



**PORTFOLIO AREA: INFRASTRUCTURE, ENVIRONMENT AND  
TRANSPORT**

---

Date of Meeting: 30 September 2002

---

Public

---

Key Decision: Yes

Recorded in Forward Plan: Yes

---

Inside Policy Framework

---

**Title:** BRAMPTON CONSERVATION AREA REVIEW

**Report of:** Director of Environment & Development

**Report reference:** EN.094/02

**Summary:** In reviewing the conservation area in Brampton a number of proposals have been put forward as a result of work carried out by Brampton Preservation Trust, Brampton Parish Council, the County Archaeologist and the Council's own conservation staff. These involve the possibility of extending the conservation area; the strengthening of protection for unlisted historic buildings; and the need to protect and enhance the character of the area. In order to pursue these issues the City Council is required to consult the general public, the County Council and other organisations and to achieve this a public exhibition and local meeting is the most desirable method of explaining the options available. Comments arising from this exercise would then be fed back to this Committee with options for further action.

**Recommendations:** That a public meeting and exhibition be organised to outline the proposals set out in this report and that a consultation document be circulated to all relevant organisations based upon the options set out in this report. Following this consultation exercise the responses will be assessed and will be the subject of a further report to the Executive.

Mike Battersby

Director of Environment and Development

**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: Appendix A: Brampton Preservation Trust, Conservation Area Appraisal, Urban Archaeological Survey-Risk Management Assessment.

## 1. BACKGROUND INFORMATION AND OPTIONS

1.1 Every local authority is obliged from time to time, to review its conservation areas and in recent months both the Brampton Preservation Trust and the Brampton Parish Council have raised a number of issues concerning:

- the boundary of the town's conservation area;
- the protection of trees and unlisted historic buildings; and
- the enhancement of the area by the City, County and other local initiatives.

1.2 The Brampton Preservation Trust has prepared a valuable conservation area appraisal. This highlights a number of issues and extracts of the document are attached as Appendix A to this report.

The priorities as seen by the Trust concern:

- the protection of architectural and historical features on unlisted buildings;
- sympathetic treatment of traditional shop fronts;
- the improvement and enhancement of various parts of the conservation area (particularly the treatments of roads, footpaths and street furniture); and
- car parking.

1.3 The full document will be available in the Members room prior to this meeting. It is considered that the assessment of the existing town does not need to be duplicated by a further description of these areas. One conclusion made by the Trust is that the conservation area boundary should be extended to the north east (adjacent to the Mote and to the south east (along Craw Hall). *Map A*.

1.4 The Parish Council clearly wish to support proposals which will retain the historic and architectural character of Brampton, as it views this as an important means of maintaining its vitality. The protection of trees on the approaches into Brampton is considered important and the Parish Council would like to see this review examine the possible extension of the conservation area (down Station Road, for example) as a means of achieving this. It would also like to see any proposed enhancement to road surfaces, pavements and street furniture in the town centre being carried out in a co-ordinated manner.

- 1.5 The County Archaeologist has recently completed the extensive Urban Survey of Towns in Cumbria. This provides assessments and strategies for the conservation of archaeological resources. The survey for Brampton indicates a number of areas outside the existing conservation area which have some archaeological importance. Although the County's strategy is meant only to identify appropriate responses to development threats, it is suggested here that these areas could be considered as being of value in their own right for inclusion in any extensions to the conservation area. Map C from the survey is reproduced as part of this report to show that these areas extend along Carlisle Road, Gelt Road and Station Road.
- 1.6 In view of the comments raised above the City Council's conservation staff felt that a review of the Brampton Conservation Area should take into account not just the town centre, but it should also examine the potential of the peripheral areas of Brampton which had historic, architectural, archaeological and topographical links to the town. These areas are marked up on the attached Map B and include areas with significant local buildings, open spaces (including fields), trees and hedges.
- a) Gelt Road – This area has been partly highlighted in the Urban Survey as it is considered to have some archaeological significance. There are also a number of fine local buildings of some historic significance, including the former workhouse. A mixture of trees, hedges, fields and other open spaces make this a very pleasant route into the town.
  - b) Capon Tree Road, Paving Brow and Tree Road – Despite modern development this area maintains its semi-rural character and contains a number of sandstone vernacular buildings. Parts of this area are heavily wooded which add to its attraction and parts of this area provide excellent views over the town. This makes the open spaces, which are clearly visible from here, of considerable significance. The retention of open spaces such as these should be considered important if the character of this area is to be maintained.
  - c) Station Road and Lanercost Road – This area has a number of fine Victorian and Edwardian buildings which, although not listed, they should have some measure of protection. Station Road in particular is well wooded and creates a fine entrance into Brampton.

- d) Craw Hall – This area is described in the Preservation Trust's appraisal and is proposed as an extension to the conservation area for its vernacular buildings and trees.
  - e) The Mote – an area highlighted by both the extensive Urban Survey and the Preservation Trust. The archaeological implications of this site are clearly important, but the area also has a landscape value which should not be overlooked.
  - f) Carlisle Road and Green Lane – both roads have significant historic buildings one of which is listed, but the others have considerable local merit.
- 1.7 Within some of the areas outlined above are eyesores and blighted areas that could merit some form of enhancement or refurbishment. Including them within an extended conservation area may seem to weaken the status and value of such a designation, however, if there is potential for improvement the inclusion of such areas may generate funding initiatives to tackle environmental problems. Although not specifically identified at this stage there may be areas of the existing conservation area which now detract from its character and consideration may need to be given to removing them from the designated area.
- 1.8 **Enhancement and Refurbishment**
- 1.9 Both the Parish and the City council are aware that the County Council wishes to pursue its next phase of highway enhancement in Brampton. It is vital that a co-ordinated effort is made to ensure that any work that is carried out blends in with the existing traditional surfaces and that any proposed street furniture does not add to existing clutter, or introduce discordant elements in the street scene. Close consultation with the County Council is imperative if the City Council's aim of enhancing the Brampton Conservation Area is to be fulfilled.
- 1.10 Similarly careful treatment of shopfronts when alterations are proposed and the advertisements and fascias that accompany such development needs to be ensured. The Preservation Trust have proposed that simple guidelines should be drawn up for distribution to those who are involved in such work. The ultimate aim being to retain the fine shopfronts that exist at present and to help improve those which have been spoiled in the past.

**1.11 Protection of Unlisted Historic Buildings**

1.12 A number of important buildings within Brampton are of historic interest. Unfortunately they are not of sufficient interest to merit listing. The Preservation Trust has indicated that there has been a gradual loss of historic architectural detail on many buildings and that steps should be taken to prevent further loss.

1.13 This can be achieved through the use of an Article 4 Direction, which removes certain named permitted development rights from householders. A similar proposal was put forward for the Stanwix Conservation Area and this has subsequently been successfully implemented. It is suggested that a draft list of buildings should be drawn up and the proposal to introduce such a Direction be included within the consultation process. Buildings within the existing conservation area would be a priority, however, additional buildings within areas now being examined under the review should also be considered.

**1.14 Proposed Exhibition and Public Meeting**

1.15 All of the issues mentioned above should form part of an exhibition to indicate the possible options for:

- extending (or reducing) the conservation area;
- providing guidance on enhancement of the conservation area; and
- providing protection to unlisted buildings.

This should include a response sheet so that the City Council can obtain an indication of local opinion. The exhibition could be set up and manned for a 1-2 day period so that any questions can be answered. A public meeting would also help to erase any misconceptions and give information about the implications of the proposals. This should be held with representatives of the Parish Council and the Preservation Trust, preferably in the evening to allow the greatest possible attendance.

1.16 At this stage the options for the City Council are limited to:

- a) determining that there is no need for any review of the Brampton Conservation Area; or
- b) that the issues and proposals put forward in this report should be accepted and the exhibition and consultation exercise take place. Following that exercise the City Council will be in a better position to determine what alterations, if any, are needed to the conservation area boundary and what further policy decisions need to be taken to ensure that the character and appearance of the conservation area are preserved.

## **2. CONSULTATION**

2.1 Consultation to Date. Parish Council; Brampton Preservation Trust.

2.2 Consultation proposed. County Archaeologist; County Highways; Public.

## **3. STAFFING/RESOURCES COMMENTS**

3.1 Staffed and funded from within existing resources.

## **4. CITY TREASURER'S COMMENTS**

4.1 There are no direct financial implications arising from the proposed public consultation meeting. Any modification to the existing proposals arising as a consequence of the consultation must be met from within the approved revenue budget for conservation purposes.

## **5. LEGAL COMMENTS**

5.1 Designation of Conservation Areas is, under the current constitutional arrangements, the responsibility of the Executive and the proposals in this report are a first step in considering whether changes should be made to the existing Conservation Area boundaries.

## **6. CORPORATE COMMENTS**

6.1 ?

**7. RISK MANAGEMENT ASSESSMENT**

7.1 Possible risks arise from staffing a Public Exhibition. These are likely to be minimal however, the exhibition should be staffed by three members of staff so that there is always a minimum of two members of staff on duty at all times. The police should be notified of the date and time of the exhibition. The public meeting would take place under the auspices of the Parish Council.

**8. EQUALITY ISSUES**

8.1 None

**9. ENVIRONMENTAL IMPLICATIONS**

9.1 None

**10. CRIME AND DISORDER IMPLICATIONS**

10.1 See Risk Management Assessment.

**11. RECOMMENDATIONS**

11.1 That a public meeting and exhibition be organised to outline the proposals set out in this report and that a consultation document be circulated to all relevant organisations based upon the options set out in this report. Following this consultation exercise the responses will be assessed and will be the subject of a further report to this Committee

**12. REASONS FOR RECOMMENDATIONS**

12.1 To continue the gradual review of all of Carlisle City's conservation areas, both designated and proposed.

Mike Battersby  
Director of Environment and Development

**Contact Officer:** Peter Messenger

**Ext:** 7195

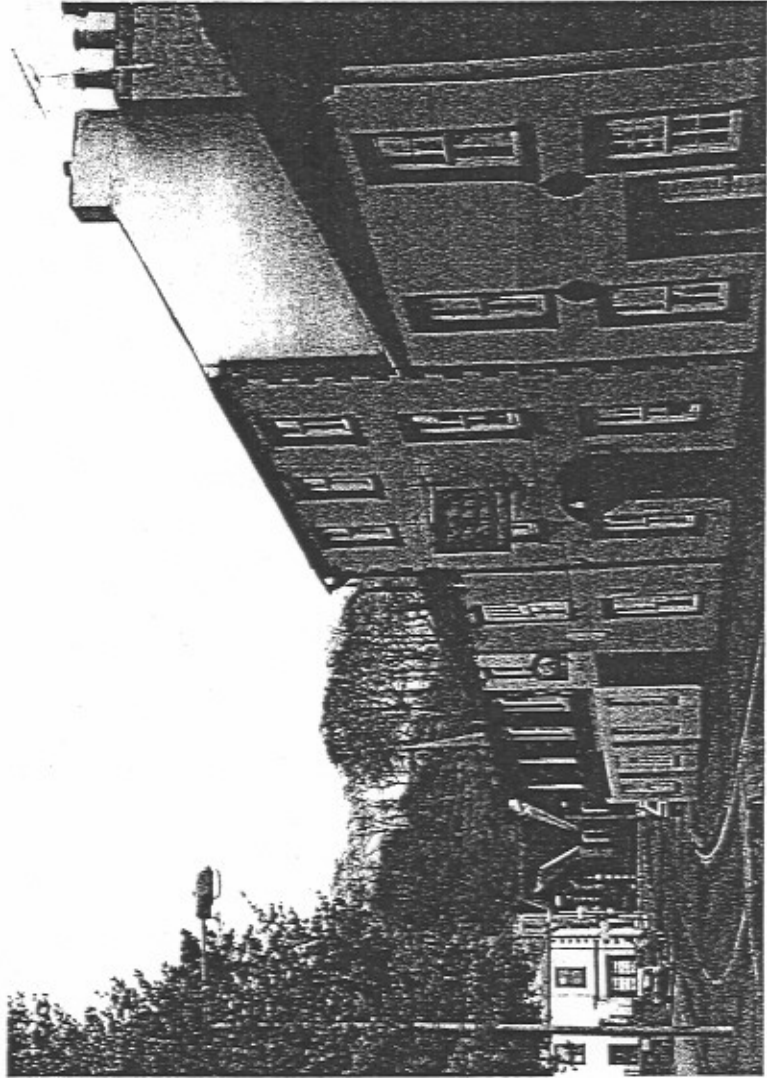
Brampton Preservation Trust

Conservation Area Appraisal



# Brampton Preservation Trust

## Conservation Area Appraisal



## INTRODUCTION

The purpose of this conservation area appraisal is to set out some principles and practical guidelines for the preservation, protection and enhancement of Brampton Conservation Area. It is intended as a basis for consultation with Carlisle City Council, the Parish Council, the Brampton community, and other organisations and individuals who care about the conservation area and have an interest in its future.

The appraisal is in two parts. Part one sets out general principles which should guide future developments, changes and improvements in the conservation area. The aim is to ensure that the character of the area as a whole, and any valuable buildings and features within it, are preserved and enhanced. The Trust recognises that the conservation area is also a place where people live and work in the modern world. We accept that change is inevitable, and we do not want to see Brampton preserved as some idealised reconstruction of the past. But the greater risk at present is that features of real value will be lost through unconsidered and thoughtless change. We would like to reach agreement on what thoughtful and considered change, as well as thoughtful preservation, might look like in the Brampton Conservation Area.

Part two is a survey of the conservation area as it is as present. Much of the character of the conservation area depends on the relationships between key groups of buildings, and the way in which these contribute to the whole. With this in mind, we have divided the conservation area into six sub-sections. These are shown on the coloured maps.

For each sub-section of the conservation area, we have provided:

- ◆ a description of its essential character and appearance. What makes it worth preserving? What is its importance to the town, and to the conservation area as a whole?
- ◆ a discussion of any features which detract from, or threaten the quality of the area;
- ◆ a brief description of significant buildings/groups of buildings and other key features;

- ◆ a list of the immediate priorities for conservation/enhancement, as we see them.

Conserving and enhancing Brampton's historic centre improves the quality of life of those who live there and see it every day. It makes the town more attractive as a shopping centre, and to visitors, and so helps to secure its future.

This in itself is sufficient justification for this appraisal. Behind it also is our belief that there is great interest and enjoyment to be had from looking at carefully-maintained buildings of an earlier period, with an eye for their social history, and their architectural form. Vernacular buildings are of especial interest, because, by definition, they use local materials, and show how local builders and tradesmen gave a specific local interpretation to national styles. If this appraisal helps local people and visitors to recognise and value what is attractive, historic, and interesting about Brampton town centre, it will have served its purpose.

## PART ONE: GENERAL PRINCIPLES

The conservation area as a whole displays certain characteristics:

- ◆ there is a substantial number of 18th and 19th century buildings, many of which have undergone, and are still undergoing, various forms of conversion to modern use;
- ◆ most buildings are modest, but many are good examples of Cumbrian vernacular style. A small number of larger commercial or public buildings from the late nineteenth and early twentieth century add further interest;
- ◆ some groups of buildings were clearly built at the same time, and have a consistency and integrity of style;
- ◆ there is a mix of residential use and retail/public use, often side by side, and often within the same building;
- ◆ groups of buildings demonstrate, between them, different periods of architecture and different social uses, as the town grew and developed, and the needs of its inhabitants changed. So something of the social history of Brampton is clearly written in its buildings and street layout;
- ◆ substantial remnants of a much earlier street layout are reflected both in the pattern of buildings and thoroughfares, and the thoroughfares themselves: for example, the Beck Lane area;
- ◆ there is a pleasing relationship between the built landscape and the countryside beyond.

With this in mind, we consider that policies are needed in relation to the following issues:

- ◆ general maintenance and repair
- ◆ building facades, especially windows and doorways
- ◆ shop fronts and shop signs
- ◆ treatment of roads, footways and paved areas
- ◆ street furniture, including bollards, benches, lampposts, etc.
- ◆ street signs (i.e., those giving directions)
- ◆ street nameplates (i.e., those giving the name of the street)
- ◆ car parking

Our proposals for each of these are set out below.

### General maintenance and repair

Overall, the condition of the buildings is very variable. For example, the listed terrace behind the Moot Hall (fig 1) is in need of re-decoration and basic maintenance, such as window refurbishment and the removal of unsightly, and apparently redundant, iron brackets from the facade. The sandstone building to the east of the Spa shop is spoiled by badly leaking downpipes and the stone is in poor condition. The buildings beside the old library (Front Street) have a generally run-down and tawdry appearance (fig 2). These are just a few instances where an important streetscape is spoiled by the appearance of neglect.

*Property owners in Brampton are custodians of the town's architectural heritage. This role needs to be publicly acknowledged and financial incentives provided to encourage regular maintenance of properties in the conservation area.*

### Buildings

Preserving the facades of existing 18th and 19th century buildings is perhaps the most important priority of all. Without these, the conservation area would no longer merit its designation. Some buildings are listed (see Appendix A), but there is scope for extending this protection. However, listed status does not always guarantee protection, and there is some evidence that changes to listed buildings are not policed as well as they might be. For example, a fine 18th century hood moulding (fig 3) has fairly recently been removed from Longtown Road.

The style and proportion of windows and doorways are critical to the character, and integrity of any 18th or 19th century building (figs 4a - 4h). Inevitably, windows and doors need replacing, but the replacement should be in wood, to the existing design and detail. UPVC windows, even when the glazing bars follow the original pattern, alter the essential character of the building.

Other details, such as architraves, string courses, rustication, kneelers, etc. are also of great importance (figs 5a - 5f). In many instances these are what give the building its vernacular character, and care needs to be taken to retain them during renovation and maintenance. Applying stone or concrete facing in modern materials is not appropriate. Original finishes should be preserved wherever possible.

The issue of shop fronts, which are a major cause of alterations to the facades of existing buildings, is dealt with more specifically on the next page. In other instances, the aim should be to preserve the existing facade and original architectural details.

Fig 4e

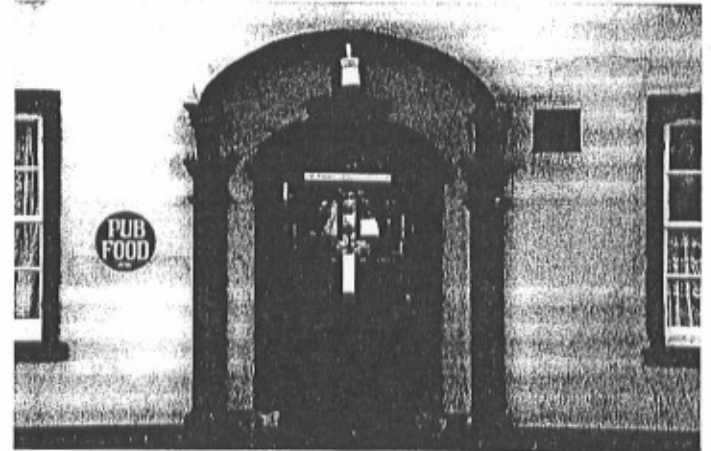


Fig 4f

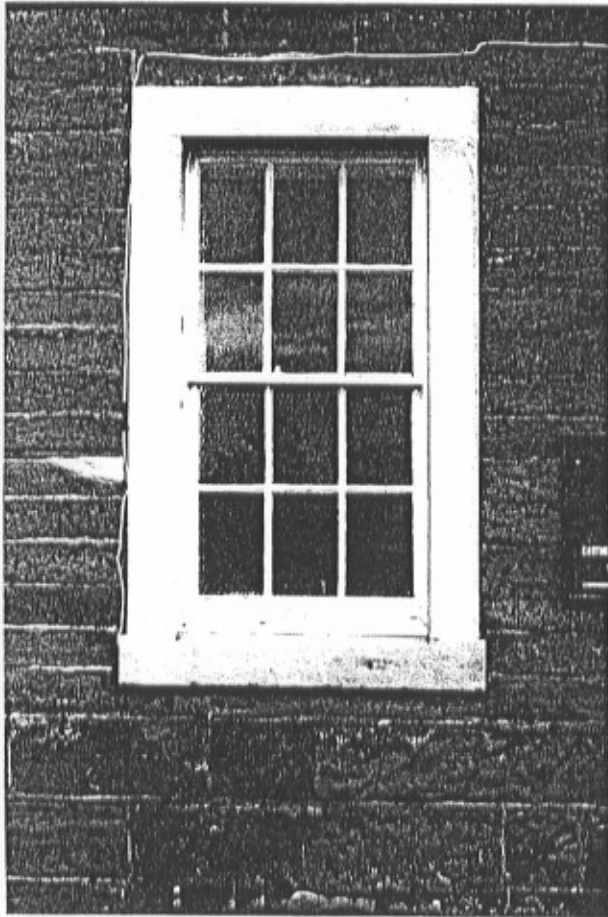
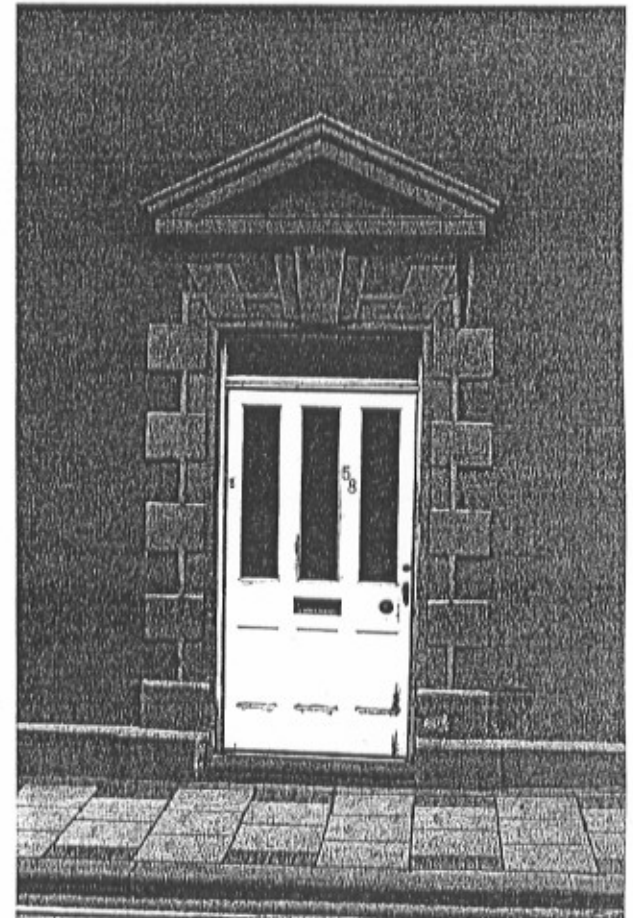


Fig 4g



Fig 4h



## Shop fronts and signs

Generally, the streetscape at first storey level is of much higher quality than at ground level. Good examples are the listed terrace, 12-22 Market Place, the shops from Cranstons to the doctor's surgery, and many buildings in the west section of Front Street.

The quality of the ground floor frontages is often compromised by modern shop fronts. However, some shops in the Market Place, and some at the west end of Front Street, including the opticians, Stephen Rowe's, show that shop fronts which harmonise with Georgian or Victorian buildings can be created (fig 6 and fig 7). What appears to be an original 19th century shop window survives in the house on the corner of Gelt Road and Lorne Terrace (fig 8) now no longer a shop. This could be a model for future developments.

Shop signs can also be very unsympathetic. Some important buildings — the HSBC is one — have illuminated signs which detract, and distract, from their facades. The brass lights over the Spa shop and the Co-op are unsuitable and breach current planning rules. In other cases, the choice of colour, style and lettering could be improved. Some shop security measures can also be intrusive.

*We propose:*

- ◆ *guidance should be given to shop owners on high quality display windows. This could take the form of a pattern book showing that it is possible both to preserve the integrity of the building, and meet the needs of modern retail;*
- ◆ *similar guidance is needed on shop signs and the illumination of signs, illustrating a range of styles (in terms of size, lettering, colours, etc.) which would enhance the conservation area;*
- ◆ *some shop fronts are littered with small notices, and these could be removed;*
- ◆ *research is needed into shop security measures which do not detract from an otherwise attractive shop front.*



Fig 5e



Fig 5f

## Roads, footways and parking spaces

The survival of large cobbled areas is marred by the use of materials which are inappropriate and inconsistent with the overall character of the conservation area, and by an overall inconsistency of approach. We believe there should be a clear agreement about how these areas should be treated in future.

Our proposal — to which some areas already conform — is as follows:

- ◆ footways to be sandstone flags;
- ◆ parking areas to be cobbled;
- ◆ kerbs to be sandstone;
- ◆ carriageways to be tarmac;
- ◆ lines of sets to be used between kerb and/or parking areas and carriageway;
- ◆ the use of tarmac to be restricted to road surfaces only;
- ◆ designation of cobbled areas (e.g., for disabled parking, etc.) should not be done in paint, as it looks unsightly and breaks up quickly.

Some recent developments vary significantly from this pattern. It should be an aim to correct this in future.

## Street furniture (i.e., bollards, seats, waste bins, lamp posts, etc.)

Bollards have recently been set outside the Nag's Head (fig 10), and in other locations. Cycle racks have appeared outside the Moot Hall (fig 11), one of the key sites within the Conservation area. The siting of these, and their design, has an important effect on the appearance of the area and there should be consistency in the choice.

At present, the selection of bollards, lamp posts, and other street furniture seems to be made at random. For example, there are three different types of recently installed lamp standards in the Market Place and Front Street.

*We believe that a more organised approach should be taken. Consistency is the key. This means agreeing particular designs and colours and ensuring that all replacements are from the agreed range.*

*It is essential that bollards serve a real, practical function which cannot be met in any other way. In some cases, too many are crammed into too small a space. Not only do they look crowded, they also obstruct pedestrians (as, for example, outside the Nag's Head in the Market Place).*

*When providing facilities such as cycle racks, more careful consideration should be given to where they are sited. In the case of both bollards and cycle racks, the aim should be to ensure that they do not detract from important buildings, or clutter the streetscape.*

## Street Signs

Too many randomly-placed street signs distract the observer with modern static. Recently, parking signs have been placed against the Moot Hall itself (fig 12). This was unnecessary — there were other, equally suitable places.

*In future, signs should be:*

- ◆ as few as possible (this means giving more thought to strategic positioning)
- ◆ as simple and unobtrusive as possible

*A basic style (panel size and colour, lettering, etc.) should be agreed and adhered to. It should avoid any hint of pastiche.*

## Street nameplates

Again, there is a variety of styles from different periods, and some are missing altogether. A number of original cast-iron nameplates still exist (figs 13a - 13b).

*It should be the aim to use this pattern throughout the conservation area, replacing more modern examples. The Trust is providing a grant of £1,000 for this purpose, and Carlisle City Council have agreed to fund the balance. Installation began in June 2001.*

## Car parking

The vexed issue of car parking is probably outside the scope of this document. However, parked cars have a very strong impact on the appearance of the conservation area, and every effort should be made to minimise this. In particular, views of the Moot Hall would be greatly improved if cars were not parked in front of it.

The convenience of pedestrians should also have much greater prominence. Even some recently provided footways, such as on the north side of Front Street and on High Cross Street, are inadequate.

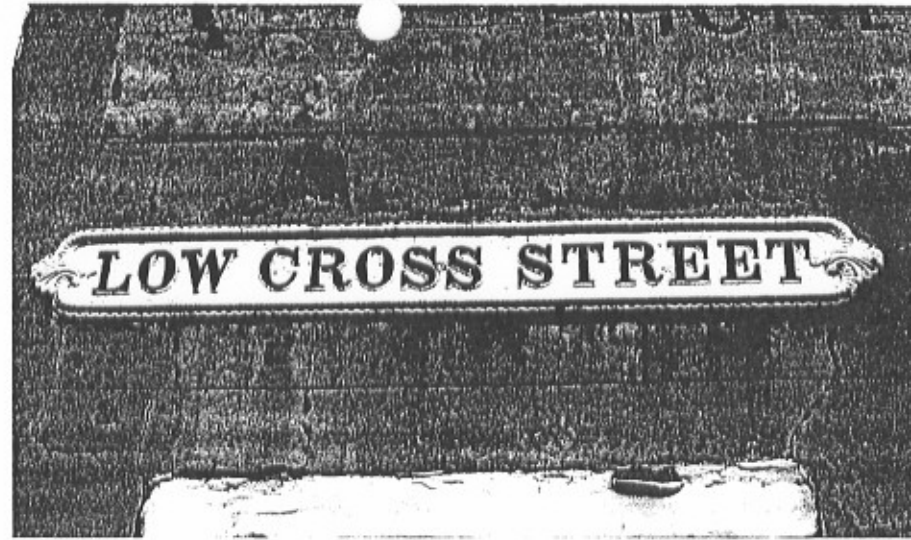
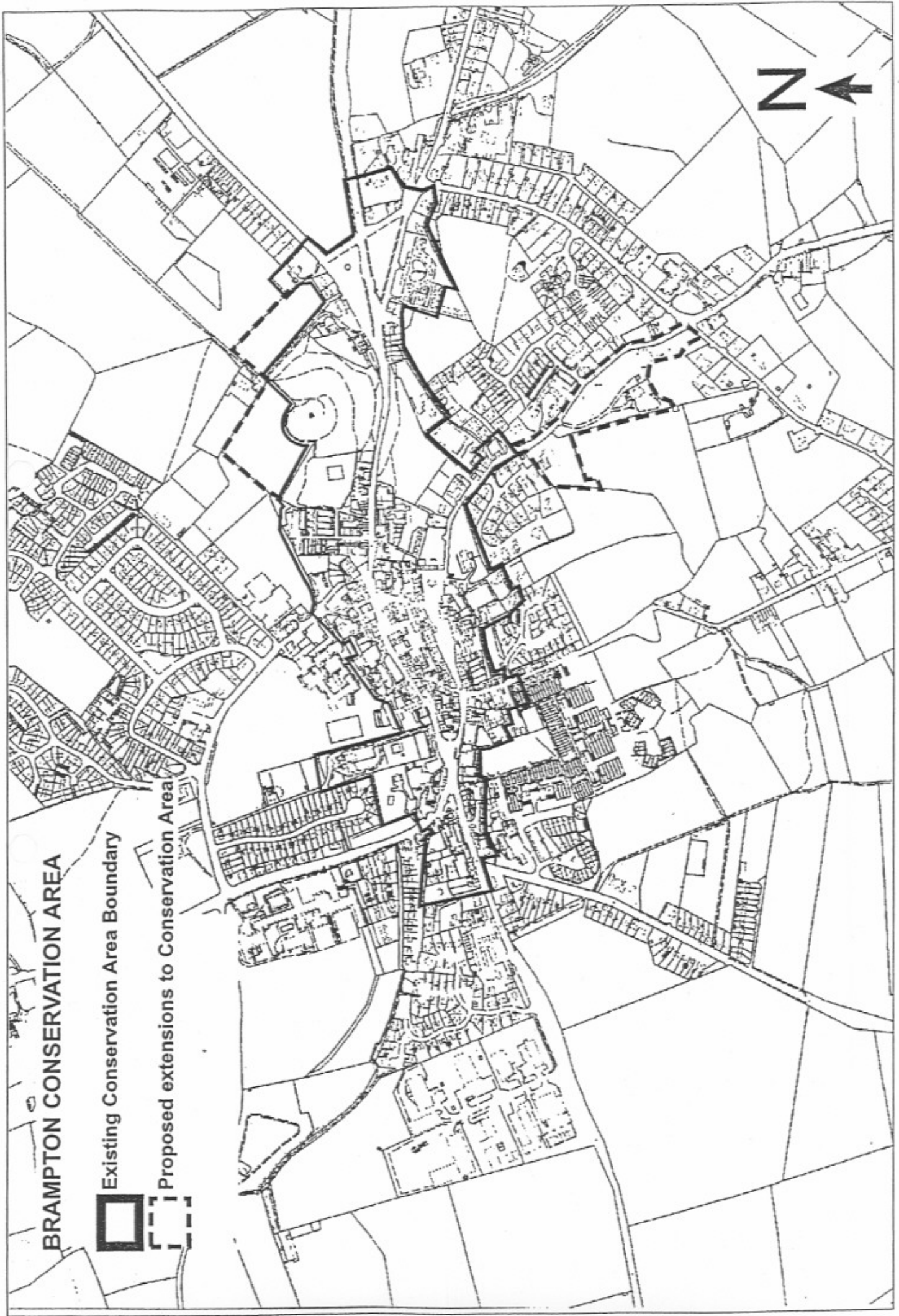


Fig 13a



Fig 13b



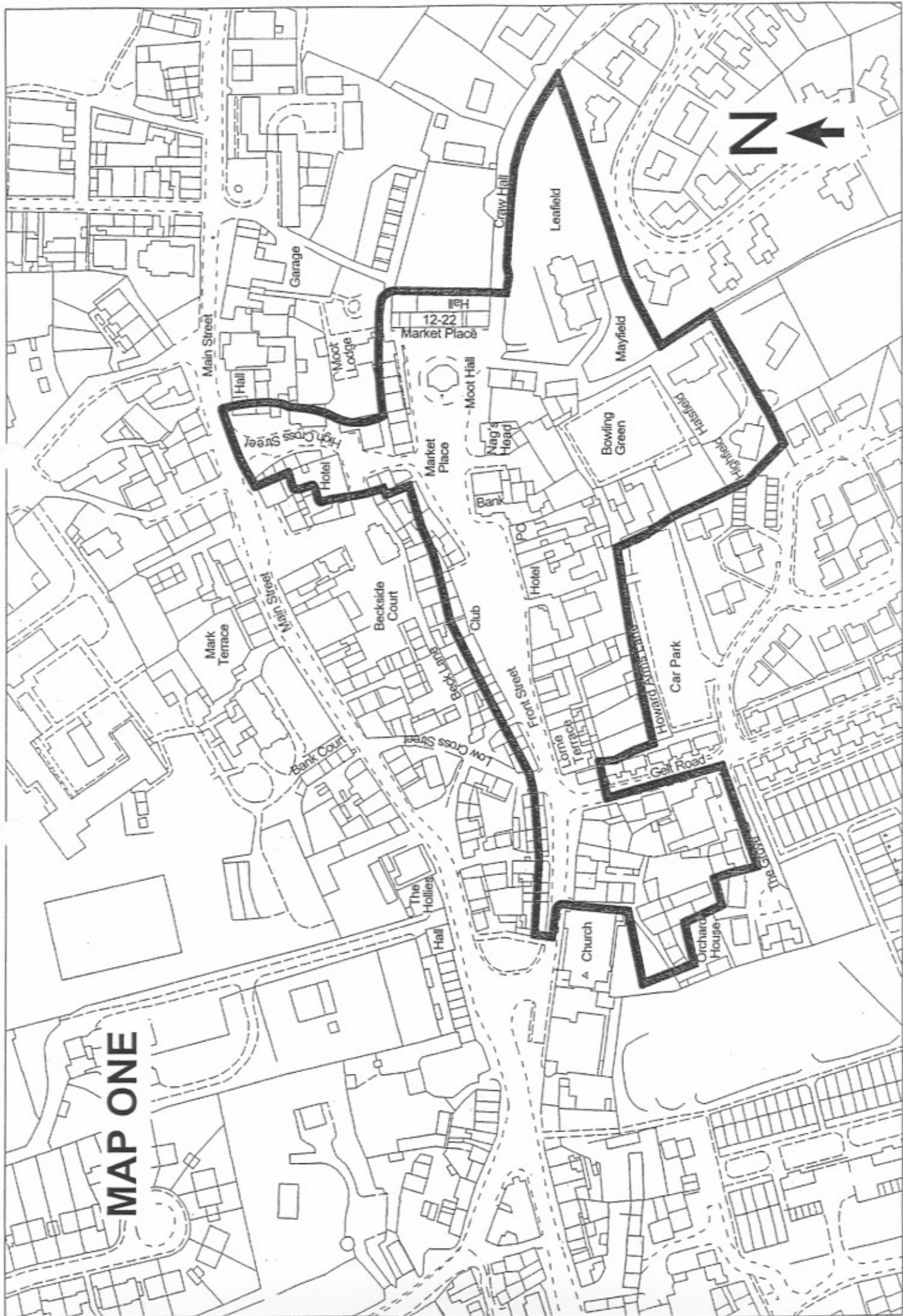
**BRAMPTON CONSERVATION AREA**

Existing Conservation Area Boundary

Proposed extensions to Conservation Area







**MAP ONE**

**AREA ONE:  
MARKET PLACE, FRONT STREET, HIGH CROSS  
STREET (MAP ONE)**

**Character and appearance**

**General points**

Historically, this is the commercial and administrative centre of the town, and the heart of the conservation area. The natural focal point is the Market Place. Its centrepiece, the Moot Hall, (listed grade II\*) combines modest civic pretension with Georgian Gothic style and charm (fig 14). The Market Place enjoys a long view down Front Street punctuated by Philip Webb's red sandstone church with its tower and lead-covered spire (fig 15).

The appearance of High Cross Street from both the north and south ends is dominated by the stepped building lines and roof levels on both sides of the road (figs 16a - 16b). This produces a complex perspective with repeated hidden areas where the building line steps back. The street is easily the best example of this form in the town.

Overall, the buildings show a mix of commercial and residential use. Living accommodation at first floor level and shops on the ground floor is typical. Over time, the use of some buildings has changed. Town houses have become shops, and vice-versa. On the whole, the upper storeys are preserved better than the ground floors, which have been altered to accommodate modern shop fronts.

Off Front Street, Church Lane leads to small courtyard of well-preserved vernacular sandstone houses. At the east end, Horses Head Lane can be followed to the bowling green, past former farm buildings, one now converted to a house. These out-of-the-way areas accessed by narrow cobbled streets formed part of the layout of the eighteenth century town, and may be based on an even earlier street pattern. They are important to the character of the conservation area.

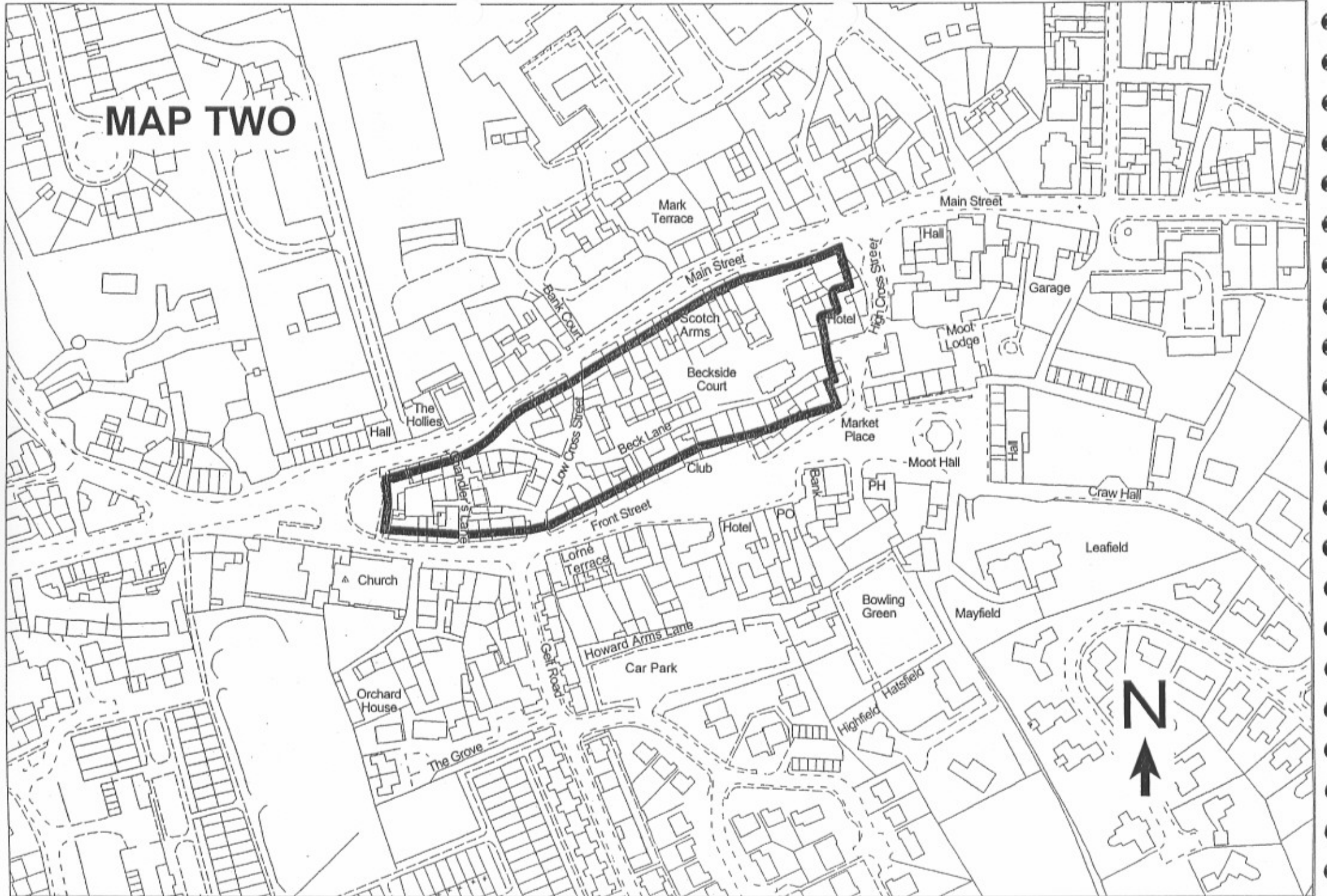


Fig 14



Fig 15

# MAP TWO



## AREA TWO: BECK LANE, LOW CROSS STREET, CHANDLER S LANE (MAP TWO)

This was the residential heart of the old town, and an area where its social history, as a place where people lived and worked from mediaeval times, is apparent. It consists largely of courtyard developments of small cottages, and narrow cobbled lanes. It is unsuitable for through traffic, and is a quiet area, interesting to explore on foot.

Some housing is original. Some — such as the flats at the High Cross Street entrance to this area — was purpose-built in the 1980s. Some was renovated and converted to flats over the same period.

Although some of the area is unattractive and utilitarian (the car park of the Scotch Arms (figs 25a and 25b); the backs of some of the Front Street premises (figs 25c - 25e), some of it also has real charm. It is still possible to turn corners and find unspoilt eighteenth century vernacular facades, well-tended garden plots, and cobbled squares.

But there is also a good deal of neglect in this area. The cobbled entrance to Chandler s Lane itself is weedy and litter-strewn, as is the entrance of Low Cross Street. Rubbish is dumped in the car-parking area behind the Shoulder of Mutton (fig 26a) and there are nettles and weeds. Most worryingly, it is clear that housing investment has not succeeded in reversing long-term decline. At the time this survey was carried out, there were eight properties for sale in this area of the town, and some of them had been on the market for well over twelve months. Properties built or converted within the last twenty years are now showing their age, and are in need of painting and general maintenance. Some conversions used poor quality materials, and produced very small units of accommodation, for which there is now little demand. This leads to high turnover. Maintenance of the properties themselves and the open spaces around them tends to suffer.

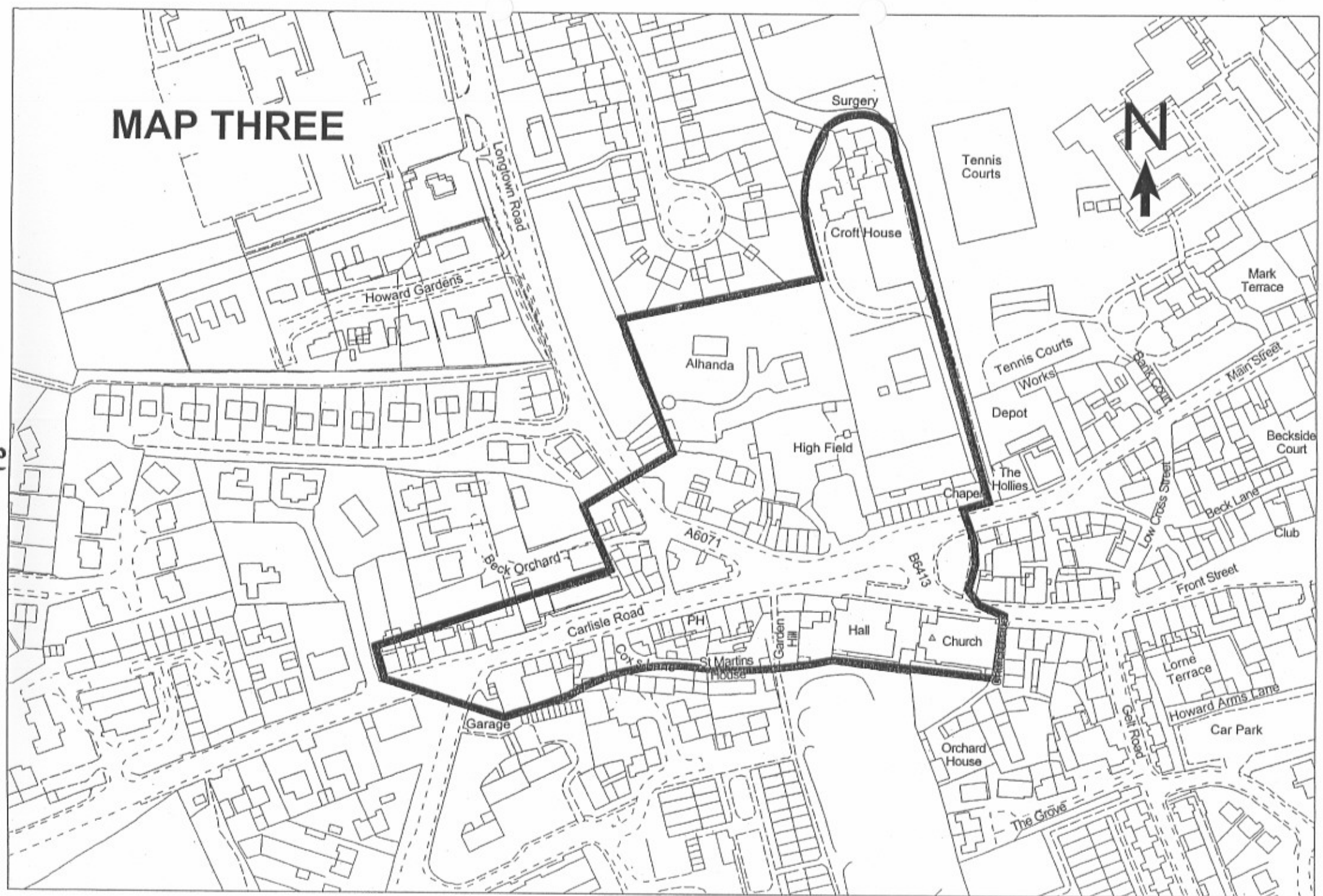


Fig 25a



Fig 25b

# MAP THREE



## AREA THREE: CARLISLE ROAD (MAP THREE)

### Character and appearance

This area forms the western approach to the town, and is important in shaping visitors' first impressions of Brampton (fig 27). Carlisle Road is relatively narrow, and flanked on either side by modest houses, mainly of the eighteenth and nineteenth century. The range of styles reflects the growth and development of the town. For example, the yellow brick Victorian terrace, nos. 2-6 Carlisle Road (fig 28), was built for workers at the Gas Works at the rear (now long gone). The garage at the junction with Elmfield, and 27 Carlisle Road appear to have been originally farm buildings. Some have now been converted successfully to residential use, as has the garage block behind the houses on the south side of Carlisle Road.

The junction of Front Street, Main Street and Carlisle Road is dominated on the south side by the church and adjacent hall. Looking east, Cartmel Shepherd's offices in Gill Place (figs 29a and 29b), with their cobbled frontage, are prominent in a street scene comprising mainly eighteenth and nineteenth century small houses. As elsewhere in the conservation area, a few of these are in excellent order, with their original features (stone lintels; sash windows; panelled doors) well-preserved. Others show evidence of unsympathetic modernisation. New windows and doors are out of keeping with the original style, and UPVC is popular; soft sandstone facades have been covered by harling, or in one case, with mock-sandstone. Some properties are poorly-maintained, in need of painting, or more radical maintenance.

Opposite the Church, and separating the beginning of Front Street from Main Street, a triangular area of land was left vacant some years ago when the road layout was altered (figs 29a, 30a and 30b). Despite recent attempts to improve it and give it a focal point, it has not cast off the air of a demolition site. At present, it has a mix of red gravel chips, flags, and mechanically-planted flower beds, with some trees and planters. Attempting pride of place is a white statue of Hadrian, out of scale with its surroundings, and with an over-sized sandstone plinth.



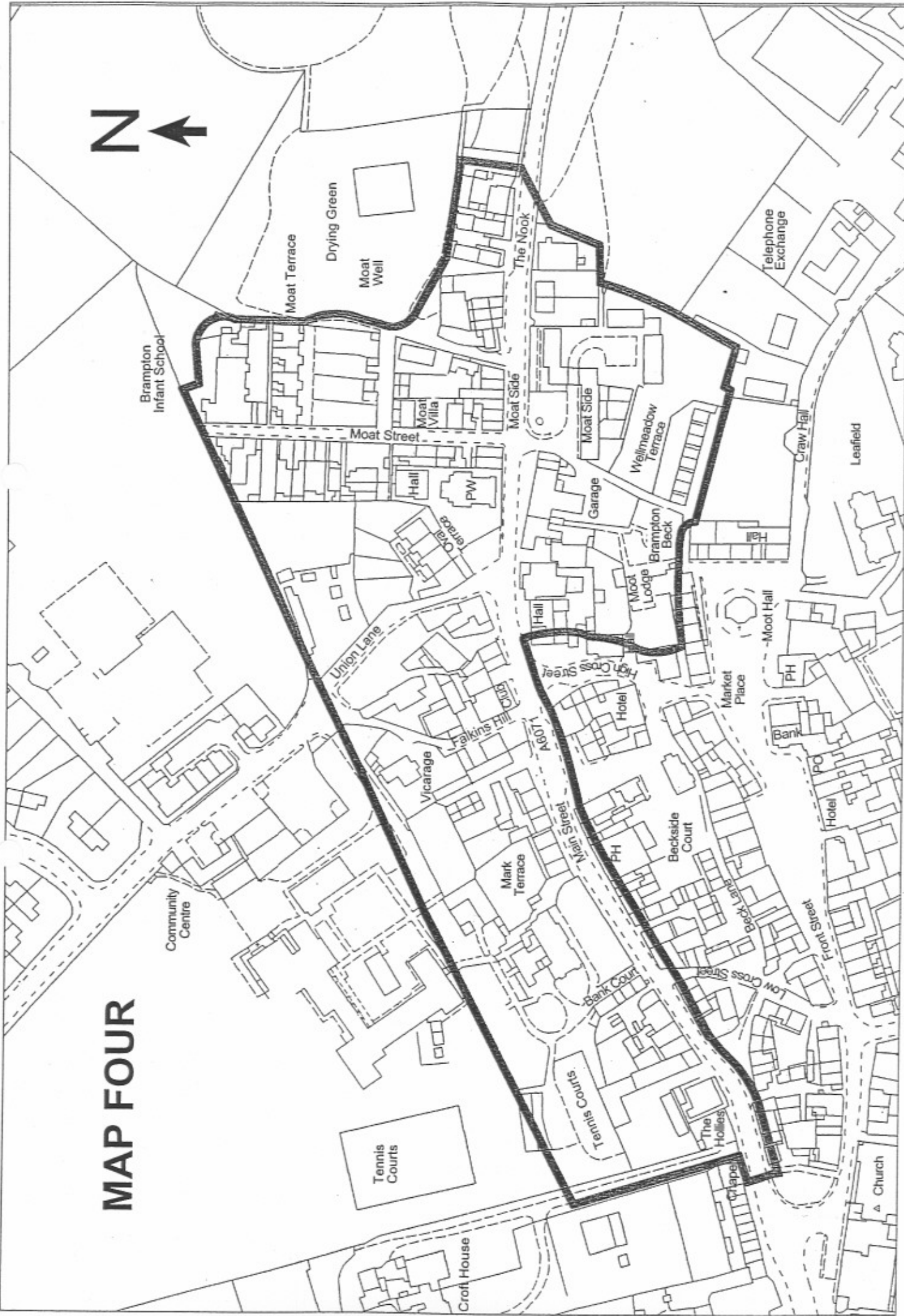
Fig 27



Fig 28



# MAP FOUR



## AREA FOUR: MAIN STREET (MAP FOUR)

### Character

This is a complex area of mainly residential development, alongside the main thoroughfare. The landscape setting is important. To the north, the Moat with its crown of trees is always prominent (fig 37), and from most of Main Street, there is a prospect east to the fields outside the town, and the more distant Pennines. Looking west, the long curve of the road is dominated by the spire of the Methodist Church (fig 38). St Martin's tower, with its own distinctive lead spire, is also visible.

Overall, there is considerable variety of architectural style, reflecting the fact that this area has grown up naturally over time.

Leading off Main Street, remnants of Brampton's early street layout can be seen. Narrow lanes lead to small groups of eighteenth and nineteenth century houses, and the streetscape at the west end of Main Street is dominated by frontages of similar date. The area around Moatside has some modern development in the form of the Council flats built in the 1950s. There are also four churches, (two now de-consecrated and used for other purposes). Near the junction with High Cross Street, there is a small number of shops and commercial premises.

The history of some buildings is of interest. 25, Moat View, started life in the seventeenth century as a blacksmith's shop, and has since been, at various times, a mineral water manufacturer, a car repair shop, a builder's yard, and a furniture repair shop. It is now a private home, and in good repair.

All the properties in the area north of Moatside were at one time used by hand loom weavers who would have dried their fabrics on the Tenter Ground, the drying green at the foot of the Moat.



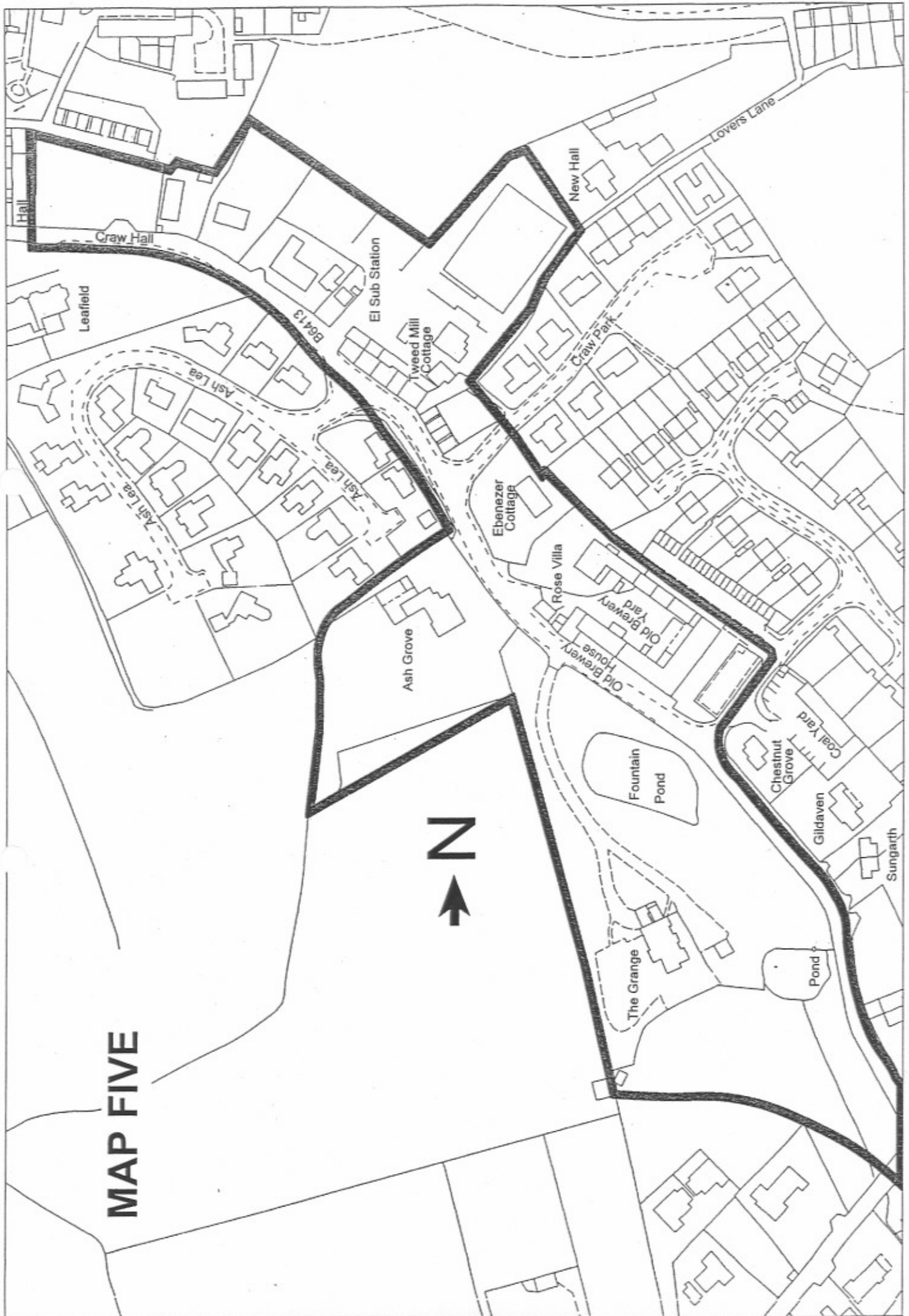
Fig 37



Fig 38



# MAP FIVE



## AREA FIVE: CRAW HALL (MAP FIVE)

### Character and appearance

Craw Hall is defined by its narrow entrance from the Market Place, bounded by high sandstone walls — a feature of the street throughout much of its length.

There are excellent views of the Moat from the middle section of Craw Hall. Higher up, opposite the Old Brewery, there are stands of mature trees on the south side, including copper beech, sycamores, limes and many conifers (figs 47a and 47b). The two ponds and the sluice in the grounds of the Grange once provided water for the Brewery. They, together with the landscaped grounds and the house itself, are important in terms of both history and landscape. There is a strong case for including them in the conservation area.

The main groups of buildings are the Craw Hall cottages (figs 48a - 48d), which originally housed workers at the Tweed Mill, just off Lover's Lane (now demolished); and the Old Brewery, one of two breweries in the town. It is a reminder that in the mid-nineteenth century Bampton had almost fifty licensed premises.

Modern commercial use has left its mark on Craw Hall in the West Cumberland Farmers building, and the utilitarian 1960s telephone exchange.

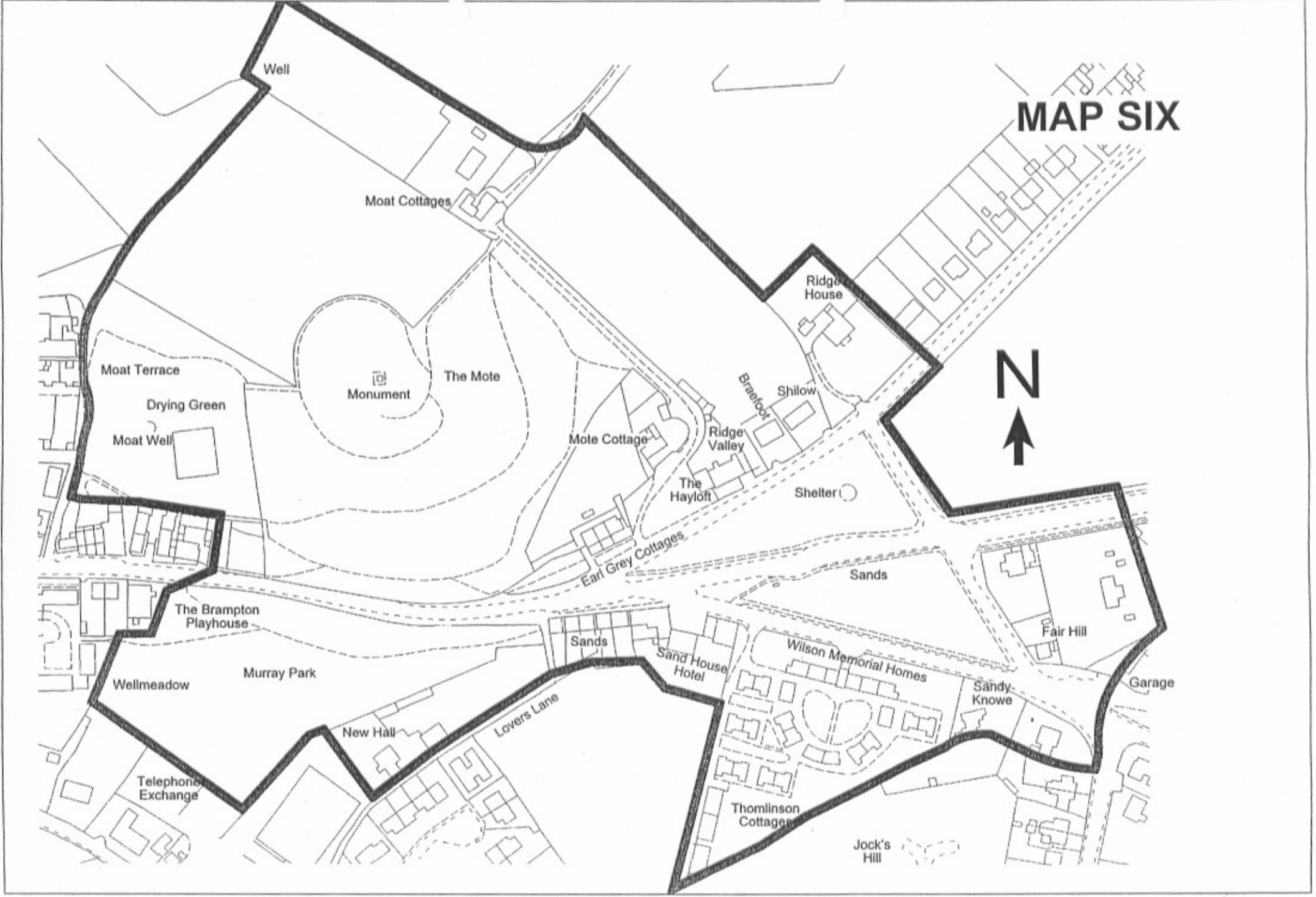


Fig 47a



Fig 47b

# MAP SIX



27

## AREA SIX: EASTERN APPROACH: THE SANDS, THE MOAT AND MURRAY PARK (MAP SIX)

### Character

The Moat and the large grassed area of the Sands give a feeling of space and openness (figs 51a - 51c). They are of high landscape value, and make the eastern approach to the town particularly fine.

The Moat is an early mediaeval motte. Today, its trees, mainly mature beeches, are an important feature. The field immediately east of the Moat is a necessary part of its setting, but is not currently part of the conservation area (figs 51a). At present, it appears unused, and contains unsightly brick farm buildings. It is unfortunate that trees between this field and the Moat were recently removed.

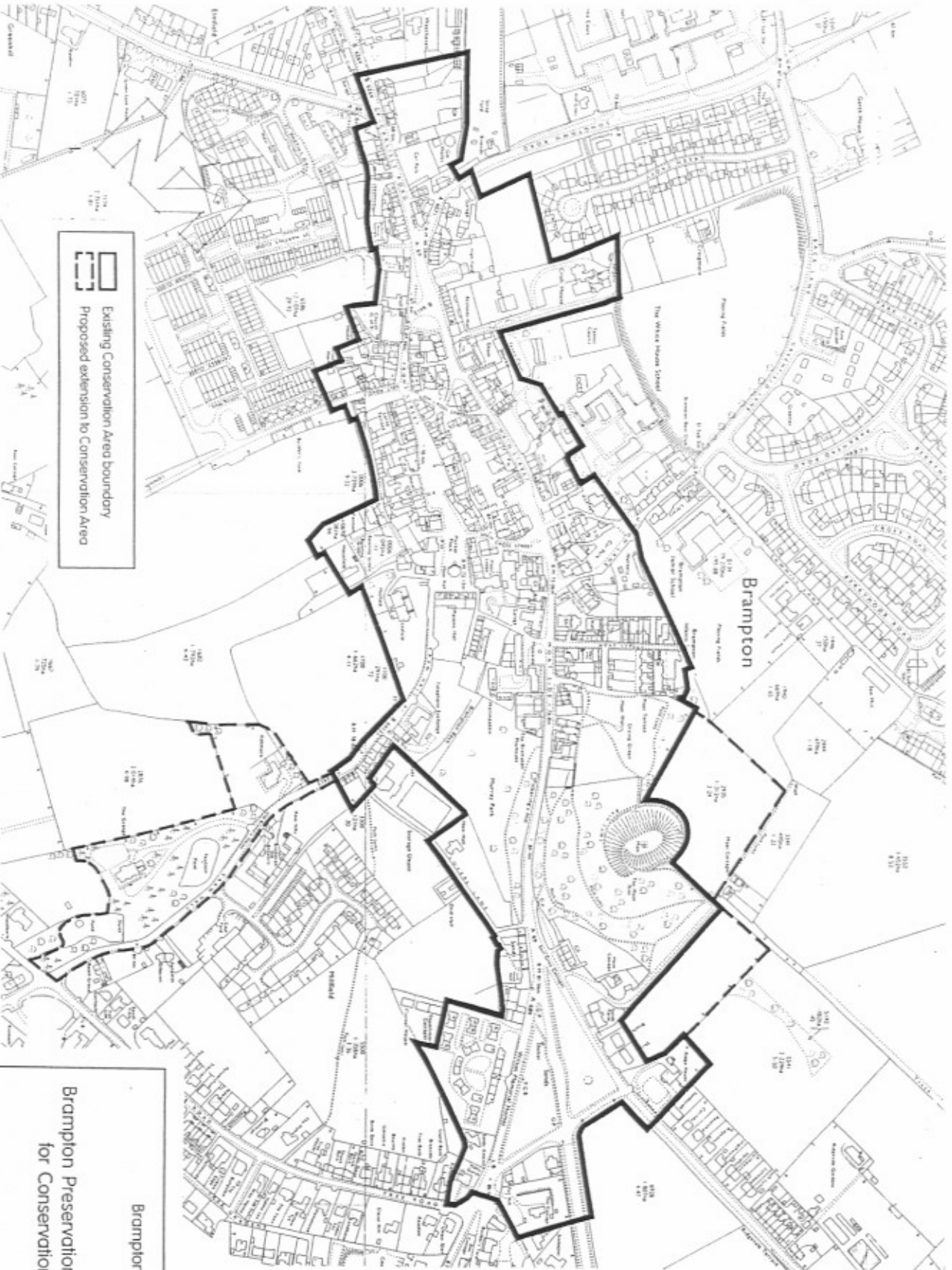
28 Behind the Sands Cottages is a field until recently used for grazing (fig 52). It is clearly visible from Lovers Lane, Jock s Hill, and the paths on the Moat, although not from the Sands. It was one of the few remaining open spaces in the developed area. Such open spaces were once a distinctive feature of Brampton, but have been gradually lost through planning permission for new housing. No consideration seems to have been given to their impact on the distinctive character of the town, and they are at risk of total elimination. Recently, new housing has been built on this site, too.



Fig 51a



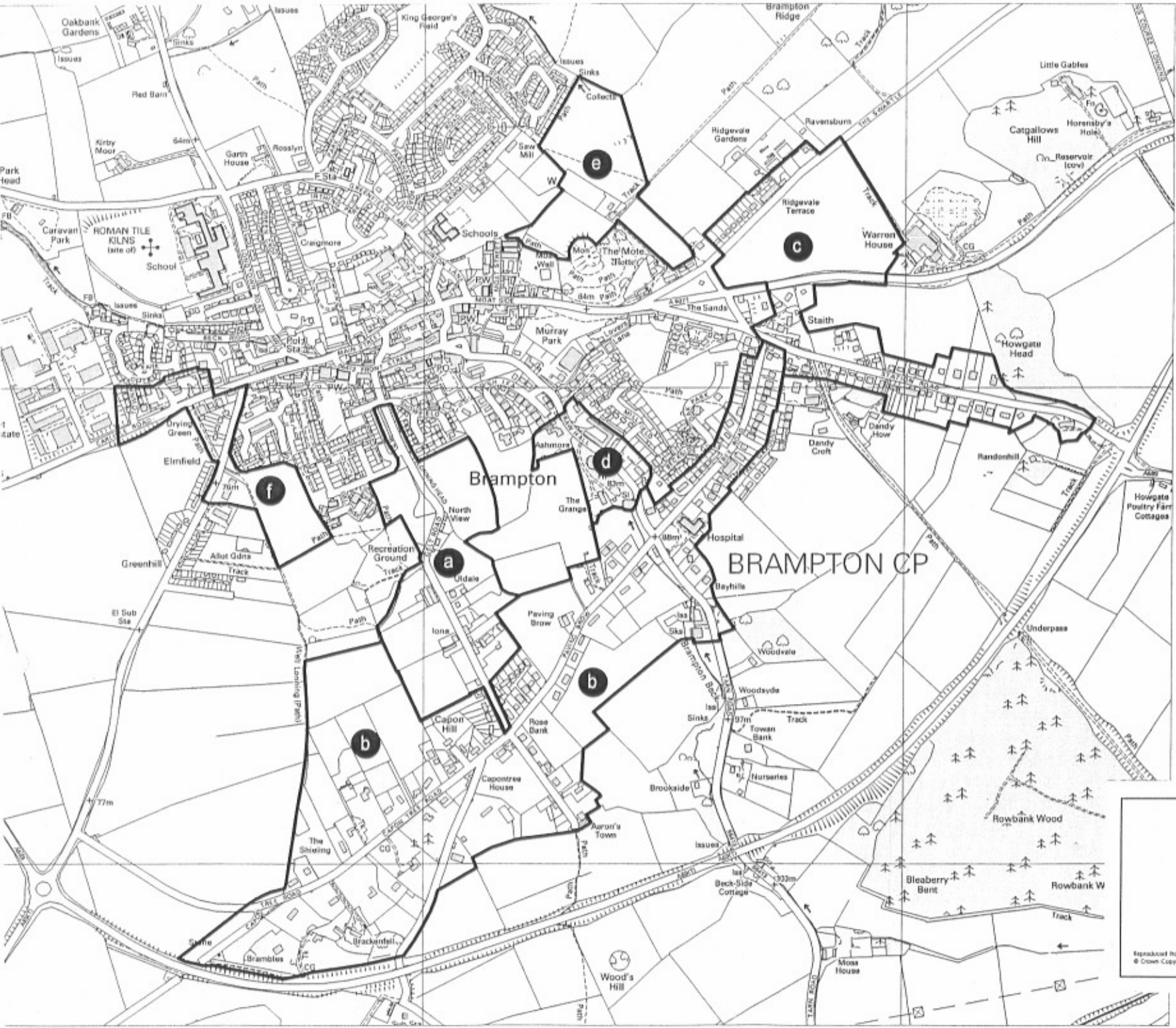
Fig 51b



 Existing Conservation Area boundary  
 Proposed extension to Conservation Area

**Brampton Conservation Area**  
**MAP A**  
**Brampton Preservation Trust Proposals**  
**for Conservation Area Extension**







SCD# 1/4/00-09/04  
 Reproduced here by permission from, subject to the permission of the Brampton Preservation Trust  
 © Crown Copyright. Unauthorised reproduction or other use without the permission of the Brampton Preservation Trust is prohibited.  
 or Call 905-874-7777

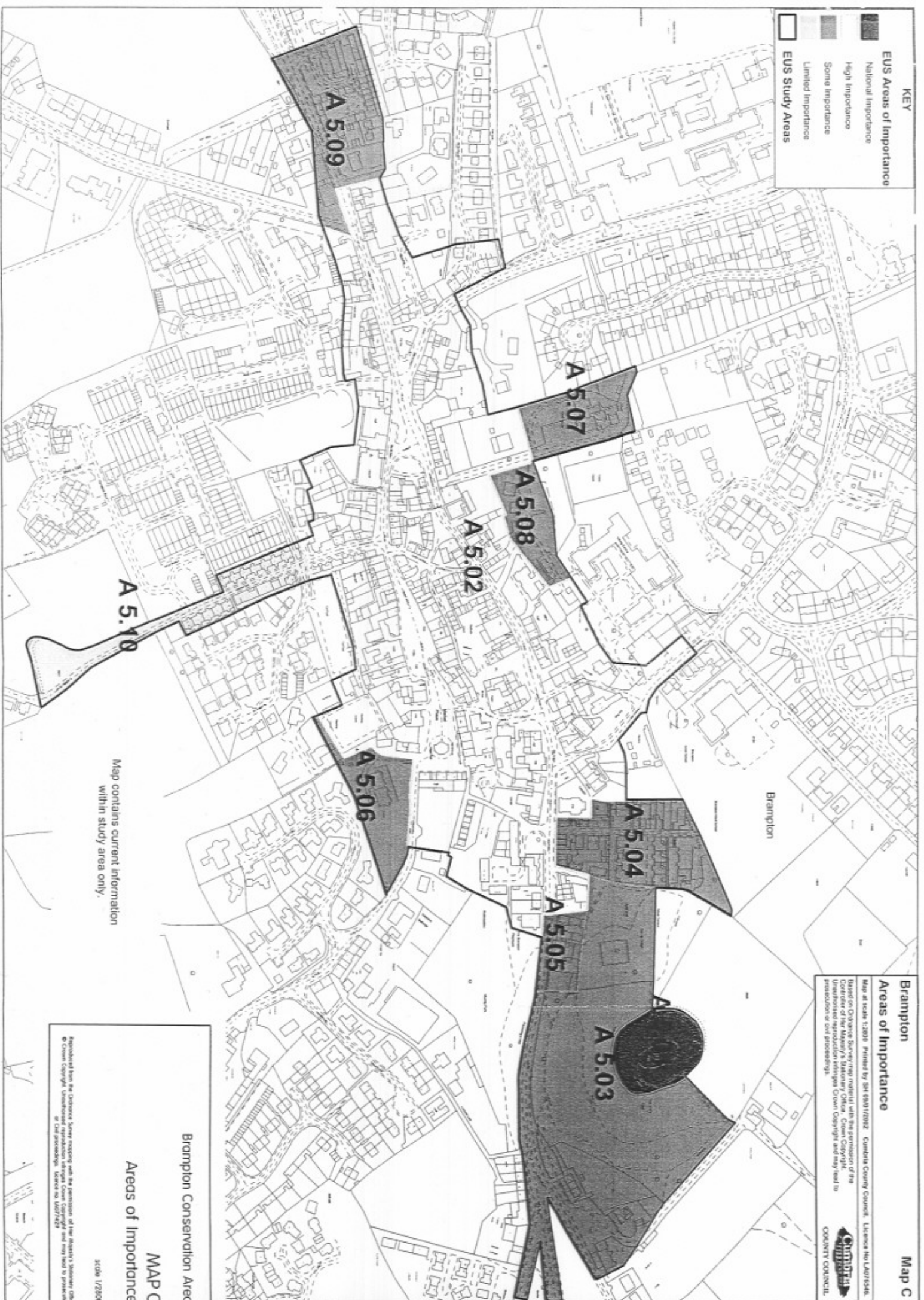


Brampton Conservation Area  
 MAP B  
 Areas of Historical, Architectural  
 and Topographical Interest

scale 1/7500  
 Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office  
 © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution  
 or civil proceedings. Source no. 10077459

**KEY**


-  EUS Areas of Importance
-  National Importance
-  High Importance
-  Some Importance
-  Limited Importance
-  EUS Study Areas



Map contains current information within study area only.

**Brampton**  
**Map C**  
**Areas of Importance**

Map at scale 1:2500. Printed by SR 05/01/02. Cambridge County Council. Licence No. LA07554.  
 Based on Ordnance Survey material with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. © Crown Copyright. Ordnance Survey. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Controller of Her Majesty's Stationery Office.

 CAMBRIDGE COUNTY COUNCIL

**Brampton Conservation Area**  
**MAP C**  
**Areas of Importance**

Scale 1:2500

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Ordnance Survey. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Controller of Her Majesty's Stationery Office.