



Windermere Conservation Area

Conservation Area Appraisal and Management Plan

October 2011



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WINDERMERE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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Summary of special interest

The special interest that justifies the designation of Windermere Conservation Area can be summarised as follows:

- ❑ Rural Lakeland setting of the town on the shoulder of Orrest Head, a short distance from lake Windermere in view of distant high fells;
- ❑ A rare example of a town created on a predominantly 'greenfield' site following the opening of a railway terminus in 1847;
- ❑ Survival of early vernacular buildings associated with earlier dispersed settlement pre-dating the Victorian expansion;
- ❑ Compact historic core that: (a) grew within a 50-year period in the second half of the 19th century, (b) was constructed almost exclusively by three local builders (Pattinson, Medcalfe and Harrison) and (c) was built almost entirely with local stone;
- ❑ Semi-rural eastern gateway flanked by two pre-railway buildings, both listed grade II;
- ❑ Well-preserved examples of large out-of-town post-railway 19th century villas, e.g. Cleeve Howe (1853), Oakland (1854) and Hazelthwaite (1855), typical of the period and the locality;
- ❑ Good examples of typical provincial Victorian and Edwardian commercial and residential architecture in the town centre;
- ❑ Architectural and historic interest of the area's buildings, including ten grade II listed buildings dating from the 18th and 19th centuries, and numerous significant unlisted buildings;
- ❑ Elleray (1869), a former residence built for a Manchester industrialist, together with its stables and well tree'd parkland (now a school);
- ❑ Green public open spaces, namely Ellerthwaite Garden, Birthwaite Garden, Victoria Garden and the garden beside the Baddeley Clock;
- ❑ A wealth of external period details such as decorative bargeboards, bay windows, dormers, oriels, finials, ridge tiles;
- ❑ Trees and groups of trees that enhance the setting of historic buildings and soften the streetscene, notably in the northern part of the conservation area;
- ❑ Prevalent use of a variety of local stone, reflecting the underlying geology of the area, used for walling, roof slates and boundary walls;
- ❑ Attractive views to distant fells and lake Windermere;
- ❑ Small items of street furniture that add to Windermere's local identity e.g. Baddeley Clock, iron street-name signs, VR letter boxes, stone boundary walls, wall plaques and datestones;
- ❑ Historic associations with the Rev. J. A. Addison and a cluster of Gothic-style buildings built with his influence;
- ❑ Spacious late-19th century suburban developments off Lake Road, close to Mill Beck.

1 Introduction

Before the arrival of the railway in 1847, Windermere did not exist. The town grew from a tiny settlement around an isolated railway terminus in an open rural landscape from the late 1840s onwards. The settlement expanded rapidly south and west of the railway station to accommodate and serve the needs of thousands of short- and long-stay tourists – and its own resident population. At the same time, wealthy industrialists from the north-west began to build themselves substantial villas on the slopes of Orrest Head to the west of the town.

The conservation area is notable for its compact 50-year period of growth during the Victorian era, its almost exclusive development by only three building firms, and the prevalent use of a range of local stone in the construction of its buildings. These three factors, combined with the architectural quality and craftsmanship of the area's buildings give the town a special architectural and historic interest that well merits conservation area status.



Fig. 1 Far Orrest Farmhouse at the entrance of the town. Vernacular farmhouse, listed grade II and pre-dating the Victorian expansion of the town



Fig. 2 Small-scale dwelling/guest-house with decorative stone door and window dressings, Broad Street.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. These features are noted, described and marked on the Townscape Appraisal Map along with written commentary on how they contribute to the special interest of the conservation area. While the descriptions go into some detail, a reader should not assume that the omission of any characteristic, such as a building, view or open space, from this Appraisal means that it is not of interest.

The document conforms with English Heritage guidance as set out in *Guidance on conservation area appraisals* (August 2005) and *Guidance on the management of conservation areas* (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5).



Fig. 3 Mylne Beck (1892), Park Road, one of William Harrison's developments.



Fig. 4 "Tudor-bethan" architecture, Ambleside Road

This document seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the Appraisal);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Management Plan).

This document therefore provides a firm basis on which applications for development within the Windermere Conservation Area can be assessed. It should be read in conjunction with the wider adopted development plan policy framework produced by the Lake District National Park Authority. These documents include:

(i) *The Lake District National Park Local Plan (adopted 1998)*: Chapter 3 addresses the conservation of the built environment;

(ii) *Lake District National Park Core Strategy (adopted 2010)*: The Spectacular Landscape chapter addresses conservation of the built environment

Survey work for this document and the accompanying townscape appraisal map was carried out during February and March 2010.

2 Location and setting

Location

The small town of Windermere lies in South Lakeland about one mile east of lake Windermere between Kendal (8 miles) and Ambleside (5 miles). The centre of the town stands just south of the junction of the east-west A591 and the A5074 which leads southwards to Bowness-on-Windermere. The south-east district of The Lakes in which the town stands is the most highly developed, populated and visited part of the Lake District National Park.

Windermere lies within the Lake District National Park and is wholly within the Parish of Windermere in the administrative county of Cumbria, in that part which comprised the historic county of Westmoreland. The town lies on a main route from the M6 to the lakeside attractions of Bowness, a mile and a half to the south-west. However, if travelling by car from whatever direction, it is not strictly necessary to pass through the town centre to reach the lake. The road from Windermere to Bowness is developed on either side but even though the two settlements have merged, Windermere has a distinctly different character to Bowness with more of a leaning towards its resident population than its more overtly touristic lakeside neighbour.



Fig. 5 A variety of local stone is used in this building which stands at a commanding position at the entrance to the town.



Fig. 6 Fairhaven (c.1850) overlooks Main Road and has a distinctive Georgian character.

The railway station at Windermere is, historically, its *raison d'être* and is the point of arrival at The Lakes for thousands of visiting tourists, many of whom may be surprised that the town does not stand beside the lake. Local buses serve the town but the service is restricted outside the holiday season. From nearby Bowness there are ferry connections to north (Waterhead) and south (Lakeside).

One of the Lake District's shortest and most popular walks is the 20-minute walk from the railway station to a high vantage point at Orrest Head from where there are spectacular views of the lake and distant fells.

Boundary

The Windermere Conservation Area encompasses the whole of the historic core of the town as it stood in c.1900, together with three outlying areas of differing characters. To the east, the boundary encloses the rural gateway and eastern approach to the town, including two pre-railway buildings (an 18th century residence and a vernacular farmhouse) and The Terrace (some of the first dwellings to be built in the town). To the west, the area includes several prestigious roadside Victorian villas and three large 19th century mansions on the hillside overlooking the lake. To the south is a small leafy suburban residential area, developed in the last quarter of the 19th century.



Fig. 7 St Mary's Medical Centre (formerly Annesdale) is one of the buildings built under the direction of the Rev. Addison.



Fig. 8 The Windermere Hotel's lofty position illustrates the fall in the land from Orrest Head to the lake shore.

Topography and landscape setting

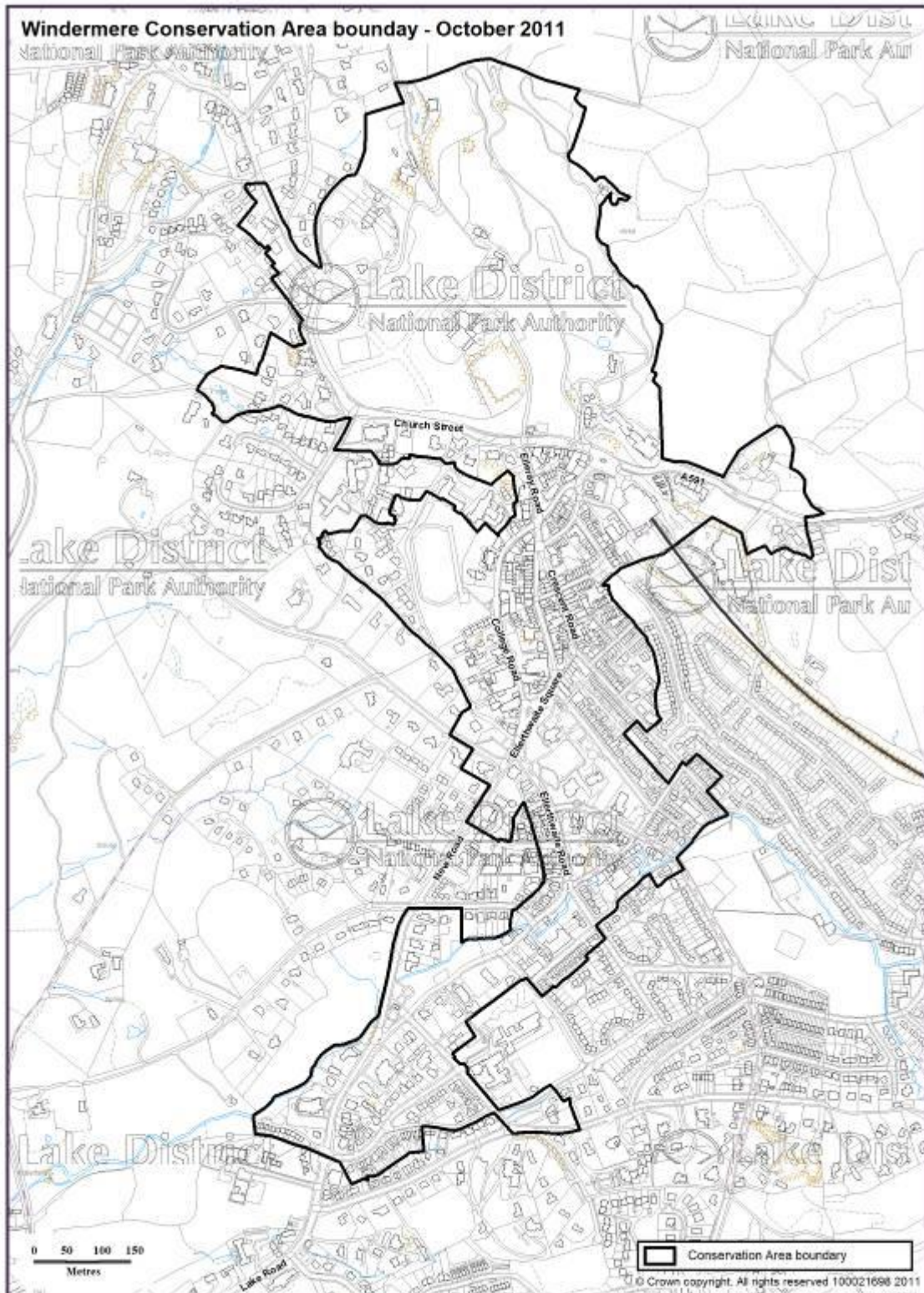
Windermere lies south of Orrest Head (238 m.), a rocky outcrop and local viewpoint. The town is slightly elevated above the lake. From Orrest Head the land declines steeply southward and westward until, as the town is reached, the land falls more gently towards the lake shore. The fall in the land is illustrated by the lofty position of the Windermere Hotel and is most noticeable as one descends along High Street and Victoria Street, after which the main shopping centre lies on level ground. Roads and footpaths leading westward from the town, e.g. Birthwaite Road and the footpath from St Mary's to Millerground, soon drop steeply from this small plateau to the lakeside.

The conservation area, whose boundary has been drawn to enclose the Victorian development of the town, is enclosed by later suburbs on three sides but a rural setting to the north. To west, east and south the conservation area is bordered by mid/late-20th century developments, less dense to the west where open countryside is soon reached. To the north lies the open, well tree'd grounds of Elleray (St Anne's School), the steep wooded walk to Orrest Head and, to the rear of the Windermere Hotel, rising open pastureland.

The town as a whole, however, has a spectacular Lakeland rural setting within low hills and woods.

Geology

The Lake District comprises a mass of ancient rocks in three major bands running north-east to south-west. In the north, forming Skiddaw, Saddleback and Grassmoor are the Skiddaw Slates. South of this is the central area of Borrowdale Volcanic Series which



provides much of the mineral wealth of the area and contains the rugged peaks of Scafell Pike and Helvellyn.

Geologically, Windermere and lake Windermere are situated in the southernmost third of the Lake District which is composed of sedimentary rocks laid down in the Silurian Period approximately 400 million years ago. This area is characterised by low-lying land with few hills over 300 metres in height. The majority of vernacular buildings in the locality are built with local freestone from the Silurian beds.

Because of the geological differences, the countryside in Southern Lakeland is less rugged than land to the north and is characterised by small walled fields interspersed with rough pasture.

The underlying geology of this part of the Lake District comprises limestone and slate-stone. The carboniferous limestone is light grey in colour while the slate-stone is a darker grey to purple and near black.



Fig. 9 Robust stone-built former workshops to the rear of Broad Street.



Fig. 10 The narrow footpath to Old Elleray.

Archaeology

The town of Windermere is an entirely 19th century creation. It is possible that archaeological deposits underlie many of the dwellings but there is no record of any significant finds from the period of construction.

Many of the buildings within the conservation area are themselves of archaeological interest, and are likely to retain evidence of their age, use and construction that is only likely to be uncovered during building work.

3 The historical development of the town

Glowing accounts of the Lakeland landscape published in the early 19th century, notably Wordsworth's *Guide to the Lakes* (1810), encouraged visitors and sightseers to the locality, especially lake Windermere. As Victorian entrepreneurs' enthusiasm for railways gained momentum in the 1840s, it was not long before the commercial opportunities of expanding tourism were realised and a proposal arose for a branch line from the Lancaster to Carlisle Railway directly to the lakeside between Bowness and Ambleside.

The Kendal and Windermere Railway Company announced plans for a railway line from Kendal to Low Wood on the lake shore in August 1844. Engineering and financial constraints and vociferous opposition to the scheme (backed by the poet William Wordsworth amongst others) caused the railway company to amend its plans and terminate the line at Birthwaite, a mile and a half from the lake.

When the railway arrived, Birthwaite was little more than a dispersed settlement of cottages and farmsteads. The station terminus stood in a completely rural location close to the main Kendal to Ambleside road and not far from its junction with a by-road to Bowness-on-Windermere (a lakeside village of medieval origin already being transformed by the arrival of coach-borne visitors in search of awe-inspiring scenery).



Fig. 11 Gables and pinnacles in the environs of the Carver Memorial Church, Lake Road.



Fig. 12 The Brookside Inn stands beside the original road to Bowness before the construction of New Road c. 1900.

The opening of the Kendal-to-Windermere railway line in April 1847 was the catalyst for the building of a new settlement and the genesis of Windermere. As the settlement grew, traders and businessmen in the 1850s who wanted to popularise the connection between the station and the lake succeeded in changing the station's (and the settlement's) name from Birthwaite to Windermere.

Later plans to extend the railway line to Grasmere were abandoned following opposition from a group that included Ruskin and Wordsworth.

In its first year the railway carried over 100,000 passengers. Within months of the opening of the railway, buildings began to appear around the terminus to accommodate and serve the needs of the incoming tourists. In 1855 Harriet Martineau could write: "Now there is a Windermere railway station and a Windermere post office and hotel – a thriving village of Windermere and a populous locality".

The "populous locality" no doubt referred to the influx of wealthy industrialists and businessmen who, with easy and rapid access by train, wished to escape urban pollution and settle or retire, if only part-time, in attractive Lakeland surroundings. The local small-scale owner-occupier pattern of ownership eased the purchase of small estates and private 'villas' began to spring up beside the Ambleside Road and on the slopes of Orrest Head, which provided seclusion and fine views of the lake. Within 30 years of the opening of the railway, a commentator stated that, "the property around Windermere

Station is over-crowded with villas because it is close and convenient to the station". The boundary of the conservation area has been drawn to include several of these post-railway Victorian villas.

Such had been the confidence in the success of the railway that the London and North Western Railway Company together with Richard Rigg, a local entrepreneur, had already financed the building of a large hotel just beside the station. It opened a month after completion of the railway, first known as Rigg's Hotel and, later, the Windermere Hotel. The hotel's proprietor, Richard Rigg, soon established a successful coaching business to carry passengers further into the Lake District.



Fig. 13 Quoins and window dressings of 'red' Furness stone, Thornbarrow Road.



Fig. 14 The windows on the left have been replaced &, uncharacteristically, no longer have glazing bars.

The railway changed the social class of visitors. Relatively low fares and cheap day excursions enabled less prosperous sectors of the middle classes to visit and, for the first time, working-class visitors. This in turn led to a need for simple guest-houses and boarding-houses as opposed to the more up-market hotel accommodation already being offered in, for example, The Crown or The Royal in Bowness or The White Lion in Ambleside.

The popularity of the area developed as the English working classes became more affluent and the working week became shorter. By 1911 the resident population of Bowness and Windermere exceeded 5,000 and this was more than doubled in the summer. The railway encouraged short- and long-stay visits by a wider range of social classes and also, as train services improved, brought the area within relatively easy commuting distance of Manchester and Liverpool.

The growth of the town can be seen by the development of its places of worship. St Mary's Church began as a small privately financed chapel in 1848. It was purchased by the town in 1855 and consecrated as the Church of St. Mary, Applethwaite in 1856. It was enlarged four times between 1848 and 1878. A small Wesleyan Chapel was built in Main Road in 1867 and a vast Congregational Church in Lake Road in 1880 (now Carver united Reformed Church). The residents of the area between Windermere and Bowness supported the building of St John's Church in Lake Road in 1883, other Anglican churches being too far or too full. A nearby, contemporaneous Catholic Church was replaced in the 1980s.



Fig. 15 Lodge at the start of the drive to Elleray (St Anne's School).



Fig. 16 A traditional Windermere combination of local greystone walls with sandstone quoins and dressings.

Following consolidation of the town in the early years of the 20th century, the First World War and economic depression in the 1920s slowed the growth of tourism. As the 20th century progressed, the car rather than the train became the primary means of transport to and around the area resulting in problems of traffic congestion that continue to this day. The stone-built railway station became neglected and was re-opened as Booth's supermarket in 1984. A newly constructed station was opened in 1985, today connecting through Kendal to the west coast mainline at Oxenholme.

Today, despite changing patterns of tourism, Windermere maintains its original purpose of hosting incoming tourists and visitors whilst also serving the needs of the local resident population.

4 The character and appearance of the conservation area

Historic layout and street pattern

Following the construction of the railway line and the opening of the station in 1847, Windermere grew up within the triangle formed by the intersection of three local roads which, at that time, connected the tiny dispersed hamlet of Birthwaite with neighbouring hamlets and, further afield, with Kendal, Bowness and Ambleside.

At the start of the 19th century, the most significant road in the vicinity was a roughly east-west length of the Kendal to Cockermouth turnpike (today's A591). Two lesser roads branched southward from the turnpike, meeting downhill about half a mile south of the turnpike. The larger of the two was a by-road leading from opposite the entrance to Elleray southward to the small lakeside town of Bowness (today's Elleray Road, Main Road, Ellerthwaite Road and Lake Road). About a quarter of a mile eastward along the turnpike a smaller, narrower lane (known as Orrest Lane) ran from opposite Orrest Head House southward to join the by-road to Bowness. Today's Thwaites Lane and Woodland Road roughly follow the course of this old lane.

The railway station was built in the angle of the junction between turnpike and by-road and these three roads (turnpike, by-road and lane) formed the triangle in which the town of Windermere was built and, very approximately, this area represents the c. 1900 extent of the town and the historic core of the conservation area

Ten years after the arrival of the railway, the 1858 First Edition Ordnance Survey map shows that The Terrace, High Street, Victoria Street and Cross Street had been laid out and a Post Office and other buildings had been constructed along the south side of the main east-west thoroughfare from Kendal to Ambleside (today's Church Street). The Windermere Hotel, perhaps built on the site of an earlier coaching inn, was opened in 1847, a few months after the opening of the railway. The Queen's Hotel and Oakthorpe Hotel were in place by 1858 but the map shows very little development along Main Road, with the exception of Fairhaven, a large mansion which continues to overlook Main Road today and, a little further south, Ellerthwaite, a gentleman's residence which today houses a Public Library. By 1858 College Road had been constructed.



Fig. 17 The railway station's original 'porte-cochere', a shelter for passengers alighting from coach and horses.

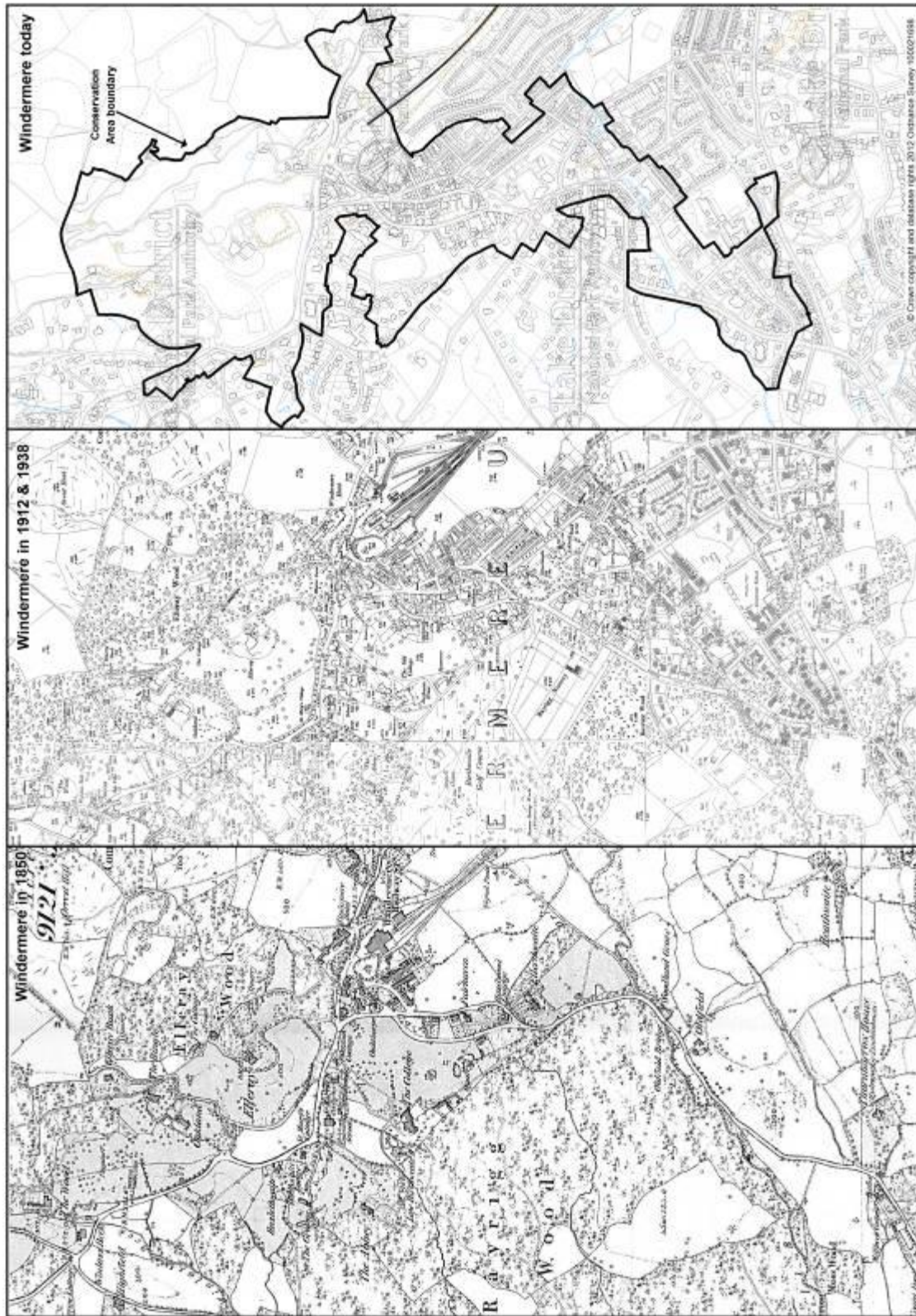


Fig. 18 Slender windows and ornately carved bargeboards on one of the town's first buildings (c.1850), Church Street.

At the same time as this urban layout was beginning to emerge south of the railway station, large mansions in extensive grounds were being built on the slopes of Orrest Hill, north-west of the station, accessed from the main road by curving drives and walled footpaths – Oakland, The Bingle (now Cleeve Howe) and Elleray date from this period, accelerating an earlier pattern of dispersed building of large villas with views of lake and mountains (e.g. The Wood c.1800). Meanwhile, the Rev. J. A. Addison's enthusiasm and drive had, within a five year-period, created a campus of Gothic-style buildings comprising school, college, chapel and dwellings to the north-west of the town centre.

Linear development along the road to Ambleside, beyond St Mary's Church, continued through the second half of the 19th century, e.g. Hazelthwaite and The Willowmere Hotel, but as Windermere continued to expand in the 20th century, residential infill of large grounds has taken place and this area has lost much of its spaciousness and historic character despite the fact that many of the Victorian villas remain.

Fig 18a – Map regression showing the development of the town from the mid 19 C.



By 1899 (Ordnance Survey Second Edition) the street pattern of the town's core was almost complete. Crescent Road had been created and built out. A compact, mainly residential, area had been created in a formal almost rectilinear street pattern to the east of what had become a commercial core, i.e. Beech Street, Birch Street, Oak Street and Broad Street. Despite their proximity to the centre of the town, the grounds of Ellerthwaite (Public Library) have not been developed and, fortunately were donated to the town for public gardens in 1926 and remain its principal open space. Unfortunately this is not true of the grounds of Fairhaven which have been encroached upon and given over to parking.

A quarter of a mile to the south of the town centre, almost midway between Windermere and Bowness, a triangle of residential streets (Prince's Road, Queen's Drive and Sunny Bank Road) had been laid out by 1899 and was being built out with detached and semi-detached houses.



Fig. 19 One of a number of large 'out-of-town' roadside houses constructed beside Ambleside Road soon after the arrival of the railway.



Fig.20 Cross Street contains a row of humble dwellings built for the workmen and labourers who built the town.

At the turn of the century, these two areas (i.e. town centre and outlying suburban development) were connected by a new, straight road of uniform width through Rayrigg Wood, today's Main Road, 'bypassing' the old meandering route over Mill Beck. The east side of this road gradually became lined with Edwardian large houses and guest-houses. The west side has remained more open, especially to the south, where a vestige of Rayrigg Wood is a reminder of the pre-1847 landscape.

Linear development of the road between Windermere and Bowness continued apace during the first half of the 20th century. The two settlements continued to expand towards each other and gradually merged in the 1950s with the building of large estates and residential infill. Today both towns have a separate and distinctive identity not least because of the earlier origins of Bowness (where the Parish Church of St Martin's dates from at least the 13th century – 600 years before the founding of Windermere)

Townscape analysis – character areas

The Windermere Conservation Area can be divided into at least four areas of distinctly different character. The distinctiveness of each character area derives from its formative period of development, topographical location and layout. The character areas are broadly defined and may overlap. The four areas are:

- ❑ **1. Windermere's historic core**
- ❑ **2. Suburban late-19th century development alongside the old road to Bowness**
- ❑ **3. Ambleside Road – Victorian villas and the buildings of Rev. J. A. Addison**
- ❑ **4. Eastern approach and gateway to Windermere**

The following examines the characteristics that distinguish each area:

❑ 1. Windermere's historic core

This character area is based on the c.1900 extent of the town which, then as now, comprised a commercial area focussed on Crescent Road and Main Road, with an area of residential streets to the east.

The new settlement's first buildings and its original centre of commerce were located alongside the turnpike road (Church Street) where there were once a bank, post office, chemist's shop, printer and stationer. From the 1860s onwards the town expanded southwards from the newly built conclave of original streets that included Cross Street, High Street and Victoria Street. Guest houses, small hotels, shops, banks and the early infrastructure of a small settlement were built beside an emerging, rather haphazard street pattern. The informality of the street pattern was perhaps dictated by the topography of the site and the piecemeal sale and purchase of available land.



Fig. 21 Purpose-built shops with accommodation above. Note the delicately detailed first floor oriel windows.



Fig. 22 House in Broad Street typically detailed with dormers, ornate porch and unusual tri-partite first floor windows.

The high density of the core area has changed little in 100 years. The original core of the town was compact and tightly-knit leaving little room for later infill. The main exception is Main Road which has a less historic character than Crescent Road because of the modern petrol station and adjacent new developments. As the town centre consolidated in the early 20th century, former front gardens to what were originally dwellings in Crescent Road and Main Road were replaced by widened pavement and extended shopfronts.

Variation in scale, design, material and detailing contribute to a lively and historic streetscene along Crescent Road and Main Street which even garish and out-of-scale shopfronts and advertising cannot dispel. The recent (2008) enhancement of Crescent Road harmonises the public realm but traffic continues to dominate.

Residential streets in this core area vary in scale and ambition. Cross Street contains a row of humble cottages, the first homes of the craftsmen and labourers who built the early settlement. Beech Street and Havelock Road are similar, but later, plain small-scale dwellings opening directly onto the pavement. In contrast, Oak Street, Broad Street and Holly Street contain higher status dwellings and guest houses with a third storey lit by dormers and a small front garden bounded by a stone wall. Some properties in College Road, Old College Lane and Phoenix Way are further up the Victorian social scale, are taller (some four storey) and wider, and possess more architectural detailing and adornment.



Fig. 23 Queen's Drive has a more spacious atmosphere than the residential streets close to the town centre.



Fig. 24 A well-detailed row of houses with paired front doors under a long canopy. Note the dormers with glazed cheeks.

□ 2. Suburban late-19th century development alongside the old road to Bowness

This area, to the south of the town centre, is predominantly residential. Apart from the short length of the busy main road between the Baddeley Clock and Thornbarrow Road (part of the A5074, the main route between Windermere and Bowness), the area has a quiet leafy character and is 'off the beaten track' for tourists. Trees, a narrowing of the road and Mill Beck create the ambience of a small village in the environs of the Brookside Inn. Compared to New Road, the variation in road width and bends along the route show the earlier origins of this route which was once part of the old by-road to Bowness before the construction of New Road c.1900.

There is a lower proportion of guest houses than in the core area and a distinctly suburban atmosphere. A slight undulation in the land, first falling from Woodland Road to the Brookside Inn, then rising and falling more steeply towards the south-west, adds interest to the streetscene.

The 1899 Ordnance Survey map shows that, with the exception of Park Avenue, the area's street pattern was laid out well before 1900 and the older houses date from the last quarter of the 19th century, as can be seen from the many datestones.

House types vary in size, design and status. Alexandra Road is a long greystone terrace of 15 dwellings with heavy sandstone lintels to door and window openings. Front doors open directly onto the pavement, rear gardens are tiny. The terrace lacks the embellishments of, say, Broad Street and Oak Street but the austerity of the architecture is softened by delicate paired ground floor windows and by many well-tended thin front 'gardens'. By contrast, around the corner in Oldfield Road, stands a solid row of four higher status houses with four tall dormers, with glazed cheeks, and paired front doors flanked by canted bay windows under a single canopy.

Queen's Drive contains dwellings in semi-detached pairs or rows of three or four. They are mostly well set back from the road and, being built perhaps 20 years later than many of the houses in the core area; they do not have a Victorian Gothic influence but a generally plain and unadorned appearance except for canted bay windows and porches.

Mill Beck forms the western boundary of this area. It flows under the road by the Brookside Inn and then beside a small wooded area and public park between the junction of Lake Road and New Road. At the southern apex of the park is a paved area in which stands the Baddeley Clock, a memorial to M. J. B. Baddeley, a well-known guide-book writer who died in 1906. Three places of worship (one now converted to apartments) are present in the area.

An architectural curiosity on the verge of the conservation area is Goodly Dale Cottage Homes, a row of low cottages dated 1930 and endowed by T.W. Pattinson, a light-coloured contrast to the heavy greystone turn-of-the-century houses on the opposite side of the road.

❑ **3. Church Street area and Victorian villas and the buildings of Rev. J. A. Addison**

Before the arrival of the railway in 1847 this area was part of the rural farmed landscape of Westmorland. Even before the mid-19th century, however, the area had already been altered by the encroachment of large mansions surrounded by spacious gardens and grounds. Old Elleray (listed grade II) dates from this period.

With the exception of St Mary's Church, the area was, at the turn of the 19th century, predominantly residential. Today, although residential uses predominate, the area contains a school, a local medical centre, and a number of hotels and guest houses – each of these facilities is housed in a former Victorian dwelling.

The road to Ambleside carries a high volume of traffic. Noise and fumes detract from a leafy ambience and it is not always pleasant to walk along the roadside pavement. In contrast, there are two quiet sylvan footpaths, unpaved and rural, bounded by stone walls and iron estate fencing. One is the footpath that branches from the popular direct ascent of Orrest Head and follows the boundary of Elleray. Enclosed at first, westward views across a field open out as the path passes beside the former stables of Elleray in front of Old Elleray. The other footpath of note begins beside the church and descends steeply towards Queen Adelaide's Hill and Millerground.

The coming of the railway brought wealthy industrialists looking for sites for country villas and this part of the conservation area, at a slight distance from the bustle of the terminus and town centre, is characterised by large detached Victorian dwellings. The majority

are beside the main road but some stand on the hillside to the north and east of the Ambleside road, located to take advantage of the views.

The most notable hillside houses are Elleray (now Windermere St Anne's School), Cleeve Howe (1853, formerly The Bingle) and Oakland (1854). Elleray was built in 1869 for Arthur Henry Heywood of Manchester on the site of an earlier house. The initials AHH can be seen on the elegant stone lodge at the road entrance to the school. Cleeve Howe and Oakland were designed by the Manchester-based architect J. S. Crowther who gained commissions locally and designed the nearby Wynlass Beck and Fallbarrow Hall, both grade II listed. The garden of Cleeve Howe was remodelled in 1894 by Thomas Mawson, a landscape architect of high repute.

The notable roadside villas include Hazelthwaite (1855), now sub-divided, a large, robust greystone Italianate-style dwelling and two large guest-houses, The Ravensworth and The Willowsmere which are mid/late 19th century residences, the former with decorative barge boards and stone dripmoulds above the windows, the latter with many gabled half-dormers under deep overhanging eaves.

This part of the conservation area is particularly notable for a cluster of Gothic-style buildings associated with the Rev. J. A. Addison. The story of the Rev. Addison's building project is related in 'St Mary's Church in Applethwaite, by Windermere' by Ian Jones. A brief synopsis is at Appendix 1.



Fig.25 The converted stables of Elleray viewed across the open grounds surrounding the former mansion.



Fig. 26 Cleeve Howe (1853) was designed by J. S. Crowther, an architect of repute who worked locally.

In brief, the Rev Addison is attributed with involvement with, or design influence over, the following buildings within this character area: St Mary's Church, St Mary's Junior School (now a dwelling), The Old College, St Mary's Medical Centre (originally Annesdale, then St Mary's Vicarage), St Mary's Cottage (now known as Cedar Manor Hotel) and Birthwaite Lodge (adjacent to Cedar Manor Hotel). It is possible that he collaborated with J. S. Crowther on Oakland and Cleeve Howe. All these buildings remain relatively intact and collectively embody a remarkable social and educational project undertaken by the Rev. Addison within a five-year period between 1848 and 1853.

❑ 4. Eastern approach and gateway to Windermere

This area is included within the conservation area because it defines the important rural eastern approach to the town (Kendal Road) just as Character Area 3 encloses the

western approach to the town (Ambleside Road leading to Church Road). It also contains three buildings characteristic of the area's gradual development from rural farmland to tourist destination, i.e. vernacular farmhouse, gentleman's residence and private houses built by the owners of the Kendal-Windermere Railway Company.

The area lies just within the town's 30 mph traffic speed limit. From just about here the westward traveller will get a first view of lake Windermere. Although the highway has high kerbs and is lit by tall, metal urban-looking 'hockey-stick' street lights, the green foliage in front of Orrest Head House, the ground-hugging vernacular appearance of Orrest Head Farm and distant views to Scafell Pike, Bowfell and Great Gable support a rural character until one arrives at the Windermere Hotel above the entrance to the town.

Orrest Head House (grade II), hidden behind evergreen roadside foliage, is a late-17th century building in 3 acres of garden, probably altered in the 18th century. It has a long, Georgian-style balanced frontage of five bays with large recessed windows. On the opposite side of the road, Orrest Head Farmhouse (grade II) also appears to date from the 17th century but has a much less formal, vernacular appearance characterised by its low-lying two storeys nestled close to the ground, a graded slate roof and range of attached stone barns.



Fig 27 The Terrace was built by the railway company. Its design has been linked to Augustus Pugin, the celebrated Victorian architect. Grade II listed.



Fig. 28 Rural open fields behind The Windermere Hotel beside the eastern approach to the town.

The Terrace (grade II) is a row of houses in a Victorian Gothic style, reputedly designed by Augustus Pugin, architect/designer of the Houses of Parliament, and built by the local firm of Pattinsons. They were built in 1856 and were amongst the first private houses in the town, built just after the arrival of the railway in the mid-19th century. Open space on the south side of the road and the area's trees are important to the rural setting of the town.

Focal points, views and vistas

Despite its genesis in the mid/late-19th century, at a time when formal town planning was in its infancy, the town has not been planned with any intentional views or vistas. The dominant visual motif of the conservation area is the large mass of the Windermere Hotel overlooking the main road and the northern part of the town. From its forecourt there are fine views across the rooftops of the town. Within the town, Fairhaven (c.1850) plays a similar role overlooking Main Road.

Opposite the Windermere Hotel, in a commanding position at the corner of the wide road junction, the NatWest Bank (c.1850) is a landmark building whose light-coloured stone façade is not typical of the sombre greystone buildings of the town centre. The corner of the building is marked by an elegant belvedere.

The width of the town centre streets restricts vistas and allows only oblique views of the buildings, many of which have attractive, well-designed facades. Within the town itself the most outstanding buildings in the streetscene are the Queen's Hotel (c.1855) and Barclays Bank (c.1860) (neighbouring buildings that contrast in style and building materials), Acme House (1877) (now The Lighthouse) (carefully designed to take advantage of its tightly constrained footprint), and nos. 33-43 Crescent Road (1888), a pleasingly symmetrical multi-gabled terrace of shops and offices with a belvedere at the Oak Street junction. Also of note, viewed Along Beech Street, is 32/34 Main Road, a matching pair of shops with oriel windows on either side of an arched carriage entrance.



Fig. 29 The Baddeley Clock, a memorial to a highly-regarded writer of guide-books.



Fig. 30 The Windermere Hotel is the focus of the northern part of the town.



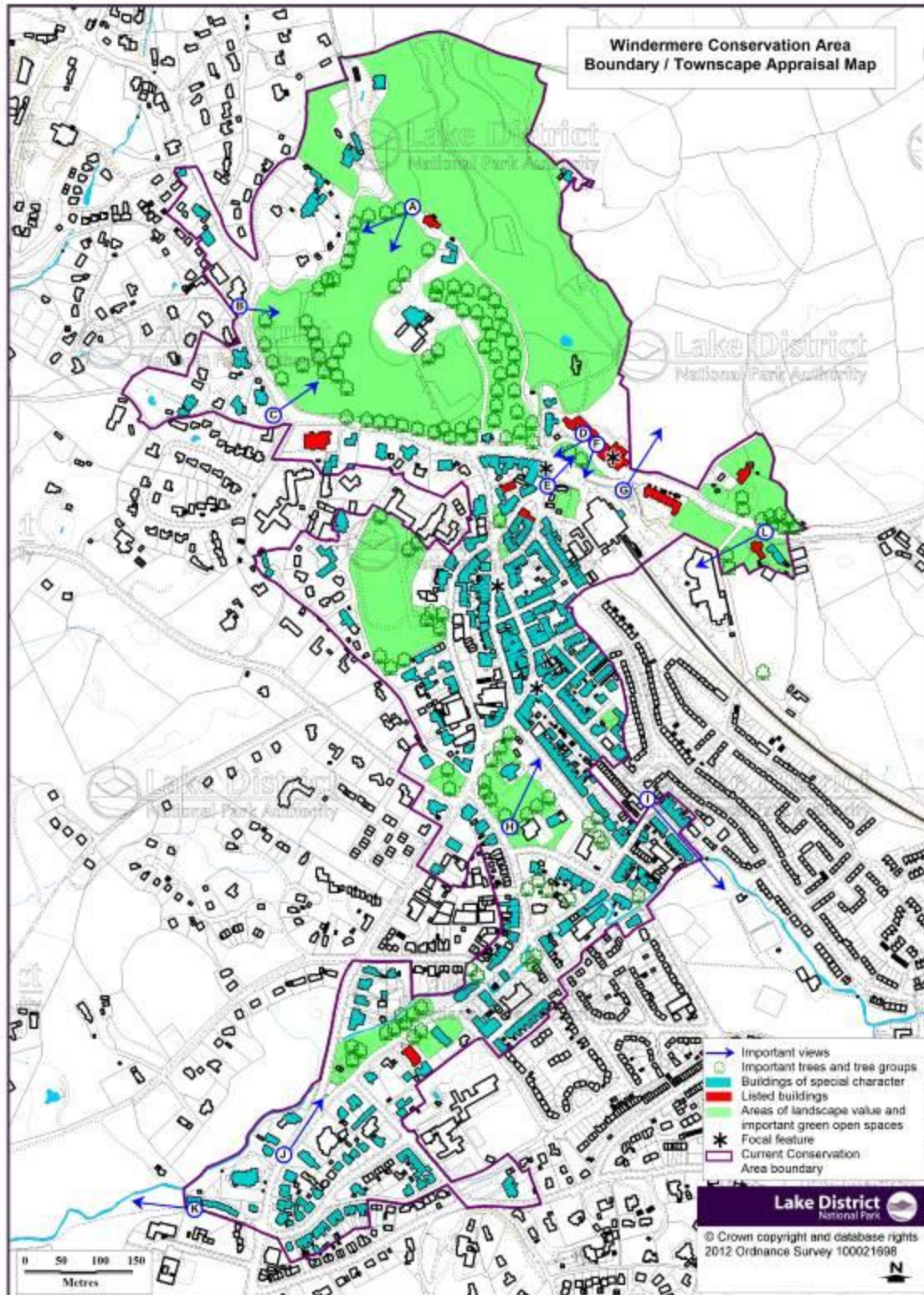
Fig. 31 No.1 Victoria Street, a grade II listed building.



Fig.32 An unusual pair of glazed porches in Holly Road. Built by Pattinsons c.1900.

Except from certain points within the northern boundary of the conservation area (e.g. Windermere Hotel, footpath past Old Elleray, Kendal Road) there are few views from within the conservation area that place the town in its rural Lakeland context of lake and wooded hills although, looking northwards from Ellerthwaite Square and Park, there are

glimpses of the slopes of Orrest Head. In the south of the conservation area, the Baddeley Clock, though small, is a point of focus and landmark on the road to Bowness.



Significant views are shown on the Townscape Appraisal Map (above). As follows:

- A – View across the parkland of Elleray (now Windermere St Anne’s School) from footpath beside Old Elleray;
- B – View across the parkland of Elleray (now Windermere St Anne’s School) from Ambleside Road;
- C – View across the parkland of Elleray (now Windermere St Anne’s School) from Cedar Manor Hotel;
- D – View of the NatWest Bank (landmark building) and the upper length of Church Street from the Windermere Hotel;
- E – View of Windermere Hotel (landmark building) from High Street;
- F – Views across the rooftops of Windermere from the forecourt of the Windermere Hotel;
- G – View of open fields and trees just east of the Windermere Hotel;
- H – View to the slopes of Orrest Head from Ellerthwaite Park;
- I – View along Upper Oak Street to trees and open space in Queens Park;
- J – View of Baddeley Clock on the approach along Lake Road from Bowness;
- K – View into woodland from western end of Goodly Dale Cottage Homes;
- L – View to fells west of lake Windermere from eastern approach to the town.

Current activities and uses

The current activities and uses within the conservation area have changed little since the town’s coming-of-age over 100 years ago. The town still blends the day-to-day needs of a resident population with the aspirations of tourists and other visitors.

Tourism is still the dominant element in the local economy and the conservation area contains a high proportion of guest-houses, bed and breakfasts, and hotels as well as pubs, eateries and gift shops catering for the vast numbers of visitors. Buses leave from the railway station to various locations just as Rigg’s coaches used to depart from the Windermere Hotel. Self-catering holiday cottages and flats, fast-food take-aways, car-parks and a custom-built tourist office are 20th century innovations and additions.

Despite the tourist economy, there are no formal visitor attractions in the town, i.e. no cinema, theatre, nor tourist ‘experiences’. The Marchesi Centre is a modern community centre opened in the 1970s. Industrial activity is minimal. There are small workshops in Chestnut Road (outside the conservation area), a business centre at Oldfield Court, a cash-and-carry in College Road and businesses in premises beside the railway station.

There is a large supermarket beside the station which serves much of the area and beyond. A smaller supermarket in the town centre carries basic foodstuffs only. As well as the number of shops that are obviously aimed at visitors, the town has a range of ‘everyday’ shops that cater for the resident community, e.g. chemist, butcher, post office, ironmonger, stationer and baker. Also within the conservation area can be found Anglican, Catholic and Nonconformist churches, a public library, tourist office and, unusually in a town centre, a petrol station.

Open spaces, landscape and trees

The most spacious part of the conservation area is in the north where the town abuts open countryside.

Orrest Head House and Orrest Head Farmhouse form an eastern gateway into Windermere, the former stands in 3 acres of garden, the latter overlooks a large open field bounded by a traditional stone wall. These properties mark the transition between a fully rural landscape to the east and a semi-suburban landscape modified by large roadside villas to the west. Elleray (St Anne's School) stands on a small promontory surrounded by wooded parkland to the north known as Elleray Woods. This is the remains of a Victorian pleasure ground with paths to the viewpoint at Orrest Head. The open prospect on the north side of Church Street and Ambleside Road, opposite St Mary's Church, is one of the defining features of the conservation area. A green bank in front of the Windermere Hotel is an important part of its setting.

The centre of the town is densely developed and the most significant green open space is Ellerthwaite Gardens which contains some fine trees and a central lawn secluded from passing traffic. Birthwaite Garden, opposite, is smaller in scale but adds to the green ambience around the traffic-dominated Ellerthwaite Square. Victoria Gardens, at the top of the town below Booths, also hosts some mature trees but is small and overwhelmed by unremarkable surrounding developments.

At the south end of Victoria Street there remains a well-kept garden only a minute's walk from the town centre. To the west is the Sports Ground, a substantial area of open space with some good tree groups. Where 'green' front gardens, however small, remain, e.g. in Main Road and Victoria Street, it is always to the benefit of the streetscene. Further up Elleray Road, the open space in front of the Oakthorpe Hotel complements the frontage of this well-detailed Victorian building.



Fig. 33 One of the few trees in the town centre.



Fig. 34 Evergreen trees that help to soften the townscape, Broad Street.

Within the residential part of the core, gardens are small and spaces accessible by vehicles are mostly used for parking. Of note is Knotts View which has a small green 'square' in front of a short row of houses. Ellerthwaite Square and Queen Square (in front of the Queen's Hotel) are the only urban spaces that might have a function within the public realm, but the ambience of each is spoiled by passing traffic.

Development is less dense in the south of the conservation area. Gardens, front and back, are larger and garden trees more common. Trees and greenery in the small park by the Baddeley Clock complement the small woodland opposite (Rayrigg Wood) and create a green break along the linear development between Windermere and Bowness.

Trees are a vital part of the conservation area's identity. They are mostly found in the northern fringe which borders open countryside and in the leafy southern suburb which contains Mill Beck and the small wood beside Lake Road. Within the town centre there are few trees except for those in Ellerthwaite Garden (including a 200 foot high Californian redwood), Birthwaite Garden and Victoria Garden. Three isolated specimen trees are of note, one in Ellerthwaite Square, the other in front of the Oakthorpe Hotel, a third at Mylne Glen, Park Road.

Significant trees or tree groups are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.



Fig. 35 The earliest part of Ellerthwaite (now the Public Library) pre-dates the railway. The main house has a datestone of 1850.



Fig. 36 Holly Terrace, a secluded row of houses off Havelock Road.

Public realm: floorscape, street lighting and street furniture

Crescent Road, in the centre of Windermere has recently undergone a scheme of enhancement that included new street lighting columns, upgrading of pedestrian crossing, sandstone block paving complemented with slab, sett and tactile paving, plus new seating, litter bins, planters and cycle stands.

In other areas, items within the public realm (i.e. benches, lighting, litter bins, bus shelters) are functional and fit for purpose. The conservation area's floorscape is predominantly modern in appearance. Pavements in the central area are either tarmac'd or paved with concrete slabs. Original stone steps or small paved paths to private front doors remain. Otherwise there does not appear to be much remaining of the Victorian floorscape.

5 The buildings of the conservation area

Architectural styles, materials and detailing

Part of the special architectural interest of the conservation area lies in the fact that the majority of the buildings in the area, and almost all of those in the historic core south of

the station, were built in a clearly defined 50 year period ending c. 1900. In addition, three building firms, namely Abraham Pattinson, Richard Medcalfe and William Harrison were almost entirely responsible for the building of the core of the town. Furthermore, the area's buildings are unified by a common use of local stone.

These three common factors harmonise both great differences in building type, use and status and the large variety of mid/late Victorian architectural detail, thereby creating a lively and interesting townscape.

With the exception of 'architect-designed' out-of-town villas, e.g. J. S. Crowther's Cleeve Howe and Oakland and the buildings of the (untrained) Rev. Addison, most buildings, especially those built during the first wave of development, have been designed by experienced builders such as Pattinson, Medcalfe and Harrison. So, whilst individual buildings may lack the rustic charm of the local rural vernacular or the well-proportioned architecture of the Georgian era, the provincial 'Lakeland Victorian' style that has emerged has a distinctive character and appearance that contributes to a strong sense of place in which good quality craftsmanship and attention to detail is paramount.



Fig. 37 Significant Unlisted Buildings (as identified on the Townscape Appraisal map) make a positive contribution to the character and appearance of the conservation area.



Fig. 38 A low belvedere marks the corner of this landmark building at the top of High Street.



Fig. 39 Open space in front of the Queen's Hotel has the making of a town square but is marred by passing traffic.



Fig. 40 Fine stonework and a pleasing Elizabethan-style design, Crescent Road.

This provincial Lakeland architecture is typified by imaginative use of the different colours and textures of available local stone which creates a robust solid appearance often embellished by a riot of pointed gables, steeply pitched dormers, ornate bargeboards, decorative porches, bay windows and oriels, ridge tiles, castellated chimney pots and finials. High status buildings occasionally contain references to a Gothic, Italianate or Elizabethan style.

Architectural diversity in the town is well illustrated by the row of buildings in Church Street between the NatWest bank and Rockside. Architectural unity can be seen in Oak Street and Holly Road. Broad Street, for example, displays unity in building type and scale but diversity in architectural detail of window and door openings, dormers and porches.

The most prevalent building material is natural stone, easily accessible in the locality and relatively inexpensive. With the coming of the railway and improved lake transport, import of stone from further afield became easier e.g. 'blue' Coniston stone or 'red' Furness stone. This has been used with local greystone to contrast or complement tone, colour or texture. Sandstone, slate or limestone is often used for lintels, window mullions and surrounds, and quoins. This palette of building materials reflects the underlying geology. The sombre stone colours are distinctive but can be seen by some as dull and unattractive.

Although stone prevails, smooth and roughcast render is not uncommon. Historic photographs show that buildings such as the Queen's Hotel and Elleray Hotel originally had exposed stonework. Mock half-timbered upper storeys (black timber on white render) can be seen in Crescent Road. The apex of a gabled bay or window is also occasionally treated in this way. This is usually a detail from the very end of the 19th century, an Edwardian rather than a Victorian characteristic.

The use of brick is extremely rare but buff bricks are used as quoins of chimney stacks in, for instance, Beech Street and Salisbury Place. Clay products such as ridge tiles and chimney pots are common. Clay tile hanging in the apex of gables is rare.

Slate is the most prevalent roofing material. Roofs of graded blue and green Lakeland slate laid in diminishing courses are a characteristic feature. Unusually, the Cedar Manor Hotel is roofed with hexagonal slates. Stone chimneys and tall clay chimney-pots add to a roofscape already embellished by pointed gables and dormers.

Historic window and door joinery would originally have been timber but in several instances these have been replaced with aluminium or PVC almost always to the detriment of the host building, especially where the original glazing pattern has been ignored. Dormers are common, sometimes with glazed cheeks and ornate bargeboards that match the bargeboards of the gable ends.

Windows vary between sliding sash windows with a vertical emphasis, side-hung timber casements and some stone-mullioned windows. Vertical sliding sash windows are most common, sometimes with a multi-paned upper sash or a more ornate pattern of glazing. Bay windows are typical of the period, sometimes rectangular, usually canted. First-floor overhanging windows (oriels), two-storey bay windows and paired ground floor bay windows beneath a long canopy that also protects a pair of front entrances are typical Windermere building details.

Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from the Lake District National Park Authority before any works of alteration, extension or demolition can be carried out. Listed buildings are marked on the Townscape Appraisal map. These are:

- | | |
|---------------------------------------|----------|
| 1. Church of St Mary, Church Street | grade II |
| 2. No 1 High Street | grade II |
| 3. Nos. 12-18 High Street | grade II |
| 4. The Terrace, Kendal Road | grade II |
| 5. Windermere Hotel, Kendal Road | grade II |
| 6. 1 Victoria Street, Chapel Hill | grade II |
| 7. Orrest Head House, Kendal Road | grade II |
| 8. Orrest Head Farmhouse, Kendal Road | grade II |
| 9. Old Elleray, Elleray Lane | grade II |
| 10. Carver Memorial Chapel | grade II |



Fig. 41 Old Elleray, also known as Christopher North's Cottage. Grade II.



Fig.42 Mary's Church (grade II). The first church here was financed by the Rev. Addison and has been enlarged four times since 1848.



Fig. 43 A fine group of unlisted cottages at Low Birthwaite.



Fig.44 The Old College on Phoenix Way, unlisted and now converted.

Significant unlisted buildings

A number of unlisted buildings have been identified on the Townscape Appraisal map as being “Buildings of Special Character”. These buildings are mostly good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

Local details

The distinctive local identity of the area is enhanced by a number of small features and historic elements that cumulatively help to give the conservation area a sense of place. These items should be preserved.

Fig 45 Examples of features that enhance Windermere's lively roofscape:



6 Negative features and issues

❑ Loss of historic interest

Some of the buildings within the conservation area are suffering from an incremental loss of architectural detail. The use of inappropriate modern materials, such as the replacement of original timber windows with uPVC is adversely affecting many of the unlisted buildings in the conservation area.

❑ Inappropriate alterations

There are instances where buildings have been extended in a manner which neither reflects nor harmonises with the traditional design of the host building, nor utilises a palette of traditional construction materials. There have occasionally also been alterations to door and window openings that have upset the composition of a frontage.

❑ Obtrusive installations: extractor vents, alarm boxes, fire escape stairs

Additions and accretions to a historic building, such as external fire escape ladders, extractor vents and alarm boxes, can, if not carefully considered, severely detract from a building's character and appearance.

❑ Shopfronts and signage

Windermere retains some good examples of typical late 19th/early 20th century shopfronts with timber stallriser, pilasters, corbels and fascia. There are examples of garish coloured fascias and advertising that detract from the historic streetscene. The colour red often obliterates the more subtle aspects of a building's façade.

❑ Poorly designed dormers

Flat roofed dormers, some almost creating an extra storey, disfigure the host building and can spoil the characteristic steeply pitched roofs on the area. Dormers are a typical feature of many of the Victorian properties but there are instances of recently inserted dormers that do not follow an appropriate and matching scale, design and materials.

❑ Temporary signs (A-boards and banners) and street clutter

The popularity of Windermere as a tourist destination has resulted in a proliferation of directional and advertising signage. Competition for custom and a desire to attract visitors has resulted in the overuse of temporary signage such as A-boards and banners. These can spoil the appearance of buildings and degrade the town's special historic character. Highway signage and traffic control apparatus such as traffic lights and control boxes can detract from the quality of the public realm.

❑ Traffic management

The popularity of the town and lake means that roads into, out of and through the town, easily become congested. Pedestrians feel threatened by passing vehicles and traffic can be intrusive in terms of noise. Parking within the town can be extremely difficult at peak times.

❑ Poor quality public realm and traffic management

Areas outside but adjacent to the town centre improvement area there remains poor quality paving and tarmac typify an uninspiring public realm with an uncoordinated range of materials. This provides a disappointing setting for many of the towns historic buildings, many of which are prominently sited on principle streets.

Fig 44. Some items of interest within Windermere Conservation Area:



Victorian (VR) post box, Elleray Road.



Datestone, Westbourne Terrace built by Thomas Pattinson.



Ornate door surround and porch, Crescent Rd.



Classical stone door surround with original front door and stained glass, Broad Street.



Catherine-wheel stone window, Beech Street (former Windermere Institute 1912).



Cast iron porch & verandah with ornamented spandrels & barley-twist columns, Windermere Hotel.

PART 2 WINDERMERE CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

1.1 Aims of the management plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic assets and places. However, we also recognise that conservation areas are living and working environments that will continue to change and adapt. Designating a conservation area does not prohibit change or new development and should ensure that our communities and places sustain their vibrant character. This involves carefully managing changes to ensure that the character and appearance of these areas is safeguarded and enhanced for the enjoyment and benefit of present and future generations.

The local community has a vital role to play. We appreciate that the special character of an area is often the reason why people chose to stay and live in the area in the first place. The area cannot be managed without a shared understanding of what is important and what needs to be done. Conservation Area status actually brings very few additional legal controls and the involvement of residents and businesses is essential to realise the benefits of designation. Maintaining the character of the area is, therefore, a joint endeavour between ourselves and anyone who is responsible for proposing new development or undertaking repairs, maintenance, enhancement and minor alterations. This includes the highway authority (Cumbria County Council), the district council, parish council, civic societies, local businesses and residents.

1.2 The benefits of designation

Conservation Area designation brings the potential for significant benefits by protecting the interests of the whole community. The benefits of designation can be summarised as follows:

- the potential to identify and protect existing features or buildings to retain an area's unique and special character
- the more sensitive design of new development and protection from unsympathetic and damaging change
- ensuring that important historic buildings are protected from demolition
- preventing the loss or damage to trees which contribute positively towards the area's special character
- the promotion and co-ordination of desirable enhancements
- encouraging an understanding of an area's history
- ensuring that an area's sense of place is conserved, particularly the significance, memories and associations it has for local people,
- promoting the use of local and traditional craft skills
- encouraging the use of local and traditional building materials. These are often more environmentally friendly and sustainable than modern products.

The purpose of the management plan is to help deliver these benefits. It presents proposals to achieve the preservation and enhancement of the conservation area's

special character, informed by the appraisal and forms the basis to involve the local community in these proposals.

1.3 Legislative background

The special qualities of the area have been identified as part of the appraisal process. The management plan seeks to preserve and enhance these special qualities and realise improvements and resolve the negative features and issues identified in section 6 of the appraisal. The document satisfies the statutory requirement of section 71(1) of the *Planning (Listed Buildings & Conservation Areas) Act 1990* namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

Section 69 [2] also states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions... and determine whether any further parts of their area should be designated as conservation areas"

The management plan reflects Government guidance set out in Planning Policy Statement 5: *'Planning for the Historic Environment'*, English Heritage guidance titled *'Guidance on the Management of Conservation Areas'* (August 2005), best practice guidelines, policies within the Lake District National Park Local Plan (1998) and any policies which supersede this in the Lake District Core Strategy 2010 together with such guidance leaflets as *'Converting an old building?'* and *'Outdoor advertisements and signs'*.

In implementing this policy framework, our development management service aims to preserve and enhance the special character of the conservation area. We recognise that any such improvements do not have to be initiated and co-ordinated by us. The valuable contribution of local environmental and community groups to positive enhancement works and the role of the Parish Plan are also essential to enhancement. Other agencies and funding bodies also have a vital role to play.

1.4 Public consultation

The Windermere Conservation Area and Management Plan is created by collaborative working between heritage consultants, the Lake District National Park Authority and the local community. The appraisal and management plan is subject to a 4 week period of public consultation commencing in the Autumn of 2010. This includes sending consultation letters to residents and businesses placing the document on the Authority's website and the provision of a public exhibition in the town. The document will subsequently be amended to incorporate relevant suggestions and comments.

1.5 Designation and extension

As part of the appraisal process to identify the special architectural and historic interest of Windermere and to designate the historic part of the town as a conservation area, the boundary was tightly drawn to include only the area identified as being of significant value.

1.6 Effects of designation

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “*preservation and enhancement*” of the area. These include requiring Conservation Area Consent for the demolition of any unlisted building, restrictions on advertisements, and requiring notice for proposed tree works. We will seek to ensure that all development within the conservation area preserves or enhances the character or appearance of the area.



Fig.MP1 Signage needs to be carefully monitored and controlled with regard to size, colour, design and materials to ensure that any negative impact is kept to a minimum.



Fig.MP2 This type of flat-roofed dormer is not characteristic of the area and looks out of place.

1.7 Listed Buildings

Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1947. Listed Building Consent is required from the Authority for any work which affects the special architectural or historic interest of the listed building. There are currently 10 listed buildings within the conservation area.

Extensions and alterations to listed buildings should conform with policy context outlined in section 1.3 and should generally:

- Take into account the prevailing forms of development;
- Complement the form and character of the original building;
- Be subordinate in bulk and scale to the principal building;
- Use high quality materials and detailing;
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

We will seek to ensure that all works to a listed building have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.



Fig.MP3 An extension that fails to preserve the character and appearance of the host building.



Fig.MP4 The stonework in the lower half of this photograph has been inappropriately strap of ribbon pointed in a possibly damaging way.

1.8 Significant Unlisted Buildings

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest and make a positive contribution to the character or appearance of the conservation area, and these are shown as '*Significant Unlisted Buildings*' on the Townscape Appraisal Map. A high proportion of the buildings within the conservation area were identified by the townscape appraisal to be Significant Unlisted Buildings. There is a presumption that all such buildings will be retained, in accordance with Policy BE12 of the Lake District National Park Local Plan (1998).

We will ensure that the contribution that they make to the character and appearance of the conservation area is carefully considered in relation to all applications for extension, alteration and demolition of these buildings. We will also work with the local community to ensure that buildings are repaired and maintained in a timely manner and consider the use of Urgent Works Notices amenity notices under section 76 and 215 of the Town and Country Planning Act 1990 where appropriate.

1.9 Enhancing and protecting the local character and features within the conservation area

There is an opportunity to maintain and improve the character and appearance of the conservation area simply by ensuring that day to day improvements, alterations and maintenance of properties, however minor, are carried out sympathetically using good quality materials and details. The local community has a big part to play in this and, over time, the benefit to the conservation area can be very significant. The appraisal identified that the following alterations can, cumulatively, seriously affect the special character of the area and therefore need to be considered very carefully:

- loss of timber windows and doors to uPVC alternatives
- the replacement of traditional windows and doors with non-traditional and anachronistic designs;
- alterations to window/door openings;
- the erection of porches;
- minor installations and alteration of materials;
- loss and alteration of boundary walls;

- rooflights in prominent roof slopes or highly visible positions;
- aerials, satellite dishes, alarms, downpipes and wires in prominent or highly visible positions;
- oil tanks, garages and outhouses of non-traditional form in prominent or highly visible positions;
- the use of non-traditional building materials, mortars and roofing materials.

Retention and reinstatement of traditional features will be strongly encouraged. To help retain and conserve traditional features and to prevent harm to single family dwelling houses through alteration and extension we will consider introducing an Article 4 Direction. This would remove permitted development rights which allow unsympathetic alterations to be made without planning permission. Such a Direction would require consultation with the local community. We will also work with the local community to ensure that buildings are repaired and maintained in a timely manner and consider the use of Urgent Works Notices under section 54 and 55 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 and amenity notices under section 76 and 215 of the Town and Country Planning Act 1990 where appropriate.



Fig.MP5 Most forecourts have been given a hard surface for parking, often upsetting the setting of a historic building.



Fig.MP6 Small features such as stone gateposts and front boundary walls add to a distinctive sense of place and should be preserved.

1.10 Trees

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides us with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order. The appraisal identifies a number of significant trees and groups of trees on verges, in areas of public open space and within private gardens. We will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat.

1.11 Enhancing and protecting views and the setting of the conservation area

The setting of the conservation area and views within, into and from the area are very essential elements to its character and appearance. It is important that development, enhancement and public realm work takes account of the setting of the conservation area and important viewpoints and that these are preserved or enhanced so that the

special character of the conservation area is retained. Important views are identified on the Townscape Appraisal map in the character appraisal.

1.12 Enhancement through new development, alterations and extensions

While there are few opportunities for large-scale redevelopment within the conservation area, some improvement or enlargement of the existing buildings may be possible subject to sensitive design and good quality materials and details. There may occasionally be sites where completely new development is acceptable. As the quality of the general environment within the conservation area is already acknowledged by designation, we will encourage well designed schemes using appropriate materials that respond positively to their historic setting. This includes the encouragement of high quality contemporary and sustainable design and materials.



Fig.MP7 Late 20th century development in Oak Street just outside the conservation area that detracts from its setting.



Fig.MP8 A recently completed development that uses appropriate materials and elements of the local Victorian style.



Fig MP9 Architectural detail such as period windows & porches could be protected with an Article 4 direction.



Fig MP10 Street enhancements, Crescent Road.

1.13 Enhancing the public realm & open spaces & mitigating the impact of traffic

While the recent paving scheme within the town centre has greatly enhanced the area there remains significant potential to enhance the public realm and open spaces, particularly the quality and consistency of paving materials and landscaping design elsewhere within the conservation area. An appropriate specification and standard of

materials, detailing and soft landscaping that is sympathetic to the character of the conservation area should be chosen to guide improvements.

Public realm enhancement is one of the key ways to deliver a better quality of environment for pedestrians and cyclists and mitigating the impact of vehicles which pass through the town. Enhanced and wider pavements, improved crossing points, cycle routes, rationalised highway signage and provision of measures to slow traffic, such as traffic calming, are all important elements to such improvements. We will work with Cumbria County Council and other relevant agencies to ensure that any highway works bring a positive improvement to the area.

1.14 Softening the impact of necessary highway works

This appraisal has noted that highway signage and traffic control apparatus such as traffic lights and control boxes can detract from the quality of the public realm. We will work with Cumbria County Council and other relevant agencies to ensure that any highway works should bring a positive improvement to the area.

1.15 Shopfronts, advertisements and signs

The appraisal has noted that some shopfront signage is garish and out of character with the historic environment. Temporary signage such as A boards and banners can be hazardous and unsightly. The use of such signs needs to be carefully monitored and controlled with regard to size, design and materials to ensure that any negative impact is kept to a minimum. We will seek to resist proposals for advertisement signage of a scale, design or use of materials which fails to respect the character of the conservation area. Where original historic shopfronts exist or previously existed, these should be conserved and reinstated respectively.

1.16 Retaining and enhancing historic boundary treatments

Many boundaries in the conservation area are defined by stone walls which form a distinctive part of the area and add to its local identity. There is a small loss of these walls where front gardens have been given a hard surface for the parking of vehicles. We will encourage the maintenance of traditional stone walls and seek their retention rather than their replacement with new non-traditional boundary treatments.

2 MONITORING AND REVIEW

2.1 Boundary review

We will seek to review the boundary of the conservation area in accordance with best practice and guidance on the management of the historic environment.

2.2 Document review

This appraisal and management plan will be reviewed every ten years. A review should include the following:

- A survey of the conservation area and boundaries;
- An assessment of whether the detailed management plans in this document have been acted upon, including proposed enhancements;
- The production of a short report detailing the findings of the survey and proposed actions and amendments;
- Public consultation on the review findings, any proposed changes and input into the final review.

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APPENDIX 1

The Rev. J.A. Addison

The Rev. John Aspinall Addison was born in Liverpool in 1813. He was an enthusiastic cleric with wealth, ambition and vision who financed and influenced the design and building of several buildings in Windermere between c. 1848 -1855. Many of these buildings survive relatively intact – all but two have been included in the conservation area.

He was a strong advocate of the Gothic style of architecture, perhaps influenced by Augustus Pugin (1812-1852), who believed Gothic architecture to be the true Christian form of architecture. Pugin and Addison have been linked to the design of The Terrace, above the station, although there is no documentary evidence for this. Addison's interest in the Gothic style was shared by J. S. Crowther and it is possible that Addison and Crowther may have collaborated on projects during Rev. Addison's time at Windermere.

The story of the Rev. Addison's sojourn in Windermere is related in an illustrated booklet: 'St Mary's Church in Applethwaite, by Windermere' by Ian Jones.

In brief, in 1848 he designed a Gothic residence for himself, initially called Birthwaite Abbey and later St Mary's Abbey (demolished in 1962 to make way for a housing development at St Mary's Park). In the same year he financed and built a small private chapel, St Mary's, of which only a small part remains within today's St Mary's Church in Applethwaite. In 1850 he built St Mary's Junior School behind the church, now a residence, and nearby he ambitiously built a residential college (known variously as St Mary's College, The Old College and the Phoenix Centre). The college was intended to give the sons of clergymen a good preparation for Oxford and Cambridge.

The Rev. Addison is also attributed with design influence over St Mary's Medical Centre (originally Annesdale, then St Mary's Vicarage), St Mary's Cottage (now known as Cedar Manor Hotel), Birthwaite Lodge (adjacent to Cedar Manor Hotel) and possibly Birthwaite House (The Hideaway Hotel).

With the exception of the former residential college (now part demolished and much altered) and The Hideaway (much extended), all these properties are included within the conservation area.

Addison's enthusiasm and ambition led him into financial difficulties. He sold his properties and left Windermere almost destitute in 1855.