged with less sense of engagement with the street. Some very recent houses have also been built within these outlying areas, but none have been erected within the very centre of the village.

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 town 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 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.

6.0.8 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 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.
- 6.0.10 The Definition of Architectural Quality section of the appraisal (6.3 below) 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, and their characteristic settings.
- 6.0.13 In addition, there are a number of unlisted buildings in Beetham that possess some notable architectural or historic importance in this local context (shown as medium 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 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'.
- 6.0.14 Other buildings will make a largely neutral contribution (coloured yellow 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.

- 6.0.15 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 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 note that normally this character appraisal would also include the valuations given to particular buildings and sites by people who attended a Place Detectives public participation event. However, in the case of Beetham, only 16 people came along to this event and so it has been decided that as such a small sample of people is unlikely to accurately represent the views of the wider community and that to included these results might give a false impression of those aspects of the area's special interest that local people most value, these responses have not been used in preparing this appraisal.
- 6.0.18 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 Beetham is a small village whose morphology would seem to be related to its origins as an early mediaeval settlement. It has a compact nucleus clustered around a large C12 century parish church, which is set within a modestly sized, irregularly shaped churchyard that is tightly enclosed by narrow streets with tall boundary walls; by domestic buildings which seem to encroach onto the space at the south and west corners; and by a long and distinctive row of individually built houses along the south west side of Church Street. This small green area acts as the principle formal open space within the village.

However, other medieval components are now very difficult to distinguish with any certainty, and there are no obvious mediaeval tofts, plots, or other aspects of formal mediaeval planning discernable in today's village layout. Streets within the village are generally very narrow and, near to the church, buildings are mostly set right up to the road edge without pavements in a typical rural village fashion. At the southern corner of the churchyard a staggered crossroads of narrow lanes tightly edged by buildings acts as a further important structuring device. As one moves out from this central area building density becomes much reduced and house plots more markedly irregular in size and shape, and buildings tend to have a characteristically varied relationship to the street. Some houses on Church Street are distinguished by being set end on to the highway, while larger residences, such as Beetham House, Temple Bank, and particularly Ashton House, are positioned centrally within their own gardens or extensive grounds. The gated entrance into the latter and the shallow gravelled forecourt in front of the house have historical significance as this was formerly the route of the main street as it exited the village southwards towards Slack Head.

- 6.1.2 Open countryside, in the form of a pair of long pasture fields enclosed by hedges and occasional trees, comes right into the village core on the south side of Stanley Lane and to the south of Ashton House, and this is a key aspect of the village, especially in views from the Stack Head area. To the west the village has a solid built up edge while to the north development is more fragmentary and the Heron Mill sits isolated on the edge of broad open countryside, but on the opposite river bank to an extensive complex of Waterhouse Mills, whose massive modern warehouses and sheds dwarf the historic corn mill, and is accordingly outside the conservation area boundary.
- 6.1.3 Slack Head is an area well to the south of the village set on higher ground that is characterised by a medium to low density of occupation and a very loose and seemingly random scattering of houses and outbuildings. Accessed via a single and very narrow rural lane that cuts up through the hillslope and threads through a

series of houses and outbuildings, some positioned tight up against the street edge but the majority being set well back from the lane amongst mature trees on relatively open land that is accessed by a series of tracks and pathways. It thus offers a very significant contrast to the built form of the main village.

6.2 Conservation area appraisal: townscape character

- 6.2.1 Beetham village is distinguished by two significant spatial components that are fashioned by settlement form and street layout, which combine to give the centre of the village a unique and distinctive character. These are the mostly enclosed green space formed by the moderately sized churchyard; and the distinctive pattern of streets to the south east of this space, which, in their offset arrangement of junctions, and the positioning of buildings right up against the street edge, create a series of visually pleasing street vistas that are distinctly village like in character. Enhancing this spatial pattern are a series of distinctive buildings and various built features, such as perimeter walls and gate piers, which create important landmarks and distinctive terminated vistas to street ends, while a small number of individual mature trees give visually punctuation in a number of vistas and broader views.
- 6.2.2 To the west and south east of this compact and cohesive central nucleus, the residential village becomes more typically suburban in character, with a reduced density of houses which, by being more generally set back within garden plots behind hedges and walls, tends to offer far less physical definition to the street, such that private gardens and the gaps between buildings are more significant, and partial views across these small sub spaces are more common.
- 6.2.3 Landscape setting is a significant part of the special interest of the conservation area. While the very core of the village is tight knit and buildings define and enclose space in a very dynamic fashion, elsewhere the built form of the village is often more open and gaps between buildings facilitate views of the surrounding countryside, particularly to the south and across the river to the east. Along the southern part of Beetham village open countryside is a very dominant aspect and the urban/rural edge between the built up area and the rural fields is solid and well defined. To north east the village appears much more fragmentary as a result of the modern improvements to the A6 by-pass road, which now physically severs the formal Beetham House group of buildings from the village proper. This broad and very alien feature takes the form of an embanked and cambered roadway with deep verges, which forms a long, sweeping approach to a modern road bridge over the river. Just prior to the bridge is a broad highways standard road junction, which forms a transverse connection with the road leading down to the mediaeval bridge, which for the purposes of this appraisal only has been called 'Bridge Street' and the lane to the Heron Corn Mill. The whole modern highway system here is considered extremely detrimental to the setting and visual character of the village.

- 6.2.4 Church Street is a narrow street that runs along the south side of the churchyard. It is tightly edged by an almost continuous row of very attractive low two storey limestone buildings along all of its south side but its northern edge is defined by an important, relatively tall and elegant masonry wall, which is of a height sufficient to provide some enclosure to the street while still allowing for an outstanding view of the parish church, as well as the informal arrangement of tombstones within the churchyard and the splendid rose pergola, which occupies most of the diagonal path which leads down to the church entrance. This small area, consisting of the churchyard and its flanking buildings, is a quiet, distinguished public space of great significance to the special interest of the conservation area.
- 6.2.5 To the west the street inclines slightly and assumes a less cohesive linear form with houses being positioned in a slightly looser fashion with some, on the north side, being orientated gable end on the street, and so create a memorable series of frontages facing eastwards. The public housing at Meadow Bank is of reasonable architectural quality for its time, the setting of the houses being greatly enhanced by the green space and row of cherry trees which define the frontage car parking lane. The Lych-gate entrance into the graveyard extension to the west is also a significant feature, as are some of the mature and ornamental trees that fringe the site.
- 6.2.6 The street vista looking eastwards back along Church Street is terminated by a very fine, tall plane tree set between Church View and the entrance to the grounds of Temple Bank. This tall tree has significant landmark presence and is also a key village feature in various views across the settlement. On the opposite corner, the canted out oriel window of the black and white Jacobethan styled Wheatsheaf Inn is also of major importance to the visual character of the street and an impressive focal point in views from the north.
- 6.2.7 The southern end of 'Bridge Street' is flanked by good quality two storey houses and the Wheatsheaf Inn, which combine to provide very good spatial definition to the street. These buildings are arranged tight up against the highway, sometimes behind shallow cobbled aprons, to form a short rural street of very good visual quality. This area is further distinguished by the termination of the street vista at the south end by the formal, gated entrance into Ashton House. This very fine, mid C18th, neo classical, small country house, with C19th pavilions is listed Grade II and is set within its own compact and informally landscaped grounds. The garden contains some good mature beech and chestnut trees and a row of older Yews that fringe the western edge, all of which are a significant aspect of views within this sub area, and which assist in giving the southern edge of the settlement a distinctly rural and open character, especially when viewed from the Stack Head area. Glimpses through these trees of the very fine architectural frontage to the house from the area by the junction with Stanley Street are a very important aspect of the area's distinctive appearance. In addition, a listed gazebo, coach house and a large orangery/greenhouse within the garden are important features relating to a formal

planned grounds, and although only occasionally visible from outwith this private garden, are nevertheless significant designed elements.

- 6.2.8 To the north of the junction with Church Street 'Bridge Street' drops away slightly and buildings are arranged only along the west side, where a tall row of individually built houses, now regrettably somewhat altered, again edge up to the street, which is once more characteristically without pavements.
- 6.2.9 The very effective sense of urban enclosure, clearly visible at the southern end of 'Bridge Street', becomes progressively more fragmented and weakly defined towards the northern end of the street. This sense of spatial dislocation begins with the open sided form of the Wheatsheaf Inn car park on the east side, which although screened by trees that help filter views into this otherwise very mundane tarmaced space, is nevertheless still something of a visual detractor so close to the very centre of the village. To the north, the bland modern highways standard design interchange onto the village by-pass road has a deep, inclined embankment and a very wide junction onto both Bridge Street and the lane to the Heron Corn Mill, resulting in with a very broad and alien road feature whose scale and intrinsic design is out of keeping with the more traditional spatial character of the village. Only the small enclosure surrounding the village war memorial offers any positive visual respite.
- 6.2.10 **Stanley Street** is a very straight flat village street, orientated east to west. Situated at the west end, by the junction with 'Bridge Street', are Victorian two storey cottages and outbuildings, displaying a traditional architectural expression, and arranged to a common building line. Facing each other at the very east end of the street, are the relatively low building form and complex roof of the somewhat altered and extended C19th Heron Theatre, while opposite, but facing east, is the similarly modified and enlarged Beetham School, with the remnants of the old Turnpike cottage incorporated into its east elevation. In between are a varied collection of modern dwellings and mid 20th century social housing that are of mixed design quality, form and scale. Most of these later houses are positioned behind set backs within private gardens and so give a modern, suburban character to this central section of the street.
- 6.2.11 At the west end of Stanley Street, on the south side, the informal row of houses ends and a very important broad open space is left, such that there is a strong sense of the neighbouring open countryside entering right into the heart of the village. Here, a long pasture field, intermittent hedge lines with occasional groupings of mature trees, and a dense backcloth of woodland set on the steeper topography of Slack Head combine in a very important view southwards. This visually important space and viewpoint is unfortunately weakened by a modern wooden paling boundary fence, which is somewhat out of character, but the informal enclosed green space at the road junction, with its reassembled (?) ancient village stocks and an arresting group of mature trees is nevertheless a historically

important and a significant visual aspect of the village's special character and appearance.

- 6.2.12 **Heron Corn Mill** is located approximate 500m to the north west of the village on the west bank of the River Bela. The mill has a significant conservation interest associated with the possible continuous use of the site for milling since the late C11th and also in terms of the technological interest of the C18th mill building itself. In addition, the configuration of the riverside setting, it's weir and the striking arrangement for extracting water to power the mill's machinery are all of importance and add to the richness of the site. Near by the agricultural character of the late C18th Carter's barn adds further significance. On the opposite side of the river, and outside of the conservation area is a very dense concentration of C19th and more modern monolithic structures of the working Waterhouse Mills site, which, in terms of scale, physical massing, and use of materials, severely compromises the Heron Corn mill group and its setting. Trees in this area, and particularly those on the large island in the centre of the river to the south, have great visual importance, especially from Beetham Bridge, and are particularly important in screening some of the larger buildings on the Waterhouse mills site from view.
- 6.2.13 Beetham House, on the north east side of the river, and further severed from the village by the wide curve of the modern by-pass road, is a medium sized country house with a classically inspired frontage that faces south west, and which has a very significant landmark focus in views from parts of the conservation area to the south and south west, despite the recent growth of some trees along the riverbank in front of the house. The attractive lawned garden to the front of the house, with its rockery, herbaceous borders and distinctive revetted stone wall against the river's edge is also very significant in these views. To the rear, a cluster of houses of various periods, and an extension to the rear of the main house itself create a more informal and slightly crowded spatial arrangement, which slightly undermines the formal setting of the house.
- 6.2.14 Slack Head is a physically separate area to the south of the village set on a broad ridge of higher ground where semi-natural woodland is a very dominant element of the landscape, and where buildings provide occasional but dramatic punctuation amongst these trees and rocky limestone outcrops. The houses and occasional outbuildings are confined to a relatively slender corridor, on mostly elevated sites that flank the very narrow, almost sunken lane that winds up the hillside from the north east. These buildings are arranged in a seemingly haphazard fashion, some positioned hard up to the road, but many are set within small woodland clearings that are accessed by narrow tracks and pathways. Gardens are mostly informal and rock outcrops are a significant feature, such that some parts of the area have an almost alpine feel. This sub area is characterised by a medium to low density of occupation and is distinguished by an irregularity of layout, plot-size, and building-alignment. In terms of building density, informal layout and the very great

preponderance of trees, this area offers a very significant contrast to the more urban built form of the main village below.

6.3 Definition of architectural quality

- 6.3.1 Beetham's architectural heritage is based, for the most part, on late C18th to late C19th building forms and styles, but with a small sub group of important mediaeval and early post mediaeval structures of great intrinsic value. The village's architectural interest is revealed by an examination of Architectural Quality Maps 1 & 2, which show very clearly the significant group of Listed buildings within the settlement (dark green in colour), as well as those unlisted buildings (mid green) that have been assessed as making a positive contribution to the special architectural or historic interest of the conservation area. Of the 107 structures examined during the preparation of this appraisal eleven (10%) are listed; while a further 34 unlisted buildings (31%) are identified as making a positive architectural contribution to the special interest of the conservation area. 56 buildings are considered to have a largely neutral affect (yellow), their visual appearance being neither particular positive nor detrimental; and only seven are deemed as having an adverse impact in terms of their appearance and design quality (red colour). This is a good ratio of high to poor quality buildings and confirms the architectural significance that the village possesses.
- 6.3.2 Dwellinghouses, 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 the most predominant type. Symmetry across frontages is a common pattern on many buildings, with double fronted arrangements being far more common than the single fronted elevation. Material or constructional character is varied but generally of a good quality with some use of squared or smooth ashlar local limestone on higher status houses; and more random limestone rubble being used on more humble cottages and on the less conspicuous sides and ends of some buildings.
- 6.3.3 Key buildings from different periods are as follows: The Church of St Michael and All Angels has origins reputed to 983 AD but no fabric earlier than the late C12th appears in the present church. The north aisle is probably 14th century but the north arcade and the two bay arcades of the north and south chapels are likely to be C15th work. The oak-roof and upper bell stage to the tower are 16th century additions, while the church was 'restored' in 1872 when a Gothic Revival porch was added.
- 6.3.4 Beetham Hall was built in the early 14th century, and has been added to on numerous occasions. The hall was besieged by Thomas Fairfax in 1644 during the civil war, suffering significant damage in the process, such that parts of the hall and its outbuildings were partially rebuilt in the 17th century when a new farmhouse was erected.

- 6.3.5 Parsonage Farmhouse is from the late C17th and has interesting period details such as a massive chimneystack and a characteristic form, although its cruciform windows are probably Victorian restorations. Ashton House might also retain C17th fabric but its chief interest now is as a classically conceived small country house of great refinement. The symmetry of its front and the handsome disposition of its windows may well have influence later residencies such as Beetham House, with its well scaled end pavilions, and Temple Bank, while Georgian influences are also evident in a few of the cottages on Church Street where very elegant door surrounds are particular prominent and of major interest to the special architectural interest of the area. The Heron Corn Mill is a handsome building of the later C18th, on three floors to the classic mill pattern but with the breast shot waterwheel set inside the building. The tall form of the mill and the distinctive arched headed opening on its riverside elevation are its key attributes but its distinctive setting is also significant.
- 6.3.6 Slack Head contains mostly C19th houses and cottages of generally simple form and construction. Many of those houses have been affected by modern changes to doors and windows that have weakened their architectural integrity, but a few well-preserved examples still survive. No.s 1-5 Blackberry Hill is a remarkable and unusual curving row of linked houses in a modernist style in a purposely non-contextual way that creates a building of some flare and imagination. It is probably the most interesting building to have been erected in the conservation area in the last 50 or more years although this view does not appear to be representative of the wider local community.
- 6.3.7 Despite the village being a rural settlement it is significant that, today, there are few examples of agricultural buildings surviving in the village, although some were certainly converted into houses in the later C20th.
- 6.3.8 To conclude, Beetham is a small village where the tiny vernacular cottage and the polite architecture of the small country house sit together in agreeably company; and where the medieval and the recent combine to create a pleasing unity of scale and a largely coherent visual character.

Table 1: Listed building descriptions

Address	Grade	Description
Parsonage farmhouse and attached stores to north	2	Farmhouse. Probably late C17 with later additions and extensions. South part appears to incorporate remains of medieval college demolished in 1756 (R.C.H.M.) of which blocked doorway in South wall is visible. Slobbered rubble walls with roughly-cut limestone quoins; graduated greenslate roof with stone ridge. 2 storeys plus attics. Main frontage in East gable: 4 windows, irregular, mostly C19 cross windows with leaded glazing. Off-centre boarded door. Ground-floor window to far right small-paned; attic window at top left trompe-l'oeil. Blocked medieval doorway in South wall has 2-centred head. Massive chimney with round shafts offset from ridge to South; single chimney in apex of East gable.
Gate Piers approximately 12 metres east of parsonage farmhouse	2	Gate Piers. Probably late C17 with later alterations. Rubble faced with squared sandstone blocks on East side. Square in plan. Moulded cornice to Eastside. Surmounted by stone balls on Square bases.
Dovecote approximately 50 metres west south west of Parsonage	2	Dovecote. Late C16 or early C17 (R.C.H.M.). Stone rubble with quoins and slate through-stones; graduated greenslate roof. Square in plan. Door in North gable, opening at higher level in South gable. Interior limewashed and has 3-bay roof and 6 layers of nesting holes, 3 to each layer.
War memorial cross and enclosing walls approximately 40 metres north of church of St Michael	2	War Memorial, cross and enclosing walls. Inscription dated 1914-1919. Sandstone cross on sandstone steps, limestone walls with sandstone dressings, copper plaque. Cross: Celtic style; tapering rectangular shaft on stepped, battered plinth surmounted by wheel-head cross with central annunciating angel bearing lily. Walls: curving towards entrance in plan, approx. 400 mm high with plinth, coping, rectangular balustrades and elliptical end stops. Rear wall to South has moulded cornice and central memorial tablet surmounted by carved stone wreath with ribbons bearing date. Later plaque added below for 1939-45.

Listed building descriptions

Address	Grade	Description
Ashton House	2*	House. Initials and date TIS on moulded lintel over later doorway in right 1678hand return front; panel above with initials and date JJ for John Johnson1744 (d.1787). Mostly mid C18 with C19 alterations and additions, including flanking pavilions. Scored stucco; graduated greenslate roof. 3-storey central block with 2-storey pavilions. 7 bays 1:5:1. Chamfered plinth and quoins. Central block has central 8-panelled vertically-split door, in surround with egg-and-dart moulding flanked by Corinthian pilasters with lion heads to capitals, supporting open pediment with coat-of-arms of Johnsons (three spear-heads proper a chief ermine) and a winged cherub's head; sashes with glazing bars in moulded architraves: central window to 1st floor, flanked by Ionic pilasters, has simple carved head over; window above, flanked by Composite pilasters, has larger laurelled head set against raised scroll pattern; modillioned eaves with parapet and corniced stone chimney stacks. Pavilions have tripartite sashes with glazing bars to each floor and eaves bands.
Coach House approximately 10 metres north west of Ashton House	2	Coach House with lofts over. Limestone rubble with roughly-cut limestone quoins; graduated greenslate roof with stone ridge. Symmetrical, 5 bays, 2:1:2, central bay gabled. Central carriage entrance with board doors, 25-paned windows to right with louvres above, to left with C20 windows in place of louvres, 3 board doors above, all openings with stone lintels. Central owl hole in gable, projecting eaves, pine cone finials to end gables. Weather-vane on apex of central gable. Included mainly for group value.
Gazebo approximately 20 metres north of Ashton House	2	Gazebo said to be inscribed W. Yates 1791. Rubble walls, slate roof. Square in plan. 2 storeys. Ground-floor has door in South side, upper floor has blocked opening in East side and door with semi-circular head approached up flight of stone steps in West side. Castellated gables. Overgrown with ivy at time of survey and difficult to examine details.

Listed building descriptions

Address	Grade	Description
Church of St Michael	2	<p>Church. Probably C12; South aisle added c.1200, chancel extended to East C13, Beetham Chapel added C14, North aisle added and South aisle widened C15, top stage of Tower added C16. Restored and south porch added 1873-74 (R.C.H.M.). Rubble walls, mainly limestone, with sandstone dressings; lead roofs. West Tower; Nave with aisles, Chancel, North Vestry and South Chapel incorporated in rectangular plan. 2-stage battlemented Tower with crocketed corner pinnacles. C14 doorway with 2-centred arch in West wall and window above with 2 trefoiled ogee lights in 2-centred head with moulded label; loop lights to all but East side; bell-chamber, slightly corbelled out, has 3-light C16 windows with elliptical-headed lights under moulded labels; C20 weathervane. East wall has late C19 5-light central window. 3-light C15 window to North aisle with cinquefoiled lights in 4-centred head with moulded label (most other C15 windows similar). 3-light C15 window in South aisle has cinque-foiled lights with vertical tracery in 4-centred head with moulded label. Stone gabled porch: doorway with pointed-arched head and hoodmould; inserted door to right with memorial to Richd Hadwin d.1779 over; 3 3-light C15 windows and one 2-light window c.1400 to left of it and one C14 window and 2 c.1400 to right. West wall has 3-light C15 window to left of Tower and 2-light late C14 window, with trefoiled ogee lights with moulded label to right. North side has doorway with pointed-arched head and 5 3-light C15 windows.</p>
Yew Trees	2	<p>Terrace of 2 houses and former outbuilding now Post Office. Houses C18. Post Office has initials and date I 1881 T on door lintel, but ground floor appears earlier with upper floor probably added in C19. Limestone rubble walls with roughly-dressed limestone quoins and window surrounds to ground floor. Graduated greenslate roof. 2 storeys. 3 bays to each house, one bay to Post Office. Post Office: heavy studded boarded door with decorative iron hinges to left of shop window with pointed-arched head, fixed glazing bars and inserted letter-box; loading bay with board door under bracketed gabled slate canopy above. Yew Tree House: central 6-panelled door, in eared architrave with keystone under segmental pediment on consoles, flanked by C19 sashes with glazing bars. C18 sashes with glazing bars in stone surrounds above, those to central window moulded. Yew Trees: similar to Yew Tree House but door architrave ramped and has rosette in place of keystone. 3 chimney stacks and stone parapet and kneeler to right hand gable. Very important group at centre of Conservation Area.</p>

Listed building descriptions

Address	Grade	Description
Heron Corn Mill and attached mill race	2*	Water-powered corn mill, with attached grain dryer and water supply mechanism and launder. Late C18 or earlier, remodelled and enlarged C19, restored as a museum in 1975. Rubble stone, slobbered, with a slate roof laid to diminishing courses. PLAN: L-shaped complex with main mill range aligned parallel to the River Bela, and ancillary range at right angles to the north-west. EXTERIOR: River frontage to south-east with dressed stone plinth and semi circular arch-headed double doorway to lower level. 3 multi-pane upper floor windows with flat-arched heads. Wide south-east gable with timber launder leading from sluice gates with rack and pinion mechanisms. Narrow extension to north-west incorporates corn drying kiln with roof louvre. Single bay north-east elevation with a C20 window frame to each floor and a board door.
Old School	2*	Former School now Village Hall. Rebuilt in 1827 on site of Grammar School founded in 1663. Limestone rubble walls with roughly dressed limestone quoins and window surrounds; graduated greenslate roof with stone ridge. Roughly T-shaped plan. Single storey. Blocked doorway in South-West gable; inserted doorway in return has board door. Pointed-arched windows to all but North-East elevation, that in South-East gable with traceried glazing bars: all others blocked but said to have leaded glazing. Chimney on South-East gable and corniced bell-cote in dressed limestone surmounted by pyramid on South-West gable.

Table 2: Unlisted building descriptions

The following table is a gazetteer of those unlisted buildings that are considered to make a positive contribution to the special architectural or historic interest of the conservation area. The rating column in the table relates to the colours used on the Architectural Quality maps – Green for positive unlisted buildings; amber for neutral; and red for those that are detrimental. Only those buildings rated as green or red are included within the table.

Each individual building description in the table lists the key elements that combine to give that particular unlisted building its particular significance, or, where it has a detrimental effect, its harmful qualities. The table is arranged alphabetically by street name

Church Street

Address	Rating	Description
Wheatsheaf Inn	Green	<p>Jacobethan revival style public house of c.1900 with L shaped plan, asymmetrical form and complex roofscape. Two stories with attics. Masonry walls with painted mortar base and extensive use of black and white painted half timbered elements, chiefly to bay and oriel windows and a series of attic gables. Later (?) slobbered mortar to random limestone and sandstone rubble walls, without quoins. Roofs gabled in blue/grey slates, possibly Cumbrian with some Welsh reroofing, with terracotta detailing, and metal gutters suspended below the attic window sills. East elevation has low key entrance with shallow two centred arch in mortared surround. Mostly rectangular window openings with cruciform casement windows with leaded lights. The majority of window openings have mortared or painted lintels, although a single first floor window has sandstone surrounds and is elaborated with a moulded sill and flat sandstone hood on simple brackets. Broad attic half-gable above, with curved half timbered bracketing, and plain vergeboards with clasped pendant finials. Tall, plain, masonry chimneystack with quoins adjacent. The north east corner is angled and embellished with a slender oriel window to the first floor, which continues through the eaves into a narrow gabled attic, and is decorated in black and white half timbering with decorative scrolled panels, set on an ogee base, and has tripartite leaded lights, detailed as above. The Church Street elevation is more regular in four uneven bays: with cruciform casement windows in bay one; bay two blank; bay three with broad ground floor opening containing a two light window with shallow two centred arched head and side lights, all in ashlar sandstone, and with timber three light window above set on face of wall; and a storied, canted timber bay window inset into chamfered reveals, within bay four. Gabled attics above bays three and four, the latter coupled. Lower four bay wing to right may be contemporaneous, and it preserves some leaded light casement windows, but is otherwise much plainer and seemingly less important. The inn is one of Beetham's most significant buildings, and is located on a highly conspicuous corner site in the very centre of the settlement.</p>

Church Street continued

Address	Rating	Description
Pear Tree Cottage	Green	Small detached square cottage in slobbered mortar, limestone rubble with quoins and gabled roof in local slate with oversailing verge, with plain bargeboards and exposed rafter ends. Gutters on shaped brackets. Asymmetrical front in south east end with central door flanked by small windows, and larger window to right first floor, all with flat limestone heads and plain reveals. Larger window opening in roadside wall is original while larger (and later) windows on rear wall have mortared surrounds. All fittings are modern, some in PVCu.
Bela House	Green	Early – mid C19th. T Shaped, two storey, detached house in random mixed stone rubble with gritstone quoins under gabled roofs in blue/grey Cumbrian slate with end stacks set on rough corbels, and rain water gutters on blunt square blocks. Entrance to right with later gabled stone porch of simple form. Two light window above with surviving timber frame and mullion. Other bays have similar sized window voids with flat lintels and plain reveals, but with later two, and sometimes three light casement joinery with unbalanced pane sizes. Lean to on east end probably original. Glazed porch at south east corner of rear wing is of no interest.
Aiston Cottage	Green	C19th? South gable faces street edge. Tall, two storey, double fronted house with slightly drab modern cementitious roughcast to all walls and gabled roof in blue/grey local slates. Gable end stacks and plain eaves and verges. Gabled entrance porch of good scale and form in same surface finish. Small stairlight on rear elevation but other windows here are modern plate glass, and on ground floor only. Appearance generally marred by top opening fake sash PVCu windows with glazing bars. Lean to on north end not inspected.
Barn to north west of Aiston Cottage	Green	Mid C19th. One and a half storey hay barn and cow byre in mixed limestone rubble with occasional bands of through stones and stressed gritstone quoins. Gabled roof in graduated blue/grey slate with small end stack at left end. Tall wide cart door in centre of south east side with very shallow arch of rough gritstone voussoirs, and byre door and window to left with similar gritstone surrounds and lintels. Upper walls and ends are opening free. Built form and pattern of openings is key characteristic.

Church Street continued

Address	Rating	Description
Cherrytree Cottage	Part green	Early - mid C19th? Tall, two storey, double fronted house, similar in terms of form, orientation towards the street and general character to Aiston House, to the east, but better preserved and with cream painted roughcast and stonework. Retains 6/6 balanced timber sash windows with plain reveals, and a central door with a flat hood on shaped brackets. Gabled roof with local blue/grey slates in diminishing courses with oversailing verges, and small stone stacks to ends. South end wall angled so as to maintain light into windows in what may be earlier part of building to west – a lower two storey part with rendered walls, local slate roof and sashed windows, those to ground floor in former doorways, and a canted oriel window of C20th derivation. Taller extension to the west is a far plainer building without openings on the street side elevation, save for a modern garage opening with narrow board doors, which detracts.
Brocco Bank	Green	Only partly visible from road but general form and detailing suggest this detached two storey house has some architectural value in this context. Long front in three broad bays with cross axial roof over slightly broader east end. Whitwashed walls and steepish gabled roofs in graduated blue/grey local slate, with small brick stacks at regular intervals across ridge. Two and three light leaded light windows, those to upper floor rising slightly into roof under shallow lean-to roofs. Seems to have been extended to rear. Detached garage to south west is good addition.
Long Orchard and Beast Bank	Red	Pair of mid - late C20th detached houses with extensions. Two stories, with drab rendered walls and a mix of modern fenestration, mainly horizontal in emphasis. Uninspiring designs that respond unfavourably to quality of older houses near by and add little to the special interest of the conservation area.

Bridge Street

Address	Rating	Description
Row containing Bay Cottage, Yew Tree Cottage and Bay Tree Cottage	Yellow	Early C19th? Terraced row of three or four houses facing east directly onto street but rear elevations also prominent from the churchyard. Built individually with correspondingly complex form and a diversity of eaves and window heights across both front and rear elevations. Mostly three stories with gabled roofs in local green and blue/grey slates in diminishing courses, though with some Welsh slate reroofing, and axial stacks set between houses. Walls consistently in uncoloured grey roughcast. Curving wall section at junction with Church Lane is distinctive feature. Windows vary widely in size and proportion but wooden storm casements with overly thick glazing bars and PVCu fittings dominate adversely. These houses are of some age and individual interest but the complete lack of any pre modern window joinery determines the neutral evaluation.
Church View	Green	Mid – late C19th. Small double fronted two storey house forming north end of longer row. Walls in random limestone rubble with quoins. Gabled roof in graduated blue/grey slates with coupled round chimneystacks on a square base to north end. Entrance has six panel mid-late C19th door under roughly voussoired segmental arched head. Window to right with similar voussoirs but that to left with rough stone lintel with curved soffit. All windows now with C20th 3/3 timber sashes, though longer central first floor ‘opening’ is blind. Attractive cobbled apron to front with rustic stone steps up to entrance.
Ivy Cottage	Green	Dated 1870. Single fronted two storey house under prominent street gable in centre of longer row. Limestone rubble walls with squared limestone quoins. Gabled roof in graduated blue/grey slate with oversailing verge on exposed purlin ends and tall thin masonry stack to left. Entrance with four panel door approached via stone steps. Windows are 3/3 timber sashes, except for upper left which is now regrettably a modern top opening casement. All lintels are in pecked flat limestone to match quoins. Small plain date plaque in gable with initials ‘EYT’. Cobbled apron continues across front.

Bridge Street continued

Address	Rating	Description
Corner Cottage	Green	Mid to late C19th. Formerly two cottages. Forms south end of row and has longer return wall beyond corner with Stanley Street. Single fronted two storey house in random limestone rubble with detailing to match Ivy Cottage. Door on west end is four panel type later modified to take glass, while a former entrance in bay three of south side is now converted to a window. 3/3 timber sashes throughout. Series of ashlar stacks with copings to ridge and hipped return to graduated blue/grey slate roof.
Temple Bank	Green	Early – mid C19th. Small detached country house set in own grounds. Symmetrical double fronted elevation facing north east, in smooth grey limestone ashlar with rusticated quoins, plain string course and moulded eaves band with, possibly later, low leaded parapet. Ends and extensions to west side in exposed random rubble. Hipped or pyramidal roof in local graduated slates, with tall slender chimneystacks having ashlar quoins. Pair of rectangular timber (?) bay windows with 1/1 horned wooden sashes, set on stone bases, added to front. Upper floor sash windows and some to rear are original, with 6/6 timber sashes, while rear has tall slender stairlight with semi circular head. Only front and part of rear elevations inspected.

Stanley Street

Address	Rating	Description
Barn adjoining Wayside	Green	C19th. Tall, two storey, former combination range with cart shed to left, byres (?) in centre and stable (?) to right, now domestic outbuilding (?). Built in mixed limestone and sandstone rubble with quoins under gabled roof in local blue/grey slate. Flat limestone lintels to single openings and shaped voussoirs to C19th. Tall, two storey, former combination range with cart shed to left, byres (?) in centre and stable (?) to right, now domestic outbuilding (?). Built in mixed limestone and sandstone rubble with quoins under gabled roof in local blue/grey slate. Flat limestone lintels to single openings and shaped voussoirs to cartshed with board doors with breathers to byres. Modern door to cartshed and four light casement to large former pitching window on first floor in centre.

Stanley Street continued

Address	Rating	Description
The Parsonage	Green	Late C19th? Complex form with parallel two storey ranges tied together by two storey Edwardian angled entrance porch to front. Random stone rubble walls with squared limestone quoins. Roadside elevation looks to have been recently rebuilt or repointed. Gabled roofs in slate with end stacks and projecting verge set on exposed purlin ends. Early C20th leaded lights to porch and adjacent, flat roofed, rectangular bay window. Windows on street wall are larger and less successful. Porch has side lights to front and flat roof with moulded eaves and is chief asset to house.
Beetham C of E School	Green	Tall single storey schoolrooms of 1904 set within cross shaped plan. Distinguished by the reuse of parts of a former tollhouse that previously occupied the site, and which now projects forward from the centre of the main road elevation. Walls of exposed masonry to long elevations and painted roughcast to central part and gable ends. Expansive gabled roof in local graduated slates with unusual decorative ceramic ridges. Central tollhouse part has Tuscan columned door surround in centre with flanking semi circular headed windows, and angled corners with a correspondingly hipped roof complete with small gablet set above an open first floor balconied area. This section has reused sandstone detailing and a possibly reset carved sandstone date stone. PVCu tilting windows in most openings. More modern design character to rear elevations.

Slack Head

Address	Rating	Description
Builder's yard	Red	Workshop and storage sheds within yard. Large two storey building with dreary grey and cream brick ground floor, timber boarded upper, under a rusting corrugated metal sheet roof. Small pane windows on first floor and paired sliding door mechanism in front of wide ground floor openings. No redeeming features of note. Smaller sheds adjacent set within an untidy yard containing salvaged construction materials. Unattractive modern gate to entrance.

Slack Head continued

Address	Rating	Description
No 6 Woodside	Green	Possibly C18th. South end of short terraced row. Asymmetrical, double fronted, two storey house with rubble limestone walls and slobbered mortar under gabled blue/grey slate roof with end ridge stacks. Small windows under segmental arched heads, now alas plastered over, containing 2/2 modern storm casement windows of suitable appearance. Eye-catching Victorian, open sided timber porch with finial and curving soffit to entrance is painted in striking red colour. Solid to void ratio of windows to front wall is characteristic element, especially in comparison to properties to right, where modern windows and over scaled lean to entrance porch undermine the integrity of the row.
Rock Cottage	Green	Mid C19th. Small two storey house in random limestone rubble with quoins, under Welsh blue slate gabled roof with centrally placed chimney with cylindrical stack. Two broad window bays with entrance to far right behind gabled stone porch with open front. Windows are 4/4 timber sashes. Rear not seen but no windows in gable ends. Simple stone outbuilding with monopitched slate roof to front garden also of value.
Blackberry Hill	Green	Late 1960s by N K Scott. Not fully inspected but quite a tall bulky structure displaying a striking and largely uncompromising modernist design. Five linked houses in curving stepped plan arranged to take advantage of elevated prospect eastwards. Parts clad in random limestone and with much use of stained timber boarding to higher levels, and lead covered roofs and dormers. Roof is broadly monopitch in form, with rear outshuts, but has tall, inverse, single pitch, monitor style type roof lights to the rear, which help to generate visually dynamic lines. Three stories and five bays with rigorous articulation formed to front by full height rubble pilaster strips and a series of monopitch roofed oriel windows to right hand side of each upper floor. Fenestration appropriately modern. Perhaps reminiscent of the designs of Scandinavian architect Alvar Aalto in the synthetic use of bold forms combined with more vernacular elements, and, while mostly non-contextual in approach, it nevertheless forms a striking piece of architecture that is seen by some as a welcome addition to the conservation area.
Fairy Steps Cottage	Green	Long two storey house, of two or more phases, and formed from two or more cottages (?). Bay to right is taller. Whitewashed random rubble walls and gabled roofs in local graduated blue/grey slate, with small axial stacks. House distinguished by irregular arrangement of floor and corresponding window heights, although modern thick joinery to doors and windows detract slightly.

Slack Head continued

Address	Rating	Description
Whinscar House	Green	Late C18th? Eastern end of terraced row, including possible former inn or hostelry, all now in use as residential accommodation. Front is symmetrical double fronted and faces east. Two stories in random limestone rubble with slobbered mortar (roughcast to south end) and rock faced weathered limestone lintels to openings. 6/6 timber sashed windows to front and on south end, where later 'French window' is disadvantageous. Roof gabled, with end stacks but cover not seen.
Whinscar Cottage and Keith's Cottage	Red	In row to west of Whinscar House. Range probably converted from former stables and coachman's cottage. Cottage has lower eaves to immediate east, but both parts have similar constructional appearance to main house. Gabled roofs. Both parts are disfigured by modern fenestration, which detract from traditional appearance, including large pane casement windows; a paltry, lightweight modern porch; a bay window, and an unconvincingly designed window to a large former coach entrance in the south front. A series of modern satellite antennae and external pipe work also cause visual harm.
No 36	Green	1990s in late C19th cottage style. One and a half storey with attic gables. Roughcast walls, painted to front. Gabled roof in grey slates with small end stacks. Gabled porch off centre to right, and gable attic lights, all with slate cover. Modern three light storm casement windows throughout.
Farleton View	Green	Double pile house of c. 1875. Small limestone rubble with rusticated quoins and rock faced dressings to openings. Gabled roofs with graduated blue/grey slates and good quality ashlar end stacks. The north east 'front' is of two bays, without an entrance, and has broad ground floor windows with fixed multi-pane windows, while the upper windows have 3/3 timber sashes. Similar windows on north west end and to rear, overlooking a small cobbled yard of much visual character. Garage entrance for cars regrettably inserted in south west corner. Steps up to further shallow plan double pile domestic building to rear, not inspected. Long single storey stone and slate outbuilding to south now garage, but still retains its essential character.
Woodside Barn	Green	House converted from early C19th barn. Two stories in random limestone rubble with stressed quoins and flat lintels to windows and shaped voussoirs to centrally placed wide entrance. Blue grey slates in diminishing courses to gabled roof. Modern stained casement windows. Extension to rear of no interest while the thin two storey extension on the north east end looks incongruous.