

Penrith Conservation Area Character Appraisal and Management Plan

Version 1

Date issued: 01/10/2025

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Introduction

Background to Appraisal

Conservation areas are defined in planning law as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings and Conservation Areas) Act 1990). Local planning authorities have a responsibility to consider the quality and interest of an area as a whole, rather than individual buildings within it. Conservation areas can bring many benefits, including giving greater controls over demolition, minor development and tree felling.

Conservation area designation introduces controls over the way owners can alter or develop their properties. These include:

- The requirement for development proposals to preserve and/or enhance the area’s character and appearance, as set out in legislation as well as national and local policies
- Control over the demolition of unlisted buildings
- Control over works to trees
- Fewer types of advertisements which can be displayed with deemed consent
- Restriction on the types of development which can be carried out without the need for planning permission (permitted development rights)

We are fortunate in Westmorland & Furness (W&F) in having an outstanding natural and cultural landscape that we want to conserve and celebrate. There are currently 39 conservation areas in the W&F area outside of the Lake District National Park and Yorkshire Dales National Park. They form an important part of the Council’s approach to protecting and enhancing areas of particular historical and/or architectural importance.

A character appraisal for Penrith conservation area was published in March 2010 by Eden District Council. This appraisal and management plan includes an up-to-date description and assessment of the historical, architectural and townscape qualities of Penrith conservation area along with new and/or revised planning policies relating to conservation of the historic environment.

This conservation area appraisal and management plan document will be adopted to serve the following key purposes:

- Understand the significance of the conservation area
- Encourage the conservation, repair, reuse and management of the area’s historic features
- Stimulate local interest in the protection and development of the conservation area

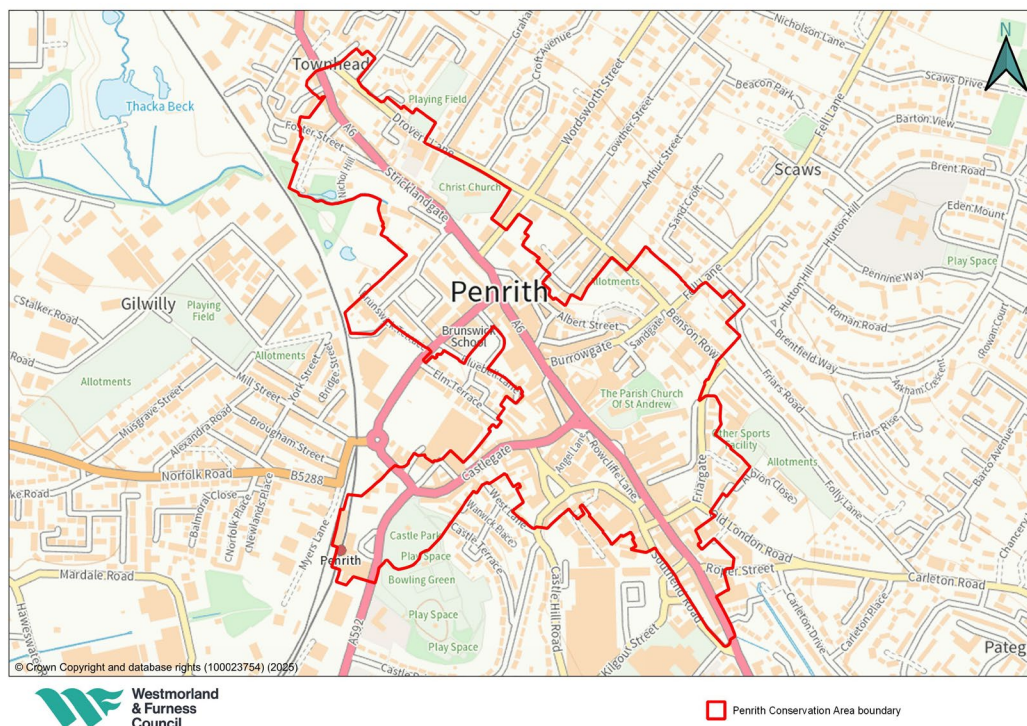
- Inform decision making in relation to policies within the Eden Local Plan 2014-2032
- Inform the review of Westmorland and Furness Local Plan.

Location and Setting of the Conservation Area

Penrith is strategically situated at the junction where the main east-west and north-south routes in the north of England meet. It has an estimated population of approximately 16,701 (2021 figures) and is located 34 miles (55 kms) north of Kendal and 22 miles (35 kms) south of Carlisle, Cumbria. The town lies approximately 146m above sea level, on the edge of the Eden Valley between the River Eamont and the River Petteril, in an area of undulating countryside. Thacka Beck runs through Penrith although it is now largely culverted.

The conservation area covers the historic core of the town including Devonshire Street, Market Square and St Andrew's churchyard and radiates out to the immediate surrounding areas including Scotland Road, Brunswick Square, Penrith Castle and Penrith train station, King Street and Friargate.

Figure 1 Conservation Area Boundary Map



Adoption and Publication

This character appraisal will be subject to a wide public consultation during the period of 20th October to 30th November 2025 before being considered for final approval and adoption by the Council.

Planning Policy Context

National Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 69 requires that local planning authorities shall determine which parts of their area are areas of special architectural or historic interest and shall designate those areas as conservation areas.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts.

Section 72 of the Act places a duty on the local planning authority in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Section 73 of the Act requires the local planning authority to publicise proposals which would in their opinion affect the character and appearance of a conservation area. Such proposals need not be within the conservation area but would affect its setting, or views into or out of the area.

National Planning Policy Framework (NPPF), DCLG, 2024

The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in 2012. It was revised in July 2018 and updated in February 2019, July 2021, September 2023 and again in December 2024. It sets out the Government's planning policies for England and specifies how these policies should be applied.

NPPF Chapter 16: *Conserving and enhancing the historic environment* sets out policies to conserve heritage assets in a manner appropriate to their significance. The term significance means the value of a heritage asset to this and future generations. This heritage value may be architectural, archaeological, artistic or historic. Key paragraphs relating to development within conservation areas are outlined in appendix A.

Advice Notes

Historic England is the Government's adviser on the historic environment in England. They have published a number of advice notes intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy contained within the NPPF and Planning Practice Guidance. A list of the documents can be found in appendix A and can be downloaded from Historic England's website <https://historicengland.org.uk/images-books/publications/>.

Local Planning Policy

Local Development Plans

The Eden Local Plan sets out how we are planning to manage the growth of new jobs, homes and infrastructure in Eden over the period 2014-2032. Appendix A outlines the key policies relating to the historic environment of the Eden District as contained in the Eden Local Plan 2014-2032.

A new local plan for Westmorland and Furness Council area is in the early stages of preparation.

Supplementary Planning Documents

The role of Supplementary Planning Documents (SPD) is to provide guidance on local planning matters. The Management of Conservation Areas SPD adopted in March 2011 provides guidance to the public and developers when considering proposals in conservation areas. It is also used as a material planning consideration in the determination of relevant planning, advertisement, listed building and conservation area consent applications as well as to inform management issues in our town centres and villages designated as conservation areas.

Neighbourhood Planning

The 2011 Localism Act introduced a new set of tools to help neighbourhoods to come together and shape the future of their local areas. One of these tools is a Neighbourhood Plan. Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare, with the community, a formal planning document for their area. See appendix A for further information.

The Penrith Neighbourhood Plan was adopted on 21st January 2025. It forms part of the development plan for Westmorland and Furness and will be used to guide land use and development proposals within Penrith Parish until 2032. The Penrith Neighbourhood Plan vision is 'By 2032, Penrith will be a successful, vibrant market town providing a sustainable environment for quality of life, attracting investment and tourism whilst enhancing the best of its built and natural character.' The objectives and policies to achieve this vision have been included in appendix A. The full document can also be found on our website [Penrith Neighbourhood Planning Area](#).

Summary of Special Interest

The part of the town designated as the conservation area is considered special for the following reasons:

- pre-conquest origins
- medieval street pattern
- town layout dominated by its past use as significant agricultural trading centre
- high degree of permeability
- numerous dedicated former marketplaces connected by narrow streets
- tight grain of development
- extensive remaining yards and lanes
- well defined building hierarchy
- surviving vernacular buildings in town centre
- organic morphology of town centre
- widespread use of local materials - red sandstone, Westmorland and Burlington slate
- buildings are predominantly two storied in height and do not exceed four
- irregular roofscape
- vertical fenestration, largely sash windows
- planned elegance of the Brunswick Square area

Character Appraisal

Historical Development

There is no conclusive evidence as to the date of the first settlement in Penrith. The earliest written record was in 1167 under the “pleas” of Alan de Nevill of the Forest of Inglewood when the Sheriff rendered an account for 10 shillings for “Penred Regis” (King’s Penrith). The name Penrith is thought to derive from the town’s situation under the “red hill”. This refers to the local sandstone which characterises the town where it has been widely used for buildings and walls.

Although there is no documentary evidence for the occupation of Penrith before the 12th century the street plan for St Andrew’s Church, standing within an oval enclosure, indicates a potential pre-Norman settlement. It is possible that Devonshire Street, De Whelpdale Lane and St Andrew’s Place define the remaining extent of a fortified enclosure.

At the time of the Conquest Penrith was in Scottish hands but was seized by the Normans by 1086. It continued to be claimed by the Scots and this situation lasted until 1295, when Edward I seized back Penrith and restored it to the jurisdiction of the English Crown. Scottish raids destroyed the town a number of times during the thirteenth and fourteenth centuries. The conflict was not finally resolved until the Union of the Crowns in 1603.

The present layout of the town may reflect those troubled times with several open spaces into which cattle and goods could be brought for safety. Its narrow lanes and small courtyards with confined entrances would also have had similar advantages. The destructive violence of those times has meant that little remains of medieval domestic architecture.

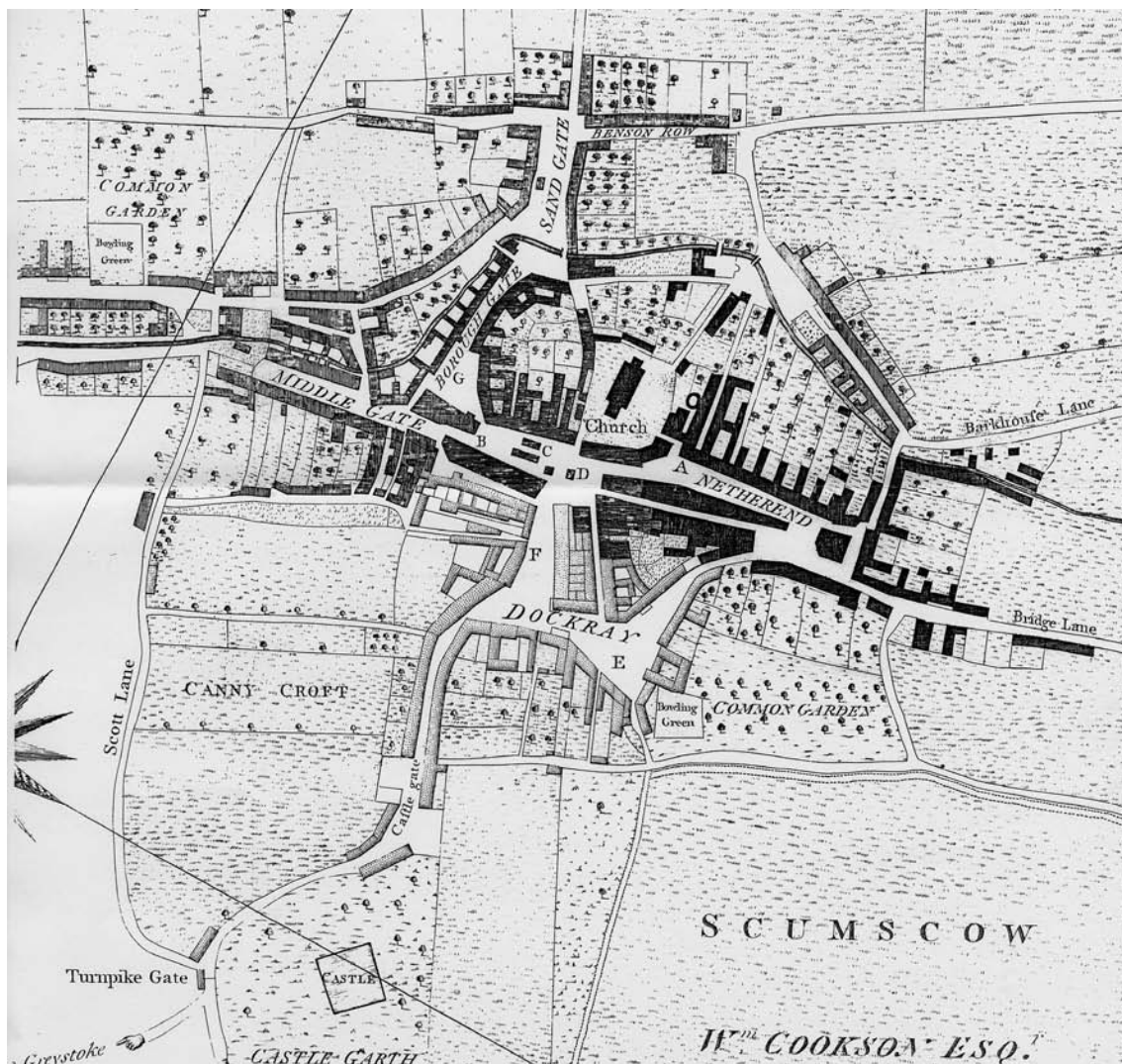
In the fourteenth century William Strickland diverted the River Petterill to bring a supply of water into the town by building ‘Thaka Beck’, which runs through the centre of Penrith. The beck was largely covered over in the late eighteenth or early nineteenth century but is evidenced by place names such as Brook Street.

The rise of Penrith as a market centre did not occur until 1222, when the Crown granted the town the right to hold a market and a fair. Burrowgate seems likely as the original site of the market. Later medieval industries included tanning and textiles and bakers, saddlers, glovers, cobblers and shoemakers are mentioned in the records.

By the seventeenth century Penrith had become a thriving and prosperous settlement, having become one of the most important market centres in Cumberland. In 1687 Penrith was described as having the best markets in Cumberland for corn, salt and meat as well as also being good for cloth, hemp and

wool. A century later in James Clarke's plan of 1787 we can see the wide variety of markets available, each with their own dedicated location (Figure 2). Butter and fruit markets were located in Devonshire Street, poultry in Burrowgate, the potato market in Middlegate, pork and wool in Great Dockray, and pigs and sheep in Sandgate. The Corn Exchange took place in the open street in Cornmarket.

Figure 2 James Clarke's Plan of Penrith 1787



- A the Wheat Market
- B the Barley Market
- C the Butcher's Shambles, which extends to
- D the Market Cross Sandgate head
- E the Beast Market
- F the Oat Market
- G the Horse Market

Throughout the seventeenth, eighteenth and nineteenth centuries Penrith underwent a period of constant rebuilding with the result that much of the built

fabric of the town dates from this period. This rebuilding took place broadly within the existing medieval street pattern.

The Moot Hall (formerly where Arnisons shop is now) and the Butchers Shambles (formerly on Devonshire Street) were demolished c.1809. The Roundabout, a two-storey building with first floor shops and ground floor butchers stalls, was demolished by 1826. The Market Hall was founded in 1860. The Musgrave Monument and clock tower was erected in 1861 in memory of Phillip Musgrave, son of Sir George and Lady Musgrave.

The coming of the railways also contributed to Penrith's prosperity, promoting the growth of tourism and assisting in the carriage of goods and the export of farm produce. The line from Lancaster to Carlisle opened in 1846, followed by the Eden Valley Railway in 1862 and the Cockermouth, Keswick and Penrith Railway in 1865. The railway station was originally built by the Lancaster and Carlisle Railway in 1846, with a gothic revival main hall and adjoining station house. The station was enlarged and altered in 1865 when a third platform was added.

Requirements for the car made the greatest impact in the twentieth century on the town centre, causing the marketplaces to be dominated by traffic and parking. Infill plots and previous orchards and gardens were developed creating a denser urban fabric. The following three maps (Figures 3 - 5) give an indication of the development of the town since the layout shown in the 1787 map.

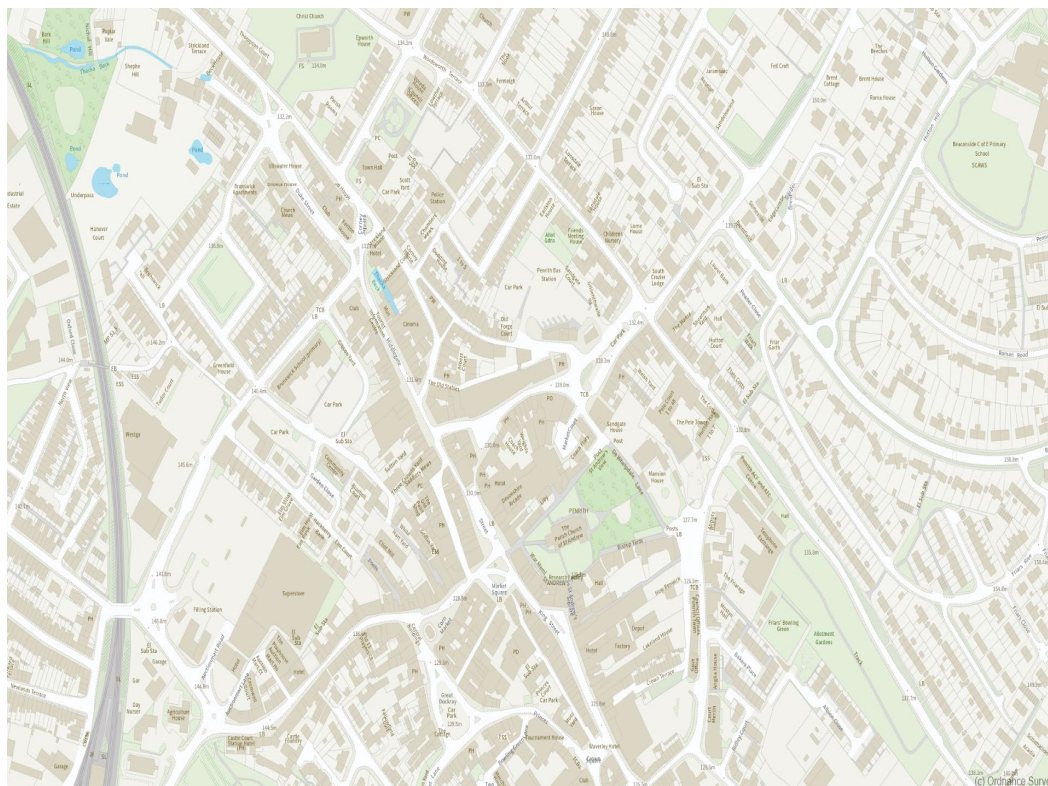
Figure 3 Map of Penrith 1852



Figure 4 Map of Penrith 1923



Figure 5 Contemporary Ordnance Survey map



Architectural Quality and Built Form

Layout

The development of central Penrith shows no trace of any deliberate planning in its street pattern. The mass of streets suggests an organic growth, responding to new needs and changes in an unplanned manner, with development emanating around the area of the 13th century church of St Andrews.

Modern Penrith town centre can easily be seen in the earliest plan of the town published in 1787 by James Clarke in his Survey of the Lakes (Figure 2). It is assumed that this street pattern largely represents the plan of the town in the late medieval period. It is likely that the street layout has remained unchanged as the medieval building pattern of burgage plots (long, narrow strips of land extending backwards from the street frontage) is evident with its typical narrow street frontages and long depth of land and buildings behind. The town retains a number of its medieval yards which ran perpendicular to the main streets and were used for living, trading and stabling – a key component of Penrith's urban form.

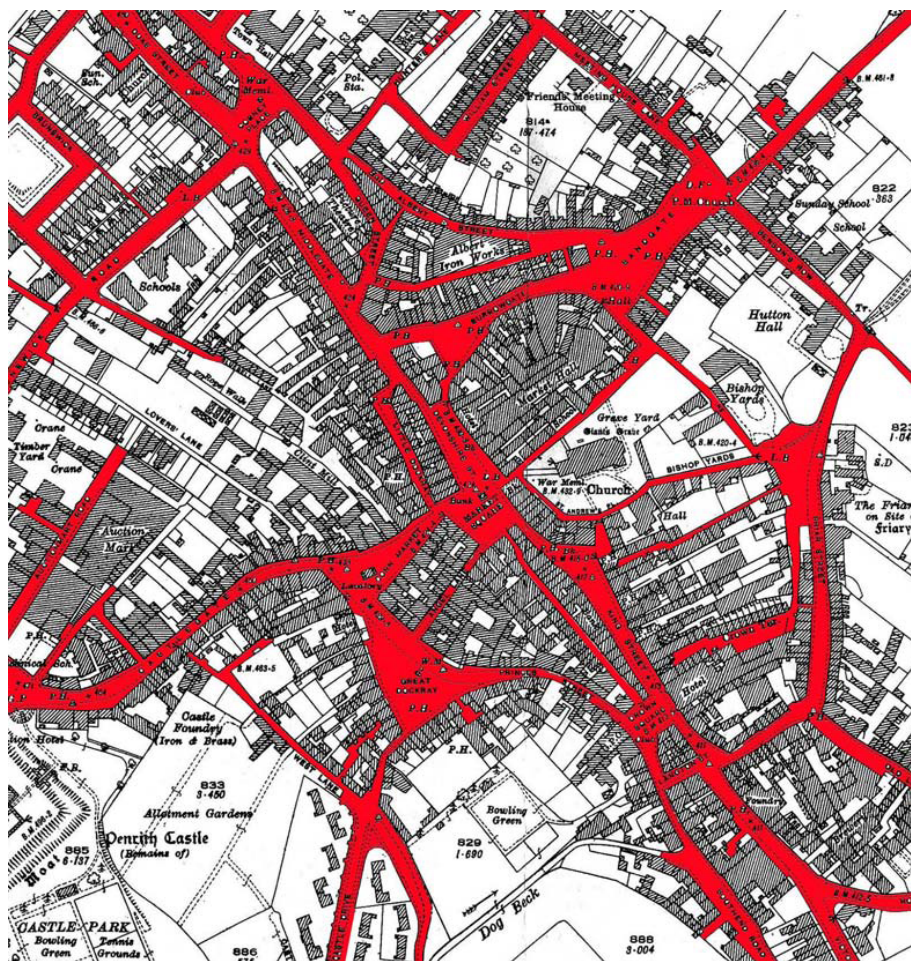
The street pattern of the town centre consists of a number of open spaces of varying size linked by narrow streets. Some streets have been widened over the last two centuries to accommodate traffic requirements. The streets and spaces vary in size, in the scale of their buildings and in character but most are either narrow alleyways, rectilinear or triangular open areas. The interconnected irregular spaces create a particular character and interesting streetscape.

Penrith is a town of many markets. The map of 1787 (Figure 2) shows that different products were sold in different parts of the town. This is unusual as most market towns have a single designated marketplace that may be used for different types of market on different days of the week. The irregular shapes of the spaces and their unordered development in the townscape suggests a gradual growth in the requirement for trading space. It is possible that the markets shaped the development and physical structure of Penrith more than the need for defensible spaces.

A key characteristic of Penrith's townscape is its permeability. Within the town centre it is possible to walk from any one place to another by a number of different routes. This permeability is an asset to Penrith as it prevents the townscape being dominated by a single 'high street' or divided between streets of primary, secondary or tertiary status. Much of Penrith's townscape is allocated to traffic circulation (Figure 6).

Outside the historic town core but still within the conservation area there is considerable residential development mainly dating from C19 with some earlier C17 and C18 houses.

Figure 6 Traffic circulation (OS map of 1923)



Architectural Styles

Penrith's buildings vary in age and style but also have some architectural coherence in materials and detailing.

Many of the medieval and post-medieval buildings have been lost and others have been altered, but their original form and detailing can still be traced, particularly in upper storey windows and in rear yards.

Before the major rebuilding of the eighteenth and nineteenth centuries, the predominant characteristics of buildings in the town were low, two and sometimes three storey steeply pitched stone and later slate roofed buildings with small stone-mullioned leaded fixed, casement and later timber sashed windows. Curved bay windows at ground floor level were common in shop fronts and grander buildings had features such as two storey gabled porches. Other notable features included external stairways to first floor level.

Throughout the eighteenth and nineteenth centuries rebuilding and adaptation took place and buildings of increased height were constructed. In the town centre formal Georgian style buildings were built and detailing in the form of sash windows with dressed stone surrounds, ashlar walls with stone quoins and pedimented doors and

windows were introduced, predominantly using the local materials of red sandstone and Westmorland Green slate.

While some of these buildings have since been lost and later Victorian, Edwardian and more modern buildings introduced, the predominant building style and detailing in the town centre remains Georgian with vertical twelve and sixteen paned sliding sash windows and raised stone window surrounds. Many of the buildings are rendered, predominantly with smooth render or stucco. In the latter part of the nineteenth century, plainer architectural detailing such as sash windows without glazing bars and Welsh slate roofs appeared alongside buildings constructed of non-local materials.

In addition to the general heightening of buildings and the introduction of classical design details, the other principal change through the nineteenth and early twentieth century was the removal of small bow windows at ground floor level and the introduction of full-size shop fronts, a number of fine examples of which still remain.

The hierarchical relationship between main streets (such as King Street) and back lanes (such as Rowcliffe Lane) is shown in the relationship between frontages and back yards. The architectural treatment of buildings facing yards is often of a higher status than would be expected for a hidden alleyway with orderly fenestration pattern and formal detailing. However, many of these yards were used for both residential and commercial purposes and functioned like small streets. Today the yards have more of a backland character. Each yard is unique with its own character.

Other styles of building include places of worship and schools. There was a degree of industrial activity in the town but its built legacy is limited.

20th and 21st century modernisation of the old building stock has rarely been sympathetic:

- Some loss of features such as shopfront detailing and traditional timber sashes replaced by UPVC and composite windows and doors
- Installation of modern shop signage on historic shopfronts
- Application of cement renders and masonry paints

Figure 7 White Hart Yard



Figure 8 Fallowfield Court



Figure 9 Gibson Yard



Materials

In terms of materials, ashlar stone occupies the top position in the hierarchy of building materials and is used to face buildings of high status. A building with an ashlar or rendered front will often have un-rendered random rubble side and rear elevations. Buildings of lower status often exhibit less differentiation between front, side and rear elevations than high status buildings. Windows and doors might be

placed less regularly and the same facing material, such as render or roughcast, would typically be used for all sides.

Local red sandstone is the predominant building material in Penrith and lends the town a sense of uniformity. The stone is often hidden by render, roughcast, limewash or render manipulated to mimic ashlar stone. There are also many cement renders and masonry paints.

Shopfronts

Penrith retains a number of high-quality shop fronts that significantly contribute to the character of the town centre. Penrith's historic shop fronts can be divided into two types, which relate to how the shop front is integrated into the ground floor. Some are inserted as part of the structure of the ground floor storey and others are applied as an additional architectural device, like a portico.

Figure 10 Portico shopfront



Historic photographs show that it used to be common for shops to advertise at both ground and first floor levels. There are some surviving examples of historic sign lettering and decorative tiled floors on entrance to shops.

Figure 11 Historic sign writing Arnisons shop, Devonshire Street



Figure 12 Tiled entrance to shop



Windows

The predominant window type is a sash window. Other kinds of windows can be found, such as earlier mullioned windows in some of the yards and various Victorian and Edwardian designs, but these have a lesser impact on the character of the conservation area.

The double hung or vertically sliding sashes are the most common type of window found in Penrith's historic buildings. Sash windows are prevalent throughout the conservation area however a great many have been replaced in recent decades by unsympathetic top opening casements or mock sash windows, often in uPVC materials.

Doors

Penrith's doorways can be divided into three categories, within which there is considerable variation affected by factors such as age, status and use:

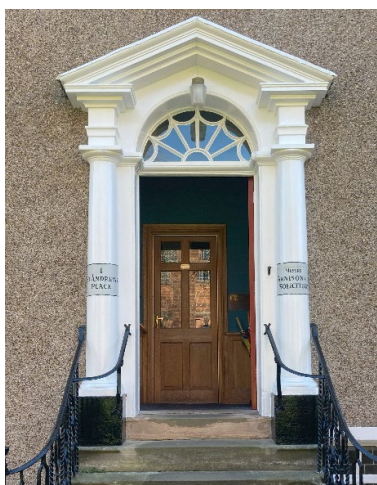
Carriage Doorways: Many of Penrith's traditional buildings are pierced by large doorways which provide access to the building or the land at the rear. Although the doorway form varies significantly between structures, most share a similar design. They have flattened arches and are defined by square-cut surrounds, much in the same way as most windows and pedestrian doorways. This design is embellished to varying degrees with keystones, springing stones and voussoirs (wedge shaped stone used to construct an arch) and may be executed in render or ashlar.

Figure 13 Example carriage doorway



Renaissance or Classical doorways: Penrith has some fine Classical doorways, which are found on high status C18 and C19 century buildings.

Figure 14 Example classical doorway



Lower status pedestrian doorways: Perhaps the most common of Penrith's doorways is the square-headed type with square-cut projecting stone jambs. From the late C18 it was common for a fanlight to be provided in an arched or square head above the door and frame. There are many different designs of doorway forms visible.

Figure 15 Doorways linked in pairs



Roofscape

Penrith's roofscape has a quite uniform character in terms of its form and materials. The traditional roofing materials are red sandstone tiles and Westmorland slate, although cheaper materials such as Welsh slate and man-made tiles are now common. The local street form, consisting of independent buildings constructed gable-to-gable, results in a characteristic roofscape. Most of the traditional buildings of Penrith are constructed with their roof pitch running parallel to the direction of the street. This method of building, combined with the creation of terraces from a series of independent and unrelated buildings, gives the overall impression in Penrith

streetscapes of a “jagged” skyline, with buildings of various heights and ridgelines adjoining one another. These irregular juxtapositions create interest and variety.

Dormer windows are not a strong characteristic of the conservation area, only occurring on occasional buildings. Ridges are either stone, clay tiles of various type or lead on timber rolls. Hipped roofs are also relatively few. There are some instances where roofs have been only partially re-covered in slate; retaining stone tiles at the edges. Rainwater goods are generally made out of painted cast iron or lead, often dated.

Chimneys are very prominent features on Penrith’s skyline and are found at gable ends, on ridges and rising from eaves. Chimney stacks are usually constructed out of stone with some brick.

Features of Interest

Typical features and elements of note in the area include:

- General stone detailing: quoins; detailing either flush or protruding out of walls; brackets to eaves, string courses, building lines follow the corner of streets with entrances in the angled corner.

Figure 16 Building line follows street corner



Figure 17 String courses and brackets to eaves on building in Castlegate



- Other features: signs above entrances to yards; shearing sign (shop in Middlegate); fish sign over shop entrance (4 Great Dockray); datestones; water troughs (Benson Row)

Figure 18 Wooden fish sign above entrance to shop



Figure 19 Shearing sign and date stone above entrance on building in Middlegate (now painted over)



Figure 20 Historic sign above entrance to yard



Townscape

The townscape of Penrith's conservation area has seen moderate change over the last 10 years comprising of: replacement of windows and doors; roof and chimney repairs; extensions to buildings primarily to create extra/larger living space; change of use of buildings with an appetite for residential accommodation, beauty salons, bars and cafes; commercial signage; shopfront alterations; installation of

extraction and ventilation systems; and pruning/felling works to trees. The train station has also seen some refurbishment and upgrade of facilities and equipment. There has been minimal demolition and new development works across the conservation area.

Minor developments include the construction of a new community hall attached to St Catherine's Church. The major developments include: the demolition of the former Miners Arms pub on Southend Road to enable the construction of a new 23 apartment block; demolition of a former bakery building off Friargate to enable the construction of Bakers Place housing development; and the erection of Pele Court retirement housing on land formerly owned by Greggs Bakery neighbouring Hutton Hall.

Figure 21 Bakers Place



Figure 22 Pele Court retirement housing



Also worthy of note here is the Penrith New Squares development which abuts the southern boundary of the conservation area. The mixed use development opened in 2013 and consists of Sainsbury's supermarket, housing, retail, cafe/bars, a hotel and a multi-storey car park. The redevelopment of this area has enhanced the southern part of the town centre but has only had moderate success to date in generating additional footfall.

Much of Penrith's public realm consists of a variety of hard landscaping with greenery being largely confined to churchyards and private gardens.

Many different approaches have been taken in terms of public realm hard landscaping with varying degrees of success. The design ranges from the standard utilitarian solutions familiar to many British towns to the well-considered streetscape of Market Square/Devonshire Street. Roads and pavements are tarmacked with little to no evidence of historic surfacing. The lack of a consistent palette of materials and landscaping forms throughout the town contributes to a sense of fragmentation and the detachment of spaces from each other.

Figure 23 Paving scheme on Devonshire Street



Figure 24 Tarmac road and pavements in Great Dockray



Traffic calming measures, traffic lights and pedestrian crossings are found throughout the town centre. There are seven main car parks in the conservation area plus on-street parking areas of varying sizes. On-street parking has a dominant effect on the visual amenity of the streetscene of much of the town centre and surrounding residential areas.

Figure 25 (left) Traffic light junction crossing on Middlegate

Figure 26 (right) Pedestrian crossing on Middlegate



Street furniture is generally minimal and predominantly modern and utilitarian with the exception of some streetlamps with a Victorian style found within the historic commercial centre. Street furniture comprises of the following elements:

- Litter bins
- Benches
- Post boxes
- Phone boxes
- Penrith Town Trail signs/boards
- Flower planters/boxes
- Millennium trail signs

Figure 27 (left) Penrith Town Trail signage

Figure 28 (right) Millennium Trail sign attached to building

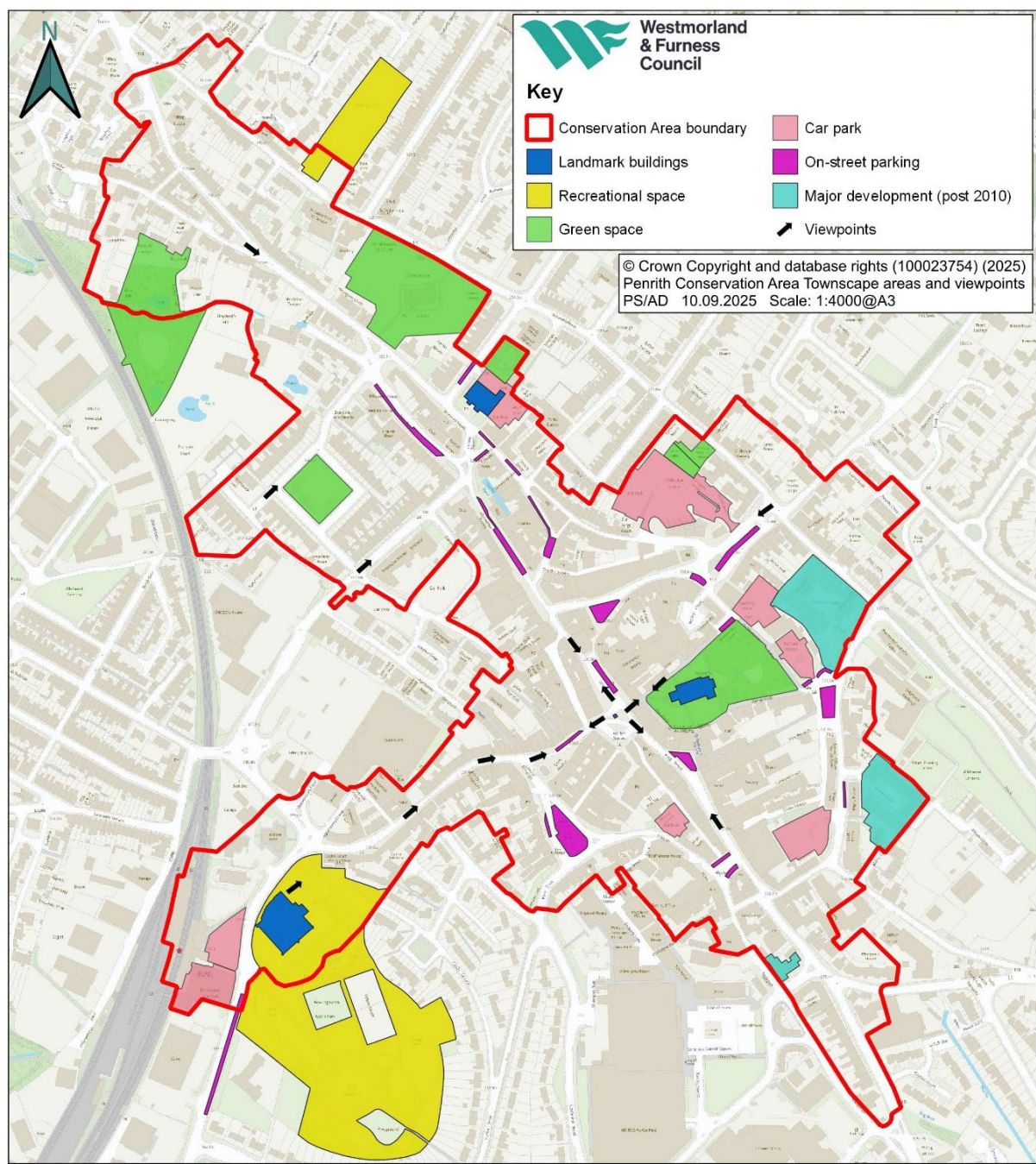


Figure 29 Example of flower planters and litter bin found in the conservation area



There are many key viewpoints around the town centre which are considered important to the character of the conservation area for many reasons including that they point our direction to landmark buildings/structures. These key viewpoints are indicated on the townscape plan below.

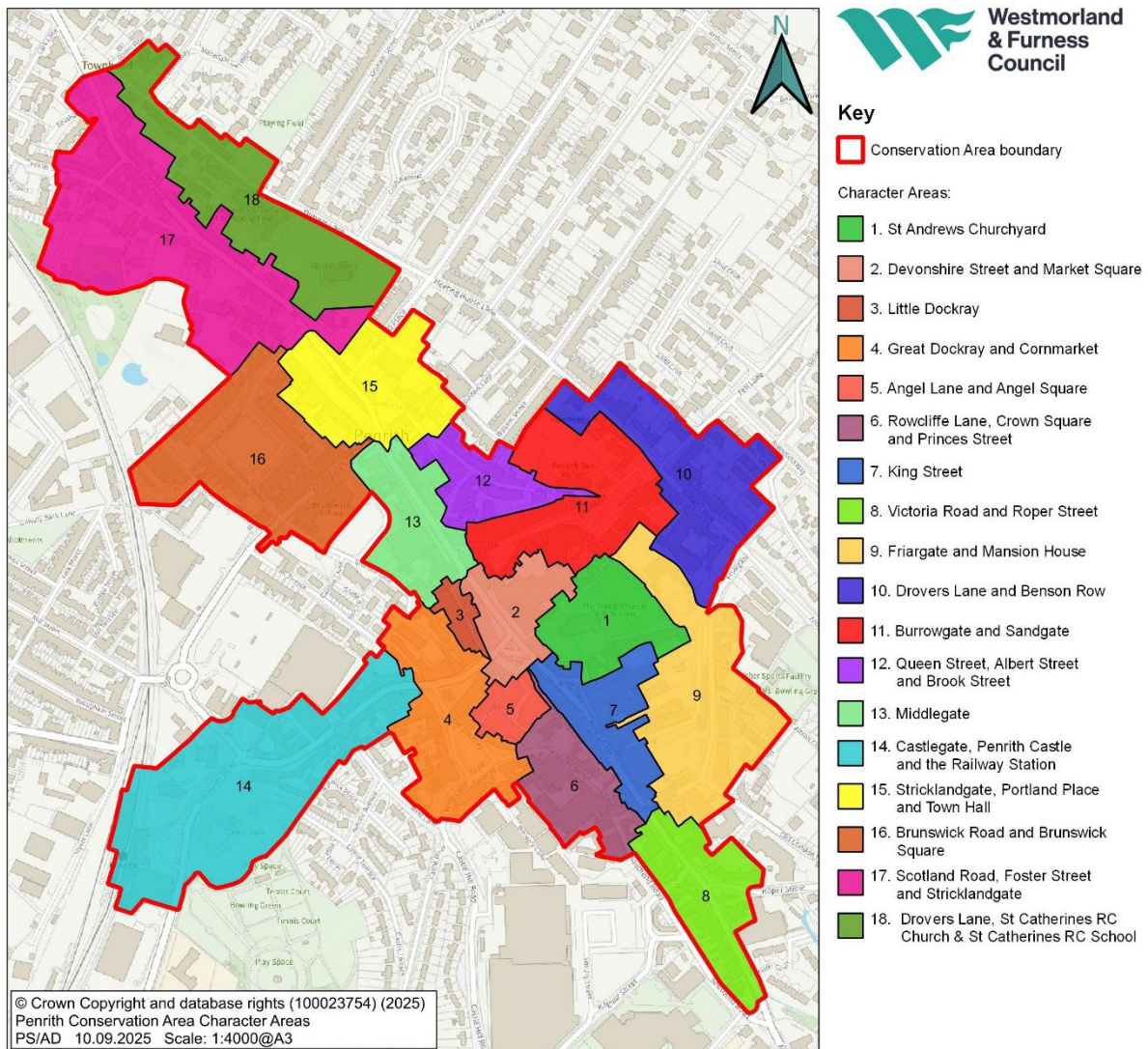
Figure 30 Townscape Plan



Character Areas

The conservation area can be divided into eighteen individual character areas as shown on figure 31.

Figure 31 Character areas



Character area 1 St Andrew's Churchyard, St Andrew's Place, St Andrew's Square & Bishop Yards

Character area 1 includes St Andrew's Church/ churchyard and the high status historic buildings of St Andrew's Place, St Andrew's Square and Bishop Yards that enclose it on three sides. The fourth, eastern, side of the square is enclosed by De Whelpdale's Lane and a high stone wall forming the boundary of Mansion House and associated car parks. The area is considered the spiritual and historic centre of Penrith. It is of mixed use including: the Church, Parish Centre, library, offices, cafes, beauty salons and residential dwellings.

Figure 32 St Andrew's Church



The church commands the centre of the space and the churchyard itself is a welcome green space in the centre of the town. A stone slabbed path surrounds the churchyard. A pedestrian passage in the western corner of the churchyard links the space to the Market Square and Musgrave Monument. At the south-eastern corner of the churchyard is a junction with Friargate. The street here is widened into an irregular open space, typical of Penrith. The buildings making up the three surrounding elevations vary considerably in style and status but maintain a traditional character. The Church Tower is visible from several points around the town and is a key feature of its skyline.

Buildings are two or three storeys in height with sandstone or roughcast render walls under predominantly a greenslate roof. Traditional timber panel doors and timber sliding sash windows in painted stone surrounds are predominant features. Other features include fanlights, string courses, bracketed eaves, drip moulds and column door surrounds.

The Parish Church of St Andrew is a grade I listed building and is included on Historic England's Heritage at Risk register. Within the churchyard are two scheduled monuments- The Giants Grave and The Giants Thumb which are of Anglian origin. Only a small number of the enclosing buildings are not designated as listed buildings. Of those which are designated there are three grade II* designations: Nos 1, 2 & 3 Bishops Yards; No 1 St Andrew's Place and The Gathering.

Character area 2 Market Square & Devonshire Street

Devonshire Street/Market Square represents the commercial centre of Penrith and forms character area 2. The status of the area is reflected in the buildings with high levels of detailing, quality of building materials and by height. The stylistic variety of the Victorian and Edwardian buildings gives the area a mixed character but one that is in-keeping with local materials.

Figure 33 Market Square



At the northern end of Devonshire Street is a broad fronted shop (Arnison's) of high architectural quality. Two narrow routes flow into the area on either side of this building. The left provides a connection with Middlegate whilst the right is a pedestrian route providing a link to Burrowgate. Buildings at the northern end of Devonshire Street are reasonably tall in relation to the width of the street which creates an imposing effect. This is moderated by the gradual broadening of the street towards the Market Square. Midway down the east elevation of Devonshire Street is the entrance to Devonshire Arcade, the covered market. The first break in the east elevation of the street is the entrance to the character area 1 St Andrews Church. The civic scale of the bank buildings that flank this pedestrian route provide a grand gateway to the church.

The extent of the Market Square is made clear by hard landscaping and the positions and treatment of surrounding buildings. The grade II listed Musgrave monument at the centre of the Market Square highlights the importance of the area and provides a visual connection with surrounding spaces. The Market Square connects with two vehicular routes in addition to Devonshire Street – King Street and Cornmarket. From its south side there is also pedestrian access to Rowcliffe Lane, which is claimed to have been the town's principal trading street, Angel Square and Angel Lane.

Buildings in this character area are three storeys with a handful of taller buildings. They predominantly have sandstone ashlar walls under a greenslate roof featuring sandstone chimneys. Doors are usually timber/glazed shop doors and many feature fanlights. Windows are timber sliding sash with a mixture of surrounds. There are many surviving traditional shopfronts in the area. Other architectural features found in the area include stone balustrades, pediments, mullions and transoms, buttresses, string course and drip moulds.

The townscape space of Market Square and Devonshire Street has been hard landscaped to a high standard. The roads have been surfaced in different types and shapes of stone to differentiate between areas with varying functions. The paving has a regional character through the use of red sandstone sets. The use of

different materials helps render the space legible and removes the requirement for painted road markings, which could detract from the space's aesthetic quality.

The majority of buildings within the area are designated as listed buildings. The George Hotel which occupies a large part of the eastern side of Devonshire Street is grade II* listed.

Character area 3 Little Dockray

Little Dockray is a commercial street running parallel to Devonshire Street and forms character area 3. The scale and style of buildings enclosing Little Dockray create a well-proportioned and attractive space that has a sense of being removed from the busy town centre. The top end of the street links with Middlegate and the bottom end of the street links with the Market Square/ Cornmarket junction. One or two narrow alleyways connect Little Dockray with Devonshire Street. The gradual broadening to the top northern end of the lane has the effect of forming a small open space that can be thought of as a square or piazza. It is used by cafes for outside seating areas.

Figure 34 Little Dockray



The buildings in Little Dockray occupy a relatively low position in Penrith's townscape hierarchy. They are relatively modest buildings of two or three storeys and predominantly faced in render and roughcast. The shops here tend to be small and in some cases two or more shops occupy a single building. Doors are timber/glazed, some with fanlights and windows are timber sliding sashes in painted stone surrounds.

The hard landscaping approach in Little Dockray consists of red concrete bricks and is very similar to that in Angel Lane. Street furniture includes flower boxes, benches and litter bins.

Most of the buildings forming the street are grade II listed buildings.

Character area 4 Cornmarket & Great Dockray

Character area 4 includes Cornmarket, Poets Walk, Clint Mill, Great Dockray and the south-east end of West Lane.

Cornmarket is a commercial area linking the Market Square to Castlegate and Great Dockray. From the junction with the Market Square, Cornmarket begins as a street and broadens out gradually to its triangular marketplace end. The central area was pedestrianised and the market cross bandstand constructed in 1983. The structure is a visual focal point in the area in need of some cosmetic improvement.

Figure 35 Cornmarket



The scale and architectural treatment of the enclosing buildings suggests Cornmarket is of lower status in the townscape hierarchy than Devonshire Street/Market Square. The surrounding buildings are generally two or three storeys tall with the height descending away from Market Square. There is also a higher proportion of rendered buildings to those of sandstone. Doors are a mixture of modern timber, timber/glazed and uPVC styles. Windows are also a mixture of styles and materials with uPVC becoming a dominant material choice. Shopfronts are a mixture of modern and traditional styles.

Doorways in the street elevations of Cornmarket provide access to some of Penrith's best surviving yards such as White Hart Yard.

Some of the hard landscaping theme of the Market Square extends into Cornmarket. However, the pedestrian area around the Market Cross is paved in small low-quality bricks and the Market Cross structure has concrete slabs. Street furniture includes streetlamps, litter bins, railings and bollards, modern road signs, benches and flower boxes.

The buildings on the southern side of Cornmarket are grade II listed along with some on its northern side. The Clint Mill is considered to be a non-designated heritage asset – a hidden gem behind the Cornmarket façade.

The connection of Cornmarket and Great Dockray is large enough to blur the boundary between the two spaces. The connection was previously more open enabling them to function as a single unit when accommodating a fair. The requirements of the car however have reduced this quality of the two spaces.

From the junction with Cornmarket, Great Dockray opens out into a broad open space. The sense of openness is emphasised by the small scale of the surrounding buildings. Once again, however, traffic and parking requirements have caused this quality of the space to be diminished.

Figure 36 Great Dockray



Many of the buildings in Great Dockray were originally built for residential use but were later adapted for commercial purposes. Buildings are generally two storeys with render or roughcast render walls, greenslate roofs and sandstone or rendered chimneys. Doors are a mixture of modern timber, timber/glazed and uPVC styles. Windows are also a mixture of styles and materials with uPVC becoming a dominant material choice. Shopfronts are a mixture of modern and traditional styles.

There are also a number of doorways/ alleyways here providing access to rear yards such as Nevison Yard and the yard to the rear of Dockray Hall.

Great Dockray is dominated by a wide expanse of tarmac surfacing, partly softened by three raised bed planters each hosting a single tree.

Some of the town's oldest buildings are found in Great Dockray such as the grade I listed Dockray Hall (formerly Gloucester Arms) and the grade II* listed Two Lions Inn (former town house of Gerard Lowther). There are plans to refurbish both buildings and to bring the Two Lions Inn back into use after been closed for some time. There are also a small number of grade II listed buildings in the area.

Character area 5 Angel Lane & Angel Square

Character area 5 comprises of the commercial area extending from the south-west corner of the Market Square including Angel Lane, Angel Square and interlinking lanes.

Angel Lane connects the Market Square with Great Dockray and is a favoured pedestrian route between the two areas, as well as a destination in its own right. The Lane has a traditional narrow back lane character and is enclosed by traditional buildings mainly of low status. Buildings are predominantly two storeys and rendered although three storey buildings of higher status are located at the Market Square end of the street. Buildings at the end of the street (such as Oliver's sandwich shop) are of rubble stone which is unusual as traditionally rubble stone is of lower status than render and one would expect to find detailing of higher status where the lane intersects with the higher status spaces of Market Square and Great Dockray.

Figure 37 Angel Lane



Angel Square is an extension of the shopping environment and was created following the demolition and redevelopment of buildings in the late 20th century. It has a more open character, and shopfronts are more formal and modern in character.

The street has been landscaped with modern brick paving that contrasts with the traditional buildings.

There is only one designated heritage asset in this area which is the grade II* listed No.4 Angel Lane (currently a Pilates Studio). This building was rebuilt in the mid-18th century with high quality materials and polite architectural features.

Character area 6 Rowcliffe Lane, Princes Street, Crown Square & Crown Terrace

Character area 6 comprises of Princes Street that connects Great Dockray to Crown Square and down towards Southend Road; along with Rowcliffe Lane that connects the Market Square to Crown Square.

The north side of Princes Street which connects to Angel Square has a large open space where several buildings were demolished after the Second World War. As a result, the street no longer has the character of a traditional winding street. The space is used for car parking. On the opposite side of the street is the modern gateway entrance to the New Squares shopping district, the large modern Tournament House building and the modern post office depot. The latter has a jarring impact on the appearance and character of the street.

Rowcliffe Lane (formerly Old Post Office Lane) runs parallel to King Street. Its historic character as a lively trading street is no longer evident with no shopfronts and now it has a back lane character and its principal function is to provide access to the rear of premises.

Figure 38 Rowcliffe Lane



The remaining Georgian buildings of Crown Square and their architectural features provide a genteel character and indicate that the square was formerly of high status in the townscape. However, the demolition of the former Royal Hussar, its replacement by M&S supermarket, the on-street car parking and the low-quality landscaping of the square have decreased the value of the space.

Figure 39 Crown Square



Buildings in this character area are usually two storeys, rendered or roughcast, with slate or modern tile roofs and sandstone chimneys. Doors are a mixture of modern timber and uPVC styles. There are some remaining timber sliding sash windows but uPVC units are also dominant.

Character area 7 King Street

King Street forms character area 7. Historically, all traffic to and from the south into the town centre would pass through King Street and the buildings constructed along its length reflect its status as a strategic transportation route. The street was historically lined with hotels, garages, inns and shops but changes in transportation infrastructure and society have reduced the prominence of the street and it is now lined with shops, bars and restaurants.

At its north-eastern end, King Street broadens gradually and joins St Andrews Square. Here two buildings stand at an angle to the road creating a small town square at the head of the street. From here the road continues to join the south side of the Market Square.

Figure 40 King Street



King Street has a consistent high status reflected in its traditional building materials and height. Although those buildings around its town square head appear of greater importance in architectural detailing and height. Buildings are three storeys with a low number of two storeys. There is a mixture of building materials – sandstone,

stone, ashlar and stucco but render or roughcast is the most dominant with stone quoins and slate roofs and sandstone chimneys. Modern timber and timber/glazed doors are dominant with many featuring fanlights. Timber sliding sash windows remain the dominant window style with timber casement windows also featuring. There are a considerable number of traditional shopfronts remaining although many shopfronts now have modern alterations and materials, some of which are considered to have a negative impact on the aesthetic character of the streetscape. Other architectural features found on buildings in the area include corbels, date stones, string courses, balustrades and mullions. There are also a number of doorways/ alleyways here providing access to rear yards.

Hard landscaping elements of note in King Street include a pedestrian crossing at its top end utilising paving slabs to mark the crossing point in the place of a painted zebra crossing.

There are a high number of grade II listed buildings in this area of 18th and 19th century origin.

Character area 8 Victoria Road

Character area 8 is the southern tip of the conservation area boundary comprising of Victoria Road that extends from King Street heading out of the town centre.

Figure 41 Victoria Road



The area has a less tight knit grain, a wider road, two large controlled traffic junctions and buildings are set back slightly from the roadside which creates a more open feel to the area. The open and modern feel is accentuated by the large modern buildings (Landels Court, apartments on corner of Southend Road and Whelpdale House) located around the junctions with Kilgour Street and Roper Street along with the timber merchant's site. This indicates the area is of lower status in the townscape hierarchy and is a later development.

Buildings are two storeys, with the exception of the modern apartment blocks, and predominantly of render or roughcast with a slate roof and sandstone chimney, although sandstone, stucco and brick materials also feature in the area. There are

a considerable number of timber panel doors remaining but uPVC and modern timber are also becoming increasingly prevalent. Unfortunately, uPVC and modern sash windows are prevailing over timber sliding sash windows. Quoins, fanlights and painted or stone surrounds are dominant features. Other features found in the area include boundary walls, iron rings, keystones, pediments, column porticos and brackets to eaves.

Landscaping and street furniture reflects the heavy traffic use of the area with tarmac roads and pavements, concrete kerbs, tactile paving, modern guardrails, aluminium streetlamps, traffic lights, road signs and bollards.

There are only two grade II listed buildings located at the northern end of the character area of Victoria Road.

Character area 9 Friargate

Character area 9 is a fragmented space that wraps around the eastern edge of the historic core following Friargate. It includes the Georgian Mansion House and its associated grounds to the northern end and connects to Victoria Road via Old London Road at the southern end. It is a residential area with some interspersed office and commercial buildings.

Figure 42 Friargate



The northern end of the road widens into an open space that connects to Mansion House and St Andrews churchyard. As with many of Penrith's open spaces the area is now used for car parking. The north-eastern side of the road is home to some 18th century buildings constructed on the site of the former Friary. These are designated grade II* listed buildings along with Mansion House. Heading south along Friargate the road narrows past Penrith Town Council offices – a modern linear block. The eastern side is taken over by two large modern residential blocks fronting the road with a relatively recent housing development (Bakers Place) behind. The western side of Friargate lacks a built frontage with open space used for car parking associated with commercial premises and M&S supermarket. Crown Terrace links Friargate with King Street and has a hidden backland character.

Buildings in this area are predominantly two storeys of sandstone or roughcast (brick also makes small appearance) under a blue slate roof (modern tile is also prevalent) with stone or rendered chimneys. Quoins and stone or painted stone surrounds feature highly. Unfortunately, the common material for windows and doors in the area has become uPVC with very few traditional timber doors or sliding sash windows remaining. Other features in the area include pediments, stone column porches, former cart entrances and stone boundary walls.

Character Area 10 Benson Row & Meeting House Lane

Character area 10 includes Benson Row and Meeting House Lane – they form part of a well-used traffic route around the east side of the town centre. Broadly running north/south these roads form part of a historic droving route from Scotland to the south. The roads are separated by a mini roundabout at their junction with Sandgate and Fell Lane. The southern end of Benson Row turns abruptly westwards around Hutton Hall and opens out into Friargate. It is a residential area with the only other uses being a Quaker Meeting House and a Nursery school.

In general buildings are two storied in height and comprise short terraces and pairs of buildings as well as individual large buildings. Buildings are of mostly rendered/roughcast walls (sandstone and stucco walls are also common) and slight variation in design. The building line is typically back of pavement with the exception of some larger buildings that are set back with large gardens such as The Friends Meeting House and South Crozier Lodge.

Figure 43 Meeting House Lane



The courtyards to the front of Hutton Hall and Pele Court are used for car parking. There are also two yards leading off Benson Row – a private yard between nos. 5-6 and Shearman Yard whose entrance forms part of no 13. The organic development has created a varied roof scape. Modern tile roof coverings have become the dominant roof material but greenslate is also highly used. Chimneys are usually rendered/roughcast or sandstone. Unfortunately, the common material for windows and doors in the area has become uPVC with very few traditional timber doors or sliding sash windows remaining. Other features of the area include drip moulds, pediments, column surrounds, date stones, yard signs, sandstone boundary walls and an animal drinking trough (a remnant of former droving use).

Some 20th century semi-detached bungalows constructed of brick with horizontal fenestration are out of character for the area and have a negative impact on the streetscene.

Landscaping and street furniture is minimal and reflects the area as an arterial traffic route: tarmac roads and pavements, aluminium streetlamps, road signs and markings, bollards and a zebra crossing.

The area includes the grade II* listed Hutton Hall and Hutton Cottage along with a small number of grade II listed buildings.

Character Area 11 Sandgate & Burrowgate

This character area comprises of Burrowgate and Sandgate which are located on the northern edge of the historic core. The area provides a transition between the commercial space of the city centre and the residential surroundings. Burrowgate links with Middlegate and to Devonshire Street via a pedestrian walkway. Sandgate flows into De Whelpdale Lane providing a link to St Andrews Church; Albert Street and as previously mentioned joins Meeting House Lane/ Benson Row via a mini roundabout.

Sandgate is the largest of Penrith's marketplaces. The scale of the space is not immediately apparent as it has been divided and landscaped so as to better accommodate vehicular traffic and parking. Penrith bus station and car park also occupies a large area off the north-western side of Sandgate.

Sandgate is home to relatively low status buildings giving it a restrained, modest character. They are of two storeys, rendered or roughcast with green or blue slate roofs. In some cases, two or more buildings are united by sharing a common roofline, but the general effect is of a broken roofline, moving up and down according to the different heights of neighbouring buildings. There are some timber panel doors remaining but unfortunately uPVC has become the prominent material choice. There is a significant amount of remaining timber sliding sash windows but again uPVC is becoming prevalent. Simple painted stone surrounds are characteristic of the area.

Figure 44 Sandgate



street furniture includes aluminium streetlamps, road signs and markings, bollards, litter bins, benches, Penrith town trail signage and a phone box. A small amount of soft landscaping has been introduced between the road and parking areas.

The route connecting Sandgate to Burrowgate is narrow before it widens into a triangular market space. The square-like character of the triangular space is emphasised by the high degree of enclosure provided by surrounding buildings, especially so by the backs of the taller buildings facing Devonshire Street. Like elsewhere in the town this open market space has been taken over for car parking use. Although very close to Devonshire Street and Middlegate, Burrowgate feels quite detached from the town centre.

Figure 45 Burrowgate



Buildings on the southern and eastern sides of Burrowgate retain more of their traditional character. The majority of buildings here are of two storeys, rendered with simple protruding doors and window surrounds. A large archway provides access to a large yard at the back of The George Hotel. In contrast there are also some two and three storey Victorian buildings built of red sandstone rubble square cut blocks with ashlar detailing. The northern side of Burrowgate is largely occupied by the former Victorian Penrith Co-operative Society Department Store. The

building has stood vacant for many years having a significant negative impact on the character and functionality of the streetscene.

Street furniture is scarce and includes: a zebra crossing, aluminium streetlamps, Victorian style streetlamps and road signs. Pavements in this area are a mixture of sandstone slabs, sandstone kerbs, modern paving with stone kerbs and some cobbled sets remain outside the former coach house.

The built frontage along the north-eastern side of Sandgate is grade II listed. Nos 13, 14 and 15 Sandgate and No1 Meeting House Lane are grade II* listed for their historical development as the former Sandgate Hall. There are a low number of grade II listed buildings in the Burrowgate area including The Woolpack, The Pinney and The Cottage Café (46 Burrowgate).

Character Area 12 Queen Street, Brook Street & Albert Street

The three narrow streets of Queen Street, Brook Street and Albert Street link Corney Place with Sandgate and Middlegate. Historic maps show that this street pattern is probably medieval but was certainly in use since the 18th century. For the most part these streets have restricted carriageway and pavement widths with parking only being permitted on Queen Street. They are well used by pedestrians as they provide alternate routes for getting around the town and are very much part of the permeability that is such a characteristic of the conservation area.

Figure 46 Albert Street



The southern end of Queen Street widens out slightly as it joins Middlegate. Queen Street has seen a number of uses in its various buildings ranging from brewing (rear of Alhambra cinema) to ecclesiastical. Consequently, it is a varied street architecturally comprising a mixture of two and three storied buildings with heights rising on the approach to Middlegate.

Largely residential Albert Street abruptly loses its sense of enclosure and tight grain as it gives way to the bus station. The properties on Albert Street increase in height and status from north to south. In general, the architecture is typical of Penrith – simple plain frontages fronting the street; back of pavement building line; stone window and door surrounds and a vertical emphasis. Brook Street is largely an uninviting road that provides rear access to buildings fronting Burrowgate.

This character area has a variety of building materials including local sandstone, stucco and roughcast render, blue and green slate but modern tiles are also prevalent. There is a low number of traditional doors remaining with uPVC and modern timber styles dominant. Windows are also a mixture of traditional timber sliding sash, timber casements and uPVC styles. Other features evident on buildings in the area include: 3-light windows, arched stone surrounds, stone column surrounds, chamfered surrounds and hoodmoulds.

There are a large number of grade II listed buildings in this area and many others that make a valuable townscape contribution.

Character Area 13 Middlegate

Character area 13 covers the Middlegate area between Brunswick Road/ Corney Square junction and Devonshire Street. Middlegate has the character of a traditional shopping street, without any marked variation in width from one end to the other. Buildings on both sides of the south end of Middlegate encroach into the space. This creates an interesting townscape and almost a gateway into Devonshire Street.

The west elevation of Middlegate retains some of its historic integrity and it is pierced in a number of places by doorways to yards at the rear. The buildings on the northern end of this elevation are two storeys tall whereas they rise to three storeys towards the southern end where they near the junction with the high-status space of Devonshire Street.

Buildings in this area are rendered with green or grey slate roofs and sandstone chimneys. Doors are modern timber/glazed with some metal doors to modern shopfronts. Upper floors to the buildings feature timber sliding sash or timber casement windows in predominantly painted stone surrounds. There are also a low number of dormer windows found in this area. Some traditional shopfronts remain but most shopfronts have been altered or replaced with modern alternatives that are detrimental to the character of the area

Figure 47 Middlegate



The eastern elevation has quite a different character to the vernacular character of the western side. Most of it is made up of a single terrace of shops, which occupies the whole of the elevation between Robinson's School and the junction with Queen Street. These shops replaced a former brewery on the site in 1910 and include the Alhambra Theatre. They are of relatively high architectural quality and a positive addition to the townscape.

At the northern end of Middlegate stands the grade II* listed Robinson's School, inscribed 1670, which is now the local museum. Outside the museum is the only place where Thacka Beck is now visible in the town. There is a small seating area here and some public art.

Middlegate has been landscaped with square pink paving slabs with areas assigned for on-street parking. Street furniture reflects the street as a busy traffic route into the town centre and includes: a zebra crossing, a pelican crossing, tactile paving, iron railings and road signs. It also features litter bins, Penrith Town Trail signage, benches, Victorian style streetlamps and planting boxes.

Character Area 14 Castlegate & Ullswater Road

Castlegate rises out of the western corner of Cornmarket and winds its way to join the roundabout with Ullswater Road. The character area also includes the ruins of Penrith Castle which is a scheduled monument and grade I listed building and the grade II listed Penrith train station located on Ullswater Road.

Castlegate has the character of a winding street with a back of pavement frontage. The only break in the built frontage is a small car park associated with a public house on the northern side of the street along with entrances to rear yards. Buildings are two storeys with some three storey buildings where the street turns downhill to Cornmarket. These buildings are also of higher quality materials and details in the building hierarchy, emphasising the transition between two character

areas and having the effect of a gateway into the town centre. The Station Hotel at the opposite end of Castlegate is also three storeys and of higher quality materials and details. Its location, scale and design have the effect of being a dominant building in the area.

Figure 48 Castlegate



Buildings along the street are typically render/ roughcast with sandstone for the higher status material, slate roofs and sandstone or rendered chimneys. There are a small number of timber panel doors remaining but unfortunately the majority of doors have been replaced with modern timber and glazing or uPVC. There are some timber sliding sash windows remaining in the area but again uPVC has unfortunately become the common material. This has resulted in a detrimental impact on the appearance and character of the area. Quoins, fanlights and plain painted stone surrounds feature highly in the area. Those buildings with shopfronts have retained their traditional style.

As a whole the street has a forgotten back street feel to it rather than an attractive gateway into the town centre. This is a result of degraded buildings with evidence of stone degradation, peeling paint, vacant buildings with boarded windows, rotten timber windows and shopfronts in poor condition. It is further deteriorated by the landscaping of the street with modern block paving and tarmac and the lack of street furniture or soft landscaping. The area could benefit from investment and enhancement.

Ullswater Road has a contrasting wide-open character. The ruins of Penrith Castle, at its elevated position is a key landmark and destination for the town. As such there are key views to and from the monument. Beside the Castle is the grade II listed WWI Memorial Gate that provides an entrance to Castle Park – an attractive setting to the conservation area. Directly across from the Castle is the Penrith train station – an attractive Victorian addition to the town which is to some degree lessened by the adjoining multi store car park.

Figure 49 Penrith train station



Being a busy traffic circulation route into the town, street furniture and landscaping has been designed to reflect this and includes tarmac pavements with concrete kerbs, road signs, bollards, aluminium streetlamps, a pelican crossing and modern bus shelter. The intensity of the urban grain here is softened by sandstone walls, trees and the grass-covered ramparts of the Castle.

Character Area 15 Corney Place, Corney Square & Duke Street

Corney Square, Wilson Row and Duke Street currently form part of a one-way traffic gyratory system with traffic feeding into it mainly from the west from Brunswick Road, the north from Stricklandgate and the east from Portland Place. This historic road layout can be seen on Clarke's 1787 plan of Penrith with development being clearly evident at that time. This is a mixed-use area with commercial, office, retail, religious, civic and leisure uses as well as some residential.

The properties on the west side of Wilson Row and the east side of Duke Street effectively form a trapezoid shaped roundabout that separates the town centre from the northern part of the conservation area. These buildings have a back of pavement building line and a tight grain. Their heights rise from two stories to three as they approach the top of Middlegate and their uses become more retail and commercial. In contrast to the east side of Duke Street which lacks a built frontage, the west side has an uninterrupted built form. Its appearance is however let down by the uninspiring late 20th century Ullswater House at the corner with Brunswick Square, its roof arrangement and modern fenestration being particularly out of keeping.

Figure 50 Corney Square



Figure 51 Wilson Row



Corney Square is an irregularly shaped area from which there are views up Brunswick Road, down Middlegate and up Portland Place to the Beacon. Despite its name this space does not function as a square due to it being encircled by traffic and a lack of any focal features. The area is often congested due to a build-up of vehicles waiting to enter Middlegate. The grade II listed Town Hall (currently vacant) located on the corner of Corney Square with Portland Place is set back from the road with formal flower beds. It is a prominent building in the area due to its size, scale and formal materials and features. Corney Place is a spur off Corney Square linking into Queen and Albert Streets.

In general buildings in this area are two storeys, constructed with sandstone or render/roughcast walls, greenslate roofs and sandstone chimneys. Doors are a mixture of timber panel and uPVC with a considerable number featuring fanlights. Unfortunately, there is a larger number of uPVC windows, but timber sliding sash are also evident. Some buildings have bay windows and those buildings of Gothic style feature leaded windows. A high proportion have sandstone surrounds but painted stone surrounds are also common. Other architectural features found in this area include: hoodmoulds, pediments, corbels, mullions, brackets to eaves, motifs and inscriptions, signs over entrances to rear yards and sandstone boundary walls – some with iron railings.

As elsewhere in the town centre the street furniture and landscaping has been designed to reflect the busy traffic circulation and includes modern block paving and tarmac pavements with concrete kerbs, road signs and markings, bollards/guardrails, aluminium streetlamps, a traffic light controlled crossing, and soft landscaping on traffic islands. On-street car parking has also been incorporated on Duke Street and Corney Square.

Character Area 16 Brunswick Road, Brunswick Square & Brunswick Terrace

Brunswick Road is the principal road into the town from the east and is dominated by traffic. At the top end of the road are a number of retail outlets with no

distinguishing character and the built form is fragmented. This changes significantly on entering the conservation area where the late 19th century development towards the bottom of the street creates a strong sense of arrival on entrance into the town centre. The north-western side of the street has a tight knit grain of terraced residential properties and some shops. The opposite side of the street is home to Brunswick Road Primary School – a late 19th century building of red sandstone.

Unlike Penrith's market areas which developed organically, Brunswick Square is a planned residential development dating from the mid-19th century. The square is sited on an east facing hill, so has a higher and a lower end with regular buildings on three sides and irregular but grander buildings on the elevated SW side. There is a private communal garden in its centre. This plan form gives the square its unique character of elegance and tranquillity.

The elevated end has high-status, high-quality buildings with some variation in architectural style and materials. Some buildings are of local red sandstone, but some set themselves apart by use of paler sandstone and fine detailing. The three lower status sides of the square feature terraces built of local red sandstone with slate roofs and plain ashlar window and door surrounds. Some elements have further decoration consistent with the Victorian character.

Figure 52 Brunswick Square



Figure 53 Brunswick Square



Figure 54 Brunswick Square gardens



In general buildings are two storeys constructed of local red sandstone under blue slate roofs featuring sandstone chimneys. Approximately half the buildings in the area have either ground or two storey bay windows. There are a considerable number of traditional timber panel doors but sadly uPVC doors are also becoming common. Unfortunately, uPVC windows have become the dominant material for windows to the detriment of the character of the area. In contrast to other areas window and door surrounds are predominantly unpainted sandstone or stone. Quoins and fanlights are dominant features. Other features noted include: two and three light openings, drip moulds, bracketed eaves, doors at first floor level with stepped access, sandstone boundary walls with/without iron railings and inscriptions/date stones.

Character Area 17 Stricklandgate, Scotland Road, Foster Street & Watson Terrace

This area to the north of the town centre is predominantly residential and lies either side of Stricklandgate and Scotland Road (the A6). The road slopes north to south, still following the line of the original medieval road. Foster Street tracks north-west from the A6 and together with Harrison Street, forms a triangular area of development. Watson Terrace is a residential cul-de-sac off the southern end of Stricklandgate near the entrance to Shepherds Hill.

Buildings on Scotland Road date from the late 18th century with the majority being late 19th and 20th century infill development. In general, two-storied terraces front the main road built on the back of pavement line with very few gap sites. Buildings on Stricklandgate are individual or built in short terraces reflecting the organic growth of this area. Nos. 1-8 Stricklandgate Terrace are early 20th century in origin. The design is uncharacteristic of the area, but its form and profile have a positive visual impact on the streetscene.

The Foster Street area is very diverse as it still contains many late 18th and early 19th century buildings plus late 19th century terraces, 20th century infill development and housing at Grove, Beatham and Lowther Courts. Development has been incremental with individual properties set back from the road and subsequent late 19th terraces with a back of pavement building line. Most of the properties on Foster Street have been altered substantially over time to the detriment of the area's townscape quality. Of interest is the 19th century interlocking terrace known as the New Buildings in which the main elevations of the properties are alternatively at the front and rear of the terrace although all have a Foster Street entrance. This building form is unusual in Penrith and is more often found in larger industrial towns and cities where space was limited.

Figure 55 Foster Street



Figure 56 Stricklandgate



In general buildings in this character area are two storeys of predominantly roughcast render, render over brick or sandstone with a mixture of blue, green, or grey slate and modern tiles for roof coverings. Chimneys tend to be rendered/roughcast rendered. Unfortunately, the predominant material for windows and doors has become uPVC with low numbers of traditional and modern timber doors and windows remaining. Concrete has also been brought into use for surrounds, cills and lintels. This diminishes architectural quality and the status of the area in the town's building hierarchy. The small number of commercial premises do not have shopfronts but feature modern commercial signs attached to the buildings.

The northern boundary of this character area marks the end of the historic traditional buildings and the start of modern 20th and 21st century developments.

Like elsewhere the street furniture and landscaping reflects the road as a main route into the town centre with concrete kerbs, aluminium streetlamps, a zebra crossing, road signs and markings. Some trees and soft landscaping have been introduced at the junction with Foster Street to little effect on the streetscene.

Unsurprisingly, there are few designated listed buildings in this area. The late 18th century Shepherd's Hill and the Malthouse within its grounds are grade II* listed.

Character Area 18 Drovers Lane

Character area 18 covers the north-eastern edge of the conservation area. It follows Drovers Lane that also runs north-south in parallel to the A6. As its name suggests, this road forms part of the historic droving route into the town connecting Meeting House Lane and Benson Row.

The area has a fragmented, scattered development pattern of mixed characters. It stretches from the 17th century grade II* listed Cockell House to the mid-19th century grade II listed Christ Church and its graveyard. In between are a mixture of 18th/19th century short terraces with a back of pavement line fronting the street; a short terrace of mid-20th century brick buildings set back from the road with small

garden areas bounded by sandstone walls; mid-20th century brick bungalows off Cross Lane; St Catherine's RC Primary School (rebuilt in 1970s), and the mid-19th century St Catherine's RC Church.

Figure 57 Drovers Lane



Figure 58 Drovers Terrace



Building materials in this area are mixed including sandstone, render/roughcast render and brick with greenslate and modern tiles as the dominant roof coverings and sandstone or brick chimneys. uPVC is the predominant choice of material for windows and doors with modern timber doors and timber casement windows also heavily featured. Cills and lintels feature over full surrounds with concrete often being used. Overall, the area has a back road route feel to it and its lower status is exacerbated by the use of low quality materials of brick, concrete and uPVC. The large grounds of Christ Church are a welcome green space in the built form.

Again, street furniture reflects the traffic need with concrete kerbs lining the road, on-street car parking, a zebra crossing, a cycle lane and aluminum streetlamps.

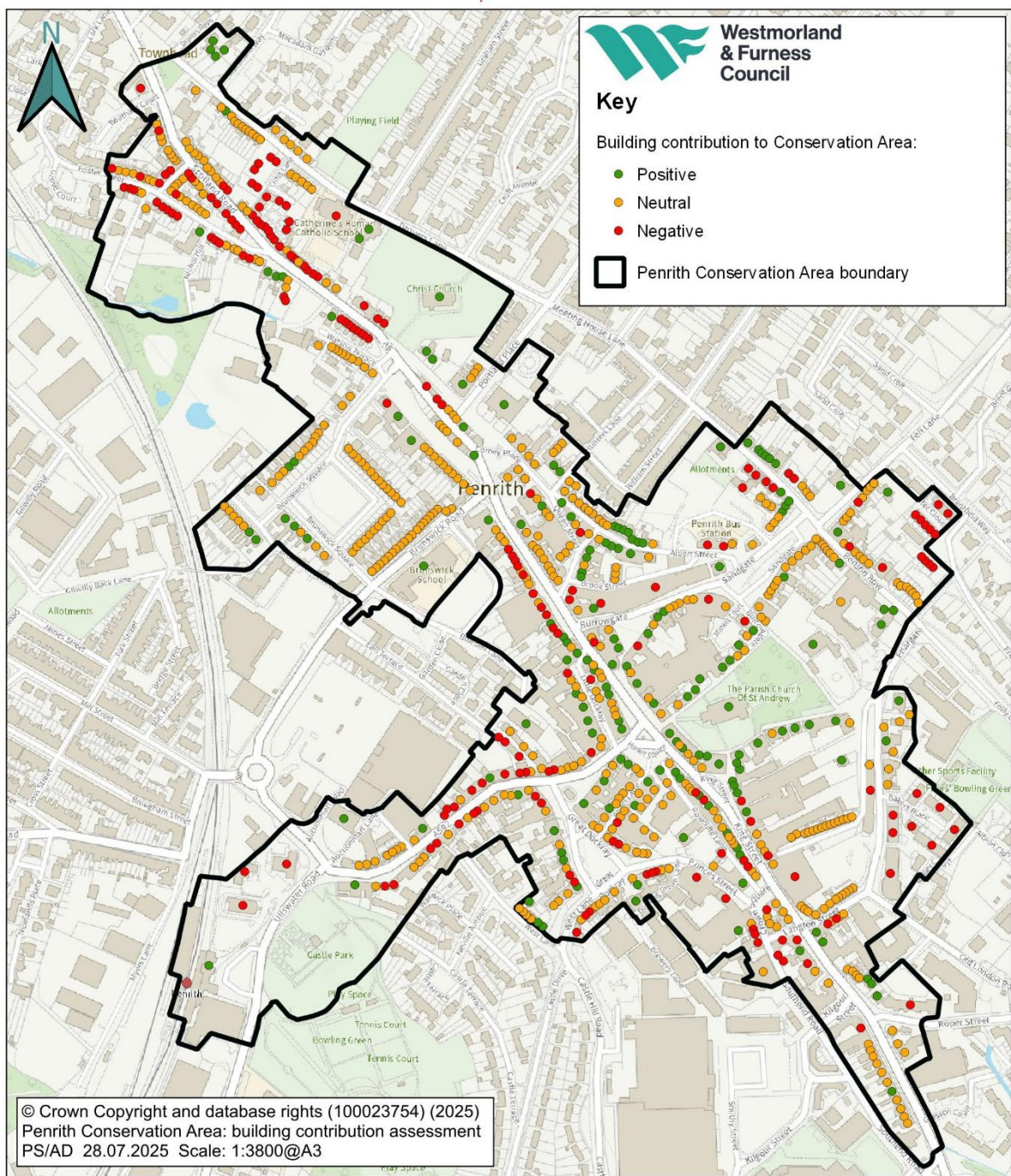
Summarising the condition of the conservation area

Figure 59 identifies whether buildings are considered to have a positive, neutral or negative impact on the character of the conservation area.

The following character areas have a negative impact on the character and appearance of the conservation area and are in need of enhancement:

- 4 - Cornmarket and Great Dockray
- 6 - Princes Street, Rowcliffe Lane, Crown Square and Crown Terrace
- 9 - Friargate
- 11 - Sandgate & Burrowgate
- 13 - Middlegate
- 14 - Castlegate & Ullswater Road

Figure 59 Positive/Neutral/Negative buildings

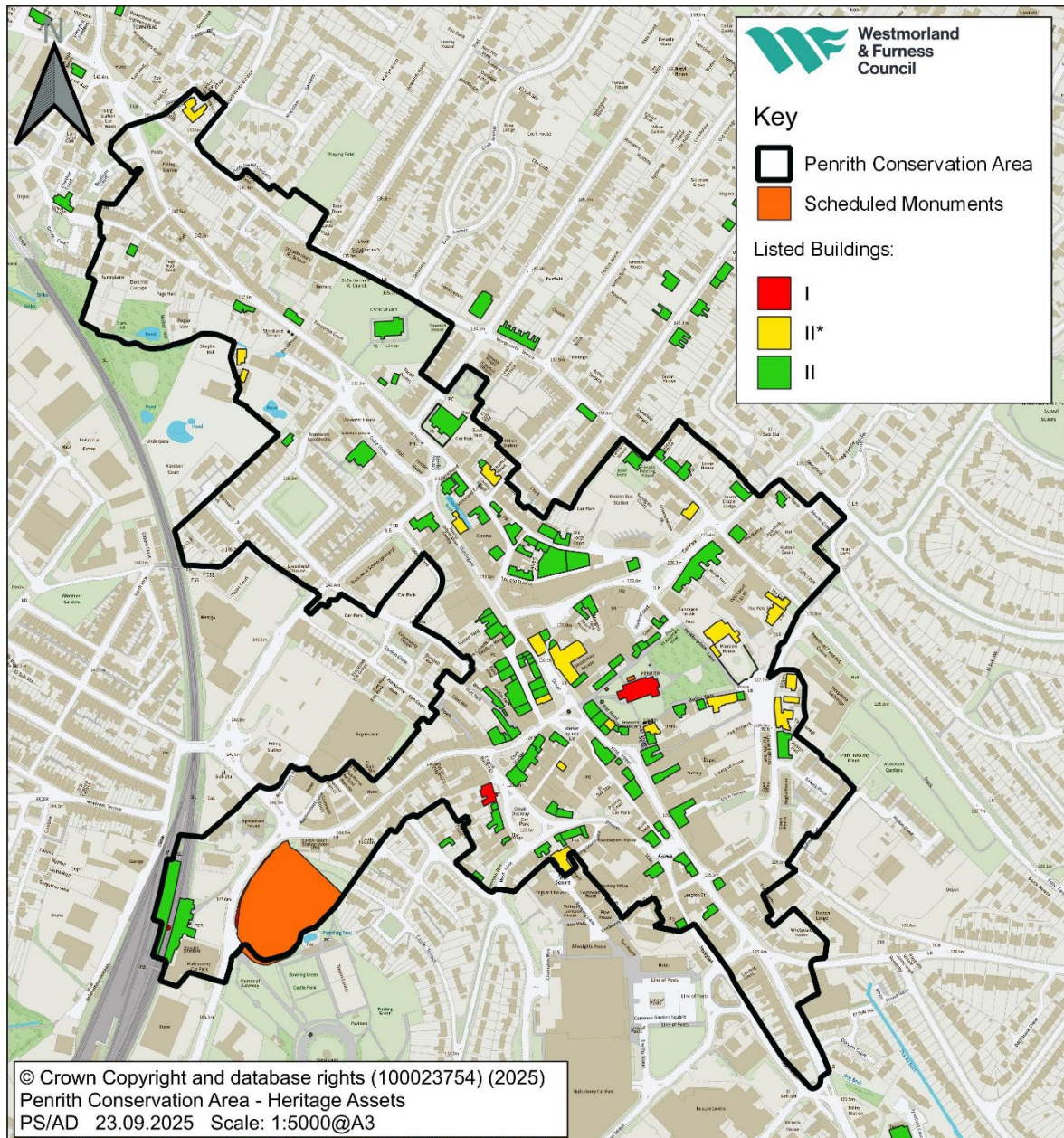


Heritage Assets

Statutory Designations

There is a total of three scheduled monuments, and 138 listed buildings found within the conservation area boundary, as shown on figure 60. The list descriptions for these designated assets are included on Historic England's website [Search the List – Find listed buildings, monuments, battlefields and more | Historic England](#).

Figure 60 Designated Heritage Assets



Non-designated Heritage Assets (NDHAs)

The councils across Cumbria are working together to establish a list of locally important buildings, structures and places that are of heritage value but do not meet the national criteria for statutory designation. The project involves seeking

nominations from members of the public for assets to be considered to be added to the list. The project commenced in Autumn 2021 with the initial List for Westmorland and Furness Assets being published in Summer 2024. Further information about the project can be found on our website [Cumbria Local Heritage List | Westmorland and Furness Council](#).

The following non-designated heritage assets included on the Local List are found within Penrith conservation area and further information is included within appendix B:

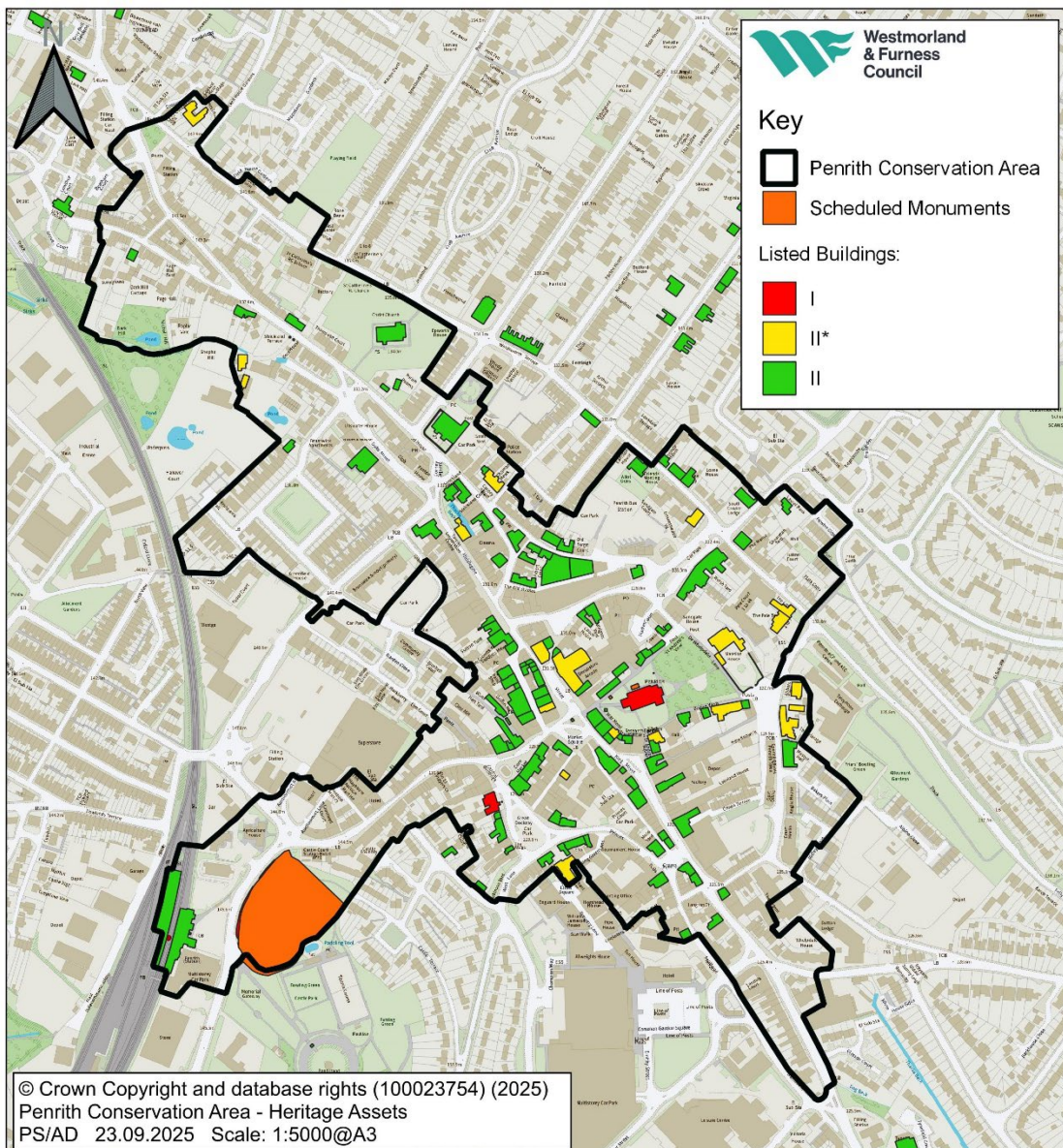
- Sign above entrance to former Williamson Yard_ 11 Middlegate.
- Sign for Grisenthwaite Yard_ attached to No.3 Grisenthwaite Yard, Sandgate.
- Sign above entrance to Ramsey Yard_24a Middlegate.
- Sign above entrance to Gibson Yard_25 Middlegate.
- Sign above entrance to Shearman Yard_13 Benson Row.
- Sign for Moss Yard_ attached to Nos 1-3 Moss Yard, Rowcliffe Lane.
- Sign above entrance to Scott Yard, Corney Place.
- Sign above entrance to Brown Yard_37 Old London Road.

The following buildings are considered to be of importance to the character and development of the town and conservation area and have potential to be considered as NDHAs. Further information is included within appendix B.

- Penrith Parish Centre, St Andrews Place
- 15 Devonshire Street
- 16 Market Square
- 6&7 Market Square
- 12 Market Square
- Gianni's restaurant and courtyard
- Clint Mill, Cornmarket
- 16 Angel Square
- 7 King Street
- 35-36 King Street
- 34 King Street
- 21 Victoria Road
- 29 Victoria Road (Egerton House)
- 30 Victoria Road (Sunny Bank)
- Gospel Hall, Queen Street
- Station Hotel / 1-6 Castle Court, Castlegate
- Agricultural Hotel, Castlegate
- Masonic Hall, Stricklandgate
- Birbeck House, Duke Street

- The Royal Hotel, Wilson Row
- Fenton House, Corney Square
- 7 Brunswick Terrace (Presbyterian Manse)
- 6 Brunswick Square (Burnholme)
- 5 Brunswick Square
- 4 Brunswick Square
- 3 Brunswick Square
- 2 Brunswick Square
- 1 Brunswick Square
- Brunswick Road School
- 20 Stricklandgate (Christ Church Cottage)
- 15 Drovers Lane
- St Catherine's Virgin and Martyr Church and Rectory, Drovers Lane

Figure 61 non-designated heritage assets



Management Plan

Introduction

Section 71 of the Planning (LBCA) Act 1990 places a duty on the local planning authority to prepare and publish proposals for the preservation and enhancement of conservation areas. This management plan is an example of the proposal envisaged in section 71.

It is important that this document is not read in isolation from additional guidance and policy documents. Where applicable, relevant policy documents and additional guidance has been provided below.

Conservation areas are not frozen entities and should not be seen in isolation from their surrounding context. Therefore, it is essential that this management plan remains flexible and is reviewed and monitored on a regular basis to ensure that the policies and proposals contained within it remain relevant to the changing ambitions and issues of the conservation area.

SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats)

Despite its issues, Penrith is a dynamic place where people live, work and visit. The conservation area designation is not designed to preserve what is there at present but is intended to guide change and to enable development which makes the best use of the area's attributes for the benefit of all. There are a number of measures which can be taken to actively preserve the qualities of the area and to promote improvement.

Strengths

- Attractive market town with many historic buildings of interest – heritage tourism.
- Strategic location with good road and rail links.
- High permeability.
- High number of designated heritage assets.
- Strong views and vistas.
- Historical development displayed in buildings and layout.
- St Andrew's Churchyard is attractive place to socialise and relax.
- Good mix of local shops.
- Low number of empty shops compared to other town centres.
- Public events e.g. Winter Droving.

Weaknesses

- Approaches into town/ character areas in need of improvement e.g. Ullswater Road/ Castlegate, Middlegate, Great Dockray, Burrowgate, Friargate, Princes St and Rowcliffe Lane to Crown Square.
- Use of inappropriate and unsympathetic materials e.g. uPVC.
- Shopfronts un-keeping with their historic setting – lots of altered shopfronts with modern materials and inappropriate signage.
- Loss of historic features e.g. sash windows, shopfronts.
- Modern inappropriate commercial signage.
- Lack of consistent enforcement action.
- Town centre devoid of vegetation and trees.
- Poor street furniture.
- Lack of signage for visitors.
- Empty buildings.
- Housing developments don't reflect local character.
- Lack of gardens and greenspaces with existing greenspace vulnerable to development.
- Traffic congestion.
- Car parking.
- Few designated cycle lanes.

Opportunities

- Character appraisal and management plan
- Local List of Heritage Assets – Cumbria-wide project launched in Autumn 2021.
- Regeneration Schemes
 - Castle Park Redevelopment
 - LUF Fund - Town Hall and 2-3 Market Square
 - Borderlands Fund – Penrith Station House
- Conservation area boundary review – See page 60.
- Article 4 Direction.
- Review and update of list descriptions for designated assets – discuss with Historic England.
- Reuse of vacant buildings.
- Guidance for owners and developers on maintenance of buildings.
- Communication and engagement with community on conservation, planning and enforcement policies and practices.
- Increased enforcement action – Discuss a strategy with W&F Enforcement Officers. Look into possibility of applying to reduce permitted development rights on commercial advertisements.

- Transport and Parking –
Penrith Local Cycling and Walking Infrastructure Plan 2022-2037
Penrith Parking and Movement Study
- Signage and Lighting Strategy – Penrith Town Council are developing a heritage interpretation and wayfinding scheme under the Borderlands Fund.

Threats

- Continued loss of historic features and materials.
- Continued lack of maintenance.
- Lack of investment and continual pattern of vacant buildings.
- Development of land to the north of Penrith could potentially pull people and places away from the town centre and increase traffic congestion.

Consultation

An online MS Teams meeting was held with Westmorland and Furness Development Management and Enforcement Officers on 22/04/2025.

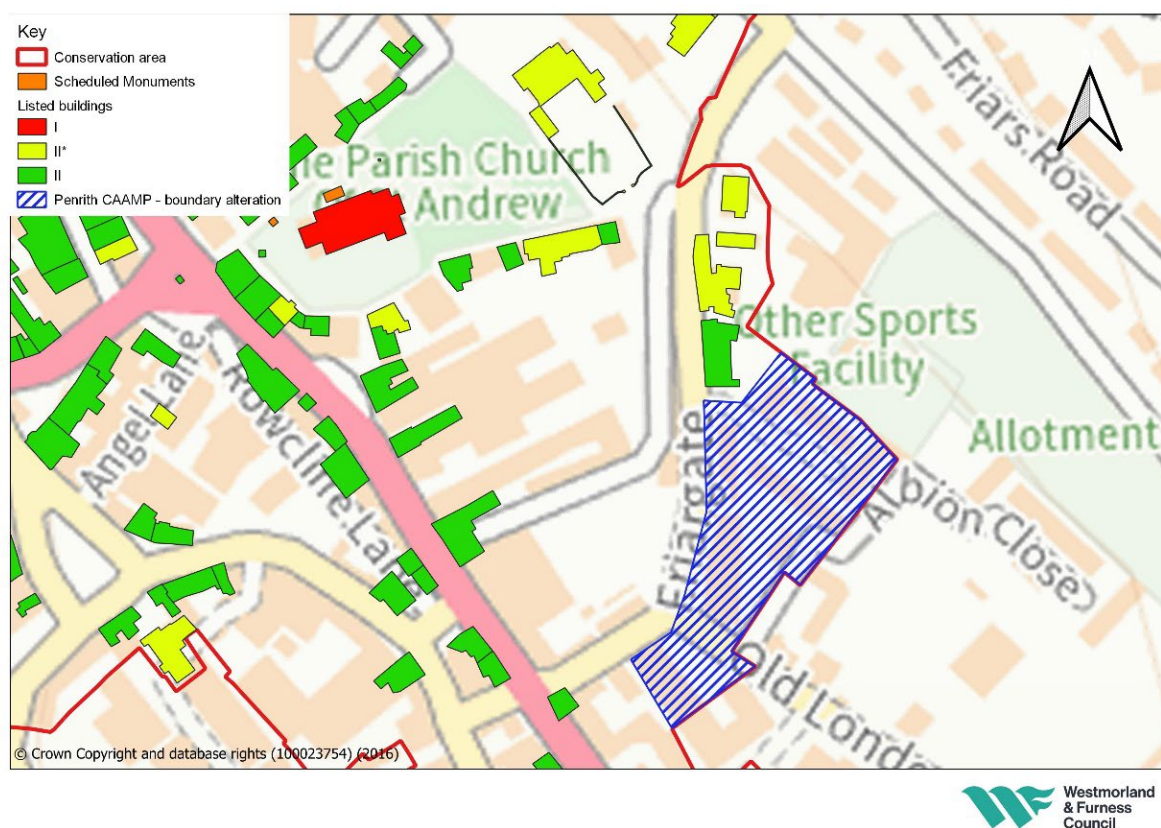
An in-person meeting was held with members of Penrith Town Council Planning Committee on 11/06/2025.

An in person meeting with Penrith Town Council Clerk held on 14/07/2025.

Conservation Area Boundary Review

It is proposed to remove a small area from the Friargate character area within the existing boundary. This area includes a 21st century housing development (Bakers Place), the residential flats Anglia House and Merlin Court, and the Eden Foyer building. These buildings all have a negative contribution to the character of the conservation area, they are unsympathetic in terms of scale, design and materials.

Figure 62 Proposed CA boundary amendment



Protection of the Historic Environment

Planning Policies

The following set of management aims and recommendations are based on the understanding of the conservation area. They seek to provide guidance to Westmorland and Furness Council in determining planning applications for development, but also to building owners and developers when preparing development proposals.

1. New Developments

Aim: to ensure developments respect the historic context of the conservation area

Objective: When determining applications for planning permission, the local planning authority will seek to ensure high quality developments that are of appropriate scale, density, height, form, massing and materials to traditional buildings within the conservation area and those that make a positive contribution to the conservation area will be supported.

2. Shopfronts

Aim: To uplift the quality of shopfronts to enhance the character and appearance of the urban environment.

Objective: When determining applications for planning permission, the local planning authority will consider the potential impact of alterations to shopfronts and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- Proposals should take account of policies within the Eden Shopfront and Advertisement Supplementary Planning Document.
- New shopfronts should be in-keeping with the character, appearance and age of the host building.
- New shopfronts should preserve traditional features such as corbels, pilasters, fascias, and stallrisers.
- Signage should be of a high quality and sensitively designed to integrate with the shopfront and street scene.
- The use of traditional colours and materials for shopfronts such as dark green, dark blue and black that compliment neighbouring buildings and the wider streetscape will be encouraged.
- Internally illuminated signs will not normally be allowed and any external illumination equipment, if required, should normally be as small and unobtrusive as possible.

3. Public Realm

Aim: To ensure new public realm developments preserve and enhance the character of the conservation area.

Objective:

When determining applications for planning permission, the local planning authority will consider the potential impact of development proposals on the public realm and seek to ensure its contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- Proposals for additional street trees and planting should be positioned so they do not obscure positive buildings or key views.
- New street furniture and signage should be of a high standard of design, shall use appropriate materials, and be sited so they are not visually obtrusive.

- High quality and sympathetic paving materials should be used in all areas, including new developments, and existing historic coverings must be preserved.
- Opportunities for public art which reinforce the identity of the conservation area should be encouraged as part of redevelopment proposals.

4. Views and Setting

Aim: To preserve key local and long-distance views in and out of the Conservation Area, including views of the surrounding countryside that forms the setting of the Conservation Area.

Objective: The local planning authority will consider the potential impact of development proposals within or on the edge of the conservation area on key views and the setting of the conservation area and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

Proposals for interpretation signage that identifies and highlights the important features and vistas shall be encouraged.

5. Green spaces, woodland areas and trees

Aim: To enhance the provision and use of green spaces, woodland areas and trees within the conservation area

Objective: When determining planning applications, the local planning authority will consider the potential impact of developments that directly affect green spaces, woodland areas and trees and/or their setting and will seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

Recommendations:

- New areas of green space should be supported if they do not detract from the commercial character of the town centre.

6. Doors and windows

Aim: To preserve historic fenestration patterns and features

Objective: When determining planning applications, the local planning authority will consider the potential impact of alterations to traditional windows and doors and seek to ensure their contribution to the significance of the conservation area is preserved and where possible enhanced.

High quality door and window fenestrations which respect the period/age, proportions, form, details and materials of traditional features of individual buildings and the wider streetscape are encouraged. The replacement and loss of historic and important windows and doors will not be permitted, unless it can be demonstrated that they are beyond economical repair and there is a wider public benefit to their replacement. Any replacements should match the originals in dimensions and materials.

7. Roofscape

Aim: To ensure the contribution of the roofscape to the significance of the conservation area is preserved and where possible enhanced.

Objective: the local planning authority will consider the potential impact of development proposals on the roofscape of the conservation area and will seek to encourage the retention, repair and re-use of sandstone flags, green or blue slate laid in traditional courses.

8. Mortar and Render

Aim: To preserve historic building fabric

Objective: All works to historic and traditionally built buildings shall be carried out in a lime mortar or lime render and painted with lime-based paints. No cementitious mortars, renders or modern masonry paints will be accepted, as these materials will cause advanced and irrecoverable decay to the existing historic structures. Where consent is required, a mortar or render specification should be provided for approval, including mix composition, method of preparation and proposed finish, as well as justification based on information on existing or historic finishes, wall exposure, type of masonry and its condition.

9. Energy Efficiency

Objective: the local planning authority will consider the potential impact of retrofitting works to ensure their contribution to the significance of the conservation area is preserved and enhanced. For example, the benefits of an external wall insulation on a traditional building will be weighed against the impact of the proposed finish on the character and appearance of the conservation area. All materials used in retrofit measures will need to be effectively porous for buildings of solid wall construction to avoid causing fabric decay.

Recommendation: Solar panels and air source heat pumps should be appropriately sited to reduce visual impact on the character of the conservation area

Enforcement

A consistent approach to enforcement will be developed and implemented as a joint commitment by the Westmorland and Furness planning enforcement team and conservation team.

Heritage at Risk Strategy

Potential heritage at risk will be identified and progress monitored through Historic England's programme: <https://historicengland.org.uk/advice/heritage-at-risk/>

Opportunities for grant aid will be sought as and when they arise to encourage the preservation of the character and appearance of the conservation area.

Guidance and Further Information

Advice and guidance on the types of development works that require planning permission, planning permission including demolition in a conservation area, and/or listed building consent is available via the Westmorland and Furness Council website ([Planning | Westmorland and Furness Council](#)) and/or the planning portal website (<https://www.planningportal.co.uk/>"<https://www.planningportal.co.uk/>)

References

- Craig Hamilton Architects, An Assessment of the character of the commercial centre of Penrith's Conservation Area (unpublished)
- Eden District Council, Eden Local Plan 2014-2032
- Eden District Council, Penrith Conservation Area Character Appraisal, April 2010
- Eden District Council, Penrith Conservation Area Character Appraisal Technical Appendices (unpublished)
- Eden District Council, Shopfront and Advertisement Design Supplementary Planning Document, October 2006
- Eden District Council, The Management of Conservation Areas Supplementary Planning Document, March 2011
- Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management, February 2019
- Layer Studio, Castle Park Draft Design Report, January 2025
- National Planning Policy Framework (NPPF), DCLG, 2024
- Penrith Local Cycling and Walking Infrastructure Plan 2022-2037
- Penrith Neighbourhood Development Plan 2032
- Penrith Parking and Movement Study
- Penrith Place Plan 2021-2031
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Photographs all taken by Paula Sada, Westmorland and Furness Conservation Officer, March-September 2024

Contact Details

For further information please contact:

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Cumbria

CA11 7BF

Appendices

Appendix A Planning Policy

The Enterprise and Regulatory Reform Act, 2013

The ERR Act 2013 was introduced in an attempt to simplify heritage regulations. The following measures were taken into account and introduced as part of the Act:

- Measures to provide clarity on what is and is not protected when a building is listed
- A Certificate of Immunity from listing can be applied for at any time
- The removal of the requirement for Conservation Area Consent but the retention of the requirement to obtain planning permission for demolition of buildings within conservation areas
- National and local class consents which automatically grant consent for certain works to listed buildings
- The introduction of a Certificate of Lawfulness of proposed works to listed buildings

Key paragraphs of the NPPF, 2024

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
- the desirability of new development making a positive contribution to local character and distinctiveness
- opportunities to draw on the contribution made by the historic environment to the character of a place

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

210. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible
- the harm or loss is outweighed by the benefit of bringing the site back into use

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Historic England Advice Notes

Historic England is the Government's adviser on the historic environment in England. They have published a number of advice notes intended to assist local planning authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy contained within the NPPF and Planning Practice Guidance. Documents can be downloaded from Historic England's website <https://historicengland.org.uk/images-books/publications/>.

- Conservation Area Designation, Appraisal and Management: Advice Note 1 (Second Edition) (February 2019)
- Drawing up a Local Listed Building Consent Order: Advice Note 6 (November 2015)
- Historic Environment Good Practice Advice Note 1: The Historic Environment in Local Plans (March 2015)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
- Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)
- Local Heritage Listing: Advice Note 7 (2nd Edition) (January 2021)
- Making Changes to Heritage Assets: Advice Note 2 (February 2016)
- Setting up a Listed Building Heritage Partnership Agreement: Advice Note 5 (November 2015)
- Sustainability Appraisal and Strategic Environmental Assessment: Advice Note 8 (December 2016)
- Tall Buildings: Advice Note 4 (2nd Edition) (March 2022)
- The Historic Environment and Site Allocations in Local Plans: Advice Note 3 (October 2015)
- Historic England Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficiency (July 2024)

The document Conservation Principles (2008) sets out criteria used to determine the significance of heritage assets. Significance is assessed against four heritage values:

Evidential value – the potential of a place to yield evidence about past human activity.

Historic value – derived from the way the past can be connected to the present, it can be illustrative or associative.

Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place.

Communal value – derived from collective experience or memory

Local Planning Policies

The NPPF 2024 (paragraph 203) sets out policies for the preparation of Local Development Plans by the local planning authority. To be compliant with the NPPF local development plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay and other threats. The strategy should take account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the wider social, cultural and environmental benefits that conservation of the historic environment can bring
- the desirability of new development making a positive contribution to local character and distinctiveness
- opportunities to draw on the contribution made by the historic environment to the character of a place

The Eden Local Plan sets out how we are planning to manage the growth of new jobs, homes and infrastructure in Eden over the period 2014-2032. Outlined below are the key policies relating to the historic environment of the Eden District as contained in the [Eden Local Plan 2014-2032](#):

Policy ENV10 The Historic Environment

Objectives of the policy:

1. Development proposals will be expected to avoid harm to the historic environment wherever possible and should aim to positively enhance Eden's historic environment.
2. In determining planning applications for development proposals that may affect the historic environment key considerations will be the significance of the heritage asset, the degree of harm that will be caused, and the degree of public benefit that will result from the development. Great weight will be attached to the conservation of heritage assets.
3. Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve those benefits.
4. Any proposals that cause substantial harm to or loss of a grade I or II* Listed Building, a Scheduled Monument, or a grade I or II* Registered Park and Garden, will only be permitted in wholly exceptional circumstances. Proposals that cause substantial harm to a grade II Listed Building, a grade II Registered Park and Garden and a Conservation Area will only be permitted in exceptional circumstances.

5. Where a development proposal will lead to less than substantial harm to a designated heritage asset, the harm will be weighed against the public benefit of the proposal in determining the application.
6. Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.
7. Any proposals that affect a non-designated heritage asset will be judged on the significance of the heritage asset and the scale of the harm.

Supplementary Planning Documents

The role of Supplementary Planning Documents (SPD) is to provide guidance on local planning matters. The Management of Conservation Areas SPD adopted in March 2011 provides guidance to the public and developers when considering proposals in conservation areas. It is also used as a material planning consideration in the determination of relevant planning, advertisement, listed building and conservation area consent applications as well as to inform management issues in our town centres and villages designated as conservation areas. It complements other SPDs namely:

- Eden Design Guide Summary (1999)
- Shopfront and Advertisement Design (2006)
- Accessible and Inclusive Environment (2005)
- Housing (2019)
- Cumbria Landscape Character Assessment Toolkit (2011)
- North Pennines Area of Outstanding Natural Beauty (AONB) Building Design Guide (2011)
- North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines (2011).

Neighbourhood Planning

The 2011 Localism Act introduced a new set of tools to help neighbourhoods to come together and shape the future of their local areas. One of these tools is a neighbourhood plan. Neighbourhood Planning enables Town and Parish Councils or Neighbourhood Forums to prepare, with the community, a formal planning document for their area. It allows local people to take a proactive role in shaping the future of the areas in which they live and greater ownership of the plans and policies for development that affect their local area.

A second tool is a Neighbourhood Development Order which allows neighbourhoods to grant permission for certain types of development within in their area, without having to apply for planning permission from the District Council.

The Penrith Neighbourhood Plan was adopted on 21st January 2025. It forms part of the development plan for Westmorland and Furness and will be used to guide land use and development proposals within Penrith Parish until 2032. The Penrith Neighbourhood Plan

vision is: 'By 2032, Penrith will be a successful, vibrant market town providing a sustainable environment for quality of life, attracting investment and tourism whilst enhancing the best of its built and natural character.' [Penrith Neighbourhood Plan](#)

Appendix B

Non-designated Heritage Assets (NDHAs) within Penrith conservation area on Westmorland and Furness Local Heritage List

Sign above entrance to former Williamson Yard, 11 Middlegate.



The alleyway has long been infilled but the yard sign remains. The lintel to the door also includes an interesting inscription which is believed to relate to a former shearing trade. Sadly it has now been painted over and is barely visible.

Sign for Grisenthwaite Yard, attached to No.3 Grisenthwaite Yard, Sandgate.



Mr Grisenthwaite was a builder, civil engineer and member of the local council in Penrith at the end of the 19th century. He owned the former Sandgate Hall (now Nos 13-15 Sandgate) and built some cottages in the rear yard to provide accommodation for the poor. In the early 1990s, some of the cottages were demolished. Those remaining were renovated along with the construction of the residential blocks of flats, Sandgate Court. Currently there are 5 cottages and the yard has been subdivided with small walls marking private areas to each cottage.

Sign above entrance to Ramsey Yard, 24a Middlegate.



The former yard is infilled with buildings but the sign remains.

Sign above entrance to Gibson Yard, 25 Middlegate.



The yard has four cottages and the steps at the rear lead to Bluebell car park.

Sign above entrance to Shearman Yard, 13 Benson Row.



The name of the yard may relate to a resident or perhaps a trade once carried out there.

Sign for Moss Yard, attached to Nos 1-3 Moss Yard, Rowcliffe Lane.



The buildings and yard are much altered but the sign remains attached to a building.

Sign above entrance to Scott Yard, Corney Place.



The yard has four small modernised cottages. It may take its name from historically named Scot Lane.

Sign above entrance to Brown Yard, 37 Old London Road.



Yard is closed off. Sign has been painted over.

Buildings that have potential to be non-designated heritage assets

Penrith Parish Centre, St Andrews Place



The Penrith Parish Centre, formerly known as St Andrew's Rooms was built in 1894 by the request of Reverend TP Monnington. A Charitable Trust set up in 1903 made the building totally independent of the church. During the First World War the building became a hospital for men injured in the war with the main hall upstairs used as a ward. In the early 1990s the building was renovated and reopened as the new Parish Centre. St Andrew's Church now rent part of the building and run a coffee shop.

The three storey building is constructed of coursed local red sandstone under a greenslate roof with sandstone chimneys. It features string courses, ball finials, a double timber panel door with segmental fanlight in moulded sandstone surround with keystone and hoodmould, 2-light openings with sandstone surrounds, mullions and transoms, single openings with transoms, timber 6x9 top opening casements, a round attic window and a religious motif.

15 Devonshire Street



This three storey building on the corner of Devonshire Street and Little Dockray has painted render walls. Its shopfront wraps around the corner of the building and features large

glazed timber frame windows with mullions, a recessed entrance with timber/glazed door, a large fascia and pediment. The entrance has a tiled floor featuring the name 'Hepworth's'. The upper floors have timber sliding sash windows in painted stone surrounds.

This shop was once part of the national chain of Hepworth's mens clothing shops. Hepworth's was founded by Joseph Hepworth (1834-1911) of Lindley near Huddersfield. His son Norris (1857-1914) became a partner in the business in 1878 and it was hence known as Joseph Hepworth & Son. In 1891 the business had 81 shops and soon became the largest clothing manufacturer and retailer in the country. In the 1980s the Hepworth's company bought the womenswear chain Kendall & Sons and used this to create a new chain of shops called Next selling both mens and womens clothing. Next proved so successful that Hepworth's shops were lost from the high street and absorbed by the new brand. Fragments of Hepworth's shopfronts have survived across the country.

16 Market Square



This three storey building on the corner of the Market Square with the western side of Devonshire Street is a purpose built bank. It has buff coloured ashlar stone and red brick walls with the corner angled to the street under a hipped greenslate roof with brick gables, stone chimney and a timber cupula with lead roof. The ground floor features large segmental timber windows with transoms in recessed stone ashlar surrounds with moulded scroll keystone, blocked opening with pediment, and a modern metal/glazed door in decorative chamfered stone surround with stone column upstands. The first floor features 6x6 timber pane sliding sash windows in chamfered stone surrounds, a blocked opening, an oriel sash window in moulded stone turret with pediment. The top floor has 3x6 timber sash windows in flat roof dormers with lead roofs.

The building is a prominent landmark building in street. The materials are uncharacteristic of Penrith's local vernacular style but it is a striking and sympathetic contrast.

6 and 7 Market Square



The building home to John Grahams shop on the southern side of the Market Square dates back to circa 1880. It is four storeys constructed of sandstone ashlar walls under greenslate roof hipped to centre and featuring large dormer windows with small 3-light openings. It features a modern timber/glazed door in moulded surround with coloured glass, decorative fanlight and stone lintel; large shop windows with panelled stallriser, coloured/patterned glass in upper transoms with timber mullions and lintels. The upper floors have 2 and 3-light openings with timber windows, sandstone mullions and transoms and arched lintels. Traditional commercial signs attached to upper floor levels read 'James & John 1880 Graham Est 1793' 'Family Grocers'. This is a prominent building on south side of Market Place.

12 Market Square



Bank. Three storey building on corner of Market Square and Cornmarket with angled corner to the street. It is constructed of buff stone ashlar walls with stone balustrade, stone chimney and pediment to eaves. The ground floor features large glazed timber windows, column pilasters, a timber panel door with fanlight, and fascia with stone pediment and modern commercial signs. The shop entrance is located in the angled corner elevation and

includes a timber panel door with fanlight in moulded stone surround. The upper floors have 8x8 timber sliding sash windows with stone cills and lintels - some with chamfered stone surround and key stone, some with moulded stone surround and pediment. The scale, form and design of the building has a positive contribution to the streetscene.

Gianni's restaurant and courtyard

The restaurant is located in a historic inn accessed via a historic yard off Market Square.

Clint Mill, Cornmarket



Clint Mill was built in 1878 for millers and local seed merchants. Archive records indicate Nickerson's Seeds Ltd was formerly a business proprietor here. It was converted into offices in the 1990s. The building is 5 storeys constructed of local sandstone and featuring string courses, quoins, timber windows and doors in quoin stone surrounds. Above the entrances are inscriptions which read 'J.P 1878'. This relates to John Pattinson (1835-1902).

The building is a vernacular industrial gem hidden in the townscape beyond Cornmarket.

16 Angel Square



Shop. 3 storeys building on corner of Market Square, Angel Square and Angel Lane with angled elevation and turret tower to the corner. It has painted smooth render walls with

applied string course under green slate roof. The ground floor features a double entrance with timber doors, large shop windows in panelled traditional style shopfront. Upper floors feature 8x8 timber sash windows with horns in stone surrounds. The windows in the turret are fixed casement windows also in stone surrounds. This is an attractive building that acts as a gateway building into the shopping district of Angel Lane and Angel Square.

7 King Street



This three storey building is constructed of sandstone ashlar walls under a slate roof with quoins, string course, bracketed eaves and a sandstone chimney. The ground floor has a modern door in segmental keystone surround with pediment columns and moulded decoration; timber windows in matching segmental surrounds with key stone. First floor windows are arched single pane timber sliding sash windows in sandstone surrounds with panel detail, corbel and hoodmould. Top floor windows are 2x2 pane timber sliding sash windows in sandstone surrounds with drip mould. The building is prominent in the streetscene and views north up King St. Archive records indicate the building has had some internal alterations.

35-36 King Street



This three storey building is constructed of coursed stone walls with sandstone string courses and bracketed eaves under a slate roof with stone chimney. The traditional shopfront has a recessed entrance, large shop windows with mullion and transoms, painted stone stallriser, panelled pilaster to right with corbel and a fascia with modern signage. The upper floors have 2-light openings in the centre with single openings to either side with sandstone mullions, key stone surrounds and single pane timber sliding sash windows. The building has positive impact on the streetscene and character of the CA.

34 King Street



This three storey building is constructed of coursed stone walls with sandstone quoins, string course and bracketed eaves under a slate roof with bracketed eaves. The shopfront has a recessed entrance, large curved shop windows with mullions and timber cladding to upper panels, painted stone stallriser, panelled pilasters with corbel and fascia with modern

signage. Upper floors have 2-light openings to left and single openings to right with sandstone mullions, key stone surrounds and single pane timber sliding sash windows. Windows to top floor are modern casements. Windows to top floor are modern casements.

21 Victoria Road



These buildings form the John Norris clothing shop. They are two individually different buildings in form and materials but united with colour scheme and branding. No.20 is a two storey building on the corner of Victoria Road and Old London Road. It is a designated grade II listed building but included here for context. No.21 is a three storey coursed sandstone building fronting Victoria Road with a symmetrical fenestration. The central timber/glazed door with fanlight has a moulded chamfered stone surround with pediment. The two large shop windows to either side have traditional style surrounds. The first floor level has a central single pane timber sash window with a 2x2 pane sash window to the right and a 2-light opening to the left with stone mullion - all in sandstone surrounds with flat arched heads. The 2nd floor has the same style windows in different plain sandstone surrounds.

29 Victoria Road (Egerton House) and 30 Victoria Road (Sunny Bank)



This pair of semi-detached residential properties have four storeys including the basement and attic rooms. They are constructed of painted render to the front elevation with sandstone gable walls under a slate roof with sandstone chimney, sandstone balustrade and brackets to eaves. They each feature a modern door with fanlight in a shared

sandstone column portico accessed by sandstone steps. They also each have a two storey sandstone bay window with sliding sashes, a central uPVC window above the porch in shared sandstone surround and segmental shaped dormer window to attic level with slate roof. They are set back from the roadside with sandstone walls and iron railings to front garden. This pair of buildings are unusual and striking in their location in terms of their form, scale and materials and as a result have a positive impact on the streetscene.

Gospel Hall, Queen Street



The Plymouth Brethren Gospel Hall built in 1873 on Queen Street. A single storey building constructed of part coursed sandstone walls with quoins under a blue slate roof. It features three identical large timber fitted casement windows in pointed arch stone surrounds with drip moulds. The timber door with fanlight has matching surround.

3A-3D Castlegate



At the time of survey this building was being refurbished. It is a three storey building of stone walls with sandstone brackets to eaves under slate roof with stone chimney. The shopfront has a recessed timber glazed door, blocked fanlight, a large shop window with timber mullions, fascia, sandstone pilasters and stallriser, decorative stone panel over fascia, corbels and pediment. The first floor features a 2-light single pane timber sliding sash windows in sandstone quoin surrounds with segmental moulded lintels, dripmould and trefoil. The upper floor features a 2-light single pane timber sliding sash windows in

sandstone quoin surrounds. The building line follows the topography of the land rising up from Cornmarket.

Station Hotel / 1-6 Castle Court, Castlegate



This impressive three storey 7 bay building has a dual use of a hotel and private rented flats. It is prominent at the upper end of Castlegate dominating in scale and form over nearby buildings. It is constructed of sandstone walls with quoins, string courses and timber brackets to eaves under a slate roof with large sandstone chimneys. The main entrance of the hotel from Castlegate features double timber panel doors with a pointed arched fanlight in a sandstone surround with an inscription to its lintel reading 'Station Hotel 1898'. The ground and first floor has 3-light openings with sandstone surrounds, mullions and transoms, timber sliding sash windows and leaded stained glass panels. The top floor has single pane timber segmental sliding sash windows in sandstone quoin surrounds. Commercial boards fixed to building are low key.

The part of the building used for flats has a poor quality uPVC door and uPVC windows but retains the 2-light style of opening with sandstone surrounds, mullions, transoms and stained glass matching those of the hotel.

Agricultural Hotel (now Agricultural Inn)



A late 19th century public house constructed of coursed sandstone under a double hipped slate roof. It has a rich history in the town's agricultural scene. It has recently been refurbished following a period of closure.

Masonic Hall, Stricklandgate



Located on the corner of Stricklandgate and Portland Place. A 2 storey building constructed of red coursed sandstone walls with quoins under a grey slate roof with sandstone chimney and sandstone eaves. The elevation to Portland Place features pairs of arched 2-light timber windows with sandstone mullions and surrounds; a central first floor 3-light opening over the entrance; a large timber panel door with segmental fanlight in sandstone quoin surround with chamfers and drip mould. A new stone has been added over the door with engraving that reads 'Masonic Hall'. The openings to Stricklandgate elevation have been infilled with stone but are matching in surrounds. A low sandstone boundary wall wraps around the corner plot with gate piers leading to the entrance.

Birbeck House, Duke Street



A two storey, 3 bay building plus lower two storey bay to left side. It is constructed of render walls with sandstone quoins, string courses and sandstone motif above first floor windows under a greenslate roof with a sandstone and a rendered chimney. The elevation fronting Duke Street features a timber door with fanlight in sandstone pediment surround flanked by two large ground floor bay windows with sandstone mullions; and timber single sash windows in plain sandstone surrounds.

The Royal Hotel, Wilson Row



A two storey public house built of painted render walls under grey slate roof with two large gable chimneys. The ground floor of the elevation fronting Stricklandgate features two timber/glazed doors in sandstone quoin surrounds – one with arched hoodmould; 4 light openings with timber leaded casement windows in sandstone quoin surrounds; a continuous drip mould over all openings and a sandstone base. The first floor features three small bay windows and two openings all with 2-light timber casement windows in painted surrounds. The design of this building is unusual for the area which adds to its interest.

Fenton House, Corney Square



A three storey building on the corner of Corney Square and Duke Street with elevation angled to the corner. It is constructed of buff stone walls with sandstone quoins and string course under a greenslate roof with stone and sandstone chimneys. At ground floor level the shopfront wraps around the building. It is of traditional style with decorative pediments, coloured patterned glass in upper panes, large shop windows, moulded mullions and sandstone stallriser. The entrance is located in the angled corner featuring a double timber/glazed door with fanlight. A secondary entrance (possibly a former separate shop from Duke St) is recessed with a timber/glazed door in a panelled surround with arched

pediment. A further entrance provides access to upper floor flats. Windows to upper floors are single pane timber sliding sash in sandstone quoin surrounds with a continuous dripmould. There are also modern dormer windows with poor quality timber casement windows. A scale, form and design of the building is a striking contrast to the surrounding buildings and is highly visible in its location on a key junction into the town centre.

7 Brunswick Terrace (Presbyterian Manse)



A two storey 3 bays symmetrical end terrace building constructed of painted render walls under a blue slate roof with rendered chimney. The central entrance has timber panel door in stone pediment surround with fanlight. An inscription over the door reads 'Presbyterian House 1898'. It is flanked by top opening casements in sandstone surrounds. The first floor features 6x6 pane timber sliding sash windows in sandstone surrounds. There is a low boundary wall to the front.

6 Brunswick Square (Burnholme)



Two storey (plus basement) end of terrace house overlooking Brunswick Square Gardens. It is constructed of buff stone ashlar walls, with quoins and stone bracketed eaves under a blue slate roof with sandstone chimney. The central entrance features a timber panel door in a stone pediment surround. To the left is 3-light openings with stone mullions and corbels in a pediment surround extending to upper floor. Other windows are modern sliding sash in

stone surrounds with brackets to cills. Front terrace with stone steps, stone wall and iron railings.

There is documentary evidence that the building was formerly a day and boarding school for girls from 1883 to 1896.

5 Brunswick Square



Two storey (plus basement) mid terrace house overlooking Brunswick Square Gardens. It is constructed of buff stone ashlar walls, with quoins and stone bracketed eaves under a blue slate roof with sandstone chimney. The entrance features a timber panel door with fanlight in a stone pediment surround. Modern sliding sash windows in stone surrounds with bracketed cills. Front terrace with stone steps, stone wall and iron railings.

4 Brunswick Square



Two storey mid terrace house overlooking Brunswick Square Gardens. It is constructed of stucco walls with quoins under a blue slate roof with sandstone chimney. The entrance features a timber panel door with fanlight in a stone pediment surround. Modern sliding sash windows in painted stone surrounds. Low boundary wall. Included for group value.

3 Brunswick Square



Two storey mid terrace house overlooking Brunswick Square Gardens. It is constructed of stucco walls with quoins under a blue slate roof with sandstone chimney. The entrance features a timber panel door with fanlight in a stone pediment surround. Modern sliding sash windows in painted stone surrounds. Low boundary wall. Included for group value.

2 Brunswick Square



Three storey mid terrace house overlooking Brunswick Square Gardens. It is constructed of sandstone walls with quoins under a blue slate roof with sandstone chimney. The entrance features a timber panel door with fanlight in a sandstone pediment surround. A mixture of window styles including 2x2 pane timber sliding sash to ground floor, modern sliding sash windows to first floor, uPVC side hung casement windows and a two storey bay window all in sandstone surrounds. Low boundary wall with iron railings. Large dominant building within streetscape. Included for group value.

1 Brunswick Square



Two storey end terrace house with garage overlooking Brunswick Square Gardens. It is constructed of buff stone walls with quoins under a blue slate roof with sandstone chimney. The entrance features a timber panel door with fanlight in a sandstone pediment surround. Modern sliding sash windows in sandstone surrounds with bracketed cills. Steps to forecourt with iron railings. Included for group value.

Brunswick Road School



The school building occupies the southern side of Brunswick Road on entrance to the conservation area and town centre. It has been built to accommodate the topography of the land. It is constructed of sandstone under a slate roof and has gabled extensions fronting the roadside and sandstone buttresses. Windows are timber casements of varying sizes with sandstone mullions and surrounds with dripmoulds. Modern timber doors to entrances. Sandstone date stone above entrance reads 'Penrith school board – Brunswick Rd Schools – extensions A.D.1901'. Another date stone reads 'A.1894.D'. A sandstone boundary wall borders the site.

20 Stricklandgate (Christ Church Cottage)



A two storey 3 bays building constructed of painted stucco walls with rendered quoins under a greenslate roof with rendered chimneys. The entrance has a modern timber panel door with top glazed panels in painted stone surround with timber porch hood. Openings are large, it is possible mullions have been removed and they now feature modern timber multi pane casements in painted stone surrounds. Sandstone boundary wall to front garden.

15 Drovers Lane



A two storey three bay mid terrace building constructed of sandstone walls under a blue slate roof with sandstone chimney. Central entrance has modern timber door in painted stone surround. Above is a blocked opening painted to appear as a multi pane window. Other windows are timber top opening casements in painted stone surrounds.

St Catherine's Virgin and Martyr Church and Rectory, Drovers Lane



Constructed in 1848 under direction of Reverend George Leo Haydock. Constructed of local sandstone with a blue slate roof. The elevation fronting Drovers Lane features sandstone buttresses to corners, a bell tower, cross finials, a large 3-light opening with leaded glass, sandstone mullions and quatrefoils with pointed drip mould, 2-light openings with leaded glass and decorative mullions in pointed sandstone quoin surrounds, and a porch over entrance with timber stud door in chamfered surround with drip mould. Openings to gable elevations have less decorative surrounds. The grounds are bordered by a sandstone boundary walls.