



# REPORT TO EXECUTIVE

## PORTFOLIO AREA: Environment and Infrastructure

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Date of Meeting: 27<sup>th</sup> July 2009

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Public

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Key Decision: Yes

Recorded in Forward Plan:

Yes

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### Inside Policy Framework

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Title: CITY CENTRE CONSERVATION AREA BOUNDARY REVIEW

Report of: Head of Planning and Housing Services

Report reference: DS. 55/09

### Summary:

Following the report to executive last year (DS.23/08) regarding the City Centre Conservation Area the proposed public consultation exercise has now been completed.

This report summarises the responses received and considers what action should be taken concerning the Conservation Area Boundary.

### Recommendation:

It is recommended that the amendments proposed in this report and as shown on the attached Map 1 for the City Centre Conservation Area be referred to the next Environment and Economy O & S Panel for its consideration.

Alan Eales

**Head of Planning and Housing Services**

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Note: in compliance with section 100d of the Local Government (Access to information) Act 1985 the report has been prepared in part from the following papers: Executive Report DS.23/08

## 1.0 BACKGROUND

- 1.1 The City Centre Conservation Area was last reviewed in 1986 when three central conservation areas were amalgamated. The boundary largely followed the line of the walled city with two exceptions:  
The Lanes area - which was being redeveloped at the time and for this reason it was left out of the new conservation area; and  
Court Square, Citadel Station, The Crescent, the top of Warwick Road and part of Lowther Street. These areas were outside the City Wall but had been included for their townscape value.
- 1.2 Work done by Carlisle Renaissance and local campaigns concerning the Lonsdale Cinema and Rickergate prompted this review of the present boundary of the City Centre Conservation Area, which has looked at the whole of the boundary and not just small sections of it. The previous report highlighted the significance of the different areas around the edge of the Conservation Area and this was part of the information presented to the public in the consultation.

## 2.0 CONSULTATION

- 2.1 The Consultation Exercise took place at the Lanes Library and the Old Town Hall from Wednesday, 27<sup>th</sup> May 2009 until Wednesday, 3<sup>rd</sup> June 2009, with staff being available to answer questions from 10am to 4pm each day. It included an exhibition, leaflets and a questionnaire (See Appendix 2). The exhibition was available to the public throughout that period during the opening hours of both venues.
- 2.2 At the same time leaflets and questionnaires were distributed to all occupiers of property within the areas being examined. Comments have been received from individuals and groups as well as from the Conservation Area Advisory Committee and Carlisle Renaissance. This report summarises the points made by all those who responded to the consultation. A complete list of the comments made is included in Appendix 1 to this report. The re-assessment of the boundary of the Conservation Area was broken down into seven areas and the responses received for each area are dealt with separately. Respondents were also asked for their views on more general issues relating to Conservation in the City and these are collated at the end of this section. This is followed by an appraisal of the points raised and suggestions for amending the boundary.

### **3.0 RESPONSE TO THE CONSULTATION**

#### **3.1 Area 1**

3.1.1 This covered the Sauceries, Bitts Park and Devonshire Walk Car Park. This area has as its backdrop Carlisle Castle and its Walls. It creates the setting for these views of the Castle and this area has generally been welcomed as an inclusion to the Conservation Area.

3.1.2 The one issue that has been raised is the possibility of proposals to extend or develop the Car Park. Inclusion in the Conservation Area would require that any development should respect the character of the area and not damage it. This is, however, such a sensitive site, being adjacent to Carlisle Castle, that any development proposal would need to be treated in this way irrespective of its Conservation Area status. Inclusion would nevertheless add further weight to the significance of the site.

#### **3.2 Area 2**

3.2.1 This area covered from Caldew Bridge to the Victoria Viaduct, from West Walls to the Viaduct Road. The proposal to extend the boundary would include Backhouses Walk and Town Dyke Orchard. Within this area it would strengthen protection for a number of buildings which are not listed. It would also help to ensure a higher quality of development for those sites and buildings capable of being redeveloped. It has been suggested that inclusion in the Conservation Area may hinder a possible proposal for a multi-storey car park on Town Dyke Orchard. It is more likely that the Scheduled Ancient Monument of West Walls and adjacent listed buildings, including the Cathedral and the Deanery, would be more significant constraints.

3.2.2 The railway viaduct is a physical boundary which has its own historic and architectural merits and does lend itself to marking one edge of the Conservation Area. Its proximity to the proposed university site should help to focus the design of new buildings in an appropriate and sensitive manner.

3.2.3 The majority of the responses who considered this part of the proposal felt that it should be included within the Conservation Area.

### 3.3. Area 3

- 3.3.1 This area dealt with the Victoria Viaduct to Crown Street. The proposal shown during the consultation included the Viaduct, the Enterprise Centre, the Baths (including the Turkish Baths) and part of the Metal Box factory. The only other inclusion was the remaining (greater) part of the Citadel Station which was omitted from the conservation area. The response received support the inclusion of these areas, in particular giving the unlisted buildings a measure of protection from demolition. It does not prevent demolition but before this can be considered proposals for replacement must be approved and if these harm rather than enhance the character of the area they should be refused.
- 3.3.2 The former Paton's garage and the building next to it which fronts onto the Victoria Viaduct have also been pointed out as being worthy of special attention. These buildings are unlisted and inclusion within the conservation area would put them in the same situation as those described in the previous paragraph.
- 3.3.3 The area to the south of the Turkish Baths is either newly developed or consists of a variety of buildings and structures that have relatively little merit. It is situated well away from the City Centre Conservation Area and the impact of development here is not likely to have a great significance on its character.

### 3.4 Area 4

- 3.4.1 This area covers Portland Place, Mary Street, Cecil Street and Warwick Road. The public consultation response mainly focussed on the buildings at the top of Warwick Road, The Lonsdale Cinema, The Post Office and the White House pub (formerly the Crescent Inn). The latter two properties are already within the conservation area but considerable concern has been raised by their closure. Most of the responses suggest the Lonsdale should be included within the Conservation Area.
- 3.4.2 The southern section of this area consists of modern building (including the Bingo Hall) and Car Parks relating to the Botchergate Conservation Area development, and includes the Telecom building together with the newly converted Travelodge Hotel. The latter development has improved the appearance of this building and, at least in part, this was due to the site being immediately adjacent to the Portland Square/Chatsworth Square Conservation Area.

- 3.4.3 The position regarding the Lonsdale and the request for delisting has still not been resolved. It is currently protected from demolition by its listed status but should this be withdrawn then this protection would be lost unless the building was by then within a conservation area. It would have the same status as the buildings mentioned in paragraph 3.3.1.

### 3.5 **Area 5**

- 3.5.1 This area covered from Warwick Road through to Lonsdale Street via Crosby Street and is sandwiched between the City Centre and the Portland Square/Chatsworth Square Conservation Areas. Buildings excluded from these areas included the Manse to St George's Church, the former Thurnam's building and the eastern side of Crosby Street. The Thurnam's building in particular was marked out as being worthy of special attention.
- 3.5.2 The boundary suggested in the consultation included all of Area 5 except the Stonemasons and the buildings fronting onto Spencer Street and St Paul's Square. However all of the latter group face onto the designated conservation areas and some of the properties may be redeveloped at some stage. It may be worth considering inclusion of areas such as these where the proposed developments could have a significant impact, because of their close proximity, on the character and quality of the adjacent conservation area. It could be argued that any development of a sensitive site would be expected to acknowledge this in the quality of the design but this is not always the case. It may strengthen the Council's position for requiring a development which improves the character of the area rather than having to fend off a scheme which harms that character.

### 3.6 **Area 6**

- 3.6.1 This area includes the Bus Station, Lowther Street to Drovers Lane. The Lanes was being developed when the City Centre Conservation area was last reviewed and this is probably why the area was left out. Listed buildings such as the Appletree (now Pippins) public house and the Howard Arms were left out of the area because they were on the wrong side of the development. Most people regard the Lanes as a success and there seems to be no reason why it should be left out of a revised conservation area. A considerable portion of the area is surface car parking and at some future date this could be developed. Including these in the conservation area would allow greater control over any redevelopment proposals.

- 3.6.2 Part of Lowther Street was incorporated within the Portland Square/Chatsworth Square Conservation Area and this included Iceland and Farm Foods, both of which are buildings of little or no quality and are likely to require renewal or redevelopment at some point in the future. Being within a conservation area it should be possible to ensure that any replacement buildings are of sufficient quality to improve rather than harm the character of the area.
- 3.6.3 Although the Bus Station is a relatively recent development it and adjoining buildings are of a relatively low quality and as such they may come under development pressure. This area lies between the Portland Square/Chatsworth Square Conservation Area and it clearly has an impact on the setting of both this and the City Centre Conservation Area. On the Lowther Street frontage there is a mixture of listed buildings, buildings of local interest and some of very little interest. The Bowling Green Hostel was considered to be noteworthy in the consultation. The Argos building was also referred to as a building that could be improved and if it were to be brought within the Conservation Area any scheme relating to it would be expected to be an improvement on the existing.

### 3.7 **Area 7**

- 3.7.1 This area received the greatest number of responses which is not surprising as this area has the greatest number of residential properties and the community is clearly concerned about its future.
- 3.7.2 The most frequent of the points raised was that not only should the Magistrates Court/Fire Station/Police Station be included in a revised conservation area as a fine example of the Percy Dalton/Laing partnership but that the residential streets to the north should also be included. Several suggested that the Civic Centre should be included also as well as Adriano's Restaurant.
- 3.7.3 It was mentioned that the Car Park at the back of Corporation Road was in poor condition and yet it occupied a prominent location adjacent to Castle Way and presented a poor image to anyone visiting the City.
- 3.7.4 The Save Our Streets campaign felt that it was appropriate to include areas where development proposals might endanger the character of the existing Conservation Area. This suggested that the whole of area 7, for example, should be included as the Civic Centre/Car Park/Eden House may be remodelled or redeveloped in the future. Rather than isolate the dual carriageway it would be sensible to draw the line

right across from Bitts Park to Rickergate and also to have Georgian Way as the north-eastern boundary.

### **3.8 Extending the Conservation Area**

- 3.8.1 In response to the question asking if the area should be extended only one respondent said that it should not be extended. More widespread support came for Areas 1,2,4,5,6 and 7 being added to the Conservation Area. Some felt that the whole of these areas should be included irrespective of the suggested boundary additions shown on the leaflet. There was also some support for the Victoria Viaduct area to be included.
- 3.8.2 One comment made the point that there is no reason NOT to support the proposed expansion of the Conservation Area boundary as this will enhance arguments for higher design standards in those areas and that the proposed changes should be welcomed.

### **3.9 Other Issues Raised**

- 3.9.1 Traffic and parking were seen as significant issues and the comments made have been forwarded to the County Highway Authority and to the Council's Director of Community Services. The suggestions for dealing with traffic and parking issues varied from:
- banning all cars from the City Centre, improving the pedestrian experience,
  - improving public transport and having Park and Ride;
  - introducing congestion charges;
  - providing multi-storey car parks and/or improving existing car parks;
  - allowing more traffic into the City Centre to retain its vitality.
- 3.9.2 Signage is considered to be an issue, particularly the removal of excessive traffic signs. In addition information signage for tourists should be greatly improved. Street names, especially the original cast signs should be renovated. A report from the Director of Development Services (DS 46/08) concerning criteria to be adopted for the repair or replacement of historic street name plates was approved last year and this established the Council's policy on this issue.
- 3.9.3 Many comments were received asking for various parts of the city to be tidied up or enhanced. Some of these related to the City Centre Conservation Area, such as Blackfriars Street and Lowther Street, but there were also several people who

raised the condition of Botchergate, indicating the negative impact this must have on visitors to the City.

- 3.9.4 Finally concern was expressed on a number of the questionnaires about the future of empty buildings in the Conservation area, including the Methodist Central Hall, the Lonsdale, the White House, the Post Office, Woolworth's and the former Thurnam's building in Lonsdale Street. These are properties not owned by the City Council, however officers have had discussions with prospective purchasers/occupants and continue to do so on the options that are available.

#### **4.0 OFFICER APPRAISAL**

- 4.1 From the comments above, which have been drawn from the questionnaire responses received, it is clear that there is support for extending the City Centre Conservation Area. There is not always a consensus on how the new boundary should be fixed however and it is necessary to look at the criteria on which a determination should be made.
- 4.2 A conservation area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. So the area should have historic or architectural interest but in order to preserve its appearance it may be necessary to ensure that new development nearby does not damage its character. In this way the setting of the area becomes significant, it may not have great value in itself but its redevelopment could be a threat to it retaining its character.
- 4.3 Ideally the area should have clear and well defined boundaries but often a decision must be made on relatively inconclusive criteria. The City Wall was seen as a clear boundary when the area was redefined in 1986. But the City Wall has a setting and outside the wall are other features of historic or architectural interest. Unfortunately the eastern city wall was demolished at the beginning of the 19<sup>th</sup> century and a boundary on this side of the City is more difficult to identify.
- 4.4 A northern boundary can be identified with the rivers Eden and Caldew, from the Eden Bridge round to the Caldew Bridge and Castle Way. Beyond here the railway viaduct acts as a discrete boundary as far as the Victoria Viaduct. The southern and eastern boundaries are more difficult to establish. Still looking for architectural or historic interest the Viaduct itself is a significant contributor, likewise the Enterprise Centre and the remaining block of the Metal Box factory on James Street. The



Swimming Baths have little to offer but the Turkish Baths are of considerable interest. Beyond this block the character of the area changes dramatically with little of interest other than the rear of the Citadel Station. The new development such as Matalan or any of the smaller business units near Crown Street could be redeveloped in future but the impact of such renewal so far from any of the significant elements of the Conservation Area, would have little or no impact. So the boundary proposed here could be justified.

- 4.5 As pointed out in 4.3 the eastern boundary of the Conservation Area is more difficult to define. Since the revision of the boundary of the City Centre Conservation Area in 1986 both the Botchergate Conservation Area and the Portland Square/Chatsworth Square Conservation Area have been designated. Areas 4,5 and 6 mark the gaps between the designated areas. Depending on the type and size of a development proposal in these “black holes” the area may get the benefit of being treated with more sensitivity because of its impact on the setting of the conservation area. On the other hand developers will use the fact that the site is not within the conservation area as an indication that it is of less importance and therefore there is less justification for a sensitive approach.
- 4.6 Of the responses received from the public consultation, many considered that the character of the City with its historic buildings are part of its charm and they form one of its main assets which should not be destroyed or diminished. Within areas 4,5 and 6 there are elements which have special architectural or historic interest. Adjacent to these are sites which could benefit from redevelopment proposals and such renewal could have a significant impact on one or more Conservation Areas. Rather than work around these areas and leave out sites that may or may not be redeveloped it would seem a simpler approach to put ALL of these sites in the conservation area and thus give them a measure of protection. However if buildings are to be replaced then it will be with the knowledge that the replacement should not harm the character of the area. It is considered that this would not make it any more onerous for development to take place and that this should be welcomed as mentioned in paragraph 3.8.2 and Appendix 1.
- 4.7 In Area 7 the point is taken from the respondent referred to in 3.7.4 that the area may be the subject of redevelopment proposals and consideration should be given to using the two main roads, Georgian Way and Hardwicke Circus as the boundary with the line crossing to Bitts Park and the Eden Bridge.

## **5.0 CONCLUSION AND PROPOSED AMENDMENTS**

- 5.1 Following the public consultation and after assessing the comments received it is considered that the following amendments should be made to the City Centre Conservation Area boundary.
- 5.2 That the boundaries shown on the original consultation document for Areas 1, 2 and 3 (shown on the consultation leaflet in Appendix 2) be retained.
- 5.3 That the eastern boundary of the conservation area be butted up to the boundaries of the Botchergate and Portland Square/Chatsworth Square Conservation Areas.
- 5.4 That the north-eastern boundary of the conservation area be the western side of Georgian Way to Hardwicke Circus, across Castle Way to join with Bitts Park.
- 5.5 Once a revised area has been designated the full conservation area will be the subject of a detailed appraisal. This will highlight, for example, areas of significance, areas for possible redevelopment and areas which need to be enhanced.

## **6.0 RECOMMENDATION**

- 6.1 It is recommended that the amendments proposed in this report and as shown on the attached Map 1 of the City Centre Conservation Area, be referred to the next Environment and Economy O & S Panel for its consideration.

## **7.0 REASONS FOR RECOMMENDATIONS**

- 7.1 The Council has a statutory duty to review its conservation areas, together with the existing boundaries and publish proposals for their preservation and enhancement. The current work of Carlisle Renaissance has raised issues concerning this area and it was therefore considered appropriate to make an early review of the City Centre Conservation Area and recommend amendments as a result of the consultation response.

## **8.0 IMPLICATIONS**

- Staffing/Resources – No additional staffing or resources are required.
- Financial – The review is being done within existing budgets.


- Legal – There is a statutory duty to carry out this work under S.71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.
- Corporate – This may have significance with regard to the Carlisle Renaissance proposals. The review of the conservation area boundary is a precursor to an evaluation of how the historic environment within the City Conservation Area can be managed, particularly by improving the quality of development and enhancing the areas economic appeal.
- Risk Management – That the City Council will not be fulfilling its statutory obligations to review the Conservation area.
- Equality and Disability – No issues raised.
- Environmental – The report raises issues for the protection and preservation of the historic and architectural heritage of the City and a recognition of its special character.
- Crime and Disorder – None.
- Impact on Customers – A revised boundary will result in a number of individuals, who own or lease property in the extensions to the conservation area, being subject to additional and more stringent planning requirements.

Alan Eales  
**Head of Planning and Housing Services**

**Contact Officer:** Peter Messenger

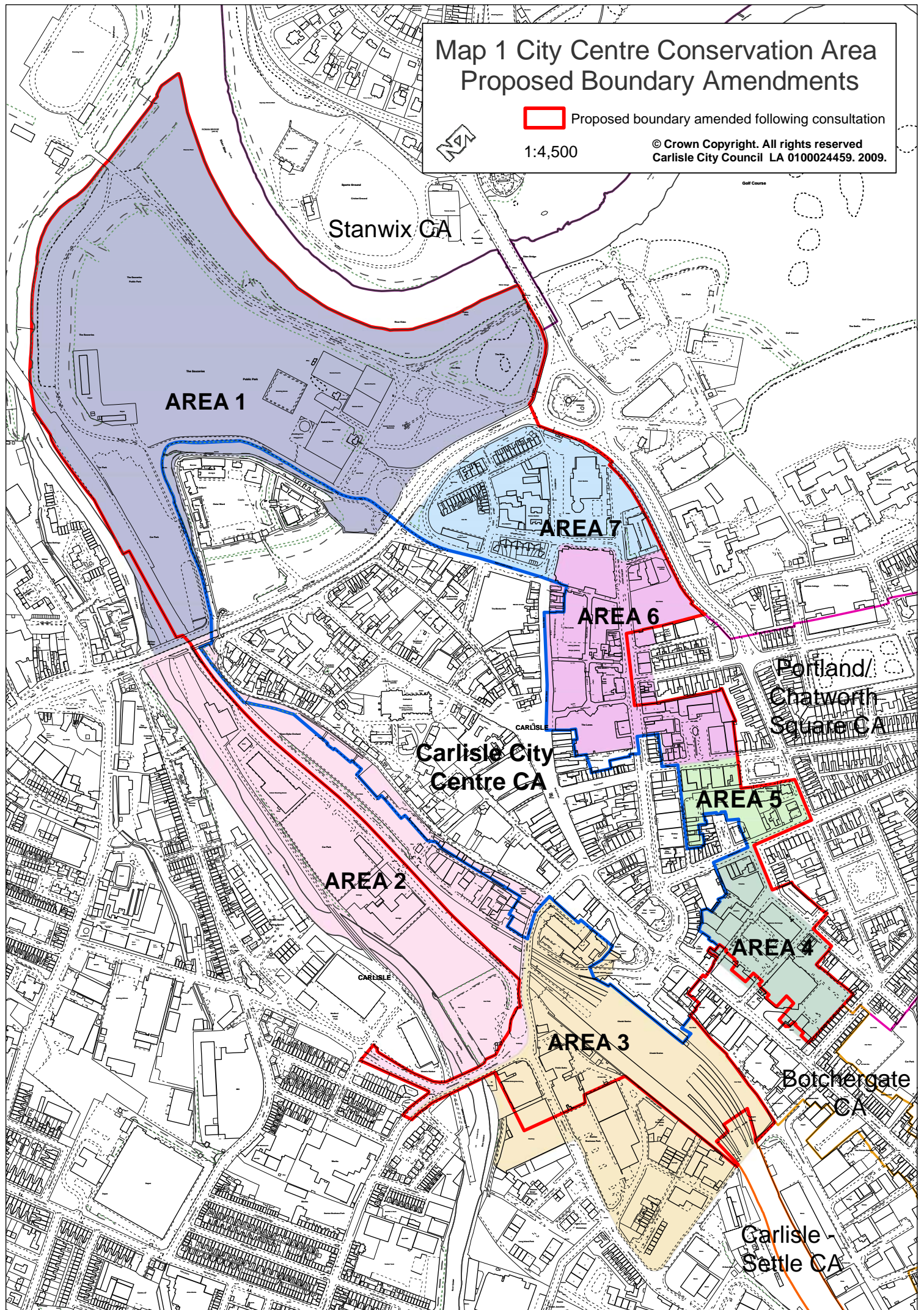
**Ext:** 7195

# Map 1 City Centre Conservation Area Proposed Boundary Amendments

 Proposed boundary amended following consultation

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**APPENDIX 1**

**Consultation Responses following the Consultation on the City Centre Conservation  
Area Review**

# **CITY CENTRE CONSERVATION AREA BOUNDARY REVIEW**

## **INDIVIDUAL COMMENTS**

### **INTRODUCTION**

The following are summaries of the responses received which relate to the individual areas and also to the general issues raised in the questionnaire. These have been carefully considered and an assessment of these forms the basis of Section 3 of this report.

### **AREA 1**

- Also includes Devonshire Walk car park – possible impact on increased scrutiny for proposals on this site although in reality any proposal for this site is inevitably going to be viewed as critical to the setting of the Castle. The proximity of Carlisle Castle will be overriding whatever the designation of Devonshire Walk car park.

### **AREA 2**

- **West Walls**- West Walls needs to be closed to through traffic. Policies should be adopted that encourage the redevelopment of the many private car parks within the conservation area.
- Brings in Backhouses Walk and Town Dyke Orchard with railway line as extended CA boundary.

Strengthens protection from demolition of some buildings of merit on English Damside. No real constraints against high quality development, justifiable demolition or change of use. Strengthen protection for setting of University and Town Dyke Orchard. However, may hinder multi storey car park at Town Dyke Orchard although in any case the impact of the adjacent Scheduled Ancient Monument would trump CA impact.

**Devonshire Walk/Town Dyke Orchard** - While the expansion of the CA to encompass potential parking infrastructure at Devonshire Walk and Town Dyke Orchard may appear to constrain development here, in reality the existing Listed Buildings/Scheduled Ancient Monuments at both sites is likely to provide a brake on insensitive development regardless of the expansion of the CA. As such, an appropriate design case can be argued with or without the CA.

- The buildings along West Walls could be tidied up.

### **AREA 3**

- **Former Patons Garage, The Enterprise Centre** - Worthy of special attention
- Expands boundary to encompass Enterprise Centre, baths and part of Metal Box. Excludes Matalan etc. Potential risk in that it may constrain development of Enterprise Centre/baths and certainly kerbs their demolition without conservation area consent. However, in reality designation allows demolition providing that replacement improves the character of the conservation area and is better than that which it replaces. This would be the aim of any development in this area anyway.
- **Victoria Viaduct to Crown St** – Constrains demolition but can be argued as a desirable extension to ensure high standards of new build close to the important University site.
- **Patons House** - The building between Woolworths and the Viaduct c. 1930s- shaped like a lorry- previously a garage- is worthy of attention.
- Victoria Viaduct to Crown Street area needs improvement.

#### **AREA 4**

- **Lonsdale Cinema**- Keep all art deco features in and out and make flats.
- **Post Office Building**- Re buildings in Conservation areas requiring attention, I think the comments in the leaflet cover most things. The main Post Office part is obviously a necessity at this end of town. However if it does fall within the City Centre Conservation area...then it does warrant some major improvement.
- **Lonsdale Building**- Re the Lonsdale building and others along the same road, Old Post Office and State Management Pub...the former is an eyesore and a decision needs to be made soon as to its future. I am not in favour of this building being included in any conservation area, if this is what is being recommended. As for the latter 2 buildings, again some TLC and major investment which retains the frontages of these buildings can only be an improvement as well as retaining the charm and historical character of this area of Warwick Road.
- **Old Cinema on Warwick Road, Old Hotel on Lowther Street and The County Hotel** at the top of Botchergate all need improvement.
- Proposed new boundary runs up Mary Street and wraps around the Lonsdale. Post Office is already within the CA. Lonsdale is listed and the rest is surface parking. CA designation suggests new development to 'contribute to the character' of the CA but this would be expected anyway due to the sensitivity of this central site.
- The Lonsdale should be worthy of special attention.  
The Lonsdale needs attention before it is too late to save.
- **Redfern Public house, The Lonsdale, Old Post Office, Crescent Pub and Lonsdale Street** - These buildings could do with special attention. Unfortunately we have lost many significant buildings by wilful neglect. The council should step in rather than let buildings deteriorate. They have powers to do so.
- The Lonsdale, The Post Office and The Crescent Inn are all buildings which are greatly deteriorating while "talk" continues- Do something!! And don't let another Redfern public house be ruined like the Malt Shovel!  
City end of Warwick Road, Botchergate, Caldewgate all need improvement.
- Lonsdale Cinema, Post Office Building, White House, Corner of Crescent are worthy of special attention.

#### **AREA 5**

- **Crosby Street**- Something should be done to stop cars being parked on the pavement in Crosby Street.
- Excludes bus station and encompasses existing buildings that are not within Renaissance plans.
- Thurnams building should be worthy of special attention.  
Thurnams and attached buildings need attention.
- Bus station area needs improvement.

#### **AREA 6**

- **Argos Building**- Argos Building art deco? Frontage could be changed to make more noticeable.  
*Area 6 - Walking* all round the city Buddleia bushes growing out of walls causing structural damage and neglected appearance. Parking (6) is needed but appearance can be improved by trees.
- Lowther Street should be improved.



- Encompasses surface car park at Lowther Street and Lowther Street itself. Allows greater control over development at Lowther Street car park and may enable greater strength to arguments for more sensitive traffic management at Lowther Street.
- Turn the open surface car parking into a proper bus station with taxi rank, toilet block and left luggage. For a city Carlisle's size the current one has no facilities for long distance coaches/ travellers and tour coaches. Don't allow development to dictate as happened last time! Make the current one into a 2/3 storey car parking central for shoppers and visitors alike to replace the open area now in use.
- Shop frontages in Lowther Street- incongruous with buildings.

## **AREA 7**

- **Civic Centre-** The extension built on top of the Civic Centre should be removed. The phone aerials should be repositioned below the skyline.
- **Civic Centre-** Civic Centre knocked down, a number of new flats, student accommodation.
- **Civic Centre-** I want to keep the Civic Centre alive and develop it. (See file for extract of book "The Story of Carlisle" - Joyce & Brian Blake 1958). Preserve Civic Centre, put money on improvements of it, this will save money. Make the top level in Civic Centre as a Panorama View Area, a cafe/ restaurant/ education centre for the public, tourists, schools. This could become a visitor attraction for tourists and people in the region.
- **Rickergate, Magistrates Court, Malt Shovel-** Agree with Rickergate buildings should be listed, new magistrates court eliminated and whilst pubs no longer needed and used for other purpose i.e. Malt Shovel should keep historical name and board removed mentioning animal sales? Should not have been!
- **Rickergate-** Getting back to Rickergate, if it does become an extension of the city centre conservation area, then lots of investment is required to enhance what is already there. House frontages and at the rear need lots of TLC re replacement/maintenance/improvement of existing paintwork, masonry and timber (doors/window frames, fascias, roof coverings etc). Street lighting/signage could be enhanced to add character. Existing footpaths and road surfaces could be improved dramatically. The planting of trees in some streets would also enhance the area. Perhaps the Council would provide incentives, grants etc to encourage Landlords/ Owners to tidy up their property, some are in a sorry state. Basically its all or nothing...the Council must be truthful in its intentions for the area. Rickergate is unique and it could be made a more attractive and neat place to live, work or even stroll through en route to beautiful Bitts Park. If the Council truly wishes to conserve part, or the whole of this area, then make this happen by all means, but do it right and don't let it become another failed aspiration. Rickergate deserves proper investment, nothing less would be acceptable.
- **Peter Street** - Make sure areas for parking are more attractive, trees, climbers growing up walls, bins.
- **Fire Station, former Police Station, Magistrates Court-** The Fire Station, Former Police Station and Magistrates Court Buildings should be retained. These buildings have so much to offer, under various uses. In effect if properly transformed into small shops, cycle hire, cafe's, restaurants, arts and crafts, residential and office uses etc, Rickergate would become like a "Village", a meeting place, a site of special attraction, not only for Carlisle people, but also for day visitors and other tourists who enjoy our great border city. If my home in Warwick street has to go to make way for this, then so be it.
- **Adriano's Building-** I feel that Adriano's should be given special attention.  
**Car park to rear of Corporation Road-** The car park at the back of Corporation Road needs re-surfacing and a row of trees to block the dual-carriageway would be an improvement.



- Proposed boundary encompasses Fire Station Complex and Warwick St housing but excludes Adriano's, Peter Street and Corporation Road. Inclusion of Warwick St housing and exclusion of Peter St etc.. implies preferential protection of this group. It could be argued that Peter Street and Corporation St should be included. They are referred to positively in the accompanying note but not included within the new boundary. It would be more consistent to include all of the 19<sup>th</sup> Century housing as well as the Fire Station complex. Again, inclusion of Warwick Street properties does not imply total protection – rather necessitates a higher design standard in any new scheme if a case for demolition is pursued. Rickergate – It seems arbitrary to include the cottages at Warwick Street and not the superior housing at Corporation Road/Peter Street. Inclusion of Warwick Street alone might imply - in the eyes of the public at least – a significant level of protection as a result of being within the CA. While this is not the case, inclusion of the whole area or none at all, is preferential as it diffuses the possible reading that Warwick St is of significant architectural or conservation merit. If Warwick St is to be included then there is logic in including the rest of the area - Corporation Road and Peter Street. I would suggest that there would be merit in instituting an article 4 direction on those properties retaining original features such as timber windows, original doors, chimneystacks and so on.
- On the whole the members felt that it was better to include areas where development proposals might endanger the character of the existing Conservation Area. This suggested that the whole of area 7, for example, should be included as the Civic Centre/ Car Park/ Eden House may be remodelled or redeveloped in the future. Rather than isolate the dual carriageway it would be sensible to draw the line right across from Bitts Park to Rickergate and also to have Georgian Way as the NE boundary.
- All the houses on Corporation Road and Peter Street. The Adriano or Malt Shovel building, fire station and police station are worthy of special attention.

The new magistrate's court needs vast improvement. The Civic Centre and adjacent car park – this land could all be freed up for sympathetic building i.e. mixed hereditaments.

Peter Street and Corporation Road should be improved- Road surface needs improved as does the back car park behind Corporation Road. Tree lined Corporation Road with blossom trees.
- Magistrates Court, Police Station and Fire Station are all worthy of special attention.
- Fire Station, old Police Station and the 1930's residential properties on Warwick Street.
- The buildings included in the proposed extension should be worthy of special attention. Adriano's Restaurant is a State Management pub and should be retained. The houses on Peter Street, Corporation Road, Dixon Street and Clifford Street are worthy of special attention. Many were former pubs dating back over 100 years ago. The street patterns are also important.

The building on the corner of Dixon Street and Corporation Road needs to be made 'fit for use'. The toll board and placard saying that Robbie Burns stayed there should be reinstated at Adriano's restaurant.

The wall in the car park at the back of Corporation Road needs repairing. The car park is also in great need of repair. The edge of the car park could be landscaped to create a better frontage with Castle Way. The streets of Peter Street, Dixon Street, Clifford Street and Corporation Road would all benefit from public realm improvements.
- Old police station, fire station, magistrate's court and fireman's houses on Warwick St-** The complex of buildings which includes the old police station, fire station, magistrate's court and fireman's houses on Warwick St. These are a discrete group of buildings and are a good

representation of the Percy Dalton/Laing partnership which was instrumental in many of the public buildings of the time. The complex is also the only example of public buildings of the time in the city. The Bowling Green Hostel is also noteworthy. These are within the proposed extension.

Adriano's restaurant in Corporation Road, which was originally a State Management Scheme pub. The present state of the interior of the building should not be used as an excuse to downgrade what is part of a social experiment and buildings which are unique in the country. The brick terraced houses in Corporation Road, Peter St, Clifford St and Dixon Street are also worthy of special attention. The Creighton Monument in Hardwicke Circus should also be afforded some protection. These are not within the proposed extension.

***Dixon St and Corporation Rd, Adriano's restaurant***- The building on the corner of Dixon St and Corporation Rd which has been empty since the flood.

The original board displaying the tolls into the city through the Scotchgate should be replaced on the corner of Adriano's restaurant.

***Warwick Street, Peter Street and Corporation Road*** - The car park area to the rear of Corporation Road. The wall and railings between Castle Way and the car park are in great need of repair, the shrub beds are neglected.

Warwick St, Peter St and Corporation Road could all benefit from improved public realm attention. The seat by the subway at the top of Rickergate should be replaced and additional seating installed.

- Remove the police station, scrap the new Magistrates Court or at least change its colour scheme. Flatten the Civic Centre and turn the site into a conference centre with meeting hall/ concert hall, accommodation etc but designed to fit in with the Castle, the Cathedral/ The Police Station.
- Police and Fire Station, Old Magistrates Court, Adriano's the former state sun pub. Derelict buildings at bottom of Corporation Road need improved and the toll sign should be reinstalled outside Adriano's.  
Warwick Street, Peter Street and Corporation Road should be improved, with improvements to public realm in Warwick Street.
- Police station, Fire station, former Malt Shovel, Corporation Road are worthy of special attention.
- Police station, Fire station, Adriano's building worthy of special attention.

### **Would you like to see the conservation area boundary extended?**

- To include areas 1, 4, 5, 6, 7.
- Yes, Caldew Bridge to Victoria Viaduct as indicated. Victoria Viaduct/ Crown Street.
- New border is fine but notice not many buildings listed, e.g. Trinity School sandstone building.
- Conservation areas need more bins, often full, a lot of litter around and no one wants to walk far so just droop it, include park.
- I am not in favour of extending the City Centre Conservation Area to include a small part of Rickergate, which I understand includes the nine houses in Warwick Street as well as adjacent group of buildings as indicated in your leaflet.  
I cannot see any purpose in agreeing to something which may have a negative impact on what I can and cannot do to my own home.

I also understand that there is to be a Development Brief prepared for Rickergate as part of the Local Plan Process.

There is also the possibility that there will be some redevelopment within Rickergate at some future date and that this may involve the demolition of the Warwick Street Houses. The Council has only put things on hold, as we have been told.

- I would include the Adriano's building, Corporation Road and the Civic Centre.
- Broadly speaking, there is no reason not to support the proposed expansion of the CA boundary. CA designation will enhance arguments for higher design standards across the board, and subject to rationalisation of the position regarding the boundary at Rickergate, my view is that the proposed changes should be welcomed.
- boundaries were important but we are a little concerned about the criteria used to define what should go in or be left out.
- 1) As proposed, but also to include all the area omitted between Warwick Street and Bitts Park i.e. To include Peter Street and Corporation Road.  
2) The old grammar school buildings, and the facade of Margaret Sowel and Creighton, houses in Strand Road.
- (1) I agree the Sauceries and Bits Park should be included.  
(4) I think the Lonsdale Cinema should be included, part of heritage.  
(5) I believe that Thurnams and the buildings next to it should be included.  
(7) I think that with exception of the new Magistrates building the area should be extended to include all the homes and businesses on Peter Street, Corporation Road, Dixon Street and Clifford Street. Warwick Street and the police station, fire station and old magistrate's court should be also included.
- Yes, certainly the Rickergate area- though perhaps not Magistrates Courts/ Civic Centre- but the old Police/ Fire Station/ Court buildings are worthy of preservation as well as Corporation Road houses, Denton Holme, Tait/ Aglionby Street, old city in general.
- Yes, the present area does not reflect the pressing need to protect locally significant and attractive areas within the city which are proposed for development and regeneration.

The proposed extension in the Rickergate area to cover the old police station/fire station/magistrate's court and associated fire service houses in Warwick St is welcome but does not extend far enough. The extension should also include Corporation Rd, Peter Street, Dixon Street and Clifford Street. These streets contain attractive Victorian brick terraces in a street pattern which has largely been destroyed by the construction of Castle Way. The terraces and remains of this pattern should be recognised as part of the original city scape.

Why is there a gap between the Warwick Street group of buildings and the proposed extension to cover Bitts Park and the Castle? It would make more sense to extend the area from West Tower Street right through to Bitts Park including Corporation Road and Peter Street, to make a continuous and comprehensive conservation area. Any unsympathetic modern development permitted in the "gap" area could be a real anomaly to the city, would detract from the special characters of both the park and the city centre area, and could prove to be disastrous for any tourism potential.

- This area should be extended to include Corporation Road, Peter Street, Dixon Street and Clifford Street. Why is there a gap between the Warwick Street group of buildings and Bitts Park? It would make more sense to extend the area from West Tower Street right through to Bitts Park including Corporation Road and Peter Street.
- No. Why not tidy up what we have got.
- Yes, to include Peter Street, Dixon Street and Clifford Street.

- It makes little sense to leave out the residential streets of Peter Street, Corporation Road, Dixon Street and Clifford Street. This area should also be protected.

### **Are there any sites or buildings in the Area that you feel need improvement?**

- No as many have undergone significant improvement since the 2005 floods.
- Entrances to city - London Road, Botchergate and Caldewgate.

### **Traffic and Parking significant issue in the conservation area and what should the council be considering?**

- Yes, no parking at all.
- Free parking so it will attract people to visit City Centre and keep the wonderful shops alive.
- Traffic Movement (buses, hgv's etc, in areas such as West Tower St via the ramp to Lowther Street (either way) is a major problem, which I feel requires priority attention. This route resembles a racing circuit. I feel that buses are too big for their route and that smaller and more frequent ones might be more suitable. Utopia, would be a traffic free city centre conservation area on main routes, and on smaller residential streets such as those in Rickergate etc, but I do understand the problems that CC Highways have to cope with in trying to make this happen. Park and Ride, or more Multi Level Car Parking situated in strategically placed areas, may help things.
- I feel that it is important that there is adequate free parking for residents and for local businesses.
- Council should provide parking for car users other wise trade in the city centre will suffer!
- Yes, better car parks at the Town Dyke Orchard. Build a multi story kept below the west wall with glass walkways to street level, making easier access for people with walking difficulties - wheel chair.
- Resident parking seems to work ok in the evenings but not so well during the day.
- Yes, buses and traffic should not be re-routed through the residential area of Rickergate. Traffic should be for parking and access only with no through traffic.
- Because cities to thrive need people, traffic and interest going on, I think the council should be re-considering allowing more traffic into the city centre and with parking retained on Castle Street/ Fisher Street, the town centre can be very dead and empty even in the middle of the day at times. People need access to transport if they are to visit shops. Most parking requires people to climb 30-40 steps (Town Dyke Orchard/ Sands to town/ Devonshire Walk) with their shopping.
- Conservation areas should not feel dead or prioritised for tourism. History and tourism should not take precedence over local life. Local people live, work and run businesses there. They are reliant on modern conveniences such as being able to access the area by car, parking and getting goods delivered for their businesses to prosper. Traffic in Rickergate should be for parking and access only. Through traffic should be discouraged. In particular the buses should not be routed through there.
- Why can we not have entrance to the bottom i.e. North end of Lowther Street from Hardwick Circus? It is possible to have 5 or more exits from a roundabout - Right now it is a cul-de-sac purely for parking- accessible only from Drovers Lane or north bound Lowther Street. This would give access to my proposed bus station.
- Yes, more facilities for walking and public transport.
- Yes, increasing the number of free parking places to encourage people to shop in town instead of out of town supermarkets.
- Yes, Rickergate for residents vehicles only, no through traffic.
- I do not think that the traffic should be re-routed around Corporation Road.

### **Yes street signage is a significant issue in the conservation area-**

- Most street signs and all yellow lines should be removed and cars banned.
- Yes, careful control of all display signage and reduction of traffic signs.
- For safety, security and a pleasant city.
- Yes, less signs but more informative to the castle, cathedral, Tullie House, shopping centre and car parks.
- Yes, the original street names should be re-painted. A plaque on the Percy Dalton Buildings and Firemen's Cottages explaining that they were all built at the same time to complement each other.
- Yes, signage has become an issue all over the town and most of it should be removed in the conservation area and everywhere else. Particularly the 20mph signage. (Blackwell Road is a mess of signage- for example).
- Yes, the original cast iron street names in the Rickergate area should be painted up for their architectural significance and for clarity. The toll board should be replaced on Adriano's. Information boards would be a welcome addition to the significant buildings e.g. about the State Management Scheme on relevant pubs, or the Laing/ Percy Dalton partnership in the Warwick Street buildings.
- Anyone arriving by bus or car parking in The Sands car park needs to know how to reach the city centre i.e. English Street and The Cathedral etc. I've directed many from West Tower Street or from tour coaches dropping off passengers outside the Lonsdale in Warwick Road.
- Character signage but visible. Regulations about shop fronts?
- Improved street signage for Rickergate.

### **Any Other Comments regarding the way the Council deals with conservation issues in Carlisle?**

- Conservation and commercial should go hand in hand i.e. Conserve but be flexible to accommodate the commercial viability of the building.
- Do not destroy the character or the properties in the conservation area. Look at the lanes? This facade was kept, use this as your example.
- There is inadequate control of the appearance of new buildings- e.g. the student residence in Caldewgate; The northern facade of Debenhams. Council should impose conditions about materials and architectural detail (and enforce them).
- The buildings in Warwick Road at the top end need to be protected. The Council and Carlisle Renaissance plans for the Rickergate area totally ignored the overwhelming public report for the regeneration of this area. Many people said that this was all that remained of old Carlisle. The area is steeped in history and pulling it down to make way for a pretend city wall makes no sense.
- As the campaign group protecting the interests of residents and business people in Rickergate we are appalled that Corporation Road and Peter Street have been excluded from the proposed conservation area. The original Carlisle Renaissance proposals for this area, which proposed complete demolition, should never have been contemplated and showed a disregard for the city's history and architecture. Evidence presented to the Local Plan Inquiry on the history and local significance of the architecture and street plan of the area has been largely ignored. Campaigning by SOS has also shown that the people of Carlisle are overwhelmingly in favour of retaining and protecting the area. This also seems

to have been ignored. The policy statement, April 2007, on the Development Framework and Movement Strategy, says that the City Council “wishes to see the retention of existing properties in Corporation Road and Peter Street”. If the Council is serious about this, then these streets should be included in the conservation area.

- Conservation should be started and buildings should be preserved before they start to fall apart.
- Why was Peter Street and Corporation Road omitted from the conservation area.
- New Magistrates court opposite Civic Centre, next to old Malt Shovel should be demolished with Civic Centre and buildings. Castle Way dual carriageway should have been underground, bridge an eyesore, as student building in Caldewgate. Eden House demolished, Lowther Street open to roundabout. No more flats and apartments in Carlisle!
- Yes, the area is part of Carlisle's history; it is invaluable, worthwhile and precious. Save it!

### **General Comments on Quality of Buildings and Environment-**

- *Methodist Church-* Methodist Church beside Carlisle Market, should be considered as possible theatre.
  - *Castle Court-* The flat roofed extension to the middle building on the west wall of the Castle Court should be removed.
  - *A595-* The A595 should be re-routed north of the castle. A congestion charge should be introduced for vehicles coming into the conservation area.
  - *Etterby Street-* Less traffic at Etterby Street- Etterby Scaur- Kingmoor Road with the recycling lorries especially in the mornings (disturbing, shaking).
  - *City Centre-* How to solve the City Centre traffic problems? (only one bridge/ Eden Bridge, Hardwick Circus, Castle Way- Bridge Street, West Tower Street).
  - *Lowther Street-* Lowther Street- particularly buildings around 'Guildded Lily' should be improved.
  - The Highway Authority should stop treating pedestrians as second class citizens.
  - The County Council should no longer offer motorists financial inducements to bring cars into the city centre (Free car parking compared to charge for using car parks)
  - Conclusion - Expansion of the CA boundary at Devonshire Walk, Town Dyke Orchard, Victoria Viaduct to Crown St and Rickergate have a marginal risk element to them.
  - Top end of Lowther Street – particularly White House and Post Office, Methodist Chapel on Fisher Street are all worthy of special attention.  
Corner of Lowther Street/ Citadel Row needs improved.
  - I'm not sure improvement is what is required in the conservation area - "improvement" usually detracts from the character of an area or building. Though of course sometimes change of use requires modification, and domestic buildings should be allowed to renew windows and reasonable extensions etc.
- Botchergate, London Road, Bog Road, Denton Holme, Aglionby Street, Caldewgate, West Walls-*** All these should be tackled before money is spent on Castle Street.
- Lonsdale Cinema, Railway Station, Baths, Thurnams, Industrial Buildings- Are worthy of special attention.
  - Corner of Lowther Street/ Warwick Road is worthy of special attention.
  - The area should be repaired to an acceptable standard- it is ridiculous to allow a city area to degenerate when for a modest amount of money, this can be effectively restored.

## **APPENDIX 2**

### **Consultation Leaflet and Questionnaire**

# Carlisle City Centre Conservation Area Review



Carlisle City Council, as Local Planning Authority, has a statutory duty to review, from time to time, its designated conservation areas. It is currently reviewing the boundary of the City Centre Conservation Area as part of the ongoing assessment of this area.

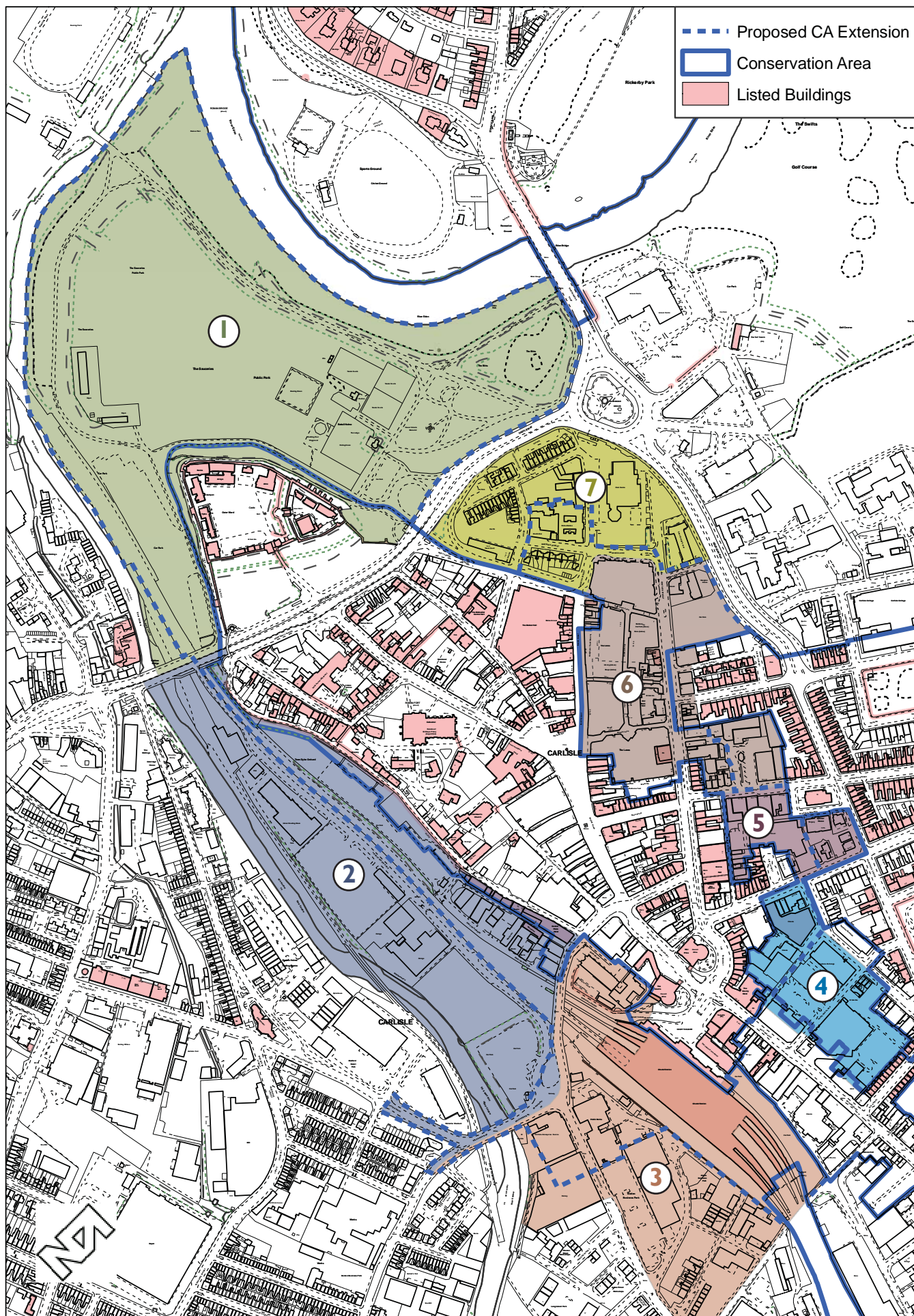
This boundary review consists of an appraisal of those parts of the City immediately adjacent to the existing designated area to examine their historical, architectural and townscape significance. It highlights those positive features that could support additions to the Conservation Area and draws attention to those elements that have a negative impact on their character.

This review is intended to encourage debate and comment from anyone who has an interest in the conservation of Carlisle's historic and architectural heritage. We would like to know your views, what you consider to be the important issues, what you feel are important positive or negative aspects of these areas and whether you have any suggestions for resolving problems raised.

Following this consultation the views and comments will be assessed and the results will form the basis of a report to the City Council with whatever recommendations are thought appropriate.

A Conservation Area is “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”





## 1 The Sauceries and Bitts Park

Where the Caldew meets the Eden, this is, in the main, a quiet area with pleasant footpaths. An attractive area with a mixture of open and well-wooded spaces that provides an excellent setting for Carlisle Castle and its ramparts. This area is important for leisure and recreational facilities.

A well managed landscape that forms part of the green heart of the City.

## 2 Caldew Bridge to Victoria Viaduct

This area epitomises the 19th century growth of Carlisle beyond the City's West Wall. The Caldew Bridge, the Railway Viaduct and the Victoria Viaduct, together with railway sidings, Mills and Warehouses. The surviving structures are significant architectural and engineering features which give the area its special character. Beyond the railway line the area has been redeveloped in the 20th Century with modern framed buildings. Due to be redeveloped again in part by the University of Cumbria.

## 3 Victoria Viaduct to Crown Street

From the Victoria Viaduct the area is dominated by the Citadel Station. The Station and its flanking walls are very impressive but are in need of considerable care and attention. The vegetation growing from the walls is a sad sign of neglect. Much of the industry in the area has gone and the spaces filled with modern sheds of little interest or attraction. Some gems survive including the Turkish Baths. The Electric Lighting Station is still interesting despite its interior being gutted. At the southern end there are cleared but undeveloped sites which detract from the character of the area.

## 4 Portland Place, Mary Street, Cecil Street and Warwick Road

This gap area lies between the Botchergate and Portland Square/Chatsworth Square Conservation Areas and most of it has been redeveloped in the last few decades. The new development does little to enhance the City and some of it definitely detracts from its character. The area includes Mary Street and the Lonsdale Cinema.

## 5 Warwick Road/Crosby Street/Lonsdale Street/and Lowther Street

A small section between Warwick Road and Lowther Street, linked by Crosby Street and Spencer Street. The centre of this block is formed by the Crown Court and its associated buildings. The buildings facing onto Spencer Street and Crosby Street are mostly modern and their appearance detracts from the character of the Spencer Street listed buildings. The buildings on Lonsdale Street, facing the Bus Station, are of interest but several need improvement. The former Thurnam's building is of particular interest.

## 6 Lonsdale Street to Spring Gardens Lane, including the Lanes

The Bus Station and the adjacent modern buildings are of little interest and some of these have a negative impact on the character of this area. The Lanes are included in this section. The site was being prepared for redevelopment when the Conservation Area was last reviewed and this may have been why it was excluded. The development is accepted by most people to be well designed and suits the character of the townscape. It also has several listed buildings on either side that help the Lanes to blend in. Modern sheds, such as Argos and the Iceland building, are negative features at this end of Lowther Street and this is not improved by the surface car-parking which leaves open and uninteresting spaces along the frontage.

## 7 Rickergate

This area still retains some of its 19th century character but most has been redeveloped. The houses and the former Malt Shovel public house retain the domestic character of the area. In the 1940's the Police Station, Fire Station and the Magistrate's Court were built. This attractive group of buildings were badly damaged during the 2005 floods. Since then much of the accommodation has not been used. Such an impressive group of buildings deserve to be retained even though they are not listed. The 60's architecture of the Civic Centre, together with Eden House at the bottom end of Lowther Street, have little that relates them to the character of Carlisle and the City Centre Conservation Area.



This review of the City Centre Conservation Area boundary and the areas adjacent to it is intended to identify:

where distinctive quality and character still survives or;

where damage or neglect of buildings and sites makes them unattractive and thus detracts from the character of the area.

Character can be derived from architectural and historic quality; archaeological significance; or the contribution made by natural features, green spaces, trees, walls or hedges.

## Consequences of Designation

If, as a result of this review, additions are made to the Conservation Area these areas will be subject to more stringent regulations under current planning legislation. For example, certain alterations to a dwelling that are normally permitted development, may now require planning permission. More detailed information can be obtained from the Council or its website.

## What Next?

This leaflet and the exhibition contain suggestions only. The Council would like to hear from anyone who has an interest in the care and protection of the Conservation Area and the City's heritage. Local opinion is very important and you can make your views known by filling in the questionnaire or by writing to the Head of Planning and Housing Services, Carlisle City Council, Civic Centre, Carlisle, CA3 8QG by the 3rd July.

The exhibition will be held:

- Wednesday, 27 May - Sunday, 31 May at Carlisle Library in The Lanes – City Council staff will be available to answer questions between 10am and 4pm, Wednesday – Friday; and
- Monday, 1 June – Wednesday, 3 June at the Assembly Rooms, Old Town Hall - City Council staff will be available to answer questions between 10am and 4pm, each day.





# City Centre Conservation Area Boundary Review

# QUESTIONNAIRE

May 2009

The City Council is seeking the opinions of the public on the possible amendment of the boundary of the City Centre Conservation Area. The views expressed will be taken into account when the Council considers this matter in the near future. Your views on the other issues referred to in the questions below will also be helpful.

Would you like to see the Conservation Area boundary extended?

Yes ☐ No ☐

If yes – where would you extend the area?


Are there any buildings in the Conservation Area that are worthy of special attention whether listed or not?


Are there any sites or buildings in the Area that you feel need improvement?


Are there any streets that you feel could or should be improved?


Do you think traffic and parking are significant issues in the Conservation Area? Yes ☐ No ☐  
If yes – what do you think the Council should be considering?

Do you think signage is a significant issue in the Conservation Area? Yes ☐ No ☐  
If Yes – what improvements would you suggest?

Do you think that new development proposals should be carefully controlled so as not to destroy the character of the Conservation Area? Yes ☐ No ☐

Any other Comments you would like to make to the Council on the way in which it deals with conservation issues in Carlisle

**Your details**

Name .....  
Address .....  
.....  
Telephone no .....  
Email .....

For official use only  
  
Reference.....

Please return this form by the 3rd July 2009 to:-  
Local Plans and Conservation Manager, Planning Services,  
Civic Centre  
Carlisle, CA3 8QG or e-mail [lpc@carlisle.gov.uk](mailto:lpc@carlisle.gov.uk)

Data Protection  
The information you give on this form will be added to our computer database. It will only be used to administer your comments, progress the Conservation area review, or to assist Carlisle City Council in making improvements to the service. The information given will be used for no other purpose.