

LAZONBY NEIGHBOURHOOD PLAN 2014-2029

Design Guide



20/01/18
Submission draft

1 INTRODUCTION

- 1.1.1 The Design Guide is intended as supplementary guidance to positively shape the siting, appearance and character of new developments within the Parish of Lazonby. Although it contains no policy statements it is intended that its provisions will be implemented through Policy D3, and others, in the Lazonby Neighbourhood Plan (LNP) and the Eden Local Plan, both currently in draft but expected to become planning policy by the end of 2017.
- 1.1.2 The Design Guide focuses mainly on residential properties, but is equally applicable to commercial and other developments.
- 1.1.3 At the present time Lazonby retains a large number of buildings and arrangements of buildings which reflect its character as a moderately prosperous village at an important crossing point on the River Eden. In recent years the character of the village has been gradually altered by the construction of new properties utilising brick and other materials not previously much used in the area. This trend has been exacerbated by siting these properties into modern, suburban estates which has further diminished the character of the village landscape. To quote from *Conservation Principles*, 'New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting' (English Heritage 2008, 22).
- 1.1.4 Following a series of consultations with the residents of the parish it became clear that a Design Guide aimed at promoting the use of traditional materials and design layouts is a high priority for the LNP.
- 1.1.5 The provisions within the Design Guide will apply equally to all new development proposals and they are considered to be one of the key aspects of sustainable development (NPPF para 56). As noted in the National Planning Policy Framework, 2012, (paras 57-59) good design and creating a sense of place are at the heart of good planning. The use of layouts and materials which reinforce the sense of place, the character and the history of the locality are at the core of this concept. Paragraph 61 goes on to state that integration into the natural, built and historic environment is very important and that local distinctiveness should be

maintained (para 61). A part of the neighbourhood plan area has been designated as a Conservation Area; the Design Guide is intended to complement the aims for this designation and to maintain the significance attaching to the structures and setting of the Conservation Area.

- 1.1.6 This Design Guide is aimed at converting the broad National policies of the NPPF and the Conservation Areas and Listed Buildings Act (1990) into the local context. In accordance with paragraph 59 of the NPPF, the Design Guide concentrates principally on scale, density, layout, materials and access rather than the details of architectural design. However, a number of local architectural design features are included as examples to help prospective developers understand the character of the buildings in the parish. It is strongly recommended that prospective developers and their architects discuss their plans, designs, use of materials and layouts with Eden District Council and Lazonby Parish Council, at the earliest stages to avoid expensive redesign or rejections, at a later stage in any project.
- 1.1.7 This Design Guide is based around a Village Design Statement which was prepared in 2007 and has, thus been developed over a number of years (Lazonby Parish Council 2007). It contains background material describing the factors which have influenced the current form of Lazonby; a series of examples of the architectural designs and features which characterise the parish are also provided (principally through photographs, but with explanatory text where necessary); it also provides sections on materials, external treatments, and the layout of individual and groups of buildings.

1.2 WHAT IS A DESIGN GUIDE?

- 1.2.1 Many people feel they have no say over what development takes place in their community. Design Guides offer a constructive solution to this dilemma.
- 1.2.2 Local communities have a unique appreciation and understanding of their own place and a Design Guide is an attempt to provide a convenient repository for this knowledge. It describes the qualities that residents value in their parish. National policies and guidance which contribute to an understanding of place and the significance which a place has for those who experience it have also been considered (such as *Understanding Place: character and context in local planning*, English Heritage 2011; *Conservation Principles*, English Heritage 2008;

Understanding Place: an introduction, English Heritage 2010, *Knowing your place*, English Heritage, 2011).

1.2.3 A Design Guide sets out clear and simple advice for the design of all development in a parish based on its character. It will not stop change happening but it can help affect how new buildings fit into the village. A Design Guide is intended to ensure that new development is in harmony with its settings and makes a positive contribution to the parish environment.

- It describes the distinctive character of a village and its surrounding countryside
- It shows how character can be identified on three levels
 - -the landscape setting of the village
 - -the shape of the settlement
 - -the nature of the buildings themselves
- It sets down design principles based on this character

1.2.4 The Design Guide is an important part of the Lazonby Parish Plan and takes full account of the extensive public consultations in 2005 (for the Village Design Statement produced for Lazonby Parish Council), in 2015 and in 2016 (for the LNP).

1.3 WHO IS THE DESIGN GUIDE FOR?

1.3.1 Changes are brought about not just by new buildings but also, on a smaller scale, by alterations to existing houses, open spaces, walls, hedges and street furniture.

1.3.2 This guide seeks to encourage everyone to look carefully at the impact of what they propose to do in the village and the landscapes as a whole.

1.3.3 In particular, it will be acted upon by;

- District and Parish Councils in considering planning applications
- Statutory bodies who provide services and utilities
- Developers and Builders
- Households, businesses and farmers

1.3.4 The Design Guide is part of the Development Plan for the neighbourhood area and will implemented through Policies D3, D4, H1, B1, B2, B3 and I2 (see the LNP for details of these policies). It is to be used for all new-build properties within the parish. For extensions, or alterations to existing properties it is recommended that discussion with the LPA takes place at the earliest opportunity. These discussions will be to agree upon what is considered appropriate with regard to matching

materials and design elements already in use where these do not comply with the Design Guide.

2 THE PARISH OF LAZONBY

- 2.1.1 Lazonby Parish lies to the north-east of Penrith, in the Eden District of Cumbria. It is more than 5 miles long and 2-3 miles wide with the River Eden along its north-east side and the A6 to the west/south west. Lazonby village, with almost all the population of the parish lies in the far eastern corner. It is 7 miles from Penrith and 15 miles from Carlisle.
- 2.1.2 The parish is crossed by minor roads focusing on the river bridge at Lazonby. The most significant are the B6413 running from Plumpton to Brampton and the B6412 running from Lazonby to Edenhall. Other minor roads run north south linking villages within the Eden valley. Country lanes link farms and estates.
- 2.1.3 The village of Lazonby enjoys a wide range of services benefiting local residents, tourists and adjacent communities. These facilities include the primary school, village hall, two pubs, two churches, bowling green and swimming pool and important business enterprises such as the large Co-op, Bells Bakery, Lace's garage and craft, IT, and insurance businesses. These provide vital employment opportunities in the area. Beyond the village there are rural businesses at Brackenbank and Princes Water Company and the Tarmac quarry, at Low Plains.
- 2.1.4 The River Eden is a major regional tourist attraction, for fishing, canoeing and walking

2.2 THE LANDSCAPE OF THE PARISH

- 2.2.1 Lazonby Parish exhibits broadly three different landscape characters: The Central Area, Sandstone Ridge and the Broad Valley.

The central area

- 2.2.2 The central area covers Lazonby Hall to the north, down to the western part of the village of the village (west of the Settle-Carlisle railway line) and continues down to the west part of Great Salkeld in the south. This is predominantly grazing land at an altitude between 100m-200m above sea level, and is 'intermediate' between the lowland and more rolling upland types.
- 2.2.3 It varies between the rolling high land with wide views and few hedges to undulating more enclosed land with a regular pattern of sandstone walls, hedges or

hedgerow trees. It is fairly bland in character with few strong features. It is generally a large-scale landscape, mainly open. Beyond the village boundary, it is largely unaffected by development pressures.

The sandstone ridge

- 2.2.4 West of this central area is a distinctive ridge, which covers Lazonby Fell which is designated as a Site of Special Scientific Interest (SSSI), Baronwood (part SSSI), Blaze Fell down to Wan Fell (SSSI) within the Parish. The attractive areas of heathland are also largely protected by SSSI designation.
- 2.2.5 The ridge is particularly prominent when viewed from the M6 corridor to the west, whence it provides a mainly afforested skyline. Lazonby Fell is particularly pronounced. North of Lazonby Fell it breaks into a series of isolated hills.
- 2.2.6 The landscape is dominated by improved farmland or conifer plantation, but with significant areas of unimproved heathland. There are attractive long distance views eastwards across the Eden to the Pennines and over the Petteril Valley to the Lake District to the west. It is a large-scale, open landscape, sometimes varied in character or more simple. Colourful patches of heather occur in summer and golden bracken in autumn. Woodlands on these hills are nationally significant for the protection of red squirrels.
- 2.2.7 This landscape has changed in recent times, and was, in the past, dry heathland or rough pasture. However, agriculture and forestation have changed that character. There is some consequent neglect of field boundaries. Poorly designed farm entrances and intrusive modern farm buildings also occur.
- 2.2.8 Areas on Lazonby Fell have now been designated Open Access areas for walkers (see Fig 7 in LNP).

The broad valley

- 2.2.9 To the east of the central area is a broad valley that extends from Staffield in the north, and includes Langwathby down to Kirkby Stephen in the south-east. Within Lazonby parish it covers the area east of Lazonby village and the railway line, to the River Eden across to Kirkoswald down to Eden Lacy, the east side of Great Salkeld, Nunwick Hall to Little Salkeld.

- 2.2.10 This is a broad, large-scale landscape unified by the River Eden. Some parts are flat with fields of improved grazing land. It is nevertheless a deep and wide valley with extensive plantations, small woodlands, parkland and extensive views. Some of these wooded areas are recorded as ancient woodland and also benefit from statutory planning control in the Eden District Local Plan. These sites are mostly located at the north end of the parish near Armathwaite.
- 2.2.11 The River Eden itself is a designated Site of Special Scientific Interest with particular value for wild salmon, trout, lamprey and otters and has varied and important bird life. Bank erosion is a continuing problem.



Figure 1 St Nicholas' church in Lazonby

- 2.2.12 Overall, land cover is mixed, predominantly pastoral. Fences and hedges form boundaries, but stonewalls are also found. North of Kirkoswald the valley narrows to an impressive steep rocky gorge with hanging woodland and fast flowing river, which cuts through the sandstone ridge towards Armathwaite. Agricultural changes and forestation have resulted in some neglect of traditional landscape features, such as the loss of hedgerows and parkland tress. Many trees are now elderly and have not been replaced.
- 2.2.13 This area is also designated in the Cumbria and Lake District Joint Structure Plan and the Eden District Local Plan as 'County Landscape', and therefore benefits from additional statutory planning over new development control.

2.3 THE VILLAGE IN THE LANDSCAPE

- 2.3.1 Lazonby village sits within this landscape of green fields and woodlands, linked to the countryside with lanes and paths lined with trees, hedges and stone walls. From a distance, the village is screened by important groups of trees and folds in the shape of the land. The main views of the village are from the opposite side of the river from where the village seems to be well wooded. Buildings which are clearly identifiable from Kirkoswald include the church, the school, the old vicarage, Bells bakery and the Auction mart. There is a clear boundary to the village along the edge of the flood plain of the River Eden.
- 2.3.2 Lazonby has a scenic setting nestled in the west side of the Eden Valley with expansive views out to the Pennines and longer views south to the Dales. From the Carlisle road there are further travelling views across the Solway Plain towards Scotland. Together with travelling views along the B6413, there are views towards the Lake District, in particular to Blencathra.
- 2.3.3 Within the village the views vary greatly depending on the position of the viewer, but most are shorter views. Towards the lower part of the village views generally take in the church and/or the railway, however from west of Scaur Lane, and especially from Scarrows Lane there are good views across the village with the Pennines forming a backdrop (Fig 10). The unity of character across the village from here is obvious with the slate and flag roofs stepping down the valley side with the church tower a prominent feature in the middle background. The view west from here has been badly impacted by the discordant new development where the roof lines and pitches stick up above the more harmonious architectural form of the earlier buildings.
- 2.3.4 This roof-scape and the longer views out to the Pennines from the village, and views westward from beyond the Lazonby Fell watershed form an important characteristic of the parish and the neighbourhood should seek to protect them from any further encroachment
- 2.3.5 Other views of the village are more fragmented, coming over the hill from Penrith and getting the sense of the village facing the great sweep of the Pennines and the views from Lazonby Hall and Fiddlers Lane, where new estate development and the Bakery stand out, having not yet been softened by new trees or hedges.



Figure 2 View across the Auction Mart

- 2.3.6 Within the parish there are a number of designated assets of national historic and ecological significance including listed buildings, Scheduled Ancient Monuments, a Conservation Area and Sites of Special Scientific Interest. To the east it is overlooked by the North Pennines Area of Outstanding Natural Beauty.
- 2.3.7 There are three SSSIs within the parish comprising Lazonby Fell, Wan Fell and the River Eden and its tributaries. In addition, virtually the whole parish, with the exception of a small area beyond Low Plains, falls within one or more SSSI Impact Risk Zones for which Natural England is the statutory consultee with regard to planning applications.
- 2.3.8 There are two designations of Scheduled Ancient Monuments, covering three separate assets: Eden Bridge (1068628) and a village settlement and separate enclosure both on Lazonby Fell (1007195). Note that the parish boundary is on the east side of the river for a short distance upstream of the bridge, but the bridge, itself, falls partly within Lazonby and partly within Kirkoswald parishes.
- 2.3.9 Within the parish there are eight listed structures, all at Grade II status. Eden bridge had two separate listing designations (1068628 and 1137397), St Nicholas' Church (106837), the School (1145317) and Townfoot farmhouse (1145315) are all

towards the lower part of the village, Banktop House (1145316) is in the central part and Scatterbeck drinking trough (1101559), Boundary stone (1068639) and a house at Low Plains (1326795) are all outside the village. There are currently no locally listed buildings, and no buildings of townscape merit within the parish.



Figure 3 Townfoot farmhouse with the Joiners' Arms behind

- 2.3.10 The Conservation Area for the Settle to Carlisle Railway runs right through the eastern portion of the parish and is defined as *'a unique conservation area that spans four local planning authority areas. Its special qualities relate not only to the magnificent scenery that the line travels through, but also to its history and construction. Good landscaping and sensitivity to the surrounding topography are important considerations for any new development that abuts the line to ensure that views into and out of the conservation area are protected.'* (EDC Management of Conservation Areas SPD 2011, 19). Despite this little consideration seems to have been placed on the Conservation Area, and its setting with regard to previous expansion at Bells, which is within the Conservation Area.



Figure 4 View towards the railway station

- 2.3.11 With the exception of the Settle to Carlisle Railway, the village is not part of a Conservation Area, although it contains a number of 19th-century sandstone buildings of some architectural interest and has been considered for designation previously: *'The Council has a statutory duty to determine whether there are areas of special architectural or historic interest in the District that would be best preserved or enhanced by designation as a conservation area (s69 Planning (Listed Buildings and Conservation Areas) Act 1990). There are four settlements that the Council has agreed to consider for possible conservation area designation – Kaber; Renwick; Langwathby and Lazonby. We will also consider the possibility of other settlements if we consider that they may meet designation criteria.'* (EDC Management of Conservation Areas SPD 2011, 13). The Council has not had a Conservation Officer prior to August 2017 and, consequently, has previously been reliant upon advice contracted-in from other sources.
- 2.3.12 Within the parish there are also a number of areas covered by Tree Preservation Orders, although the approach to designation has been inconsistent.

3 DESIGN PRINCIPLES: LANDSCAPE SETTING AND COUNTRYSIDE

3.1 THE DEVELOPMENT OF LAZONBY PARISH

- 3.1.1 Lazonby is the outcome of thousands of individual decisions made by men and women over hundreds of years, an unplanned but happy coincidence of buildings and open spaces which go together to make up a thriving community.
- 3.1.2 Lazonby developed as a linear village with the main street accompanying the Harrow Beck, which runs from Townhead down to the River Eden for nearly $\frac{3}{4}$ mile. The village slopes quite steeply on a west/east axis affording spectacular views out over the Pennines from many parts of the village. From the main road, side lanes meander out to criss-cross the countryside linking farms and villages. Some lanes over time have become farm tracks and footways others are short access roads to buildings behind the main street frontage.
- 3.1.3 The village has probably a Norse origin but its documented history dates from Norman times, mentioned in the character of the Abbey of Holm Cultram in 1165 as having a church, mill and farms. Remains of medieval field systems can still be found in the village. During the 16th century the village suffered from the effects of fighting along the Scottish border, the manor finally passing to the Musgraves of Edenhall in 1716.
- 3.1.4 The village between the 17th and 19th centuries was based on gradual development of a number of substantial farms (now mostly residential) and farm cottages. The street led to the ford across the River Eden which was replaced with a bridge in the 18th century. Ancillary rural crafts industries supported the rural economy including quarries, blacksmiths and sawmills.
- 3.1.5 With the coming of the railway in 1876, the village developed as an important sheep sales centre. The following 60 years saw considerable new housing, both terraced and villa style plus community facilities flourishing: the school (built in 1863), the church (rebuilt in 1865), the Reading Room and library, now the village hall (built in 1858), the Wesleyan and Methodist Chapels (1850 and 1898). These still form some of the most important visual elements in the village.
- 3.1.6 The pace of change quickened during the last 30 years of the 20th century.

Increasing car ownership meant that commuting to work from rural villages became common. More people were attracted to the village way of life in which to bring up families and to retire to. Old estates were being broken up and new farming methods were changing the face of the countryside.



Figure 5 The Methodist Chapel

- 3.1.7 In Lazonby, new housing developments were built both in estates and along the lanes leading from the village. This, together with infilling of land behind the village frontage and conversion of former farm buildings, has had a mostly negative impact on the visual character of the village. Some exceptions demonstrate that attention to design and setting can enhance the character, when employed sympathetically. Some modern buildings, the Co-operative and Bells Bakery have had significant economic and social impact. A number of former agricultural buildings along the main road have become disused as the needs of modern farming have moved on, some have been converted to residential use. A question

mark hangs over the long-term future of livestock markets, although the railway itself seems to be safe from closure.



Figure 6 The 'co-op', now Lakes and Dales in Lazonby

3.2 THE CHARACTER OF THE VILLAGE

- 3.2.1 The marked slope of the village site means that, for the most part, the local horizons are either close or immediate, nowhere is a full view of the whole village possible. Moving through the village means experiencing a constant change of prospect, with glimpses or long views out to the hills or fields from most parts of the village between or over buildings. The main street and all the roads leading out of the village have changes of gradient or curvature which introduces a picturesque element into what is essentially a working village. The irregular pattern of street frontages and variations in the building line add interest to the long main street. Non-residential buildings are dispersed throughout the village and none dominate the village character. The largest of these, the bakery, are on the fringe of the village on former railway land.
- 3.2.2 The older parts of the villages are characterised by close and varied development but with a spread or small spaces arising from both individualities in design and the placing of buildings on their site. These spaces are important as they minimise the impression of high density and overcrowding. The majority of building is of one or

two storeys. An unusually large number of properties do not have a conventional street frontage. A few have gable ends to the street (normally a sign of early foundation). There is a mixture of detached, semi-detached and terrace housing of pre-20th century date.

- 3.2.3 Nineteenth-century buildings predominate but the significant community buildings are well spread out and there is no clear centre for the village. The village is visually divided by the railway bridge with a distinctly older feel to the lower part.
- 3.2.4 Property boundaries are generally stone walls and these form a unifying feature right through the village.
- 3.2.5 Other than recent infill and barn conversions, post-war development has been away from the main street: A large estate off Scaur Lane, private estates on Seat Hill and Lamb Lea and Housing Association property together with Eden Court and other sites plus ribbon development along the Carlisle Road and Rectory Hill.



Figure 7 Eden Court

- 3.2.6 Much of this development has been low density with wide grass verges and large gardens. This has on the whole respected the shape of the landscape but the choice of architectural style and building materials and urban traffic-based layout has in some cases introduced an unwelcome suburban element into a rural village. In most cases, estate development does not have a real link to the traditional fabric

of the village either in layout or in use of materials.

3.3 FOCAL POINTS

- 3.3.1 As a result of the linear nature of the village, there are few clear focal points of reference. The church is visible from most of the village being built on an elevated site. The unique architecture of the school with its tower is also a focal point for the lower village. The railway bridge across the middle of the village street is highly visible; however, residents are more likely to use social reference points when describing the village such as the Village Hall, Bells or the Co-operative, none of which are visual landmarks. The most distinctive visual landmark is the bridge over the River Eden, just outside the village, to the north and east.
- 3.3.2 Lazonby has a rich social landscape and the way people perceive and describe the village is a combination of streets, buildings and places important to themselves and the community.



Figure 8 View towards the east across the village with the Pennines in the background, note the presence of a number of short terraces of houses

4 DESIGN WITHIN THE PARISH

- 4.1.1 Presented in this section are a number of examples of both design and architectural details found within the parish which are intended to strongly inform the design of proposed new buildings. **It is not the intention to impose rigid design criteria, it is strongly recommended that proposals which come forward for consideration should enhance the character of the parish and applications will, therefore, be expected to strongly reflect the forms, layouts, materials and detailing already present.** Innovative buildings of exceptional architectural design will be considered on their merits.
- 4.1.2 The strong recommendations contained within the Design Guide will be implemented through Policy D3 in the LNP with consideration also given to Policies D4, H1, B1, B2, B3 and I2 which may have a bearing in certain instances.
- 4.1.3 One of the aims of the Design Guide is to gradually redress some of the impacts of previous

poor design since the Second World War and, thus, the examples cited are from buildings, both old and new, which encapsulate the character of the parish.

- 4.1.4 Particular attention is drawn to the use of appropriate materials in the construction of new buildings, especially of Lazonby Sandstone (see BRE technical data sheet for Plumpton Red Lazonby Sandstone, 2000, for the characteristics of this locally sourced, sustainable material).

4.2 LAYOUT

- 4.2.1 The Design Guide is not concerned with the internal layout of new properties but the layout of buildings within their plots and the articulation of layout with massing and permeability are important considerations in maintaining and enhancing the character of the village.
- 4.2.2 Two- and three-bedroom properties are mostly grouped into short terraces of three or four properties. Larger houses are generally detached. Regardless of whether they are sited close to the street, or set-back, all properties that have any ground

to the front will have a stone wall along the street frontage. This may be full-height, or partially of railings or hedging. Stone gate-posts are much in evidence.

4.2.3 Open plots without boundary walls are not in character with the village. Buildings should be of both one and two storey types with a varied roofline consistent with traditional buildings. Garages and outbuildings should be integrated into the whole design and continue the use of appropriate materials.

4.2.4 A variety of solutions have been adopted to accommodate car parking, some of these are more successful than others and it is recommended that those coming forward with proposals discuss this element of the design with the planning officer prior to making any application. Extensive areas of hard-standing should be avoided unless relieved by exceptional design or use of traditional materials, such as cobbling or sandstone paving.

4.3 FACING AND MASSING

4.3.1 Property facing should generally be to the street, although a few properties are perpendicular to

the main street frontage, generally lining pedestrian lanes with limited or no vehicular access. Buildings at other angles to their frontages should be avoided unless unusually shaped plots dictate otherwise.

4.3.2 Massing and permeability varies in the village and this variety should be maintained with scope for bringing some properties forward on their plots, and setting others back. Effects on overlooking and light should be considered as part of the design process.

4.4 ARCHITECTURAL FEATURES

4.4.1 Architectural detailing to buildings within the parish is relatively plain in most instances. The principal features are stone window surrounds and emphasised dressings, usually in the form of quoins at structural corners and, less frequently, at door and window jambs.



Figure 9 Unusual, almost bartizan-type window turret

4.4.2 A few buildings have decorative door surrounds, usually in sandstone, and some buildings have engraved name-plates or date-stamps. Many chimneys have projecting courses of sandstone slabs to impede water penetration and projecting lips above the lead flashings. A few buildings have moulded window hoods and there are also a small number of projecting bays, including one bartizan-style turret window.

4.4.3 For new buildings where architectural detailing is utilised, it should generally be plain and limited to sandstone quoins, door and/or window surrounds and possibly name, or date plaques. Emphasised sandstone quoins at the corners of buildings are a simple and effective method of adding architectural interest to both rendered and sandstone

faced buildings.



Figure 10 V-jointed sandstone quoins



Figure 11 Decorative door surround with Classical styling, the corner of the house has emphasised quoins, in the background



Figure 12 This house has a number of decorative flourishes. Note the projecting bay window, the pillared porch, the emphasised quoins at the corners of the house, and the dentillation at the eaves. there is also an angular sandstone gate-post in the foreground



Figure 13 House in the style of a Victorian villa with projecting bays, a connecting balcony at first-floor level and a pedimented central bay



Figure 14 Detail from the Village Hall showing the relatively simple, but effective decoration



Figure 15 Decorative inset from the wall of the fire-station



Figure 15 Typical decorative style from the village with emphasised quoins at the wall corner, simple junction

with the eaves and flush fitting sandstone window surrounds. The walls are rough-dressed sandstone ashlars



Figure 17 Modern house reflecting the architectural detailing seen in older houses. Emphasised quoins at wall corners and forming the arch above the garage and dressed window surrounds with lintels and sills formed from single pieces of sandstone



Figure 18 Another typical village house of rough-dressed sandstone ashlars and dressed ashlars to emphasise the corners of the main house. The front extension is not of the same quality

4.5 DOORWAYS

4.5.1 Most external doorways in the parish are relatively plain either roughly edged openings without jambs, sometimes with emphasised or dressed quoins; otherwise they typically have sandstone jambs. The jambs are usually fairly plain and match the window surrounds. A few have more ornate decoration, usually

with Classical styling.

4.6 WINDOWS

4.6.1 The characteristic window surrounds are of dressed Lazonby sandstone, often with a flat or segmental window-head. The surround jambs are usually fairly plain, possibly with a chamfered front edge. The surrounds are sometimes painted, even when the wall is plain sandstone, and most are either set flat into the wall, or project only a small amount.

4.6.2 The actual windows display more variation. Sliding sashes were normal for older houses, but both casements and tilt-and-turn windows have been utilised.



Figure 19 Typical window with sandstone surround and two-over-two sliding sashes



Figure 20 Ornate window with moulded hood



Figure 21 Modern barn conversion, windows have simple sandstone surrounds with the majority painted



Figure 22 Characteristic sandstone window surrounds that have been painted. The windows are six-over-six modern casement windows



Figure 23 Fairly modern houses with side-hung casements. The windows have a sandstone lintel above, a sandstone sill and undressed sides. The windows are mix of top- and side-hung casements

4.7 GARDEN WALLS

4.7.1 Garden walls are typically of roughly coursed sandstone laid either dry or mortared. They can be distinguished from old field boundaries by the capping. Field walls have large irregular pieces of sandstone used as a capping course whereas garden walls usually have either a roughly rounded or triangular piece forming a capping course. A few, mostly more recent walls have utilised flat sandstone slabs for capping.

4.7.2 Gate-posts are also of sandstone and are usually dressed with plains sides and faces but often with a moulded top in a variety of shapes.

- 4.7.3 Where properties have ground between the road and the building garden walls should be present. However, appropriate visibility splays will need to be provided for safe access.



Figure 24 Sandstone wall with triangular capping



Figure 253 Gate-post with decorative top



Figure 26 Sandstone wall with rounded capping, simple sandstone gate-post with rounded top



Figure 27 Sandstone wall with rounded capping



Figure 28 Sandstone wall with rounded capping

4.8 ROOFS

- 4.8.1 The roofs in the village are of two main types: either of sandstone slabs, or blue slates. Originally these were Welsh slates, brought by rail, but replacement roofs are often of imported slate. Traditional ridge tiles were of sandstone, often even where the main roof is of slate, but these have become more difficult to obtain in recent years and glazed ridges are

becoming more common.

- 4.8.2 Most roofs are pitched front and back with a relatively shallow angle of pitch and a fairly uniform height for two-storey buildings throughout the village. Where height or angles of pitch differ from the norm, properties detract significantly from the visual streetscape and will be considered to be out of character for the village. The overall roof-scape forms a 'blanket', mainly of slate, which flows down the Harrow Beck valley towards the River Eden. Roof dormers are rarely present and front projecting bays or gables are not typical.
- 4.8.3 The use of sandstone slabs for new roofs will be supported, but it is recognised that only a small number of new buildings are likely to use sandstone slabs. In the majority of cases blue/grey slate will be used. Alternative materials may be considered for non-residential buildings.



Figure 29 A variety of roofs: slate in foreground and background, with sandstone slabs on building to left with modern profile sheeting on lean-to

- 4.8.4 Sandstone slabs, while being more expensive and heavier, are exceedingly durable and proof against extremes of winter weather.



Figure 30 View across Lazonby towards the east showing a number of roofs



Figure 4 Modern house with slate roof



Figure 32 A pair of traditional houses with slate roofs

4.9 CHIMNEYS

- 4.9.1 Chimneys are present on all the pre-1970s residential properties and, given that there is no access to piped natural gas in the Parish, remain useful for heating purposes. Where provided chimneys and pots are generally fairly plain. Stacks are of sandstone, rectangular in form with projecting slabs. Modern flashings are of lead, but some older properties have projecting sandstone flashings either instead of, or together with lead. New flashings should be of lead, or of a visually similar modern substitute compliant with Building Regulations. Pots are mostly brown-glazed and ceramic and many sport a variety of caps to keep jackdaws from nesting in them.



Figure 33 Typical sandstone chimneys with ceramic pots

4.10 PARKING AND HARD LANDSCAPING

Sandstone paving, cobbles or permeable surfacing would be considered as appropriate for domestic parking areas.

Large areas of impermeable hard-standing are not considered to be sustainable, and can cause run-off problems in wet weather because of the pronounced slope in the village.



Figure 34 Sandstone chimney

4.11 MATERIALS AND FINISHES

- 4.11.1 The principal materials to be used within the village are Lazonby Sandstone (Plumpton Red Lazonby Sandstone, BRE 2000) for walls, dressings, window surrounds, garden walls and areas of external paving; and blue slate or Lazonby Sandstone for

roofs.

- 4.11.2 In the past many older buildings may have started with thatched roofs but they have long since been replaced. The slate was originally mostly from Wales, brought on the railway, but in most instances modern alternatives can be sourced which offer a suitable substitute.
- 4.11.3 In the case of walls et cetera, use of alternative materials to Lazonby Sandstone, for the external envelope of new buildings will need to be strongly justified. Lazonby Sandstone is quarried locally and is exceptionally durable making it an especially sustainable solution, in addition to maintaining the character of the parish.
- 4.11.4 There have been a number of successful recent constructions where modern block or brick inner wall-leaves have been faced with an outer leaf of rough sandstone or dressed ashlar, with appropriate insulation between to comply with Building Regulations.



Figure 35 Interesting workshop/barn in the village with exceptionally well-pointed stonework

- 4.11.5 The use of locally sourced Lazonby Sandstone ensures the maintenance of employment at the quarries and promotes the retention of traditional skills through the use of the materials.
- 4.11.6 Where extensions or additions to existing properties are made the materials should, in general, match those in the standing building. However, there may be circumstances where this is not appropriate: such as a separate building with a different function to the principal structure. In these cases, the provisions set-out in the Design Guide will apply. Early discussion with the LPA is strongly recommended.



Figure 36 Rendered façade of house of 1617 with small windows and date-stamp above door

- 4.11.7 A number of houses, both traditional and of more recent construction incorporate one or more rendered facades, usually painted. These may be of sandstone construction, or utilising modern materials such as blockwork, possibly with sandstone quoins exposed.
- 4.11.8 Where a developer may wish to include rendered facades a ratio of no more than one in every three properties should use this as a finish.
- 4.11.9 For new buildings outside the village, and for agricultural buildings, materials and finishes appropriate to the locale will be considered appropriate.
- 4.11.10 For other non-residential buildings, such as industrial units, design is equally important.

However, the use of materials and the layout will need to design and intended functionality. Setting, landscaping and perimeter treatment will require special consideration to mitigate the visual impact of modern materials, where use of these is agreed upon. Early discussion of proposals with the LPA and the Parish Council is strongly recommended.



Figure 37 Terrace of recent houses opposite the Village Hall with sandstone facades and rendered gables

5 DESIGN WITHIN THE PARISH: GUIDANCE

- 5.1.1 There is much advice already available on traditional building materials and their use as well as on appropriate doors, windows, rainwater goods etc. Eden District Council is updating its Design Guide as part of the new Local Plan Framework and will offer guidance to householders (see Policy DEV5 in the Local Plan, 2017). Other guides are available including the Eden contribution to *North Pennines AONB Building Design Guide* (North Pennines AONB Partnership, 2011) and the Eden Design Summary (EDC 2002). These guides should be made available through the Library and from the Parish Council.
- 5.1.2 Other guidance and advice may be obtained through the Cumbria Vernacular Buildings Group (www.cvbg.co.uk), the Vernacular Architecture Group (www.vag.org.uk), or through HELM (the Historic Environment Local Management website, now hosted through Historic England, formerly English Heritage (<https://historicengland.org.uk/advice/planning/local>)).
- 5.1.3 Innovative, contemporary design and that which incorporates energy-saving or generating features will be welcomed where it respects and enhances its surroundings.

6 BIBLIOGRAPHY

- Brunskill R.W., 2002, *Traditional Buildings of Cumbria*
- Buildings Research Establishment, 2000, *Technical data sheet Plumpton Red Lazonby Sandstone*
- Department of Communities and Local Government, 2012, *National Planning Policy Framework*
- Eden District Council, 2011, *Management of Conservation Areas*
- Eden District Council, 2002, *Eden Design Summary*
- Eden District Council, 2015, *Eden Local Plan*
- English Heritage, 2008, *Conservation Principles*
- English Heritage, 2010, *Understanding Place: an introduction*
- English Heritage, 2011, *Knowing your place*
- Fletcher S, and others, 2001, 'Survey of the buildings of Lazonby', unpublished records held by Lazonby History Society
- HMG, 1990, *Planning (Listed Buildings and Conservation Areas) Act 1990*
- Hyde M, and Pevsner N, 2010 *The buildings of England, Cumbria, Cumberland, Westmorland and Furness*
- North Pennines AONB Partnership, 2011, *North Pennines AONB Building Design Guide*