



Chatsworth Square and Portland Square Conservation Area Appraisal and Management Plan



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Chatsworth Square and Portland Square

CONSERVATION AREA APPRAISAL

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Fig 01. A view across Portland Square at the heart of the Conservation Area. A distinctive public open space ringed by high quality Victorian terraced development.

Introduction

i The Chatsworth Square/Portland Square Conservation Area was designated on the 1st September 1992 by Carlisle City Council in recognition of its special historic and architectural interest. Having designated the Conservation Area, the Local Authority has a duty to ensure that those elements that form its particular character or appearance should be preserved or enhanced, especially when considering planning applications.

ii This appraisal considers the special character of the Chatsworth Square/Portland Square Conservation Area. It sets out which features make the area special in order to promote their protection and retention. It seeks to show where there may be opportuni-

ties for enhancement and better management of the Conservation Area.

iii The Conservation Area is characterised mainly by mature early and mid Victorian residential development. A high proportion of the properties within the boundaries are statutorily listed (105 buildings at Grade II and 22 buildings at Grade II* - 30% of the total buildings in the area). Some buildings within the Conservation Area were listed in 1949 - for example the Grade II* buildings at 3-18 Victoria Place and this indicates early recognition of their quality (coming just after the 1947 Town and Country Planning Act which created the present listed buildings system). Most however were listed in the early 1980s



Fig 02. Grade II 1850s terraced housing on Chiswick Street.



Fig 03. Hartington Place leading to Chatsworth Square, a focal point of the Conservation Area.

and early 1990s during re-surveys of the District.

iv Although the area is mainly in residential use, there are some areas of non-residential occupancy. For example, public sector uses are focused around Portland Square, though at the time of writing Cumbria County Council is disposing of some of these buildings. Spencer Street and Victoria Place also have a significant commercial presence, with various professional services, GP surgeries and dentists present. To the north of the area are educational users, notably Carlisle College, with Richard Rose Central Academy, to the east, just outside of the Conservation Area.

Planning Policy Context

v The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The Act emphasises that the appraisal and designation of conservation areas are not to be considered ends in themselves. It places a duty on local authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts, and to consult the local community about these proposals.

National Planning Policy Framework (NPPF) (2012)

vi Under the National Planning Policy Framework conservation areas are described as 'designated heritage assets' and their conservation is to be given great weight in planning and conservation area consent decisions. The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' that underpin the planning system. National Planning Practice Guidance (2014)

further supports this, recognising that heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. It goes on to state that 'Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archeological interest'.

Carlisle District Local Plan

vii At a local policy level the Carlisle District Local Plan (2015-2030) has several policies relating to Conservation Areas, the most important being Strategic Policy SP7, 'Valuing our Heritage and Cultural Identity'. This reads:

"The Council will, through planning decisions and in fulfilling its wider functions, proactively manage and work with partners to protect and enhance the character, appearance, archaeological and historic value and significance of the District's designated and undesignated heritage assets and their settings.

Opportunities will also be pursued, to aid the promotion, enjoyment, understanding and interpretation of both heritage and cultural assets, as a means of maximising wider public benefits and in reinforcing Carlisle's distinct identity.

Key elements which contribute to the distinct identity of Carlisle District, and which will therefore be a priority for safeguarding and enhancing into the future, include;
...7. conservation areas across the District

....As well as fulfilling its statutory obligations, the Council will:
a) seek to identify, protect and enhance locally identified heritage assets;
b) promote heritage-led regeneration including in relation to development

opportunities in the City Centre;

c) produce conservation area appraisals and management plans;

d) develop a positive strategy to safeguard the future of any heritage assets that are considered to be 'at risk'; and

e) adopt a proactive approach to utilising development opportunities to increase the promotion and interpretation of the District's rich archaeological wealth.

A more detailed suite of policies as a key mechanism through which to help safeguard the above assets and wider archaeological interest is set out in the historic environment chapter of the Plan."

Viii Chapter 9 'Historic Environment' states its objective as being "To conserve, enhance and promote Carlisle's heritage and important historic landscapes whilst ensuring that development proposals respect and enhance Carlisle's historic assets."

Policy HE7 'Conservation Areas' sets out guidance for assessing development proposals within conservation areas.

The justifying text (paragraph 9.24) reads: "The Council will continue to review existing and designate new conservation areas to ensure that the areas continue to justify their conservation area status through their special architectural and historic interest thus ensuring the concept of conservation is not devalued through the inclusion of areas lacking special merit. In order to promote the enhancement of conservation areas the City Council will carry out appraisals for each area, highlighting its special characteristics as well as any existing problems and make suggestions regarding their solution.

A series of management plans for each conservation area will also, as far as resources allow, be prepared setting out the way in which development pressure and neglect will be managed to ensure the specific character of each area is maintained."

Paragraph 9.25 states "There are many opportunities for the enhancement of conservation areas and these should be taken wherever possible. For example, the repair and refurbishment of buildings, revitalising vacant and underused buildings, or the carrying out of tree planting and paving works and other public realm improvements. Development proposals in conservation areas should be of high design quality and should be developed to complement and enhance their context."

Other relevant policies include:

ix **Policy HE3 Listed Buildings** which requires that "Listed buildings and their settings will be preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the harm." and,

ix **HE 6 - Locally Important Heritage Assets** which recognises that "Throughout Carlisle District there are a number of buildings and structures of historic and architectural significance that, whilst not statutorily protected, help create the locally distinctive character of the area. provides a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of the Conservation Area."

Part 1 Character Appraisal

1 Summary of Special Interest of Chatsworth Square/Portland Square Conservation Area's Special Interest

1.1 The Chatsworth Square and Portland Square Conservation Area - henceforth to be referred to as 'the Conservation Area' - is a compact and generally high quality Victorian suburb of Carlisle. Arising from land opened up following the demolition of the eastern walls of the City in 1813, it was laid out as a formal network of terraced streets in an asymmetric grid pattern (fig 37). The perimeter blocks formed by this grid are fronted by terraced housing, generally of two or three storeys in height. Three 'squares' are present and are distinctive townscape features unique to this area of Carlisle - one of these - Warwick Square - contains buildings but Chatsworth and Portland Square are wholly open spaces at their centres.

1.2 Built over a relatively short span of time the area exhibits an architectural conformity that lends it a special character. A restrained materials palate of stone, brick, and slate are used to create sober and solid townscape, with architectural punctuation arising at a few key points - notably Portland Square where the most elaborate and expressive buildings in the conservation area are concentrated. The overall impression is of Victorian solidity and townscape quality.



Fig 04. Aerial view of Portland Square showing open space tightly defined by an asymmetric grid of terraced streets.

1.3 Typically of Victorian Carlisle, private outdoor space is limited, yet the layout of the area provides a townscape quality that dispels claustrophobia. The two landscaped squares and a legacy of Victorian street-tree planting make this a relatively green area despite the density of its development.

1.4 Due to the simple and repetitive forms of many of the terraces, the area is vulnerable to insensitive changes to front elevations, and to the loss of features such as traditional windows and doors. The high proportion of listed buildings within the Conservation Area has acted as a counterbalance to the gradual erosion of townscape quality among unlisted buildings but further erosion by uncontrolled 'improvements' is a key threat to the area.

1.5 The area exhibits a robustness as a place to live and work and is not suffering from any obvious major lack of investment in its built fabric. However, there is a risk of erosion of its special qualities through unsympathetic incremental change.

1.6 Its public realm is varied and the pressure of vehicular traffic and highway infrastructure detracts in several places from the potential quality of the area.

Assessment of Special Interest

2 Location and Setting

2.1 The Conservation Area lies to the east of Carlisle City Centre. It was laid out as a residential suburb in the 19th Century following the dismantling of the eastern walls of the City. Previously agricultural land, it allowed a new main route (Warwick Road) to be laid out to the east, and this remains a key route into the City (becoming the A69 route to Newcastle). The area has a strong townscape form, being comprised of clearly defined

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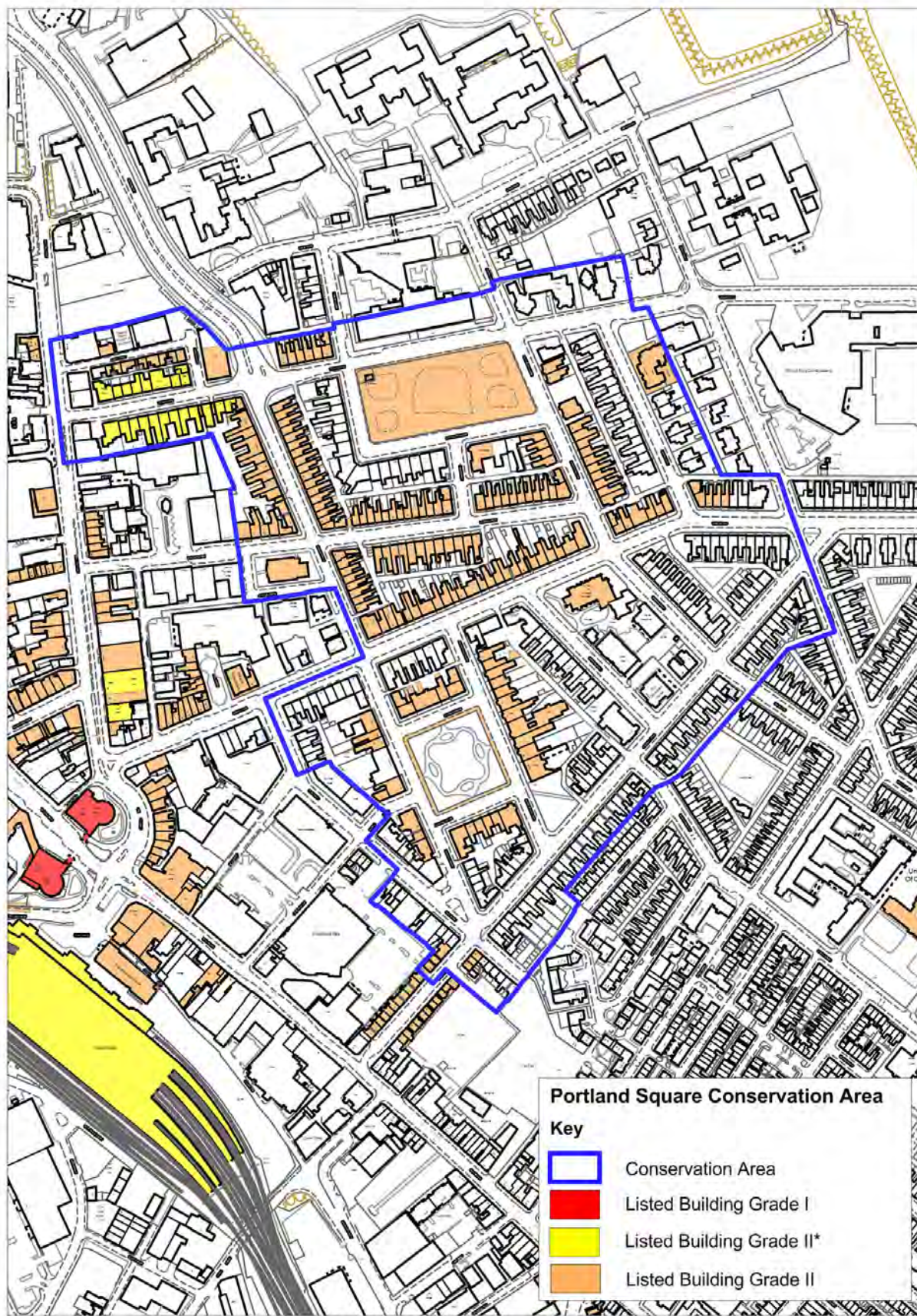


Fig 05. 2015 Ordnance Survey plan of area showing listed buildings and Conservation area boundary.

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Fig 06. The Georgian Way dual carriageway intersecting with Victoria Place and Spencer Street - a traffic dominated area which detracts from the Conservation Area

perimeter blocks, with formal housing fronting all thoroughfares. These blocks are serviced by alleyways/lanes which also have their own distinctive character.

2.2 To the west of the Conservation Area designation lies the City Centre Conservation Area (designated in 1986), while to the south west it abuts the Botchergate Conservation Area (designated 1994). To the south and east the area abuts further phases of 19th century residential development. To the north lie a series of educational users, notably Carlisle College and Trinity School, the latter being outside of the Conservation Area.

2.3 A series of significant traffic routes penetrate the area. These include Warwick Road, Lonsdale Street and Victoria Place, running east/west; and Spencer Street, (which becomes Brunswick Street), running from the north to the south. The northern end of Spencer Street fuses with Georgian Way - a 1970s dual carriageway, and part of a proposed but never executed plan to drive an inner ring road through the City. The southern end of the dual carriageway intersects with Victoria Place creating a heavily trafficked area which is hostile to pedestrian movement (fig 06). Georgian Way was formed by the demolition of parts of Victoria Place, the remaining sections of which are now Grade II* and Grade II listed. The extension to this 1970's traffic scheme, which would have demolished much of Spencer Street, was never completed.

2.4 The topography of the area is fairly level and occupies land that would have been in agricultural use prior to the nineteenth century development of the area for housing. No above-ground evidence survives of this pre-existing use, and the green spaces and trees within the area appear to be from the formal planning of the area in the Victorian era. On the Woods 1821 map (fig 07), the area is described as 'Lord Lonsdale's Property' and has yet to be laid out. Its then open character contrasts with the density of development to the immediate west of Lowther Street, an area which until 1813 was constrained by the eastern defensive wall of the City.



Fig 07. The 1821 'Woods' map showing the area east of Lowther Street yet to be developed, although the eastern city wall has been dismantled.

3 Character Areas

3.1 The Conservation Area does not readily divide itself into very strongly defined character areas. In part this is due to the relative visual consistency of the area, having developed over a relatively short period of time, and with a largely residential function. Nonetheless, there is still discernible variation, both in the physical characteristics of the buildings and in the way that their present uses have moulded them. For the purposes of this document, four character areas have been identified. These are: Area 1 - Victoria Place/Spencer Street; Area 2 - Chatsworth Square/Chiswick Street; Area 3 - Portland Square; and Area 4 - Warwick Road and Aglionby Street.

3.2 **Area 1:** Focused on the key roads of Victoria Place (running east-west) and Spencer Street/Brunswick Street (running north-south), this area was laid out in the 1820s and 1830s. The largely Grade II* properties on Victoria Place (fig 10) date from the late 1830's through to the 1860's with 1860's/70's buildings to Spencer Street. The earliest street appears to be Chapel Street (fig 11) - laid out in 1824 to reach the new Roman Catholic Chapel (now the clothing hire company Strutts).

3.3 Originally private residences, these streets are now the most consistently commercial of the area, although thanks to them being in mainly office use the visual impact of the occupiers is light. These routes take sig-

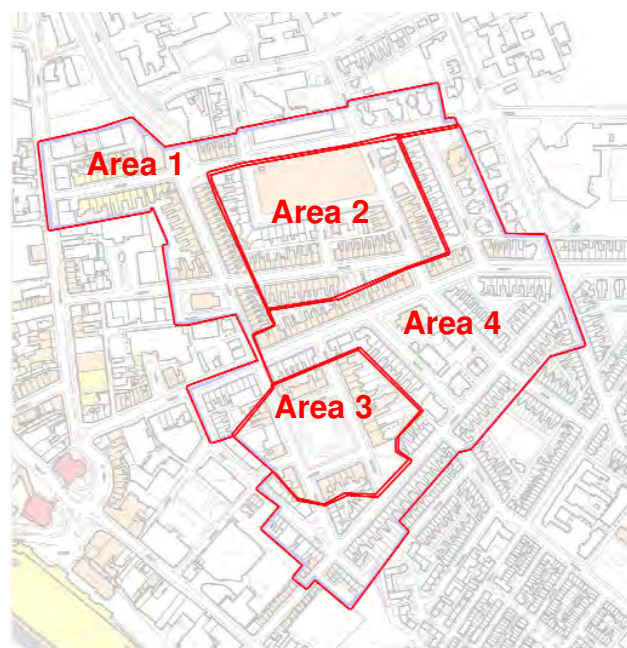


Fig 08. The four sub areas making up the Chatsworth Square Portland Square Conservation Area.

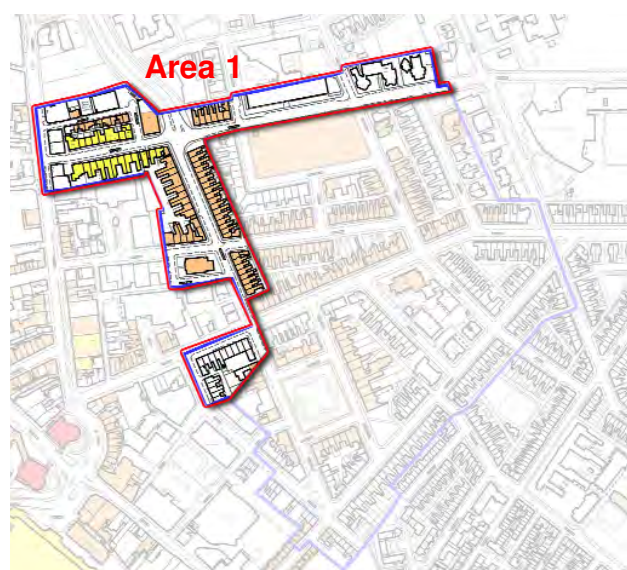


Fig 09. Area 1. Focused on Victoria Place, Spencer Street and Brunswick Street.

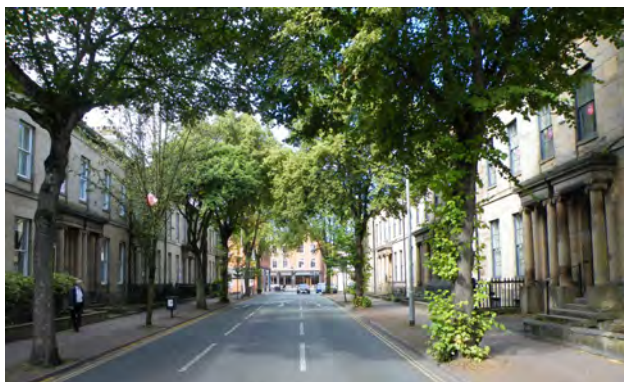


Fig 10. Victoria Place looking westwards to Lowther Street. Grade II* 1830s townhouses now mainly in office use.



Fig 11. The 1820s Chapel Street - a red brick terrace with distinctive chequerboard brickwork.

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nificant vehicular traffic which has some adverse impacts on both tenure, building fabric and the 'liveability' of the area. Nonetheless, they remain of a striking architectural quality, with a combination of brick, fine ashlar stonework and restrained neo-classical detailing, particularly to Victoria Place.

3.4 A notable scar in the streetscape here is the southern end of Georgian Way and its junction with Spencer Street. This north/south road is heavily trafficked and the part-completed 1970s inner ring road cuts through the northern side of Victoria Place. With the dual carriageway expanding from four to six lanes at the junction, and flanked by guardrailing, it is inaccessible to the pedestrian who must go either under Georgian Way via an underpass, or divert southward down Spencer Street (fig 12) to a signal controlled crossing. The dominance of vehicles and the impact of unsympathetic, engineering-heavy highway treatments, has a marked detrimental impact on the character of this part of the Conservation Area.

3.5 **Area 2:** Focused around Chatsworth Square, this area of large, mainly red brick, genteel terraces was established around 1870/80. The large central garden is privately owned with access for residents only. The modern Carlisle College building flanks the northern side, fronting the busy Victoria Place (A69). To the west it is bounded by Georgian Way and Spencer Street. The scale of the houses surrounding Chatsworth Square has led to many of them being subdivided into



Fig 14. Chatsworth Square with its wooded central garden and Chiswick Street to the right.



Fig 12. Spencer Street with its Grade II terraces in mainly office use.

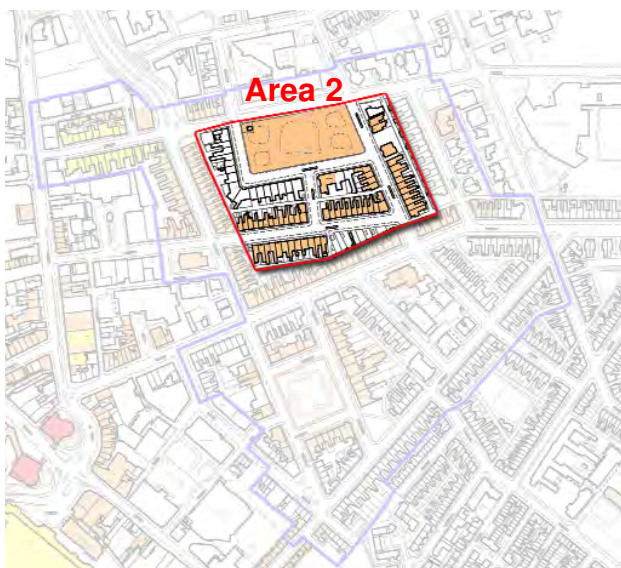


Fig 13. Area 2. Focused on Chatsworth Square, Hartington Place and Chiswick Street.

flats which has impacted on the area by creating a more transient population than surrounding residential streets. The area has issues arising from the impacts of parked cars. The central open space - out of bounds to the general public but accessible to residents - appears somewhat overgrown.



Fig 15. Chiswick Street - a mainly residential street lined with Grade II red brick buildings with varying architectural details.

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3.6 To the immediate south of the Square runs Chiswick Street. This 1860's terrace is architecturally quite consistent, with two storey red brick buildings with some classical detailing such as stone porticos. Within this framework however, there is a degree of diversity, with some buildings showing some architectural extravagance (fig 16). There is also a variation in brickwork across the street, with some buildings exhibiting the distinctive Carlisle chequerboard brickwork and some very plain. This suggests that a variety of builders were engaged in the completion of these streets which gives it diversity within an overall framework.



Fig 16. Variation in window treatment and architectural detailing at Chiswick Street.

3.7 With Chiswick Street listed in its entirety (at Grade II), in largely owner-occupation and with light traffic flows, it is one of the best preserved and most pleasant streets within the City.

3.8 **Area 3:** Focused on Portland Square, this area of handsome stone terraces was built in the late 1860's and early 1870's. Initially private residences, many of the buildings became occupied by various public sector uses. A number of these have been in the ownership of Cumbria County Council, and in recent years asset rationalisation has led to the sale of some of these buildings and their return to private hands. The large and attractive garden is public open space and in contrast to Chatsworth Square it is visually open, though ringed by large trees. The trees, and their forest-scale, are a positive part of the character of this area. A notable feature of the

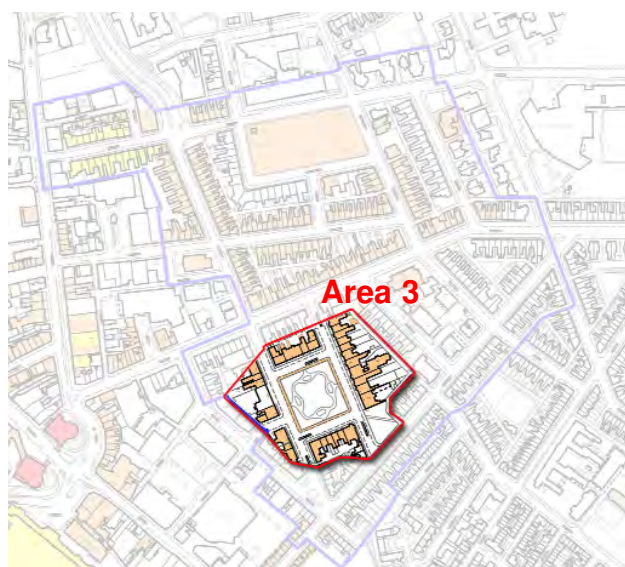


Fig 17. Area 3. Centred on Portland Square

street forming the eastern side of the Square is the survival of its original basalt setts (fig 29). While these probably exist elsewhere buried under twentieth century tarmac, their exposure here lends a distinctive quality to the streetscape.



Fig 18. The centre of Portland Square is a well-wooded public park bordered by separately listed iron railings and surrounded by Grade II listed terraced townhouses.

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3.9 To the western edge of area 3 the Conservation Area abuts several large and obtrusive twentieth century buildings and recently cleared sites - the telephone exchange and hotel on Cecil Street, and the site of the Lonsdale Cinema - now surface car parking although in receipt of planning permission for an infill development to restore the street frontage.

3.10 Area 4: Focused on the through-routes of Aglionby Street and Warwick Road, this area comprises substantial mid to late Victorian terraced development. The highway here is strongly defined by terraced development yet softened by a legacy of historic tree-planting. Almost wholly residential in character, this area is bisected by quieter connecting streets such as Howard Place, providing a respite from more trafficked parts of the Conservation Area. Warwick Square, unlike the gardens to be found at Chatsworth and Portland Square, is ecclesiastical in function - with the Church of Our Lady and St Joseph on its northern edge. To the southern boundary, further Victorian terraces expand south eastwards - Hart Street, Middleton Street and Petteril Street. Some of these terraces are slightly smaller in footprint and a little less ornate than those on Aglionby Street, indicating a gradual transition from the bourgeois core of Victorian Carlisle at Portland Square to the more modest working class districts running off Fusehill Street. Despite lacking formal designation as heritage assets, these terraces outside the boundary retain a strong built form and remain solid and attractive areas of townscape.



Fig 21. Unlisted townhouses at Howard Place, benefiting from mature street trees and forming a very attractive residential envlave,



Fig 19. Number 10 Alfred Street North, an 1870s Grade II townhouse, later converted to club and presently in office use.

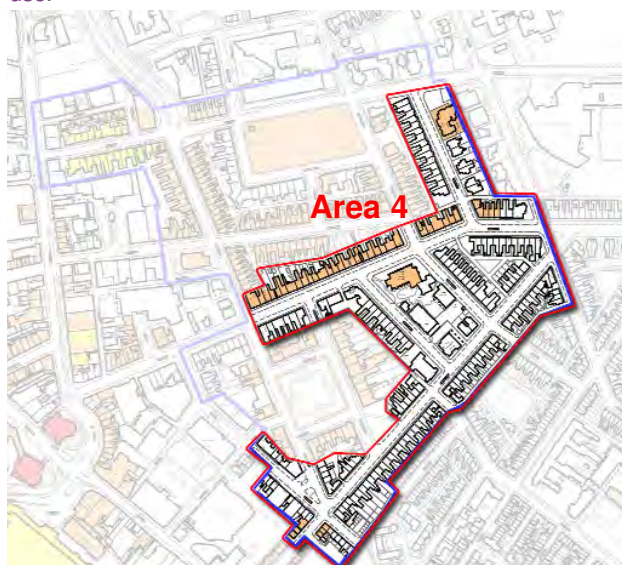


Fig 20. Area 4. Centred on Warwick Square, and bisected by Aglionby Street, Warwick Road and Howard Place.

3.11 Cecil Street, to the south west of the area, is vulnerable to unsympathetic change as few of its properties are listed and a large number of buildings are marred by inappropriate changes to doors and windows.

3.12 A portion of Tait Street, largely Grade II listed, completes this area. The remainder of



Fig 22. Hart Street, just outside of the conservation area but continuing a high quality streetscape, in particular thanks to street trees and historic basalt road surface.

Tait Street lies in the Botchergate Conservation Area, and while the 1850s terraces are attractive, their setting is compromised by heavy traffic.



Fig 23. 1850s Grade II terraces at Tait Street (Nos 25 and 27) showing distinctive chequerboard brickwork.



Fig 24. Unlisted terraced housing marred by inappropriate PVCu windows and doors.

4 Historic Development and Archaeology

4.1 Portland Square and Chatsworth Square were part of the 19th century expansion of Carlisle as it developed beyond the confines of the walled medieval city. The defensive importance of the walls had lessened with the 1707 Act of Union with Scotland, - though the City's last siege took place during the 1745 Jacobite uprising. By 1813, the eastern walls to Lowther Street were demolished, allowing eastward expansion:

“A major transformation took place in 1813, when the City walls were finally demolished, and Lowther Street was built on the line of the east curtain wall” Towill p104

4.2 The 1746 Smith's Map shows the City Walls intact and agricultural land to the east of the eastern wall, with a 'Drove Road' shown on the alignment of Lowther Street (fig 26).

4.3 Although the 1821 Woods map (fig 05) shows that the eastern wall had been cleared, no development is shown in the newly opened area. A variety of concepts had emerged for how the City should be developed. Robert Carlyle produced a bold 1808 proposal for William Lowther, Earl of Lonsdale. It shows a grid-iron expansion similar to James Craig's 1768 plan for Edinburgh New Town. This plan, however, was not enacted but is interesting as an alternative vision as to how the area might have developed (fig 25).

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4.4 This newly opened land was owned variously by the Duke of Devonshire, the Earl of Lonsdale and the Corporation of Carlisle. A consequence of this limited ownership pattern was that the development of this part of the City was more coherent and controlled than other areas of expansion. Unlike the tightly knit rows of terraced and back to back housing that were simultaneously developing in Botchergate and Caldewgate, the street pattern here was generous. The suburb was conceived as a genteel area of generously proportioned buildings for Carlisle's emerging middle class, escaping the confines of the previously walled City and expanding in the period of growth accompanying the coming of the railways and industrial development.

4.5 The quality of the housing and an enlightened approach to external space - tree lined roads and public gardens - has made this part of the City architecturally and historically outstanding. Portland Square and Chatsworth Square form the centrepieces to the area and the highest quality buildings

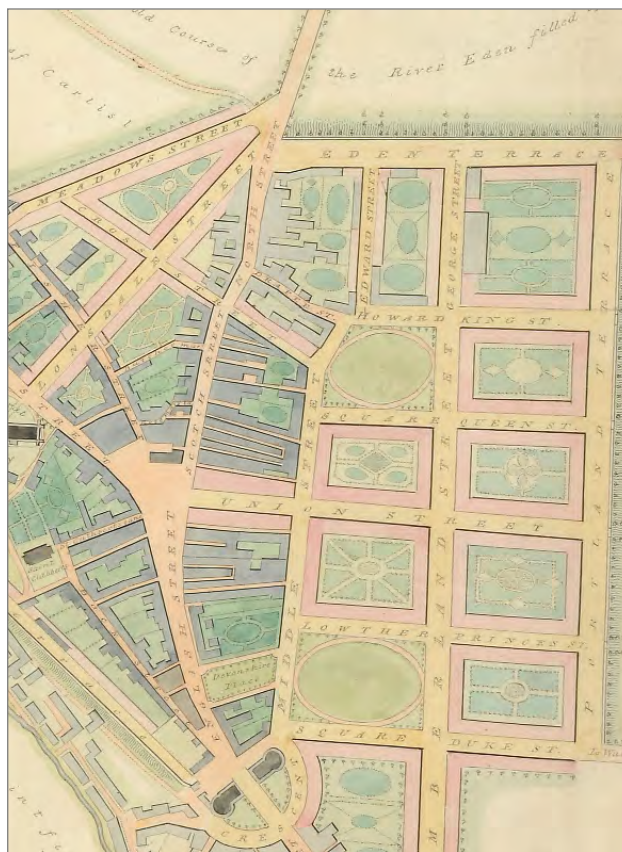


Fig 25. The unbuilt Robert Carlyle 1808 masterplan for the area east of the City Walls. (Image © Lowther Estates)

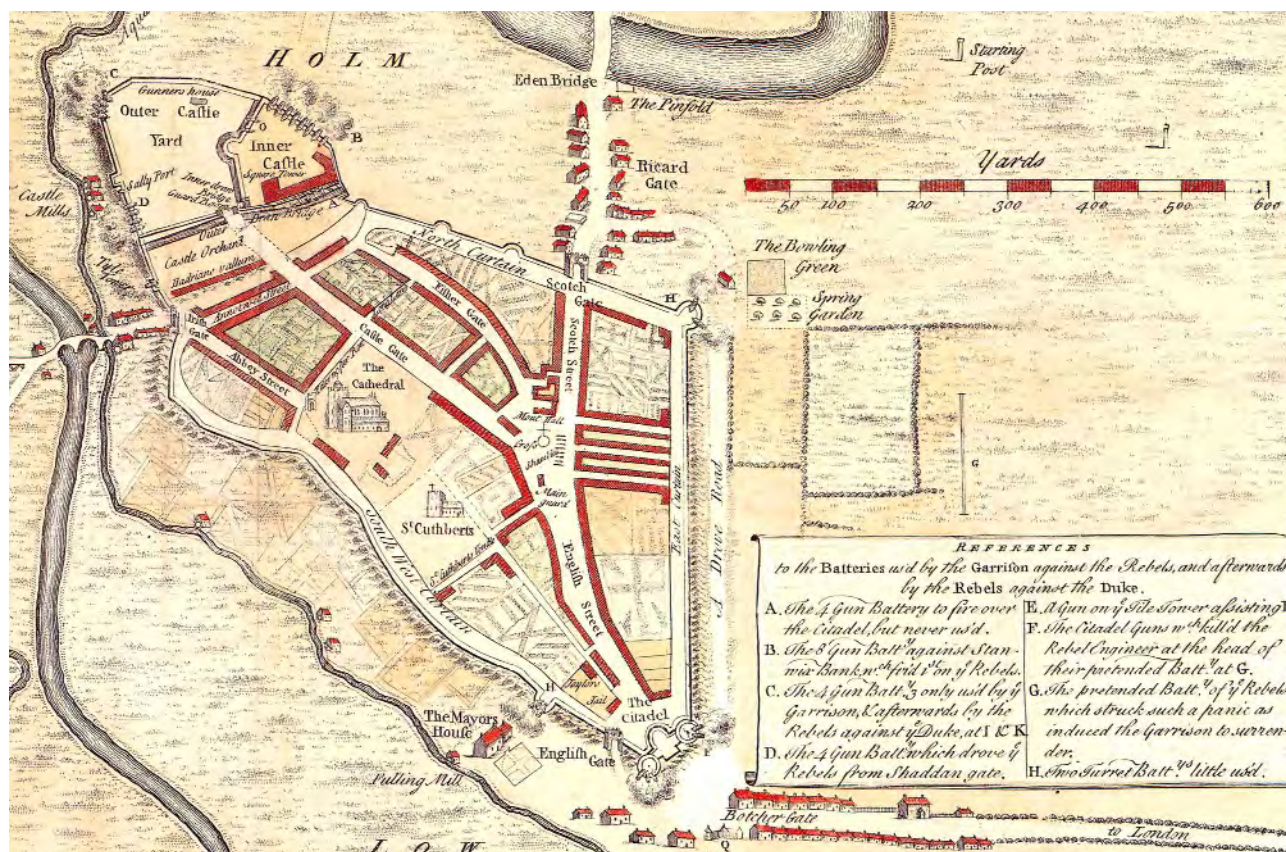


Fig 26. Smith's 1746 map showing the City Walls and 'Drove Road' on the alignment of Lowther Street. The area east of the City Wall is in agricultural use with no built development in evidence. Towill 1996 p26

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flank these spaces. Elsewhere on-street tree planting creates a boulevard appearance, in contrast to the tighter developments of working class suburbs where open space and softening of the streetscape by planting was seldom part of the original layout. This contributes positively to the character of the Conservation Area, and when trees are felled the impact on the setting of the area, and its buildings can be severe.

4.6 Portland Square was laid out by 1853 on land owned by the Corporation but most of the houses were not built until the 1860's or 1870's. Largely constructed in ashlar sandstone the Square displays a range of high status Victorian and Victorian gothic revival architecture (fig 29).

4.7 Chatsworth Square was laid out for the Duke of Devonshire in 1875 by his agent CJ Ferguson. Red brick predominates in the architecture here, with a number of fine buildings including the 1884 'Red Gables', built by George Dale Oliver for city industrialist William Hudson Scott (fig 30). A notable row of listed gothic sandstone houses forms the eastern end of the Square however and exerts a strong presence.

4.8 A third square, Warwick Square was laid out in 1876 and it is not clear if it was originally intended to remain open. By 1893 at least, it housed the Church of Our Lady and Saint Joseph (fig 27). This imposing Grade II church lends an interesting landmark to the area, alongside the recent apartments erected on the site of the old Waterton Hall.

4.9 Taken as a whole the area has remained largely residential in character, with limited incursions of professional services to Spencer Street and Victoria Place - presumably arising from the proximity to the commercial core of the City. A gradual accumulation of public sector users arose in the twentieth century focused on the Portland Square area, with a number of buildings purchased by Cumbria County Council which was founded in 1974. Recent years have seen the



Fig 27. Church of Our Lady and Saint Joseph, Warwick Square, in 1890. © Cumbria Image Bank



Fig 28. Portland Square in 1909 looking towards Wilfred St, to a terrace demolished to make way for the telephone exchange. © Cumbria Image Bank



Fig 29. Alfred Street North with its imposing 1870s high status buildings.



Fig 30. Red Gables, Chatsworth Square - built in 1854 for William Hudson Scott (of the Metal Box Co) by George Dale Oliver of Carlisle.

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release of some of these properties as the Council rationalises its assets, and a number have returned to residential use. Due to the large size of the buildings these are frequently houses in multiple occupation. Many of the substantial townhouses to Chatsworth Square are similarly subdivided into flats. This has impacts in relation to maintenance, loss of original features both externally and internally, high demands for on-street parking and the demographic character of the area.

4.10 The area was under significant threat by the inner ring road proposed in the 1970s of which only the Georgian Way portion was built. However, traffic continues to play a role in degrading some of the key streets within the Conservation Area, notably Spencer Street.



Fig 31. New apartments of appropriate urban scale at Warwick Square on the site of the Waterton Hall.



Fig 32. Chatsworth Square - unlisted townhouses, now subdivided into flats/houses in multiple occupation.

5 Archaeology

5.1 The archeological potential of the Conservation Area is largely unknown because very limited archeological fieldwork has been undertaken.

5.2 The river systems around Carlisle are known to have been a focus for prehistoric settlement and activity spanning from the later Mesolithic period onwards (from about 5000 BC) and, given that the Conservation Area lies on well drained fertile ground between the rivers Eden, Petteril and Caldew, it is reasonable to assume that the area was intermittently settled during prehistory. The occasional flint implement found within the Conservation Area bears this out.

5.3 The Conservation Area lay outside of the Roman town and forts and was probably extensively cultivated by scattered farmsteads located around the town's hinterland. The only archeological investigation to have taken place in the Conservation Area at the Carlisle College campus, Victoria Place, revealed evidence for this Roman agriculture.

5.4 The Conservation Area sits immediately outside the medieval town walls between the historic routes leading south and east from the town. Historic maps dating from the 17th century onwards indicate that the Conservation Area retained its rural character until the housing development expanded in the early 19th century.

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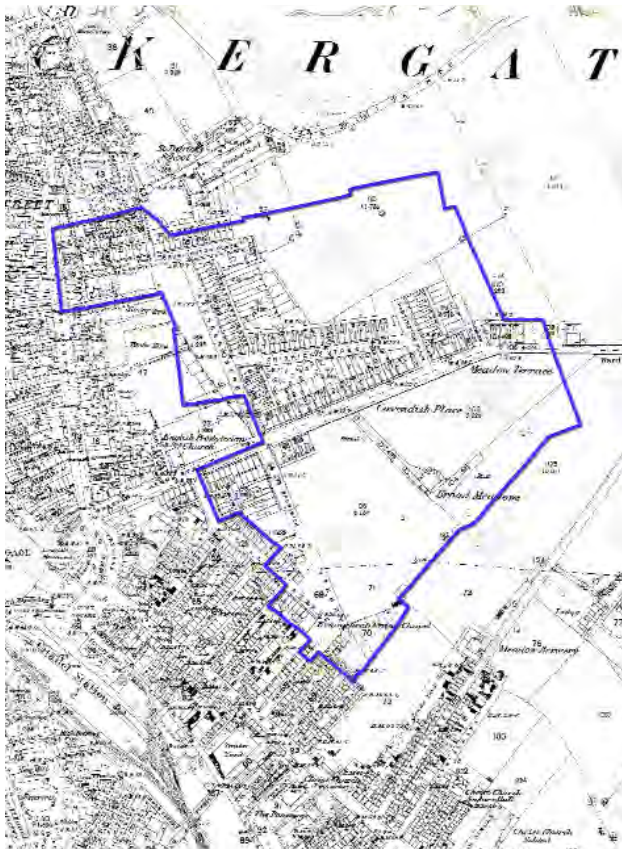


Fig 33. First Edition 1851 Ordnance Survey Plan showing present Conservation Area boundary.

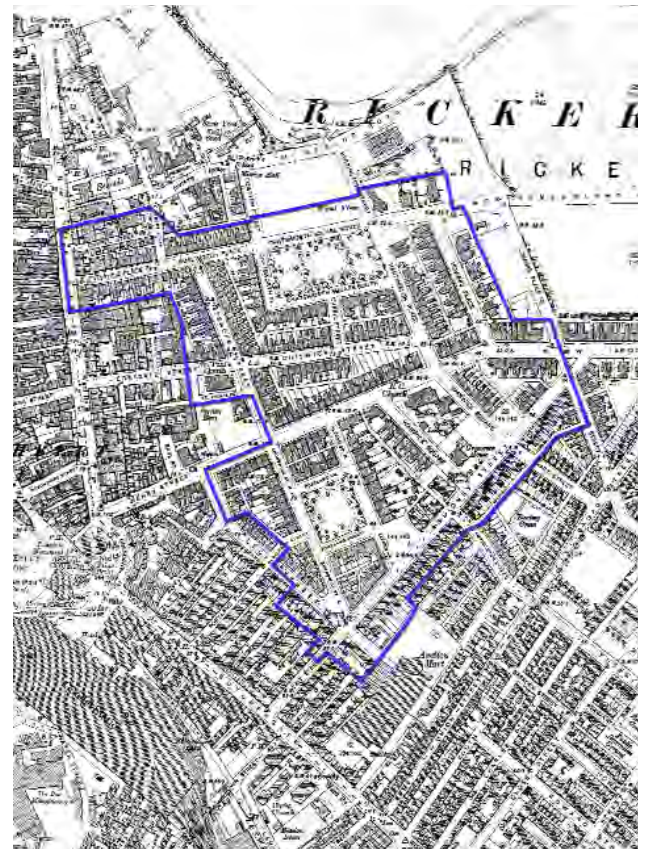


Fig 34. Second edition 1904 Ordnance Survey showing mature development of the area.

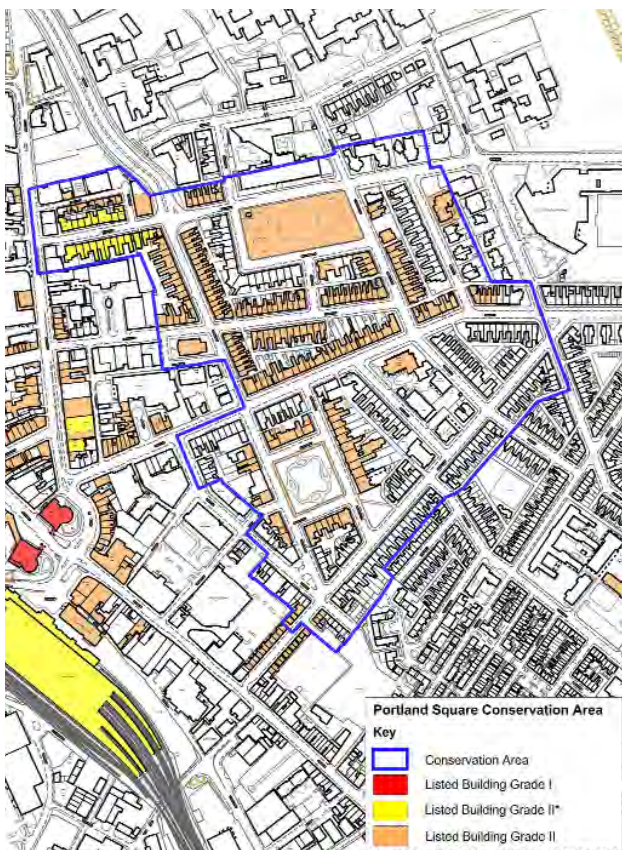


Fig 35. 2015 Ordnance Survey showing listed buildings inside and adjacent to the Conservation Area.

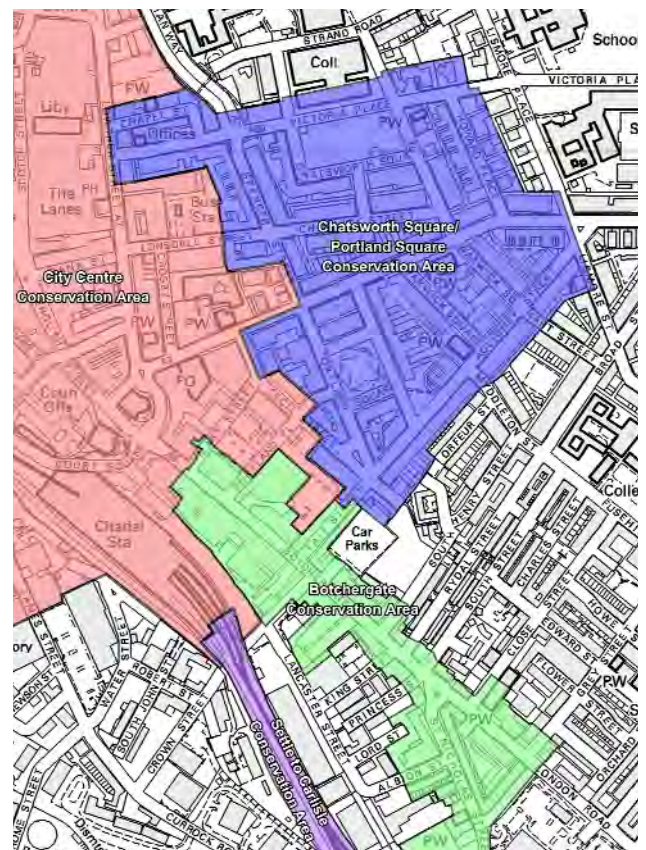


Fig 36. 2015 Ordnance Survey showing adjacent Conservation Areas.

6 Spatial Analysis

(The character and interrelationship of spaces within the area)

6.1 The limited materials palette and repetition of building elements such as brick facades with stone detailing, cast iron railings, sliding sash windows, substantial chimney stacks and pots lends a visual consistency to the area yet within this there is considerable variation. Each street generally exhibits a similarity in architectural style, and the height, character and dimension of each area lends each street a particular character - from one street to the next and to an extent, within streets, there is variation. Tait Street and the residential portion of Cecil Street retain a tight domestic quality with modest terraces of consistent style. Cecil Street is somewhat more generous than the earlier Tait Street and some plots allow for small front gardens bounded by railings. The larger townhouses of Portland Square frame a well-scaled public space and the overall impression is formal rather than intimate.

6.2 The open space at the junction of Alfred Street South and Aglionby Street (fig 38) provides a break in the otherwise heavily built-up area. Now valued as open space, it was previously an unbuilt portion of terrace, as evidenced by the blank gable of the adjacent Aglionby Street terrace.

6.3 The private space of Chatsworth Square is enigmatic, with only glimpsed views through locked gates to the private garden which from the exterior presently looks unkempt.

6.4 To the rear of most of the streets are a network of alleys punctuated by service entrances, former wash houses and rear yard walls. They have a distinctive character of surviving scullery chimney stacks, coal hatches, functional fenestration and unadorned form. Within many of the lanes there is a



Fig 37. A figure ground study showing the tight terraced deformed grid pattern that characterises the Conservation Area. Open space is shown off-white.



Fig 38. Open space at the junction of Alfred Street South and Aglionby Street.



Fig 39. Quality is eroded where the rear lane boundary walls have been demolished, such as here to the rear of Spencer Street (west side).

floorscape of rounded river cobbles. The character of some of these lanes is eroded by demolition of boundary walls and the insertion of vehicular access to provide off-street parking (fig 39). Where they survive, boundary walling, outbuildings and other features characteristic of these lane areas should be retained (fig 40).

7 Key views and vistas

7.1 The linear character of the main road network within the Conservation Area affords several long vistas. Termination of views and vistas with expressly conceived landmarks is however not a feature of the Conservation Area. Perhaps the most notable townscape view is that afforded looking westwards from Warwick Road towards the Citadel.

7.2 Looking eastwards along Warwick Road, the road cranks and denies a long distance vista. While the townscape value is high, there are few deliberate landmark buildings. This is in part due to the nature of the area as a residential expansion. Key landmark buildings are generally ecclesiastical - St Paul's Church on Spencer Street and the Church of Our Lady and St Joseph on Warwick Square.

7.3 Views and vistas within the Conservation Area tend to be incidental and oblique, with little evidence of 'set piece' design. A few buildings make a conscious effort to punctuate the streetscape - and lend scale and drama to the otherwise relatively repetitive array of terraces. These include the Churches referred to above but also notable corner buildings including Red Gables and some of the more substantial buildings on Portland Square.



Fig 40. Distinctive service lanes behind the frontage terraces. Retention of walling, gates and doors reinforces the distinctive character of the area.



Fig 41. The view from within the CA into the City Centre Conservation Area and the Grade I Citadel buildings.



Fig 42. The tree lined vista eastwards along Warwick Road, running to a distant vanishing point.



Fig 43. The view down Victoria Place, terminates at the landmark gable of a 1901 commercial property within the City Centre Conservation Area.

8 Listed buildings

8.1 The Conservation Area has a high proportion of listed buildings among its total stock. Out of a total number of properties of 458 within the Conservation Area boundary 30% are Statutorily Listed. These are:

- 22 properties are listed at Grade II*.
- 105 properties are listed at Grade II

While there are no absolutely unique, 'iconic' buildings in the Conservation Area, there is instead a very high quality general townscape. This is at its best at Victoria Place, Chiswick Street and Portland Square. It is probable that there is a sufficient representative sample of listed buildings and that few unlisted buildings would qualify for addition to the statutory list. However, St George's Congregational Church on Warwick Road in the adjacent City Centre Conservation Area has recently been included by Historic England as a new addition to the list and other deserving additions may emerge in time.

8.2 The quality of preservation of the listed buildings within the area is generally good, although a number of properties had already lost external detail such as original windows at the time of listing. Figure 46 illustrates the reintroduction of appropriate 2 over 2 sash windows to a Grade II building on Tait Street, which previously had aluminium windows. Some restoration of lost architectural detail will occur by the efforts of motivated owners (e.g. reinstatement of railings at Chiswick Street), but in the absence of a strong incentive such as a grant scheme achieving such improvements can be challenging.

8.3 Listing protects a building both inside and out. While 'like for like' repair can usually be carried out without consent, undertaking work which warrants listed building consent, but failing to apply for this consent, is potentially a criminal offence under the 1990 Planning Act (Listed Buildings and Conservation Areas). Breaches are liable to enforcement action by the City Council.



Fig 44. Chiswick Street comprising all Grade II residential properties is a high quality part of the Conservation Area.



Fig 45. The Grade II Dispensary building on Chapel Street, built 1858, in sandstone ashlar with neo-classical detailing.



Fig 46. Grade II Tait Street house before and after reinstatement of traditional timber sash windows.



Fig 47. Listing protects both exterior and interior of a building including features such as plasterwork, joinery, staircases and these encaustic Victorian floor tiles.

9 Unlisted buildings

9.1 A present vulnerability of the area is the unlisted buildings that make up the remainder of the Conservation Area yet do not enjoy the high level of fabric protection granted by listing. While neither offices nor flats enjoy 'permitted development' rights to alter windows except on a like-for-like basis, the area is nonetheless marred by a number of unsympathetic alterations, sometimes lacking planning permission. Some of these pre-date the designation of the area in 1992, but many do not. Figure 48 and 49 shows unsympathetic windows which detract from the quality of the Conservation Area with their crude approximation of original multi-paned sash windows. 'Mock-Georgian' fanlight doors are wholly inappropriate to the conservation area, in particular where actual fanlights are already present in the doorway and additional lighting can be gained by panelled doors with glazed panels.

9.2 There is the opportunity to gain additional protection through the planning process for unlisted buildings either by identification of them as 'locally listed' buildings or more formally by the withdrawal of 'permitted development rights' through the creation of an Article 4 Direction. The latter removes permitted development rights for the replacement of windows unless a planning application is made, or windows are in a like-for-like style to those existing. They can be drafted to control activities such as the removal of chimney stacks, the painting of unpainted elevations or the replacement of slate roofs in concrete tiles, all of which are unfortunately permitted development in unlisted family dwelling houses (not shops, flats or offices). If supported, this measure would control unsympathetic changes to unlisted residential properties within the Conservation Area. The same controls already largely exist in relation to flats and commercial premises although an Article 4 would protect these properties from partial demolition (e.g. removal of chimney stacks) or



Fig 48. PVCu windows of inauthentic design on an unlisted building within the conservation area.



Fig 49. Mock fanlight PVCu doors and top hung PVCu windows.



Fig 50. The refurbishment and draft stripping of a traditional sash window which if maintained will last for many decades.

reroofing - presently 'permitted development'.

9.3 In some instances e.g. Warwick Square (largely unlisted) and Warwick Road (largely Grade II listed) it does seem incongruous that some streets should be heavily protected while adjacent similar streets remain vulnerable and without adequate protection from unsympathetic change.

10 Materials and detail

Brickwork

10.1 As many of the buildings are fairly simple in elevation and comprised of a limited palate of materials and design elements, the local detail employed becomes all the more important. A notable feature of the terraces is good quality brickwork, sometimes in polychromatic diaper work/chequer board (fig 51). This can easily be marred by ill-advised repointing work which causes the unsuitable (cement) mortar to read far more prominently than the brick. Inappropriate pointing can have structural as well as aesthetic impacts (fig 52) as it can cause brick and stone to erode and delaminate or can trap moisture which the softer, original lime mortar allows to evaporate.

Windows

10.2 As the 'eyes' of a house, windows have a huge effect on the composition of a building or a streetscape. In unlisted properties they are vulnerable to replacement with poorly designed units. Refurbished traditional windows will frequently outlast modern replacements (fig 48-49). Where it survives, original joinery can usually be repaired rather than replaced (fig 50).

10.3 Windows of the Victorian era are generally 'vertical' in emphasis with each component section following this rule. Position of a window in the reveal is important and traditionally windows are set back 4" from the facade to create both a shadow detail and to protect the window from the elements. Flush-faced windows catch the weather and are more prone to early failure.

10.4 Other traditional joinery elements include doors - traditionally 6 or four panelled - and frequently with a glazed fanlight over the door to hallways beyond. The 'mock-Georgian fanlight' PVCu door is a crude and unsuitable



Fig 51. Distinctive chequeboard brickwork with header and stretcher bricks in contrasting colours are a feature of the Conservation Area.



Fig 52. Spalled bricks due to the use of hard cement in repointing work instead of softer lime based mortars.



Fig 53. Vertically proportioned windows and openings are a feature of the area- this bay window is undergoing refurbishment and draft stripping to improve its energy efficiency.

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insertion into any historic property. Traditional doors, usually of high quality timber can usually be draft stripped to improve thermal efficiency and with basic maintenance will outlast modern counterparts.

Roofs

10.5 Roofs within the area are generally in slate - frequently welsh slates but also more local Westmorland slates, and sometimes laid in 'diminishing courses', giving a distinctive visual effect. Modern materials such as concrete tiles detract from the appearance of a building. Re-roofing should replicate the laying pattern and type of slate originally used as roofs are an important part of the character and appearance of a building - particularly when part of a uniform terrace. In a listed building repairs are on a 'like-for-like' basis.

Stone

10.6 The Conservation Area exhibits a range of uses of dressed stone ranging from the entirely stone facades at Victoria Place to its use for parapets, string courses, columns, cills and lintels on other streets. There is a notable use of variation in the carved stone elements, so that terraces which at first glance seem to be very consistent in fact have a richness of variation. Chiswick Street has several such examples (fig 02) while the most expressive carving can be found on the grander terraces at Portland Square (fig 17). Carved detail on more modest buildings can be seen throughout the area, e.g. at Aglionby Street (fig 56).

10.7 Although the native stone in Carlisle is a red sandstone, by the mid nineteenth century more durable Northumberland sandstones were increasingly available and are by far the dominant stone type (fig 55). Red Gables is a notable example of the later use of red sandstone - reflective of the arts and crafts emphasis on local distinctiveness.



Fig 54. The roofscape of the CA is typically welsh slate with the clay tiled roof of Red Gables a notable exception.



Fig 55. The finely dressed ashlar sandstone and carved ionic columns of No 1 Victoria Place, Grade II* listed.



Fig 56. Carved decorative corbels supporting balconettes at Aglionby Street, indicating the use of decorative stone in relatively modest terraced housing.

Metalwork

10.8 The Conservation Area has a variety of traditional metalwork including iron-framed fanlights (fig 52), lead or cast iron rainwater goods and cast iron railings. Chiswick Street and Portland Square contain some notable examples of the latter, some Grade II listed in their own right (fig 60). As with all metalwork these elements can be very long-lived with the appropriate maintenance.

10.9 Notable losses of traditional ironwork stem from the removal of front railings during WWII and in Carlisle these losses have never been replaced. As such Warwick Road is marred by absent railings or poor quality mild steel scrolled replacement railings. Chiswick Street has some surviving original railings and some which are replacements cast from original moulds. In fact, a group listed building consent was achieved in 1998 by the Carlisle and District Civic Trust and the Chiswick Street Residents Association, for the reinstatement of absent railings and balconies on Chiswick Street, which residents can avail themselves off to this day. This would reinstate railings to the design shown in fig 54. Railings of suitable design reinforce the sense of enclosure on streets within the Conservation Area, and are an important part of its character. In areas of severe loss, e.g. Spencer Street, the visual impact is notable.



Fig 57 Cast Iron Fanlight at Chapel Street.



Fig 58 Remnant Balconette brackets, Chiswick Street.

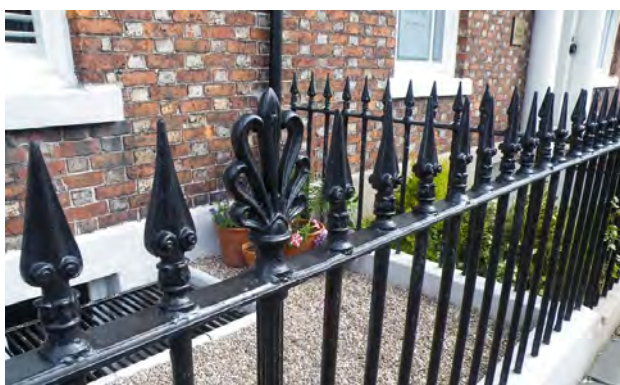


Fig 59. Cast iron railings at Chiswick Street



Fig 60. Ornate railings with ball-top finials at Alfred Street North, Portland Square.

11 Public realm

11.1 The quality of the public realm varies throughout the area despite the seeming similarity when viewed in plan form of its street and block network. Leaving aside for a moment the two main open spaces of Chatsworth Square Gardens and Portland Square, the public realm is mainly composed

of streets and back service lanes. There is a single area of informal public space at the junction of Aglionby Street and Alfred Street South where an uncompleted terrace run left a void which is now a small landscaped area (fig 33). In the main the public realm within the area is made up of the hard surfaces.

12 Spatial Quality:

Primary Streets

12.1 The quality of the public realm is dictated by two key factors - the quality of its materials and the nature of its use. In Spencer Street, one way traffic filtering in from Georgian Way makes the street environment hostile to pedestrians. Despite the quality of the surrounding buildings there is a feeling that the car is clearly dominant. Opportunities for pedestrians to cross the road are limited to signalled crossings or opportunistic dashes through traffic. In contrast, the southern portion of the same road - Brunswick Street - is far calmer and more attractive. Brunswick Street is two-way and allows for on-street parking. These factors both physically reduce the speed of traffic and also reduce the impression of vehicle dominance as vehicles will naturally slow where drivers feel there is a threat of parked car doors opening, pedestrians emerging from between parked vehicles or oncoming traffic. At Spencer Street, with the carriageway swept clear of such uncertainties, the motorist can feel confident that they are being given primacy and vehicle speed and dominance usually increases.

12.2 On more lightly trafficked streets such as Chiswick Street and Cecil Street, the spatial impression of the streets is far better - assisted in the latter case by a legacy of Victorian tree planting and in the former by the well maintained domesticity of the Chiswick Street terraces and lack of substantial traffic.

12.3 The secondary streets near the two main squares are enhanced by the presence of the landscape - in particular the scale of the forest trees within the squares - and also by their role as calm secondary streets with light vehicle traffic. This applies to Alfred Street at Portland Square and to Hartington Place off Chatsworth Square. The presence of the Squares and their vegetation also humanises the otherwise busy carriageways of



Fig 61. One way traffic on Spencer Street generally encourages higher vehicle speeds in contrast to two-way Brunswick Street.



Fig 62. The sense of enclosure within the CA formed by substantial street trees and back continuous frontage terraces.

Brunswick Street and Victoria Place.

12.4 Streets within the CA benefit from the spatial enclosure afforded by the back-of-the-footpath positioning of the buildings which line the perimeter blocks. This helps to create well-proportioned, human-scaled space that is only really marred by the weight of vehicle traffic at a few key points. Where the spatial enclosure is very weak, e.g. at the southern end of Georgian Way, the adverse impact of its loss is immediately apparent.

The back lanes

12.5 A characteristic of the perimeter blocks in the area is the presence of rear service lanes. Historically these provided pedestrian access to the rear of the properties and allowed for the delivery of coal and removal of waste. They have a unique character of enclosure where they survive in their original form but this is compromised where modifica-

tions are made to the boundary walls - in particular to enable off street parking in rear yards by demolition of boundaries (fig 34). Without the rear walls lined with outbuildings/high walling, the spatial quality of the lane is weakened. The impact of removal of rear walls is negative and should generally be resisted, in particular where a lane is largely intact. Where access is required insertion of garage doors has slightly less impact, but is

still very visually damaging compared with the original arrangement of continuous walling punctuated only by pedestrian doorways and enlivened by the gables of sculleries, wash houses and coal houses built hard up against the boundary. Some Mews style building survive and these should be retained.

Materials

12.6 The main thoroughfares in the area are surfaced in standard tarmaccadam with pavements a mixture of concrete imperial flags and occasional survivals of earlier high quality sandstone surfaces. Notable survivals of good quality historic surfaces can be seen at Chiswick Street where riven yorkstone paving is the dominant footway material, and in the carriageway around Portland Square where dressed basalt setts survive in large areas. These add positively to the quality and positive experience of the area and should be retained and appropriately repaired where necessary. The quality of surrounding areas would immediately be lifted by the reintroduction of more of this surfacing and indeed it is evident that survivals of basalt setts can be found beneath the tarmac of several streets in the Conservation Area - potentially awaiting exposure.



Fig 63. Stone flags at Chiswick Street, carefully cut to a radius.



Fig 64. A sandstone kerb and drainage channel carefully cut to a radii indicating high quality street masonry.



Fig 65. Dressed basalt setts at Alfred Street North and napped basalt at Hart Street are both valuable aspects of the area warranting retention and careful repair where needed.

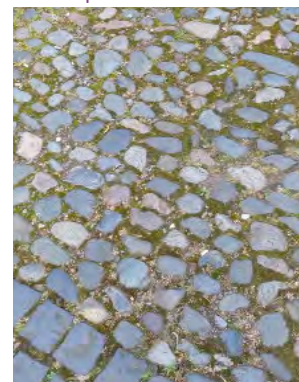
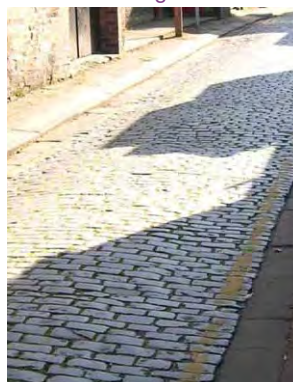


Fig 66. Basalt setts and river cobbles are used within back lanes. These historic surfaces are integral to the character of the conservation area and should be carefully retained..

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12.7 The lanes are frequently surfaced in river cobbles and occasionally in dressed basalt setts (fig 66). These are high quality materials which contribute positively to the character of the area. In instances of excavation for services reinstatement has sometimes been very poor (fig 67). The rear lanes also have a good rate of survival for dressed sandstone kerbing - much of which has been lost on the main carriageways.



Fig 67. Loss of basalt setts to tarmac rear of Hart Street and very crude reinstatement of river cobbles to the rear of Chapel Street/Victoria Place.

Street clutter and signage

12.8 The conservation area has a low incidence of the 'street furniture' - bollards, guardrailling, signage and so forth which mars more commercial parts of the City. Spencer Street is the area where this blight is most evident, and pedestrians are required to travel some distance from their desire line if walking to Victoria Place in order to make a crossing at a signalled point - a route reinforced by guardrailling. The general traffic arrangement at this point would benefit from a review to improve the balance in favour of the pedestrian and cyclist on what is a 30mph road.



Fig 68. The Spencer Street junction is the site of the most intrusive signage and guardrailling within the conservation area.

12.9 The area is relatively unscathed by excessive, duplicate or redundant signage. There are some direction signs for vehicle traffic but these appear to fulfil their function and are not excessive. The historic precedent of 'signage fixed to walls' is a common practice and reduces vandalism risks and eliminates the needs for excavation and poles (fig 69). It would be worth continuing the instances of the refurbishment of street nameplate signs within this area as opportunity arises as has been done elsewhere in the District.



Fig 69. Cast Iron street nameplates which could readily be restored and reinstated where they are absent, as per examples elsewhere in the City.

12.10 Lighting within the area is generally utilitarian and it would be useful to consider an approach to specification which complemented the character of the area. There are few if any surviving historic lighting. It would



Fig 70. A utilitarian light at Chiswick Street (left) and a larger but more sympathetic modern column at Portland Square.

be appropriate to reduce the scale of lighting on streets such as Tait Street, where its utilitarian and overlarge scale conflicts with the modesty of the Grade II terraces. Reduction in the scale and design of lighting can also help to encourage slower traffic speeds by emphasising the residential nature of a street.

13 Green infrastructure

13.1 As a relatively well preserved nineteenth century suburb, the CA is fortunate to have a legacy of Victorian street tree planting and also benefits from the two well-planted urban squares. The two Squares that give the CA its name are the focal points of its green infrastructure, although only Portland Square is publically accessible. The impact of these well-planned spaces is substantial and offers respite in what could potentially be an unremitting expanse of dense development.

13.2 The opportunistic open space to the south of Portland Square (fig 73), while attractive, is a 'gap site' that was not intended to be left unbuilt. It is now a locally valued incidental green space that adds to the quality of the area.

13.3 The contribution of street trees to the quality of the area should not be underestimated and it is important that the tree lined streets such as Warwick Road, Aglionby Street and Howard Place (fig 72) are maintained and that where trees are lost they are replaced with specimens to match. The scale of the trees is important and smaller varieties such as Rowan are inappropriate. A street such as Spencer Street would benefit from columnar tree planting. This - coupled with revisions to the traffic flow would significantly improve the appearance and function of this part of the conservation area.



Fig 71. Young street trees in 1890, Warwick Road.



Fig 72. Mature street trees at Howard Place contributing to the quality of the Conservation Area.



Fig 73. Open space off Aglionby Street

14 Extent of Intrusion or Damage (negative factors)

14.1 The conservation area is at its weakest at its interface with the backlands of Botchergate on its western edge. Here, in a mainly commercial part of the Conservation Area, there are no listed buildings and protection of the character of unlisted buildings has been weak. Large and incongruous buildings - notably the telephone exchange on the east of Cecil Street, and the former telephone exchange on the west, are out of scale with their neighbours (fig 74) and although they are outside of the designation (lieing within the City Centre Conservation Area), they exert a strong negative influence on it. The telephone exchange in particular is extremely utilitarian and presents inactive elevations to all sides. It may be that this area, with a number of surface car parks, is the most likely to be brought forward for new development which could enhance the setting of the conservation area. The demolition of the



Fig 74. The large structures on Cecil Street exerting a strong negative influence on the character of the conservation area.

Lonsdale Cinema and its temporary use as a car park has exposed to view the rears of properties on Warwick Road. Ideally future development will again conceal these unattractive rear elevations from view but other screening measures may be suitable in the medium term e.g. tree planting.

14.2 There are some inappropriate box-dormers on a number of properties. In general, such extensions will not be acceptable on the roofslope facing the road. However, if on rear elevations and to a suitable design, new dormers can sometimes be acceptable.

14.3 The impact of heavy vehicular traffic in parts of the area notably Spencer Street, Victoria Place and Tait Street (disproportionate to the slight domestic scale of these listed terraces) is a negative factor (fig 75).



Fig 75. Heavy traffic on Spencer Street and Tait Street.

15 Neutral areas

15.1 Some areas can be considered neutral in their appearance as while still being of townscape merit, extensive unsympathetic changes have been made that has degraded the overall quality of the street. Aglionby Street and Warwick Square for example, have generally lost their original fenestration in many instances. However, because of the

strength of their terraced form, and the townscape quality that they retain, for example, through their avenue tree planting, this loss is not catastrophic. It would be desirable, however, to arrest further negative change and to ensure that new interventions maintain or enhance, rather than detract from the qualities of the Conservation Area.

16 Building Fabric

16.1 Building maintenance within the CA is generally good, with few if any areas of real dereliction. Unfortunately, some 'maintenance' has been at the expense of character and a many traditional windows, many capable of thermal overhaul through draft stripping, have been needlessly replaced with PVCu. This loss of traditional fenestration is probably the single biggest visually negative factor within the CA. Some PVCu replacements make a plausible job of mimicking their wooden counterparts, and these may be appropriate as replacement windows in unlisted buildings, in particular where original fenestration has already been lost and there is the opportunity to restore some character (fig 77).

16.3 Other elements such as traditional cast iron rainwater goods have been replaced with shorter lived plastic, but the visual impact of this change is less than the loss of original doors and windows to unsuitable modern replacements.

16.4 On a detailed level, some well-intentioned maintenance can actively harm the fabric of buildings, for example, the use of inappropriate hard cement pointing on stone or pre-twentieth century brick. While in most instances this is outside of the control of planning (Except in the case of Listed Buildings) it should be noted that almost all the buildings within the conservation area will have masonry bedded and pointed in soft lime mortar. This allows for seasonal movement in the structure, and is more vapour permeable than cement, complementing the principles of breathable construction that old buildings use. Cement can cause or exacerbate damp, and can cause the delamination of stone or pre-twentieth century brick (fig 78a). Removal of inappropriate cement pointing may require specialist advice to ensure that bricks or stone do not sustain further damage. Mechanical tools such as angle grinders should not be used to remove this material

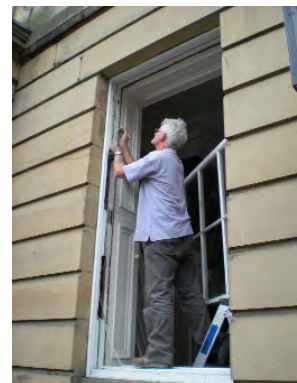


Fig 76. Regular maintenance of windows will enable indefinite retention of historic fabric.



Fig 77. PVCu windows of successful (left) and unsuccessful design (right) on unlisted buildings within the CA.



Fig 78a. Cement pointing causing spalling of bricks (left)
Fig 78b. Correct pointing of bricks with lime mortar (right)

which instead should be carefully removed using hand tools. Correctly pointed walling in lime mortar is shown in figure 78b.

Part 2 - Management Plan

18.1 Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts.

18.2 Chatsworth Square and Portland Square Conservation Area is relatively fortunate in remaining a largely intact, robust and popular Victorian suburb. With a ballast of listed buildings which has helped to provide a high level of protection to the character of the area, it remains an attractive part of the City. Some of the issues which detract from it e.g. areas of heavy traffic - are common to many urban areas and their resolution is not always straightforward. Other issues, such as unsympathetic alterations to historic buildings can perhaps be addressed through education, and through more formal planning tools.

19 Conservation Area Boundary Review

19.1 Conservation Area Appraisals offer the opportunity to review existing boundaries and to consider if they are correctly located or could benefit from amendment, extension or contraction. The conservation area boundary to Chatsworth Square and Portland Square has remained static since its creation in 1994.

19.2 There are no areas of the Conservation Area where the special interest that led to the designation of the Conservation Area has declined to a substantial degree, and therefore it is not proposed that the present boundary should be reduced in area. With the boundary abutting the Botchergate Conservation Area to the south west and the City Centre Conservation Area to the west, the western edge of the CA follows a logical dividing line and there is no evident reason to amend this established edge. To the north,

the educational uses form a boundary while to the east the further educational site of St Aiden's abuts the edge of the Conservation Area. While there may have been a case for including the attractive Edwardian 1905 St Aiden's School within the boundary, this was demolished in 2009 to make way for the new Richard Rose Academy. This, and the adjacent Lismore Place, has effectively created a modern 'end stop' to the Victorian conservation area.

19.3 While Lismore Place was laid out in the same phase of Victorian expansion as the bulk of the Conservation Area, it was developed incrementally over the next century (fig 34). Its C20th housing stock does not possess the level of special interest that would warrant inclusion in the Conservation Area and it is proposed to retain the boundary at the eastern edge on its present alignment.

19.4 To the south of the site, while properties south of Aglionby Street are of townscape quality, they are less notable and more compromised by unsympathetic changes than those within the Conservation Area. It is therefore proposed to retain this boundary on its present alignment.

19.5 To the north, the present boundary is the rear of properties fronting Victoria Place. To the north of this boundary is the former Strand Road Drill Hall, now built with a retained facade as part of Carlisle College. The late



Fig 79. Trinity School - Built in 1883 as Carlisle Grammar School

C19th Trinity School stands opposite this.

19.6 There would seem to be merit in including the remaining frontage to Strand Road and also Trinity School within the CA boundary. While the Strand Road Drill Hall site was redeveloped in 2014 it retained a large portion of the Strand Road facade, introducing new college buildings behind. This retained facade, the buildings on Compton Street and the Trinity School are all functionally related to the Chatsworth Square area. While the modern college buildings to the east of Compton Street would have no clear merit in inclusion within the boundary, the substantial landmark of Trinity School would be a useful inclusion. The Trinity area is of note because of its prominence on the northern approach to the Conservation Area, in particular from Georgian Way. The school buildings form a substantial block of high quality buildings that could sensibly 'book end' the area. While perhaps not of the level of national significance that would merit inclusion in the statutory list, the Trinity School building makes a positive townscape contribution and would be a worthwhile addition to the Conservation Boundary. The modern Carlisle College building to the east of Compton Street need not be included and is a useful breakpoint between the proposed boundary and development to the east.

19.7 It is recommended that the Conservation Area is extended to its northern boundary to encompass Compton Street, Strand Road and the southern range of buildings of Trinity School. The existing and proposed boundary map is shown in appendix 2.



Fig 82. Absent railings - Warwick Square

20 Opportunities for Enhancement

20.1 Public Realm

20.2 As a buoyant part of the City, characterised by dense development with continuous frontages and very few undeveloped sites, the Conservation Area presents limited opportunity sites or areas of very poor townscape quality. In 1998 Chiswick Street obtained a blanket listed building consent/planning permission for re-installation of lost cast iron railings and full implementation of this consent would benefit the street enormously. This is a 'live' consent and residents can still avail themselves of the planning permission and listed building consent which it achieved. Warwick Road, Warwick Square and Spencer Street would benefit from a similar boundary reinstatement scheme. The former is in predominantly residential use but has poor boundary treatments, despite listed status, while Spencer Street has the lowest survival rate of original or authentic

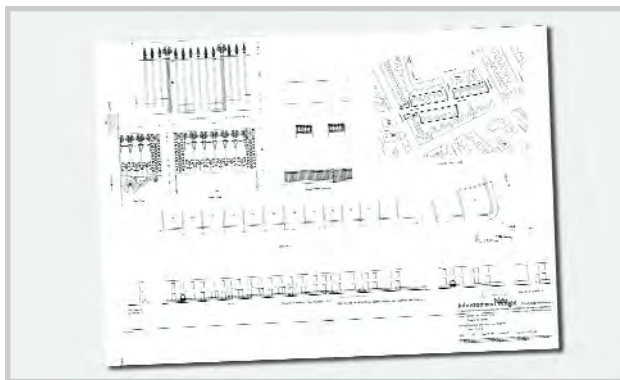


Fig 80. Proposed railing and balcony reinstatement application for Chiswick Street properties. Planning reference 98/0909
Image © Johnson and Wright Architects Ltd

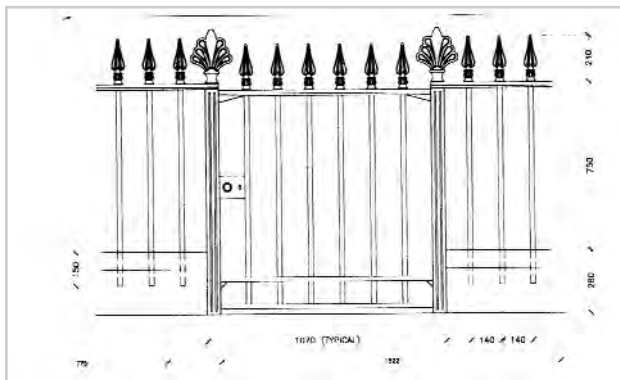


Fig 81. Detail of the above approved application showing gate and railing reinstatement. Image © Johnson and Wright Architects Ltd

replacement railings. A Townscape Heritage Initiative (THI) through the Heritage Lottery Fund (HLF) might be a route to match-fund such a reinstatement scheme. This mechanism usually requires a 50/50 funding split between HLF funders and grant recipients.

20.3 Traffic Impact

20.4 The Conservation Area is bisected by a number of key vehicular routes, notably Victoria Place, Warwick Road and Spencer Street. Although busy, the high quality street environment on Victoria Place and Warwick Road go some way to off-setting traffic impact, and the overall impression of the area is not one of traffic dominance. The impact of traffic is greatest on Spencer Street, and the Spencer Street/Georgian Way area, through to Tait Street, would benefit from a reduction in vehicular traffic. It may be that consideration should be given to reducing the townscape impact of existing traffic by reducing its apparent dominance - the one way portion of Spencer Street feels particularly hostile to pedestrians and a two way flow here might reduce vehicle speeds. The area would benefit from a reduction in pedestrian guardrailling but this would need to be preceded by a safety audit. Reducing the perceived design speed of Georgian Way e.g. through removal of pedestrian barriers and planting of boundary street trees would also help to slow traffic and enhance the setting of the CA. A pedestrian environment improvement scheme could be developed with the Highways Authority to achieve this.

20.5 Tree Planting

20.6 The Conservation Area has a legacy of Victorian street trees whose presence softens the dense development pattern of the area. Most of these are at full maturity and some areas have had their trees removed and not replanted (parts of Warwick Road). The presence of large street trees has a marked positive impact on the character of the CA and

their absence is generally detrimental - contrast for example the appearance of Victoria Place vs. the adjacent but denuded Spencer Street (fig 56). The perceived negative impacts e.g. leaf fall, sap on cars - is trivial compared to townscape and environmental benefits.

20.7 The existing tree cover of the Conservation Area and its tributary streets would benefit from a full appraisal and a clear set of guidelines regarding the appropriate replacement of lost specimens. New trees should be planted in tree pits of adequate size with utility services protected by root barriers where appropriate, with integral watering systems to encourage the successful establishment of new specimens.



Fig 83. Street tree planting in tree pit with root control barriers and integrated irrigation © Greenleaf Horticulture

20.8 Open Space

20.9 There are three areas of open space within the Conservation Area - the two large squares and the incidental open space off Aglionby Street (fig 33). Portland Square is in fair condition although repairs are required to the separately Grade II listed boundary railings. In general, this space feels safe and well kept although it would be better if more active uses were in the buildings surrounding the Square. The Chatsworth Square space is privately managed and to the casual observer, appears overgrown and neglected, largely hidden from view by a dense boundary. It may be that some selective thinning would be of benefit and would encourage the gardens to be used by neighbouring properties. It is important that both squares maintain and supplement their stock of large forest trees which have a positive impact on the quality of the area. All three sites would benefit from an assessment and enhancement of their biodiversity opportunities.

20.10 Surfaces

20.11 Existing high quality surfaces such as the sandstone flagged footways to Warwick Road and Chiswick Street should be maintained and extended where possible. Repairs to rear lanes should preserve their setted or cobbled surfaces. Care should be taken to ensure that where these surfaces are lifted, for example, to access utility services, they are reinstated to the same detail. Figure 84 shows the reinstatement of Setts in nearby



Fig 84. The rebedding of granite setts

Collier Lane, in the Botchergate Conservation Area. Figure 62 shows tarmac infilling of setted surfaces to the rear of Hartington Place, damaging the townscape interest of the area.

20.12 Some streets, such as Alfred Street North through to Alfred Street South at Portland Square retain their high quality basalt setted surfaces. These contribute to the quality of the Conservation Area and should be retained and appropriately repaired where needed. Other streets, where setts lie underneath modern tarmac, would benefit from the removal of this tarmac and the re-exposure of their original setted surfaces.

20.13 Street Furniture

20.14 There are few survivals of historic lighting columns within the conservation area with some modestly scaled victorian style columns present on Brunswick Street. Present provision ranges from utilitarian lanterns and columns at Victoria Place and Spencer Street to more considered newer lighting at Portland Square (fig 65). There is an opportunity to improve the streetscape through installation of more appropriate columns in several areas - notably Spencer Street where more human-scaled columns could help to reduce perceptions of vehicular primacy.

20.15 Historic street nameplates are present throughout the CA and a large number would benefit from refurbishment. Carved stone street names (fig 85) are present in some areas and lettering here could be carefully



Fig 85. Carved stone lettering at Brunswick Street with cast iron Warwick Road sign adjacent in need of refurbishment.

picked out. New signage should have regard to City Council street nameplate guidance and reinstate the historic pattern where possible. Signage fixed to poles should be avoided and signs should be building-mounted where possible.

20.16 Any new signage should be preceded by a signage audit of existing signage in the vicinity, with surplus items removed where possible. Any installation should have regard to guidance on the minimisation of street clutter.

21 Protection of Historic Fabric

21.1 30% of buildings within the Conservation Area are statutorily listed. This affords significant protection against changes that could harm their significance and protects original detailing such as doors, windows, roofing materials. There is a clear statutory regime governing changes to listed buildings and it is a criminal offence to undertake work to a listed building which would require listed building consent (lbc), without first applying for and receiving consent. There is no time limit on enforcement action regarding works undertaken in the absence of listed building consent.

21.2 Where architectural features have been lost prior to the date of listing (e.g. several properties in Warwick Road and Chiswick Street have PVCu windows which predate the date that the buildings were listed on), owners are welcome to apply to reinstate these details. In previous years, the Council operated a grant system which helped to meet the additional costs of more appropriate reinstatement although at the time of writing this fund is no longer available. Figure 46 shows before and after images of sash window reinstatement within the Conservation Area.

22.3 In commercial unlisted properties, or apartments/flats permitted development rights to change windows and doors are already

restricted. Original detailing such as windows and doors should be retained and repaired, or replaced with closely matching new items. While historically in-authentic, some PVCu windows are now available which make a reasonable effort to replicate traditional sash windows and these may be appropriate in some circumstances in unlisted buildings. A number of poor PVCu installations have been installed in recent years in the absence of planning permission. The Council as planning authority can take enforcement action regarding this and is able to compel the removal of installations lacking necessary permissions. Both flats and commercial properties require planning permission to materially alter fenestration.

22.4 Safeguards for unlisted residential properties within the CA are somewhat weaker and windows and doors may be changed if replacements are 'materially similar' to the existing ones. Consequently, a great number of unlisted residential properties within the CA are marred by very poor PVCu windows and doors which damage the integrity of the CA. While occupiers are encouraged to retain and refurbish existing historic joinery, (which can often be dramatically improved through draft stripping or secondary glazing), occupiers are also urged to select replacement windows and doors with care and with regard to the character of the building. Loss of original fenestration and doors is perhaps the most significant negative issue at present within the area.

22 Article 4 Directives

22.1 Article 4 Directives offer the opportunity to restrict 'permitted development rights' and retain historic elements (e.g. sash windows, roof coverings, chimneys..) which can be removed without permission under normal circumstances in unlisted residential dwellings. While Stanwix is protected by a number of Article 4 directions there are none in the Chatsworth Square and Portland Square

Conservation Area. Such directives usually apply to dwelling houses, the main beneficiary of permitted development rights. They can also be applied to flats and commercial properties which would otherwise be able to make changes such as alteration of roofing material or demolition of chimney stacks under permitted development. If occupiers change windows on a 'like for like' basis, consent is not required. There is no fee payable to the planning authority from applications arising from the removal of permitted development rights under an article 4 directive.

22.2 It is recommended that a broad-scale Article 4 is applied to the non-listed properties within the CA. In the absence of this it is probable that the loss of original detailing which gives the CA its attractiveness, will continue to erode. In the absence of an Article 4 direction, there is scant difference in physical protection for residential properties inside the conservation area compared with properties outside of its boundary and the special interest of the Conservation Area could be compromised.

22.3 Residential buildings which have already lost detailing to unsympathetic replacements could also be covered by the Directive but would be able to replace their existing fenestration etc. on a like for like manner without the need for permission. Reinstatement of more sympathetic windows etc. would of be welcomed, but could not be compelled by any present planning tools (although grant funding may offer appropriate leverage).

23 Other controls

23.1 There are a series of other controls arising by virtue of conservation area status. These include:

- the requirement in legislation and national planning policies to preserve and/or enhance the area. The Planning (Listed Buildings and Conservation Areas) Act Section 72 states in

relation to Conservation Areas that the local planning authority shall have special regard to the desirability of preserving and enhancing the character and appearance of such areas. Section 66 of the same Act in relation to listed buildings states that planning authorities should have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area e.g. a higher standard of design is likely to be required within the boundary of a conservation area, or where development affects the setting of a conservation area;
- Some works to houses is no longer 'permitted development' and may require planning permission;
- Most proposals for demolition will require planning permission - the expectation is that a plan must be in place for a 'material improvement' arising from the redevelopment of the demolished site;
- Most work to trees should be notified to the Council which has six weeks to decide whether to impose restrictions e.g. designation of a tree preservation order; and
- Fewer types of advertisements which can be displayed with deemed consent.

23.2 Enforcement strategy

23.4 Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems.

24 SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats)

24.1 Strengths

- An architecturally coherent area with a good survival of high quality buildings and spaces.
- A high degree of protection arising from the number of listed buildings within the Conservation Area.
- A popular area for both residential and commercial use with low levels of neglect.

24.2 Weaknesses

- Very high levels of traffic on some roads.
- Some areas of neglect, notably on those streets with the highest vehicular volumes.
- Loss of original features such as joinery, chimney stacks and architectural detailing in unlisted buildings.
- Some poor areas of public realm, notably where vehicular dominance is strongest.
- Issues around volume of rental properties in multiple occupation, and associated pressure on parking spaces.
- Some areas of weak townscape to Cecil Street perimeter of Conservation Area.

24.3 Opportunities

- Potential to return residential character to Portland Square through the relocation of County Council uses.
- Strengthening of character of area through reinstatement of lost architectural detail, in particular missing railings to help define plot boundaries and reinforce public/private space.
- Sensitive public realm improvements, for example, reinstatement of original setted road surfaces e.g. at Portland Square.
- Reduction of impact of vehicular traffic - for example through removing the one way sys-

tem at Spencer Street which is associated with high vehicle speeds and an adverse impact on the livability of the area.

- Audit and removal of highways clutter.
- Use of appropriate traffic management tools that are sensitive to the quality of the area e.g. use of thin 50mm yellow lining in lemon or cream where required, instead of standard 75mm yellow lining. No special authorisation is required for this.
- Public realm enhancement through supplementing and replacing the legacy of well-scaled Victorian tree planting.
- Proposed extension to Conservation Area to include additional high quality heritage buildings and to safeguard these from inappropriate change.

24.4 Threats

- Continued adverse impact of heavy traffic at key points in Conservation Area.
- Erosion of quality of non listed buildings through incremental uncontrolled alterations.
- Loss of trees through lack of appropriate replacement planting.
- Continued inappropriate reinstatement works by statutory undertakers.

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175 Years of Carlisle Laurie Kemp and Jim Templeton, Carlisle 1990

Glossary

Built environment - The entire ensemble of buildings, neighbourhoods and city, with their infrastructure.

Conservation Area - an area of notable architectural or historical interest or importance which is protected by law against undesirable changes. In the Planning (Listed Buildings & Conservation Areas) Act 1990 a conservation area is described as an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Curtilage - Some buildings and other structures not mentioned on the list entry may still be protected by the listed building regime if they are within the curtilage of the listed building, predate 1st July 1948 and are or were ancillary to the listed building. There are a number of factors that go in to considering the extent of the curtilage of a particular building and whether the ancillary test is satisfied. It may be a criminal offence to fail to apply for listed building consent for works to a curtilage building when it is needed, so any doubt should be discussed with the local planning authority.

Facade - The principal face of a building.

Fenestration - The arrangement of windows on a facade.

Fine grain - The quality of an area's layout of building blocks and plots having small and frequent subdivisions.

Form - The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

Landmark - A building or structure that stands out from the background buildings.

Grade I, II*, II - Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to buildings with exceptional interest, followed by grade II*, which are particularly important buildings of more than special interest. However, the vast majority of listed buildings are grade II, which are of special interest.

Heritage Assets - (monuments or buildings) of local or national significance sometimes referred to as historic assets.

Listed Buildings - A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

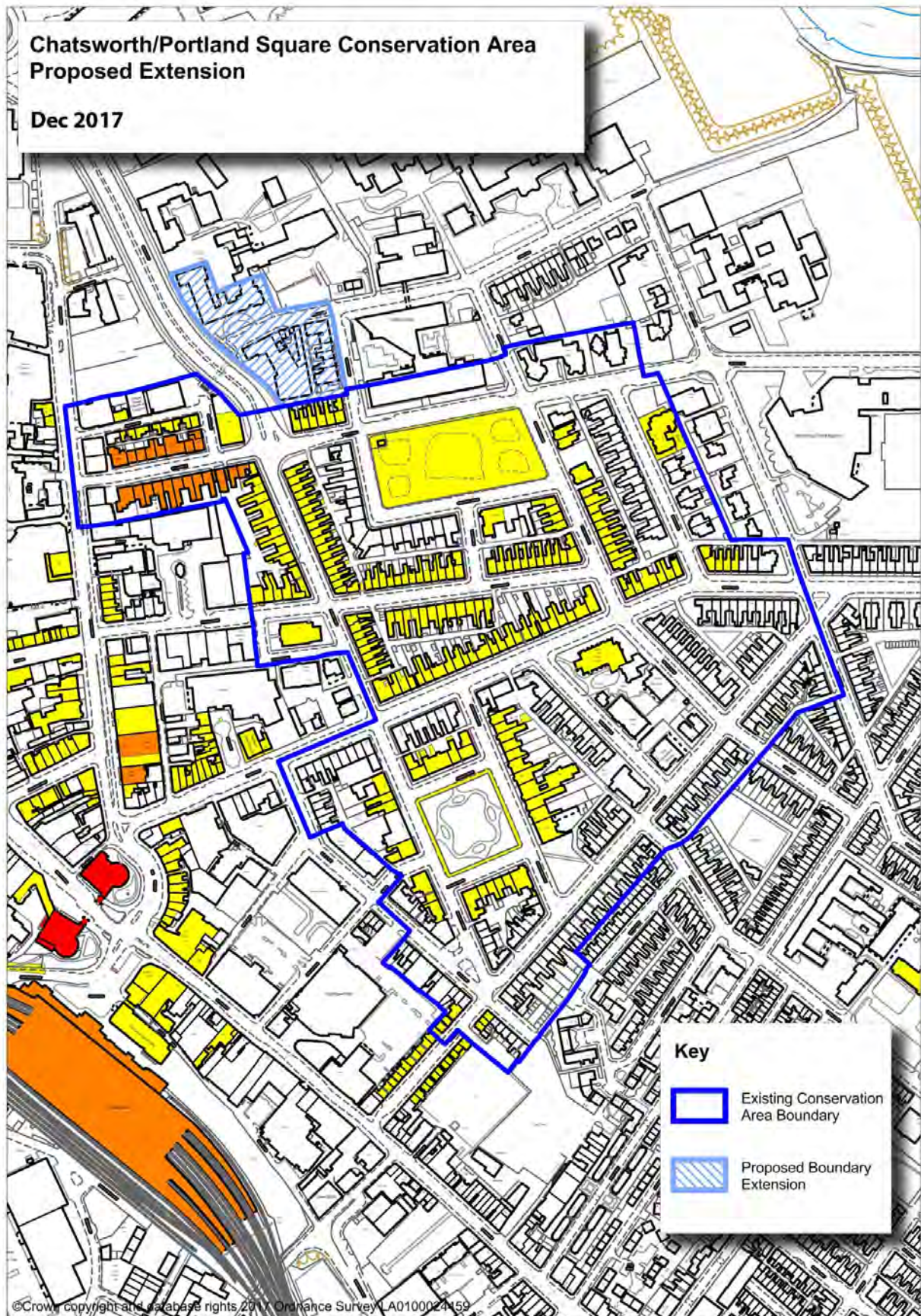
Local List - A building, object or structure that has been judged to be of local importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest. Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans.

Public Realm - spaces accessible to the public such as streets, pathways, right of ways, parks and open spaces. The term is used when describing the street furniture and signage which is located within these spaces.

Street furniture - Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

Chatsworth Square and Portland Square MANAGEMENT PLAN













Appendix 1: Proposed Conservation Area Boundary Extension











No.	Photo	Address	LB	Date Listed	Listing Number
Albert Street -east					
1		1 Albert Street/20-22 Victoria Place, Carlisle, CA1 1HZ	II	13/11/1972	67110800285
2		2 Albert Street, Carlisle, CA1 1HZ	II*	01/06/1949	67110800283
Alfred Street North - east					
1		1 Alfred Street, Carlisle, CA1 1ED	II	14/12/1987	67111100046
3		3 Alfred Street, Carlisle, CA1 1ED	II	14/12/1987	67111100046
5		5 Alfred Street, Carlisle, CA1 1ED	II	14/12/1987	67111100046
Alfred Street North - west					
4		1 Alfred Street, Carlisle, CA1 1PX	II	22/02/1973	67111100230
Brunswick Street - east					
3		3 Brunswick Street, Carlisle, CA1 1PB	II	22/02/1973	67111100230
5		5 Brunswick Street, Carlisle, CA1 1PB	II	16/12/1987	67111100237
6		6 Brunswick Street, Carlisle, CA1 1PN	II	16/12/1987	67111200241
8		8 Brunswick Street, Carlisle, CA1 1PN	II	16/12/1987	67111200241

No.	Photo	Address	LB	Date Listed	Listing Number
10		10 Brunswick Street, Carlisle, CA1 1PP	II	14/12/1987	67111100065
Chapel Street – south					
2		2 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
3		3 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
4		4 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
5		5 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
6		6 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
7		7 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
8		8 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
9		9 Chapel Street, Carlisle, CA1 1JA	II	13/04/1994	67110800079
The Dispensary		The Dispensary, Chapel Street, Carlisle, CA1 1JA	II	23/04/1981	67110800080
Chatsworth Square					
17-18		17-18 Chatsworth Square/ 11 Red Gables, Carlisle, CA1 1HE	II	03/06/1986	67111100082
20		20 Chatsworth Square, Carlisle, CA1 1HE	II	11/04/1994	67111100173

No.	Photo	Address	LB	Date Listed	Listing Number
21		Chatsworth House, 21 Chatsworth Square, Carlisle, CA1 1HF	II	11/04/1994	67110700083
22		22 Chatsworth Square, Carlisle, CA1 1HF	II	03/06/1986	67110700084
23		23 Chatsworth Square, Carlisle, CA1 1HB	II	03/06/1986	67110700084
Gate to Chatsworth Sq Gardens		Central Gardens including Wall Railings and Gates, Chatsworth Square, Carlisle, CA1 1HF	II	03/06/1986	67110700085
Chiswick Street – north					
1		1 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/11/1972	67111200273
3		3 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/11/1972	67111200273
5		5 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
7		7 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
9		9 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
11		11 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
13		13 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
15		15 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087

No.	Photo	Address	LB	Date Listed	Listing Number
17		17 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
19		19 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
21		21 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
23		23 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
25		25 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
27		27 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
29		29 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100087
31		31 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100092
33		33 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100092
35		35 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
37		37 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
39		39 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093

No.	Photo	Address	LB	Date Listed	Listing Number
41		41 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
43		43 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
45		45 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
47		47 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100093
49		49 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100094
51		51 Chiswick St, Carlisle, Cumbria CA1 1HJ	II	13/04/1994	67111100094
Chiswick Street – south					
2		2 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/11/1972	67111200273
4		4 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100086
6		6 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100086
8		8 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100086
10		10 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100086








No.	Photo	Address	LB	Date Listed	Listing Number
12		12 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100086
14		14 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100088
16		16 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100088
18		18 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100089
20		20 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100089
22		22 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100090
24		24 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100092
26		26 Chiswick St, Carlisle, Cumbria CA1 1HQ	II	13/04/1994	67111100092
Compton Street					
1		1 Compton St, Carlisle, Cumbria CA1 1HT	II	13/11/1972	67110800286
Currie Street					
1		1 Currie Street, Carlisle, Cumbria, CA1 1HH	II	13/04/1994	67111100087













No.	Photo	Address	LB	Date Listed	Listing Number
2		1 Currie Street, Carlisle, Cumbria, CA1 1HH	II	13/04/1994	67111100092
Hartington Place – west					
1		1 Hartington Place, Carlisle, Cumbria CA1 1HL	II	13/04/1994	67111100094
3		3 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100173
5		5 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100173
7		7 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100173
Hartington Place – west					
2		2 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100172
4		4 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100172
6		Craighead, 6 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
8		8 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
10		10 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
12		12 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174

No.	Photo	Address	LB	Date Listed	Listing Number
14		14 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
16		16 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
18		18 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
20		20 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100174
22		22 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100175
24		24 Hartington Place, Carlisle, Cumbria CA1 1HL	II	11/04/1994	67111100175
Howard Place – west					
1		1 Howard Place, Carlisle, Cumbria, CA1 1HR	II	11/04/1994	67111100181
Howard Place – east					
2		2 Howard Place, Carlisle, Cumbria, CA1 1HR	II	11/04/1994	67111100182
4		4 Howard Place, Carlisle, Cumbria, CA1 1HR	II	11/04/1994	67111100182
18-20		St Gabriel's Court, 18-20 Howard Place, Carlisle, Cumbria, CA1 1HR	II	14/12/2000	67111100182
Lonsdale Street – north					
31		Arkle House, 31 Lonsdale St, Carlisle, Cumbria, CA1 1BJ	II	11/04/1994	67111200197

No.	Photo	Address	LB	Date Listed	Listing Number
33		33 Lonsdale St, Carlisle, Cumbria, CA1 1BJ	II	11/04/1994	67111200198
35		35 Lonsdale St, Carlisle, Cumbria, CA1 1BJ	II	11/04/1994	67111200198
37		37 Lonsdale St, Carlisle, Cumbria, CA1 1BJ	II	11/04/1994	67111200198
39		39 Lonsdale St, Carlisle, Cumbria, CA1 1BJ	II	11/04/1994	67111200198
Church of St Paul		Elim Pentecostal Church of St Paul's, Lonsdale Street, Carlisle, Cumbria, CA1 1AE	II	11/04/1994	67111200199
Portland Square					
1		1 Portland square, Carlisle, Cumbria, CA1 1PE	II	22/02/1973	67111100230
2		2 Portland square, Carlisle, Cumbria, CA1 1PE	II	22/02/1973	67111100230
3		3 Portland square, Carlisle, Cumbria, CA1 1PE	II	22/02/1973	67111100230
4		4 Portland square, Carlisle, Cumbria, CA1 1PE	II	22/02/1973	67111100230
5		5 Portland square, Carlisle, Cumbria, CA1 1PE	II	22/02/1973	67111100230
6		6 Portland square, Carlisle, Cumbria, CA1 1PE	II	14/12/1987	67111100231
7		7 Portland square, Carlisle, Cumbria, CA1 1PY	II	14/12/1987	67111100231

No.	Photo	Address	LB	Date Listed	Listing Number
8		8 Portland square, Carlisle, Cumbria, CA1 1PY	II	14/12/1987	67111100232
9		9 Portland square, Carlisle, Cumbria, CA1 1PY	II	14/12/1987	67111100232
10		10 Portland square, Carlisle, Cumbria, CA1 1PY	II	14/12/1987	67111100233
11		11 Portland square, Carlisle, Cumbria, CA1 1PY	II	16/12/1987	67111100234
12		12 Portland square, Carlisle, Cumbria, CA1 1PY	II	16/12/1987	67111100234
13		13 Portland square, Carlisle, Cumbria, CA1 1PT	II	16/12/1987	67111100234
14		14 Portland square, Carlisle, Cumbria, CA1 1PT	II	16/12/1987	67111100234
15		15 Portland square, Carlisle, Cumbria, CA1 1QQ	II	16/12/1987	67111100235
16		16 Portland square, Carlisle, Cumbria, CA1 1QQ	II	16/12/1987	67111100236
17		17 Portland square, Carlisle, Cumbria, CA1 1QQ	II	16/12/1987	67111100236
18		18 Portland square, Carlisle, Cumbria, CA1 1QQ	II	16/12/1987	67111100236
19		19 Portland square, Carlisle, Cumbria, CA1 1QQ	II	16/12/1987	67111100236




No.	Photo	Address	LB	Date Listed	Listing Number
21		21 Portland square, Carlisle, Cumbria, CA1 1PE	II	16/12/1987	67111100238
22		22 Portland square, Carlisle, Cumbria, CA1 1PE	II	16/12/1987	67111100238
23		23 Portland square, Carlisle, Cumbria, CA1 1PE	II	16/12/1987	67111200239
27		Asquith House, 27 Portland square, Carlisle, Cumbria, CA1 1PE	II	14/12/1987	67111200240
28		28 Portland square, Carlisle, Cumbria, CA1 1PE	II	16/12/1987	67111200241
Portland Square walls and railings		Central Gardens, Portland Square, Carlisle	II	14/12/1987	67111100242
Spencer Street - east					
3		3 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
5		5 Spencer Street, Carlisle, Cumbria, CA1 1BA	II	13/11/1972	67111200273
7		7 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
9		9 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
11		11 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
13		13 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273

No.	Photo	Address	LB	Date Listed	Listing Number
15		15 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
17		17 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
19		19 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
21		21 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
23		23 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
25		25 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
27		27 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
29		29 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
31		31 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
33		33 Spencer Street, Carlisle, Cumbria, CA1 1BE	II	13/11/1972	67111200273
35		35 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
37		37 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273













No.	Photo	Address	LB	Date Listed	Listing Number
39		39 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
41		41 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
43		43 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
45		45 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
47		47 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
49		49 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200273
51		Devonshire House, 51 Spencer Street, Carlisle, Cumbria, CA1 1BB	II	13/11/1972	67111200292
Spencer Street - east					
2		2 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67110800270
4		4 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67110800270
6		6 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
8		8 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
10		10 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272

No.	Photo	Address	LB	Date Listed	Listing Number
12		12 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
14		14 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
16		16 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
18		18 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
20		20 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
22		22 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
24		24 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
26		26 Spencer Street, Carlisle, Cumbria, CA1 1BG	II	13/11/1972	67111200272
Tait Street					
25		25 Tait Street, Carlisle, Cumbria, CA1 1RU	II	13/11/1972	67111100277
27		27 Tait Street, Carlisle, Cumbria, CA1 1RU	II	13/11/1972	67111100277
29		29 Tait Street, Carlisle, Cumbria, CA1 1RU	II	13/11/1972	67111100277
32		32 Tait Street, Carlisle, Cumbria, CA1 1RX	II	13/11/1972	67111100278






No.	Photo	Address	LB	Date Listed	Listing Number
34		34 Tait Street, Carlisle, Cumbria, CA1 1RX	II	13/11/1972	67111100278
36		36 Tait Street, Carlisle, Cumbria, CA1 1RX	II	13/11/1972	67111100278
Victoria Place - south					
1		1 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	13/11/1972	67111200280
3		3 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
5		5 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
7		7 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
9		9 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
11		11 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
13		13 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
15		15 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
17		17 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	01/06/1949	67111200282
19		19 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	13/11/1972	67110800284

No.	Photo	Address	LB	Date Listed	Listing Number
21		21 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	13/11/1972	67110800284
23		23 Victoria Place, Carlisle, Cumbria, CA1 1EJ	II*	13/11/1972	67110800284
Victoria Place - north					
2		2 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	13/11/1972	67110800281
4		4 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
6		6 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
8		8 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
10		10 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
12		12 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
14		14 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
16		16 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
18		18 Victoria Place, Carlisle, Cumbria, CA1 1ER	II*	01/06/1949	67110800283
36		36 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286

No.	Photo	Address	LB	Date Listed	Listing Number
38		38 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286
40		40 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286
42		42 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286
44		44 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286
46		46 Victoria Place, Carlisle, Cumbria, CA1 1EX	II	13/11/1972	67110800286
Warwick Road - north					
61		61 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	13/11/1972	67111200292
63		63 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100293
65		65 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100293
67		67 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100293
69		69 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100293
71		71 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100294
73		73 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	13/11/1972	67111100295

No.	Photo	Address	LB	Date Listed	Listing Number
75		75 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100296
77		77 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100296
79		79 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100296
81		81 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100296
83		83 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	13/11/1972	6711110297
85		85 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100298
87		87 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100298
89		89 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100298
91		91 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100298
93		93 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100298
95		95 Warwick Road, Carlisle, Cumbria, CA1 1EB	II	11/04/1994	67111100299
97		97 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100299

No.	Photo	Address	LB	Date Listed	Listing Number
99		99 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100300
101		Ivy House, 101 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100300
103		103 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100300
105		105 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100301
107		107 Warwick Road, Carlisle, Cumbria, CA1 1EA	II	11/04/1994	67111100301
109		109 Warwick Road, Carlisle, Cumbria, CA1 1JY	II	11/04/1994	67111100303
111		111 Warwick Road, Carlisle, Cumbria, CA1 1JY	II	11/04/1994	67111100304
113		113 Warwick Road, Carlisle, Cumbria, CA1 1JY	II	11/04/1994	67111100305
115		115 Warwick Road, Carlisle, Cumbria, CA1 1JY	II	11/04/1994	67111100305
117		117 Warwick Road, Carlisle, Cumbria, CA1 1JZ	II	11/04/1994	67111100306
119		119 Warwick Road, Carlisle, Cumbria, CA1 1JZ	II	11/04/1994	67111100306
121		121 Warwick Road, Carlisle, Cumbria, CA1 1JZ	II	11/04/1994	67111100306

No.	Photo	Address	LB	Date Listed	Listing Number
Warwick Square - south west					
Our Lady & St Joseph's RC Church		Our Lady & Saint Joseph's R C Church, Warwick Square, Carlisle, Cumbria, CA1 1LB	II	11/04/1994	67111100302
The Presbyter y		The Presbyter, Warwick Square, Carlisle, Cumbria, CA1 1LB	Curtilage to church (Grade II)		
The Lodge		The Lodge, Warwick Square, Carlisle, Cumbria, CA1 1LB	Curtilage to church (Grade II)		
Wilfred Street – north					
3		3 Wilfred Street, Carlisle, Cumbria, CA1 1PQ	II	16/12/1987	67111200239
Wilfred Street – south					
4		4 Wilfred Street, Carlisle, Cumbria, CA1 1PE	II	16/12/1987	67111100238