



REPORT TO EXECUTIVE

PORTFOLIO AREA: INFRASTRUCTURE AND ENVIRONMENT

Date of Meeting: 3rd JULY 2006

Public

Key Decision: Yes

Recorded in Forward Plan:

Yes

Inside Policy Framework

Title: DALSTON DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT; AND DENTON HOLME & LONGSOWERBY DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT

Report of: DIRECTOR OF DEVELOPMENT SERVICES

Report reference: DS 40/06

Summary:

This report sets out the background to the preparation of two Supplementary Planning Documents covering design. One for Dalston Parish arising out of the Parish Plan process and one for Denton Holme and Longsowerby Ward from work through the neighbourhood Forum. The report requests that formal consultation be commenced in the process to adoption of the guidance as Supplementary Planning Documents for use by Development Control officers

Recommendations:

It is recommended that the draft Supplementary Planning Documents for Dalston and Denton Holme and Longsowerby be forwarded to Council to be released for consultation, prior to reporting back to Infrastructure Overview and Scrutiny Committee and Executive before adoption.

Catherine Elliot

Director of Development Services

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: Denton Holme and Longsowerby Design Statement; Dalston Design Statement

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1. BACKGROUND INFORMATION AND OPTIONS

- 1.1 The Planning and Compulsory Purchase Act 2004 set out a new process for producing planning policy documents as part of the Local Development Framework. This updates the previous process for Supplementary Planning Guidance and sets out procedures to follow for Supplementary Planning Documents. Dalston Parish Design Statement and Denton Holme and Longsowerby Design Statement are the first two policy documents to be produced under the new system.
- 1.2 Revisions to the system were made in order that there is greater community involvement from the start and that the process is more transparent. Both these documents have extensive public participation and have arisen from the Parish Plan process.

Dalston Design Statement

- 1.3 Dalston Parish Council embarked upon the Parish Plan process in 2003. Following early consultation through questionnaires the Council decided to develop a parish design statement as part of their work on the Parish Plan. This was developed through a sub-group of local people reporting to the Parish Council. The issues were all raised by the local community and guidance was given from Carlisle City Council in order to develop the document.
- 1.4 The Parish Council adopted the document in November 2005 and submitted it to Carlisle City Council for consideration as a Supplementary Planning Document. The Council have produced a sustainability appraisal and consultation statement (prepared with Dalston PC) to support the document.
- 1.5 The design statement covers issues such as The Landscape (Rivers, Woodland and Trees, Footpaths, bridleways and cycle paths) and The Built Environment (The Square, individual dwellings, estate houses, industrial and commercial, railways, artificial lighting). Some issues are not directly planning matters and these have been highlighted through a conformity statement with the Local Plan. The draft Design Statement is attached at Appendix 1

Denton Holme and Longsowerby Design Statement

- 1.6 This document was produced through the Neighbourhood Forum. The Forum requested advice on the Parish Plan process to understand whether such a process would assist residents of Denton Holme. After initial discussions a questionnaire was sent to local residents. Analysis of the responses indicated a desire to have a design statement produced, as there were several issues about design, along with the production of a Village Plan. The design statement covers the Denton Holme Ward.
- 1.7 Officers of the City Council have taken the lead on production of this design statement and met with representatives of the Neighbourhood Forum through a steering group. The steering group and Neighbourhood Forum have been presented with regular reports on progress on the design statement. This is the first guidance produced for a whole ward within the urban area.
- 1.8 Officer involvement with Parish Plans and design statement from rural parishes has been in an advisory role with the majority of work being undertaken by local people including drafting of documents. For Denton Holme and Longsowerby the lead from the community was not forthcoming and was resourced from within the Council's Local Plans team. It has been noticeably more resource intensive than any other Supplementary Guidance that has been produced at a time when pressures of transferring to the new Local Development Framework, Local Plan review and Standards Authority declaration for development control have intensified workload. The Local Development Scheme sets out the work programme on planning policy documents for a three-year period and although currently under review there is no capacity within the programme to replicate this work for other wards.
- 1.9 The design statement covers issues such as Design Statements, Residential Character, Industrial Character, Open Spaces and Watercourses, Landmarks and Views, Continuity and Enclosure, Ease of Movement, Legibility, Quality of Public Realm and Shopfronts. The Design Statement is attached at Appendix 2

Supplementary Planning Document Production

- 1.10 As part of the production process a formal consultation period of a minimum of 6 weeks should be undertaken, responses considered and amendments to the statements made before adoption. Consultation increases the weight given to such documents as material in the consideration of planning applications. Both documents have had some public involvement already but it is now the appropriate time to formalise the arrangements to satisfy the Town and Country Planning (Local Development) (England) Regulations 2004, the Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 Local Development Framework.
- 1.11 It is therefore requested that following consideration of this report by Executive the two documents attached are publicised for consultation and responses reported through Infrastructure Overview and Scrutiny Committee before being brought back to Executive for consideration for adoption.

2. CONSULTATION

- 2.1 Consultation to Date.
Consultation statements have been prepared on consultation to date for both design statements and are attached at Appendix 3.
- 2.2 Consultation proposed.
A formal 6 week consultation stage is proposed. Notices will be placed in the Cumberland News and posters displayed around the relevant Parish/Ward.

3. RECOMMENDATIONS

It is recommended that the draft Supplementary Planning Documents for Dalston and Denton Holme and Longsowerby be forwarded to Council to be released for consultation prior to reporting back to Infrastructure Overview and Scrutiny Committee and Executive before adoption.

4. REASONS FOR RECOMMENDATIONS

In order to fulfil the statutory requirements towards adoption of the design statements as Supplementary Planning Documents

5. IMPLICATIONS

- Staffing/Resources – Staff resources have been utilised in production of both these design statements. The Denton Holme and Longsowerby Statement was a unique situation arising through the Neighbourhood Forum but had to be resourced from within the Local Plan Section. This is not something that can be sustained for future production and as with Parish Design statements such as Dalston, the community will have to resource much of the production.
- Financial – There are no financial implications
- Legal – The consultation process proposed is a statutory requirement of the Planning and Compulsory Purchase Act 2004 and associated regulations and guidance.
- Corporate – The design statements and work undertaken contribute towards creating more sustainable communities.
- Risk Management – Design statements assist in the planning process however general planning policies and guidance cover design principles throughout the district so there is no risk to other parts of the Council's area. Any risk currently relates to the process of adoption and without formal consultation the documents will not be able to be adopted as Supplementary Planning Documents. They would therefore not be considered as material when determining planning applications despite the extensive work carried out.
- Equality Issues – Documents will be available in different formats on request. Accessibility has been considered in production of the design statements and the Access Group will be further consulted.
- Environmental – The overall effect of the design statements once adopted will be to improve the local environment of those areas affected.
- Crime and Disorder – This has been raised as part of the overall Parish Plan and Village Plan for the two areas where local issues will be considered. Consultation on the design statement will involve the police Architectural Liaison Officer for any specific design issues that may create conflict.

- Impact on Customers – Discussions and meetings within the communities involved have already increased awareness for customers. Both guidance notes have been produced following requests by customers of the Council.

Catherine Elliot

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Dalston Design Statement - Consultation Statement – June 2006

Denton Holme and Longsowerby Design Statement

Draft Supplementary Planning Document

Dalston Design Statement - Consultation Statement – June 2006

Consultation carried out by Dalston Parish Council – Preparation and Production Stage

The initial well-attended public meeting for the Dalston Parish Plan took place on 19th June 2003 with Chris Hardman, Claire Rankin, Carlisle City Council and Lorraine Smythe, Voluntary Action Cumbria in attendance. Residents were invited to consider five subject groups: Social and Community, Services, Economic, Land and Environment, Leisure. Arising from this was the formation of the Parish Plan Steering Committee, which held its inaugural meeting on 15th July 2003. Dalston Parish Council consulted with members of the public at Dalston Show on 9th August 2003 for ideas for the Parish Plan content and following this, an interim report was included in the Parish magazines and on the Dalston website. At the meeting of the Parish Plan Steering Committee held on 19th August 2003 it was resolved to 'adopt the Statement of Intent to produce a Parish Plan, which would seek to inform the Local Plan, seek to help to preserve and enhance the rural identity of the Parish and through consultation deliver tangible and realistic solutions to the needs of the community'. Terms of Reference were drawn up and in addition to the Steering Committee, four Working Groups were formed to put forward ideas for the questionnaire under the headings of Community, Services, Environment, Traffic, Parking and Transport. The Environment Group included the Parish Design Statement in its remit.

The next stage of consultation was to design a questionnaire and distribute it to all electors in the Parish (2130). In January 2004 the Parish Councillors and some organisation representatives had trial copies of the questionnaire for completion. Responses to the questionnaire were collected by 14th March 2004 giving the public 3/4 weeks to respond. There was an optional prize draw for completed questionnaires. There were 841 responses (40%) and the answers to 96 questions were then analysed. These are included in Appendix 1, Appendix 2 - Graphs and Appendix 4 - Comments on the Dalston website www.dalston.org.uk. A presentation of the analysis of 200 questionnaires was given at the Annual Parish Meeting held on 30th March 2004 attended by 76 Parishioners. The emerging trends and important issues concerning the residents were highlighted and graphs were displayed. Following on from the analysis of the responses it was decided to produce a Dalston Design Statement as part of the Parish Plan.

During the autumn of 2003 the Chairman of the Parish Council visited St Michael's, Raughton Head and Caldew Schools and spoke to pupils about important issues for these age groups. As a result, a youth questionnaire was distributed via the schools attended by young people aged 7 to 18 resident in Dalston Parish (Appendix 3). The total number of completed questionnaires was 99 (40%). In addition a Business and Farming questionnaire was distributed to all businesses (approximately 123) in the Parish attracting a 26% return.

The completed Parish Plan was delivered to every household in Dalston Parish in early summer 2005. It was also made available to various public bodies, businesses, other Parishes and widely distributed. Financial support for the Parish

Plan and Design Statement was gratefully received from the Countryside Agency and Cumbria County Council.

The Parish Plan Environment Group formed the basis for the Design Statement Team, who met several times to collate the document, with Chris Hardman, Carlisle City Council attending on occasions and advising on its content. The draft version of the Design Statement was on display and made available to the public for consultation at a Celebration Event for the completed Parish Plan on 3rd September 2005 attended by about 250 people (photographs and report on Dalston website). There were very few comments made about the Design Statement and those made were complimentary and of a general nature. Minor text and layout alterations were made following this Event. The responses from this consultation enabled the production of the final version of the Dalston Design Statement. This was available prior to and at the Annual Parish Meeting held on 28th March 2006.

DALSTON

Design Statement 2005



DALSTON

Design Statement

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Dalston Parish Council thanks:

The Design Statement Team
The Historical Information Researcher
Carlisle City Council
Cumbria County Council
The Countryside Agency

And anyone who has helped in any way to
produce this Design Statement

Aims

This Design Statement takes account of opinions received from the public participation in the preparation of the Parish Plan, and forms an integral part of that Plan. It has been written by residents of the Parish, and adopted by the Parish Council, to provide guidance to those wishing to build or alter properties in the Parish, even in a minor way and to encourage sustainable development, which would make a positive contribution to its life, work, and character. This Design Statement follows the Carlisle District Local Plan and the Cumbria and Lake District Joint Structure Plan, and is being submitted to the City Council for adoption as supplementary planning guidance. It particularly applies to those policies, which refer to developments that might affect the scale and character of existing buildings or have an adverse effect on the amenity, character and appearance of the area. Any development should allow for appropriate car parking and access, not generate traffic that would affect the highway network, and safeguard wildlife. It is also for local householders and owners of business premises when making relatively minor alteration to their premises, which do not require statutory approvals.

Cumbria and Lake District Joint Structure Plan

- Policy 13: 'development will normally be permitted which in its use, siting, scale and design is well related to existing developed areas of the countryside and does not harm distinctive features of local landscape significance. In the undeveloped open countryside, development will not normally be permitted except when it is required to meet local infrastructure needs which cannot be located elsewhere, and provided it is sited to minimize environmental impacts and meets high standards of design'.

The first proper settlers in Dalston were Brigantian Celts or Britons, whose life was based on grazing cattle, sheep and horses. The name probably stems from the British word 'dwr', pronounced 'dor' and meaning 'by the water'. In post glacial times enormous

bodies of water flowed down the valley, especially through 'The Mires' as the ice sheet retreated from west to east across the Solway Plain. Other local place names are also Celtic, such as 'shaw' meaning 'wood' as in Shawk Quarries, 'caer' meaning fort and 'dhu' meaning black as in Cardew. Additional evidence of these people is the stone circle (now removed) at Chapel Flat and Iron Age workings near Dalston Hall. The Romans first occupied the area in 78AD. They had a camp to the west of Dalston Hall, one of their main roads ran through the village and they quarried sandstone at Shawk. By the fourth century this area was a peaceful Roman province. From then until medieval times the area was fought over by Picts, Scots, Danes, Anglo Saxons and Normans until Border Reiving died out in the fourteenth century. As late as 1346 Scottish raiders attacked Dalston. Dalston men enjoyed free grazing on 'stints' in return for furnishing horses and armour to defend the settlements. Some 'stints' from that time still belong to Cardew Farm and Warnell means 'place where stallions graze'.

(Please note all historical text is shown in italics)



There is strong evidence that residents greatly value the character, convenience, and communal spirit of the Parish, and it is intended that this Design Statement will help to preserve and enhance what is already appreciated.



■ What is the Parish?

The Parish lies to the south of the city of Carlisle. Most of the land is used for agriculture and much of the landscape has a parkland character. Apart from those employed in farming or local industries, and those working from home, most residents commute to Carlisle and other places. While local industries and the schools generate a certain amount of traffic, a large number of vehicles passing through are using the Parish as a short-cut to elsewhere.



Within the Parish are recognisable individual settlements, generally set well apart: these are:-

Dalston

By far the largest, with services enjoyed by all in the Parish, as well as some from beyond. It has shops, a post office, two churches, bowling club, tennis club, recreation ground, show field, medical

and veterinary practices, garage, two public houses with restaurants, primary and secondary schools, railway station, building society, offices for legal and insurance practices, market garden, housing estates, individual houses on main routes, a garden centre, a large milk processing factory and other industrial buildings. The River Caldew is an important element in the landscape and the Green which adjoins it near the centre of the village, has a perpetual restriction against building



Buckabank

Although once bigger than Dalston itself, it is now a small grouping of a variety of types of houses and it is difficult to define a boundary between the two with the building of newer houses.

Raughton Head and Stockdalewath

These are predominantly agricultural. As well as farm buildings there are individual houses, two churches, a primary school, a boarding school and Rose Castle, the Bishop's residence. There is a small estate of bungalows in Stockdalewath. The River Caldew and its tributary the Roe are predominant features of the landscape here.





Gaitsgill and Raughton

Two small adjacent hamlets with farms, a village hall, and individual houses. Gaitsgill is largely free from passing traffic.



enlarged. There is a country house hotel, market garden, caravan site, 9-hole golf course and some small industrial units. Brow Nelson in Lingey marks the northern limit of dwellings in the Parish, with open agricultural land between it and the city.



Cardewlees and Orton Grange

This area is close to the A595. There are a transport depot, a quarry which will eventually be put to recreational use, large glassed horticultural centre, farms, residential caravan park and a number of individual dwellings.

Nether Welton

This is a very small settlement close to Welton, which is in the adjoining Parish.

Cumdivock

Predominantly agricultural with individual houses mostly beside the main routes. It has a church and small community building

Unthank

Predominantly agricultural with a few individual houses, and not on a busy traffic route.

Lingey

Mostly of dwellings in large plots of land, originally land settlement houses, but now a good number

Broadfield

This is relatively isolated on the southeastern limit of the Parish. There are a few houses and the Crown Inn with bar and restaurant, together with a residential caravan park in the neighbouring Parish.

Recommendation

Restrict building development to within the limits of existing settlements.



Predominately in agricultural use, the landscape is gently undulating with frequent hedgerows, numerous trees and small woodland areas.

The Cumbria Structure Plan 2004 classifies the majority of the Parish as Lowland – Ridge and Valley or Low Valley



The River Caldew and other watercourses are significant and attractive landscape features. The majority of farming activity comprises beef and dairy farms and sheep rearing. Other notable rural uses of land are horticulture, a garden centre and gravel extraction. The landscape adjacent to Rose Castle is one example of attractive open fields with mature hedgerows, scattered trees and a riverside pathway (Cumbrian Way).

Since the manorial system, agriculture has continued to change in Dalston Parish. The enclosure of land in the seventeenth century, culminating in the Enclosure Act of 1803, deprived many cottagers of their land. In the twentieth century the number of viable farms fell dramatically, from over 250 in the 1950s to fewer than 50 today and that drift continues. The last farm in the middle of the village was Church Farm, which had a dairy herd until the late 1950s

Recommendations

- 1 Ensure that there is very little change in land use.
- 2 Any new buildings needed for agricultural purposes to be sited as discreetly as possible and to be of neutral colours.
- 3 Ensure that views towards the fells are not impaired.

Rivers

The River Caldew has played a important role in the life of the village. In the past its clean fresh water provided power to many mills and resulted in the early expansion of Dalston village. Today the river is no longer used for power or drinking but is an important popular and very attractive feature of the Parish.

The River Caldew, together with its tributaries, Pow Beck and the River Roe, form major and attractive features of the landscape in the Parish. Areas alongside the Caldew south of Dalston, and Roe from the confluence upstream to Stockdalewath are high quality river valley landscapes. The Cumbrian Way footpath follows the river for much of its length through fields and parkland as it traverses the Parish from the south of the county towards Carlisle. Common land alongside the river in the village provides direct access to the riverside and its abundance of wildlife creates an amenity for both residents and visitors. To the north of Dalston, west of the Caldew is a 9-hole golf course which is a valuable local amenity.

The mill weir just upstream from Hawksdale Bridge and others outside the Parish, have been barriers to migratory fish since they were built. Fish passes were opened in 1987 and salmon have now returned to the River Caldew.

The land on the western side of the Parish forms the head of the River Wampool catchment. At Cardewlees, where the river has been diverted, sand and gravel have been extracted. These works will, when extraction ceases, provide an opportunity for restoration to establish an attractive wetland feature and wildlife refuge.

The nature conservation value of the rivers is recognised at both national and European level. The River Caldew forms part of the River Eden and Tributaries Site of Special Scientific Interest and has been designated at European level as a Special Area of Conservation. The Environment Agency is opposed to gravel abstraction, historically carried out at Bridge End, in order to protect the native white-clawed crayfish.



Bank erosion can be observed at many locations. The Eden Rivers Trust has been promoting “soft” environmental methods of bank stabilisation, including a stretch at Cummersdale, which could have wider application in Dalston Parish. The Ive and Roe Conservation Society (with links to the Eden Rivers Trust) aims are to ensure the preservation and active management of Ive Beck and the River Roe.

Recommendations

- 1 Ensure that wildlife by the rivers is preserved.
- 2 Limit gravel extraction (except at Cardewlees quarry).
- 3 Ensure that the weir upstream from Hawksdale Bridge is preserved.
- 4 Ensure that bank erosion is properly controlled.
- 5 Implement plans for the management of the future uses of Cardewlees quarry.
- 6 Ensure that river corridor landscape and views, both within it and from it, are not impaired.

■ Woodland & Trees

There are commercial woodlands at Lingey, on the southern edge of the Parish, and other small areas, but these are not dominant features of the landscape. Quite a number of trees, and some woodland, have preservation orders on them, and these are listed in the appendix.

Recommendations

- 1 Limit commercial timber growing unless well screened with native trees.
- 2 All commercial woodland to be screened by native trees.
- 3 Arrange public access to woodlands.
- 4 Ensure that preservation orders are observed.
- 5 Where trees with preservation orders are nearing the end of their lives, plant replacements.

■ Footpaths, Bridleways & Cycle tracks

The industrial age has left Dalston the precious legacy of a maze of footpaths created by the mill workers on their way to and from work.

There are many of these paths and bridleways in all parts of the Parish, with local maps available, and there is a cycle track linking Dalston village to Carlisle. The Cumbria Way passes through the Parish. The Redsppearlands Footpath Group has been established to promote walking, monitor and record deficiencies on rights of way and pass on the information as necessary for action.

Recommendations

- 1 Ensure that all footpaths and bridleways are passable.
- 2 Improve the Dalston to Carlisle cycle track by increasing visibility at some corners, limiting access points for illegal motor cycle use, improving the end of the track beside St Michael’s School, repairing defective parts of the surface, and by restricting the spread of vegetation over, and close to, the track.
- 3 Re-appraise all footpaths and recommend amendments to routes as necessary.
- 4 Consider the creation of new footpaths and cycle tracks to link Townhead Road to the station, and from the centre of Dalston to Cardewlees when the quarry is put to recreational use.
- 5 Extend footways from Dalston to Lingey, along Station Road to the railway bridge, and at corners or other places where there is danger to pedestrians walking on the highway.



The Square

Most buildings are of two stories, though there are four with three and two which are single storey. The variety in the heights of buildings give interest. Most buildings are stone faced, some also painted, with double hung sash windows with dressed stone surrounds. The three-storey Co-op building is smooth rendered and painted whereas its neighbour of the same size is not. The two small single-storey cottages are roughcast and painted. Most commercial premises have large plate glass windows. Uncontrolled and undisciplined parking takes place on the tarmac surface of the whole of The Square, and there is danger from traffic passing through. The centre of Dalston is a conservation area, and is defined by the black line on the adjacent map.

The Square would originally have been cottages around a village green. Whether this was for social or defensive reasons is not known. St Michael's Church, dating from 1196, is the oldest building, followed by two clay dabbin cottages (25 and 26 The Square) dating from the fifteenth century. Most of the other properties date from the eighteenth century. Gardens behind the east side sloped down to the River Caldew prior to it changing its course in the nineteenth century.

In Dalston's industrial heyday there were six pubs in The Square - the Indian King, the African Queen and the Crown and Mitre on the west side, the Blue Bell and the Temperance Hotel on the east side and the Swan on the south side. Dalston had three breweries: one at Green Lane, another, Wilson's, opposite Caldew School and a third in Indian King Yard. The latter was also used as a dance hall before the Victory Hall was built in 1922.



Recommendations

- 1 Any alterations to the height of buildings should not be such as to harm the variety and interest which exists at present.
- 2 Any replacement windows to be as near in appearance to the originals as possible.
- 3 When possible reduce the number of plate glass windows.

- 4 Prohibit dormer and roof windows at the front of buildings in The Square.
- 5 Enhance the general environment of The Square.

■ Individual dwellings

Throughout the Parish, these vary greatly in character, and are all typical of the times in which they were built



Recommendations

- 1 Resist the building of houses in isolated positions. Any extensions to be similar in design to the house being extended.
- 2 Require adequate landscaping around buildings, with tree-planting where appropriate.
- 3 Ensure that there is adequate parking provision within all premises.
- 4 Give careful consideration to any new buildings or extensions on the flood plain
- 5 Preserve spaces between existing buildings.

■ Estate houses

The designs of houses in the five major estates are typical of the times in which they were built. Because of the desirability of the Parish as a place to live there are demands for more housing land, and the housing needs survey has established that there is a need for some social housing.

Recommendations

- 1 While recognising the current design preferences, the new houses should respect local characteristics.
- 2 As chimneys may no longer be required, introduce simple variations in rooflines where there are no chimneys.
- 3 Do not have open plan front gardens everywhere.
- 4 Where possible ensure that cars and caravans can be parked behind building lines or in separate screened areas.
- 5 Most new low-cost housing should be as near as possible to the centre of Dalston and the number of such dwellings should be as recommended in the Housing Needs Survey.
- 6 Provide variations in density within estates, with irregular spaces between groups of houses.



■ Industrial & Commercial

The largest and highest industrial building, on the northern fringe of Dalston Village is Nestlé's factory, there is an estate of workshops and office buildings on the western fringe at Barras Lane, a factory, once powered by water from the Caldew to the east of The Green, and small isolated industrial units in various parts of the Parish. The present road system, particularly Barras Lane with the narrow railway bridge, and the junction of Station Road with Carlisle Road, is not suitable for traffic generated by industry and even with a restriction on traffic passing through; the level of industrial traffic is unacceptable.

The River Caldew has always played a fundamental part in Dalston's prosperity. The Romans established

a corn mill on the River and the woollen industry boomed in the fifteenth century. In 1666 a bay at Lakeheughs diverted water from the Caldew into a mill race. Water from this race or dam, as it was known locally, could be directed into the Forge Pond (where The Forge houses now stand) to power Bishop's Corn Mill or to water wheels and trip hammers further down stream. Another bay was built across the Caldew below the churchyard and this directed water to Low Green and Low Mill.

The first cotton mill was built in 1782 at Mill Ellers and by 1830 there were four cotton mills, two corn mills and a forge. The forge made tools for agricultural use and was on two sites: one at the Pond and the other at Walk Mill where finishing took place. There was a dye works at the New Rookery, near Walk Mill, together with a block of cottages. Mill Ellers burnt down in 1901, but the four-storey shell was rebuilt as the two-storey mill, which remains today. The sixteen-foot wheel remained until 1970. There have been no corn or cotton mills since the 1960s and the forge closed in 1918.



Recommendations

- 1 Colour of new buildings to be as neutral as possible.
- 2 Height of new buildings to be as low as possible, consistent with the practical needs of the processes within.
- 3 Landscaping around buildings to be included in design proposals, and to provide as much screening as possible. Screening may need to be on property owned by others.
- 4 Limit industrial expansion until the Carlisle Southern Environment Route is constructed.
- 5 Provide sufficient parking spaces within all premises for all staff and visitors.

- 6 Site any wind generators so as not to impair important views.
- 7 Permanent caravan sites to be limited and well screened.

Railway

The Carlisle to Barrow line runs through the Parish, with a request stop at Dalston Station. The Station approach is shared by commercial buildings and not easily identified.

Recommendations.

- 1 Improve the approach to the station from Station Road.
- 2 Improve the approach to the station from the industrial estate with better signage.
- 3 Improve the car park designated for rail users.

Artificial Lighting

The highway lighting varies throughout the Parish. There is very little, or none, in the smaller settlements, and some of a high standard in Dalston Village. The sports field of Caldew School has lighting of a high standard to allow for sport after dark, and similar lighting may be introduced for the tennis club. There is security lighting on many buildings. Much of this lighting provision causes unnecessary glare and pollution. Lighting on private property is often intrusive and out of character with the neighbourhood.

Recommendations

- 1 Require those responsible for highway and estate lighting to eliminate light pollution.
- 2 Require owners to limit the extent of lighting to within their own premises and to keep lighting levels as low as possible.
- 3 As highway lighting can harm the rural character of the remoter parts of the Parish, it should be limited.

APPENDIX 1 Listed Buildings




Beech House and adjoining buildings, *Stockdalewath* **Grade II**
 The Blue Bell 6 The Square, *Dalston* **Grade II**
 Brackenhow, *Dalston* **Grade II**
 Brecon Hill, *Dalston* **Grade II**
 Bridge End Inn, *Bridge End* **Grade II**
 Caldew Bank, *Bridge End* **Grade II**
 Caldew House, *Carlisle Road* **Grade II**
 Cardew Hall, *Cardew* **Grade II**
 Lodge South-East of Cardew Lodge, *Cardew* **Grade II**
 Cardew Farmhouse, *Cardew* **Grade II**
 Cardew Lodge, *Cardew* **Grade II**
 Chapel House, *Raughton Head* **Grade II**
 Chilterns 22 The Green, *Dalston* **Grade II**
 All Saints Church, *Raughton Head* **Grade II**
 Church Farmhouse, 2, *The Square* **Grade II**
 Church House, 1, *the Square* **Grade II**
 Church of St Michael and all Angels, *The Square* **Grade II***
 Church View 16&17 The Square, *Dalston* **Grade II**
 Coronation Seat, *The Green* **Grade II**
 Corsica Cottage and adjoining out buildings known as Orchard Cottage, *Buckabank* **Grade II**
 Dalston Bridge, *Dalston* **Grade II**
 Dalston Hall, *Dalston* **Grade II***
 Fieldhead, *Dalston* **Grade II**
 Flanders, *Dalston* **Grade II**
 Fountain Head and adjoining barn, *Hawksdale* **Grade II**
 Gardener's Cottage Garden Wall to South-East of Cardew Lodge, *Cardew* **Grade II**
 Gaitsgill Hall, *Gaitsgill* **Grade II**
 Gardener's Cottage adj gateway gatetower and outbuildings to E of C.L., *Cardew* **Grade II**
 The Gill, *Cumdivock* **Grade II**
 Green Lane Cottage (formerly listed as thatched cottage at Green Lane), *Dalston* **Grade II**
 Barn to NE of Green Lane Cottage, *Dalston* **Grade II**
 Green Lane House, *Dalston* **Grade II**
 Stables and Barn to West of Green Lane House, *Dalston* **Grade II**
 Green Park, *Dalston* **Grade II**
 Hawkesdale Hall, *Hawkesdale* **Grade II***
 Former Stables to South-East of Hawkesdale Hall, *Hawkesdale* **Grade II**
 Outbuilding to North-West of Hawkesdale Hall, *Hawkesdale* **Grade II**
 1&2 Haythwaite Cottages, *Raughton Head* **Grade II**
 Haythwaite, *Raughton Head* **Grade II**
 Holme House and adjoining Barn, *Dalston* **Grade II**
 Holmhill Farmhouse, *Hawkesdale* **Grade II**
 Hudbeck and adjoining outbuildings, *Dalston* **Grade II**
 Boundary stone on the Ivegill Road SE of Stockdalewath, *Stockdalewath* **Grade II**
 Lime House School, *Hawkesdale* **Grade II**
 Middle Farm and adjoining outbuildings, *Cumdivock* **Grade II**
 Nook House and adjoining Barn, *Dalston* **Grade II**
 The Oaks, *Hawkesdale* **Grade II**

The Old Vicarage, *Carlisle Road* **Grade II**
 Barn and Byres adjoining to North-East of Pinquay's, *Dalston* **Grade II**
 Pinquay's, *Raughton* **Grade II**
 Barn to West of Poplar House, *Cumdivock* **Grade II**
 Poplar House, *Cumdivock* **Grade II**
 Pow Bank, *Dalston* **Grade II**
 Raughton Farmhouse, *Raughton* **Grade II**
 Outbuilding attach to S.W. Gable of former farmhouse, *Dalston* **Grade II**
 Farm Outbuildings, (formerly farmhouse, N.W. Raughton Head Hill Farmhouse), *Raughton Head Hill* **Grade II**
 Farm outbuildings attached to N.E. Gable of former farmhouse, *Dalston* **Grade II**
 Farm Outbuilding N.N.W. of Raughtonhead Hill Farmhouse, *Dalston* **Grade II**
 Raughton Head House, *Raughton Head* **Grade II**
 Red Spears, *Dalston* **Grade II**
 Roewath, *Stockdalewath* **Grade II**
 Rose Bridge, *Dalston* **Grade II**
 Rose Castle, *Dalston* **Grade I**
 Curtain Walls surrounding Rose Castle, *Dalston* **Grade I**
 Dovecote to N.E. of Rose Castle (formerly listed with Rose Castle), *Dalston* **Grade II***
 Gate with Flanking Lodge and Tower to North of Rose Castle, *Dalston* **Grade I**
 Royal Oak and adjoining house, *Gaitsgill* **Grade II**
 Country Kitchen 4&5 The Square, *Dalston* **Grade II**
 19 The Square, *Dalston* **Grade II**
 27 The Square, *Dalston* **Grade II**
 3 The Square, *Dalston* **Grade II**
 Stockdalewath Bridge, *Stockdalewath* **Grade II**
 Stonethwaite and adjoining former barns and byers, *Cardew* **Grade II**
 The Swan Salon and Branch Library, *Dalston* **Grade II**
 Thackwood, *Dalston* **Grade II**
 1&2 The Green, *Dalston* **Grade II**
 Thethwaite and adjoining Barn, *Dalston* **Grade II**
 Thrangholme Bridge, *Dalston* **Grade II**
 Thwaite Nook, *Buckabank* **Grade II**
 Unthank Farm (formerly Townhead) and adjoining Barns, *Unthank* **Grade II**
 Unnamed House and Outbuildings to North-West of Hill House, *Buckabank* **Grade II**
 Village Hall and Primrose Cottage (Nos 1&2), *Gaitsgill* **Grade II**
 The Willows 7 The Green, *Dalston* **Grade II**
 Wythmoor House and adjoining barns, *Stockdalewath* **Grade II**
 Dover House 24 The Square, *Dalston* **Grade II**
 Forge Green, *Dalston* **Grade II**
 Terrace wall to East of Rose Castle (formerly listed with Rose Castle), *Dalston* **Grade II**
 High Bridge, *Dalston* **Grade II**
 Byres and Barn adjoining to North of Cardew Hall, *Cardew* **Grade II**
 Thrashing Mill, *Hawksdale Pasture* **Grade II**



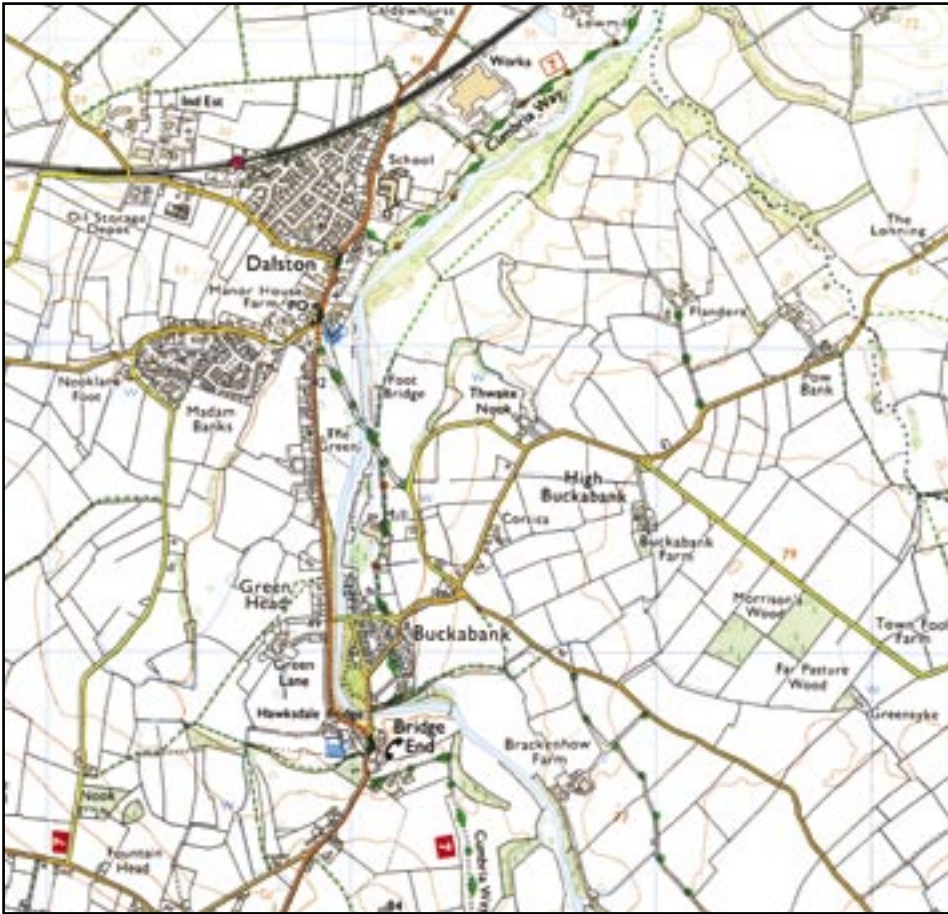
APPENDIX 2 Tree Preservation Orders

TPO No	Address	Date Made	Date Confirmed	Trees
20	Watt Wood, Raughton Head	11/11/1949	14/04/1950	W1 - woodland consisting of mixed deciduous trees and conifers, known as Watt Wood situated near Raughton - approx 23.3 acres.
29	Land adjacent to Buckabank	11/11/1996		T1 - T4 - beech T5 - lime T6 - horse chestnut
34	Townhead Road (1)	19/09/1980	11/11/1980	T1 - beech T2 - lime T3 - fern leafed beech T4 - horse chestnut Group 1 7 common lime, 2 small leafed lime, 16 beech, 3 horse chestnut, 2 wych elm, 2 holly, 2 yew
35	Hilltop, Buckabank	23/10/1980	16/12/1980	T1 - T4 - common beech
37	Ellerslea, Bridge End	25/11/1980	09/01/1981	T1 - oak T2 - ash T3 - oak T4 - ash T5 - wellingtonia
38	Caldew Bank, Bridge End	01/12/1980	10/02/1981	T1 - atlas cedar
41	Townhead Road (2)	15/01/1981	20/03/1981	T1 - copper beech
42	Madam Banks	20/01/1981	20/03/1981	T1 - common oak T2 - common oak T3 - common ash T4 - T7 - common oak
44	Manor House Farm, The Square	27/01/1981	20/03/1981	T1 - T3 common lime, T4 - T5 - horse chestnut T6 - T7 - common lime T8 - ash A1 - tree belt of approximately 40 trees, mixture of Scots pine and Colorado white fir



TPO No	Address	Date Made	Date Confirmed	Trees
46	Cardew Lodge, Cumdivock	27/02/1981	14/04/1981	T1 - beech T2 - T21 - oak T22 - beech T24 - T49 - oak T50 - beech T51 - oak T52 - noble fir T53 - lime T54 - oak T55 - beech T56 - T58 - oak T59 - lime T60 - T61 – oak Group1 7 sycamore, 3 beech, 2 lime, 1 oak, 1 alder. Group 2 2 lime, 10 oak, 1 sycamore, 4 beech. Group 3 3 Scots pine, 1 ash, 1 sycamore, 2 oak. Group 4 1 sycamore, 11 oak, 1 Scots pine, 1 lime. Group 5 - 5 oak.
48	Ellers Mill	02/04/1981	02/06/1981	T1 - oak T2 - T5 - lime T6 - oak T7 - T8 - beech T9 - T14 - lime T15 - T17 - oak T18 - lime T19 - silver birch T20 - beech
97	No7 The Green	01/02/1990	19/04/1991	T1 - beech
129	Station House, Station Road	02/08/1996		T1 - beech
177	Glebe Close	16/07/2003	23/09/2003	T1-Oak
179	Glebe Close / Nook Lane Close	23/07/2003	19/01/2004	T1 oak T2 oak T3 oak
182	Land between 53 & 55 Madam Banks Road	09/02/2004	19/04/2004	T1. Oak
190	29 The Green	16/02/2005	29/04/2005	Group 1 consisting of two Scots pines

APPENDIX 3 Maps



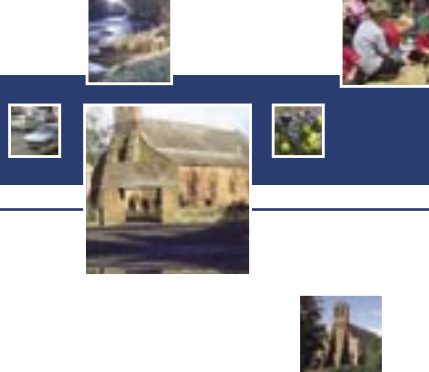
■ Dalston



■ Lingey



■ Cumdivock



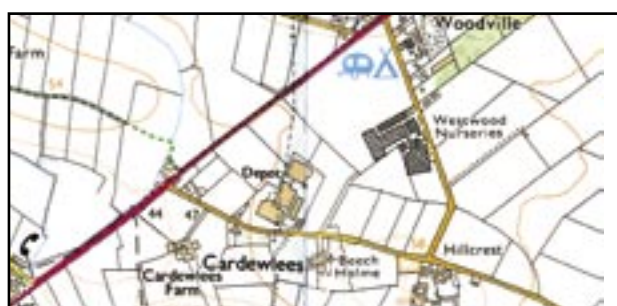
■ Raughton Head



■ Stockdalewath
& Highbridge



■ Gaitsgill



■ Cardewlees
& Orton Grange

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DALSTON

Design Statement

Dalston Parish Plan 2005

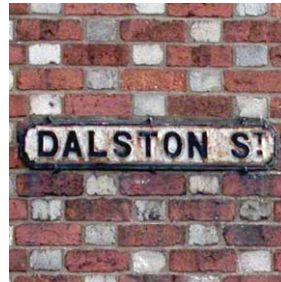
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*Denton Holme
and Longsowerby*

Design Statement



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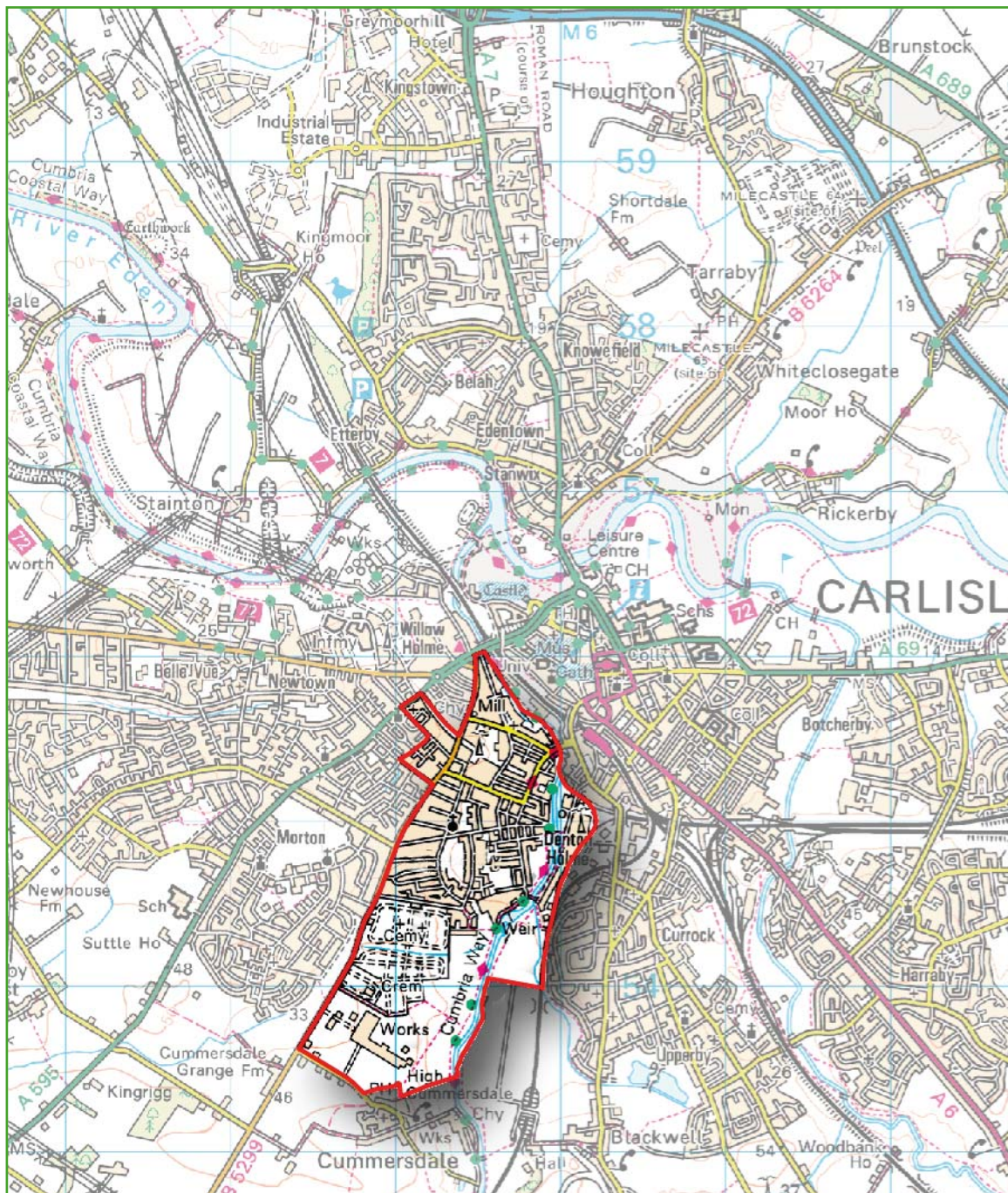
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Denton Holme Ward

Not to Scale.

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Planning and Policy Context

A summary of the relevant statutory framework for the Plan area is set out in Appendix 1.

Planning Policy Statement 1 sets out the following approach for sustainable development and sustainable communities:

- Urban regeneration
- To bring forward sufficient land of a suitable quality in appropriate locations to meet the needs for housing, industrial and business development and for leisure and recreation
- To ensure new development is located where access to services and facilities is available on foot, bicycle and public transport
- To enhance and protect biodiversity
- To promote the more efficient use of land
- To promote inclusive communities



The **Draft Regional Spatial Strategy for the North West of England** was submitted to the Secretary of State in January 2006 and provides the framework for the physical development of the region to 2021.

The policy objectives relevant to the Denton Holme Design Statement include:

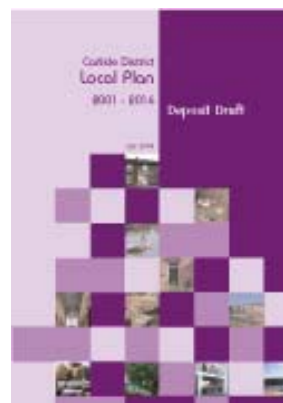
- The development of safe, sustainable, attractive and distinctive places to live, work and visit
- The active management and prudent use of the natural and man-made resources and the most efficient use of infrastructure
- The protection and enhancement of the built and natural environmental assets and unique culture and heritage
- The integration of multi-purpose green infrastructure provision within existing and new development



The Cumbria and Lake District Joint Structure Plan 2001-2016

provides the strategic planning policy context for the Denton Holme area and outlines the measures needed, in combination, to achieve sustainable development as:

- The achievement of a flourishing and diverse local economy
- Access to good quality housing for all
- The provision of a full range of appropriate and accessible services
- The provision of good transport services and communications
- The achievement of quality built and natural environments
- The reuse of previously developed land



This SPD expands on the following **Carlisle District Local Plan 2001-2016 Redeposit Draft** policies, which are listed in Appendix 2:

CP4 Design principles:

- ... have regard to the context
- ... respect local landscape character
- ... respect local distinctiveness
- ... ensure the components of a scheme integrate well

- ... ensure services and infrastructure are included
- ... encourage use of sustainable design features

CP5 Residential amenity

CP6 Use of traditional materials

CP8 Development, energy conservation and efficiency

CP9 Sustainable drainage systems

EC8 Shopfronts

LE1 Urban fringe landscape

LE2 Sites of International Importance

LE5 River corridors

LE20 Conservation areas

LE23 Historic parks, gardens and battlefields

T1 Parking guidelines

LC15 Percent for art

Preface

This document is intended to form a separate Supplementary Planning Document (SPD) for use and adoption by Carlisle City Council in its Development Control function. It will therefore be subject to public participation under The Town and Country Planning (Local Development) (England) Regulations 2004 after revisions to this draft in the light of any comments received. It is included as a document in the Carlisle District Local Development Scheme.

Planning Policy Statement 1 *Delivering Sustainable Development* advises planning authorities to prepare robust policies on design based on an understanding and evaluation of defining characteristics. The City Council is committed to improving the quality of development across the district. The purpose of this document can be summarised as:

- To improve the quality of design of all development by developing an awareness of the existing character.
- To help designers and developers understand the Council's expectations for design quality in new developments.

The character of Denton Holme is the product of a number of factors:

- Landscape features
- Economic and social history
- Layers of residential development from different phases of expansion
- The interwoven industrial character and its distinctive built legacy
- Urban open spaces, its bisecting watercourses and its rural edge.

Many of these features have been identified as having national or local significance:

Inclusion on the listed buildings register, the national register of parks and gardens, status as a conservation area, a Special Area of Conservation (SAC) and as a Site of Special Scientific Interest (SSSI).

Findings from the 2004 Residents' Survey:

- *36% thought that developing a village design statement (VDS) is a good idea*
- *a further 51% thought that a VDS is a good idea but needed further information to decide*
- *53% thought empty or derelict shops and poor shop fronts a problem*
- *support for the sympathetic conversion of former mill buildings into residential accommodation to retain character*
- *support for the retention of setted and cobbled streets*
- *support for an exhibition or museum about Denton Holme's industrial heritage*
- *a plea for sensitive regeneration*
- *a call for buildings that do not dominate the skyline.*
- *height restrictions on new blocks of flats*
- *new building should be in the traditional material of brick to fit in with the environment and not render or pebbledash*
- *enhancement of shop fronts*
- *investment in improved and more co-ordinated street furniture*

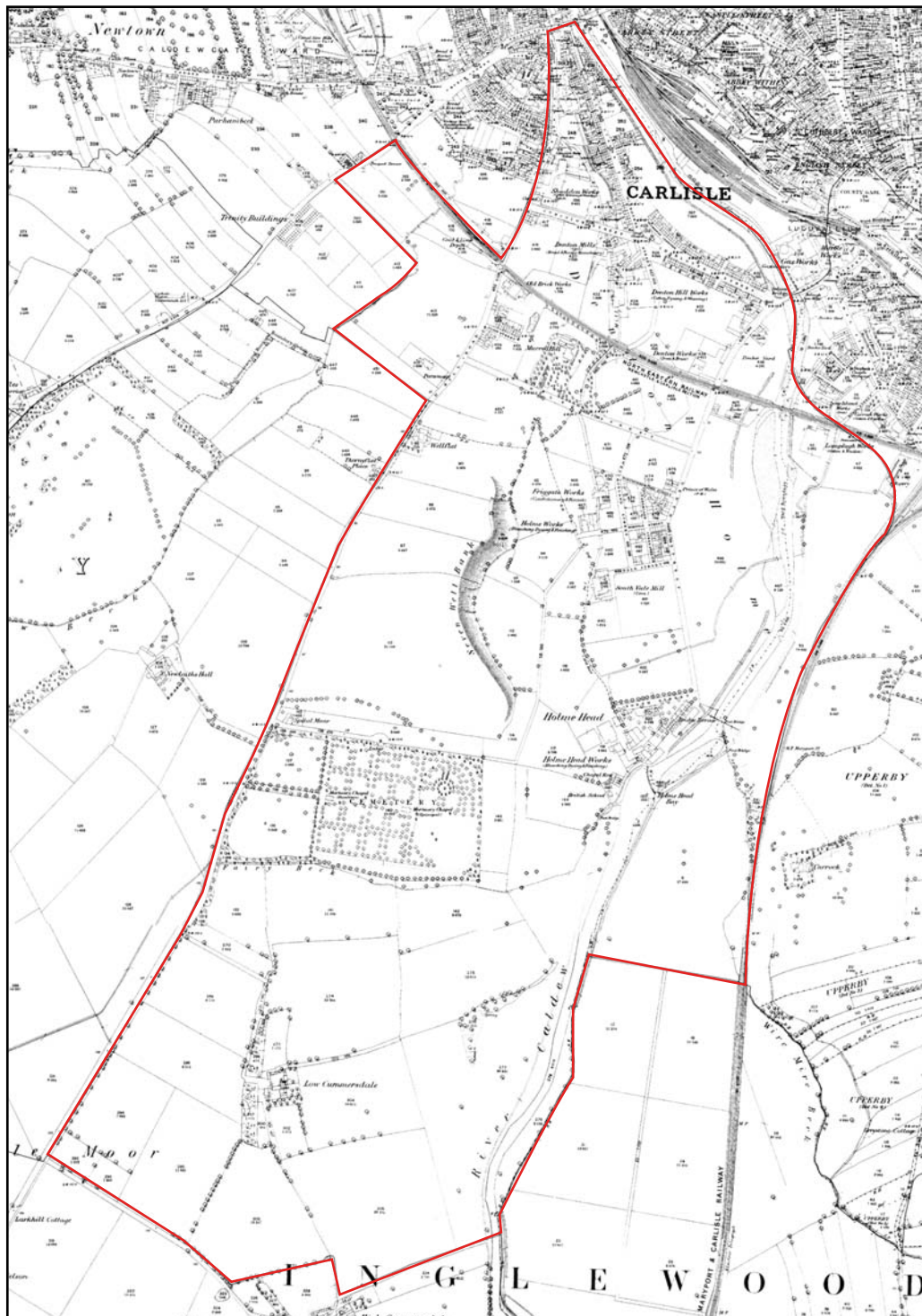


“Design which is inappropriate to its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”

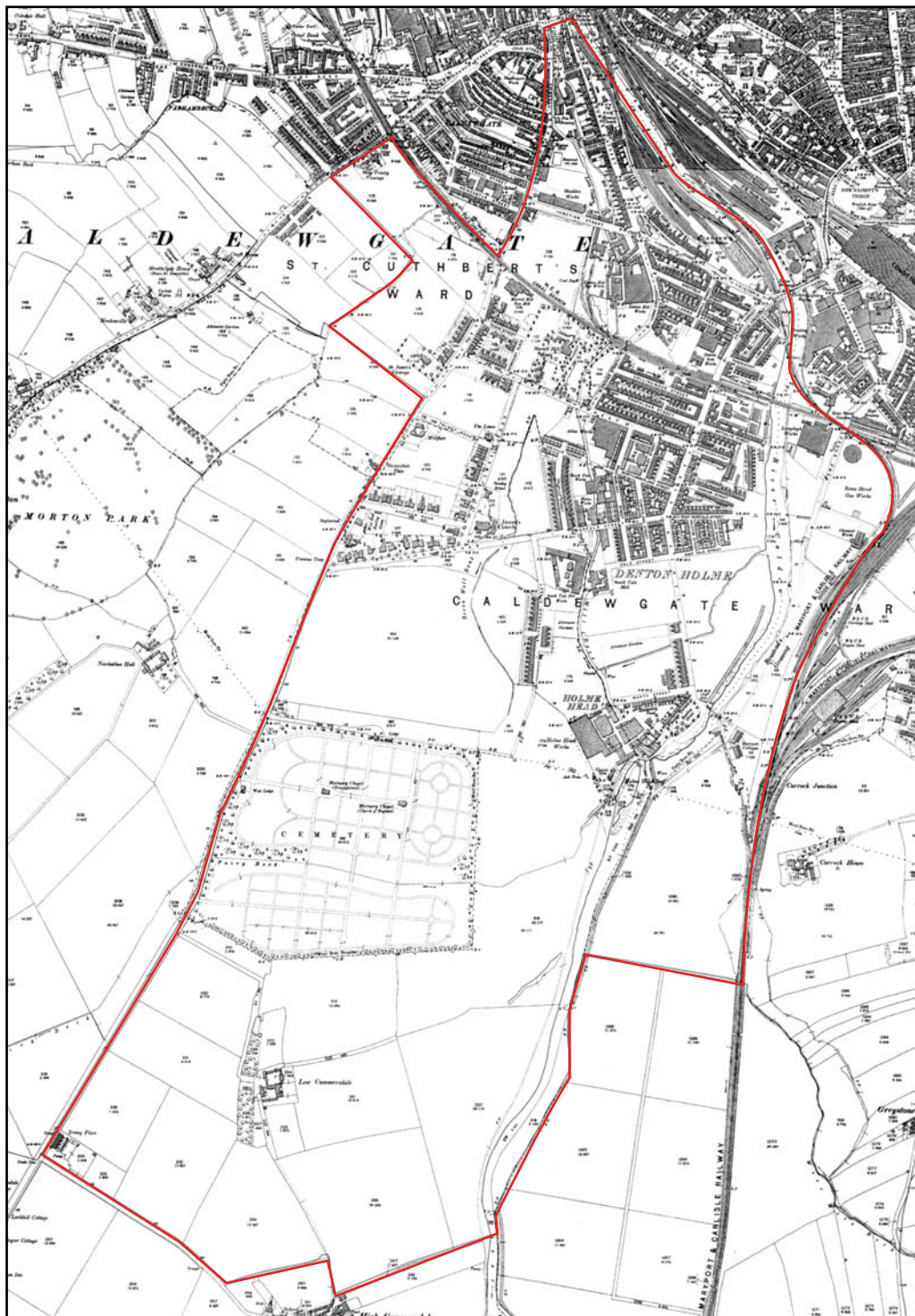
PPS1 2005

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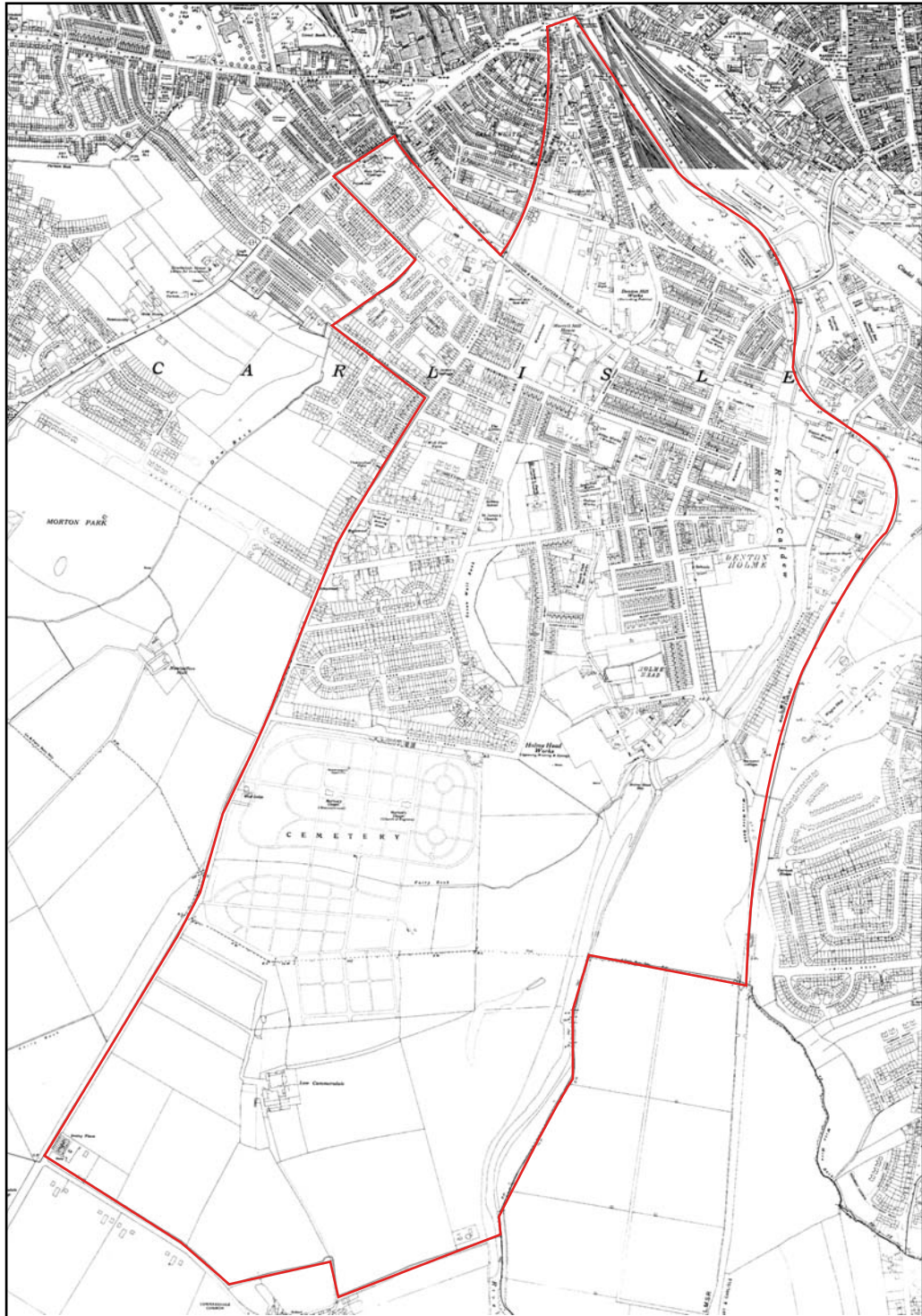
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1870 Following the sale of the Denton Holme Estate and the building of the Nelson Bridge in 1853, new industry began to expand southward into the farmland of Denton Holme.



1901 With industry came the formal grid-iron of Victorian terraced housing, the backbone of the Denton Holme we see today.



1940 A further phase of growth came with the development of local authority housing estates, inspired by the “garden suburb” movement.



2006 Denton Holme today, undergoing changes such as conversion of former industrial buildings to new uses.

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Design Statement ~ June 2006

Introduction

1.1 Denton Holme developed from a scattering of isolated farmsteads into a Victorian urbanised area in the mid-nineteenth century. The great spur for this rapid change was the splitting up and sale of the Denton Holme Estate, particularly the estate of John Milbourne Dixon, and the erection in 1853 of the Nelson Bridge which encouraged the opening up of the area for development. Capitalising on the ready source of water provided by the Caldew, the creation of the Head Bay millrace, and proximity to the new railway, textile mills and other industrial enterprises sprang up. They were accompanied by rows of housing for artisans and workers.



Late Victorian terraced housing, characterised by a strong and attractive rhythm of repeated elements. Dalston Road.



Use of contrasting flemish bond brickwork is a strong local tradition in Carlisle. Its simple pattern creates visual relief on sometimes large expanses of wall. Norfolk Street.

1.2 This burst of growth was rapid, with a population of just 460 inhabitants in 1841 swelling to 2,800 by 1881. The effect of this on the physical form of Denton Holme was noticeable, creating a unity in townscape layout, building materials, design and detailing that remains largely intact to this day. A distinct palette of materials is shared by the buildings of this mid to late Victorian period, whether mill, terrace or substantial villa. Red brick, welsh slate and sandstone detailing predominate. Notable exceptions include landmarks such as the largely sandstone Shaddon Mill, and stone-built ecclesiastical buildings such as St James' Church.

1.3 A further period of expansion occurred in the inter-war period of the twentieth century, with the garden suburb-inspired local authority housing at Longsowerby, Denton Street and Bousteads Grassing. Here, in reaction to the compact form of the Victorian Gridiron terraces, an informal and rustic style can be seen, with houses set in gardens bordering tree-lined roads.

1.4 Beneath this overlay of urban development lies the physical landscape of floodplain and water meadow related to the River Caldew and its tributaries. Obscured by the built up part of the ward, it is revealed at Bousteads Grassing and Cummersdale Holmes.



Sheltering, overhanging eaves and Arts and Crafts/garden suburb design are typical of inter-war housing such as at Longsowerby.



The Grade II listed Bridge Terrace within Holme Head Conservation Area.

Holme Head Conservation Area

- 1.5** Conservation areas are created and protected to conserve places of distinctive quality and character. They are defined by statute as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. The ward has one conservation area, at Holme Head, which includes the buildings fronting the river. It was designated in 1968. Notwithstanding this, there is a great deal that is worthy of protection, enhancement and sympathetic redevelopment throughout Denton Holme, and the possibility exists to designate new Conservation Areas or extend the existing Conservation Area.

Listed Buildings

- 1.6** There are twenty Listed Buildings in the Ward which mostly comprise the remaining buildings of the early industrial heritage of the District. Shaddon Mill (Grade II*, 1835) and Dixon’s Chimney are included, as are some buildings of Fergusons’ Mill (1865) and Bridge Terrace. St James’ Parish Church is Listed as are Cemetery buildings dating from 1855 and several of the monuments.
- 1.7** Carlisle Cemetery has been recognised nationally as an important Park/Garden by its inclusion on the Register of Historic Parks and Gardens published by English Heritage.
- 1.8** The River Eden and its tributaries is both a Special Area of Conservation (SAC) and a Site of Special

Scientific Interest (SSSIs). The Eden and Caldew rivers are important for their fish species, the diversity of aquatic plants and breeding birds, and for the river bank habitats including Alder woodland. The Conservation (Natural Habitats &c.) Regulations 1994 apply to this area.

Design Statements

- 1.9** These are required for all planning applications where design is an issue and will be required for many planning applications from August 2006. Applicants for planning permission should set out in a design statement the design principles that underpin their proposal. The level of detail will be dependent on the scale and nature of the development and the sensitivity of the location. Guidance on design statements is available from the Council’s planning officers.



Former Reading Room and coffee house, North Street. The coffee house “bookends” the terrace making a strong townscape statement.



Red brick terraces of Denton Holme, often with substantial stone cills and lintels over doors and window openings.

Residential Character

- 1.10** Local character for the main part of Denton Holme is determined largely by the functional gridiron layout from Victorian times, the long rows of terraced housing, the materials and detailing on buildings and the contrasting scales of domestic and employment or institutional buildings. Residential buildings are usually two storey and built of red brick; employment buildings are usually substantial and large in volume. The older former textile mills, located by the Caldew rivers, are generally constructed in red sandstone. They are often landmark buildings, occupying key sites and make a significant positive impact on the distinctive character of the area. The largest of these is Shaddon Mill, rising to 7 storeys alongside Dixon's Chimney. A further link to the past and an unusual feature of the district is the retention of the original high quality setted basalt street surfaces and red sandstone kerbs on many streets.

- 1.11** Many of the 19th and early 20th century houses are attractively designed and detailed. Their scale, character and appearance are important and locally significant. These properties should be retained and, where development is proposed, care should be taken to blend the new with the old. The shape and alignment of these terraces are in themselves significant, as they provide evidence of the landscape's earlier property and field boundaries.

- 1.12** The terraces have a unity of appearance in their design, use of materials and in the proportions and positioning of doors and windows. Some terraces are constructed of bricks arranged in a chequer-board effect, created by the use of both red and yellow brick with a red stretcher/yellow header alternating arrangement. The design unity of such housing can easily be lost through unsympathetic 'modernisation' such as the use of unsuitable door and windows designs, re-roofing with heavy concrete tiles, rendering, pebble-dashing and removal of chimneystacks or chimney pots.



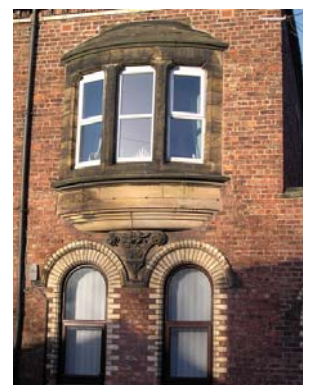
Original timber sash window.



Flemish bond brickwork adds to local distinctiveness.



Substantial Victorian terraced housing in characteristic red brick with sandstone detailing.



Decorative brickwork and an unusual oriel window on the first floor.

1.13 A distinctive palette of materials contributes to the quality of the former local authority garden suburb housing. Here, render was an integral part of the design, and elements such as windows, roofs and landscape setting were inspired by “Arts and Crafts” architecture. Sheltering and overhanging roofs protect the building and users from the elements and echo rural detailing. Streets were intended to be lined with avenues of trees and gardens to be softened by low hedges.



“Arts and Crafts” inspired early 20th century suburb.



Brick gothic arch adding interest to simple terrace.



Victorian six panelled doors with decorative brick and stonework surrounds.



Villa on St James' Road with decorative brickwork, ornate bargeboards and central finial.



Cast iron street nameplates, mounted on walls are attractive, robust and resist vandalism.



Chimney stacks articulate roofscapes and their absence weaken visual quality.



Small front gardens give a sense of privacy to terraces, providing a buffer to the street.

Residential Character Summary

Most Denton Holme housing has the following characteristics:

- Victorian housing characterised by decorative corbelling and brickwork detailing to window and door surrounds.
- Brick as the dominant building material.
- Blue/grey slate roofs
- A strong vertical emphasis to windows and doors
- Substantial chimneys on ridges and gables
- Stone decoration to bay windows and door cases.
- Strongly defined streets, with houses fronting the road directly, or buffered by short gardens.

Industrial Character



Shaddon Mill and its landmark Dixon's Chimney.

- 1.14** There are a number of prominent industrial buildings in Denton Holme which are of historic interest and are locally distinctive. The older, former textile mills, located by the Caldew rivers, are often constructed to a high standard and their expressive exteriors and fine craftsmanship were statements of Victorian confidence. The largest is Shaddon

Mill. Both the Mill and its chimney are Grade II* Listed Buildings. Ferguson's Mill (now Higginson's Mill) at the southern end of the urban area has a number of listed buildings which have recently been converted to residential use.

- 1.15** Where industrial buildings have little merit and demolition for redevelopment is acceptable then each site should be carefully assessed in a design brief which identifies the appropriate scale and density of development. It should not be assumed that where tall structures are removed they can be replaced with similarly high buildings. In particular, where these structures dominate much lower residential property and affect residential amenities there should be a presumption in favour of improving the environment of the existing dwellings by removing redundant structures and replacing them with buildings more appropriate in scale, volume and design.

- 1.16** Besides statutory listed buildings, buildings are sometimes included on local lists where they make a significant contribution to the local environment and are of architectural, historic or archaeological importance. Developers should consider creative reuse of existing buildings as a starting point for any scheme.



The former mill and weir at Holme Head. The mill has been converted to residential use.



Millrace on the Little Caldew. New development should front on to these distinctive features, maximising their value as townscape assets.



Footbridge at Bousteads Grassing in a very rural part of the ward.



This area of open space is poorly addressed by development and its potential value is lessened. Blank gables fail to engage with the space while the new development to the left, turns its back on it.

Open Spaces and Watercourses

- 1.17** The relationship of the built environment to open space is important to Denton Holme and gives relief to the density of development. The open space associated with the River Caldew gradually widens out southward out of the settlement to become the extensive informal open space of Cummersdale Holmes. A second ribbon of greenspace runs through the district at the foot of a river terrace, Seven Well Bank, and includes St James' Park. The Little Caldew river is only exposed to view intermittently through the area. There may be scope in any redevelopment schemes for the exposure of the culverted sections of the Little Caldew river and the rejuvenation of its corridor as a 'green finger' extending ecological planting and access through the housing area.
- 1.18** Developments away from rivers also have the potential to incorporate planting belts and other naturalistic features which add to the network of habitats, providing wildlife interest.
- 1.19** Public open space usually benefits by being directly overlooked by development, maximising its value as an asset to the community, enabling passive surveillance and encouraging a sense of ownership and protection. The Caldew rivers are part of the River Eden Special Area of Conservation (SAC). The SAC status is due to features of wider interest and importance contained in the area of the rivers and banks.



Informal open space is of great benefit to wildlife and the urge to "over tidy" should be resisted.

- 1.20** The River Caldew presents opportunities for new accesses such as fishing platforms and for ecological planting along its banks. There is potential for woodland planting in the wider valley at Cummersdale Holmes.

Landmarks and Views

- 1.21** Several large redundant mills have been converted to residential use, which, when done well, can help to conserve their important features and safeguard their continued existence. Examples include Shaddon Mill and Ferguson's Mill. Other notable landmark buildings include the Atlas Works, the curving wall of the former Morton's Denton Hill Mill at Lorne Crescent, St James' Parish Church and the Robert Ferguson Primary School building with its Italianate chimney.



St James' Church viewed from Dalston Road.



Dixon's Chimney. A landmark for the whole city.

- 1.22** Vistas out of Denton Holme east down Nelson and Norfolk Street converge on the Rome Street gasholder. In a westerly direction medium distance views take in the graceful spire and outline of St James' Church. To the north, the bulk of Carlisle Cathedral can be viewed on the horizon from higher areas of the Ward and Dixon's Chimney is a landmark to the north-west. To the south the Holme Head former mill buildings appear on the skyline and the extensive buildings of the Pirelli factory can be seen on the valley side from the southern end of Denton Holme. Developers should have regard to how their proposals will appear both from close up and from afar, with consideration given to creation or improvement of views and vistas.

Continuity and Enclosure

- 1.23** The Victorian gridiron has a logical layout with usually clear demarcation of public and private realm. Buildings front the street and prominent

sites and ends of terraces are often bookended by landmark buildings. A secondary network of alleyways, frequently attractively cobbled, served as conduits for the removal of waste, (In other areas where crime is a significant problem some of the routes have been sympathetically gated to prevent access by non-residents). Some recent infill of vacant or cleared sites has varied this street pattern, with varying degrees of success. As a rule, new buildings should respect existing building lines. They should create an active frontage, with doors



This development has turned its back on the public realm, weakening the function of the street.

opening directly onto main streets and avoiding blank elevations. Arbitrary set-backs or cleared sites within streets or on corners weaken the enclosure of space that is characteristic of visually successful places. In the garden suburb-inspired estates, and on wider arterial streets that lack tall buildings, visual enclosure is provided by avenue tree planting. It is important that this legacy is protected and renewed for the benefit of future generations.



Denton Street: Avenue tree planting providing visual enclosure.

Ease of Movement

- 1.24 The transport network should cater for all users, including pedestrians, cyclists and the mobility impaired. Some initiatives have created safer dedicated routes for unmotorised travel. The Cumbria Way passes through Denton Holme via the riverbank, providing a route for walkers and cyclists and linking Dalston with the City Centre. Some streets, including former through-route streets, modified into vehicle cul-de-sacs in the 1980s, may be suitable for alteration into 'home-zones' where pedestrian and cycle use is given greater priority over vehicular traffic.



Pedestrian routes should be attractive and safe to use. This example has poor through-visibility and does not invite use.



This new cycle link has an awkward junction with the Caldew riverside cycle path.

Pedestrian and cycle routes must be designed with safety in mind. Chicanes, blind corners and awkward junctions should be avoided and designed out where possible.

Legibility

- 1.25 A logical street pattern and a clear demarcation of public and private space helps to create a legible environment. New development can contribute to legibility by creating a clear distinction between what is public and what is private, reducing opportunities for crime and for accidental trespass. Good design and townscape layout can allow people to intuitively navigate, and provision of landmarks or notable buildings can contribute or create a 'sense of place', influencing perceptions of safety and reducing criminality. Excessive



A quirk of historic development is the occasional abrupt termination of streets. These frustrate legibility and should be resolved when sites come forward for redevelopment, reconnecting sites to adjacent street networks.

instructional signing is usually a sign of failure at the design stage, and convoluted routes, 'dead ends' and frustrated 'desire lines' should be designed out when the opportunity arises.

Quality of the Public Realm

- 1.26 The public realm includes streets, parks, pavements, paths and public open space. The quality of materials and finishes in these places will have a significant effect on people's perceptions of a place and how they use it. Public areas, whether main streets or public open spaces, need to be of high quality and consistent in quality. There needs to be some design continuity, particularly in the provision of street furniture such as bins, bollards and seats where the City Council can exert control. For example, where there is a predominance of a particular type of item, such as a bollard or



Stone setts and cobbled lanes are characteristic of Denton Holme. These are high quality and expensive surfaces which should be maintained and enhanced. Where covered in tarmac this can be readily re-exposed.

litterbin, the same model should be used where replacements, or extended coverage, is called for. An array of differing styles complicates procurement and maintenance, and contributes to a disjointed street environment. Signage should be clear and functional. Existing regulations allow for the continuation and maintenance of locally distinctive items such as historic street nameplates. All areas should be subject to a periodic audit, allowing for the removal of redundant items and identification of opportunities for improvement.

- 1.27** The highly distinctive basalt setts, sandstone pavements and kerbs that survive in many parts of Denton Holme, and the cobbles that remain in many rear alleys, lend the public realm a very distinctive quality. The craftsmanship and quality inherent in these surfaces requires greater recognition and protection. Where tarmac has been placed over original surfaces there may be an opportunity for its removal to reveal the high quality



Well maintained public open space and street furniture needs continued investment. Attractive new seating at Holme Head.

setted or cobbled surfacing beneath. Repair or re-creation of such surfaces is more expensive than surfaces such as tarmac, and it is important to the long term quality of the area that adequate funds and skilled labour are made available for this work.



A "make do" approach to street furniture is not acceptable, but investment in quality requires resources.



Street furniture should be consistent in design and quality.



Attractive shopfront with individual mounted lettering and a restrained colour scheme.



This signage cuts across underlying architectural features showing minimal awareness of its context.



A well designed, traditional shopfront.

Shopfronts

1.28 Shopfronts are an important part of the public realm. They should relate visually to the overall design of the building. Some traditional shopfronts remain in Denton Street; Pakenham's hardware shop retains its original frontage. Bowman's Chemist has a shopfront in keeping with the period of its host building. Sadly, piecemeal and ill thought-through changes have marred many frontages. Some fascias are overlarge for the size of the unit on which they are mounted, sometimes spanning several premises as businesses have expanded. In such instances it is possible to create a fascia that respects the underlying subdivisions of the original building, breaking an expanse into separate design elements. Good shopfront design includes lettering, design, colour, fascia and stallriser construction and thoughtful design of any security measures required. It requires sympathy with its surroundings and when done well will convey a positive impression of the goods and services on offer. Further guidance on the design of shopfronts is given in the City Council's Conservation Leaflet number 2.

Sustainable Development and Design

1.29 Every new development has the potential to make a contribution to sustainability through measures such as:

- Using previously developed sites
- Efficiency in the use of energy:
 - » insulation
 - » solar gain achieved through suitable orientation of buildings and through internal layout
 - » using locally sourced materials
 - » maximising the use of recycled materials
 - » adoption of low- and zero-carbon technologies
 - » utilising micro-generation renewable energy technologies:
 - ...small-scale wind turbines and PV arrays
 - ...photovoltaic (PV) panels
 - ...solar thermal hot water systems
 - ...biomass heating systems
 - ...combined heat and power systems (CHP)
 - ...ground source heat pump systems

Energy efficiency and /or sustainable construction techniques are recognised through the Building Research Establishment's BREEAM Assessments, through Standard Assessment Procedure (SAP) ratings and through the Code for Sustainable Building.

Recommendations

A. Local Distinctiveness

1. Each new development will be expected to reinforce local identity and respect local design traditions.
2. Mixed housing schemes are encouraged to provide for a range of needs.
3. New development should be integrated with its setting and be closely related in terms of scale, massing, proportions and materials.
4. Innovation in design is welcomed but should be related to context and of the highest quality
5. The concept and relationship of a development to its surroundings must be explained in a design statement to accompany the planning application.

Broad Principles: New Dwellings

To protect and enhance local distinctiveness the following design principles should be applied throughout the Denton Holme area:

B. Building Form

1. Development should relate well to neighbours in massing, height and form.
2. Active frontages should be created with blank elevations avoided.
3. Roofs in the area should be steep in pitch, reflecting local character.
4. Building design should maximise opportunities for passive solar gain and opportunities to utilise renewable energy.
5. Corner or prominent sites should explore the possibility of landmark buildings.

C. Materials

1. Choice of materials such as facing brick or roof covering can be critical to the appearance and design success of a development. High quality and long term good value should be the aim.
2. The predominant red/orange brick with a traditional bonding pattern is generally preferred.
3. Render and pebbledash finishes are not typical of Denton Holme and are not advisable.
4. Where stone is used attention should be given to the size, texture, coursing and colour in relation to any local use, and the pointing should complement local practices.

5. Roofing materials should reflect those common in the area and should be darker than the walls; ridge tiles should closely match the main roof material
6. Boundary treatment is important and should usually continue the precedent of neighbouring successful examples.

Broad Principles: Outdoor Spaces

D. Amenity space within Developments

Reference should be made to the City Council's Supplementary Planning Guidance leaflet Trees on Development Sites, 1998. Carefully designed landscaping can create a sense of place and may soften the appearance of built forms.

1. A starting point in any development should be an assessment of a site's existing assets with a view to their retention, incorporation and enhancement. Valuable site features that make a positive contribution to the character of the area should be incorporated in the landscape structure of a development.
2. Structural landscaping can be used to modify microclimate and to reduce noise from roads.
3. Planting should be appropriate to the location, to the surrounding landscape character and to the scale of the space.
5. Consideration should be given to the contribution of site landscaping to nature conservation.
6. Planting should respect ground conditions, site exposure, the maturity height and spread, and the proximity to buildings.
7. Provision of street trees is to be encouraged where this is possible.

E. Street Furniture

1. Any use of street furniture should be co-ordinated and suitable for the locality.
2. Provision of any items of street furniture, signage or planting should consider long term sustainability and the need for adequate funds to provide for future maintenance.
3. The area should develop a co-ordinated range of street furniture to reflect high quality and appropriate design standards. These will differ depending on context, e.g. main streets versus residential areas.

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Appendix 1

Background Guidance: the Statutory Framework

Relevant Guidance	Key Requirements or Objectives	Implications for the SPD
Strategy for Sustainable development for the UK (DEFRA, 2005)	To enable all people to satisfy basic needs and enjoy a better quality of life, without compromising the quality of life of future generations. Delivered through a sustainable, innovative economy, social inclusion and personal wellbeing.	Effective community engagement. High quality buildings and refurbishments are to be encouraged and quality green infrastructure. Resources and energy used efficiently.
PPS1: Delivering Sustainable Development	Sustainable development: social inclusion, environmental protection and enhancement, sustainable economic development, prudent use of natural resources	Achieve high quality and inclusive design by guiding the overall scale, density, massing, height, landscape, layout and access of new development. Reinforce local distinctiveness.
PPG3: Housing	Ensure that everyone has the opportunity of living in a decent affordable home, in a community where they want to live.	Meet needs by ensuring a wide choice of housing types, for both affordable and market housing; create sustainable, inclusive, mixed communities; achieve attractive, safe, high quality developments.
PPS9: Biodiversity and Geological Conservation	Maintain, enhance, restore or add to biodiversity and geological conservation interests.	Ensure appropriate weight is given to designated sites and protected species, and to biodiversity and geological interests in the wider environment.
PPS10: Sustainable Waste Management	Waste management, promotion of recycling, provision of sufficient waste management facilities to meet community's needs.	Ensure the design and layout of new development supports sustainable waste management
PPG13: Transport	Ensure jobs, shopping, leisure facilities and services are accessible by public transport, by walking and cycling.	Promote mixed developments, reduce some of the need for car journeys, reduce congestion and pollution.
PPS22: Renewable Energy	Encouragement of energy generation from renewable resources; reduce greenhouse emissions; reduce	Encourage the incorporation of renewable energy technologies in new development.
Draft Regional Spatial Strategy for the NW of England (2006)	Gives guidance on sustainable development principles and energy conservation and efficiency	Deliver requirements through community strategy, LDFs/DC, Carlisle Renaissance.
Cumbria and Lake District Joint Structure Plan 2001-2016 (2006)	Requires sustainable development principles to be applied to all new development, ensuring high standards of design, siting,, scale, use of materials and landscaping	Encourage brownfield developments of good design and appropriate scale and materials in accessible locations
Carlisle District Local Plan 2001-2016 Deposit/ Redeposit Drafts (2004/5)	Aims to meet employment and local housing needs through site allocations whilst promoting environmental protection and enhancement and accessibility	Raise awareness and understanding; Encourage environmental improvements; Protect the qualities of the landscape and cultural heritage.

Appendix 2

SPD Relationship to Local Plan 2001-2016 Redeposit Draft Policies

Policy	Title	Relationship/content
CP14	Design	Have regard to context: height, scale, massing, materials, detailing; Respect local landscape character; Respect local distinctiveness; Integration of the components of a scheme; Respect residential amenity; Ensure the retention of landscape and wildlife features or their replacement; Integrate development through landscape schemes; Encourage energy and water conservation. Consider crime and safety issues.
CP5	Residential Amenity	Protection of residential amenity through consideration of nature of use, scale, traffic generation, visual compatibility
CP6	Use of Traditional Materials	Maintenance of local character through use of traditional materials sourced locally
CP8	Development Energy, Conservation & Efficiency	Maximise solar gain, incorporate high insulation, reuse buildings, use of environmentally sustainable materials and energy efficient features
CP9	Sustainable Drainage Systems.	Consider the installation of source control systems for surface water run off.
EC8	Shopfronts	Relate in scale, proportions, materials and decorative treatment to the façade of the building and adjacent buildings
LE1	Urban Fringe Landscape	Retain open character.
LE2	Sites of International Importance	Appropriate assessments of impact of development
LE3	Sites of Special Scientific Interest	Conserve integrity
LE4	Other Nature Conservation Sites	Consider impact and harm; mitigation measures
LE5	River Corridors	Consider impact and harm; mitigation measures
LE20	Conservation Areas	Contribute positively to character: setting, scale, density, physical characteristics; protect important views in and out
LE23	Historic Parks, Gardens etc.	Consider impact; mitigation measures
T1	Parking Guidelines	PPG13 maximum targets
LC3	Amenity Open Space	Create new accessible greenspace corridors/spaces to contribute to visual interest of area
LC15	Percent for Art	Mitigation for significant visual impact through enhancement of public places by art/craft works

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Appendix 3
Listed Buildings

Building	Grade	Date and description
Carlisle Cemetery: West Lodge, Dalston Road	II	Built 1855/6 by Messrs JM & J Hay of Liverpool. Group value with the nearby gates and other cemetery buildings.
West Lodge gates and piers	II	Gates for cemetery, built at same time as West Lodge. Group value with the adjacent Lodge.
Curator's house and cemetery offices, 53 Richardson Street.	II	1855/6 Messrs JM & J Hay of Liverpool.
Monument to Peter Nicholson	II*	Paid for by public subscription, designed and built by RW Billings 1855/6
Monument to Daniel Clark	II	1880. Group value with nearby chapels
Mortuary chapel (formerly Anglican chapel)	II	Built 1855/6 by Messrs JM & J Hay of Liverpool.
Former Nonconformist chapel.	II	Now a store room. Built by Mssrs Hay at the same time as the mortuary chapel. Group value with the other cemetery buildings.
No.4 Gasholder, Rome Street	II	1878/9 by J Hepworth. Cast and wrought iron and concrete: regarded as the first use of concrete in the North of England.
Tuethur, 10 St James Road	II	Built 1923 for Sir James Morton, by Laings. Named from the use of the house between Tuesday and Thursday, the owner going home at weekends.
St James CE Church.	II	Built 1865-7 by Anderson and Pepper of Bradford.
Milbourne Arms, Milbourne Street	II	Public house, built 1820. Group value with former Congregational church opposite.
Former Congregational Church, Charlotte Street	II	Listed as the Kingdom Hall of Jehovah's Witnesses, now a Christian resource centre. Started 1860 and extended 1878. Group value with Milbourne Arms.
Dixon's Chimney	II*	Chimney for adjoining Shaddon Mill. 1836. Top 10 metres removed in 1950. Now 270ft high. Group value with Shaddon Mill.
Shaddon Mill	II	Cotton factory 1836/7 by Richard Tattersall for Peter Dixon. Lower floors now used as workshops and studios, with the top floors converted to apartments.
Holme Head Mill between Richardson Street and Denton Street.	II	Former Ferguson Brothers' textile mill. 1865 with 1907 and 1913 extensions. Converted to flats in 1998 and now known as Higginson's Mill. Group value with adjacent offices.
Former Ferguson Brothers' registered offices, overlooking Holme Head Bay.	II	Later water authority offices, now converted to flats. Mid 19th century, with extensive early C20th alterations and additions. Group value with nearby mill buildings.
Mill building between offices and Manager's House.	II	Former beetling and dampening rooms, overlooking Holme Head Bay, converted to flats as part of the larger conversion project, 1998. Built in the 1850s. Group value with adjacent mill buildings.
Holme Head House, formerly Manager's House, now The Bay	II	Mid 19th century to house the mill manager, converted in 2000 to café bar. Group value with adjacent mill buildings and Bridge Terrace.
Bridge Terrace	II	Originally 16, now 11 artisans houses, built 1852. Group value with adjacent Holme Head House and former coffee tavern.
Former coffee tavern and reading room, North Street.	II	Built 1881 by George Dale Oliver. Group value with Bridge Terrace

Appendix 4 Tree Preservation Orders

TPO No.	Address	Date of Order	Trees Listed
66	Caldew Hospital, Dalston Road	26 November 1987	T1 white poplar T2 beech T3 white poplar T4 white poplar T5 birch T6 sycamore T7 walnut T8 beech T9 beech T10 copper beech T11 sycamore T12 oak T13 copper beech T14 sycamore
92	Norfolk Road	6 December 1990	T1 copper beech T2 copper beech T3 copper beech T4 cedar

Appendix 5 Bibliography

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Appendix 6 Glossary

Arts and Crafts	A movement inspired by the ideas of John Ruskin and William Morris which developed in 19th Century Britain from about 1884. It was based on the use of simple forms and materials, and the use of nature as a source of patterns
Cill or sill	A horizontal piece along the outside of a window that throws water clear of the wall below or a shelf at the bottom of a window inside a room.
Corbelling	Building out by projecting over the block below.
Flemish bond	Brickwork which alternates stretchers and headers along each course with the headers centred on the stretchers above and below.
Gable	The triangular upper part of a wall between the sloping end of a pitched roof.
Header	A brick or stone laid across a wall so that its end is flush with the outer surface.
Italianate	A decorative architectural style, also referred to as Roman. It is classical in its form with: <ul style="list-style-type: none"> • Low, gently pitched roofs • Overhanging, heavily bracketed eaves • Half-rounded topped sash windows • Balconies with railings
Lintel	A horizontal beam over a door or window.
Low or zero carbon technologies	Technologies that produce energy with low or zero net carbon emissions, compared with energy produced by standard fossil fuel generation.
Passive solar gain	The design of a property to maximise free solar (sun) energy gain. The orientation of buildings, the size and position of the glazed areas, the density of buildings and the materials used for the remainder of the structure, all contribute to the maximisation of free solar gains.
Stretcher	A brick or stone laid horizontally with its length parallel to the length of a wall.
Sustainability	Improving the quality of life for all citizens without damaging the environment or the ability of future generations to meet their own needs.

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Appendix 7 Comments Form

Please use this form to raise any queries or to comment on the Design Statement.

Name.....

Address

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Organisation (if applicable)

Telephone..... e-mail

Please state any comments or questions you have relating to the Design Statement

Please indicate which paragraph in the document each comment or query refers to.

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.....continue on a separate sheet if necessary P.T.O.

If objecting to anything within the Design Statement, please indicate what changes you think could resolve your objection.

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Do you wish to be notified of the adoption of this SPD? (please tick) ☐ Yes ☐ No

Please return to:

Planning & Housing Services, Carlisle City Council, Civic Centre, Carlisle, CA3
8QG by **31 July 2006**

This document can be supplied in large print or audio format.

Please contact the Local Plans Team on **01228 817193** or e-mail lpc@carlisle.gov.uk

Your comments will be taken into account in the final version of the Denton Holme and Longsowerby Design Statement.

DATA PROTECTION.

The information you give here will be added to our database. It will only be used to administer the work on the Design Statement or to assist Carlisle City Council in making improvements to its service. The information given will be used for no other purpose.

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