



Brisco, Carlisle, Cumbria Potential for designating a Conservation Area

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1.0 Introduction

1.1 North of England Civic Trust has been commissioned by Carlisle City Council to assess Brisco, Carlisle, Cumbria, to see whether a conservation area should be designated there under Section 69 the Town & country Planning Act 1990. Local planning authorities are under a positive legal duty to assess their area from time to time to review conservation area coverage (<https://historicengland.org.uk/advice/hpg/has/conservation-areas/>).

1.2 This work has been prompted by recent development proposals for land immediately south of the urban City of Carlisle.

1.3 Standards

1.3.1 As conservation areas are designated locally, there are no standard criteria.

1.3.2 The **National Planning Policy Framework** (NPPF) states that heritage assets, including conservation areas, are an irreplaceable resource and should be conserved in a manner that is appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

1.3.3 It also says:

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest” (paragraph 186).

1.3.4 The NPPF is supported by the **Planning Practice Guide** (PPG), a web based resource to allow for regular review. This includes particular guidance on matters relating to protecting the historic environment. Historic England has produced a series of **Good Practice Advice** (GPA) planning notes dealing with specific issues including Local Plan Making.

1.3.5 These are supported by a series of **Historic Environment Advice** (HEA) notes including **Conservation Area Designation, Appraisal & Management, Historic England Advice Note 1** (February 2016) that provides guidance on what can and cannot normally form the basis of an area.



Figures 1, 2: Brisco — A linear Village with a range of buildings rooted in its agricultural history

1.3.6 It suggests considering places where the controls which designation brings would be of benefit such as:

- Varied areas with numbers of designated heritage assets
- Areas defined by particular architectural styles or materials
- Areas linked to a theme of local interest such as an industry or a person
- Areas with historically significant layouts visible in the modern street pattern or built development
- Areas with special public realm, designed landscapes or open spaces.

1.3.7 It also encourages consideration of the following:

- Development from more recent times
- Wider development patterns as well as building groups
- Areas with archaeological potential, the setting of settlements

1.3.8 Survey and Research

A site survey of Brisco and its surrounding area was carried out on 20th June 2017, when the weather was fine and long views were clear. The study area was approached by car along minor roads from the south. The study area was walked from the north end of the settlement (NY418522) to the southern end of the settlement (NY423516) along the Brisco Road, a minor road that runs north-south from Upperby to Wreay. St Ninian's well was approached along the public footpath from the Brisco road. An overgrown track running north was followed from there following the line of the field boundaries as far as the last field to the north east of Brisco where the minor road was joined again to the north of the settlement.

Desk-based study has researched the following sources:

Ordnance Survey County Series 1:10,000 1868.
Ordnance Survey County Series 1:2,500 1900
Ordnance Survey 1:10,000 1975
Ordnance Survey Map 1:25,000 Explorer 315 & OL5

The Victoria History of the County of Cumberland, Volume I & II, A. Doubleday & J Wilson. 1901 & 1905.

Cumbria, Cumberland, Westmorland an Furness, N Pevsner & M Hyde, 2nd Edition 2010.

Vernacular Architecture of the Lake Counties, R.W Brunskill. 1974.

Landscape and Townscape Appraisal, St Cuthbert's Garden Village. Report prepared by LUC in association with Nick Haynes, 2017.

National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>

Cumbria Historic Environment Record
Cumbria Record Office, Carlisle National Record of the Historic Environment (Pastscapes)

Historic England Archive

Cumbria Landscape Character Guide and Toolkit (Cumbria County Council, 2011)

PART 1.1: Description



Figure 3: Brisco has various areas of rural landscapes and open spaces.

1.9 a. Location

1.9.1 Brisco is located approximately 1 kilometre to the south of Upperby, an area on the edge of the City's urban area. Brisco lies in a distinctive and attractive rural landscape. The wider settlement pattern south of the built-up area comprises a spread of small villages and hamlets surrounded by open countryside decorated by mature hedges and trees. The sloping topography of the land creates undulations, folds and elevated development platforms where a necklace of agricultural settlements were established overlooking the City.

1.9.2 This layout pattern has remained substantially unaltered since enclosure in the C19th, with features associated with the earlier medieval settlement and land use still evident in the landscape. There are no other designated conservation areas in the parish of St Cuthbert Without (Blackwell, Brisco, Burthwaite, Durdar, Scalesceugh, Carleton Village, Carleton Grange, Pennine View, Parkland Village and Wrey). The nearest are within Carlisle City Centre. There are 6 listed buildings in the study area. These are 'Wooden Walls', Brisco Farmhouse, Brisco Hall, Langarth, St Ninian's well and Brisco Hill House. No other designations are listed in the Historic Environment Record (HER).

1.9.3b. Historic Development

1.9.4 We know that the A6 just to the east of Brisco is roughly on the line of the Roman road that ran between the fort at Penrith and Carlisle and any native settlement in this area would have been exploited to provide food and raw materials to the garrisons. The name Brisco comes from Old Norse for the 'wood of the Britons' and we know that the Vikings settled in this part of Cumbria from the C10th; their legacy evident in the place names that have survived across the northern counties. Brisco also sits within the former Royal Forest of Inglewood ('Wood of the English') created at the beginning of the C12th.

1.9.5 Forests usually consisted of poor or marginal agricultural, heath or wet land that was sparsely populated. Inglewood Forest stretched from Carlisle to Penrith and was subject to forest law, limiting its use to royal hunting.

1.9.6 Brisco lies within the parish of St Cuthbert Without; the parish of St Cuthbert Carlisle having been divided in the C19th into the land inside (Within) and outside (Without) the city walls. It is set within a characteristic post medieval field system with the fragmentary remains of the open fields strips within the later pattern of enclosure field boundaries.



Figure 4: Brisco Common looking south west from Brisco Road

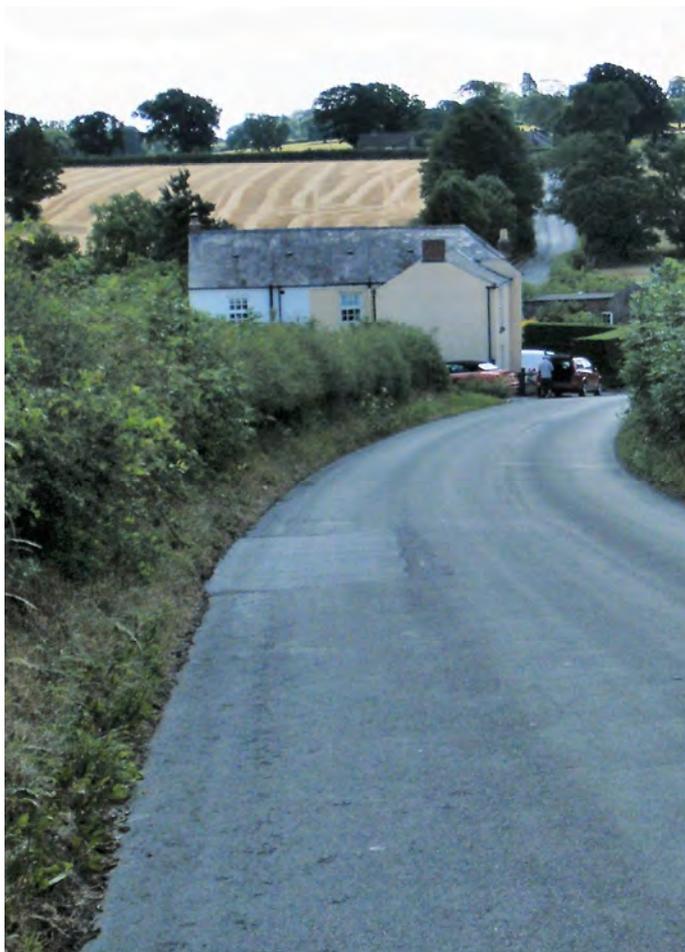


Figure 5: Looking towards Brisco with High Woodbank in the foreground

1.9.7 The Historic Landscape Characterisation (HLC) mapping has identified the field systems immediately surrounding the hamlet as being former Common Arable Land moving to ancient enclosures to the west of Cammock Beck.

1.9.8 A small pocket of Designed Landscape adjoins the west side of Brisco Hall. The Historic Environment Record (HER) identifies traces of extensive clusters of narrow late and post-medieval ridge and furrow ploughing around Briscoe and its immediate hinterland. This, together with the presence of a number of medium to large farm complexes in the hamlet, provides ample evidence of the importance of agriculture to Brisco's economy over many centuries. This continues, albeit on a limited scale, with two working farms continuing to reinforce the agricultural character of the settlement. The hamlet is linear and spread along both sides of Brisco Road without any layout evidence of a central village green.

1.9.9 It is not large and is anchored by two fully operational farms, Croft Farm to the south and Brisco Hall to the north, both located on the west side of Brisco Road. Brisco Hill House and farm lie approximately 300metres to the south of the hamlet's built envelope, detached from the main settlement by a field where there is evidence of a possible Roman-British period enclosure. Built as a mansion in the late C18th, it sits on top of the ridge where it overlooks the hamlet and the Solway plain. The house was ornamented by formal gardens and is now marked by a dense and visually significant collection of mature trees. Brisco Hill Farm is detached from the house but forms part of the same historical pocket of development

1.9.10 A variety of C19th and C20th buildings line both sides of the road but the principal historic

structures date from the C17th and C18th centuries, reflecting a time of relative peace and prosperity following the Union of the Crowns in 1603. The settlement is set within a characteristic post medieval field system with the fragmentary remains of the open fields strips within the later pattern of enclosure field boundaries. Brisco Common at the southern limits of the settlement is all that remains of the common (waste, pasture and common) that would have surrounded the settlement in the medieval and post-medieval periods until gradual piecemeal enclosure, by agreement or Acts of Parliament in the C18th and C19th centuries allocated and divided the land into individual ownerships.



Figure 6: Track to the east of Brisco hamlet looking north

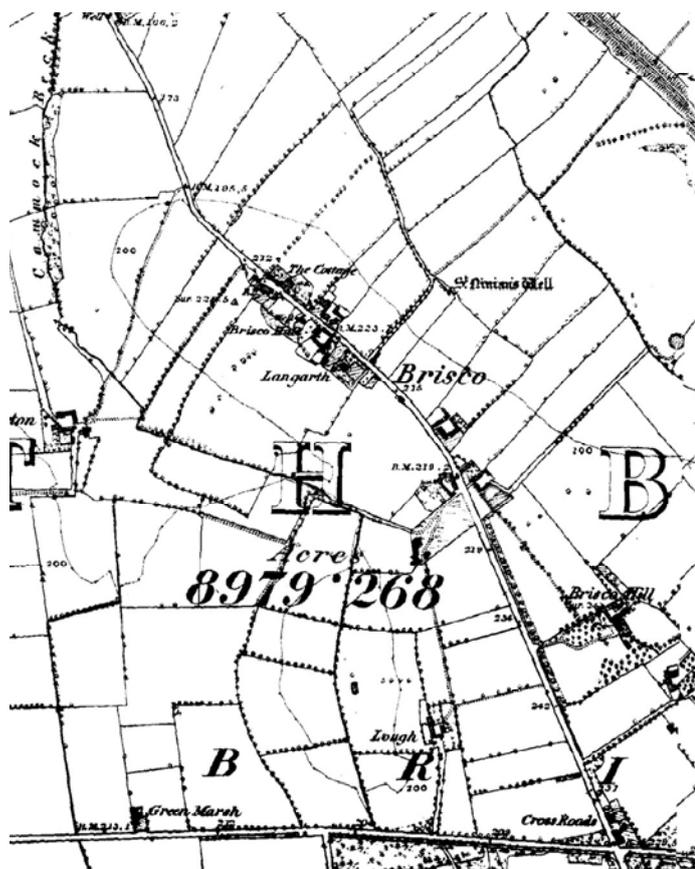


Figure 8: Ordnance Survey County Series 1896



Figure 7: Ordnance Survey modern map

1.9.11 In the fields to the north and south of the hamlet there are clumps of trees (primarily oaks) that probably represent traces of lost field boundaries or later parkland associated with Brisco Hall and Langarth House.

1.9.12 Scattered surviving buildings of three former farms, Brisco Farm, Manor House and an unnamed complex opposite the Common, spread along the east side of the road. Some of the residual land is occupied by a mixture of former workers houses, dwellings and gardens dating from the C18th to the post WWII period. A large field butts up to the west side of the road to create an open aspect to the west whereas a loose arrangement of houses provides a firmer built edge against the road.

1.9.13 The remains of substantial back lanes on both sides of the hamlet are defined by pronounced depressions and dense hawthorn hedges with a number of single oak trees. The lanes run parallel to the road with the track to the east of the settlement leading to a holy well dedicated to St Ninian.

1.10 c. Settlement pattern

1.10.1 The hamlet is a ribbon development which was and still is, albeit to a lesser degree, dominated by agriculture and farm buildings. The two major working farmsteads that survive, Brisco Hall and Croft Farm, are large and both visually and functionally dominate the street. The substantial and attractive architecture of the farm houses illustrates how this was a productive and wealthy industry for centuries. Manor House, dating from the late C18th, sits within the remains of its courtyard farm complex and carries on the tradition of high quality farmhouses with its dressed sandstone walls and Georgian front facade.

1.10.2 The farms are of visual and historical importance. They bind the hamlet together with the built complexes providing physical and visual links from one end of Brisco to the other, the large barns acting as landmarks. This layout pattern and the arrangement of spaces, buildings and circulation and has substantially helped to define the shape, character and settlement pattern of the hamlet for centuries.



Figure 9: Brisco Hall farm yard from Brisco Road

1.10.3 C19th Ordnance surveys show that buildings and activities, including Brisco's post office, smithy and inn were concentrated around the north end of Brisco with fields separating a more modest cluster of three smaller sets of farm buildings to the south end near the Common, halfway to Brisco Hill House. Any working or ownership relationship between the hamlet's farms is unclear but they were probably independent of each other.

1.10.4 A short terrace of workers houses, now private dwellings, was built at right angles to the main road opposite Croft Farm in the early/mid C19th. Later, in the mid C20th, a short terrace of two storey houses, including two flat roofed dwellings, were built facing the road and opposite the Common, possibly for workers employed at the large ESK brickworks located at the bottom of the Petteril valley where it is substantially hidden from view. The Victorian brickworks, located some 600 metres to the east of the hamlet, closed in 2010.

1.10.5 A loose group of C20th houses are ranged along the east side of Brisco Road between Manor House and Brisco Farm. They are mostly single storey and partly obscured by substantial hedges. The east side has been developed in the C20th bringing a low key and limited suburban feel to the hamlet. Tracks lead from Brisco Road between buildings to provide vehicular access to fields and visual links to the wider surrounding countryside.

1.10.6 Two thatched roof houses, The Cottage and Fox Cottage are situated towards the northern tip of the hamlet. The Cottage, a building with a large square footprint can be seen on the 1st Edition OS where it has remained substantially unchanged in size and shape to date. Fox Cottage, the adjacent thatched house, was built in 1991. The Cottage is a cruck-framed building. It is unclear whether its thatch is a continuation of historic roofing treatment or if it is a later addition for aesthetic reasons.

1.11 d. Listed buildings

1.11.1 There are six Grade II listed buildings located in the hamlet. Four can be found around its historic core which is focussed on Brisco Hall at the north end of the hamlet, and the fifth, St Ninian's well, to the east of the historic core, by the track running along the east edge of the adjoining field adjacent to the public footpath between Brisco and Carleton.

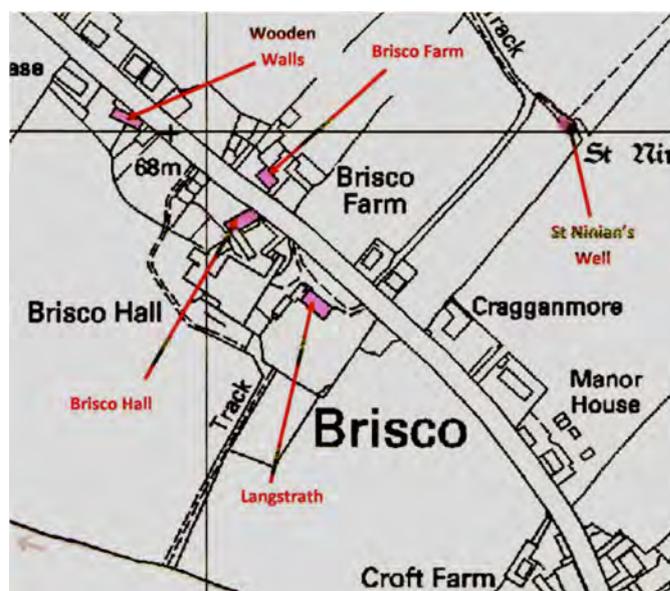


Figure 10: Listed buildings within Brisco

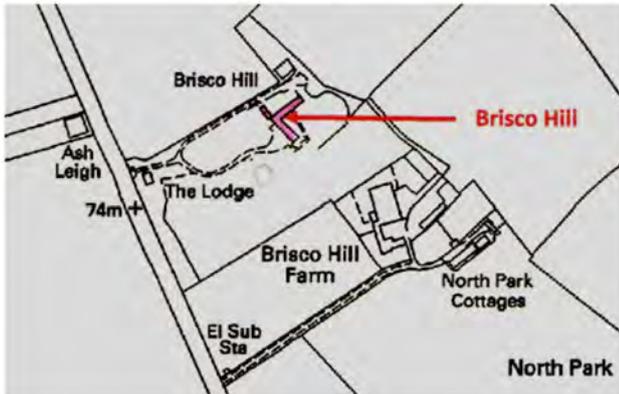


Figure 11: Brisco Hill, a sixth listed building, is 300m south of Brisco

10.11.2 Brisco Hall

The core of the hamlet is laid out around Brisco Hall, a typical early C17th non-fortified house of two storeys with coursed red sandstone and mullioned windows and a slate (formerly stone) roof. The date stone and initials above the door is a typical embellishment found on many vernacular halls of this period in Cumbria (Cumberland) (1610 with initials TP, MP). The architectural detail probably represents the aspirations of the most important tenant farmer in the hamlet. At some point the back of the Hall has been remodelled which can be seen clearly in the gable end facing the road. The principle elevation of the hall does not face the road, but is set at right angles to it looking south east into what is now the farmyard.



Figure 13: Brisco Hall from the entrance

10.11.3 The Hall would originally have been surrounded by a complex of buildings, all of which have been replaced. The farm buildings associated with the present Hall are all later and represent successive developments in farming technology. The brick barn directly opposite the Hall is probably C18th and has been repurposed with the blocking up of doorways and vents. The buildings that make up the other 2 sides of the farmyard are C19th. All are still in use as farm buildings along with a series of larger C20th barns to the rear.



Figure 12: Brisco Hall with Brisco Farmhouse in the background



Figure 14: Brisco Farm from Brisco Hall's Entrance

10.11.4 Brisco farmhouse

Brisco farmhouse is a typical and elegant early C19th building with stuccoed walls, raised stone quoins and stone surrounds to the sash windows and door. The door has an entablature cornice and fanlight. The house faces the road and there is a small, walled garden between the house and the road with an entrance gate and straight path to the front door. A few trees and scrubs in the front garden do not obscure the house from the road.



Figure 15: Brisco Farmhouse



Figure 16: Entrance to Brisco Hill House



Figure 17: St Ninian's well

10.11.5 St Ninian's Well

St Ninian's Well probably has an early, possibly medieval, foundation, but it is notoriously difficult to establish any dating evidence for the veneration of natural features like this beyond their physical association with other tangible features in the surrounding landscape. The most recent well head construction, designed and built by Sarah Losh at the beginning of the 19th century, is recognition of the significance of the holy well on this site. Closer investigation may reveal the relationship between the open field system and the later enclosure scarp and bank, but the well head is very overgrown and in need of management, possibly as a community-led project. The relationships between the well, Brisco, and Carleton to the east via the path that crosses the River Petteril (by footbridge today, but formerly over stepping stones) would also be worth exploring.

10.11.6 Brisco Hill House

Brisco Hill House on top of the ridge is a mansion built in the late C18th for a John Thomlinson. It is visually contained by both formal gardens and woods.

10.11.7 Wooden Walls

Wooden Walls is an intriguing name for a building of rendered stone and brick. Although it has a prominent date stone over the main entrance door (1681) with a heavily moulded stone surround and mullioned window on the ground floor there would appear to be little else left of the C17th building. There is also a rendered stone foundation and stone wall surrounding the main entrance. Without further investigation inside and to the rear it is not clear how much of the 17th century structure remains. There is a small garden in front of the house with low level planting that does not obscure a view of the principle elevation. A later C18th rendered extension to the south in brick is probably part of the C19th Inn.



Figure 18: Wooden Walls



Figure 19: Wooden Walls in 1905. The thatch cottage in the foreground was demolished in 1975



Figure 20: Entrance to Langarth

10.11.8 Langarth

Langarth is difficult to see apart from glimpses between the trees and shrubbery in the front garden of the house. The map shows that the long elevation faces the road with a drive curving in from the road to the front of the house. The gate at the northern end of the drive is open and clearly used, but the southern gate has not been used for some time and may retain the original wooden gate between the gate posts.

This building, along with St Ninian's Well, represents an important association with the Losh family and it would probably be safe to assume that Sarah Losh (architect) designed and built the house for a member of her family.



Figure 21: Langarth from entrance

10.12 e. Use of Traditional Materials

There is a wide range of both historical and modern materials used throughout the hamlet.

10.12.1 Stone

Brisco's older buildings are mostly built in rough or dressed red sandstone with some being fully or partly rendered. Coursed, roughly coursed and random stonework can be found throughout the village. Stone boundary and retaining walls facing the road are usually precise and well maintained with one or two exceptions. There are interesting variations including the use of a double course angled flat stone retaining strip along on the east side the road, a feature more commonly found in the North East of England.

10.12.2 Stone gateposts reflect their function with simple and unadorned stone posts supporting field gates and more ornamental domestic pillars at the entrances to houses. Field walls are less engineered and rise and fall with the surrounding topography. There are both flat and angled coping stones. Some short lengths of field walls can still be found tucked away in the newer parts of the built envelope of the village to illustrate the hamlet's overwhelming historical agricultural character. Some old stone footings support later post WWII farm buildings (such as the roadside barn at Manor Farm).

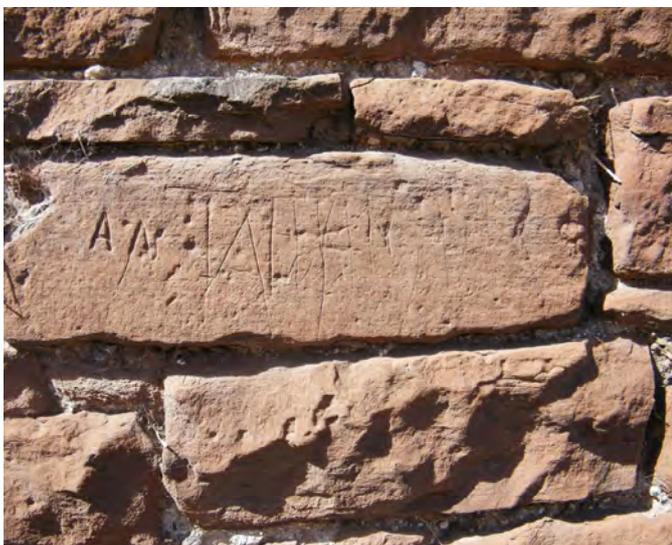


Figure 22: Graffiti, Brisco Hall



Figure 23: Cobbled path, Langarth Cottage

10.12.3 The re-use of stones can be seen, including:

- The bedding of old redundant lintels, cills and isolated cut and dressed sandstone into domestic boundary walls (such as to the front of Cragganmore), possibly taken from earlier local buildings. **(Figure 20)**
- The reuse of stone from a variety of sources in both the first and second phases of the construction of Brisco Hall. The wide range of stone dressings, shapes and sizes and the use of arbitrary cut quoins suggest that there was a rich resource of reusable stone in the area from the late medieval period onwards.
- Inscribed stones of unknown origin, can be seen set into the eastern wall of both phases of the Hall's development — they look very old and potentially vulnerable. **(Figure 18)**

10.12.4 Brick

The use of bricks in the construction and/or repair of older buildings is not particularly common with the construction of the large C18th/C19th barn at Brisco Hall being the major exception. However, bricks have been used to repair stone structures. The combination of red sandstone and red handmade bricks contribute to the creation of a mellow, settled and aged feel to the hamlet.

Brick is used as a primary building material in the construction of houses added to the village in the C20th. They are either left as exposed brickwork, painted or rendered, the latter probably over blockwork. The most common use of bricks throughout the village is in the construction of chimney stacks.

10.12.5 Slate

Slate is used extensively throughout the settlement. All of the older buildings have slate roofs with clay ridge tiles. Some have one or two courses of thin pale sandstone flags at eaves level. This suggests that the roofs might have been covered in clay pantiles at some time in the past where the flags would have prevented channelled water from spurting off the roofs.



Figure 24: Reused lintols in stone boundary walls

Cement pantiles and tiles can be seen on one or two mid/late C20th houses but they have an insignificant visual impact.

10.12.6 Wood

Wood is not used extensively as a visible building material although it will be used internally to provide structural support. Most timber framed windows have been replaced using PVCu units to the detriment of the historical character of Brisco. Exceptions such as the traditional 6-over-6 sliding sash windows on the front elevation of Manor House are of high value and illustrate how repair and improvements should be tackled. Most of the timber field gates have been replaced by galvanised steel units.

10.12.7 Metalwork

Metalwork is present in a range of traditional contexts throughout the village

This includes:

- New C20th corrugated metal sheet roofs and walls to farm buildings (such as Manor Farm)
- Cast iron rainwater gullies, spouts and downcomers together with cast iron brackets (such as Brisco Hall and Wooden Walls)
- C19th timber gate furniture include wrought iron hinges and pillar mounted support brackets (such as Langarth)
- Sections of well preserved wrought iron four- and five-rod continuous bar fencing along the front of Langarth and along the east side of Brisco Road at the centre of the hamlet – possibly a formal part of the C19th parkland around Brisco Hall.

11.0 f. Ecology

The mature and sometimes impenetrable vegetation in the hedges, copses and the uncultivated field margins provide shelter, security and a variety of attractive habitats for animals, flora and birds which introduce a range of important ecological benefits to the hamlet and its countryside hinterland, reinforcing its the rural atmosphere and character. Small areas of dampness and standing water around the St Ninian Well spring head adds to the habitat mix.

11.2 g. Archaeology

The archaeological information for the area surrounding Brisco is dominated by evidence from the later Iron Age and Romano-British periods. This suggests that the area was the focus of extensive agricultural exploitation during this time and that activity was more modest in later periods, partly as a result of it forming part of Inglewood Forest and the strict laws that governed it. Brisco was a short distance from the Roman town and forts at Carlisle and it sits between two important Roman roads along the modern lines of the A6 (to the fort at Old Penrith and south) and A595 (to the fort at Old Carlisle and west to the Cumbrian coastal defences). An Iron Age agricultural system would have been in place when the Romans arrived in the area and this would have been exploited and significantly developed to provide the necessary foodstuffs to support the military garrison and civilian population that had settled in Carlisle.

Brisco does not have the most fertile land in the region and would not have been best suited to arable farming, but aerial photos do show cropmark remains of later Iron Age and Romano-British irregular-shaped field systems that would most likely have been for livestock. The photos also show a number of enclosed farmsteads around the village that housed the extended families that worked the land.

11.3 h. Public Realm

Public realm usually includes accessible open and enclosed spaces together with land in and around buildings that can be used by the public.



Figure 25: Overgrown track to the east of Brisco running north from St Ninian's well

In the case of Brisco, this is along the transport corridor which runs along the spine of the hamlet, footpaths and rights of way which move from the hamlet's built envelope into and across its rural hinterland together with the Common.

11.4 *Brisco Road corridor*

Brisco Road moves downhill from its junction with Newbiggin Road to the south, along the level ridge which provides the development platform for the hamlet to dip down the slope to the north of the settlement. It occasionally dips and twists as it follows natural undulations but with little impact on its relatively straight alignment. The road bends to the north of the built envelope where it follows the centre of the ridge as it curves to and past High Woodbank.

The road is channelled as it travels along this length of carriageway, the depth being amplified by the high earthen banks topped by dense hedges on both sides and the lack of verges. The dense high hedges to the south of the hamlet create an impenetrable barrier obscuring views across the adjoining fields. The macadam road is bordered by short lengths of tar footpaths with concrete kerbs. The footpaths are located in the centre of Brisco, the remaining edges comprise grass verges set immediately adjacent to the road. The lack of hard footpaths and presence of grass verges softens edges and reinforces the rural character of the hamlet.

There is little evidence of historical surfaces other than a path/forecourt area between Wooden Walls and Langarth Cottage, which is surfaced by river rounded cobbles – probably fieldstones, or sourced from the bankside and bed of the River Petteril. This gives a glimpse of how surfaces were constructed in the past and is of great value.

Brisco road is not cluttered by signage which is limited to entrance and speed limit notices. Electricity is provided via underground cables. BT phone services are supplied to properties via timber pole mounted wires which blend into and against the tree canopy which decorates the street scene.

11.5 Footpaths

Two footpaths lead into the countryside from the east side of the village. One follows a hedgeline as far as St Ninian's Well where it abruptly bends left to follow the old entrenched track along the back of fields where it eventually crosses the River Petteril. The path is enclosed by high hedges to open out into a field where the removal of some of the vegetation offers wide views across the countryside. The second path starts on the roadside to cut across a field to join up with the St Ninian's path. This path is exposed and not visually obscured by hedges. A path leading from the north west corner of the Common along the back of fields is old and overgrown. None of the paths are metalled. Other footpaths, now lost, are shown on early editions of the Ordnance Survey.



Figure 26: Track (public footpath) from Brisco Road to St Ninian's well



Figure 27: View from the northern edge of Brisco looking North towards Carlisle

11.6 Brisco Common

As previously mentioned, Brisco Common located at the southern end of the settlement, is all that remains of the common that would have surrounded the settlement in the medieval and post-medieval periods until gradual piecemeal enclosure divided the land into individual ownership. It juts sharply into the adjacent field. The hamlet's noticeboard sits on the edge of the Common to underpin its role as a social space. The east half of the space is roughly mowed and the west half is left as meadow. As above, early OS maps show footpaths crossing the space with a large pond, now vanished, running the length of the west boundary.

Occasional tree planting, the footpaths and the pond suggest that the space was more intensively used – possibly as a planted village green.

12.0 PART 2: Assessment of Significance

12.1 The heritage significance of Brisco can be summarised as follows:

12.2 Brisco is one of a small number of historic agricultural settlements located on rising ground to the south of the City where individual farms came together to form hamlets and small villages, possibly to secure safety and mutual support and to take advantage of resources such as shelter, accessibility to markets and water.

12.3 Brisco hamlet is a rare survivor of an early farm settlement in that it has substantially retained its C17th shape and maintained the importance of agriculture over other active uses. Infill housing is limited, located within the settlement envelope where it does not spill out over neighbouring fields and is concentrated on the east side. The west edge of the hamlet is remarkably untouched and has been saved from visual and physical harm. Other hamlets/villages have been subsumed by development, such as Carleton, Durdar and Blackwell, leaving Brisco as a fine and rare example of its type.

12.4 The hamlet can still be characterised as an old agricultural settlement which has substantially retained its historical integrity. Farms continue to visually and physically dominate the shape the village as they have done for centuries. Rather than being totally swept away, the remains of earlier farms have been incorporated into either later developments (the barn and east boundary wall of the substantially lost farm on the east side of the hamlet opposite Croft Farm and the scattering of sound and dilapidated buildings that remain from the Manor House courtyard farm). Old stone boundary walls from lost landholdings can be seen buried in vegetation.

12.5 The Common at the south end of the settlement is a community space which is an ancient remnant of the pre-enclosure common that once surrounded the hamlet. Its presence adds to the depth of history that can be found in the hamlet.

12.6 St Ninian's Well, designed and rebuilt by Sarah Losh in the mid C19th, is the site of an ancient spring set beside a track that led to the Roman Road suggesting that this could have been a location for blessing, possibly raising the profile and notoriety of the hamlet.

12.7 The historical buildings are architecturally attractive and generally physically robust. Some include datestones to strengthen the sense and knowledge of history that can be found in the hamlet. There is the strong possibility that some of the current older buildings have been built upon the sites or remains of earlier structures – it is unlikely that the settlement benefits enjoyed in this location would have been ignored as can be seen in the spread of narrow late and post-medieval ridge and furrow ploughing around Briscoe and its immediate hinterland

12.8 The broad sweep of fields and trees across the south side of the City create an eye-catching and exhilarating panorama. It incorporates Brisco to make it part of the composition of the outstanding settled and worked landscape.



Figure 28: Mature oak trees on top of the earthworks of old field boundaries

13.0 PART 3: Conservation area criteria

13.1 a. Conservation area status

The special character of Brisco outlined above (assessment of significance) and the contribution that it makes to the formation of a distinctive and historically enriched rural envelope along the southern edge of the City make it worthy of protection and long-term enhancement through conservation area status. The tools that conservation area status will bring to the area will increase the ability of the Council to protect the historic environment. This includes control over the demolition of unlisted buildings, securing advance notice of undertaking work to trees together the availability of Article 4 Directions which will provide protection against some of the more simple and nuanced alterations to unlisted buildings and their settings that can gradually accumulate to impair their appearance and the diminish the historical integrity of the hamlet.

If necessary, other measure could be introduced to protect the hamlet's hinterland including woodland Tree Preservation Orders covering the undifferentiated mass of trees in critical locations such as around Brisco Hill House. Hedgerow Regulations control the loss of field and non-domestic boundaries.



Figure 26: Wooden Walls with lintol date stone * 1681 T.N & E.N



Figure 25: View from the northern edge of Brisco looking west

13.2 b. Policies

National planning policy and guidance

The National Planning Policy Framework (NPPF) sets out national planning policy and guidance. Including that 'Heritage assets, including conservation areas, should be preserved in a manner that is appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

Furthermore, Historic England states that 'conservation area designation...provides a basis for planning policies whose objective is to conserve all aspects of character or appearance including landscape and open spaces that defines an area's special interest'.

13.3 Possible Brisco Conservation Area policies

If it is decided that Brisco should become a conservation area, the designation report will, inter alia, identify the broad range of management policies that should be introduced to secure conservation-led objectives, particularly managing and investing in the area in a way that secures, protects and enhances its intrinsic and wider special historic character, particularly in the context of development proposals.

13.4 Policies could include:

- To preserve and enhance Brisco's historic character and distinctiveness through the sensitive implementation of conservation-led development management policies, actions and investment.
- To respect and protect the historic arrangement of buildings and related spaces when making planning decisions.
- To ensure that proposals involving heritage assets (including both listed and unlisted buildings) in the hamlet should recognise the significance of the assets and their surroundings through siting, massing, form, material content and the protection/repair of historical details. All proposals should reinforce its special character to work with property owners to bring unoccupied historic buildings into sustainable use.



Figure 27: View towards Brisco from the Petteril

- To recognise the need to fully understand and appreciate the settlement's special historical qualities and the strengths and weaknesses through the preparation and adoption of a **Brisco Conservation Area Character Appraisal**. An appraisal will include the important information and evidence that will underpin and guide development management policies. An appraisal is a public document where members of the local community will be invited to make contributions during its preparation and help in its delivery. Historic England states that adopted appraisals are a material consideration when making planning decisions. The appraisal will be reviewed on a regular basis.
- To acknowledge that places change and that decision making should recognise the need to manage that change in a way that maintains and strengthens Brisco's special qualities and starts to reverse some of the changes that have happened in the recent past which dilute and compromise the visual and historic integrity of the hamlet. The adoption of a **Management Plan** will guide and, if necessary, direct the process of change and inform reaction to unforeseen demands.
- To give special recognition to the hamlet's historic hinterland. The boundary/field hedges and mature trees are an intrinsic part of its historic composition and greatly enhance the appearance of Brisco and the views to and from the settlement. This immediate rural setting should be cared for and managed to ensure that trees and bushes are gradually replaced as and when they start to die back in order to maintain the settings shape, appearance and the rich population of plants.
- To ensure that where changes to heritage assets have been agreed, recording and interpretation will be undertaken to document the assets historic significance and the information gained made publically available through the HER.

13.5 c. Possible boundaries

Four boundary options have been assessed against a need to secure the optimum heritage benefits that can be derived from the fusion of the historical shape, mass, layout pattern and appearance of the hamlet. This includes the well established tree and mature hedge cover which weaves its way through and around the hamlet. It is the combination of its known history marked by the Jacobean mansion located at the heart of the settlement and subsequent surviving developments over each of the following four centuries, the fields and pastures that visually contain the buildings, the way the elevated land form offers extensive views to and from the hamlet together with protecting its individual and collective historical and current strengths which direct the need to identify a conservation area boundary that recognises and delivers the safeguards needed to protect its special and valued character.

The conservation area boundary should be coherent and, wherever possible, follow features on the ground such as field boundaries and paths. It should not be drawn too tightly and exclude integral parts on the edges but equally should not include elements without special interest to avoid devaluing the designation. The boundary should be drawn to ensure that Brisco's immediate rural setting is adequately protected – this is particularly significant given the importance of trees and hedgerows in the historic shape and composition of the hamlet's hinterland.

There are a number of conservation area boundary options to be considered. They are:

13.6 Option 1: No conservation area.

This will leave the hamlet and its immediate hinterland open to possible change which could damage its historical character. It could also lead to adversely altering the established balance between the natural and cultivated landscape which surrounds and penetrates the hamlet, its buildings and open spaces. The exceptional views to and from Brisco would not have the level of protection necessary in view of the proposed St Cuthbert's Garden Village proposed in the surrounding area. Cuthbert's Garden Village proposed in the surrounding area.

13.7 Option 2: A conservation area confined to the built envelope.

The boundary would be drawn to fit the boundaries of buildings and their curtilages. It would include Brisco Common. The visually important rural hinterland surrounding the hamlet would be excluded. This could compromise the long-term future of the settlement's rural/built envelope's historical and visual relationship. The raised position of Brisco on the bluff where the Cathedral and the Castle can be seen in the distance reinforces the historical, visual and functional importance of the open fields abutting the hamlet.

13.8 Option 3: A conservation area that includes the fields around the village.

This option includes the single depth of fields that surround the hamlet from Fox Cleaves/Shields to the north to the track leading to the former brickworks to the south. It also includes, the fields to the west of the hamlet, to Cammock Beck, and the field between Ash Leigh and the Common. This would offer protection along the edge of the built envelope and safeguard the relationship between the buildings and adjacent fields.

This would also protect the Common's historic landscape context and setting the relationship between the settlement and its wider hinterland should be respected and recognised as being of particular importance. New development would have to recognise the importance of retaining these important arrangements and relationships. It would also protect individual and groups of trees which play a vital role in the configuration and appearance of the surrounding countryside. This is the approach that was taken by the City Council when the designating Cumrew Conservation Area in 1995, another linear settlement where adjacent fields are included within the conservation area.

***This is the Recommended Option;
see explanation on page 19.***

13.9 Option 4: A conservation area that includes Brisco Hill House.

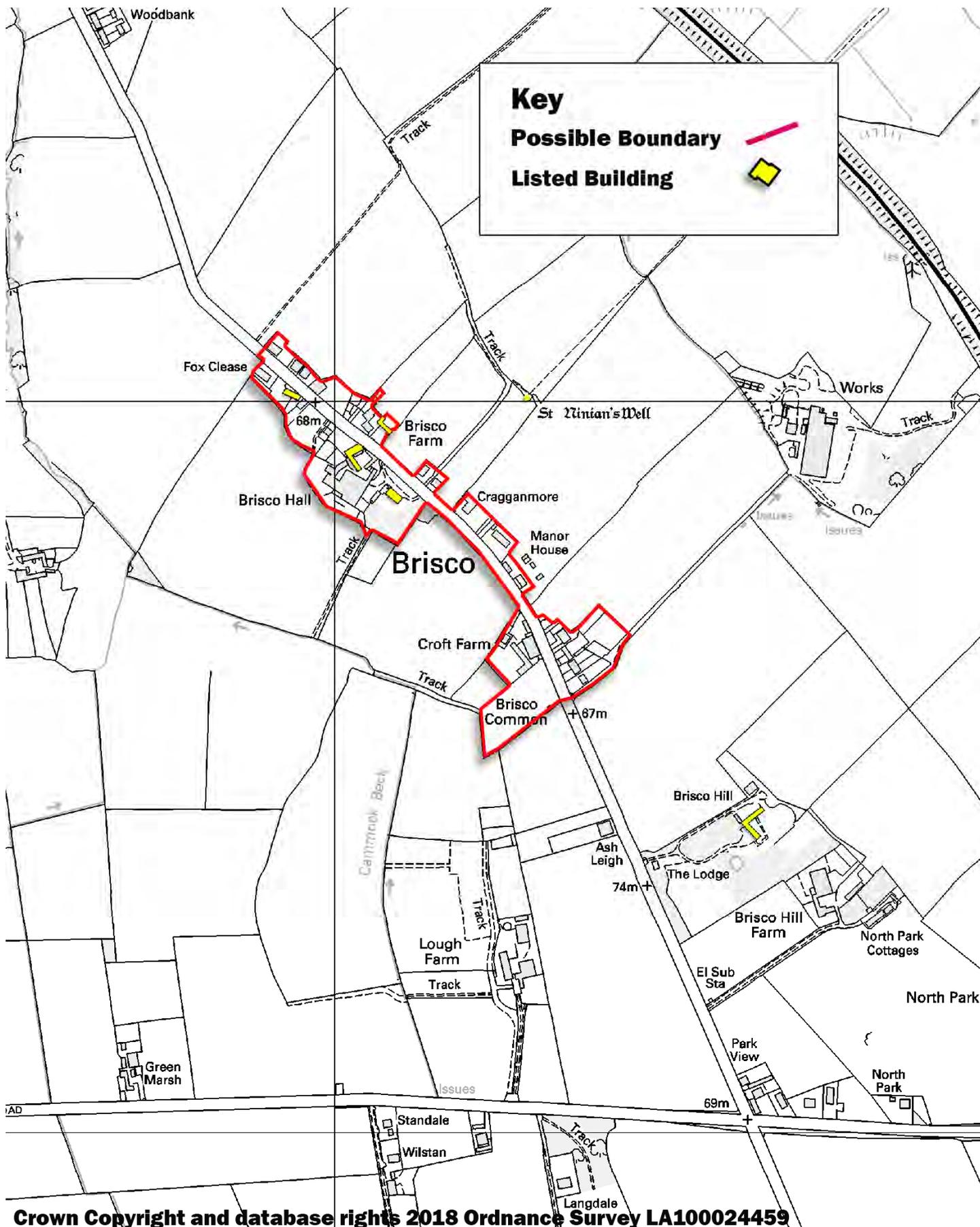
This is the same as three above but with the inclusion of Brisco Hill House. This stretches the conservation area to the south. The house is detached from the village built envelope. It is a listed building with its curtilage spreading over the planned gardens. The property already benefits from the existing strength of listed building protection and the adjacent woodland garden could be protected by a Woodland TPO if thought necessary.

14.0 Summary

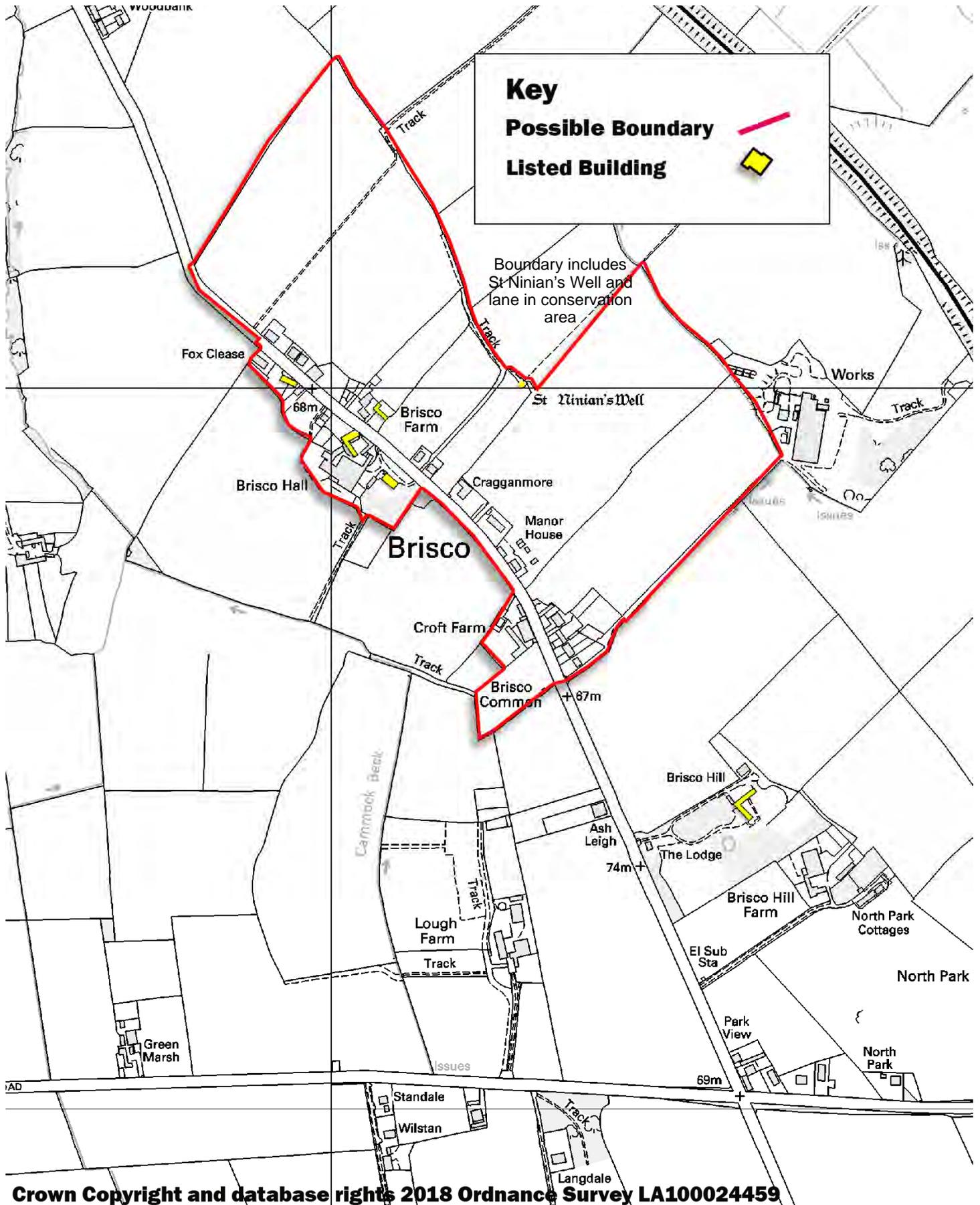
Of the four options, Option 3 addresses the conservation area boundary issues in the most comprehensive, unambiguous, concise and practical manner. The proposed boundary includes the built layout of the hamlet, private gardens and grounds, public spaces, medieval tracks and most of the fields which abut the settlement. This will ensure that the frequently subtle historical and contemporary relationships between buildings and their mixed and overlapping hinterlands together with the wider environment can be managed both sensitively and sympathetically.

It is recommended that Option 3 is selected as providing the most appropriate conservation boundary.

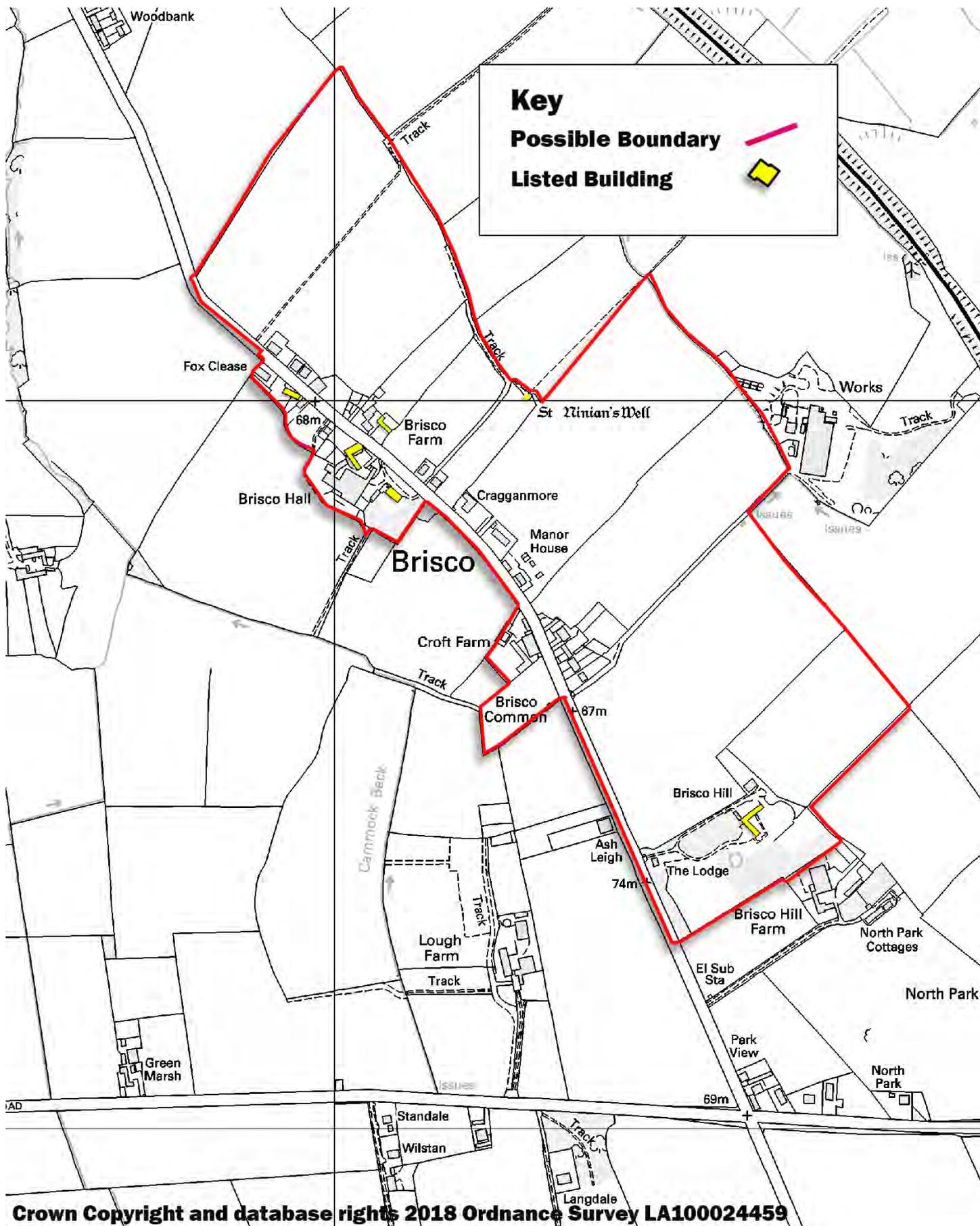
Option 2 : Conservation area confined to the built environment



Option 3 : A Conservation area that includes the fields around the village



Option 4 : A Conservation area that includes Brisco Hill House



15.0 PART 4: development criteria

15.1 a. Development

15.2 Brisco is exposed to development possibilities both within the hamlet and across its rural hinterland. This is largely a consequence of its historical shape and distinctive layout pattern which includes combinations of open/agricultural spaces and buildings that create gaps in and along the edge of the built envelope. The gaps have the physical potential to accommodate infill development but which also have great value as intrinsic elements of the hamlet's historical form. Furthermore, Brisco's position on the south edge of the City brings it into the St Cuthbert's Garden Village study area where up to 10,000 homes and associated new services might be developed.

15.3 Brisco is the most intact surviving historic settlement sitting on the rim of the Caldew/Pettril basin. The others, Durdar, Cartmel, Blackwell and Cummersdale were all expanded in the C20th to become dominated by groups of new houses and associated structures which have altered the shape of village envelopes and diluted their historic characters. By comparison, reduced development activity has left Brisco's historic layout pattern and its immediate physical relationship with its extremely attractive rural setting relatively intact. The hamlet still visually dominated by clusters of agricultural buildings.

15.4 If the hamlet is to retain its largely intact centuries-old historic layout and character the capacity to accommodate new development will be limited to pockets of land where buildings are capable of being absorbed into the historic shape of the village and where they are subservient to the historic mass, shape and arrangement of existing old buildings and spaces. The historical balance between open space and buildings is delicate and could be degraded and ultimately lost if unacceptable levels and types of development are introduced into the hamlet.

15.5 The key elements of Brisco's historic layout pattern which describe its distinctiveness and which should be protected are:

- Its linear shape ranged alongside Brisco Road.
- The survival and distribution of the four farms which create distinctive clusters of agricultural buildings around which some later additional development has taken place.
- Brisco Hall together with its associated agricultural buildings and nearby houses which is the built and the historical focus of the hamlet. This area, which comprises the northern part of the hamlet, includes five listed buildings.
- The ancient Brisco Common.
- The substantial medieval tracks and lanes which are sunk along the edges of surviving pre-enclosure field strips.
- Fields which sit immediately behind the hamlet's built envelope and which occasionally reach the edge of Brisco Road to preserve views into and from the settlement across open countryside. They also safeguard the historical gaps which have separated the groups of buildings, both visually and physically, from each other for centuries.
- Tree cover, hedges and gardens.

15.6 If Brisco is designated a conservation area, future development proposals should recognise and respect the above special characteristics and be assessed against the Council's policies together with guidance from conservation bodies and the government. The Council's conservation policies (Carlisle District Local Plan 2015-2030 Policies SP7 – Valuing our Heritage and Cultural Identity, HE3 – Listed Buildings and HE7- Conservation Areas) offer direction and guidance when assessing the appropriateness of development proposals in conservation areas and within the setting of listed buildings. They include the overarching need to preserve and enhance the special character and appearance of listed buildings, conservation areas and their settings.

15.7 In the context of rural conservation areas, more detailed requirements can be applied including, inter alia, the need to preserve or enhance features which contribute positively to the area's character or appearance and not have an unacceptable impact on important open spaces or significant views into, out of and within the area.

15.8 Similarly, listed buildings and their settings will be preserved and enhanced. The protection spreads beyond the buildings to include their curtilage spaces and wider settings. The extent of its setting is not fixed and can overlap and include other heritage assets. For example, the extent of the settings of Brisco Hall, Brisco Farm and Langarth can stretch and join to create a single, linked, area of special historical sensitivity at the heart of the hamlet.

15.9 Development can be used as a positive tool to help protect and preserve important historical buildings which make a contribution to the character, functioning and appearance of conservation areas. The NPPF (Para 126) states that local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. It suggests that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation. This could include the conversion of redundant farm buildings to preserve their appearance and ensure that they continue to make a strong and extremely important contribution to defining and illustrating the rural character of the settlement.

15.10 The impact of potential development on the heritage and landscape sensitivity of the site is not just limited to potential changes to the hamlet's intrinsic historical character but also in the way that it is seen from the wider area. Its elevated position at the top of the bluff overlooking the Petteril valley to the east and the less dramatic Cammock valley to the west means that it can be seen from considerable distances. The fields that surround Brisco together with the trees and hedgerows that decorate the slopes and the plateaus combine to create an outstanding rural setting. Any development that affects this relationship will have to be justified and undertaken with great sensitivity. New development could have other consequences. If limited in scale and quantity it should not place undue pressure on the hamlet's infrastructure. Increasing volumes of development will eventually lead to the need to build of new roads leading into areas of new housing.



Figure 28: Brisco Farm

15.11 Brisco Road, particularly to the north of the hamlet, sinks below the surrounding fields with high banks to produce a tightly defined carriageway which makes an important contribution to the composition of the historical character of the area. Substantial new development could lead to highway 'improvements' resulting in an engineered composition and appearance.

16.0 Summary

16.1 A limited number of well designed buildings placed in sites woven into the historical building pattern and landscape matrix that spreads through and along the built edge of the hamlet might be acceptable depending upon their impact on existing buildings and their layout patterns. Consideration should be given to the change of use/conversion of redundant historical buildings so that they can continue to make a positive contribution to the character and appearance of Brisco. The extent of the built envelope of the hamlet together with curtilage spaces should be protected, particularly the gap along the west side of the hamlet between Croft Farm and Langarth which should be left undeveloped. Access to any new development should be directly from Brisco Road and not via feeder roads. A more detailed assessment of possible development opportunities would be undertaken in the preparation of a Conservation Area Character Appraisal and Conservation Area Management Strategy.

16.2 b. Topography, landscape and views

16.3 Brisco lies on the top of the eastern side of a relatively gentle Triassic Sandstone bluff which forms part of the large expanse of rising ground to the south of the City between the Rivers Petteril and Caldeu. This area is cut by dry and semi-dry valleys to create a series of straight and twisted bluffs, ridges and scarps. The high ground is permeated by springs which would have been important to earlier settlers.

16.4 Brisco overlooks the active River Petteril to the east and is contained by the normally dry Cammock Beck, a relatively shallow valley where water occasionally seeps to the surface, to the west. This is at a point where the high ground breaks and descends to eventually meet the Caldeu/Petteril basin which forms the south section of the River Eden floodplain. The leading edges of the scarps break down and fragment into haphazard arrangements of secondary domes, folds and knolls. The incline of the Brisco bluff flattens off as it passes through the village to create a relatively level development platform. It continues to gently rise up the slope towards Brisco Hill House at the south end of the hamlet.

16.5 Generally, the settlement flows along the level ridge but occasionally the surface of the ground dips to sink rooflines closer to horizons to create a variety of shapes and views. High and dense hedges sitting on earthen banks enclose fields, including the remnants of late medieval strip fields, which together with groups of trees, principally oak, establish a mature and distinctive rural setting to the historical agricultural origins of Brisco.

16.6 The hamlet is located close to the brow of the bluff, a position that commands extensive views to the north, east and west. It is a defensive position with access to spring water (such as St Ninian's Well) where safety, security and sustainability would have provided strong reasons to choose this location to settle.

16.7 There is a long history of occupation of the site going back to the pre-Roman Iron Age. Other neighbouring villages and hamlets to the south of the City overlooking the river basin conform to a similar locational formula.

16.8 c. Landscape

16.9 Trees and hedges weave their way throughout the length and width of the Brisco to make a vital contribution to defining the special character of the hamlet and how it complements and blends into the adjacent rural envelope. This brings elements of the surrounding countryside into and through the settlement.

16.0 Large mature individual and groups of trees provide green bulk and movement and occasionally overarch the road. Plantations associated with planned designs such as in the grounds of Brisco Hill House, Langarth and Brisco Hall are not only important landmarks but they are also important elements in their historical design compositions. Landscape, topography and twists in the carriageway combine to frame, tunnel and deflect views. The seasonal changes have a dramatic impact with spring and summer canopy and foliage obscuring many of the buildings and structures which are exposed when leaves fall and the density of vegetation diminishes. The panoramas and tighter views to, from and within the village change and open out to expose more of the land form, the settlement and field patterns as the tree canopy and hedges thin out.

16.11 The west side of Brisco Road between Croft Farm and the Brisco Hall/Langarth group of historical buildings remains as an open field as it has from time immemorial. This gap brings the countryside to the road edge. The east side has been developed in the C20th with four dwellings and their curtilage space giving a low key suburban feel to a small part of the hamlet. Tracks lead from Brisco Road between buildings to provide vehicular access to fields and visual links to the wider surrounding countryside. The tracks and paths beside hedge lines are channelled with dense undergrowth, trees and flowers cloaking embankments.

17.0 d. Rural setting and views

17.1 Brisco is surrounded by open fields which, as outlined above, substantially conform to a post-enclosure pattern where the splintered remains of the earlier open field strips can be found within the later arrangement of enclosure field boundaries. The fields are a mix of arable and pasture and contained by substantial hedges with a combination of both loose groups of trees and individual specimens set into the hedgerows. The visual and functional links between the farm buildings and the fields which wrap around the hamlet remains largely intact and are of great value.

17.2 The balance and visual relationship between fields and groups of buildings which substantially establishes the historical character of the hamlet has been respected and maintained for centuries. Historically, Brisco along with other similar settlements including Carleton,

17.3 Blackwell, Durdar and Cummersdale combined to make a distinctive contribution to establishing the historical and extremely attractive visual character of the City's rural hinterland ranged to the south of the urban area. Although the other villages have been substantially subsumed by late C19th and C20th development, mapping shows that views to and glimpses of Brisco set in its countryside surroundings from across the urban/rural fringe have remained remarkably unchanged for centuries. Views can be divided into views within the settlement, views from the settlement and views to the settlement.



Figure 29: View north towards Brisco Hill from the track to the brickworks



Figure 30: View South to Brisco from High Woodbank

17.4 Views within Brisco

The built envelope of the hamlet follows the alignment of Brisco Road. Views are channelled along the road which gently curves from Brisco Common to Manor House where it straightens out to exit the settlement at its northern end. Slight undulations wrinkle the carriageway profile. There are no dramatic changes to this comfortable rural hamlet layout pattern and built form. The visual drama comes from the large trees and vegetation which add height, density and motion to the street scene. Views move, twist and turn to follow the road, but they change gradually with few surprises. The farms add visual anchor points and provide a sequence of large groups of buildings which visually link together to provide a connected chain of agricultural holdings.

17.5 Views to Brisco

Brisco sits at about 60 metres above sea level in common with a number of other old settlements to the south of the City including Carleton, Durdar, Cummersdale and Blackwell. They overlook the Caldey/Petteril basin with its twisted and sometimes jumbled landform and where spurs and hillocks bend to block medium distant views. Vistas to the north flow out of Brisco where the elevated platform at the end of the settlement offers expansive views towards the City and the distant hills of the Scottish border country and the North Pennines.

Brisco Road drops downhill from the north edge of the village past High Woodbank to rise up a curved ridge where it meets the south edge of Upperby and the City. Glimpses of the housing estates of Upperby can be seen from Brisco as can part of a short length of a more distant horizon decorated by the roof and tower of Carlisle Cathedral. Views along the road are constrained by high hedges with wider aspects of the surrounding countryside seen through field gates. Higher ground can be seen over hedge lines as the slope rises. Views to the west run over fairly flat raised ground and the valley of Cammock Beck which is, at times, difficult to detect. Where seen, the countryside is verdant with pockets of woodland, dense hedges and specimen trees determining the visual pattern and character of the countryside.

The flatter land to the west is not as dramatic as to the north. Views are partially hemmed in by groups and hedgerow trees which cross the raised plateau of land between Brisco and Durdar immediately to the west Scalegate Road reducing and fragmenting views to Durdar Road along the horizon.

Views to the east can be seen from the two field paths that skirt past the hamlet's built envelope. They stretch over the sharp inclines of the Petteril valley and across the rising slope that sits behind the expanded village of Carleton. Views go well beyond the slope to take-in the northern slopes and summits of the Pennines. There are dramatic, expansive and attractive views to the south that are truncated by the rising landform that terminates at Brisco Hill House. The topography dips slightly behind the Hall to leave a relatively close horizon along Newbiggin Road. The Lakeland fells can be seen in the distance.



Figure 31: Possible remnants of former parkland

17..7 Views From Brisco

Brisco sits on a spur of land where it levels off to create a flat area partway up the slope. The land falls less than one metre over its length between the Common in the south and Fox Clease in the north to provide a near level development platform. A ripple in the landform creates a slight dip along part of its east edge which means that the buildings sit slightly lower in the surrounding landscape.

Brisco and its spur can be seen from Carleton, Upperby and the lower reaches of the Petteril valley. This view swings over attractive fields and trees as the countryside spreads up the escarpment to the edge of the hamlet. This links to the views from the edge of the city towards Brisco. The landform undulates between Scalegate Road and the hamlet with hedgerows arcing over curved fields as views from Cammock Beck focus on the west side of the hamlet. Views from the south are partially obscured by the top of the Petteril valley which creates a woodland surrounding the Brisco Hill complex high hedges.

Brisco and its spur can be seen from Carleton, Upperby and the lower reaches of the Petteril valley. This view swings over attractive fields and trees as the countryside spreads up the escarpment to the edge of the hamlet. This links to the views from the edge of the city towards Brisco. The landform undulates between Sclegate Road and the hamlet with hedgerows arcing over curved fields as views from Cammock Beck focus on the west side of the hamlet. Views from the south are partially obscured by the top of the Petteril valley which creates a woodland surrounding the Brisco Hill complex high hedges.

18.0 Development impact of St Cuthbert's Garden Village Proposals

The St Cuthbert's Garden Village proposal includes examination of a number of development options together with their landscape and townscape impact. The Concept Proposals and Vision document (June 2018) recognises the sensitivities of Brisco, and that this conservation area study has been commissioned. The document also refers to the heritage significance of historic woodlands, historic and scenic undulating field systems around Brisco, and its designated heritage assets.

19:0 Conclusion

This appraisal has mapped out and looked at the historical significance of Brisco and the contribution that it makes to our appreciation and understanding of how this area of land was settled for centuries. Other similar hamlets and villages sitting on the Calder/Petteril valleys rim to the south of the City have been expanded and developed since WWII in a way which has affected their historical composition and appearance. C20th developments in Brisco are limited to a handful of houses built within its historical built envelope. The visual strength of the old farms and associated buildings located in the hamlet continue to define its rural and historical character and appearance. qualities and secures it long term sustainable future.

Designation of Brisco as a conservation area, together with associated management policies and controls, will enable the Council to guide and administer future changes in a way that protects its distinctive agricultural/rural/historical qualities and securing a long term sustainable future.



Figure 32: Brisco field boundaries.

Hedges and

It is the combination of its known history marked by the Late Tudor mansion located at the heart of the settlement and subsequent surviving developments over each of the following four centuries, the fields and pastures that encircle the settlement, the way the elevated land form offers extensive views to and from the hamlet together with protecting its individual and collective historical and current strengths which direct the need to identify a conservation area boundary that recognises and will deliver the safeguards needed to protect its special and valued character.

It is recommended that the conservation area boundary arrangement identified in option 3 is adopted.

The next stage will be, subject to a positive response to this appraisal, a consultation exercise leading to the designation Brisco Conservation Area followed by the preparation of a conservation area management plan which will be developed in parallel with the St Cuthbert's Village Masterplan.