

Character Appraisal Cartmel Conservation Area

Approved 11 March 2009

www.southlakeland.gov.uk



Contents

Cartmel Conservation Area draft character appraisal July 2008	3
1.0 Introduction and legislative background.....	3
2.0 The location and demography of the settlement.....	4
3.0 Geology, geomorphology and landscape character.....	4
4.0 Archaeological significance and potential	6
5.0 The origins and historic development of the village	8
6.0 Conservation area analysis and evaluation	11
6.0.1 How the appraisal is organised.....	11
6.0.5 Character and appearance: influences.....	12
6.0.8 The evaluation of architectural quality	12
6.1 Conservation area appraisal: spatial structure.....	15
6.2 Conservation area appraisal: townscape character	16
6.2.1 'Church Town'.....	16
6.2.15 The 'New Town'	23
6.3 Definition of architectural quality	26
Table 1: listed building descriptions	29
Table 2: unlisted building descriptions.....	45

Cartmel Conservation Area

draft character appraisal July 2008

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 Cartmel conservation area is the eighth 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 conditions;

- Assist in the preparation of documents in the emerging Local Development Frameworks, Community Strategies and Area Action Plans.

1.5 The Cartmel Conservation Area was designated in 1969 by the Lancashire County Council, with the agreement of North Lonsdale Rural District Council, but no subsequent reviews of the area have been undertaken since that time. This draft character appraisal has been prepared by Graham Darlington, conservation officer in the Regeneration and Housing Department of South Lakeland District Council, who are the local planning authority for the area. This work was undertaken as part of a strategic review of those conservations areas within the district. The fieldwork/spatial analysis for the area appraisal were undertaken between April and June 2008, following a Place Detectives public participation that took place in October 2007, at which 120 people attended and provided information which has been incorporated into this appraisal document. This first consultation draft was completed in July 2008.

2.0 The location and demography of the settlement

- 2.1 Cartmel was historically situated in the historic county of Lancashire within the Furness peninsular that was popularly known as 'Lancashire beyond the sands'. It is now located within the modern county of Cumbria and the local government district of South Lakeland and is a medium sized village, the civil parish of which had a resident population of 1,783 in 2003. Located 21km south west of Kendal, over 100 km from the county town of Carlisle, the nearest small town is Grange over Sands, a secondary retail centre some 5km to the south east.
- 2.2 The current conservation area includes not only the two separate built up areas that form the settlement but also the immediate landscape setting around the village to the north, south, and west, as well as a narrow corridor of meadow land which separates the two discrete areas.

3.0 Geology, geomorphology and landscape character

- 3.1 The underlying solid geology of the wider area of the Lake District massif 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, which were later severely deformed, uplifted and metamorphosed in the early Devonian period when a slaty cleavage was imposed, and then deeply eroded during the later 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, which embrace the village to the north.
- 3.2 Cartmel sits near the southern edge of an exposed Carboniferous limestone scarp that lies, geographically, immediately to the south of the earlier and much more mountainous Lake District area described above. This limestone rock began to be formed following the rifting and subsidence of the existing Devonian desert landscapes, which allowed successive marine encroachment of the sea into this landmass to form shallow saline waters where extensive carbonation took place. These rocks, originally up to 1,500 metres thick, contain extensive micrites, sparites and pseudo brecciations and are divided into roughly north - south blocks that dip easterly to form the distinctive step like geological structure and relief form that characterises the immediate landscape to the south and east of Cartmel.
- 3.3 This limestone rock was exposed to wind and water weathering during the PermoTriassic era when a distinctive tropical Karst landscape was developed. These rock formations were then significantly eroded during the subsequent hot Tertiary period and the much colder Pleistocene glaciations although some elements do survive, especially around Cartmel.
- 3.4 In topographical terms Cartmel itself sits within a broad and relatively shallow vale that is a southern continuation of the very long Windermere valley within the Lake District area to the north. It is likely that both parts were formed by the same glacier in the last ice age and during the latter's melting the lower part around Cartmel was probably blocked by rock flour and contaminated ice, which effectively dammed the water pouring south from the fells, forcing it to veer south westwards into the Backbarrow valley, a situation that has existed ever since, leaving the Vale of Cartmel with only its modest River Eea. As a result this is a very compact river system that arises from numerous small becks and streams set wholly within the Cartmel Valley, and which then discharges into Morecambe bay via Flookburgh to the south west. The main tributaries are the Muddypool and Ayside Beck, which converge above Cartmel, to become the Eea. The river is a vivid presence within the conservation area, and although possible straightened historically, it is still an open feature often edged by attractive trees, while at Devonshire Square it threads itself pleasantly between buildings to form a major visual landmark in views to the north and south.
- 3.5 The local drift geology on the lower ground in and around Cartmel village consists primarily of glacio-fluvial deposits comprising predominantly of boulder clay and rock flour tills with, some low morainic drifts. The local soils are brown, well drained, stony permeable clay loam onto solid rock. Agriculture has traditionally been the chief industry of the parish, though fishing, chiefly for cockles and mussels in Morecambe Bay, is likely to have been much more significant in the past. The Victoria County History suggests that other than for *“some oats, rye, and barley little grain was sown in Cartmel parish. The poor of Cartmel parish ate no kind of bread but oatcake; neither was any beef killed except at Martinmas, when all the cattle*

which had become fat on the grass lands in summer were slaughtered and the carcasses sold by the butchers or the owners to those who wanted them; some taking a whole beast or more, and some less, according to their wants, the meat being stowed away in large pickling tubs the salt for which was prepared at saltcotes on the coast of the bay”.

- 3.6 This ancient geological activity has had a significant bearing on the appearance of the settlement, both in terms of its distinctive setting and on the visual character of its built environment. Many of the earliest buildings in the area would have been constructed either from timber, clearance stone or from convenient local stone outcrops. However, the walls of the Priory church seem to have been constructed in buff sandstone from a quarry at near by Holker, while the dark red sandstone used for some of windows and other detailing is a Triassic sandstone probably brought from St Bees Head. Given this legacy of fine masonry buildings it is no surprise that the post-Reformation redevelopment of Cartmel, which saw the rebuilding, refronting and re-windowing of many buildings, invariably utilised good quality local stonework in construction, while the prevailing damp maritime climate favoured the use of traditional roughcasts and renders as shelter coats, sometimes coloured with limewashes, on buildings built in poorer quality rubblestone.
- 3.7 Early domestic buildings may have been roofed in thatch but the majority of post mediaeval structures in the Church Town were invariably covered in local slate stone, available from Burnbarrow in 1678 and at Newton Fell from 1785. Slate, for roofing and architectural uses, is still commercially extracted at Kirkby Moor, 10km to the north west of Cartmel, where ‘blue-grey’ roofing slates are 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 very significant impact on the characteristic appearance of the roofscape in many local towns and villages, including Cartmel, where around 75% of the buildings still retain this characteristic roofing material. Green roofing slates, from various small quarries in Westmorland, and also laid in diminishing courses, are also in evidence on a small number of buildings. 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 darker purple slates that were cut in very regular coursing sizes, and these are used on some of the later buildings in the ‘New Town’ area.
- 3.8 Locally extracted limestone was also used to manufacture quicklime for use in agriculture and building mortars, as the numerous small-scale field limekilns scattered around the local area to the south and west indicate.

4.0 Archaeological significance and potential

- 4.1 Significance: Chance finds of prehistoric artefacts within the Cartmel area testify to the presence of human groups from at least the Neolithic period, while Mesolithic

material has been recorded from Humphrey head to the south-east. However, there are no known prehistoric settlement sites, in the area.

- 4.2 A presence within the Roman period is suggested by the hoard of coins found in c. 1806 in Cow pasture Wood, near Walton Hall. Although the circumstance for hoard deposition may be complex, this certainly suggests members of the local community were interacting with the Roman monetary economy. A claim has also been made for the presence of a Roman army temporary camp, within an area later occupied by the priory precinct, although this has yet to be unequivocally proven, and Roman period finds have not been recovered during monitored works in the vicinity.
- 4.3 The earliest recorded reference to Cartmel is in AD 677, when the lands of Cartmel were granted to St Cuthbert, along with its population, by the Northumbrian King Ecgfrith. It is not certain whether an ecclesiastical site was existent at Cartmel at that time, or whether it was within the area occupied by the village today although the Domesday reference to the parish as **Cherchebi** (church town) certainly suggests the existence of a pre-conquest Christian site.
- 4.4 The priory was founded in the later twelfth century by William Marshall, for the order of Augustinian canons, probably occupying the site of the parish church founded earlier although whether this was on the same site as the church recorded at the time of Domesday is not clear. Several major phases of building can be traced within the standing priory church, dating from the late twelfth, mid fourteenth, and fifteenth centuries. One may assume an equally complex phasing within the surrounding complex of buildings, which were recorded as being in a ruinous condition at the end of the fourteenth century. Certainly, three major phases of building activity were recorded up to the fourteenth century, in area to the north-west of the priory church (Wild and Howard-Davis 2000). Cartmel also demonstrates an unusual re-planning of the cloistral complex to the north of the church, following abandonment of a cloister to the south, possibly due to unstable foundations (Dickinson 1991, 31). The priory was dissolved in 1536, during Henry VIII's suppression of the monastic orders, with the church and the gatehouse being the only two elements of the complex to seemingly survive demolition.
- 4.5 There is a significant dearth of archaeological and historical information that might throw light on the exact layout of the mediaeval priory and its ecclesiastical complex, nor on how this layout might have physically influenced the pattern of an adjacent secular community. Certainly, the post-medieval development of the village was concentrated around the Square and the western end of Priest Lane and while the buildings to the immediate west of the priory church, on Priory Close, seem to be constructed upon medieval foundations and contain medieval fabric, those on the square are believed to date from the seventeenth century onwards.
- 4.6 **Potential:** Cartmel is not a classic medieval village, and is largely a post-dissolution development, although a significant element of the village is situated within the former priory precinct, and was probably influenced by its layout. There have been

several small-scale excavations within the central area of Cartmel village, and not surprisingly these have recorded medieval remains (Wilson and Clare 1990; Lancaster University Archaeological Unit 1998). The North West Archaeological Research Framework highlighted the need for further information on the layout of monastic ancillary buildings and precinct boundaries (ibid, 107), and any work within the village core will potentially disturb medieval remains and, as the layout of the buildings within the priory precinct is largely unknown, will have significant research potential.

- 4.7 Additionally, material recovered from such works would provide insight into the economy and trading practices of the priory, and the patterns of consumption of a rural monastic order. This in turn would provide a valuable comparator for contemporary urban and rural sites. The role of monasteries in the use and development of industrial techniques has also been highlighted as a significant avenue of research (Newman and Newman 2007). Equally, evidence for any medieval development beyond the priory precinct would have significant research potential, and while currently there is little evidence for Roman period occupation, the discovery of further material from this period cannot be entirely discounted.

5.0 The origins and historic development of the village

- 5.1 The earliest record of Cartmel occurs in a reference contained within Camden's *Britannia*, published in 1608, which suggests that in about 677 AD "*Egfride, (Ecgrith) King of Northumberland gave unto Holy Saint Cuthbert the land called Carthmell and all the Britans in it and it is very well known that Carthmell is part of this shire by Kentsand, and a little towne in it retaineth yet the same name*".
- 5.2 Very little else is known of Cartmel's history until the later C12th when records associated with the founding of the Augustinian priory emerge. After the accession to the throne of Richard I in 1189 he granted William Marshall, later the Earl of Pembroke and subsequent regent of England, permission for the establishment of a house of religion at Cartmel, after which Marshall endowed the priory house with his land in the whole district of Cartmel, between Leven and Winster, as well as his entire fiefdom with all his seignorial privileges.
- 5.3 The **Victoria County History** (VCH) notes that the first canons were brought from the priory of Bradenstoke near Malmesbury in Wiltshire but that the establishment at Cartmel was expressly denied from forming any dependence upon the mother house. It is significant that an existing parish church and its chapels are noted in the original endowment, and that this church, dedicated to St. Michael, was subsequently pulled down and replaced by the new priory church of St. Mary. Also of importance for the later post mediaeval history of the village is the fact that the charter contained a condition that an altar to St. Michael was to be formed in the new priory church reserved solely for the use of the parishioners, for it is this

seemingly minor condition that was a major factor in saving the Priory Church from complete destruction after 1536.

- 5.4 Augustinian priories tend to follow a broadly consistent pattern: always with the church aligned west to east and usually with a cloister and ranges to the south and south west. This may have been the case in Cartmel as there is sufficient space to the south for these features to have been accommodated. However, the modern configuration of streets and spaces, the surviving route of the precinct wall to the north and west, and particularly the position of the Eea watercourse might well encourage the idea that these ecclesiastical buildings and spaces were, in Cartmel, formed to the north and north west of the church. Of particular interest in this matter is the suggestion in The Victoria County History that *“the original cloister lay in the usual position on the south of the nave, and that in the 13th or 14th century a new cloister was built on the north side of the nave”*. This observation has never been tested by below ground archaeological investigation or by concerted building analysis but the theory seems plausible.
- 5.5 Cartmel Manor was owned by the canons of the priory and extended over almost the whole parish, although there are some suggestions in the records that there were existing estates at the time of the founding of the priory that also had and continued to hold manorial rights as freehold tenements. There is no surviving charter associated with the formal granting by the Crown of a market at Cartmel, although the VCH notes a record of a possible ‘mercatum’ by 1192, situated somewhere in the locale and held by William Marshal who dedicated it to serve the Priory, and which was still being held in 1292. There is no surviving evidence that the canons procured a charter for it or for a fair or free warren and, despite the possible space for an early market place in Cartmel (see 6.1.3 below) there is some speculation that it may have been held in Flookburgh. Sir Thomas Lowther appears to have obtained a charter for the re-establishing of a market at Cartmel in 1730–1, though this appears to have lapsed in the C18th before resuming again in 1820, after which it seems to have failed again. Nor are there any recorded rights of burgage and it is presumed that the Canons themselves laid out the basic street plan outside the ecclesiastical complex and that the occupation of building plots then grew erratically to both sustain and take advantage of the priory.
- 5.6 Cartmel suffered significantly during Scottish raids in 1316 and 1322 when the valuation of the rectory for the tenths was reduced from £46 down to £8. There were also visitations of the plague in 1597, 1623 and 1670.
- 5.7 Little is certain about how the priory and its associated settlement developed in the later mediaeval period and it is only with the events of the dissolution that accounts become more frequent. In 1536 the commissioners employed by the Crown to assess the priory found that there were only ten canons, who were served by thirty-seven servants, of whom ten were waiting servants, nineteen household and estate officers, with only eight employed in agriculture. The VCH notes that by the autumn of that year the priory had been surrendered and the canons dispersed. However,

almost immediately, the Pilgrimage of Grace or Northern Rebellion saw the Commons restore the canons to their house only for the revolt to be suppressed and several of the canons at Cartmel and ten laymen of the district to be executed for their part in the revolt. The site of the priory was granted to Thomas Holcroft in 1540 and the lordship of Cartmel reverted to the duchy of Lancaster, while much of the land was subdivided among a number of yeoman families, including a few of higher social rank. In 1610 the manor of Cartmel, with all its rights and appurtenances, the site of the priory and various lands was sold and then transferred to George Preston of Holker, from where it has since descended. The old priory gateway was the seat and courthouse of the manor before it was sold to the parishioners in 1624 for use as a schoolhouse.

- 5.8 The residents of Cartmel must have reached a reasonable level of prosperity from the C17th for many of the properties appear to have been improved and given a fashionable appearance from that time onwards. Although the majority of buildings visible in the Church Town part of the village give the appearance of having been erected in the period from 1700 to 1850, it is very likely that a significant number of these buildings have medieval or early post mediaeval origins and probably retain earlier fabric within. Conversely, while the buildings in the New Town area seem generally to be later, it is certainly noteworthy that a rental dated to 1509 records there being three shops and a smithy situated in the 'Barngarth', which would indicate that not only was this area clearly established in the mediaeval period but that it also had some sort of commercial focus as well.
- 5.9 In 1796 an 'Inclosure Act' was passed which, by 1810, had affected the layout and appearance of the surrounding landscape. Under this Act almost 8,000 acres of common land were improved and enclosed, deep drains were cut through the mosses and low-lying lands, and a number of new roads and bridges constructed. By 1856 Cartmel had a fully-fledged racecourse and much of the formal woodland planting around the village had been implemented.
- 5.10 As well as the Priory Church two non-conformist places of worship were erected in the C19th: a Wesleyan chapel, built in 1871, and a Friends' meeting-house, on Hags Lane, dating from 1859.
- 5.11 In the modern period some limited development has occurred on the southern and eastern extremities of the village, at Headless Cross, along the Hags Lane and behind Aynsome Road, the latter in the form of small cul-de-sac estates known as Orchard Close and Town End Meadow, which are generally out of keeping with the rest of the New Town area and the wider conservation area more generally.

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 (describing the urban framework: which includes plot sizes and building density, the hierarchy of routes and the incidence and typology of public and private spaces, etc);
- A Summary of Townscape Character (which includes a definition of key landmarks, the identification of significant views and vistas, types of approaches, gateways, sense of enclosure, key open spaces and the impact of natural elements such as trees and any wider woodland planting, etc); and
- A Definition of Architectural Quality (which examines and evaluates the contribution made by listed buildings, key unlisted buildings, building forms and uses, building materials and decoration, and so on).

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

6.0.5 Character and appearance: influences

- 6.0.6 The way that this townscape has been managed over time will have had a significant impact on the way that the settlement has developed and so appears to us today. The needs and status of each building user; any longstanding patterns of land ownership and tenure; the design quality, form and function of individual buildings will all have had a significant bearing on the conservation area's subsequent appearance. Such actions will have influenced when and where particular buildings were erected; why they were designed in a particular way; how particular streets were laid out; and why public and private spaces within the village have a specific character.
- 6.0.7 The appraisal contains a set of Townscape Character Analysis Maps in Map Appendix 2 that seek to show, in graphical form, the specific townscape quality of the area, i.e. the nature and quality of the spaces between the buildings, as well as the importance of the wider landscape setting to the special character of the town. Factors identified include the significance of particular trees or woodland planting; the positioning of key landmarks; the role played by the main building elevations and buildings lines in defining and enclosing spaces; and the opportunities available for views and vistas along streets, between buildings, and outwards towards key landmarks. The maps also identify the locations of trees protected by Tree Preservation Orders, as well as any other non-statutory categorisations that might have been made in defining the area's importance. A series of map conventions have been developed to represent these factors.

6.0.8 The evaluation of architectural quality

- 6.0.9 It is important to recognise that all buildings within a conservation area will help to shape its special character and appearance in some way. The impact that such buildings make will be dependent on a number of factors including not only their most public elevations but also their surviving integrity as historic structures and the way they relate in three dimensions to aspects such as public spaces, the general roofscape or the wider skyline. It may be their age that 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. However, it must also be noted that if alterations and extensions to buildings are made in an obviously insensitive fashion, in terms of size, scale, massing, form, detailing and the choice of materials, this will cause visual harm to a building's integrity as a historic building, and therefore adversely affect the special interest of the area as a conservation area.
- 6.0.10 The Definition of Architectural Quality section of the appraisal offers 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 Cartmel that possess some notable architectural or historic importance in this local context (shown as a 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 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 Cartmel is a relatively large village with a settlement morphology based on two very discrete areas of habitation separated by a narrow strip of interconnected open green fields known as the Castle, Priory and Home Meadows. The western area, historically known as the 'Church Town', is associated with the priory church and its urban form and street pattern is very likely to have been influenced by the arrangement of former ecclesiastical buildings associated with the functioning priory. The eastern area, sometimes described as the 'New Town', is likely to be post mediaeval for the most part, and arranged around a looser and more open rectangular grid of narrow streets known as Barn Garth and Aynsome Road. These two clearly separate areas are connected across the meadows by a pair of narrow lanes that are mostly unlined by buildings - the Causeway to the south and Priest Lane to the north of the church. Each of these urban areas will now be looked at separately in more detail.
- 6.1.2 The western part of the village, historically referred to as the 'Church Town', is a relatively compact and tight knit cluster of buildings grouped entirely to the west of the parish/priory church. This 'urban' area seems to be contained within a broadly rectilinear historic settlement enclosure that is believed to be associated with the boundaries of the former priory precinct. The route of this ecclesiastical precinct is marked by a system of walls out to the north of the built up area but its former path is also identified by the route of Park View and a continuing southern axis formed by the firm linear edge to the garden west of Bank Court and Town Close. It is less clear to the south but various field boundaries that form a continuation of the axis formed by the Causeway and the former lane by Penny Bridge may mark its limits, while the firm outer edge of the churchyard against the Priory Meadow and its extension to St Mary's Lodge, would appear to form a clear eastern edge.
- 6.1.3 Within this ancient enclosure is a further rectilinear morphology of streets and building lines based on the Cavendish Street and Priest Lane axes, while it seems plausible to envisage The Square and Devonshire Square as having originally formed a single large open space or Market Place with a broad eastern end, that would have been positioned immediately outside the Priory grounds to the south, with the surviving mediaeval gatehouse forming an entry point into the ecclesiastical enclave. Today, the latter area is now subdivided by the river and the Kings Arms public house into two clearly separate spaces, one with a broadly rectangular form, the other more noticeable triangular in shape as a result of probable post mediaeval building encroachments, such that the space opens out considerably towards south east. These probable mediaeval streets and formal open spaces still form the major structuring device within this sub area and, other than the Village Hall and the modern stables complex to the north, there are no obvious modern components within this area.

- 6.1.4 Within the 'Church Town' occupation is at a quite high density within relatively small plots, such that only small rear yards and narrow passages act to separate houses and outbuildings. Gardens are very few in number and generally quite small in size except for those properties adjacent to the river and behind the walled enclosure to the south of Priest Lane. Permeability through the area is limited largely to the mediaeval network of street thoroughfares with alternative pedestrian connectivity being limited to a few narrow passages between Cavendish Street and Park View, the 'back lane' formed by Ford Road, and the footways through the Priory Churchyard. Because of the form the streets and the clear views of the Priory Church, navigability is good along the axis between the churchyard and the west end of The Square but less obvious to the north where there are fewer distinct landmarks and the church tower is more frequently out of view.
- 6.1.5 The '**New Town**' is more coherently organised around a loose and irregular grid pattern of streets and, accordingly, connectivity and pedestrian permeability through this area are generally more easily comprehended than in the area to the west of the priory. This grid is focussed on the parallel linear streets of Barn Garth and Aynsome Road, and the interconnecting 'side streets' of Priest Lane to the North, The Causeway to the south, and the shorter School Lane in between. These roads are generally solidly built up, with buildings arranged facing outwards around the external perimeters, and with very private gardens, some of quite large size, set behind. Many of the building frontages directly abut the highway but there also some detached and shorter rows of housing that are set back a little from the highway within small gardens. This is most marked in the late Victorian and more modern properties on the eastern edge of Aynsome Road where plots are generally larger with buildings set back more into these spaces such that front gardens are a more significant feature.
- 6.1.6 The small triangular area at Town End is a distinctive open green space with an open culverted stream along its south side, which is only edged in part by buildings which abut the road edge, while to the east, at the entrance into Haggs Lane, buildings are more atypically set well back behind gardens within moderately sized plots. To the south west, Cark Road, is a broader and very linear thoroughfare, distinctly open to the north west, and dominated to the south east by the large footprint buildings in the School complex and the surrounding playing fields, which are outside the conservation area.

6.2 Conservation area appraisal: townscape character

6.2.1 'Church Town'

- 6.2.2 The **Priory Church** and its graveyard dominate the western edge of this area, and the church's substantial scale and the unusual form of its skewed tower make it

easily the most important visual landmark in the conservation area. It is a very significant focal point in those open views across the meadow fields from the north, east and south, as well as in closer street vistas such as from Devonshire Square, while the uninterrupted views over the meadowland from Priest Lane to the east are particularly significant. In other parts of the conservation area there are brief glimpses between buildings of its tower, while it also forms a more distant focus in views into the conservation area from the east and west. By nature of its large scale and substantial physical mass, and especially through the decorative treatment of its architectural form, it offers a very dynamic contrast to the plainer and more uniform Georgian frontages, which form its immediate setting to the west. The broad open space of the graveyard to the south of the church, with its collection of stone grave markers and table tombs, many of which are listed for the architectural and historic interest, is a very significant space at the heart of the settlement. This space is flanked by a tall stone wall with distinctive triangular stone copings on its west side and by a lower drystone wall along its east side. Rows of trees, of various species and sizes, run along the inside edge of these walls to give attractive edge definition to the space. At the east end of the church are attractive outward views between these trees over the Priory Meadow towards the well defined linear edge of the houses in the 'New Town'. To the north and north west the churchyard spaces are more compact and much smaller in scale. Building elevations dominate and a few large trees, especially a very fine copper beech by Priest Lane, act to partly filter outward and inward views, leaving gaps through which the church figures prominently. An attractive narrow timber kissing gate to the north east of the church gives access into the church grounds from Priest Lane and facilitates welcome connectivity through the churchyard and onto Devonshire Square via a pair of more formal gateways with stone piers and ornamental metal gates.

- 6.2.3 **Devonshire Square**, a much more informal urban space than The Square, situated further west, (see 6.2.7 below) sits immediately to the south west of the Priory Church and its graveyard. It is orientated east to west and forms a narrow triangular shape that opens outwards towards the tall churchyard wall and the tall canopies of a row of small trees set within. Both sides of the street are characterised by a markedly stepped building line set against the edge of a street with narrow, irregular strips of cobbles for pavements. Both sides also have buildings that noticeably diminish in size and scale from east to west as the space narrows towards the Church Bridge, from tall three storey to low two storey, and this results in a pleasing street height to width ratio, and a balanced street vista in each axis. These buildings appear to have been historically conceived as dwellings and generally retain a domestic appearance with balanced elevations, vertical rows of openings, and traditional solid to void ratios. However, modern commercial pressures have seen some of these buildings converted to retail or service premises, frequently with accommodation above, but fortunately overly large shopfront display windows have mostly been avoided. Wall exteriors in this sub-area appear, like most of the settlement, to have been covered in roughcasts and renders. However, a recent trend, in a small number of properties, to remove such finishes and expose the

stonework beneath has weakened this local tradition and undermined the distinctive character and appearance of the area.

- 6.2.4 At the north east corner of this space is **Priory Close**, a narrow gap between 'The Priory Shop and the churchyard wall. This attractive, private, narrow passage leads to a number of historically important buildings, now mostly with Georgian neo-classical fronts, but also with some medieval and early post mediaeval fabric revealed that almost certainly evidence associations with the Priory's early cloister ranges. At the western end of Devonshire Square, where the street narrows to pass over the River Eea, a pair of attractive two storey houses on the north side are uncharacteristically set back from the road behind a small front garden with stone boundary wall topped by large limestone clints. Immediately to the west side of these properties is the narrow enclosed corridor of the river, strikingly defined by the ends of the above buildings and by a number of tall trees with luxuriant canopies that arc across the watercourse to create a delightful enclosed vista. To the south the space containing the river is slightly wider due to the presence of a raised riverside pathway along the east bank, which is inclined at its north end so as to emerge at the street level at the bridge and edged by a low stone parapet wall. The pathway broadens to the south and a series of tall flourishing willow trees, set right on the edge of the grassy river bank, again act as a green channel under which the river flows. The only slightly incongruous note in this southern vista is that provided by a jarring lean to extension on the east end of the public house, which juts out awkwardly on crude piers set into the river, and which thus partly impedes the view along the watercourse as it recedes into the distance.
- 6.2.5 To the south Devonshire Square merges into a further triangular sub-space of much more mundane quality. Although still flanked by the high churchyard wall to the east, and having good views of the church itself, this space is undermined by mediocre and inadequately differentiated road and footway surfaces, particularly about the markedly broad junction with Ford Road, as well as uninteresting and sometimes incongruous building frontages. Of the latter, the architectural vocabulary used in the southern part of the Wayside row, particularly its material finish and the form of its façade, create a discordant and ill fitting juxtaposition in the context of the centre of the village; while the lacklustre gable ends to the double piled Institute building, one in painted render and one exposed masonry, afford a very unconvincing architectural focus in the street vista from the entrance into this space from the south. The dilapidated builder's yard by the junction with Ford Road is also visually harmful, although this site was subject to development proposals at the time this survey was being undertaken, which may ultimately improve the situation. Car parking, both formally alongside the churchyard wall, and informally in and around the entrance into Ford Road is also an issue in this sub-area, adding to a general perception of unsatisfactory visual clutter. The negative appearance of this sub-space is a significant failing in terms of the impression that visitors form of the village, as this is, for many, the first sight that they get of the historic heart of the settlement.

- 6.2.6 **Ford Road** is a quite narrow urban lane set immediately to the rear of the house on Devonshire Square, with a firm linear building line on the north side that directly abuts the tarmaced lane. Only a few of the buildings at the west end have proper active frontages with the remainder having the form and appearance of gabled rear wings and storied blocks, with narrow enclosed yards set in between, and little formal design quality on display, other than for vernacular stonework and traditional building forms. At the east end the southern edge of the lane broadens into the triangular square curving and the corresponding building line of the Wayside building row as is a very characteristic aspect of this area's distinctive appearance. Along the south side a tall masonry boundary wall runs for much of the road's length. This important physical feature screens the former builder's yard beyond from view while reinforcing the narrow and enclosed character of the lane. At the west end the road widens slightly and to the south a small number of young trees are set within the irregular shaped plot containing the Methodist Church, the upper parts of which are visible in views from the western end of Ford Road, from the riverside and partly from Church Bridge.
- 6.2.7 **The Square** has the appearance of a formally planned and coherently laid out urban space with solid edge definition provided by relatively tall two and three storey buildings of very good architectural quality, everyone of which is included on the statutory list of buildings of national importance. It has a broadly rectangular form with regular squared corners at its east end but its longer sides taper inwards slightly, and then more appreciably, westwards into the smaller connected sub spaces at the Cross and the narrow angled head that turns into Park View. Occupying most of the east end is the tall, asymmetrical, rendered front of the King's Arms public house, positioned with its back against the River Eea, which forms a solid end and visual terminus to the space. Narrow gaps exist to each side of this frontage that to the left end containing the main village street, which is enclosed to the north by a tall stonewall and rusticated gate pier. This very compact linear space, which leads onto the Church Bridge, with its low stone parapets, is one of the most characteristic parts of the streetscape, and, as well as forming a strong visual axis and surprise entry point onto the Square, also acts as a very important hinge between areas of differing spatial character.
- 6.2.8 The longer sides of the main space are defined by solidly urban frontages of individually built properties with broadly comparable elevational treatments with regular rows of windows, and similar eaves heights and roof forms. Building lines on each side appear generally continuous but in fact step slightly northwards towards the west end to give the appearance of curving slightly into narrower sub spaces, particularly around The Cross, where the ensuing angled corners to buildings are a particularly prominent feature. Buildings are almost uniformly finished with roughcast and renders, some colourwashed in white but mostly unpainted, which creates a coherent and harmonious appearance to the space. The tall form of the mediaeval Gatehouse provides a dramatic juxtaposition in scale, form and detailing to the simpler Georgian frontages nearby and through the dark

maw of its gateway is an enticing glimpse into the slender urban street space of Cavendish Street behind. Frontages in the Square are generally quite active and well detailed at ground level with elaborated entrances into houses and further inns and hotels, a few well proportioned shop display windows with glazing bars, while the voids of yard entrances give access to a number of narrow rear yards that are edged by the rear wings to the frontage buildings. Also of great distinction is the use of both broad and narrow cobbled aprons to the floors in front of almost all of the properties around the Square, many of which are protected by the listing status of the adjoining houses, with the decorated panels in front of Old Barn Cottage/Old Guest House being particular distinguished. Of great visual interest and much historical importance are the mediaeval Cross, Fish Stone and village pump grouped together as an 'island' feature at the west end of The Square. This group has the added benefit of inadvertently acting to calm traffic at the point where various narrow roads meet, although the ensuing requirement for bollards to protect the corners of the feature, and the positioning of a litterbin only serve to clutter up the site. To conclude, the Square is a very high quality traditional urban space that has a very great significance in terms of the special interest of the conservation area.

- 6.2.9 **Park View** is a further very narrow street, without pavements but with buildings mostly set hard up against the road edge or behind visually pleasing shallow cobbled aprons. Buildings lines on each side are mostly solid and continuous, with some gaps in the east row, and with some slight projection and regression of the frontages, while eaves heights to the two storey buildings are mostly even or unbroken. Façade walls are almost universally rendered or roughcast mostly with white or off-white colour washes, which help to create an agreeably coherent appearance. It is very significant for the special townscape character of this area that the building row on the west side terminates quite quickly towards the north, such that delightfully picturesque public views of the racecourse and the wooded hills beyond are accessible.
- 6.2.10 **Cavendish Street** is a relatively short street, orientated roughly north to south, and connected with The Square via the narrow aperture of the mediaeval Gatehouse. It is flanked by the fully built up urban frontages of mostly two storey buildings with rendered fronts set along the street edge on both of its sides. At each end the road is a very narrow aperture between buildings, but it broadens slightly in its longer central section, to form a street with a very pleasing human scale. The southern end is dominated by the three storied form of the mediaeval Priory Gatehouse, which has exposed masonry walls and unmistakable gothic detailing, including a tall pointed-arched gateway that spans across the street. The size, form, colour, texture of its ancient walls and the tall void of its gateway give this building a significant and marked contrast with the whitewashed rendered walls to the smaller domestic properties in the street, and it is a very significant visual block to the street vista from the north. At the north end the street takes a slight dogleg to the east leaving the front of Chestnut Cottage to act as a very prominent closed vista in the

streetscape. The very narrow road then passes between buildings of varied height, form and material finish before widening significantly into a curving corner that merges with Priest Lane. The sudden view outwards from this corner, along the tree lined and fenced private drive to Fairfield Lodge and Cottage, and more diagonally across the open green space of a long pasture field bounded with hedges and the tree fringed banks of the River Eea is a very attractive and distinctive one, which adds considerably to the special interest of the conservation area.

- 6.2.11 In the central part of the street buildings are set slightly further back from the road edge behind visually appealing cobbled strips and wider aprons, or in the case of No. 21 and Brook House beyond, very shallow private set backs filled with shrubs and flowers. Building forms are broadly similar having relatively deep plans and the eaves set alongside the road with traditionally pitched roofs in local slates. Eaves heights are consistent along the linear Cavendish Arms row on the east side but vary more appreciably on the opposite side where the building line is also characteristically more uneven and individual building volumes are more pronounced. All but two of the buildings here have rendered or roughcast frontages, generally painted white, which gives the street a largely cohesive and harmonious appearance, which is a very significant part of its character.
- 6.2.12 **Priest Lane** is aligned west to east and forms the northernmost built-up street in Church Town before continuing across Priory Meadow to perform the same function in the 'New Town' area. It is of much importance to the special appearance of the area that this road is predominantly undeveloped along most of its length, particularly on its northern side, with only sporadic individual buildings, at Wheel House and Church View set by the road edge; and at The Vicarage, where the large house is set well back and mostly concealed within its own well treed private garden. The broader gaps and occasional glimpses between roadside trees set between these properties afford open views out northwards over green fields and hedge line trees that are visually significant; reinforcing the rural setting of the village and underlining the particular historic importance of the strip of meadow land that separates the two built up areas. To the south of the street the unique landmark form of the Priory Church is an almost ever present in views from the east, while further west, very tall masonry walls that enclose private gardens laid out to the south, are a particularly distinctive feature of the Lane. This effective sense of enclosure is dramatically broken at the Wheelhouse Bridge where low stone parapets allow attractive views along the scenic tree lined passage of the River Eea, while the elegant form of the attractively scaled adjacent summer house is a very striking foreground feature that is of great merit in local views along the street. Graceful trees with overarching canopies, of various species but including a pair of glorious copper beeches, are set on both sides of the lane and are a special characteristic of the Churchyard and the middle part of the lane here, giving the area a very tranquil and verdant feel. Priory House is a very significant building in the fine street vista from the east, where its very handsome symmetrical front terminates the scene. Unfortunately, its attached neighbour to the north, which is

angled away along the street edge, is rather unappealing architecturally as a result of various modern alterations, and is a detrimental feature in this view and particularly in juxtaposition with the church, only a short way to the south.

- 6.2.13 **Wells House Lane/ Lane End** is a very narrow lane or surfaced pathway that forks off from the road just to the north of Cloggerbeck Bridge and is initially routed between agricultural fields. For much of its length it is flanked by drystone field boundary walls and/or tall hedges which, along with the broad views across these fields, including a fine sighting of the Priory Church tower, give the lane a powerfully rural and pastoral feel. Wells House Farm, a short linear row set up against the western edge of the lane, is a former farmstead that generally retains much of its architectural and historic character, which is a significant benefit in this particular local context. Just to the north of this building is a junction with two other pathways: straight on is The Flags, entered via a visually satisfying timber gate and turnstile arrangement onto a narrow yard or passageway with a severe concrete surface flanked by small cobbled edges, which is set between small gardens and the back of a former barn to the west and a row of stone cottages of mixed architectural quality to the east. Heading west from this junction is a further narrow lane, again flanked by tall stone walls and slender green verges that connect with the path on the east side of the River Eea. To the north is the attractive form of the Church, set in its own plot, while to the south is a private garden with trees that is hidden from public view. This sequence of lanes/pathways is historically significant, being an ancient system of route ways connecting the adjacent fields with the centre of the village. Today they provide important pedestrian permeability through the 'back' areas of the settlement and allow for more direct public engagement with the more rural setting to the built up area.
- 6.2.14 To the south of the main urban centre of the Church town is a road junction known as **Headless Cross**, a name of uncertain derivation but quite probably with historical associations. This skewed crossroads has a small linear row of buildings arranged only along the western side of the junction, which although altered, still form a visually engaging group in views from the south and south east. To the north is the Home Meadow, a very long field that opens out to the north, and gives a picturesque view of the Priory Church in its built up setting. At the southern apex of this long field are the historically significant remains of a medieval cross base with C19th which presumably gives the locale its unusual name. A short way to the south west is a very fine carved Guide Stone direction sign, painted in black and white, and probably dating back to the C19th. The modern housing estate to the south of the junction is not considered to be a positive asset to the conservation area, due to its introverted layout and weak, non-contextual design characteristics. The long road to the west generally possesses little in the way of townscape value with the school campus to the south of this road, and its bulky modern buildings, being a dominating presence.

6.2.15 The 'New Town'

- 6.2.16 To the east of the Church Town, and clearly separated from it by the open green space of the Priory Meadow, is what is described by some as the 'New Town'. Although it seems likely that there were mediaeval buildings in this area the general age of housing found there today and the form and distribution of building plots suggests that this is largely a post mediaeval expansion of the village that was focussed on some of the then existing mediaeval lanes that are arranged to the east of the 'Church Town', laid out on land that was set slightly above the potential flood risk of the River Eea and the tributary beck which forms the eastern edge of the Priory meadow. Not as compact or close-knit as the mediaeval settlement nucleus it nevertheless has a distinctive character and a very good range of mostly Georgian and Victorian buildings that are laid out in slightly more formal, but often irregular grid pattern, with buildings arranged facing outwards around the external perimeters.
- 6.2.17 To the south of this informal street grid is Town End, which is focussed on a small triangular open space that marks the junction of Haggs Lane, a busy route outwards to Grange over Sands to the south east, and Cark Road, a long linear route with a more modern appearance, that leads towards Headless Cross and on to Cark and Flookbrough to the south west.
- 6.2.18 A number of larger garden spaces are evident on both Aynsome Road and Barn Garth, and when combined with the school playgrounds, this creates a sense of openness between building groups, which is a significant aspect of this sub-area's special interest.
- 6.2.19 **Aynsome Road** is a moderately wide, largely straight street orientated north to south, with very shallow footways to each side of the tarmaced road. There is a noticeable contrast between the east and west sides of the road: the latter containing mostly pre C20th two storey buildings with symmetrical or balanced fronts and broadly consistent eaves heights and roof forms, arranged in small linear groups separated by distinctly broader garden spaces in between, often with notable tall masonry garden walls to the road/pavement edge, which help to further define the solid form of the street, and give the gardens here a considerable degree of privacy. These buildings are almost all arranged with their fronts right up against the back of very thin pavements or the actual highway edge. On the east side the houses are all detached or semi detached houses and modern bungalows, evenly spaced along the street and set well back within sizeable front gardens within quite large plots. The physical form and elevational appearance of these buildings varies considerably but the spatial separation between buildings appears quite consistent, which results in this side having a much more suburban appearance. Trees are not a major feature of the street vista although there are a few good specimens and many smaller trees and shrubs are planted within the private gardens.

- 6.2.20 **Barn Garth** is arranged broadly in parallel to the west Aynsome Road. However, it has a much more rural, village-like character and appearance for much of its length: a result of the general narrowness of the street, although its width is never consistent; it's slightly sinuous form; and the general lack of footways. Variety and mixture in the arrangement of building forms and their material finish is a key attribute although the double fronted elevation arranged length ways along the street edge is the commonest pattern. At the south end the street is very narrow and the hard surfaces of buildings up against the road tend to dominate. Many of the properties are characterised by the use of very shallow set backs in front of the houses, usually set behind low rubblestone walls or taller hedges, although to the southern end some of these have been regrettably removed to allow off street car parking or access to garages, such that the solid street line fragments detrimentally. There are a number of mature trees that have a significant landmark presence and, when combined with the numerous boundary hedges and the taller scrubs contained within the small number of side gardens, the general appearance is of a leafy, rural hamlet. This impression is reinforced on the west side by large open garden space, laid manly to grass with some herbaceous borders and a number of attractive trees, which at the time of the survey was being established as communal garden(?). The appearance of the street also benefits from the lack of street lighting columns and other modern paraphernalia.
- 6.2.21 It is also much significant for the special interest of the area that those houses on the west side of Barn Garth are all arranged to face eastwards to form a proper street frontage, and that, other than at the extreme north and south ends, a consequent row of rear gardens, many with important, tall, mature trees, forms the critical interface with the meadowland to the east.
- 6.2.22 The centre of the triangular open space at **Town End** is laid to grass and contains the village's millennium commemoration stone. This small green is edged by tarmaced roads with thin kerbed verges positioned to protect the functional low stone bridge parapets over the culverted Flow Beck from vehicle impact. The beck flows in a deep channel with revetted sides along the southern edge of the green and there are rather utilitarian metal safety railings fixed on the road side edge and rather bland street sign and lighting columns. The space has reasonably good edge definition even though none of the three sides are fully enclosed by buildings. The angled frontage to the Pig and Whistle public house and the vernacular front to Pitt Cottage are both significant buildings in views across the space. On the north east side within a shallow niche within the wall line is a feature of historic significance – a restored a pump within a timber casing behind a stone water trough, while set within the rear wall is a datestone of 1866. Only a small part of Hags Lane, which exit this space to the east, is included within the conservation area and the numerous trees within the flanking gardens here create a very verdant corridor along the road such that a surprise entry point is created when entering the Town End.

- 6.2.23 **The Causeway** is a straight narrow lane with a slight curve that widens into Town Head at its eastern end. It is entirely open along its south side and this allows for a very broad and open view over a drystone boundary wall and longer hedge, across the Home Meadow towards Headless Cross and the linear group of buildings at Cloggerbeck. On the north side buildings of very mixed design quality continue further eastwards so that the opportunity for views northwards are more limited, but in fact this position, next to a low stone wall, offers probably the clearest and least obstructed view of the Priory Church, and is of very considerable importance as a result.
- 6.2.24 The **immediate landscape setting** is a very critical aspect of the conservation area's visual and historic interest and for this reason parts are intentionally included within the conservation area boundary, especially on the northern and western edges where there are very distinctive views outwards from Priest Lane and Park View.
- 6.2.25 Also of considerable importance is the relatively wide corridor of open green spaces immediately east of the Priory Church containing the Priory, Castle and Home meadows, with their areas of grassland and well defined edges with intermittent mature trees. These fields, and the adjoining Jackson's Pond, are of tremendous importance to the special character and appearance of the conservation area. As well as keeping clearly separate the older and newer areas of the settlement, they also act as a verdant setting for the numerous historic buildings (and particularly the Priory) arranged along each side; they afford foreground and longer distance views of the Priory church; and perhaps most importantly, they give a strong sense of the neighbouring countryside entering right into the heart of the village, and in so doing, creating a very distinctive urban/rural edge.
- 6.2.26 In the south and east of the 'New Town' area the built form of the village is a little more fragmentary and open with gaps between buildings that facilitate views of the adjacent countryside to the east, where the sides of the valley contain large enclosed fields edged with occasional mature trees, which rise gently towards the heather fringed rounded tops of the neighbouring fells. To the south, slighter hillier terrain made up of low glacial moraines, the broader sweep of the modern school campus and the recent Orchard Close housing at Headless Cross combine to interrupt these longer views and so minimise the opportunity for outward views and reducing the importance of the countryside setting here to the special interest of the area.
- 6.2.27 The western part of the conservation area is of particular importance. Here, the oval shaped National Hunt racecourse is set hard up against the firm linear edge of the built up settlement and this unmatched physical arrangement makes for a very powerfully visually impression. In the middle distance, the southern half of the circuit threads its way between and around clumps of trees and rocky outcrops, while the far western edge of the course nestles up against a broad belt of mixed woodland planted across a shallow hill to form a scenically rich backcloth to the

conservation area. It is a unique location, full of character and visual interest, combining a marvellous mixture of scenic splendour and working environment, a verdant topography dotted with a scatter of functional buildings and features. The latter reinforces the sense that, while this broad and expansive area undoubtedly has a natural history value, this is manifestly not a natural landscape in any sense, for the racecourse is today strewn with a range of access trackways and footpaths, numerous operational buildings such as grandstands and pavilions and a circuit of white rails and closely shorn turf, which reveal this clearly to be a landscape managed for a sporting and leisure purposes. However, while much of the course successfully maintains this precious balance between the picturesque and the functional, certain parts of the course, particularly around the northern entrance and its immediate interior are beginning to assume an undistinguished and perhaps unfortunate suburban character as result of visually discordant new pathways, extensive lighting columns and lanterns, and ill-conceived temporary structures and safety fencing, particular during and in the build up to race days. These elements, in combination, are now beginning to diminish the special interest of the conservation area and undermine the importance of its characteristic landscape setting.

6.3 Definition of architectural quality

- 6.3.1 Cartmel's architectural heritage is based, for the most part, on buildings with C18th and C19th building forms and visual styles, but with an appreciable sub group of very important mediaeval and early post mediaeval structures of great intrinsic value. The very high architectural quality of the settlement is revealed by an examination of Map Appendix 1, which shows very clearly the significant group of Listed buildings within the settlement (dark green in colour), as well as those unlisted buildings that have been assessed as making a positive contribution to the special architectural or historic interest of the conservation area (mid green colour). Of the 250 or so buildings and structures examined during the preparation of this appraisal some 69 (28%) are listed, including 19 smaller features such as memorials, tombstones and lighting columns as well as the fish slab and cross in The Square. Of these 69 protected buildings one is listed at Grade I, the very highest possible grade and two others at Grade II*.
- 6.3.2 As well as these nationally important buildings a further 72 unlisted buildings (29%) have been assessed as being architecturally important within this local context – **for a definition of this category, see section *.* above**. Of the remaining buildings only ten of the non-modern buildings are considered to be harmful to the special architectural or historic interest of the conservation area, although analysis also suggests that a majority of the modern houses and bungalows built within the last fifty years have not been designed or constructed in a manner that is considered to enhance the special interest of the area.
- 6.3.3 This basic statistical analysis would tend to confirm the great breadth of interest in the village's historic environment, with almost two thirds of the village's buildings

being important in terms of their architectural or historic interest. The analysis would also tend to support a view that this significance is not just confined to the many important buildings but also extends to the numerous smaller historic features, including the great abundance of floor cobbling found especially in front of many of the houses abutting the street. These features add greatly to the rich visual interest of the conservation area and confirm its very major architectural and historic significance.

- 6.3.4 Dwellinghouses, of various forms and scales, but generally of two or two and a half stories high tend to dominate the streetscape, although the unsophisticated cottage or small house, built in local stone, often rendered and with a vernacular slate roof is also noteworthy, especially in the New Town part of the conservation area. Symmetry across frontages is a common pattern on many buildings, with double fronted elevations being more common than the single fronted or asymmetrical arrangements, except on smaller cottages. Most pre C18th houses appear to have originally been quite shallow in plan with later wings or projections to the rear being quite frequent. Later houses are often broader and deeper, while classical notions of symmetry and internal circulation planning influence the external appearance of many domestic properties although the constricted nature of many of the building plots in the Church Town area mean that houses are rarely uniform in this regard.
- 6.3.5 Material or constructional quality is largely consistent with only a very small number of houses having exposed masonry walls, the dominant facing material being render or roughcast. Sometimes walls are given a flat, floated finish to imitate classical stucco, but more often they have a rougher surface texture that results from a dashed application, and this external texturing to many building walls is a key aspect of the area's special character and appearance. It is likely that many of these traditional surface coatings were historically unpainted but a modern trend has seen many frontages 'brightened' through the use of applied colourwashes and masonry paints, usually in white or cream colours and other more garish or synthetic colours are fortunately very rare. A more recent and damaging tendency has been the removal of these traditional surface treatments completely so as to expose the masonry below. Often this reveals a random rubblestone walling construction that was never designed to be exposed and there is little doubt that this recent fashion has begun to undermine the traditional character and appearance of the conservation area.
- 6.3.6 Other types of buildings are also very significant to the special interest of the area. Those associated with the former Priory such as the Church and Gatehouse are obviously important, but also of value are those buildings that appear to retain mediaeval fabric but which were refronted or refenestrated in the C18th and C19th's. Examples include the row of houses at Priory Close and to the north west of the church, as well as some of the buildings that abut the Gatehouse on The Square and in Cavendish Street.

6.3.7 Traditional inns and public houses, as well as more contemporary establishments serving food, are also a noteworthy aspect of the townscape and the group of existing and former such buildings on the Square are of particular architectural and historic interest. Other commercial and retail buildings are not particularly plentiful though shops and other facilities serving visitors to the village are slightly more numerous. The settlement is identified as a Local Service Centre within the Grange over Sands functional area in the emerging Local Development Framework for South Lakeland and this reflects the small but appreciable level of service provision currently found within the village.

Table 1: listed building descriptions

Aynsome Lane

Address	Grade	Description
Pump opposite end of the Causeway	2	Pump in stone-walled recess. Datestone: 1866. Pump in timber casing with spout and handle. Stone trough and step. Datestone in back wall of recess. 3 large waterworn limestone blocks to tops of walls.
Kirstead	2	House. Probably C17 with roof raised in C18. Roughcast with slate roof. 2 storeys, 2 bays. Ground floor windows have 3-light casements; 1st floor has sashed windows with single thick glazing bars. Central entrance has glazed door and gabled canopy. Gable-end stacks. Right return has small projection, probably to oven. Rear has gabled wing with stack.

Barn Garth

Address	Grade	Description
Hazeldene	2	House. Probably mid to late C18. Roughcast stone and slate roof; quoins. 2 storeys, 2 bays, central entrance plan. Windows are sashed with glazing bars. Entrance has bracketed flat canopy and 6-fielded-panel door, 2 panels glazed. Gable-end stack and crossaxial stack. Left return has 1 st floor sashes and garage entrance to ground floor.
Yew Tree Cottage	2	House. Mid to late C18. Roughcast stone with slate roof. 2 storeys, 3 bays, central entrance plan. Windows are sashed with glazing bars. Entrance has stone chamfered opening, one stone of which has lozenge moulding, and bracketed flat canopy, C20 10-panel door. Gable-end stack. Interior has plank and muntin partition; fireplace has fluted flat pilasters, fielded panels. Winding stair in rear projection.
Old Barn Garth and Barn Garth Cottage	2	2 Houses. Probably early C18, the 4 th bay probably an extension. Roughcast stone with slate roof. 2 storeys, 4 bays. Windows have 3-light casements. Entrances to 2 nd and 4 th bays have half-glazed doors, that to 4 th bay has lean-to canopy. Gable-end stack and cross-axial stack. Left return has wide verge; small attic lights. Right return has sashed windows with vertical glazing bars and horns; medieval shaft capital, probably from Cartmel Priory, is built into wall by head of 1st floor window; C20 gabled wing. Rear similar.

Barn Garth continued

Address	Grade	Description
Field Beck	2	House. Late C18 or early C19. Roughcast stone with slate roof. 2 storeys with attic, 3 bays, central entrance plan. Windows are sashed with glazing bars, those to ground floor with segmental heads, that to 2 nd bay of 1 st floor is blind with sash frame and painted glazing bars. Attic has flat-topped dormer with slate cheeks and horizontally sliding sash. Entrance has 6-fielded-panel door, 2 glazed, and flat bracketed canopy. Gable-end stacks. Rear similar.
Garth House	2	House. Late C18 or early C19. Roughcast with slate roof. 2 storeys, 3 bays, central entrance plan. Windows are sashed with glazing bars. Entrance has Tuscan columns, frieze and pediment, 6-fielded-panel door, 2 glazed. Round-headed gates in walls to each side. Gable-end stacks. Rear similar, with C20 dormer and inserted casement window.

Cavendish Street

Address	Grade	Description
Gatehouse Cottage	2	House. Probably early C18 with later alterations. Stone rubble with slate roof and brick to stack. 2 storeys, 2 bays. Windows are sashed with glazing bars. Central entrance has 6-fielded-panel door. Timber, possibly lintel, embedded in wall above and to one side of entrance. Gable-end stacks, that to right projects, with brick shaft, and cross-axial stack. Rear has sashed windows.
Cavendish Cottage	2	House. Probably late C18. Roughcast stone with slate roof. 3 storeys, one bay. Segmental-headed windows, sashed with glazing bars to ground and 1 st floors; 2 nd floor has 2 windows with small-paned fixed glazing and opening lights. Entrance to left has 4-fielded-panel door with 3 top lights. Gable-end stacks. Rear has sashed windows, one paired sash.
Cavendish Arms Public House with attached outbuilding	2	Public House. Probably C18 with later additions. Roughcast stone with slate roof. 2 storeys, 5 bays, the end 2 bays project and are higher. 1 st 3 bays have frieze and bracketed eaves. Windows are sashed, most with vertical glazing bars; triple window to 3 rd bay of ground floor has sashes with glazing bars. 4 th and 5 th bays have windows with small-paned fixed glazing with opening lights; large entrance between has loading doors above; plate glass window to return. 1 st floor has sashed windows, with glazing bars to 4 th bay. Segmental-headed entrance has panelled pilasters, consoled flat canopy and 6-panel door; fanlight with spandrel fan motifs. Double-sided mounting block has panel with date: 1837. Outbuilding to left has large sliding doors entrance and loading door. Further outbuilding to left has large and small entrances. Cross-axial stack and gable-end stacks. Rear has low gabled wings and flat-roofed extension. Interior has some stop-chamfered beams.

Cavendish Street continued

Address	Grade	Description
Tower Cottage and bay to left, part of Gatehouse (q.v.) (formerly listed as The Cartmel Priory Gatehouse) and bay to right, part of Tower House	2	House and parts of houses. Probably late C18. Roughcast stone with slate roof. 2 storeys, 4 bays. Most windows are sashed with glazing bars. 1 st bay of ground floor has small-paned bow window with modillioned entablature and wide cornice extended as canopy to entrance to right. 4th bay has small inserted casement window to right of entrance. 1st bay has entrance with wideboarded door and overlight; 2nd bay has garage entrance; 3 rd bay has 6-fielded-panel door, 2 glazed; 4 th bay has entrance with consoled entablature and segmental pediment with moulded shell to tympanum; 6-panel door and overlight with glazing bars. Crossaxial stack.
Surgery (formerly listed as Brook House)	2	House, now surgery. Court cupboard with frieze reading: "E M 1667". Roughcast stone with slate roof. 2 storeys, 4 bays. Windows mostly casements, but that to 2 nd bay of ground floor has small-paned fixed glazing with opening light. 4th bay of ground floor has 2 windows, one originally entrance. 2 entrances, that to 1st bay with wide-boarded door with glazed panel; that to 3 rd bay has half-glazed door. 2 gable end stacks, that to right truncated, and cross-axial stack. Left return has 3 small windows. Rear has various outshuts.
No. 21	2	House. Late C17 with late C18 alterations, the 1st 2 bays c1800. Roughcast stone with slate roofs. 2 storeys, 4 bays, the 2 nd 2 bays recessed. Ground floor has large plate glass window to 2 nd bay, with smaller window to return, and 2 sashed windows with vertical glazing bars to 4th bay. 1st floor windows are sashed with glazing bars. Entrance to 1st floor has overlight; entrance to 3rd bay has chamfered stone surround, the lintel with 2 leaves flanking centre decoration, half-glazed door; timber C19 porch has chamfered posts, entablature and parapet. 2 gable-end stacks to 1 st 2 bays, that to right corbelled. Apex of gable to rear wing visible above ridge, between 3 rd and 4 th bays.
Anvil Cottage with outbuilding	2	Includes The Old Smithy, Cavendish St. Probably late C18 with later additions. Stone rubble with slate roof. North elevation of 2 storeys and 2 bays, with outbuilding projecting to left under singlepitch roof. Windows are sashed with glazing bars. Entrance to 2 nd bay has architrave and 6-fielded-panel door, 2 glazed. Outbuilding has 2 entrances with board doors, one with vertical vents. Gable-end stacks. Right return is curved to follow street line; 2 bays sashed windows with glazing bars and blocked opening. Old Smithy of 3 bays, the 3rd bay an extension, recessed with single-storyed gabled projection. Ground floor windows have small-paned fixed glazing and shutter pegs. 1 st floor windows are sashed with single glazing bars and horns, that to 1st bay has vertical glazing bars. 3 entrances, that to 1st bay is garage entrance, that to 2 nd bay has wide-boarded door. Crossaxial stack and 2 gable-end stacks. Rear has small-paned fixed glazing with opening lights.

Cavendish Street continued

Address	Grade	Description
Tower View and Corner Cottage	2	2 houses. Probably C18. Roughcast stone with slate roof. 2 storeys, 3 bays, the 3rd bay forming Corner Cottage. Windows are sashed, most with vertical glazing bars and horns, those to 1st 2 bays of 1st floor have single glazing bars. Entrances have bracketed flat canopies, that to 1st bay with half-glazed door, that to 3rd bay with board door. Gable-end stack and stack in front of roof ridge. Right return has windows with small-paned fixed glazing and opening lights.

Park View

Address	Grade	Description
Village Lock-up	2	Former lock-up. Date uncertain. Stone rubble, part roughcast, with dressed quoins; slate roof. 2 storeyed rectangular structure. Gable end to street has lintel to blocked entrance or window, and 1st floor window with chamfered wooden mullion to frame and iron bars to front. Right return has entrance, the door with ventilation holes to top. Rear has gable-end stack.
Thimble Hill	2	House. Probably late C17 or early C18. Roughcast stone with slate roof. 2 storeys, 3 bays. Most windows are sashed with single glazing bars and horns, but that to 1st bay of ground floor has paired windows with hollow-chamfered mullion and sashes with glazing bars. Entrance has Tuscan columns, frieze and pediment; 6-fielded-panel door, 2 glazed. Cross-axial stack and gable-end stack. Right return has sashed window and gabled projection. Rear has outshut under catslide roof and 2 stacks in roof slope. Window with small-paned fixed glazing.
No. 5	2	House. Probably mid to late C18. Roughcast stone with slate roof. 2 storeys, 3 bays. Windows are sashed with glazing bars, horns to 1st floor windows. Central entrance has flat pilasters, frieze and wide cornice; panelled reveals and 6-panel (3 over 3) door and overlight. Wide areas of wall and cross-axial stacks to each end.
Post Office	2	House and shop. Probably C18 with C19 alterations. Roughcast stone with slate roof. 2 storeys, 3 irregular bays. Ground floor has window to 1st bay with small-paned fixed glazing, 2 nd bay has small-paned bow window and 3rd bay has sashed window with glazing bars. 1st floor has windows with small-paned metal casements, that to 2nd bay segmental-headed. Entrance to 1 st bay has half-glazed door. Cross-axial stack. Gabled left return facing The Square has small-paned bow window with flanking panelling and entablature; 1 st floor sashed window with glazing bars and horns. Rear of 5 irregular bays has varied fenestration, 1 st floor windows only to 4 th and 5 th bays, which are sashed with glazing bars; gable-end stack.

Park View continued

Address	Grade	Description
Park Beck Cottage	2	House. Probably C17 or early C18. Roughcast stone with slate roof. 2 storeys, one bay. Moulded gutter. Ground floor has smallpaned fixed glazing; 1 st floor has sashed window with glazing bar. Entrance to left is recessed, with wide-boarded door; that to right has bracketed flat canopy and 4-panel door. Gable-end stack.
Park House	2	House. Probably C17 or early C18. Roughcast stone with slate roof. 2 storeys, 4 bays, the 4 th bay breaking forward and lower. Windows are segmental headed and have 16-pane sashes with thick glazing bars, that to 4 th bay of 1 st floor with horns. Entrance to 2 nd bay has flat bracketed canopy and 6-fielded-panel door; garage entrance with paired pivoted doors. Gable-end stack. Rear has gabled wing with large projecting gable-end stack with set offs and rounded shafts; 1 st bay has single-storey flat-roofed extension; sashed windows. 4 th bay formerly listed under Parkside House (now Gallery House [q.v.]).
The Gallery House and Michael Gibbon Gallery (formerly listed as Parkside House with adjacent barns etc)	2	House, and barn, now gallery. Datestone reads: "I E/1658", later alterations. Roughcast stone with slate roof. 2 storeys, 3 bays, with gallery to right. Moulded gutter. Most windows are sashed with glazing bars; 7-light single-chamfered-mullioned window to 3 rd bay of ground floor. Entrance to 2 nd bay has datestone over and wide-boarded door with latch. Large cross-axial stacks. Gallery of stone rubble has entrance with stable door and small window to right, both with slate lintels; barn entrance has paired doors with weather boarding over. Right return has ventilation slots. Rear has 2 gabled wings, one with 30-pane sash; lean-to outshut and gabled wing to gallery.
The Grammar Hotel (formerly listed as The Grammar School)	2	Hotel. 1790s, extended 1862 and later. Roughcast stone with stone dressings, the 1862 parts of coursed slate with limestone dressings, hipped slate roofs. South facade of 2 storeys, original part of 4 bays, with 2-bay extension to left, the 2 nd bay breaking forward under gable. Original part has rusticated quoins and string course. Round-headed windows to ground floor, segmental-headed windows to 1 st floor, all with plaster surrounds, imposts and triple keys; C20 small-paned glazing. Entrance to 1 st bay is round-headed, with glazed doors and fanlight with glazing bars. 1 st 2 bays have 1 st floor sill band, windows are sashed with vertical glazing bars, 2 nd bay has canted bay window with hipped roof. Datestone to gable. 2 crossaxial stacks and return lateral stack. Left return of 3 bays similar, plaster aprons to windows; central entrance has timber porch and C20 door in glazed doorcase. Right return has small single storey extension with pedimented gables to south and east, roundheaded window to south and round-headed window over blocked door. To rear of this a later range of 2 storeys and 3 bays with top-hung casements to north. North elevation of original part has C20 lean-to extension with lean-to extension to 1 st floor with continuous glazing, segmental-headed windows. To right, 2 bays with sashes and casements.

Priest Lane

Address	Grade	Description
Greencroft	2	House. Probably C18, with early C19 alterations. Roughcast stone with slate roof. 2 storeys, 3 bays; central entrance plan. Low recessed range to north of 2 storeys and 3 bays. Moulded gutter. Windows are sashed with glazing bars. Entrance has Tuscan columns, frieze and pediment; 6-fielded-panel door, 2 glazed. Gable-end stacks. Recessed range has 2 sashed windows with single glazing bars flanking entrance; blocked window to left. Entrance has roughcast lintel with 3 vertical grooved stones; blocked window and that to right of entrance have medieval moulded stones in lintels. Right return to street has wing to rear of house which also has outshut under catslide roof.
Priory House	2	House. C18. Roughcast stone with slate roof. 2 storeys, 5 bays. Eaves band and high coped parapet. Windows are sashed with horns. Entrance has Doric half-columns, entablature blocks and pediment; 8-fielded-panel door, the top 2 panels glazed. Gable-end stacks. Lead rainwater head and down spout. Left return facing Priory Church is blind. Rear has gable over lean-to outshut and oriel to inner angle.
Gazebo to east of Wheelhouse Bridge (formerly listed as in garden of Priory House)	2	Gazebo. C18. Stone rubble and pyramidal slate roof with ball finial. Square structure on river bank, single storey with basement. Casement windows to south and east; blocked window to west. Entrance up steps to east has 6-fielded-panel door. Originally in the garden of Priory House (q.v.).

Priest Lane continued

Address	Grade	Description
Fairfield	2	<p>House. c1800 with later C19 alterations, and incorporating part of an earlier dwelling. Roughcast rubble stone, with some ashlar dressings, and a slated roof with overhanging eaves and verges. Wide gable chimney stacks with clay pots. L-plan house, the rear wing lower than the front range, and a remnant of an earlier building. FRONT: symmetrical 3-bay elevation of 2 storeys and attics, with central doorway flanked by Tuscan columns which support a flat lintel with cornice above. Double 3-panel doors each with upper 2 panels glazed. Flanking the doorway are 6 over 6 pane sash windows, with fine glazing bars and sashes without horns. 3 first floor windows of matching pattern and size. REAR: tall first floor stair window to centre, with semi-circular head, and intersecting glazing bars. Narrow 2-storey wing projects at east end, and a single storey outbuilding is attached at the west end. HISTORY: A building is shown on the site of the present house on a map of 1795 which may be the earlier house, part of which is now incorporated into the present building. The building is a near complete example of an early C19 house in which the local vernacular style has been largely replaced by polite, fashionable detailing as part of a comprehensive remodelling.</p>

Priory Church and churchyard

Address	Grade	Description
Priory Church of St Mary (formerly listed as Cartmel Priory Church)	1	Former Priory Church. Chancel, Piper choir, transepts, 1190- 1220; Town choir c1330; nave and aisles, tower and tracery (except Town choir) 1395-1420; south porch c1613; vestry 1677. Ashlar; nave dressed stone and rubble; slate roofs. 3-bay nave has embattled parapet and recessed gable; 5-light west window with flanking deep buttresses and area wall. 2-light straight-headed clerestory windows. Aisles have 3-light west windows; south aisle has 2 windows of 3 lights and truncated buttresses, part has moulded base; 2 entrances, one with traceried door, the other in gabled porch is round-headed, of 3 orders, c1190. North aisle has traces of north cloister; early C13 entrance of 2 orders. Transepts have flat buttresses, that to north has 2 blocked north lancets, one cut by blocked entrance; upper 5-light window; lancet to west, 4-light window to east. South transept similar; parapet and recessed gable; 4-light south window with 5-light window above; good attached memorials; signs of cloister to west. Crossing tower has embattled parapet and diagonal upper stage with 4-light windows and parapet. 3-bay chancel has moulded base and flat buttresses flanking very large 9-light window; 2-light traceried straight-headed clerestory windows. Piper choir to north of 2 bays, flat buttresses, corbel table and 3-light windows; vestry to east has 3-light segmental-headed window. Town choir to south has 3-light windows, buttresses and 5-light east window with 2 blocked lights. Interior: 3-bay plain nave arcades. Crossing arches have clustered shafts to piers, choir has 2-bay roundheaded arcades and continuous arcading to triforium. C17 collar rafter roofs, but quadripartite vault to Piper choir and C19 roofs to crossing and Town choir. C15 stalls with good misericords; early c17 canopies and screens. Harrington tomb, originally free standing, now in arch on south side of chancel; cutting sedilia, c1347, 2 recumbent effigies, arcading and figures, painted ceiling. Many other memorials of interest. Medieval grave slabs in Piper choir and chancel, recumbent effigy of canon c1340 in Town choir, slab to Prior William c1292 in chancel. Dame Katherine Lowther (died 1700) and Sir Thomas Lowther (died 1745), wall memorials in Town choir; other wall memorials in south transept are of interest. Many C17 and C18 grave slabs in floor. Lord Frederick Cavendish (died 1881) by T Woolner, marble effigy on alabaster tomb chest. Preston Family, 1646, painted board. C19 pulpit and font, also C17 font with cover dated 1645. Stained glass, early C15, some figures to east window, Town choir and porch. An important survival of a medieval monastic church, the Harrington Tomb and choir screen and canopies are works of major importance. See V.C.H., Vol.8, p254 ff; Pevsner, BoE: North Lancs:> pp86-90; J.C. Dickinson, The Land of Cartmel, p16 ff.
Lamppost approx. 5.5m to north of Priory Church (q.v.)	2	Lamppost. Probably C19. Cast iron. Fluted column has cross arms and lantern, which has cylindrical top flue with cap; glazing replaced by reinforced plastic panels.

Priory Church and churchyard continued

Address	Grade	Description
Muchall Memorial approx 6m south of Priory Church	2	Gravestone. Late C18. Vertical slab has raised centre to top. Records John Muchall, mariner (died 1781) and others.
Newby Memorial approx. 10m south of Priory Church	2	Chest tomb. Late C18. Ashlar. Sides have incised lozenges. Top has rounded edges. Records James (died 1778), Elizabeth (died 1779) and their children.
Fryers, Thompson and Turner Monuments approx. 22m south of Priory Church	2	3 chest tombs in group. Late C18. Ashlar. Thompson tomb has simple base, fluted pilaster strips to angles and centres of sides; incised ovals to sides and ends. Records William (died 1754), Judith (died 1764) and their children. Top cracked. To south, chest tomb has balusters to angles and incised lozenges to sides and end; top has hollow-chamfered edge and round relief design; now worn but probably an armorial bearing. Records James Fryers (died 1753). To west of Thompson tomb a chest tomb, simple base, fluted pilaster strips to angles and centre of sides, rectangular fielded panels to sides and ends. Top has hollow-chamfered edge. Records Edward (mariner) and Elizabeth Turner and their son Thomas.
Fletcher Memorial approx. 25m south of Priory Church	2	Chest tomb. 1752. Ashlar. Incised rectangles to sides and ovals to ends. Records Elizabeth Fletcher and her infant daughter. Inscription records its restoration by Henry Fletcher Rigg, 1875.
Grayson Memorials approx. 20m south of Priory Church	2	2 chest tombs. Late C18. Ashlar. Both tombs have nook balusters to angles and tops with rounded edges and relief designs with skull and cross bones and winged hour glass. That to north records Robert, mariner (died 1739), Elizabeth (died 1749) and their children. That to south records Jane Grayson (died 1782) and Mary Bere (died 1793).
Maychell Monument approx. 27.5m south of Priory Church	2	Table tomb. 1791. Ashlar. Slab has hollow chamfered edges and 4 short balusters. Records James Maychell.
Taylor Monument approx. 29.5m south of Priory Church	2	Gravestone. 1786. Ashlar. Vertical slab with curved top. Records Rev William Taylor, fellow of Emmanuel College and master of Hawkshead School; his most famous pupil was William Wordsworth. The inscription concludes with a verse.

Priory Church and churchyard continued

Address	Grade	Description
Jackson Monument approx. 33.5m south of Priory Church	2	Chest tomb, Late C18. Ashlar. Plain chest. Top is damaged and records Ann Jackson, wife of Thomas, Master Mariner, died 1789, and her son William, died 1789. End panel records Elizabeth, died 1790.
Dixon Monument approx. 25m south of Priory Church	2	Gravestone. 1788. Ashlar. Vertical slab with concave on upper angles. Records Rowland Dixon of Ingleton.
Goad and Hall Memorials approx. 47.5m south of Priory Church	2	Chest tomb and gravestone. Late C18. Ashlar and stone rubble. Chest tomb has balusters to angles and centres of sides; rubble infill. Records John Goad, mariner (died 1782) and Ann Goad (died 1758). To east, vertical slab with shaped top. Records Richard Hall (died 1789) and David Bayliff, stonemason (died 1836).
Remains of cross approx. 60m south of the Priory Church	2	Cross base. Probably early C15. Stone. Octagonal base of 2 steps, the lower one chamfered, the upper one moulded. Part of cross shaft, octagonal with worn ornament to 4 sides. Top has sockets possibly for sundial.
Guidestone at corner of The Causeway approx 7m south of St Marys Lodge (formerly listed as Milestone in Cartmel at road junction to south of Priory Graveyard)	2	Milestone. c1836. Stone. Slab, approximately square, set into stone wall. Top panel has lettering: "LANCASTER/OVER SANDS 15 MILES/ULVERSTON/OVER SANDS 7 MILES", the place names and figures are raised. Lettering below reads: "GRANGE/CARK", with 2 pointing hands.
Cross at Headless Cross to north to junction	2	Cross. Medieval base and C19 cross. Stone. Square base and plinth of 3 steps with chamfered angles. Cross has short arms.
Guidestone approx. 7m south-west of junction with Templands Road	2	Milestone. c1836. Stone. Rectangular slab set into stone wall. Top panel reads: "ULVERSTON/OVER SANDS 7 MILES"; lettering below reads: "CARK/HOLKER/ FLOOKBURGH".

Priory Close

Address	Grade	Description
Priory Close House	2*	<p>House. Parts possibly medieval, reconstructed in early C17, with parts of c1740. Roughcast stone with slate roofs. East facade of 2 storeys, 5 bays, the 4th and 5th bays recessed and lower. 1st 3 bays have 1st floor sill band and cornice. Windows are sashed with glazing bars. Entrance has bracketed canopy and 6-fielded-panelled door with overlight with glazing bars. 4th bay has small casements; 5th bay has windows with small-paned glazing; entrance has bracketed canopy and 6-fielded-panel door, 2 glazed. Return of 3rd bay has 4-light chamfered-wooden-mullioned window to attic. Rear has 3-bay projecting gabled wing with re-entrant lean-to outshut and lateral stack with round shafts to left. 6th bay is gabled, with large stack. Most windows are sashed with glazing bars. Ground floor has 2-light window with casements to 1st bay, 2nd bay has smallpaned glazing to window in outshut, 5th bay has stone 3-light single-chamfered-mullioned window. Top-hung casement to window to 2nd bay of 1st floor; 4th bay has large stair window with 56-pane fixed glazing with casement window to attic above; 6th bay has 3-light single-chamfered-mullioned window. Entrance to outshut has half-glazed door. Interior has ground floor room with double hexagon pattern to floor, in dark and light boards, and bolection-moulded panelling with dado rail and cornice. Another room has fireplace with grate, and wall cupboard with fluted flat pilasters, broken pediment and fielded-panel doors opening to reveal round-headed niche with shaped shelves, insides of doors and niche painted with naïve laquerwork oriental scenes. Outshut has segmental arch and bench with decorative panels and figurework said to come from pew in church. Stair has panelled square newels, ramped handrail, and turned and double-twisted balusters. 1st floor has bolection moulded fireplaces and 2-panel doors; stone fireplace has triangular head with dagger motifs. The house is believed to be an early C17 reconstruction of the medieval Prior's lodging and guesthouse.</p>
Abbots Beck House (formerly listed as The Corner House, Priory Close)	2	<p>House. Probably C17 on medieval foundations. Roughcast stone with slate roof. Forms projecting wing adjacent to Priory Close (q.v.). South elevation of 2 storeys, one bay. Ground floor window has flat-mullioned cross window; 1st floor casement window; entrance to right has half-glazed door. Cross-axial stack. Return gable-end has small windows, that to attic in stone surround. North elevation has large lean-to outshut to gableend; windows with small-paned fixed glazing. West elevation of 2 bays has sashed windows; cross-axial stack and stack to angle. Interior not inspected but said to have medieval pointed doorway, part of medieval Priory buildings.</p>

Priory Close continued

Address	Grade	Description
Priory Close Cottage and adjoining outbuildings	2	House with outbuilding, part being converted to house (1987). C17, possibly on medieval foundations. Roughcast stone to house, and stone rubble to outbuildings; slate roof. 2 storeys, house of 3 bays, cowhouse of 2 bays to north, with barn further to north. West elevation; windows have casements but 1 st bay of 1 st floor to house is sashed with glazing bars. C20 flat-roofed porch has glazed doors. Cow house has sashed window with glazing bars and 2 entrances; 1st floor has inserted C20 sashed windows with glazing bars; interior has stone floor. Barn has outshut under catslide roof with return garage door. Medieval corbel with foliate decoration under window to 1 st floor of 1 st bay. Cross-axial stack and gable-end stack with 2 rounded shafts. East elevation has varied fenestration with casements; barn has entrance and ventilation slots; gabled wing to end. Included for group value.

The Square

Address	Grade	Description
Cross and Fish Stone (formerly listed as Market Cross, Village Pump and Fish Slab)	2	Obelisk, bench and pump. Stone. C18. 3 square steps with obelisk on plinth, fish stone to east comprises 2 slabs on flat uprights. Pump attached to east has C20 wood casing and stone trough. Obelisk on site of medieval cross. Fish stone used for sale of fish.
Church Bridge	2	Bridge. Dated 1829. Dressed stone and ashlar. Segmental arch with ashlar voussoirs and key; band above. Ashlar parapet with date to south side of south parapet. South side of north parapet inscribed; "C.C. CHURCH BRIDGE".
Wharton House	2	House. Probably early C18. Roughcast stone with slate roof. 2 storeys, 3 bays. Top frieze and modillioned cornice. Ground floor windows are sashed with single glazing bars and horns, that to 2nd bay is paired window. 1st floor has top-hung casements. Entrance has 4-panel door. Gable-end stack. Left return to Park View has 2 casements and 2 attic lights.

The Square continued

Address	Grade	Description
Market Cross cottage (formerly listed as Bank Court) and Gatehouse (West bay) (formerly listed as Cartmel Priory Gatehouse Cottage)	2	House. Probably late C17 with mid C19 2nd floor. Roughcast stone with slate roof. 3 storeys, 4 bays, the 4 th bay, part of Gatehouse. Top frieze and bracketed eaves with moulded gutter. Ground floor has windows with paired sashes with horns to 1 st and 3 rd bays; 4 th bay has small-paned bow window with cornice. 1st floor has sashed windows with horns, paired sashes to 1 st and 3 rd bays; 4 th bay has small-paned casement window. 2 nd floor windows have 3-centred heads cutting into frieze; windows are sashed, that to 4 th bay with vertical glazing bars. Entrance to 2 nd bay has architrave and panelled reveals, and modillioned cornice, and 4-panel door. Entrance to 4 th bay has bracketed flat canopy and paired 3-fielded-panel doors. Gable-end stack and cross-axial stack.
Priory Gatehouse, including east bay of Gatehouse	2*	Former Priory gatehouse, now exhibition hall, part incorporated into Gatehouse (q.v.). Probably C14, converted to school 1624 (date of gable-end windows). Stone rubble with ashlar dressings and slate roof. 4-storey rectangular structure with stair turret to east and vaulted passage to Cavendish St. South facade has chamfered archway and top frieze. To left of archway a. small-paned bow window with small-paned casement to 1 st floor, part of cottage. 2 nd floor has 2-light single-chamfered-mullioned window with cusped pointed heads. Niche over archway has straight head and moulded surround. North facade has 2-light window as above but with transom, and 3 slots. Returns have cusped lights, gables have 4-light single chamfered mullioned windows with 2 upper lights over transoms, that to east is C20 reconstruction. Passage way has groin vault to south, tunnel vault to north. West side of passage has 2 entrances, one with ogee head; large window to left has small-paned fixed glazing with opening light. East side has entrance to exhibition hall. The Gatehouse is the only secular building of Cartmel priory to remain; it was used as a school 1624-1790. Property of the National Trust.
Lock-up Shop (P.Keer Bookshop)	2	Shop. Probably C19. Roughcast stone with limestone dressings. 2 storeys, one bay. Windows have stone jambs and lintels; that to ground floor has C19 casement with segmental heads to lights, that to 1 st floor has C20 casement. Left return entrance has door with 4 fielded panels and top light; plate glass window to right. Included for group value.
Church Town House (formerly listed as Shaftesbury House)	2	House, now flats. Probably C17 with early C19 2 nd storey. Roughcast stone with slate roof. 3 storeys, 3 bays. Ground floor has sashed windows with glazing bars. 1st floor has windows with small-paned casements. 2 nd floor has 4 tall windows with 24-pane sashes with horns. Entrance to 2 nd bay has flat bracketed canopy and C19 6-panel door. Gable-end stacks.

The Square continued

Address	Grade	Description
Priory Hotel (formerly listed as Priory Hotel and David Allan Gift Shop	2	Hotel. Probably late C18, and 2 bays early C19, with attic storey c1850. Roughcast stone with slate roof. 2 storeys with attic, 5 bays, the last 2 bays probably later. Top frieze and bracketed eaves. 1 st 3 bays have sashed windows with glazing bars; 4 th and 5 th bays have small-paned bowed windows flanking glazed entrance, with 1 st floor sashed windows with horns. Attic has gabled dormers with slate-hung cheeks, the last 2 with glazed cheeks; sashed windows with vertical glazing bars, one top-hung casement. Entrance to 2 nd bay has half columns with no capitals, frieze and cornice; 8-fielded-panel door, the upper 4 panels glazed. 5 th bay has entrance with glazed door. Gable-end stacks. Interior has stair with turned balusters and round fluted newels.
Ye Priory Shoppe	2	2 houses with shops. Probably C17 with later additions. Roughcast stone with slate roof, hipped to right return. 3 storeys, 5 bays, the last 2 bays forming Ye Priory Shoppe. The Larch Tree has plate glass windows to ground floor; 1 st floor has windows with triple elliptical-headed sashes; similar paired sashes to 2 nd floor. Entrance has chamfered stone opening with half-glazed door. 2-storeyed projecting gabled wing to left is probably C19 with limestone quoins and windows with small-paned casements to return. To left return a lean-to bay with 2 single-storeyed gabled bays, the 1 st projecting to street with triple sash. Gable-end stacks and cross-axial stack. Ye Priory Shoppe has large projecting shop window and entrance, with casement window to left. 1 st floor sashed windows with horns; 2 nd floor has sashed windows with glazing bars. Right return of 2 bays, the 2 nd bay recessed. Recessed bay has sashed windows and lean-to porch; large lateral stack with round shafts. Rear of Larch Tree has 3-light single-chamfered-mullioned windows, one to ground floor; 2 to 1 st floor, with blocked light to right. History uncertain but possibly incorporates medieval foundations of Priory buildings.
Village Institute (including Priory Footwear etc)	2	Institute with shop units. Early C18. Roughcast stone with ashlar dressings, slate roof. 2 storeys with attic, 5 bays. Ashlar base, bands over windows and cornice; quoins. Round-headed windows with impost and keys are sashed with glazing bars. Attic has hipped dormers with slate-hung cheeks and horizontally sliding sashes with glazing bars. Entrance has eared architrave, panelled pilasters, pulvinated frieze and consoled segmental pediment with fanlight. Gable-end stacks. Left return is blank.
Bluebell House	2	House. Probably late C17 with later additions. Roughcast stone with slate roof. 2 storeys, 3 bays. Windows are sashed; ground floor has tripartite sash in low horizontal opening to 1 st bay; 1 st floor has sashes with vertical glazing bars. Central entrance in C20 porch with 2 glazed doors. Gable-end stack. Rear has gabled wing with garage doors, 1 st floor casement and ventilation slots; large cross-axial stack. 2-bay extension to left has garage door, entrance and 1 st floor casements.

The Square continued

Address	Grade	Description
Bluebell Cottage, Bridge Stores and Bridge House	2	2 houses and shop. Probably C18 with later alterations. Roughcast stone with slate roof. 2 storeys, 3 bays, the 1 st bay forming Bluebell Cottage. Bluebell Cottage has casement windows and lean-to porch. Bridge House and stores have sashed windows with vertical glazing bars, C19 shop window and entrance to 2 nd bay have segmental-headed panes, panelled pilasters and fascia; entrance to right has 4-fielded panel door. Cross-axial stack, gable-end stack and lateral stack. Right return has sashed window. Rear of Bluebell Cottage has gabled wing with limestone dressings, garage door, loading door, now glazed, and mill stone inscribed "1857/IR".
Kings Arms Public House	2	Public House. C18 with later additions. Roughcast stone with slate roof. West facade of 2 storeys, 3 bays. Windows are sashed; 2 windows to 1 st bay of ground floor (one originally entrance) have vertical glazing bars; those to 3 rd bay and 1 st floor have paired sashes with single glazing bars. Entrance to 2 nd bay is C20, 6-panel door with side light and large flat canopy on side supports. Double-sided mounting block. Gableend stacks and cross-axial stack. 2 gabled wings to rear. Left return has varied fenestration including paired sash and window with small-paned fixed glazing and opening light; lateral stack. Rear has lean-to extension, part projecting over River Eea on posts. Interior has stop-chamfered beams and ovolo beam.
Ford House	2	House. Probably C18. Roughcast stone with slate roof. 3 storeys, 3 bays. Windows have paired sashes with single glazing bars and horns; single sash to window over central entrance. 2 nd floor has small-paned casements. Entrance has C19 6-panel door, 2 panels glazed. Gable-end stack.
Royal Oak Public House	2	Public House. Early to mid C18. Roughcast stone with slate roof. 2 storeys, 5 bays. Windows are sashed with single glazing bars and horns. Entrance has flat pilasters, frieze and flat canopy. Large cross-axial stack to left end. Rear has later wing and extensions.
Kingsleys of Cartmel (formerly listed as House to east of Old Bank House)	2	House and shop. Probably C18. Roughcast stone with slate roof. 2 storeys, 3 bays. Top frieze and cornice. Windows have modern small-paned top-hung casements (replacing sashes); 2-light casements to 1 st bay 1 st floor and 3 rd bay. Entrance has narrow overlight and half-glazed door; passage way to left. Gable-end and cross-axial stack. Left return adjoining Royal Oak P.H. (q.v.) has external stair to window, former entrance. Included for group value.
National Westminster Bank and Nat West Bank House (formerly listed as Old Bank House) and cobbled paving	2	Bank and house. Mid to late C18. Roughcast stone with slate roof. 2 storeys, 4 bays. Top frieze with paterae, and modillioned cornice. Windows are sashed with single glazing bars. Entrance has flat pilasters, entablature and pediment; 6-fielded-panel door and overlight with glazing bars. Wide entry to 4 th bay. Cross-axial stack to one end. Cobbled paving to front.

The Square continued

Address	Grade	Description
Smith's bookshop and Bank Court (formerly listed as Martins Bank) and Town Close, with decorative cobbled paving	2	Shop and 2 houses. Early and late C18. Roughcast stone with slate roof. 2 storeys, one bay. Ground floor has C20 bow window recessed in opening; 1 st floor has 4-light casement. 2 cross-axial stacks. Entrance to left return in entry to National Westminster Bank (q.v.). Rear has segmental-headed windows, sashed with glazing bars and entrance up steps with bracketed canopy and 6-fielded-panel door. Town Close adjacent to left of 3 bays; sashed windows with glazing bars, those to ground floor segmental headed; entrance has bracketed canopy and 6-fielded-panel door. Patterned cobbled paving to front.
Priory Gatehouse and shop (Tarragon) and cobbled paving	2	House and shop. Probably C17 with later alterations. Stone rubble with some dressed stone and slate roof. L-plan with rear wing, 2 storeys. 1 st bay is gabled with return 1 st floor jettied on Doric column and half-column with rusticated anta to angle; roughcast lintel, dressed stone above. Ground floor has bay window to 1 st floor, with small-paned fixed glazing and frieze and cornice; 2 nd bay has 4-light small-paned casement window. 1 st floor has sashed window with single glazing bars and horns to 1 st bay, the return has sashed window with thick glazing bars; 2 nd bay has small-paned casement window. Entrance to shop, return of 1 st bay has half-glazed door; that to house to 2 nd bay, under jetty, has 6-fielded-panel door, 2 glazed. Gable-end stack. Rear has wing with large projecting gable-end stack, 2-light single chamfered mullioned window to 1 st floor right. Patterned cobbled paving to front.
Old Barn Cottage and cobbled paving (formerly listed as House in Market Place to left of Post Office facing east)	2	House. Probably late C17 or early C18. Stone rubble with slate roof. 2 storeys, 4 bays. Roughcast lintel bands. Windows are sashed with vertical glazing bars, that to 1 st and 2 nd bays of ground floor has single-bar sash to right of mullion. Entrance to 3 rd bay has 4-panel door. Gable-end stacks, that to left projects. Right return canted, with attic window and rear wing with horizontally-sliding sash and casement in former entrance to ground floor, paired sash to 1 st floor. Patterned cobbled paving in narrow band to front.
Telephone Call Box to east elevation of Post Office	2	K6-type telephone call box. Probably between 1936-9. By Sir Giles G. Scott. Cast iron and wood. Tall kiosk, square on plan, with sail vault. Front and return faces have raised panels, that to front forming door, which are glazed, with iron glazing bars; the door is wooden, with (replacement) plastic glazing. Top glass panels have the lettering: "TELEPHONE", and have relief crowns above.
Guide stone approx. 7m from junction at Headless Cross	2	Milestone. 1836. Stone rectangular slab set into stone wall. Panel has raised lettering reading: "LANCASTER/15M/ALITHHAITE/2M". 2 small panels have figures "18" and "36".

Table 2: unlisted building descriptions

Introduction

It is important to recognise that all buildings within a conservation area will help to shape its special character and appearance in some way. The impact that such buildings make will be dependent on a number of factors including not only their most public elevations but also their surviving integrity as historic or designed structures, and the way they relate in three dimensions to aspects such as streets and other public spaces, the general roofscape or the wider skyline. It may be their age that is significant; their form, or the architectural composition of their elevations; or perhaps the stylistic or decorative features that are incorporated.

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

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

Barn Garth

Address	Rating	Description
The Cottage	Green	North end of short terraced row. Two low stories and double fronted facade. Roughcast walls painted white and gabled roof in grey slates. Doors and windows to front have thin surrounds, but elsewhere are plain. Mid C20th 2/2 timber sashes in squarish openings. Panelled door to entrance.
Barngarth House	Green	Similar to The Cottage, adjacent. Narrower windows to first floor and graduated blue/grey slate roof with slender stone ridge chimney stack. Central six raised and fielded panel door has simple shallow hood on ogee brackets. Good cast iron railings on rock faced low wall to front.
The White House and Ard Na Graine	Green	Pair of single fronted two storey houses but with differing floor heights and window sizes, forming taller southern end to short terraced row. Dashed frontages with that to right painted white. Grey slate gabled roof with ridge stacks. Painted door and window surrounds with 2/2 timber sashed windows, though ground floor to The White House has later canted timber bay window with 2/2 sashes.
Laburnum Cottage	Green	Detached one and a half storey house with gable end facing street and symmetrical cruciform plan formed by narrow bays set under catslide roofs to each side wall. Unpainted roughcast walls and blue/grey slated roof laid in diminishing courses, with central stack and modern pots and oversailing verges on shaped purlin ends. 2/2 timber sashed windows to front but more recent two light flush casements on sides less successful. Six panel entrance door within moulded architrave to left side. Attractive metal railings form wall to shallow front garden. Unusual house form and agreeable setting.
Well Cottage	Green	'L' shaped two storey house with gable end projecting forward towards the street. Pebbledashed walls and grey slated gabled roofs. 4/4 timber sashes in windows with painted surrounds. Entrance via passage between house and a very detrimental flat roofed garage. Rear not inspected.
Walden	Green	Low double fronted two storey cottage in painted roughcast with gabled graduated blue/grey slate roof. 3/3 timber sash windows and entrance under simple hood on ogee moulded brackets.
Byways	Green	Asymmetrical front to narrow, low, two storey cottage. Roughcast walls painted light pink colour. Gabled roof with ridge stack. 3/3 timber sash to first floor and small narrow staircase light to right of central doorway but ground floor is diminished by a large window with top opening casement.

Cavendish Street

Address	Rating	Description
Tower House and adjoining flat	Green	North end of short row advancing from mediaeval gatehouse. Asymmetrical two and a half storey house in four bays set against road edge. White painted roughcast walls and painted strips to window surrounds and quoins. Roof cover not seen but has gabled form with a broad, pedimented attic gable with interrupted entablature set towards the road, bracketed overhanging eaves and verges, and very fine ashlar chimneystacks. Entrance to main house in second bay from right has a triangular pediment and plain engaged columns; the entrance to the flat in bay four has a segmental hood over with anthemion leaved tympanum and corner paterae set on short scrolled brackets over a fanlight. Windows mainly late C19th coupled 1/1 timber sashes though an 8/8 sash survives on the first floor of bay four. Well realised entrances and an elaborate roof line give this building a quite striking appearance.
Brook House	Green	Pinched double fronted house of two tall stories, with broader bay extending to right behind end of Chestnut Cottage. Unpainted pebbledashed walls and gabled roof laid in diminishing courses of blue grey slates, with ridge stacks. The central entrance has a panelled door with an overlight and has a classical door surround with plain pilasters and an entablature with ogee bracketed cornice. 2/2 timber sashed windows in openings with thin surrounds. Projecting chimneybreast on south end perhaps suggests a building of some antiquity.
Chestnut Cottage and barn to north	Green	Formerly pair of single fronted, two storey cottages – now single dwelling. Unpainted roughcast walls with cemented sill band. Gabled roof in blue grey slates in graduated courses with small axial stacks. Doors to left in simple stone surrounds, and 8/8 timber sashed windows. To right similar height barn range with continuous roof and exposed random mixed rubblestone walls with massive irregular limestone quoins. Double width door to left, under reused timber lintel and with rough jambs and boarded door. Eye catching large antique metal advertising sign for Raleigh bicycles is fixed to front at north end. Small lean-to on north end of similar character and charm.
Long row including new Post Office.	Green	Long single storey range in random rubble with stressed quoins, under mono-pitched graduated blue/grey slate roof with stone flag head coping. Distinguished by general lack of openings with only a pair of widely spaced single boarded doors with rough stone surrounds on north side, and later window on west end with fixed timber window with glazing bars. Probably once part of yard to Anvil House group - now partly in use as post office.

The Causeway

Address	Rating	Description
Causeway House	Red	Detached two storey house set against road edge. East end has exposed random rubble walls with small openings, suggesting a house of some age but the building's architectural quality has been much diminished by modern changes, namely pebbledashing to the front and west end walls, and a series of large horizontal casement windows in PVCu. Lean to garage with large boarded door to left is not an asset but the main roof of grey slates in regular courses with stone end stacks is a positive.

Church Bridge and Devonshire Square

Address	Rating	Description
Eacott	Green	House very unusually for Cartmel 'Church town' set back from road behind shallow front garden. Rectangular form with gabled roof and return gable facing street at west end. Roughcast walls painted in cream colour with relatively small squarish windows. Both parts of roof in graduated grey slate roof with small stacks. Windows 2/2 and 3/3 timber sashes within plain reveals. Boarded entrance door now in parapetted extension to east end set behind attractive lightweight, timber framed, open sided porch. Well preserved house with traditional appearance that is critical in views from Devonshire Square and especially Church Bridge.
Waterside Cottage	Green	'L' Shaped cottage edging east bank of River Eea, a short way upstream from Church Bridge. Two stories in mixed random rubble with quoins. Local blue/grey slate roof in diminishing courses with catslide outwards towards the river, and tall chimneystacks to rear. Variety of mostly small windows with glazing bars on riverside elevations and entrance by south west corner. Very agreeable riverside setting and appearance in enclosed river vista from bridge.
Priory Cottage	Green	Unusual form with front set within broad gable facing south onto private garden and east end set against road edge. Balanced but asymmetrical front with windows of various sizes, including modern French windows to right, and entrance off centre to left protected by charming lightweight timber porch with slated gabled roof. Roadside wall is less successful with four modern windows placed towards margins, each with glazing bar top opening casement windows.

Church Bridge and Devonshire Square continued

Address	Rating	Description
St Mary's Lodge	Green	Tall two and a half storey house placed behind shallow set back. Painted ashlar or struck stucco front with plinth and first floor sill band, set under gabled roof with oversailing eaves and verges, and regular row of attic gables with plain bargeboards. Gutter run below upper sills gives further horizontal emphasis. Tall end stacks. Open veranda on cast columns to ground floor with glass roof that continues over canted stone bay window to right of entrance. All windows have 2/2 timber-sashed windows with thin surrounds to most openings. Entrance set well back with glazed door containing leaded lights. An impressive, well proportioned Victorian house. Lower row of cottages to right, of which only the nearest, retaining a single fronted appearance, is of any interest.

Cloggerbeck/Lane End/The Flags

Address	Rating	Description
Wells House Farm	Green	Double fronted two storey former farmhouse in mixed random rubble with quoins, possibly once limewashed or rendered, the south end now being part pebbledashed. Gabled roof in blue/grey slates with deep verges on exposed shaped purlin ends and end chimneystacks. Plain openings to front under rough limestone lintels, the windows containing 3/3 timber sashes and the entrance a part glazed door. Mono pitched slate roofed sun room to south end is sensitive addition.
Lowdene	Green	Former barn on edge of lane attached to north end of Wells House Farm, now converted to dwelling. Gabled form with lower eaves and blue/grey slates. Mixed snecked rubble masonry walls with quoined detailing in rough limestone blocks. Bay to left is mostly blank, the central part taken up by a double width board door with large lean to slate canopy over, and right hand end with recent domestic style windows of four lights and central stone mullions and surrounds. Lean-to in masonry and slate added to north end. Despite the slightly unconvincing modern additions such as the windows and verge and eaves fascia boards, the threshing barn character of the building is largely preserved due to the retention of the barn doors and the lack of new openings towards the south end.
Outbuilding opposite Lane End Cottage	Green	Small single storey outbuilding with skewed east end and rounded corner at junction in the lane. Mixed random rubble walls and gabled grey slate roof. Narrow door and side window under heads of rough stone voussoirs on north side. Small garage in stone added to west end. Retains strong sense of traditional character.

Cloggerbeck/Lane End/The Flags continued

Address	Rating	Description
Holly Tree House	Green	Tallest building in short, individually built terraced row. Two and a half storey double fronted house. Unpainted smooth cement render to front, struck to imitate ashlar coursing, and with roughcast to south end. Gabled roof laid with diminishing courses of blue/grey slates, oversailing verge on shaped purlin ends, and end stacks. Entrance door of four panels set off-centre to right and protected by small open sided porch with pitched slate roof. Modern storied bay with false sash windows to left is not a great asset. Plain and small 1/1 timber sashed window to ground floor right and coupled windows above: that to first floor also with 1/1 sash but with moulded surround/mullion and a console bracketed entablature over decorated with dentils; while the upper windows are similar but set under the eaves and have unbalanced 3/6 timber sashes. Despite the later bay window a well conceived Victorian house generally in a good state of preservation.
The Flags	Green	Low, two storey cottage set in short row within rear yard. Random rubblestone walls, likely to have been rendered or limewashed historically. Gabled roof with blue/grey slates. Four asymmetrical bays with ground floor dominated by very varied mix of windows, some full height and some under long slabwood lintels, all with modern glazing bar fenestration. Upper windows of squarer form, those to left with traditional 2/2 timber sashes. Entrance in bay 3 with cemented surround.
Cartmel Chapel	Green	Dated 1872. Small place of worship in subdued neo-gothic style. Single storey with random rubble walls and dressings in pecked limestone. Steep roof in local graduated blue/grey slate (re-roofed in coursed blues on south pitch) with verge copings and ogee moulded kneelers. Sides in three bays each with coupled lancet windows. Small gabled slate roofed porch to west end with deeply chamfered two centred arch headed doorway with heavy board door. Oculus window over with quatre-foil tracery form, and narrow slit light in gable. Small octagonal chimney in ashlar to east end. A simple church but well preserved.

Aynsome Road

Address	Rating	Description
Shop	Red	Long, single storey, flat roofed shop. Roughcast walls painted yellow. Large plate glass display windows without surrounds and low key single width entrance. Continuous name board to eaves with vivid corporate signage. Sits uncomfortably with neighbours due to size, form and a lack of intrinsic design quality.

Aynsome Road continued

Address	Rating	Description
Rose Cottage	Green	Two storey house facing south with gable end set against the street edge. Narrow double fronted elevation with added bay to left. Pebbledashed walls and gabled roof with graduated blue/grey slates, single slender stack and oversailing eaves and verges, the latter with shaped purlin ends. House adversely affected by modern fenestration, those in main house part with overly thick glazing bars. East end has small openings only. Modern monopitched porch to front of no real value.
St Michael's House	Green	Attached to rear of Rose Cottage and set against side of street. Two stories and wide single fronted main elevation. Unpainted brown pebbledashed walls and gabled roof with local slates. Squarish windows with 3/3 sashes to ground floor and 2/2 sashes above. Plain boarded entrance set well back in jambs which have a thin painted surround.
Cartmel Primary School	Green	Late Victorian school in stripped down gothic revival style. Quadrangle plan all seemingly of one phase, though north range not inspected. Master's accommodation to west side facing Barn Garth and school rooms in other ranges. Mostly tall single storey but house part and north east bay are two stories high. All constructed in squared rock-faced limestone to regular courses, with sandstone ashlar detailing throughout, including moulded plinth band, quoins, quoined door and window surrounds, door labels, and verge kneelers and copings. Steep gabled roofs laid in graduated blue/grey slates with limestone stacks. Aynsome Road elevation in six bays with entrance in bay four and sixth bay projecting forward as storied wing. Windows in first three bays with stepped tripartite lancet heads breaking through eaves into roof gables with bargeboards, while that in bay five has similar dormer arrangement but with transomed and mullioned three light window with a higher sill level. Entrance has ovolo moulded quoined surrounds and a label with sculpted relief form human heads in the returns. The projecting bay has domestic style windows with paired flush casements within chamfered surrounds with stops, all under relieving arches, and a doorway as above set in south return wall. The southern side is similar but in reverse left to right and with a tall pointed arched window with label in right hand side end bay, which projects forward slightly. West elevation is taller and asymmetrical in four bays with end bays wider, that to house breaking forward, and set under gabled roofs of differing heights. Master's house in bays one - three is plainer and more vernacular in conception with greater solid to void ratios. Entrance in bay two, as above. End of school block to bay four with pointed arched window surround, label over and mullioned and transomed window. One of the most cohesive building groups within the village, rich in eclectic Victorian revival detailing and with prominent elevations from three public sides.

Aynsome Road continued

Address	Rating	Description
The White House	Green	Two storey gabled house set back from road behind shallow front garden. Painted roughcast walls in four even bays with three to left forming double fronted arrangement and that to right hand bay having windows set further down the wall. Bay two has well proportioned entrance surround with pedimented head and plain entablature set on fluted Doric columns. 2/2 timber sashed windows set within slender surrounds. Gabled roof with graduated blue grey slates, oversailing verge with shaped purlin ends and an eaves with tripartite brackets. End stacks. North end has extensions and weaker pattern of fenestration. Almost free standing added wing projecting from north east corner, characterised by few windows and simple form, with traditional slate roof.
Fell View	Green	Small, double fronted, two storey house at south end of short terraced row. Unpainted pebbledashed walls under gabled roof of blue/grey slates in diminishing courses, with tall chimneystack to left of entrance passage. Modern entrance door and PVCu sashed windows with applied glazing bars.
Wayside	Red	Two storey house, possibly with raised eaves, in four bays with plain entrance in bay two. Painted roughcast walls and gabled roof in blue/grey slates with exposed rafter ends to eaves. Appearance diminished by large horizontally proportioned windows with mixed pattern, large plate PVCu windows.
Barnrigg (?)	Green	Single storey cottage with attic accommodation. Double fronted with grey painted roughcast frontage and exposed rock-faced sandstone lintels to openings containing storm casement windows with glazing bars. Gabled roof in purplish slates with modern dormer windows and bargeboards to verge.
Enerigg House	Green	Low two storey house set immediately behind metal railings on road's edge. Grey painted roughcast walls. Offset double fronted main elevation with small firelight (?) to right, perhaps suggesting internal inglenook and possibly earlier origins than initially appears. Gabled roof in slate with end stacks. Entrance has flat hood on shaped brackets. Square windows with 8/8 timber sashes.
Greenfield Lodge	Green	Detached, double fronted, two storey house set end on to street with frontage facing south. Front elevation formerly rendered but now stripped to reveal random mixed rubble with rough quoins and rough sandstone window surrounds with raised margins. Central six panel door with pedimented surround set on plain console brackets and thin pilasters. Windows are 2/2 timber sashes, diminishing on the upper floor. Gabled roof in slate with moulded gutter, verge copings and end stacks. Rear wall is still rendered while east end is hung in Westmoreland green slates. House is set within own private grounds and approached via recessed curving entrance with four coped, square gate piers, formerly with ball finials.

Aynsome Road continued

Address	Rating	Description
Prior's Yeat	Green	Detached double fronted house of two stories. Snecked rock-faced limestone masonry, with rock-faced, rusticated red sandstone quoins and dressings. Gabled roof in blue/grey slates in diminishing courses with deep eaves and verges, and end stacks. Continuous slate canopy over entrance and flanking rectangular sandstone bay windows with block surrounds. Upper windows with quoined surrounds and deep chamfered lintels and thin head moulds. Modern fenestration is regrettable but building is otherwise well preserved. Large gardens to rear now developed.
Priory View and Rosebank	Green	Semi detached two storey pair with single fronted elevation. Roughcast walls and rusticated, rock-faced red sandstone detailing. Continuous canopy over entrances and canted bay windows. Graduated blue/grey slate gabled roof with deep eaves and verges and small dormer windows. Ground floor has timber sashed windows, but upper floors now in PVCu. Good leaded light doors.

Priest Lane

Address	Rating	Description
Knot House/Hartwell House	none	Tall two storey detached house in three bays with entrance set between bays two and three right of centre. Roughcast walls now painted bright pink colour. Gabled roof with blue/grey slates, axial stacks and moulded box gutter. All openings with thin surrounds. First floor windows all coupled with 2/2 timber sashes but ground floor more random, in size and pattern of glazing bars, but all of timber sash construction. Entrance not seen. Physical form suggests possible C18th origins. Later, lower two storey modern extension to left of modest value and detached garage to east of no interest.
Croft House	Green	Long two storey house set against road edge. Five equal bays and wider sixth bay to east end. Unpainted, scored, smooth cement rendered walls with rendered window surrounds and high first floor sill band. Gabled roof and brick end stacks. Entrance in bay three with surround and shallow plain hood on brackets. Windows all 2/2 timber sashes.
Old Police Station	Green	Detached house set against street edge. Double fronted and two stories tall in pale green roughcast with bold rock faced rusticated detailing to quoins, plinth and all openings. Gabled roof (cover not seen) with oversailing eaves and plain bargeboards. 6/6 timber sashes to windows.

Priest Lane continued

Address	Rating	Description
The Vicarage	Green	Large detached late Victorian house in 'Lakeland style'. A complex plan including a two storey later extension to the south and lower additions to the east side. Main front faces west with entrance in south end, but house not fully inspected. Mixed random rubble walls predominately in slatestone, with drystone appearance and rough limestone quoins and lintels to early parts, and smooth sandstone ashlar window detailing, slate hung lintels and rock faced rusticated quoins to the later south end. Graduated blue/grey slate roof with attic gable to front and moulded verge over exposed purlin ends. Windows recently renewed in fully operational PVCu sashes with applied glazing bars. Canted bay window in centre of west side. Entrance with four panel bolection moulded doors in plain ashlar surround set under pitched slate porch on long brackets. Single storey additions sympathetically conceived but modern garage is less successful.
Wheelbase	Green	'L' Shaped two storey cottage in modern grey painted wetdash. Gabled roofs in blue/grey slates. Some 3/3 slates to plain windows but PVCu of unconvincing form also used extensively. Entrance in east side accessed via private garden.
No.s 1 and 2 Northview	Green	Pair of two storey houses against street, with broadly balanced three bay frontage but with asymmetrical arrangement of openings. Bays one and two are single fronted with entrances, while central bay projects forward slightly and is windowed to both floors. Hipped roof with ceramic ridges, grey/green graduated slate roof and brick (?) stack. Roughcast walls painted cream colour in No 2 and unpainted in No 1. 6/6 timber sashes throughout but modern stock doors.
Holme Cottage	Green	Long two storey house with back to street edge. Windowed east end and clustering of openings, including stairlight, set towards west end of north side, but 'front' facing south not seen. Roughcast walls painted pink, under blue/grey slate roof with deep oversailing verge and moulded gutter. Three ridge stacks also with painted render. Mostly modern top opening casement windows with glazing bars.
Littlecroft	Green	Attached to west end of Holme Cottage and also edging the street. Well preserved single fronted two storey cottage in cream coloured roughcast. Gabled roof with grey slates and simple axial stack to left. 6/6 timber sashed windows with sills, and part glazed panel door in plain opening.
Stonecroft	Green	Low two storey, double fronted cottage at west end of short terraced row set against street. Gabled roof in graduated blue/grey slates with central chimneystack. Unpainted roughcast to walls. Retained 6/6 timber sashes and four panel, part glazed entrance door within painted cement surround.

Priest Lane continued

Address	Rating	Description
Whitecroft	Green	Two storey double fronted house attached to short terraced row and set right up against street edge. External walls in roughcast now painted in vivid pink colourwash. Roof height raised in clumsy fashion to create slightly ill-proportioned frontage. Central door protected by neat stone porch hood on ogee moulded brackets. Windows in plain reveals with 8/8 timber sashes.
House to north west of Priory House	Red	Two storey house in mixed random rubble with gabled roof in graduated blue/grey slates. House disfigured by series modern windows with side and top opening casement windows, of various dimensions, set under severe concrete lintels, with a combined concrete framed door and window surround to the ground floor, almost as if used as a shopfront display window. This combination of ill conceived fenestration and charmless detailing presents a very harmful appearance, especially in a building so close to the priory church.

'Racecourse Lane'

Address	Rating	Description
The Barn	Green	Former barn now retail outlets. Long one and a half storey range in mixed random rubble under gabled roof in graduated blue/grey slates. Lane side elevation characterised by high solid to void ratio and varied range of opening sizes arranged in seemingly ad hoc fashion, with disorderly range of modern fenestration to match, including the display window and fascia in the former double width 'barn' entrance in centre of range. Masonry lean to extension to west end forms entrance foyer into space beyond. Agricultural character still clearly visible despite some of later alterations.

Town End/Haggs Lane Area

Address	Rating	Description
Pitt Cottage	Green	Detached, two storey, double fronted house with single storey outbuilding attached to right. Deep plan. Brown dashed walls under gabled roof with grey slates and large squat, end stacks. Plain entrance with thin cemented surrounds and wider, painted plain surrounds to windows, containing two light flush casement windows with glazing bars. Form suggests late C18th or early C19th date. Outbuilding somewhat overly modernised.

Town End/Haggs Lane Area continued

Address	Rating	Description
Friends Meeting House	Green	Dated 1859. Small detached place of worship in loose gothic style. Four bays long with entrance in left bay, and tall steep gabled roof laid in graduated blue/grey slates with oversailing eaves and verges. Walls mostly unpainted roughcast but rock faced rusticated quoins and dressings left proud. Raking buttresses articulate each bay which contain windows with segmental heads. Similar windows in south side and east end with taller light above in latter. Porch with steep slate roof and matching detailing with sunk octagonal date plaque above door. A modest church with fine detailing and generally well preserved.
Meeting House Cottages	Green	Pair of two storey cottages set at front of plot. Five bays with entrances in bays two and four, and openings positioned at regular intervals. Grey painted dashed rendered walls and gabled roof with grey slates in diminishing courses, a deep eaves and end stacks. Paired timber casement windows with glazing bars, the upper with mullions, set in plain reveals, with modern door joinery.
Brook Cottage group	Green	Double fronted two storey house with recent storied, but lower extension to right and two storey, formerly single fronted dwelling with more modern appearance to left. Main house has white dashed walls under blue/grey slate roof and 'end' stacks. House to left has cream coloured walls and bright magenta coloured joinery under a cement fibre tile gabled roof. Extension to right has unpainted dashed walls under a slate roof. Windows in Brook Cottage are top opening casements of little interest, set within openings with plain surrounds, but the pleasing six panel entrance door is protected by a flat hood lintel on ogee moulded brackets. Unbalanced casement windows to left. 'L' shaped sun room and single storey store to far left, are in keeping.
Bridge Cottage and Town End Cottage row	Green	Row of three, two-storey houses with a double fronted house in centre and single fronted houses to each side (that to left now altered), but with each of the latter having deeply set back further bays. Unpainted rendered walls to centre and right but painted modern roughcast to left. Continuous gabled roof laid in graduated local slates with regular placing of chimneys. Only central part retains 2/2 timber sashed windows, the other parts being weakened by PVCu to left and brown coloured casements to right. Front porches of no interest and gabled extension to far left has slightly awkward relationship to main range. An altered row but still retaining something of original character, and situated in a prominent position along side of open green space.

Town End/Haggs Lane Area continued

Address	Rating	Description
Holly Cottage and Dale Cottage	Green	<p>Pair of two storey cottages set back from line of adjoining public house behind shallow front gardens with low stone walls. Dale Cottage looks to be mid C19th and appears better preserved but Holly Cottage retains very fine cylindrical 'Westmoreland' chimneystack on a square base, which may indicate C18th or earlier origins. Dale cottage is wider being double fronted in mixed random rubble with occasional levelling courses and rock faced lintels and sills, with a four panel Victorian door and unbalanced 2/2 timber sash windows. The appearance of Holly Cottage is undermined by modern three light casement windows and a lacklustre brown pebbledash to the walls. The entrance is through the gable and is protected by a modern porch of no interest. Continuous gabled roof of blue/grey slates in diminishing courses.</p>
Pig and Whistle Public House	Green	<p>Dated 1846 and possibly converted from pair of symmetrical cottages. Distinguished by cranked line of front elevation, and the regularity of the openings and axial chimneystacks. Walls are mixed random rubblestone with quoins and lower lintels in pecked limestone and upper lintels in cut sandstone. Gabled roof in graduated blue/grey slates with masonry stacks with copings. Board doors with date plaque over that to left. Modern 3/3 timber sash windows throughout. Prominent position on edge of street at triangular green by a main entrance into village.</p>