

Heritage Assessment

- At -

Morland, Cumbria

-For-

Morland Neighbourhood Plan Group



March 2017


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PURPOSE OF REPORT

This report is produced to provide an independent and qualified assessment of the village and its heritage assets and suggest a possible Heritage Area, which would be considered a Non-Designated Heritage Asset, and where any new development would need extra consideration in terms of heritage impact. The report is solely provided to consider the heritage significance of the village in general, rather than a detailed assessment of each asset.

In essence the Heritage Statement assesses the heritage significance of the village and suggests guidance for any changes in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance', and 'Conservation Area Designation, Appraisal and Management' (2016) and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The Local Context is set by the Eden Core Strategy March 2010. Whilst Eden are also progressing a new Local Plan, which has been through an Examination in Public, it was returned to the Planning Authority for re-writing and thus its materiality at the time of writing is limited.

AUTHOR

Kate Bellwood has been a Chartered Town Planner since October 2006, and worked in Local Authority planning departments as a professional officer from 2000 to 2012, when she moved to private practice. She has a BSc in Geography, an MSc in Environmental Planning and a Post Graduate Diploma in Building Conservation. She is a full member of the RTPI and is an Affiliate member of the IHBC.

METHODS OF RESEARCH & INVESTIGATION

Inspections of the village area were carried out in November 2016 to assess their physical nature. Background research has been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the village and those planning policies that affect/control change. All photographs unless otherwise stated are original to the Author or Neighbourhood Group.

Further, an informal survey done by local residents noted features, buildings and views that they considered important in the village. These have been integrated into this report to form an overarching document taking into account local as well as professional views.

SITE LOCATION & MAP

The plan below shows the settlement of Morland.

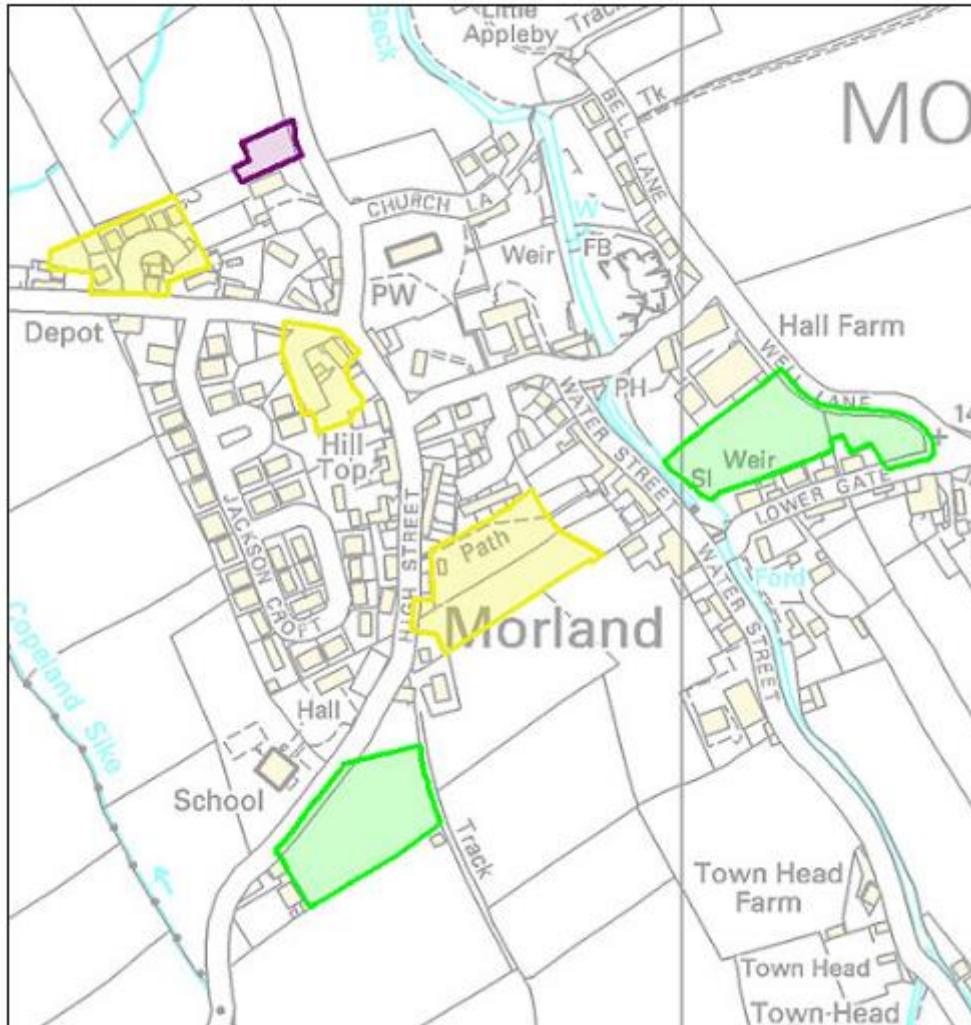


Morland is a small village located in the Eden Valley in Cumbria.

AREA CONSTRAINTS

The map below is taken from the 1996 Eden Local Plan. In the absence of any other adopted plan, this remains the last policy map of Morland, which under the emerging Local Plan is not a 'hub' village and therefore will not be mapped.

Eden Local Plan 1996 - Proposals Inset Map 65 - Morland



The colours denote housing in the yellow areas, protected open space in green and purple being of archaeological interest. These allocations no longer formally exist, however the areas of open space still retain value.

HERITAGE ASSETS

Conservation Area

There is no designated Conservation Area for Morland

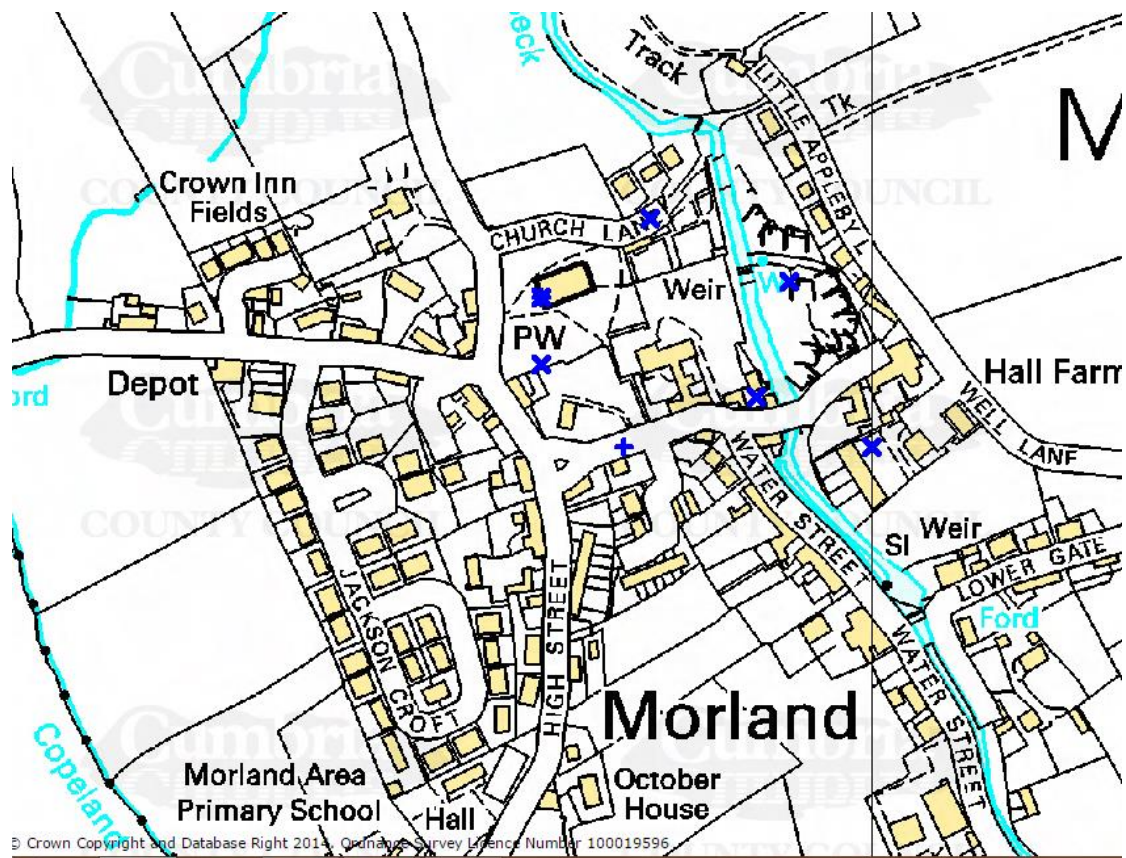
Listed Buildings

The map below, from www.historicengland.gov.uk, shows the locations of listed buildings, which are largely concentrated in now north, north east sections of the village.



There are 10 listed buildings, including the church, farmhouses and outbuildings and residential properties. Most are Graded II, however the church is Grade I and the altar tomb to the east of the church Grade II*.

Historic Environment Record



A number of records exist in Morland, clustered around the areas of the listed buildings. There is one early medieval record, the rest being medieval and post medieval.

BRIEF HISTORY OF MORLAND

Morland has a long and, at times, noble history, having King Edward stop in the village on his way north. Records date back to the 1st century, but are naturally limited. Some more information emergence on www.british-history.ac.uk as follows:

THE MANOR.

The manor of Morland was never held of the Veteriponts or the Cliffords, it belonged to the barons of Kendale. Sometime between the years 1092 and 1125 Ketel son of Eltred confirmed Ivo de Tailbois' grant to St. Mary's abbey at York and to the monks serving God there, of the church of Morland with all pertaining thereto, together with the church of Workington in pure and perpetual alms free and exempt from all land service and lay taxation.

William de Lancaster 1, the grandson of Ketel's brother Gilbert, between the years 1160 and 1170, granted to Alexander de Windesore as a marriage portion with his daughter Agnes, all that he had in Morland, Grayrigg and Heversham. In 1283 a William de Windesore held these three manors of William de Lindesey for 15s. 10d. yearly service. *Cal. Inquis.* ii, 270. The same were held of William de Coucy by cornage, wardship and relief, and on the day of de Coucy's death they were in his custody by reason of the minority of William de Windesore who held the same when he became of full age in 1351. In 1362 this de Windesore obtained the grant of a weekly market and yearly fair at his manor of Morland. *Cal. Chart. Rolls.*, V, 170. In 1375 the three manors were held by William de Windesore, knt., of Joan late the wife of John de Coupland by homage and fealty and the service of 13s. 4d. yearly. *Cal. Inq. p.m.*, 49 Edward III, n. 29. In 1411, William de Windesore, chivaler, held the same of Philippa late the wife of Robert de Vere, late Duke of Ireland, as of her manor of Kirkeby in Kendale, by homage and fealty and the service of 13s. 4d. yearly. They are worth yearly £40. *Cal. Inq. p.m.*, 13 Henry IV, n. 44.

St Lawrence's Church has the only Anglo-Saxon Tower in Cumbria; although the top storey was added in the 17th century, the rest retains many original features. The tower contains a 17th century bell-chamber housing three bells, dated 1696, 1727 and 1764.

Although nothing is known of the original building that went with the tower, the present 12th century nave and 12th and 13th century chancel and transepts are well documented. The chancel was largely rebuilt in the 16th century, but some original features were retained.

As time progresses there is more information as to the growth of the village including the following key dates (taken from Markham (2003))

1678 – Force Bridge built, and later widened in 1878

1731 – Clock added on church tower

1758 – School built in Vicarage garden

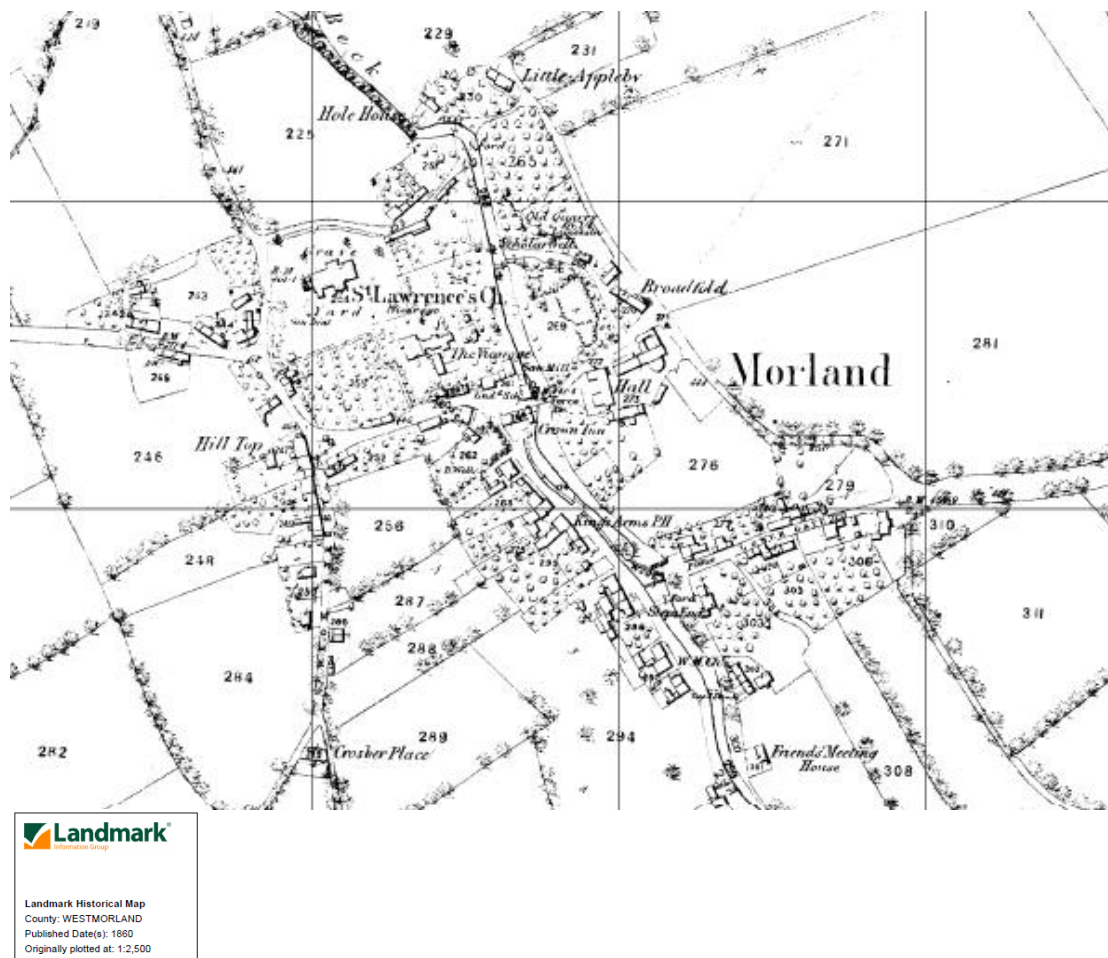
1805 – Quaker Meeting House built

1819 – Methodist Chapel, Waterside, built

1875 - New school built

1896 – Church renovated including new roof

It is clear that the church and the lands around it were the focus of much activity during the growth of the village.



The 1st Edition Ordnance Survey Map shows the village as it was in 1859. The form of the village is much the same, with housing growing along the roads since and filling in gaps.

HERITAGE APPRAISAL

Introduction

The following appraisal will consider the village as it is now, in terms of layout, setting, buildings and character, as well as an assessment of the key values of the village, leading to a statement of significance about the village and a suggested area that would merit designation as a Heritage Area within the Neighbourhood Plan, and a policy for consideration of development in the village that would make sure to prioritise conservation of significance where possible and appropriate for this Non-Designated Heritage Asset.

Layout and Setting

The village is of a linear form, with development off the many roads leading into the village, and generally growing away from the central area.

Somewhat unusually for a village, the church is not at the centre of the village but at the north, with the majority of the village on lower ground to the south. The church remains the oldest part of the village having early medieval features and records, and the rest of the village has followed. The village grew only steadily until the late 1990's, when to accommodate increasing population in the district, there was a rapid increase in housing numbers and new estates. These were largely peripheral sites, with the exception being 'Cobblestone Corner' and the development of the old barns to the east of Hall Farm.

There is a clear grouping of older buildings close to the Force Bridge, built on the road edge rather than being set back. This is a distinct feature of the older buildings, although the modern wider roads may have encroached into what may have been small gardens or spaces exacerbating this characteristic.

The river, and mill race, are important features defining both layout and street names. Water Street, the Square and moving up to High Street, all form part of the historic core of the village.

Buildings, Character and Views

Clearly the listed buildings have significant character. They are all stone buildings, dating from the 16th century for Morland House and 17th and 18th century for the others. The Church and its features are considerably older. It is likely there were older buildings around the church, now lost beneath more recent buildings. Few medieval buildings survive anywhere in the country due to the methods of construction which were not designed to survive hundreds of years. Many were replaced with stone buildings as is likely to have occurred in Morland. This section will pick out some key features, vistas and buildings in the village.

Water Street:



Water Street faces the beck and mill race. Towards the centre of the village the form is dominated by a terrace of houses. These are typical two unit houses (Brunskill, 2002) As you move further away the houses become larger and then detached as you move towards the former Methodist chapel, with its 1819 date-stone.

All the properties are of limestone construction, largely with exposed sandstone quoins and full window surrounds. The

houses are largely symmetrical, two-unit houses, and very traditional in appearance

with three bays. Most have chimneys and slate roofs. Some have modest front gardens but all are slightly set back from the road edge.



The properties on the corner of Water Street and the Square are both listed and are of a distinct form. Both are stone and slate, with a central window above the

main door. They are set well back from the road, and appear elevated. They appear as typical double-pile (Brunskill, 2002) properties. They exhibit some Georgian characteristics in the windows and use of stone, but lacking much of detail found on the higher class and higher level Georgian buildings of this time. However they give added gravitas to the Square and the open space in the front is important here, separating the houses from what was the working part of the village.

Lower Gate

Lower Gate runs from the hill down into the village, turning and running parallel with



Water Street and continuing past the ford to the former Quaker Meeting House at Beckside.

On the corner is now a rendered property slightly facing the centre of the village. It has a

date stone indicating construction in 1755. It is likely to have been two cottages, now amalgamated to form one long house. It has modern style windows, but it

retains character and its windows, having a horizontal influence gives it a traditional character. Its position opposite the ford may have been historically important and now it is important in that view.

As you move east, back up Lower Gate there are some older properties mixed with



new, however the older properties in this area are not significantly old, nor of a special architectural merit, although many retain the consistent features of slate roofs and natural stone walls. The village in

this area is also a mix of residential and commercial properties.

Well Lane



This road is dominated by the open space on the left, with views over the village itself. Beyond that is the modern housing development at the



rear of Hall Farm. These are all modern buildings and whilst they have incorporated stone and slate, the layout and design of the houses is intrinsically and visibly modern.

Little Appleby Lane

This lane is on the edge of the village, developed along one side only with



predominantly modern housing. Historically the name of the lane is important but the houses have no unifying characteristics. It has, as a result of the open field along the eastern side, a very low density and rural feeling.

Little Appleby Lane towards Force Bridge

This section of the street is dominated by Hall Farm and its outbuildings (now converted). Whilst



the conversions are clearly more recent, Hall Farm being set right on the road side, dominates a narrow and winding section of the road. There are no clear views to The Square, which makes this an even more



intriguing entrance to the historic part of Morland. Hall farm is a large, rendered building with no visible stone features. This is quite different from the majority of

buildings in Morland and makes it stand out. It is a large building and dominates views out of The Square over the bridge.

The other side of the road is open space, contained by a stone wall. Although not obvious from the outside, this open space is important to the character of Morland and has great communal value. Loss of this open space would change this character of this key gateway point.

The Square

Visibly the heart of the village, a wide section of road with buildings set close to, or

on the side of the road, enclosing the space and with no clear views out of The Square due to the layout of roads and building.



The buildings are all of stone construction (the pub has been latterly rendered and painted), with full window surrounds. There are some arches in the buildings, referring back to earlier uses of the buildings. These are largely commercial buildings, which reflect a traditional centre of the village, and give a heart to the community.



The dominance of the road, and parking areas are a detractor in this area, and could be improved to make it more pedestrian and community orientated and to enhance the setting of this old area.



There are a number of interesting features in the square, including a set of mounting steps on the pub corner, below; the external steps on the Mill Café; the covered patio on the pub, overlooking the beck; the metalwork of gates to Mill Yard Café and Morland House. There is also a small gate between walls to Morland House, which adds charm and interest in the smaller scale of the streetscape.





As you move uphill out of the square, there remains character and buildings of interest, specifically Morland House, visible over the stone boundary wall. The character of this section is more about the sense of openness and green space created by the gardens on each side, including views to the church, and which is a sharp contrast from the close, stone confines of The Square. There are however modern buildings in this area which do detract from the quality of the area, and any development to these building should be closely monitored to

ensure that there is not further harm to this area.



At the top of the hill there is a traditional single storey building, recently renovated to a high standard. This building faces onto an interesting feature in Morland, a triangle of garden in the centre of a three way junction. .



High Street

This leads off the triangle garden feature and frames the extent of the view up the hill from The Square. There is a long terrace of properties, as shown on the 1st Edition OS map. At that time, and still there remains open space opposite, although some is now formed from gardens on the modern terrace opposite. The terrace



appears as two distinct sections, being the hilltop section with farmhouse and barn and cottage attached to the farmhouse at a later date, then the four heading south along High Street.

Toward the end of the terrace there is newer development on both sides of the street and this creates a distinct visual change,

from old to new. The terrace has a strong end feature on High Street, given in part by the shared access for a number of properties in this area.

The terrace has mixed character, usually being of stone construction, although two have been rendered. The second block of the terrace has a series of small front gardens, setting them back from the road edge and they are of a less consistent design. There is an unusual dormer window in one property, making it three storey which is unusual in this location. Three of the four larger properties retain timber sliding sash windows.



The end building appears as an anomaly on the group, having its entrance on the gable and rows of square windows with concrete cills and lintols. It appears to be a conversion of a former barn as the original construction is less formal than other stone buildings. The windows on the road elevation are not original. It appears distinct from the group on which it is located.

In this area the use of stone is important, but there is a mix of styles and forms. Hilltop House, exhibits more distinct Georgian features, having not just the large glazed and symmetrical windows, but also pediments around the wide doorway. Its position at the head of the road, looking down over the square would have indicated a building/farm of some importance in the village.

High Street, looking north

The village is quite different in this location. Buildings are more widely separated, but there is again an important view between two roadside buildings, one set



unusually at right angles to the road, to older properties on the junction's corner. This feeling of 'closeness' of the buildings is quite distinct in

Morland, but is always punctuated by stone walls with open space beyond.



The junction is wide here giving a sense of space, albeit one for cars and not people. There is a site, to the left of the above image, which is a potential development site. This should be carefully developed to protect the historic form of this space, including the use of stone walls and properties facing onto the road.

The properties above are beyond the



junction and face the church yard, and in this context the church and churchyard are the significant and dominating view.



The properties in this area are again all stone, full window surrounds and all are unusually set back from the road with front gardens. This street has an open character and thus is different from much of the remainder of old Morland. This sense of depth and space, of openness is important. Any buildings in this area contribute to the sense of setting of the Grade I listed church. The church is and should remain the dominant feature.



Church Lane

On the 1st OS Map, this lane demarked the edge of the village, providing access to the buildings down by the beck. Now there is a modern cemetery beyond, which contributes to the character of this lane, dominated by religious features and interesting smaller features. This lane, being one of the few routes which is not

dominated by the car, has considered character and a very low density feeling. The church rises above the lane from quite low, rising from the high stone walls of the former vicarage walled garden.



Open Space beside Beck

This land is a private garden, although there is permissive access to it by owner consent only and there is a footpath crossing the northern edges. The land is largely screened from public views, except from Force Bridge.



This is private land, with access granted to café patrons at the owner's discretion. The following assessment is made of the space, but noting its private ownership.



There is a maze of paths, allowing views of the underside of Force Bridge and the back of the mill, with the original pipes and channels. It is a calm place, and there is a memorial to Cannon Markham in the grounds. As it is largely lower than the buildings all around it feels



very private and it clearly a well-used and enjoyed place given the number of well used and worn paths. Although many of the beck crossings, including the flag bridge and stepping stones are recent additions, they add character and interest to this



place and it is worthy of protection as it is, or at least protection from large-scale developments. Some small scale, community style facilities, may be acceptable in keeping with the use of the space.

From the Bridge it looks an intriguing place. There are also views the other side, looking up the beck and mill race. This is also important open space, more easily accessible from the public roads and also need to be retained as open, community led space. The use of both spaces is largely informal, allowing quiet space as well as imaginative spaces.





The open space includes features such as a sandstone bridge crossing the race; race sluice gate, waterfalls and the ford and adjacent timber bridge. These are all important



features in this area. They are a link to times past, historical uses and provide



interesting features in today's village. These open spaces should be protected as important open space.

KEY CHARACTERISTICS

There is a number of defining characteristics of the older parts of Morland which can include, inter alia, the following:

- Stone built/faced houses on each elevation
- Mainly double fronted/two unit houses, some larger double pile houses
- Traditionally proportioned windows
- Full window surrounds
- Exposed and prominent quoins
- Graduated slate roofs
- Decorative metal work to gates
- Stone walls
- Groups of buildings around open spaces, defined on the highway entry points by buildings built close to the highway edge
- No clear views into and out of these spaces
- Small paths and ways between stone walls

These features should be taken into account when designing new development of any form, even small householder extensions and alterations or commercial alterations, and where possible new development should exhibit at least some of these features, but should as a minimum (where contextually appropriate) include

- Use of local stone, laid to respect local colour, style, jointing and coursing;
- Stone features including full window surrounds and quoins;
- Graduated local slate roofs.

Major developments should also include:

- Informal open spaces
- Highway pinch points at entrances to new developments to limit long views into new development.
- Deflected views within development to create a series of small spaces (except in vicinity of the church)

FEATURES TO IMPROVE:

- Reduce dominance of car in The Square
- Removal of tarmac in The Square (replace with cobbled/feature shared surface if possible)
- Garage site on High Street. A development Brief would be welcomed taking into account the above key characteristics.
- Access to private gardens, footpaths and open space beside the Beck could be improved with better signage showing access points, perhaps a village map.

FEATURES TO PROTECT/PRESERVE

- The few front gardens in the older defined area
- defined open spaces, plus informal open spaces beside road
- key characteristics above
- traditional windows i.e. sash/sash replica
- features that cross beck and race
- open views and aspect near church
- Key views as identified below.
- Stone steps at both the pub and café.
- Mill race route to be preserved.

THREATS TO CHARACTER

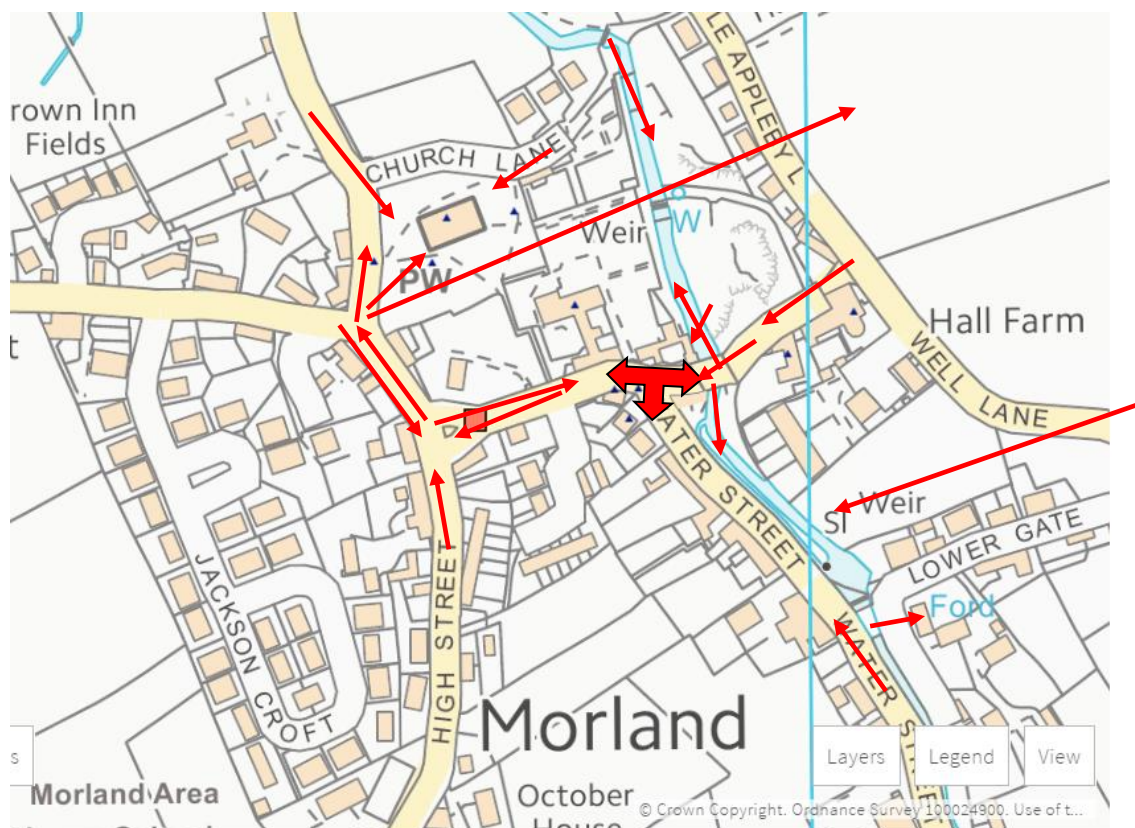
- Permitted Development rights – being the ability to alter buildings without needing permission and without the recourse to the Neighbourhood Plan and its design suggestions
- Development of the garage site on High Street, which without proper consideration of its location and importance could end up eroding this important space, which is a key linkage between the church and the rest of the village.
- Loss of public access to the open space south of the bridge. The use of this space draws people into it, and ensures it is maintained in an attractive manner. Lack of maintenance of both this area and the private gardens to the

north would erode the views from the Bridge and this would affect the overall character and feel of the area.

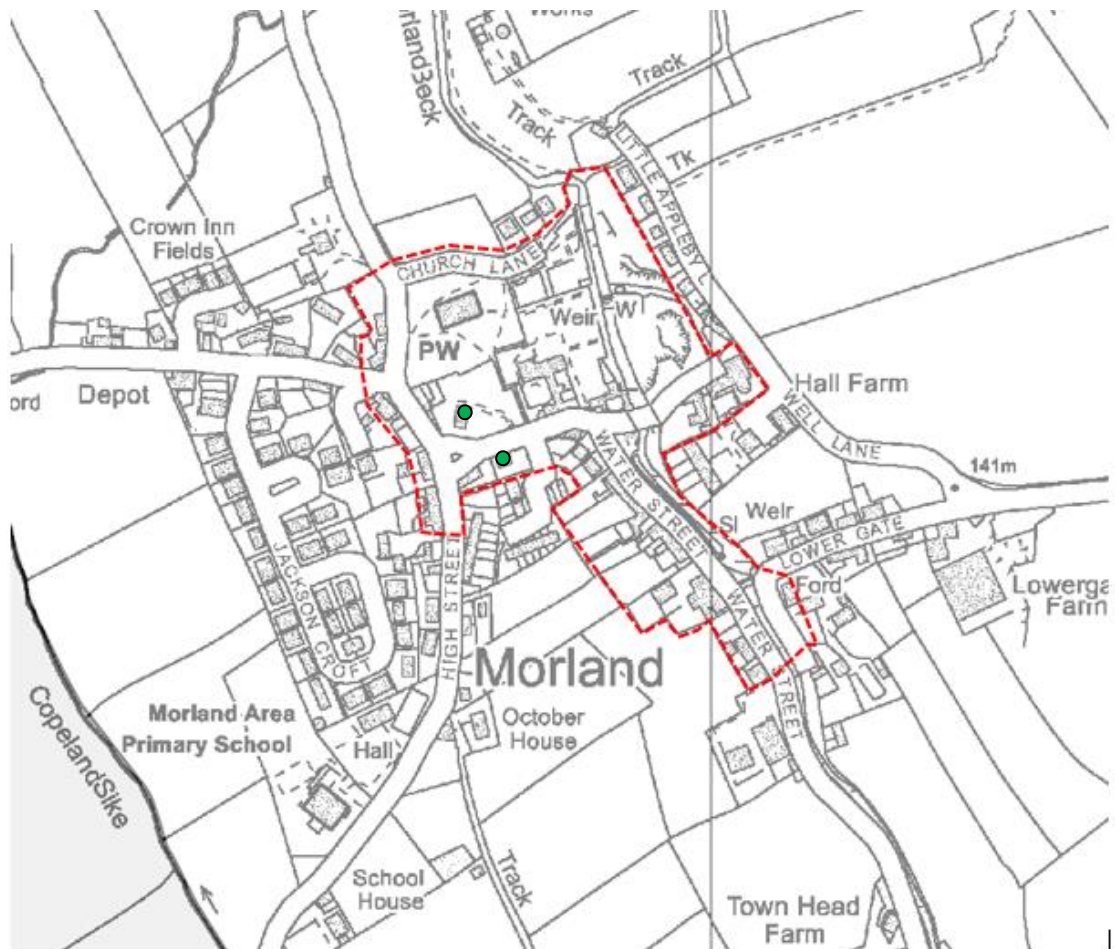
- Development on the edge or just outside the designated areas can also have a significant effect on the character of the area, and any development in the peripheral areas should also consider its impact on character and setting.

KEY VIEWS

The following map indicates some key views in the village, the larger the arrow the more important the view/vista. These views, or lack of them, contribute significantly to the legibility, history and character of the village. Development which interrupts or affects these views should be given significant consideration as to the effects on these views.



SUGGESTED HERITAGE AREA



NOTES ON BOUNDARY

There are two modern properties (marked with a green dot on the map) and one development site (the Garage on High Street). These are included only as they fall within important spaces for the designated historic area, and their development or alterations could have significant impacts on the important features and character. These actual properties offer no heritage value, and do not positively contribute to the surrounding area, in heritage terms, at present. They are not included for their present value but for their potential to contribute to the designated area, enhancing what is there at present. This is particularly important for the development site at the garage on High Street, which needs to respect the character of the open space in this location, and the views into and out of this space.

CONCLUSION

Except for the church, much of what makes Morland special and characterful is not distinctive nor unusual in the wider area, however it contains enough character and features to give it an identity which should be protected and enhanced wherever possible.

New development, be it alterations to existing structures or new buildings, have the potential to enhance or detract from the character of the local area. It is not sufficient to simply use stone and slate and say this will enhance the area. It is about recognising the form and style of properties, their relationships to each other, their spaces and the role they play in views and 'feelings' about an area.

Coming into Morland and into the Square from any direction you are very aware of the change from new to old; this is largely due to the restricted views into the square formed by the curved road shapes and buildings built close to or on the road verge.

Whilst new development does not need to necessarily replicate what has gone before, it needs to acknowledge and integrate with its surroundings. This report amalgamates local information and considerations as well as professional assessments to create a report which tries to list some of the key characteristics and features of the area.

This report will help inform the Neighbourhood Plan, which itself will help inform planning decisions as a material consideration. It should be read in conjunction with that document and should be considered a starting point for appraisal of character and not a finite or definitive list of important features and styles.

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APPENDIX I NATIONAL, REGIONAL AND LOCAL POLICIES

National Planning Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 69 requires that local planning authorities shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. The Act therefore places a duty on the local planning authority to designate conservation areas in areas which they consider meet the criteria.

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 71 of the Act requires that from time to time, local planning authorities shall formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

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 and PPG 15 (Paragraph 4.14) further advises that in the Secretary of State's view, the desirability of preserving or enhancing the character or appearance of the area should also be a material consideration when considering proposals which are outside the area, but would affect its setting, or views into or out of the area.

National Planning Policy Framework

Chapter 12 of the NPPF relates to this historic environment and sets the national policy framework for all development to be assessed against.

Paragraph 127 relates to the designation of Conservation Areas, ensuring that only places with special architectural or historic interest should be given this designation. Paragraph 131 sets out three key principles that should be taken into account when considering an application:

- 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; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 135 refers to Non-Designated Heritage Assets, and that the effect of a development on these assets should be taken into account and coming to a balanced judgement, bearing in mind the scale of harm or loss and the significance of the asset.

Eden District Core Strategy

This is currently the principal adopted local policy. There are saved policies from the 1996 plan but these are arguably out of date when assessed against the newer NPPF, and the emerging Local Plan is not yet in a form capable of any real materiality.

The Core Strategy contains one broad policy about this historic environment.

Policy CS17 – Principles for the Built (Historic) Environment.

There are six key principles, encouraging conservation and enhancement through appropriate design, materials and accessibility.

The policy only lists the traditional heritage assets and not Non Designated Heritage Assets (the Core Strategy predates the NPPF) and there is a risk that non-designated heritage assets may not be assessed under this policy. However the role of setting is considered important and much of the designated heritage area is arguably within the setting of listed buildings, so there is an element of control.

Policy CS18 – Design of New Development

This policy lists key design considerations and objectives that high quality design should achieve. This heritage assessment will help guide good design choices and in conjunction with this policy seek to ensure that high quality design is supported and encouraged. The pre-amble to the policy identifies different design features, including the traditional stone faced properties with dressed quoins and window surrounds, which is the dominant form of houses in the heritage area.