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Landscape and Townscape Appraisal

St Cuthbert's Garden Village

Prepared by LUC in association with Nick Haynes
May 2017

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1 Introduction

Objectives of the study

- 1.1 This study was commissioned by Carlisle City Council, to provide a strategic appraisal of the landscape and townscape character of the Carlisle South area. The objectives of the study were defined in the Council's brief as follows:

Landscape

- To produce a summary of the **historical landscape development** within Carlisle South;
- To identify existing **landscape features** and their **connectivity** within the area;
- To assess the **sensitivity of the landscape** to absorb change, including reference to landscape value at strategic and local level;
- To identify **key views** into and out of the area;
- To evaluate the **visual importance of the Rivers** Caldew and Petteril; and
- To identify opportunities to integrate **open space and green infrastructure** into the master planning process – taking into account, where applicable, the 10 garden city principles set out by the Town and Country Planning Association.

Townscape

- To produce a summary of the historic **development of the built environment** within the area;
- To assess the **form, character, building styles and common vernacular** of the villages of Carleton, Brisco, Durdar, Blackwell, and Cummersdale, as well as other built features in the landscape;

- To assess the **relationship** between these settlements and their surrounding landscape context;
- Identify **focal points** within the area around which separate character areas could evolve;
- Identify any **landmarks** within the area and beyond, that are of strategic importance; and
- Recommend **broad design principles** for creating a sense of place, whilst reinforcing locally distinctive patterns of development.

- 1.2 The approach taken has been to integrate the landscape and townscape elements of these objectives to provide a holistic overview of the landscape and townscape values attached to the Carlisle South area. The study provides evidence and guidance that will inform the development of a masterplan for Carlisle South. It draws on a range of published information, but examines this at a more local scale to develop a detailed picture of the variations in landscape and townscape across the area, as well as the interactions between them.

St Cuthbert's Garden Village

- 1.3 Now known as St Cuthbert's Garden Village, the area referred to as Carlisle South was first identified in the Carlisle District Local Plan 2015-2030 (CDLP). The area shown on the Key Diagram is described in Policy SP3 as a "*broad location for growth for a major mixed use development, focusing on housing*". The Policy sets out that development of the area will be guided by a masterplan that will be approved as a Development Plan Document. The

exploration of a link road connecting the A689 to the M6 will be an integral part of the masterplan.

- 1.4 Policy SP3 is aligned with paragraph 52 of the National Planning Policy Framework (NPPF), which states that the supply of new homes may be secured through planning for new settlements that follow 'Garden City' principles.
- 1.5 The Council subsequently submitted an expression of interest to the Homes and Communities Agency for a garden village of up to 10,000 homes, to be developed based on the Garden City principles defined by the Town and Country Planning Association. This was accepted by the HCA as one of 14 garden villages announced in January 2017.
- 1.6 The present commission is one of the first pieces of work commissioned in relation to the development of Carlisle South. It aims to provide evidence of the existing and historic character in the area, and will inform the masterplanning process.

Study area

- 1.7 The indicative boundary of the Carlisle South area, as defined in the expression of interest, is shown in **Figure 1.1**. To ensure that the study took due account of cross boundary views and features, the study has examined a slightly wider area, of up to 1km around this boundary.
- 1.8 Proposals are in development for a new link road between the A689 Carlisle western by-pass and the M6 at Junction 42. These proposals are at an early stage and are not therefore considered in detail within this study, which is focused on describing and evaluating the existing situation within Carlisle South. The findings of this study will be available to inform further development of the link road route.

Figure 1.1 Indicative study area boundary



2 Methodology

- 2.1 The approach was based around integrating the landscape and townscape elements of the study into a holistic evaluation that included the following key steps:
- Describe the historic development and current landscape and townscape features of the Carlisle South area;
 - Evaluate the key natural and built features of the area, such as villages, farms, rivers;
 - Identify interrelationships, both physical and visual, between these features; and
 - Provide advice as to how these features and connections can best be reflected in development proposals for Carlisle South.

Baseline review

- 2.2 Through a combination of desk study and field work, the first stage of the work aimed to assemble a complete picture of the character and features of the area, including its past development, and any sites designated for their historic, landscape or natural heritage value.
- 2.3 Key sources of information included:
- Relevant landscape character assessments, including the Cumbria Landscape Character Guidance and Toolkit;
 - Historic Landscape Characterisation for Cumbria;
 - Historic Environment Records for the area;
 - Ordnance Survey mapping, including historic mapping, and aerial photography; and

- Information on sites designated for historic, landscape or natural heritage value.

- 2.4 Baseline information gathered from these sources was verified in the field during detailed site visits carried out in February 2017. As well as verifying research, the field work was essential to gather more detailed information on the local area, including:

- Village form, building styles and vernacular features;
- Views and visual relationships, including focal points within and without the study area; and
- Relationships and connections, both visual and physical, within and beyond the study area.

Appraisal and evaluation

Identification of character areas

- 2.5 The assets, features and characteristics identified were analysed further to determine their importance to the area and their contribution to distinctive character either locally or more widely.
- 2.6 Units of discrete character were identified within the study area, and these have been used to assemble and evaluate information on each location. These are defined as recognisable units, reflecting both landscape character and historic character.
- 2.7 Identification of character units has the benefit of allowing the material to be presented in a spatially organised manner, though it is important to retain an understanding of connections and connectivity between these parcels. For each landscape unit, a description and analysis of the historic landscape is provided, including:

- how the area has developed through time;
- the heritage assets present;
- the surrounding area and landscape; and
- the wider heritage context of the area.

2.8 This section goes on to describe the current landscape of the area in terms of its physical, natural, cultural and perceptual influences. These include consideration of topography, geology, drainage, land cover, land use, woodlands and trees, and built form.

2.9 Visual and physical connections have been analysed to determine links across the Carlisle South area, and between the area and the surrounding landscape. These include existing habitat networks and corridors, such as river valleys, and any linear assets. Existing patterns of access have been analysed, including roads as well as recreational walking and cycle routes.

Landscape sensitivity

2.10 An appraisal of landscape sensitivity has been carried out in relation to each landscape unit, considering the importance of its elements and characteristics to the wider landscape. The aim here is to understand features and aspects which either merit protection or which indicate potential opportunities for development.

2.11 In line with the recommendations in Topic Paper 6,¹ the assessment of landscape sensitivity is based on an assessment of landscape character using carefully defined criteria. Criteria selection is based on the attributes of the landscape most likely to be affected by development, and considers both 'landscape' and 'visual' aspects of sensitivity. The criteria chosen for the study are also aimed at highlighting:

- the role the landscape plays in providing a setting to existing development; and
- the function of the study area for a range of ecosystem services (natural, cultural and perceptual).

2.12 **Table 2.1** overleaf sets out the landscape and visual criteria used for the assessment of landscape sensitivity. For each character area, an overall evaluation of sensitivity is presented, with detailed information against each of the criteria (see Appendix 1).

Historic environment values, significance and sensitivity

2.13 A desk-based assessment of the historic environment of each character area was undertaken, identifying:

- Known heritage assets;
- Historic landscape character;
- Likely archaeological potential;
- Heritage values associated with places and assets;
- Role of character areas in the setting of heritage assets;
- Key relationships and views, contributing to heritage significance.

2.14 For the area's settlements, more detailed appraisal of their historical development – based on documentary and archival research – was undertaken to understand their place in the landscape and role in shaping current character.

2.15 Field visits were undertaken to confirm desk-based findings, and key issues fed into discussions of wider landscape sensitivity. Judgements on archaeological potential, the influence of heritage assets and the need to conserve and enhance key elements of historic character were then fed in to overall assessments of sensitivity, and guidelines for development.

Application

2.16 Based on the evaluations of landscape sensitivity and heritage values, the study goes on to detail a series of key guidelines for each landscape unit. These aim to set out:

¹ Countryside Agency and Scottish Natural Heritage (2004) *Topic Paper 6: Techniques and criteria for judging landscape sensitivity and capacity*

- Areas which are of high sensitivity and where the siting and design of any built development will need careful consideration;
- Areas of lower sensitivity that could accommodate built development, subject to siting, design and mitigation;
- Features that should be retained where possible, including natural or built elements or views; and

- Potentially appropriate responses, in terms of sensitive reuse, retention or mitigation.

2.17 The development guidelines are supported by photographs taken on site, as well as maps that identify key features, links, views and connectivity within and between landscape units and the wider area.

Table 2.1 Sensitivity assessment criteria and definitions

Criteria	Description
LANDSCAPE	
Topography	Smooth, gently undulating or flat landforms are likely to be less sensitive to development than a landscape with dramatic or distinct landforms such as prominent ridges or steep slopes.
Scale (landform and component landscape features)	Larger scale and more open landforms are likely to be less sensitive than smaller scale, enclosed landforms. Areas with more open fields are also less sensitive than smaller, more intricate field cover. Existing human-scale features in the landscape, in the form of buildings or trees, will influence the scale of development that can be readily accommodated in the landscape.
Landscape pattern and complexity (including sense of time-depth)	Landscapes with smaller-scale, more irregular field patterns are likely to be more sensitive to the introduction of development than landscapes with large, regular scale field patterns because of the potential for loss of characteristic landscape patterns. Distinctive landscape elements including areas of woodland, water and semi-natural habitats indicate increased sensitivity owing to their contribution to landscape diversity, which would be reduced were they to be removed. This criterion can also relate to the historic character of the landscape, where designated or undesignated heritage assets – including historic field patterns – may indicate increased sensitivity to modern development.
Perceptual qualities	Landscapes that are relatively tranquil tend to have increased levels of sensitivity, compared to landscapes that contain overt signs of modern development. Development in more tranquil landscapes will introduce new and uncharacteristic features which may detract from this characteristic, which may be especially valued close to built-up areas. Tranquillity is affected by human activity and disturbance, including the presence of large scale built development, as opposed to a landscape with a traditional rural feel with fewer modern human influences.
VISUAL	
Skyline character and visual prominence	Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to development because new buildings/structures may detract from these skylines as features in the landscape. Important landmark features on the skyline might include historic features or monuments.
Visual sensitivities and intervisibility	Visually prominent landscapes which overlook or are overlooked by settlements or other landscapes are likely to be more sensitive to development than those which are more hidden or less widely visible.

3 Overview of the area

Historical development

- 3.1 The western part of the study area, around Cummersdale, lies in the ecclesiastical parish of St Mary Without.² East of the River Caldew, the study area forms part of the Parish of St Cuthbert Without. The original parishes of St Mary and St Cuthbert were split into 'Within' and 'Without' (the city walls) in 1866. The size of both the rural parishes subsequently reduced over time as the city expanded.
- 3.2 In 1092 William II invaded the then-Scottish region of Cumberland and incorporated it into England. The forest of Inglewood was established as a royal hunting ground between Carlisle and Penrith at this period and special 'forest law' applied. Not all of the 'forest' was wooded, with tracts of arable land, moorland, and even towns and villages included. The core of the forest was at Hesketh-in-the-Forest, Skelton and Hutton-in-the-Forest, but parts of the study area around Blackwell fell within the northern edge of the forest. The territory of the study area remained disputed throughout the mediaeval period, with Border Reivers (raiders) taking advantage of the instability to further their own advantage. Only following the Union of the Crowns under James VI of Scotland and I of England did relative peace and security prevail. Perhaps reflecting this early instability, there is very little built heritage surviving intact that dates from before the 17th century. The only surviving defensive tower nearby is incorporated within Newbiggin Hall, close to the M6 south of Brisco.



Newbiggin Hall (Len Williams/Geograph)

- 3.3 Land ownership in the study area was divided between private and ecclesiastical proprietors. Henry I granted the manor of Blackwell, in the western part of the area, to Odard de Logis, Baron of Wigton. Throughout the medieval period the lands of the eastern part of the study area belonged largely to the manor of Botchergate, or Prior Lordship. The Augustinian cathedral priory of Carlisle owned the manor until the Dissolution of the Monasteries

² The more modern civil parish is called Cummersdale.

during the Reformation of the 1530s, when it was transferred to the Dean and Chapter of the Cathedral. The church also owned lands at Cummersdale as part of the barony of Dalston.

3.4 Under the Cummersdale Moor in St Mary's Without Inclosure Act of 1767 and the St Cuthbert Carlisle and St Mary Carlisle (Cumberland) Inclosure Act of 1777 the old 'waste' and common lands were enclosed. This was a controversial legal process, effectively privatisation of common assets, undertaken with Parliamentary consent by wealthier landowners to create large privately-owned farms from small common landholdings. The enclosure and subsequent land improvements had an enormous impact on the character of the landscape, and indeed on the local economy and labour market. The most significant visual impact, still widely evident today, was the formation of long rectangular fields set together, with straight boundaries provided by hawthorn hedges and tree-planting. For the most part, the short sides of the rectangular fields border the lanes and the long field boundaries extend at 90 degrees to the lanes. It seems likely that the network of north-south lanes, set between the major roads, was formalised at this time (shown on John Cary's map of Cumberland, 1787). A number of farmhouses and steadings also date from this period.

3.5 Two tributaries of the River Eden, the Rivers Caldew and Petteril, meander northwards in valleys through the gently undulating landscape. These, along with the manmade roads, lanes and railways, form segments of a quadrant radiating outwards from Carlisle. The very earliest map covering the study area, Christopher Saxton's Map of Westmorland and Cumberland of 1576, shows settlements at Carleton, Brisco, Uprightby and Blek Hall (Blackwell). Parts of the road network, certainly the London Road/A6, have ancient origins, dating from Roman times. By the late 17th century, when roads were first depicted on a map of the county by Robert Morden (1695), the routes of the Wigton Road/A595 (to the west of the study area), the Newbiggin Road and London Road/A6 were shown. Two railway lines, the Lancaster & Carlisle Railway (1844-47) and the Maryport & Carlisle Railway (1836-45), added to the segmentation of the study area in the 19th century.



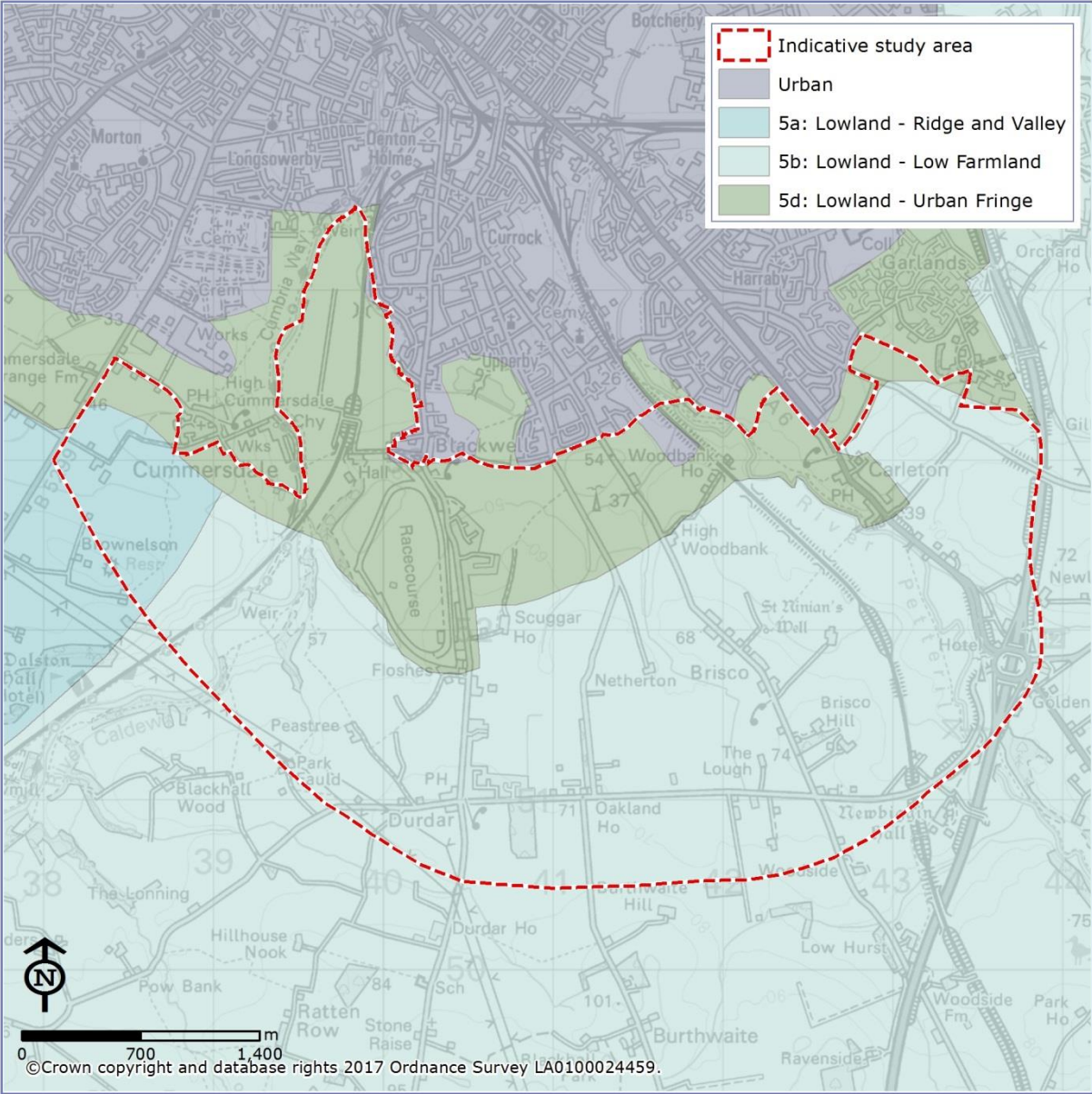
The Petteril valley looking towards Carlisle (LUC)

3.6 The parish churches, county gaol, court house and other public buildings were located in the city centre. The entirely rural characteristics of the parishes became eroded along their northern boundaries as the urban development of Carlisle spread beyond the old town walls. Water power enticed some small-scale industrial concerns out into the countryside in the 18th century, such as the calico works at Woodside. However, it was the advent of the railways in the mid-19th century, and the subsequent development of Carlisle as a major transport hub and industrial centre that started significant incursions into the agricultural landscape. This continued into the 20th century with the creation of residential suburbs at Harraby, Petteril Bank, Upperby, Blackwell Road, Currock and Newlathes amongst other places. In the second half of the 20th century dormitory housing spilled into some of the surrounding countryside, mainly in ribbon developments, such as that on Durdar Road, but large swathes of the study area retain much of their pre-industrial agricultural character.

Landscape character

- 3.7 The landscape south of Carlisle comprises gently undulating lowland farmland that rises gradually towards the fringes of the Lakeland Fells to the south and south-west. To the east the sandstone gorge of the River Eden lies between the study area and the North Pennine moorlands. Closer at hand, the lowlands are divided by shallow valleys running northward to join the Eden.
- 3.8 The Cumbria landscape character assessment classifies the area south of Carlisle, as far out as Cumwhinton, Wreay and much further to the south-west, as part of the Lowland landscape type. This is further subdivided into five sub-types, of which three occur within the study area, as shown in **Figure 3.1**:
- 5a Ridge and Valley;
 - 5b Low Farmland; and
 - 5d Urban Fringe.
- 3.9 The Ridge and Valley sub-type occurs to the west of the River Caldew, including only a small part of the study area, but extending across the wider landscape to Great Orton in the west and Aspatria in the south-west. It is characterised as follows:
- *"A series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells;*
 - *Well managed regular shaped medium to large pasture fields;*
 - *Hedge-bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations;*
 - *Scattered farms and linear villages found along ridges; and*
 - *Large scale structures generally scarce."*
- 3.10 The Low Farmland sub-type includes the majority of the study area, and extends south to Buckabank and Wreay, and eastwards to Cumwhinton. The key characteristics of this sub-type are:
- *"Undulating and rolling topography;*
 - *Intensely farmed agricultural pasture dominates;*
 - *Patchy areas of woodland provide contrast to the pasture;*
 - *Woodland is uncommon west towards the coast;*
 - *Fields are large and rectangular; and*
 - *Hedges, hedgerow trees and fences bound fields and criss-cross up and over the rolling landscape."*
- 3.11 The Urban Fringe sub-type occurs in a narrow band around the edge of Carlisle, including the northern part of the study area. This area includes the villages of Cummersdale and Carleton, as well as Carlisle Racecourse. The key characteristics of this sub-type are:
- *"Long term urban influences on agricultural land;*
 - *Recreation, large scale buildings and industrial estates are common;*
 - *Mining and opencast coal workings are found around Keekle and Moor Row; and*
 - *Wooded valleys, restored woodland and some semi-urbanised woodland provide interest."*
- 3.12 The Carlisle Landscape Character Guidance and Toolkit provides further details on the features and characteristics of these landscape sub-types, including a summary of sensitive features, and a range of guidelines aimed at conserving, restoring and enhancing these landscapes. Although carried out at a broad scale, the principles of the guidance have been followed through to the more site-specific findings of the present study.

Figure 3.1 Landscape character types



4 Character area 1

- 4.1 This area is located west of the River Caldw and is shown in Figure 4.1. The study area boundary follows the B5299 Dalston Road, and excludes the settlement of Cummersdale. However, the character of this area extends across these boundaries, and is also influenced by the presence of the Pirelli factory and the urban edge to the north.

Evolution of the landscape

Known features

- 4.2 This character area has a rich and complex historic environment, with a number of ploughed-down archaeological features recognised from aerial photography – resulting in **high archaeological potential**. These include:
- Cropmark enclosure and additional features to northeast of High Brownelson; stray finds of late Neolithic / early Bronze Age and Romano-British dates.
 - Putative Roman double-ditched enclosure/fort underlying High Cummersdale and extending into fields to the south. Excavations between 1996-9 revealed two distinct phases of occupation, and extensive damage as consequence of modern deep ploughing. A short sequence of use, suggested by a lack of material culture evidence, and a late first/early second century AD date – pre-dating the construction of both the fort in Carlisle itself and Hadrian’s Wall – is proposed, and may be supported by fieldwalking finds of early second century Samian sherds.
 - Sub-rectangular enclosed farmstead identified from aerial photography and investigated in 1997 – interpreted as being of fourth century date.

- Stray finds of prehistoric lithics and medieval pottery on eastern slopes.

Extant landscape

- 4.3 Much of the extant landscape of the character area relates to the 18th century enclosure of former common land³ to the south of High Cummersdale – the much-altered farmstead at the centre of the current village. This event transformed the character of the landscape, from medieval open fields and ‘wastes’ to large rectilinear fields. Some of the original boundaries, visible on historical mapping, have been lost, abstracting the original pattern.

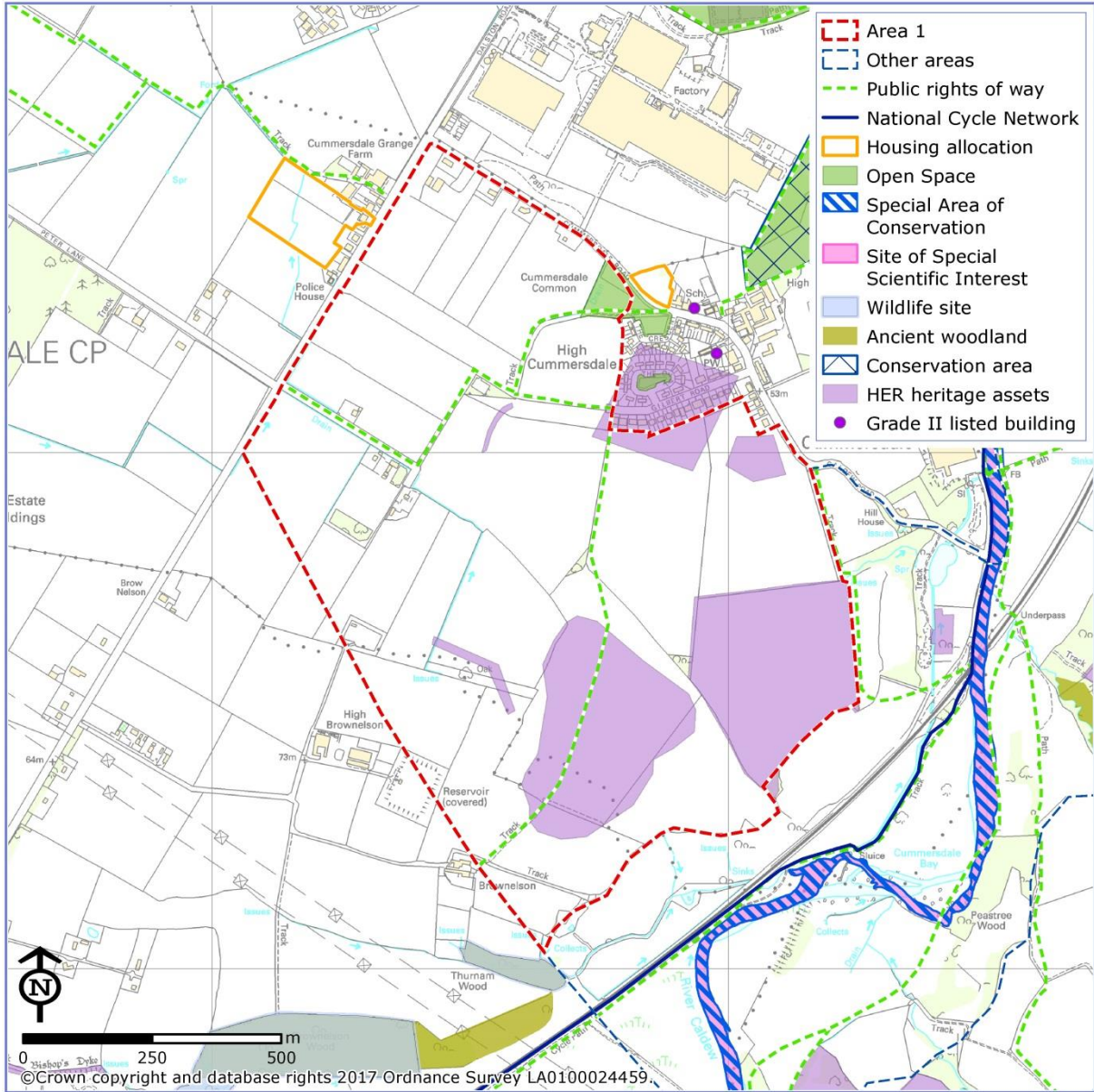
- 4.4 The northwest corner of the character area is comprised of planned enclosures, with later subdivision and addition of individual dwellings. This area has a strong and regular landscape structure, with intact hedgerows and field trees.

Designated assets

- 4.5 Three listed buildings in Cummersdale, see below.

³ Cummersdale Moor in St Mary’s Without Inclosure Act of 1767

Figure 4.1 Character Area 1



Landscape character

4.6 Key characteristics of this area:

- Gently undulating land that rises to a high point of 74m at High Brownelson, a relatively pronounced hill in the wider context;
- Bounded to the south and east by the shallow incised Caldew valley (see character area 2);
- Strongly rectilinear field pattern in the west, defined by a series of access tracks running perpendicular to the long straight of the B5299, and reinforced by field boundary trees;
- More irregular fields in the east, with occasional shelterbelts linking to the woodlands that emphasise the edge of the Caldew valley, including established broadleaf woodland;
- Little natural landcover, though generally intact hedges with trees form a habitat network linking to the Caldew corridor;
- Occasional clumps of trees, with larger plantation blocks west of the B5299;
- Woodland forms a screen to the Pirelli factory, though the buildings and chimneys are a visual presence in the north of the area;

- Cummersdale presents an abrupt boundary of garden fences, though with mature vegetation and trees to soften the settlement edge;
- Limited road access through the area to the Caldew, other than via Cummersdale, contrasting with the busy nature of the B5299 Dalston Road;
- Individual dwellings located primarily along the B5299, with urban development ongoing to the north-west;
- Rights of way linking the B5299, Cummersdale and the Calder valley;
- Views from higher ground over the Caldew to the distant North Pennines – long views from the B5299 look north to Dixon's Chimney and south to the Lakeland Fells; and
- Away from the B5299 this is an undeveloped rural landscape, though the Pirelli factory and the village of Cummersdale influence the level of tranquillity in the north.

4.7 Further detail can be found in the landscape survey sheet in Appendix 1.



Views from Brownelson towards the Racecourse (LUC)



Rectangular fields with new development across Dalston Road (LUC)



Glimpses of the Pirelli factory (LUC)



Rolling farmland south of Cummersdale (LUC)

Townscape Character: Cummersdale

Designated assets

4.8 Three listed buildings, all Grade II (see Figure 4.2):

- Spinners Arms;
- Cummersdale House; and
- Caldew Bank.

Development of the settlement

4.9 Cummersdale is located to the west of the River Caldew and within the old parish of St Mary Without. Traditionally there were two centres: High and Low Cummersdale (beside the river). Thomas Denton ascribed the name to 'one Cumber, the first inhabitant there'.

4.10 Its position beside the fast-flowing river was ideal for exploitation of water power. A corn and fulling (cloth cleansing) mill is recorded here in the Bishops' Registers for 1268. Larger-scale industrial enterprises arrived in the 18th century, including a dye works (1782) and a cotton mill. A calico print works followed further downstream in 1801. When the Maryport & Carlisle Railway was constructed in 1836-45, a small branch and halt were incorporated to serve the mills. In 1821 the population of the township of Cummersdale was 512 people, spread between 67 houses. A school was built beside the cotton mill. In 1905 Stead McAlpin took over the printworks buildings for their fabric printing business, which continues to this day. By the 1920s there were some 44 back-to-back workers' houses in Low Cummersdale.

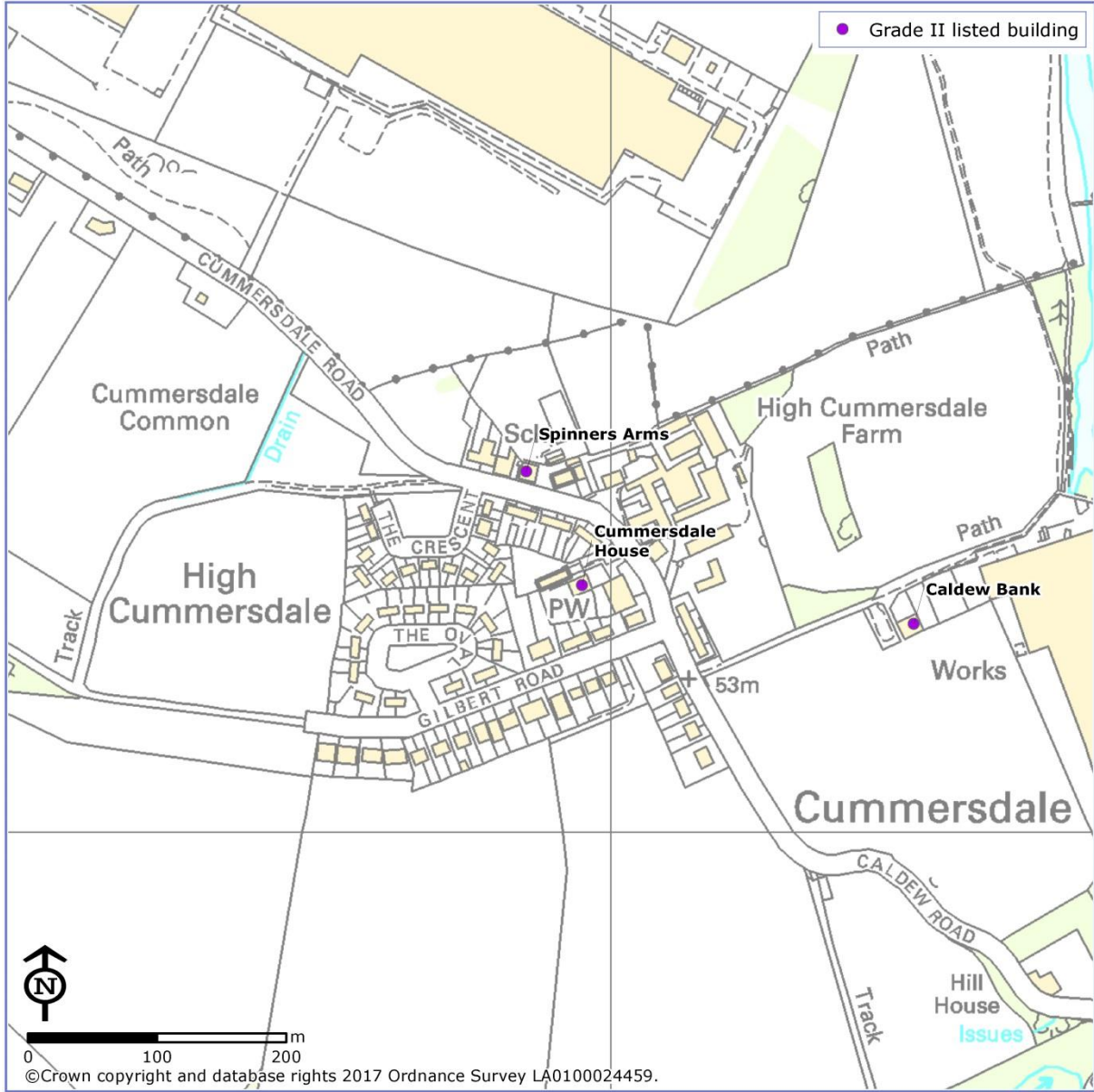
4.11 High Cummersdale was just a farm and cottages before the arrival of industry in the lower village in the 1780s. Terraced workers' houses were built here to supplement those in the lower village. Larger villas followed, such as Cummersdale House (1864), Criffel View and Sunnymead (1898), Mount View and Garthside (1900), presumably for mill managers. More civic buildings were constructed in the 1880s: the school and schoolhouse (1884) and the Village House (1886). Like the Black Lion at Durdar, the Spinners' Arms in Cummersdale was a State Management Scheme pub, designed in Arts and Crafts style by Harry Redfern in 1929. Further housing was built between the Wars in Margery Terrace, The Crescent, Gilbert Road and Caldew Road, and immediately after the Second World War The Oval Houses were built in 1948.

4.12 Views out from the hamlet of Cummersdale remain to open countryside on the south, east and west, but to the north, the construction of the Pirelli tyre factory in 1968 created a major intervention in the rural landscape.

4.13 Key characteristics:

- Agricultural core of High Cummersdale;
- Victorian civic buildings; and
- Association with the print works at Low Cummersdale.

Figure 4.2 Cummersdale





Spinners Arms (Nick Haynes)



Cummersdale school (Nick Haynes)



Village core (Nick Haynes)



Approach to the village from the west (Nick Haynes)

Sensitivity

- 4.14 Key sensitivities to new settlement in this landscape:
- Relative tranquillity away from the busy B5299, with its associated scattered houses and new urban development, emphasised by the lack of through roads;
 - Strong field boundary patterns, particularly the rectilinear pattern around the B5299, which could be interrupted by development;
 - Physical and functional relationship with the Caldew valley to the south and east, including woodland and hedgerow forming habitat networks;
 - The woodland around the Pirelli factory, and the village of Cummersdale, together provide a firm southern boundary to the settlement in this area;
 - Long outward views to the Lakeland Fells, North Pennines and Dixon's Chimney, where topography and vegetation allow;
 - High archaeological potential on the southern edge of the village; and
 - Visual relationship with the Caldew valley, with this area forming the skyline in views from the riverside.

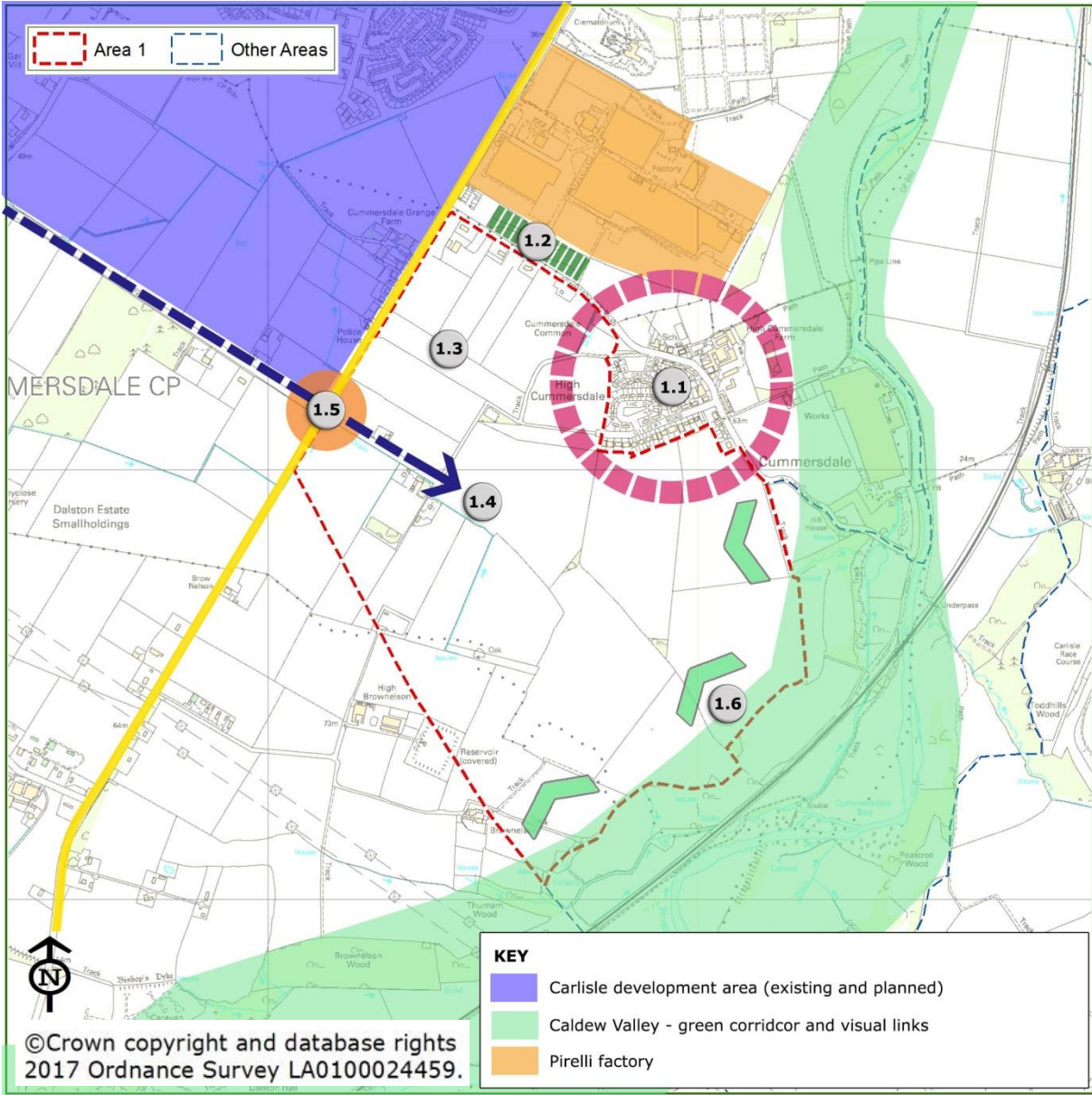
Guidelines

- 4.15 Figure 4.3 illustrates key guidelines, with reference to target points (1.1–1.6) below.
- 4.16 Between Brownelson and Cummersdale this is not a prominent landscape, or one that is overlooked from a large number of locations. However, it is relatively small in scale and provides a buffer between the existing and planned settlement edge, and the River Caldew. Development in this area is likely to be read as an extension to Cummersdale (1.1). The high archaeological

potential of this area, and the area to the south of Cummersdale in particular, is a further constraint to development here. It would be desirable to retain and potentially strengthen the woodland screening in place to the south of the Pirelli factory (1.2).

- 4.17 Alternatively, if development were sited along the B5299 (1.3), it would appear as an extension to Carlisle itself. Combined with the development underway on the west side of this road, this would lead to the extension of urban character along the Dalston Road.
- 4.18 It is likely that the proposed link road will pass through this area, in order to connect with the A689 to the west (1.4). Should the new road follow the alignment of Peter Lane, a large new junction would be created where this route meets the B5299 (1.5). In this case, the development of the area between the new road and Cummersdale Road (1.3) could be justified on landscape and visual grounds, although it would form an extension to existing and planned development across the Dalston Road. Care would need to be taken to maintain the separate identity of Cummersdale (1.1).
- 4.19 Under any of these scenarios, it would be difficult to ensure that development in this location was sufficiently distinct from the existing and emerging urban character across the Dalston Road. While some development may be accommodated in this area, it would be necessarily small in scale.
- 4.20 This area can provide important green links between the existing settlement to the north, and the green corridor of the Caldew valley (1.6), via the village of Cummersdale. Existing footpaths should be maintained and enhanced to enable access for residents towards the more tranquil locations in the valley. Whether or not development takes place, opportunities should be sought to enhance hedges and woodland cover in this area, particularly where this can provide habitat links to the Caldew woodlands.

Figure 4.3 Key Guidelines (character area 1)



5 Character area 2

5.1 This area comprises the valley of the River Caldw, which flows north to south through the western part of the study area. The character area extends south from the urban boundary at Denton Holme, past Cummersdale towards the village of Dalston. It is shown in Figure 5.1.

Evolution of the landscape

5.2 This character area is tightly defined by the floodplain and river terraces of the River Caldw. The dynamism of this environment throughout history has had a strong influence on the nature and character of its heritage.

5.3 It has **moderate archaeological potential**, relating principally to industrial structures. Archaeology on the floodplain is likely to have been altered / truncated by channel movements – but could equally have been inundated by fluvial deposits.

Known features

5.4 Calico printing was established in Carlisle in 1761 and, by the turn of the century, grew to be the dominant local industry with five main companies employing significant numbers of people. Cummersdale was one of the key centres of this industry, with a complex of mills, dye and printworks drawing power from the Caldw.

5.5 The Cummersdale Printworks, reopened and extended by Stead and McAlpin in 1835, is located just outside the character area. A system of weirs and mill races drew water from the Caldw and connected the now-demolished dye works and mill complex. Much of this water management infrastructure has been lost as a consequence of the demolition and levelling of the mill and

dyeworks sites. A railway station, located to the south of the textiles complex on the Carlisle-Maryport line, has also been lost.

5.6 To the north of the extant printworks, the floodplain is dominated by regular planned enclosures – once used as bleachfields in the summer months. Animal dung and urine were used in the bleaching process, along with river water and sunlight, prior to the industrial manufacture of chlorine-based bleaches.

5.7 Historical mapping reveals the extent to which the channel of the Caldw has evolved since the 19th century, partially erasing traces of extensive late 19th century rifle ranges located on the flat floodplain.

Extant landscape

5.8 The character of the area is largely formed by a pattern of irregular enclosures spanning the floodplain and river terraces of the Caldw Valley. The rectilinear planned enclosures of the former bleachfield provide a marked contrast to the more organic boundaries of the older pattern of enclosures across the rest of the character area. The area is bisected by the railway line.

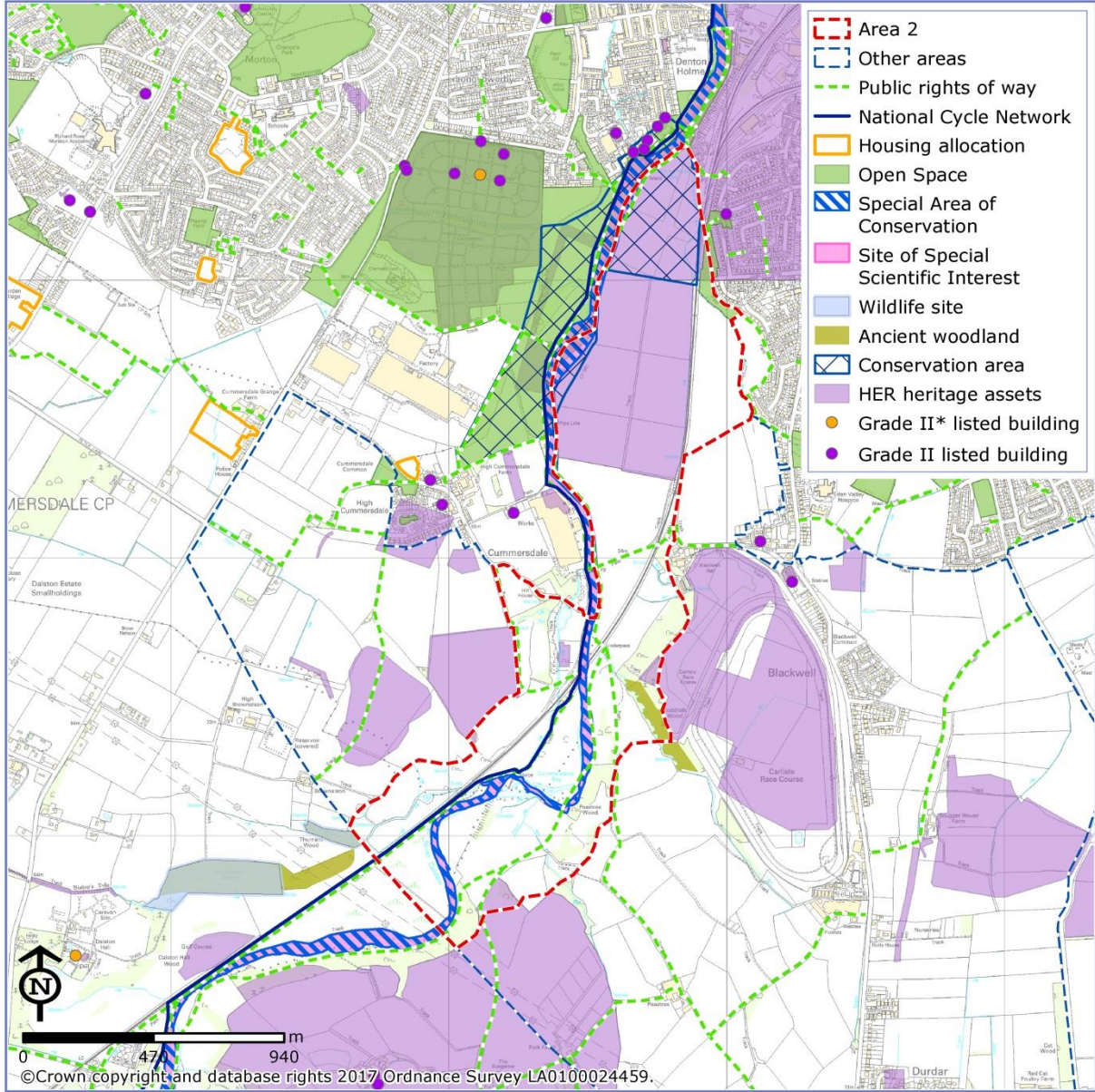
Designated assets

5.9 Holme Head Conservation Area, including six listed buildings at Holme Head works (all grade II).

5.10 Dalston Road Cemetery Registered Park and Garden, grade II, includes seven listed buildings, including a grade II* listed monument (others grade II).

5.11 Grade II listed Currock House on Lund Crescent.

Figure 5.1 Character area 2



Landscape character

5.12 Key characteristics of this area:

- The River Caldew meanders through a shallow valley contained by often steeply sloping valley sides, opening out to a wider floodplain in the north;
- The modest river follows a gently sinuous course forming pools, riffles and gravel bars, with visible evidence of river terraces, former river channels and dried-up oxbow lakes;
- A series of small tributary becks enter the Caldew from the east, flowing through incised gullies providing pockets of topographical variety along the valley sides;
- In the south of the area, landcover comprises a mix of riparian woodland, grassland, mature woodland, and areas of open river banks covered with semi-mature trees and scrub;
- Further north, the wide floodplain is divided into large regular fields of improved pasture by neat hedges, though the more naturalistic landcover continues through the open space to the west of the river;
- Significant areas of mature deciduous woodland along the steeper valley sides, as well as a concentration of riparian woodland around the print works;
- The most extensive areas of woodland and semi-natural land cover in the study area, with the Caldew forming part of the River Eden SSSI and Special Area of Conservation;
- The Cumbria Coast railway line follows the river, with embankments crossing the floodplain and several stone-built underbridges;

- Visible industrial heritage including the prominent 19th-century buildings of the former Holme Head Works, the brick chimney at Cummersdale Print Works, and weirs and mill lades;
- Only a small number of dwellings lie within this area, including Blackwell Hall Farm prominently sited on the east valley side;
- Overt modern structures are infrequent, though the print works and Pirelli factory are visible in the north, and a large railway footbridge is a prominent feature – much further south a twin row of pylons cross the valley;
- No roads run through the valley, and there are no road crossings of the river, contributing to a sense of tranquillity that is emphasised by the enclosed wooded landscape;
- For walkers and cyclists it is a more accessible area, forming a green corridor for the Cumbria Way long-distance route and local footpaths connecting Denton Holme with Cummersdale, Blackwell and Dalston;
- A visually contained area, the southern part is particularly enclosed with an intimate and secluded character, and offers the most tranquil landscape of the study area; and
- The open floodplain north of Blackwell is overlooked from the settlement edge, with views across this area to Denton Holme and the print works, and an urban fringe character is locally present.

5.13 Further detail can be found in the landscape survey sheet in Appendix 1.



View over the southern Caldew valley (LUC)



Footbridge near the print works (LUC)



Railway bridges (LUC)



Denton Holme weir and restored works (LUC)

Sensitivity

- 5.14 Key sensitivities to new settlement in this landscape:
- Linear corridor offers important green infrastructure linking central Carlisle with the countryside and Dalston, serving wildlife and people;
 - Enclosed, intimate scale vulnerable to large-scale development, with a high level of tranquillity due to the lack of road access;
 - Semi-natural landscape south of Cummersdale, with a high level of woodland cover;
 - Important industrial heritage adjacent to the character area; and
 - Valued public open space in the north, with several walking and cycling routes through the area.

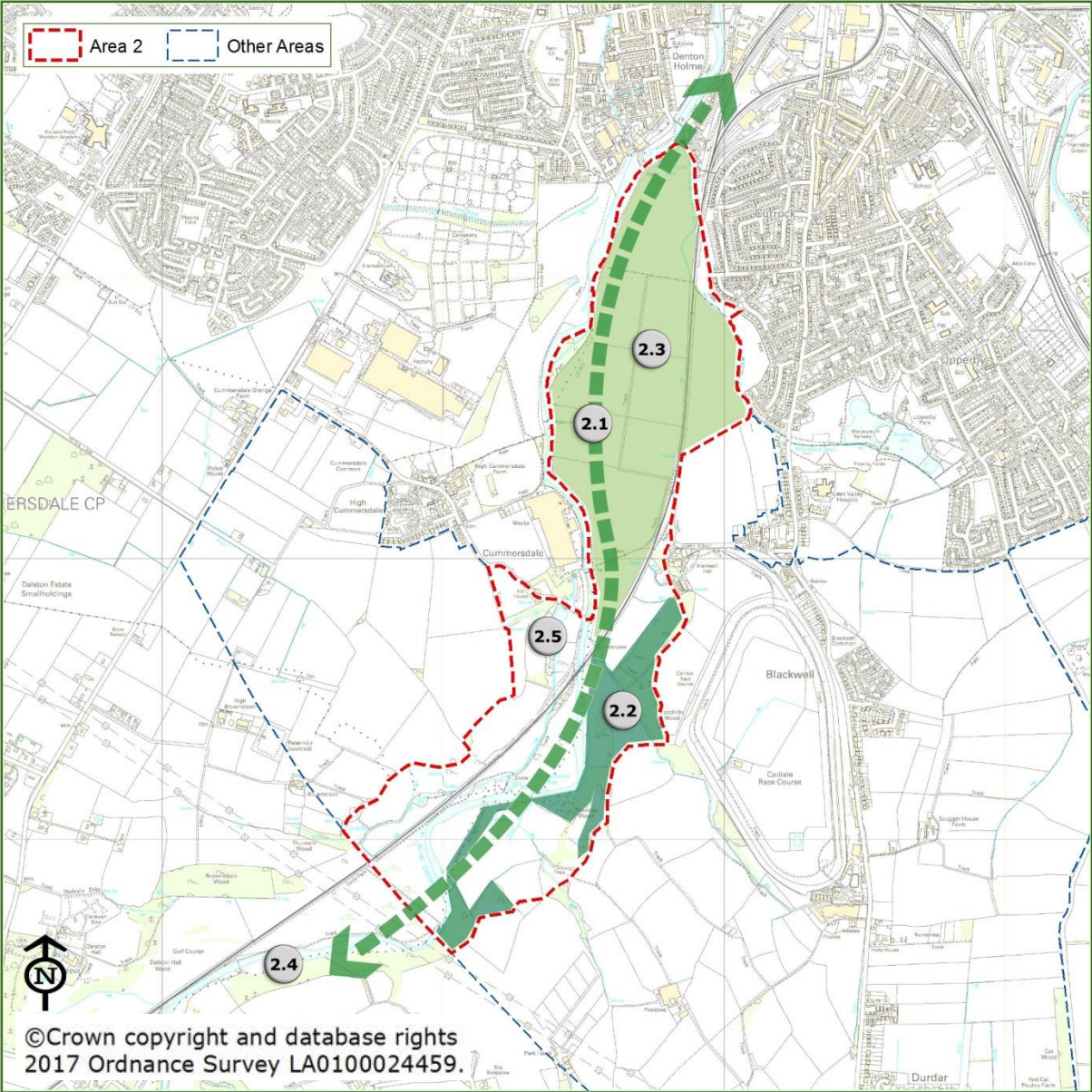
Guidelines

- 5.15 Figure 5.2 illustrates key guidelines, with reference to target points (2.1-2.5) below.
- 5.16 The Caldew valley provides a green corridor (2.1) through the study area in which large-scale development is unlikely to be appropriate. As part of any new settlement, the Caldew valley can be considered ready-made green infrastructure, with high recreation and biodiversity value already in place. This can form

the foundation for improved functional green links to the wider area.

- 5.17 The semi-natural woodlands in the south of the area (2.2) should be retained as far as possible, and extended north along the Caldew as appropriate. Hedge and tree planting in this northern area should be encouraged. In the longer term, should the intensive pastoral farming in the north part of the valley (2.3) become uneconomic, an open space or nature reserve would be a more suitable use of this area than development, particularly given flooding constraints. However, the present use is fully compatible with the area's green infrastructure function.
- 5.18 Existing footpaths in the north provide circular routes that can be accessed from residential areas in the south of Carlisle and from Blackwell and Cummersdale. Further south, there are good links along both sides of the valley, with paths connecting to the adjacent farmland. The provision of a further footbridge upstream from Cummersdale, perhaps in the Dalston Hall area (2.4), would allow more flexibility and circular routes in this area.
- 5.19 It will be necessary for the new link road to cross over the Caldew at some point. The crossing location should be chosen to minimise impacts on woodland and on the more tranquil sections of the valley. Interpretation of the industrial heritage of the Caldew would enhance the experience and time depth of this landscape, particularly the area formerly occupied by Low Cummersdale (2.5), and the long history of textile printing in the area.

Figure 5.2 Key Guidelines (character area 2)



6 Character area 3

6.1 This character area, shown in Figure 6.1, includes the farmland east of the Caldew valley, together with the villages of Blackwell and Durdar, and Carlisle Racecourse. It extends from the urban edge around Upperby, southwards beyond the study area boundary south of Newbiggin Road.

Evolution of the landscape

Known features

- 6.2 Aerial photography has identified a number of features within the character area. These include extensive prehistoric/Romano-British cropmarks.
- 6.3 A medieval deer park, centred on Blackhall Wood just outside the study area, is recorded in the Cumbria Historic Landscape Characterisation (HLC) – although scant remains appear to be visible on the ground. Outside the northwest circuit of the modern racecourse, a medieval settlement and associated cultivation remains are preserved. While all structural remains appear to have been robbed out, patterns of ridge and furrow⁴ are clearly visible on the ground, and show particularly clearly on aerial photography. (This extends within the racecourse, but in a much-reduced state.)
- 6.4 The archaeological potential of the character area is assessed as being **moderate-high** due to the presence of known cropmark features, extant medieval archaeology and a number of find-spots in the vicinity.

⁴ A series of long, raised ridges – separated by ditches – used to prepare the ground for arable cultivation; characteristic of pre-modern agriculture and the use of single-side mould-board ploughs. Forms vary with date, but the sinuous 'reverse-S' forms often preserved in field boundaries are generally medieval / post-medieval.

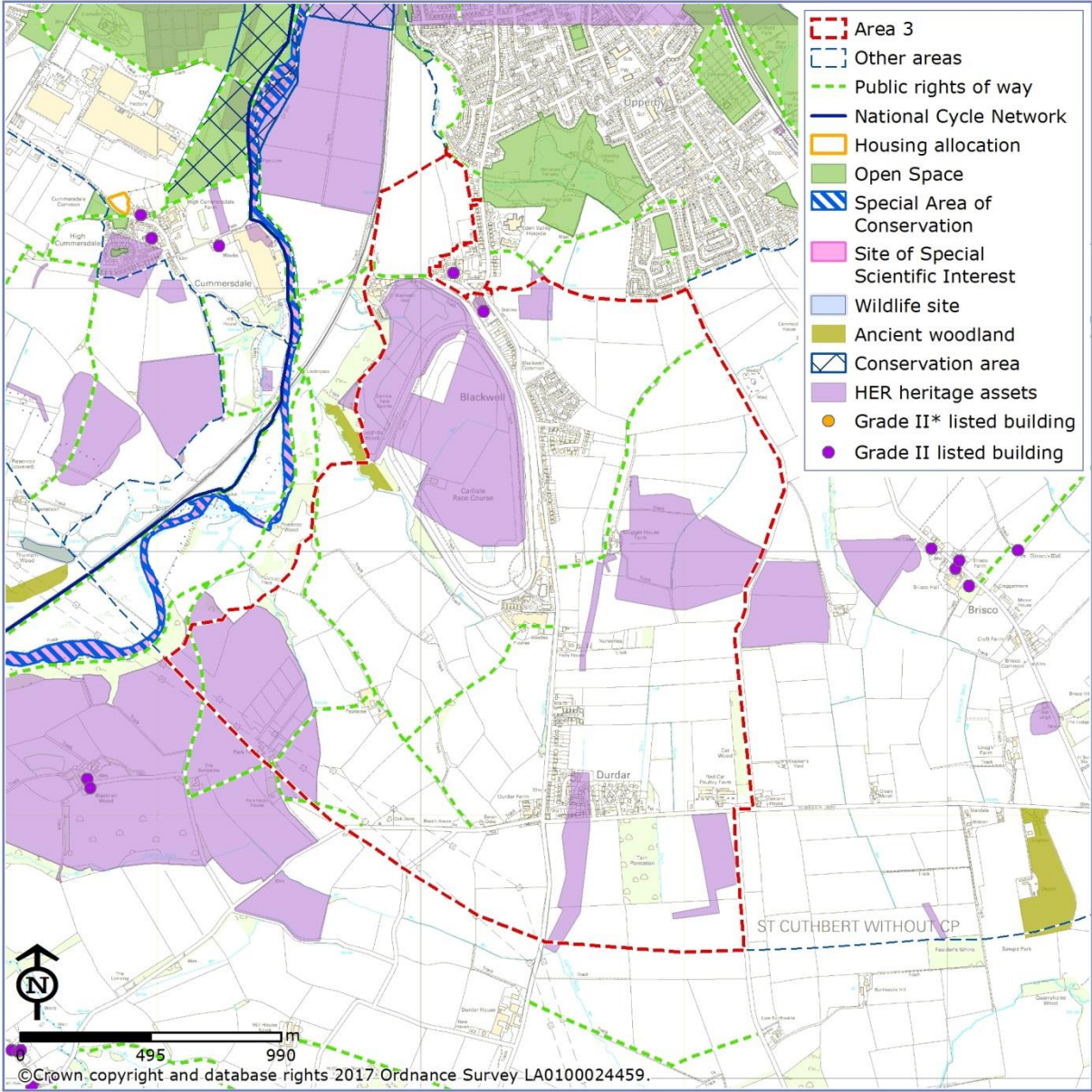
Extant landscape

- 6.5 The field pattern of the character area is divided into three broad types. The bulk of the area comprises ancient (i.e. pre-18th century) enclosures. These create a distinctive, intricate landscape structure, with intact hedgerows and field trees contributing to the sense of time-depth.
- 6.6 To the east of Blackwell, the enclosure boundaries suggest traces of medieval/post-medieval open field systems, with some relict cultivation ridges faintly visible on aerial photographs. To the north of Blackwell, the HLC suggests that an area of former common land was enclosed during the 18th century. However, examination of the 1st edition of the Ordnance Survey six-inch map suggests an older origin, as the mapped boundaries are markedly less regular than neighbouring areas of Parliamentary enclosures. However, modern reorganisation / amalgamation of fields has largely obscured the original pattern.
- 6.7 In stark contrast, the area around Durdar is dominated by small, rigidly-planned 18-19th century fields (possibly relating to smallholdings) and plantation woodland. Durdar was originally little more than a smithy and inn located on the crossroads to serve travellers passing through. (The original Black Lion Inn has since been converted to a dwelling, with the name transferred to the purpose-built early 20th century Arts and Crafts-style pub opposite.)

Designated assets

- 6.8 Two listed buildings in Blackwell, see below.
- 6.9 Two further listed buildings (grade II): Blackhall Wood Farmhouse and barn; and Green Cottage/Millstone Cottage.

Figure 6.1 Character area 3



Landscape character

6.10 Key characteristics of this area:

- Gently undulating land, sloping gently down to north and west from more elevated land south of Durdar at Burthwaite Hill;
- To the west the land falls away to the shallow incised valley of the River Caldew (see area 2) and to the north is a more gradual slope down towards the edge of Carlisle;
- The incised courses of two small streams provide slight topographical variation in the west of the area;
- Large, semi-regular arable fields, with hedges and some hedgerow trees and some distinctive lines of mature trees and shelterbelts;
- Smaller, elongated rectangular fields of pasture are located adjacent to the settlement edge of Durdar, and tend to be enclosed by more continuous hedgerows with more trees;
- Woodlands include the rectangular blocks of Cat Wood and Tarn Wood near Durdar, and Toddhills Wood that provides a link between the racecourse and the Caldew;
- An intensively farmed area, with limited habitat though with important connections to native broadleaf woodland in the Caldew valley;
- Limited time depth in the landscape, deriving from localised patterns of narrow fields, and occasional stone gate posts, and from the remnant rural settlement of Blackwell;

- More developed than any other part of the study area, Durdar Road provides a spine for a series of linear developments including the villages of Blackwell and Durdar;
- The rural character of 'old' Blackwell is subsumed by the suburban character of houses along Durdar Road which, like the housing in Durdar, does not relate strongly to the rural setting;
- The racecourse includes a number of larger buildings including a modern grandstand which is the tallest building in the area and forms a key local landmark, while the white fencing and extensive car parks extend the influence of the racecourse into the wider landscape;
- Durdar Road and Newbiggin Road are busy routes through this area, in contrast with the quieter, narrower Scalegate Road;
- Few public rights of way serve Durdar, though there are links to the Caldew corridor in the west part of this area, and a key link from Cummersdale through Blackwell to Upperby;
- Occasional longer distance views, mainly from the edges of this plateau area, looking east to the North Pennines; north over Carlisle towards Scotland; and glimpses south-west to the Lakeland Fells; and
- A more open and exposed landscape in the north, where trees are fewer, while the south-west has the most rural character in this area, though the level of development limits tranquillity across this character area.

6.11 Further detail can be found in the landscape survey sheet in Appendix 1.



Open landscape at Floses (LUC)



Suburban edge of Blackwell (LUC)



Field pattern east of Durdar (LUC)



Landmark grandstand building (LUC)

Townscape character: Blackwell

Designated assets

- 6.12 Two listed buildings, both Grade II (see Figure 6.2):
- Blackwell House and Stables (1730s-40s farmhouse and stables); and
 - Blackwell Farm (early 18th century).

Development of the settlement

- 6.13 The name Blackwell, or 'Blackhall', 'Blackhill', 'Blackhell' as it is variously called, is said to be derived from being a black heathy district of Inglewood forest. It is pronounced '*Bleckell*'. The hamlet of Blackwell, or Blackhall Low, is now attached to the city of Carlisle by ribbon development along the Durdar Road and lends its name to developments further south including the racecourse and housing at Lowmoor on the east side of Durdar Road. The ancient triangular-shaped Blackwell Common still survives to the south-east of the historic hamlet.
- 6.14 The layout of the historic hamlet is more nucleated than its neighbours at Brisco and Carleton, with farm buildings and workers' housing clustered around an island site at the junction of Durdar Road and Lowry Street. The name 'Blek hall' is present on Saxton's map of 1576, but nothing of that date is now identifiable in the hamlet. Two big farm complexes and associated farmworkers' housing dominate the grouping: Blackwell House and Blackwell Farm.
- 6.15 Blackwell House is thought to date from the 1730s, possibly incorporating earlier work. Both Rebel and Crown forces used the

building as a headquarters during the two sieges of Carlisle in 1745. Bonnie Prince Charlie stayed at the house on 10 November 1745 and his nemesis, the Duke of Cumberland, stayed between the 21 and 31 December of the same year. A stable range adjoins the house and a large brick 19th-century steading is sited opposite. On the north side of Lowry Street the other farm, Blackwell Farm, is of a similar date. A further old farm, Blackwell Hall, is located to the west of the hamlet above the River Caldew.

- 6.16 The White Ox Inn has long been a distinctive feature of the hamlet on the corner of Lowry Street and Durdar Road. The old inn was demolished in 1904 and the current building constructed. It is now in domestic use.
- 6.17 Blackwell Racecourse opened in June 1904 after the transfer of racing from the Swifts site and construction of a grandstand. A new grandstand was built in the mid-1960s, and this in turn was replaced with the Jubilee Grandstand in 2002.
- 6.18 The linear layout on the east side of Durdar Road at Lowmoor appears to comprise largely inter- and post-War houses, with only 209 and 223 Durdar Road dating from the 19th century.
- 6.19 A large greenfield site to the east of the hamlet, bounded by Hammond's Pond, Oaklands Drive and Durdar Road, has consent for development of 318 dwellings, which are currently under construction.
- 6.20 Key characteristics:
- Agricultural character and origins of main townscape components – Blackwell Farm and Blackwell House;
 - Ribbon development along Durdar Road.



Durdar Road, Blackwell (Nick Haynes)



Stockwell Road, Blackwell (LUC)

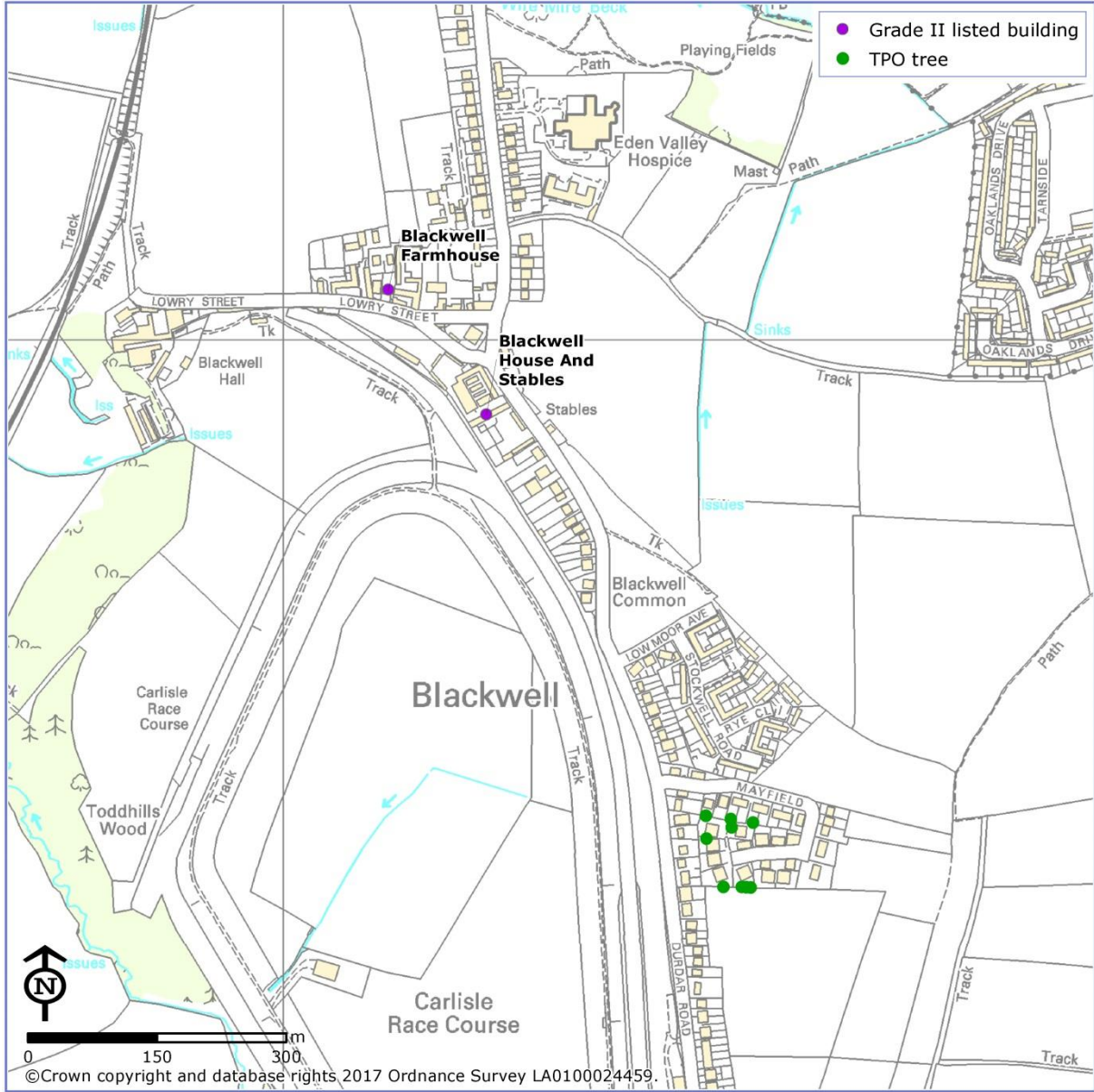


Blackwell, near the racecourse (LUC)



Blackwell House and Stables (LUC)

Figure 6.2 Blackwell



Townscape character: Durdar

Designated assets

6.21 No designated heritage assets (see Figure 6.3).

Development of the settlement

6.22 Durdar formed part of the wider Blackwell, or Blackhall High, township. The township covered Durdar, Ratten-Raw, High and Low Burthwaite, and the surrounding area. In 1821 the township comprised 283 people in 41 houses. The hamlet at Durdar began as a very small 18th-century settlement of an inn (south-west corner) and a smithy (north-west corner) to service travellers at the crossroads of the Newbiggin and Durdar (to Penrith) Roads. Both buildings survive as houses in altered forms, and the 'Black Lion' name has transferred to the purpose-built pub on the north-east corner of the crossroads.

6.23 The area to the east of the crossroads was in use as tree plantations throughout the 19th century, but only two small strips

now remain in that use. Later 20th-century suburban bungalows and 2-storey houses spread along the Newbiggin and Durdar Roads and in two cul-de-sacs at Cawflands and The Willows.

6.24 The Black Lion was one of 14 New Model Inns built in the Carlisle area. Many pubs in Carlisle were shut down in 1916 to curb the city's drinking enthusiasm and civil servants were installed to manage those that remained under the State Management Scheme. New buildings attempted to change the drinking den culture to more of a café culture by providing large, undivided bright and airy interiors, homelike furnishings and waiters to serve. The Black Lion was designed in an Arts and Crafts style by Harry Redfern in 1929 along the lines promoted by the Central Control Board.

6.25 Key characteristics:

- Durdar cross-roads: former inn and smithy;
- Suburban cul-de-sacs.

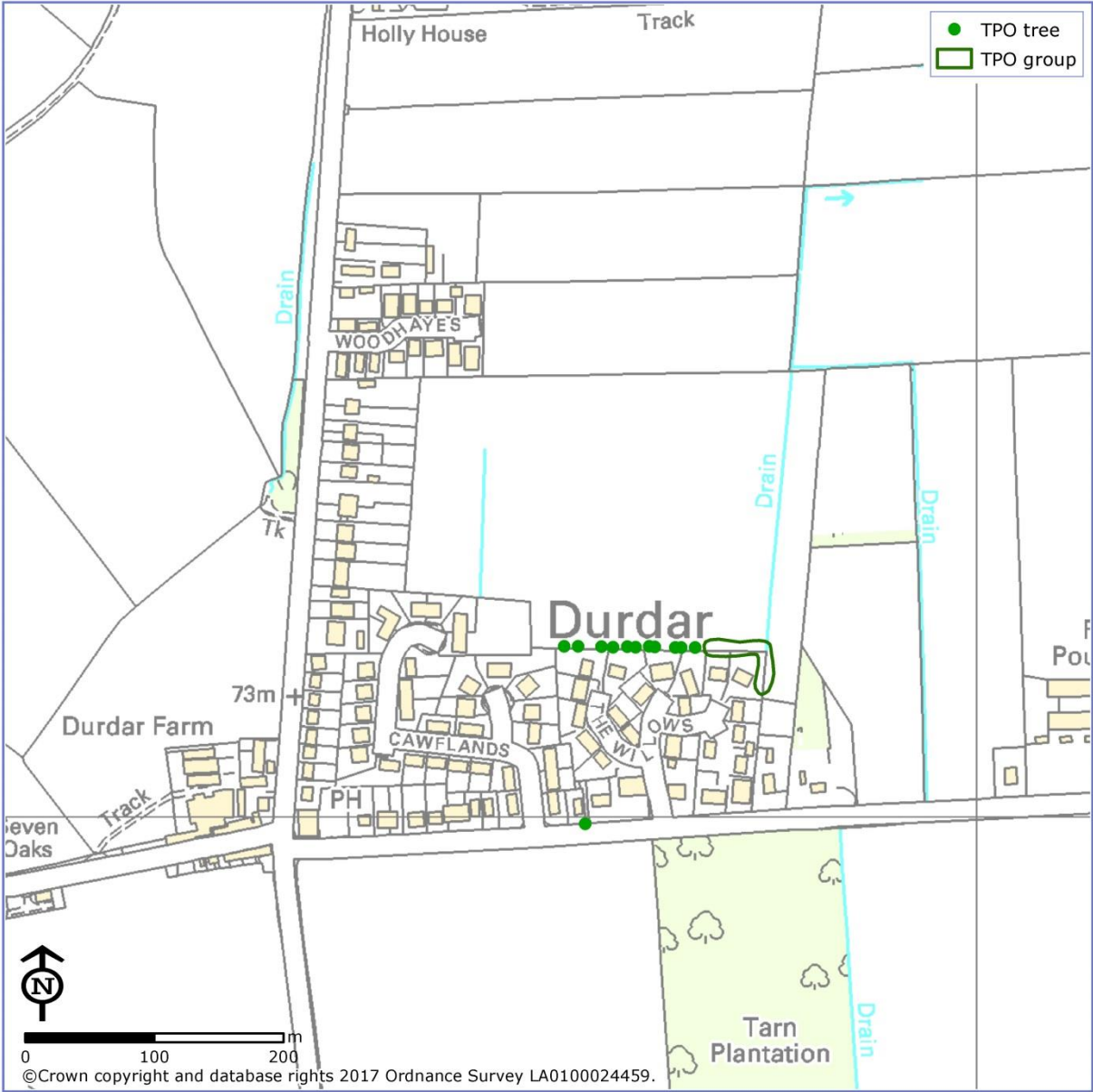


Durdar Road (Nick Haynes)



Older houses at the crossroads (Nick Haynes)

Figure 6.3 Durdar



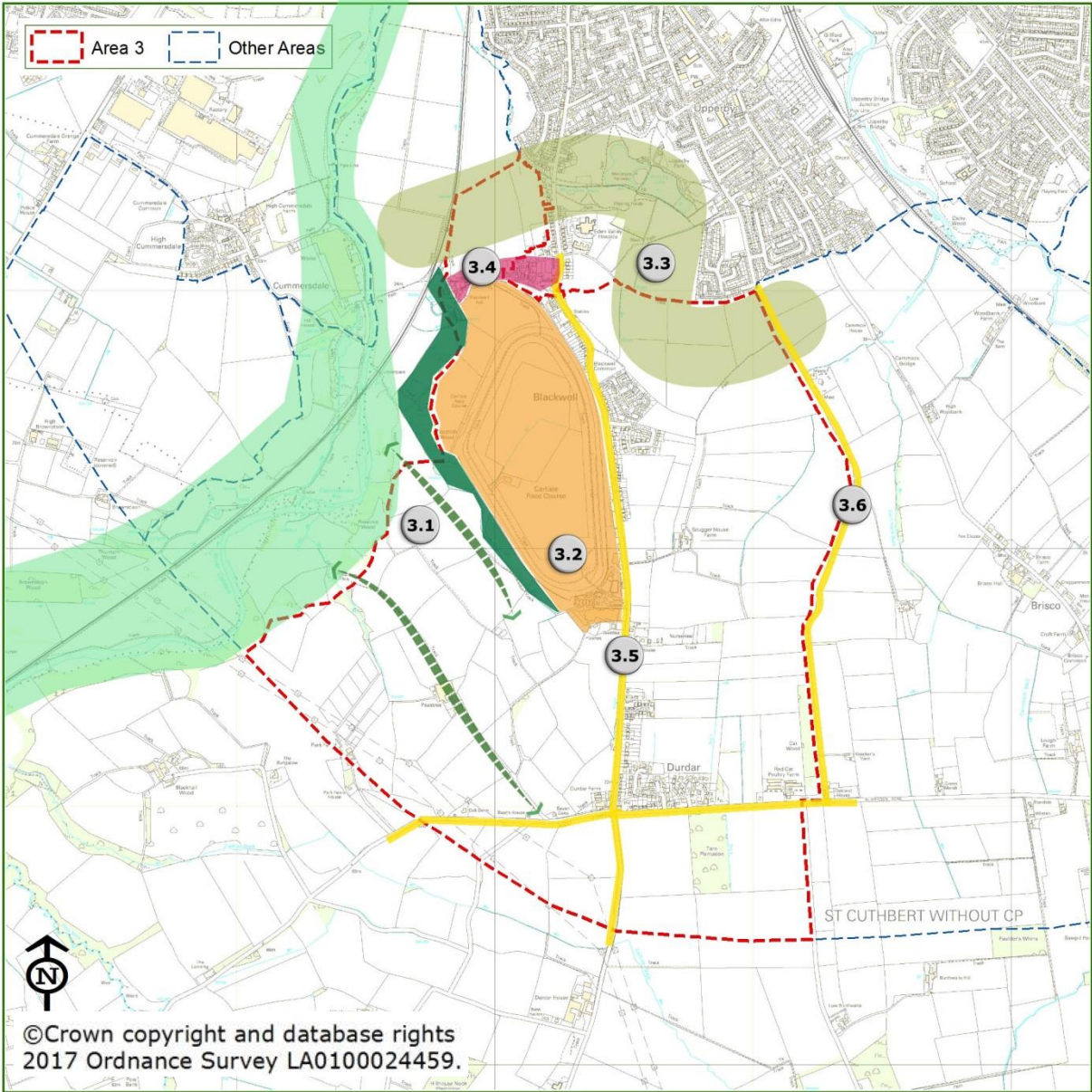
Sensitivity

- 6.26 Key sensitivities to new settlement in this landscape:
- Relatively elevated, with occasional feeling of exposure though this is in part due to the largely open nature of the landscape;
 - Woodland cover is limited, so the remaining field trees and shelterbelts are of value, particularly in the west where they include mature broadleaf woodland and connect to the Caldew valley;
 - More distinctive areas include the strongly rectilinear field pattern east of Durdar, extending across Scalegate Road, with intact lines of mature trees in hedgerows; and
 - Long views across the open landscape that take in the North Pennine skyline, landmarks of Carlisle in the north, and the Lakeland Fells to the south.

Guidelines

- 6.27 Figure 6.4 illustrates key guidelines, with reference to target points (3.1-3.6) below.
- 6.28 This area is the most developed part of the study area, taking in the racecourse as well as the linear development along Durdar Road. The wider landscape of this area is open and large in scale, and generally of lower sensitivity. It is therefore suggested that this area could form the focus for new development in the Carlisle South area.
- 6.29 Existing woodland features in the area, including intact field boundaries and some mature native broadleaf woodland, form the beginning of a landscape structure with links to the Caldew valley
- (3.1). Developing this landscape structure with new planting would assist in providing a green network across the area, enabling movement of both wildlife and people.
- 6.30 New buildings in this area could help to integrate existing development into the landscape. The housing areas are not well integrated into the surrounding farmland, being linear developments lacking focal points, and with rear gardens generally forming the edges of the settlement areas. New development offers opportunity to create a more positive interface between residential areas and the surrounding farmland, with transitional zones that provide green infrastructure and enhance both development and the remaining countryside.
- 6.31 Similarly, new development that responds to the racecourse buildings could help to integrate this somewhat isolated series of structures into the surrounding landscape, for example by reducing the relative prominence of the main grandstand (3.2).
- 6.32 New development will ideally retain separation from the main settlement of Carlisle, and the resulting open space could be linked to the park at Upperby as well as the Caldew to the west (3.3). The retention of open space should be designed to take advantage of the wide views to distant skylines.
- 6.33 To the north of the racecourse, any development would be visible across the Caldew valley to the north and west, and would approach the more historic layout of Blackwell village (3.4). This is also an area identified as having higher archaeological potential.
- 6.34 The route chosen for the proposed link road will have an influence on the location and extent of development, while Durdar Road (3.5) is likely to remain a key north-south link route. The quieter character of Scalegate Road (3.6) would ideally be retained as far as possible.

Figure 6.4 Key Guidelines (character area 3)



7 Character area 4

7.1 This area, shown in Figure 7.1, includes the farmland west of the River Petteril, and includes the village of Brisco. It extends from the urban edge of Carlisle, southwards beyond the study area boundary south of Newbiggin Road, and towards the M6. The minor road provides a boundary with the more settled farmland to the west, but does not demarcate a clear change in character at this location.

Evolution of the landscape

Known features

- 7.2 This character area is centred on the hamlet of Brisco, clustered around the 17th century Brisco Hall. The settlement itself has a varied, but historic, character with a real mix of buildings ranging from the Hall, a fine Georgian farmhouse (Brisco Farm) and a thatched cottage of uncertain antiquity, to 1930s bungalows.
- 7.3 The archaeological potential of the character area is **moderate-high**, particularly given the presence of undated enclosures to the west of the settlement – recognised from aerial photography. In the former parkland areas, potential is also likely to be high as the land has been subject to less intensive agriculture.

Extant landscape

- 7.4 The settlement is set within a pattern of characteristic post-medieval 'reverse-S'⁵ open fields, subsequently fossilised within the pattern of enclosure boundaries. While later amalgamation and reorganisation of boundaries has eroded the strength of the original pattern, it is still readily appreciable and plays an

important role in the setting of the hamlet. There are a few areas of surviving – but much-reduced – ridge-and-furrow that contribute to this sense of time-depth. At the southern end of the hamlet, Brisco Common – a 1.6ha area of amenity greenspace – is all that remains of the common land that would originally have surrounded the settlement.

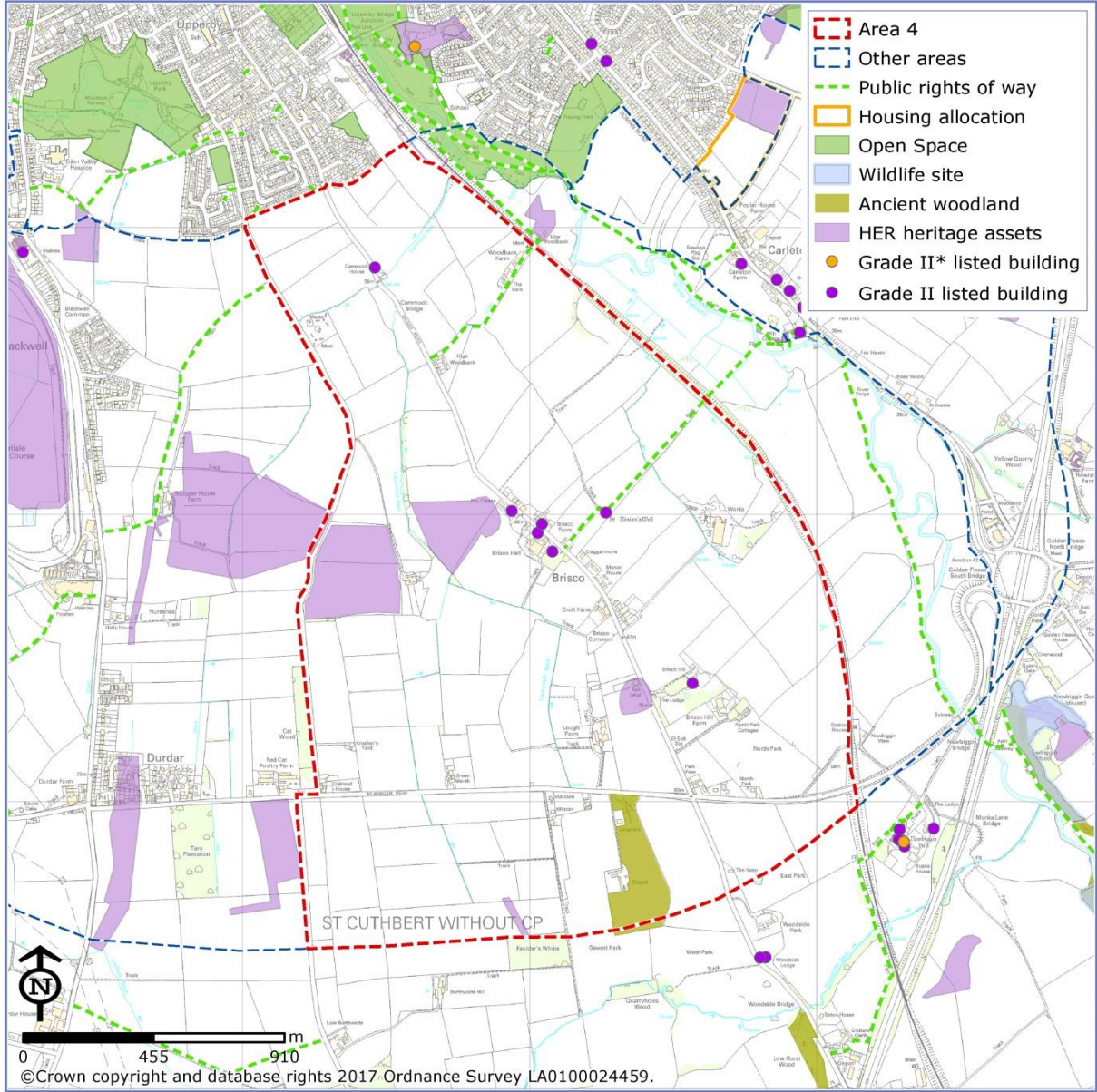
- 7.5 The southeast of the character area contains the northern extremity ('North Park') of the parkland associated with the partly-demolished Woodside House, the site of which is just outside the study area to the south. The pre-enclosure field pattern and designed landscape features are preserved as low earthworks, visible on aerial photography. (The area between Woodside and Newbiggin Hall contains well-preserved medieval field systems – reflecting the removal of the area from cultivation during the early modern period, lying within the core parkland area.)
- 7.6 To the south of Brisco itself, the small designed landscape associated with Brisco Hill (18th century mansion) is a substantial presence to the north of the road. A lodge and modest gate piers mark the entrance, with mature estate woodland delineating the extent of the designed landscape.

Designated assets

- 7.7 Six listed buildings in Brisco (see below).
- 7.8 Grade II listed Brookside and Cammock House (early 19th-century cotton workers' cottages) on Brisco Road.
- 7.9 Grade II listed late 19th-century Woodside Lodge, stable block and gate piers, south of Newbiggin Road.

⁵ As described above, medieval/post-medieval open fields often demonstrate a characteristic 'reverse-S' shape, often preserving patterns of ridge and furrow, created by the practical difficulties of turning the standard team of eight oxen with a fixed, one-sided mould-board plough.

Figure 7.1 Character area 4



Landscape character

7.10 Key characteristics of this area:

- Generally sloping down to the north and east towards Carlisle and the Petteril valley, from a high point at Burthwaite Hill to the south;
- Small incised valley of the Cammock Beck runs through the north of the parcel providing localised variation in topography, and framing the ridge on which Brisco sits;
- Open farmland, primarily under arable cultivation but with occasional smaller fields of pasture;
- Relatively simple field pattern comprising large and moderately sized fields of regular form, though with remnants of strip-field patterns around Brisco;
- The flatter area around Newbiggin Road and Oakland House has a strongly rectilinear pattern that extends west towards Durdar;
- Intactness of field boundary hedges varies significantly, with the most continuous sections, as well as the most numerous field boundary trees, in the area around Brisco;
- A significant number of mature field trees, as well as clumps of woodland around farms and houses, also contribute to the

well-established character around Brisco, which continues south to the remnant designed landscape associated with Newbiggin Hall;

- Generally intensively farmed, with limited patches of semi-improved grassland, and regenerating scrub in the north by the Petteril, as well as some extensive private gardens;
- Two minor roads radiate out from Upperby, one passing through Brisco and another further west, which continue south to the villages of Wreay and Burthwaite respectively – the long straight of Newbiggin Road links these in the south;
- Although extensive, the Lough Farm equestrian centre and the former brickworks east of Brisco are not prominent in the landscape;
- Little public access, with only two footpaths that both run from Brisco Road to the Petteril;
- Views from the elevated ridge around Brisco Hill look eastward across the Petteril to the North Pennines, as well as westward towards the racecourse buildings; and
- Panoramic views are available from the high point on Brisco Road, looking north across Carlisle towards Scotland; east to the North Pennines; and south-west to the Lakeland Fells.

7.11 Further detail can be found in the landscape survey sheet in Appendix 1.



View of Brisco from Burthwaite Hill (LUC)



Scalegate Road (LUC)



Wooded farmland near Brisco (LUC)



View north over Carlisle (LUC)



Brisco Farmhouse (Nick Haynes)



Wooden Walls, Brisco (Nick Haynes)



Brisco Manor (LUC)



1930s houses (LUC)

Townscape character: Brisco

Designated assets

7.12 Six listed buildings, all Grade II (see Figure 7.2):

- Brisco Farmhouse (early 19th century);
- Brisco Hall (1610 farmhouse);
- Brisco Hill (late 18th-century mansion);
- Langarth (1830s house);
- St Ninian's Well (1830s-40s wellhead);
- Wooden Walls (1681 house); and

Development of the settlement

7.13 Brisco is another linear hamlet, spread sporadically along the Brisco Road. Anciently it was known by various corruptions of 'birk-scogh' (birch-wood), including Birksceugh, Bryrkehawe, Birschawe, Birkscagh and Brischawe. Like Carleton, it formed part of the manor of Botchergate. Denton records that there were three large tenancies of good land in the late 1680s, but the common land was 'exceeding barren' and contained an ancient horsecourse. Relics of this 17th-century prosperity survive in Brisco Hall, a farmhouse dating back to 1610 and Wooden Walls, a house of 1681. By 1821 the wider township as a whole had a population of

308 people, divided between 60 houses, and included eight farmers, two blacksmiths, a tailor, shoemaker, pub-keeper and joiner & cabinetmaker.

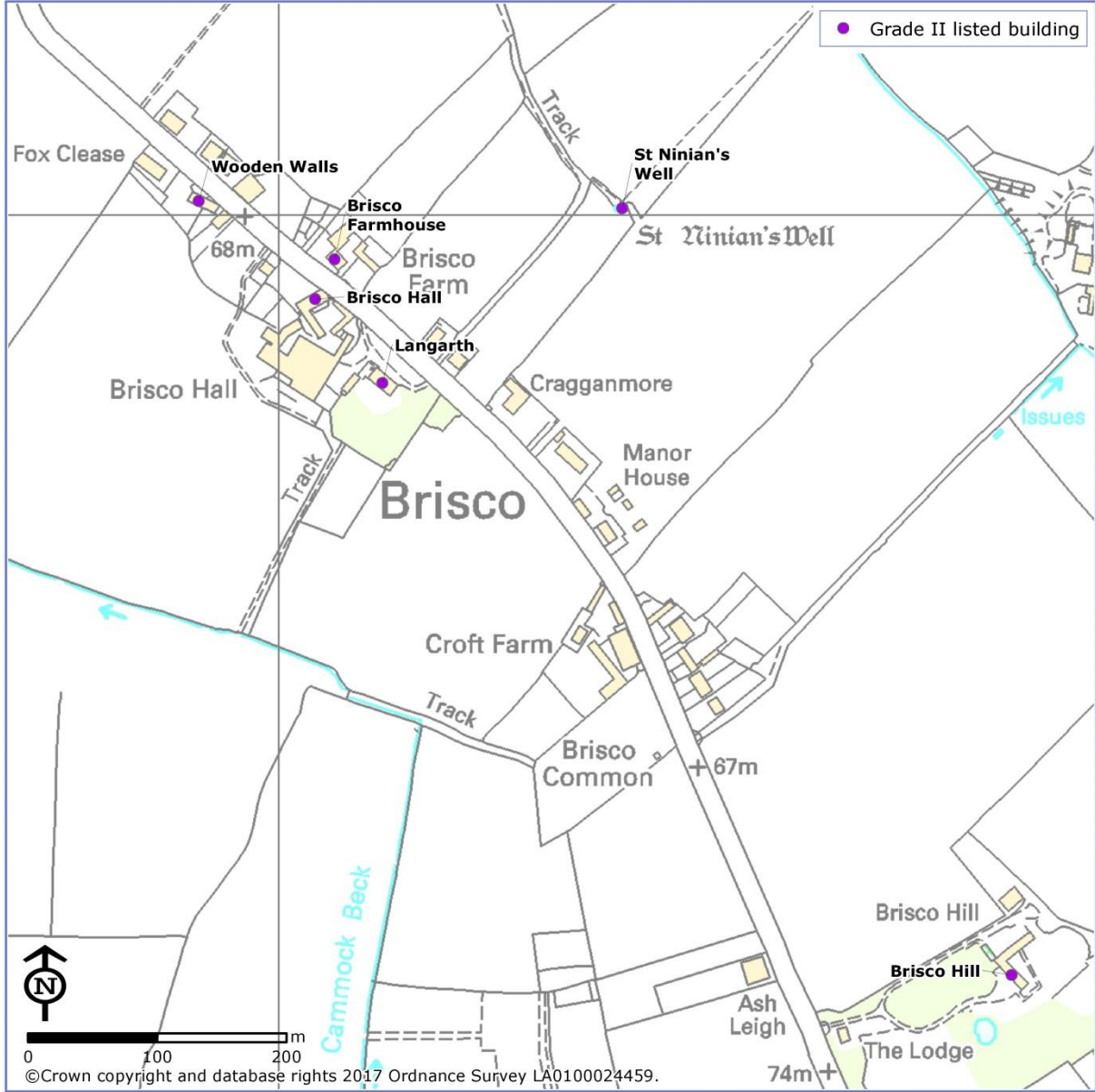
7.14 The hamlet itself now contains quite a mixture of buildings. On the approach to the hamlet from the south, the road passes the ancient common and Croft Farm on the left. Opposite is a mixture of altered 19th-century farmworkers' houses, a semi-detached pair of flat-roofed 1930s houses and a recent house. Proceeding north, there are no buildings on the left, but 20th century bungalows and cottages on the right before another nucleated group around Brisco Farm and Brisco Hall. A final group of buildings clusters at Wooden Walls, dated 1681, and The Cottage, a thatched cottage of apparently some antiquity.

7.15 The dispersed township of Brisco extended north and south to include the old calico print works at Woodbank (converted to an engine works in 1846 and now demolished), Brisco Station (converted) and the country houses at Brisco Hill, Newbiggin Hall and Woodside (the latter two outside the study area). Remnants of a small designed landscape at Woodside, established and cultivated by generations of the Losh family, extend into the study area.

7.16 Key characteristics:

- Strong historic core formed by Brisco Hall and its associated farmsteading, and the Georgian farmhouse of Brisco Farm.
- Brisco Common is an important, if modest, feature.

Figure 7.2 Brisco



Sensitivity

- 7.17 Key sensitivities to new settlement in this landscape:
- Traditional character of Brisco containing several buildings of historic and architectural interest;
 - Parkland character of the landscape around Brisco, which extends south across Brisco Hill to the designed landscape at Newbiggin and Woodside;
 - Limited tree cover in this area increases the value of the remaining small woodlands and mature trees;
 - Small-scale character of the Cammock Beck valley, with occasional riparian vegetation;
 - Visual prominence of the high ground south of Upperby, forming the local skyline as seen from Carlisle; and
 - Availability of panoramic views to the North Pennines and Lakeland Fells, from the ridge around Brisco and from the high ground near the settlement edge.

Guidelines

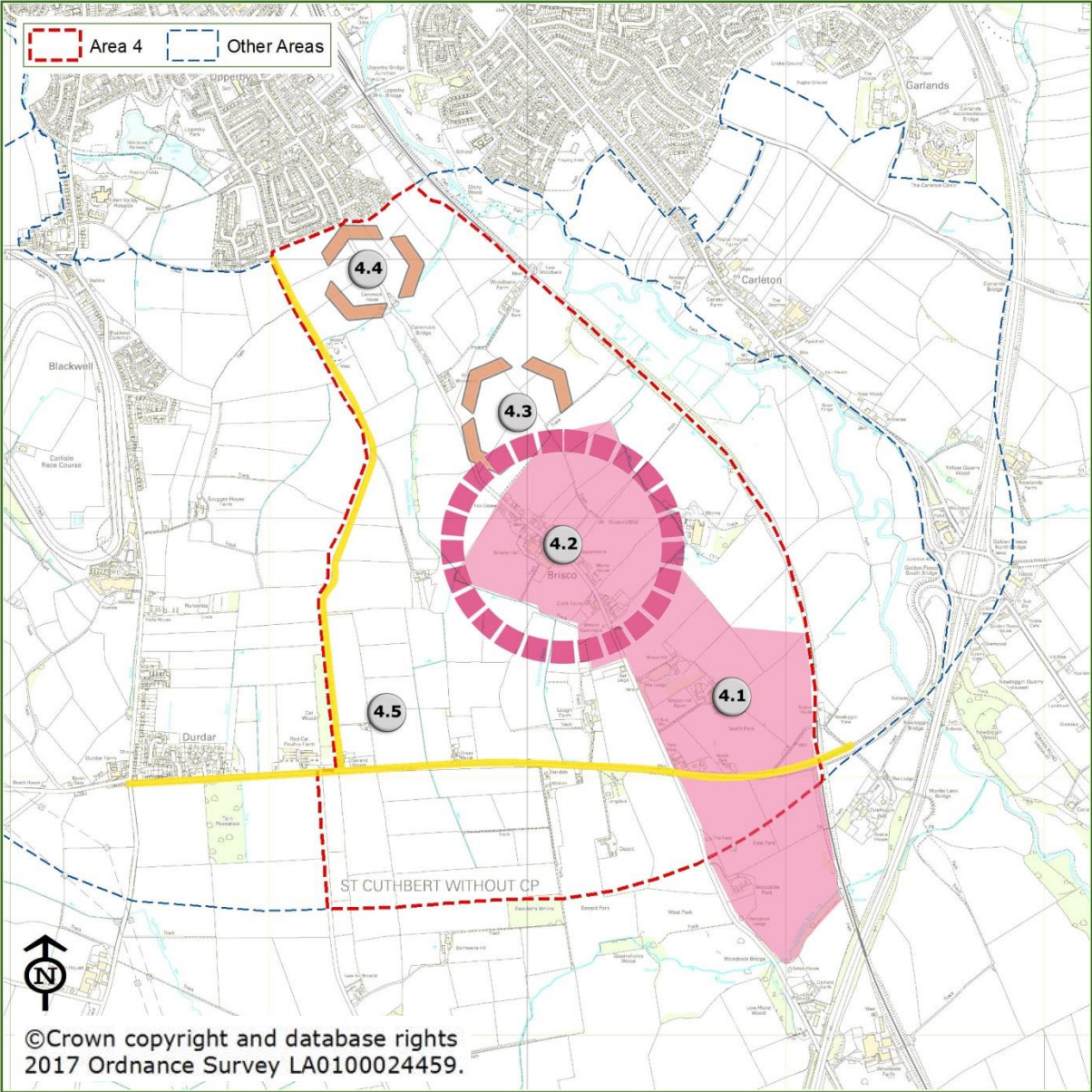
- 7.18 Figure 7.3 illustrates key guidelines, with reference to target points (4.1-4.5) below.

7.19 The well preserved medieval field patterns and parkland character of the area around Brisco are distinctive features of the area (4.1). The traditional character of the village (4.2) will be sensitive to large scale change, and should not form a focus for new settlement. Development in this area will necessarily be small in scale so as not to detract from the rural nature of the area. Any in-fill development would need to be of the highest quality, preserving extant patterns in the settlement/historic landscape, avoiding harm to the setting of designated heritage assets and making a positive contribution to the character of the hamlet. Form, massing and height of buildings, along with material choice and orientation to the road, will be important considerations.

7.20 The long views from this area, particularly from the ridge around Brisco (4.3) and the high ground in the north (4.4), should also be retained as part of any development, and new access could be developed to maximise availability of these views. This could form part of an east-west area of open space or other green infrastructure link along the settlement edge, as outlined under area 3 to the west, and would provide onward connection to the Petteril valley.

7.21 The area to the west, closer to Scalegate Road and Newbiggin Road, west of the Cammock Beck, is of lower sensitivity in landscape and townscape terms, and development here could relate to the thoroughfare of Newbiggin Road (4.5).

Figure 7.3 Key Guidelines (character area 4)



8 Character area 5

- 8.1 This area includes the valley of the River Petteril, which runs south-east to north-west through the study area. The character area, shown in Figure 8.1, extends from the green corridor around Upperby Bridge, past Carleton and the M6 Junction, towards Wreay Woods outside the study area boundary.

Evolution of the landscape

Known features

- 8.2 This character area is composed largely of the floodplain of the River Petteril. From a review of historic mapping, the river channel appears to have evolved during the 20th century, suggesting likely dynamism through history. This is clearly visible in the current landscape as a large number of fossil channels and a partial oxbow lake. This is likely to have both truncated archaeological remains through direct erosion and, potentially, buried features through deposition of sediment on the washlands. (Online aerial photography from October 2015 illustrates the extent to which this character area acts as functional floodplain, helping to attenuate the effects of floodwaters on downstream areas of Carlisle.)
- 8.3 The main archaeological feature in the character area is the site of the 19th century Woodbank Ironworks. While the building complex depicted on the 1899 revision of the 1st edition of the Ordnance Survey six-inch map (noted as disused) had been demolished by the 1920s (absent from the 3rd edition, 1925), an extensive series of low earthworks corresponding closely with the mapped evidence are visible. This includes the route of the mill race connecting the works with the River Petteril, a flood bank erected presumably to

protect the works from inundation, and building stances and enclosures, visible on aerial photographs as parchmarks.

- 8.4 A former mill, depicted on the first edition of the Ordnance Survey six-inch map as a sawmill, straddles the boundary between this character area and Character Area 6 on the southern edge of Carleton. The mill building has been converted to a dwelling, but the remains of the leat connecting the mill to the Petteril survives.
- 8.5 The archaeological potential of the character area is assessed as being **moderate**.

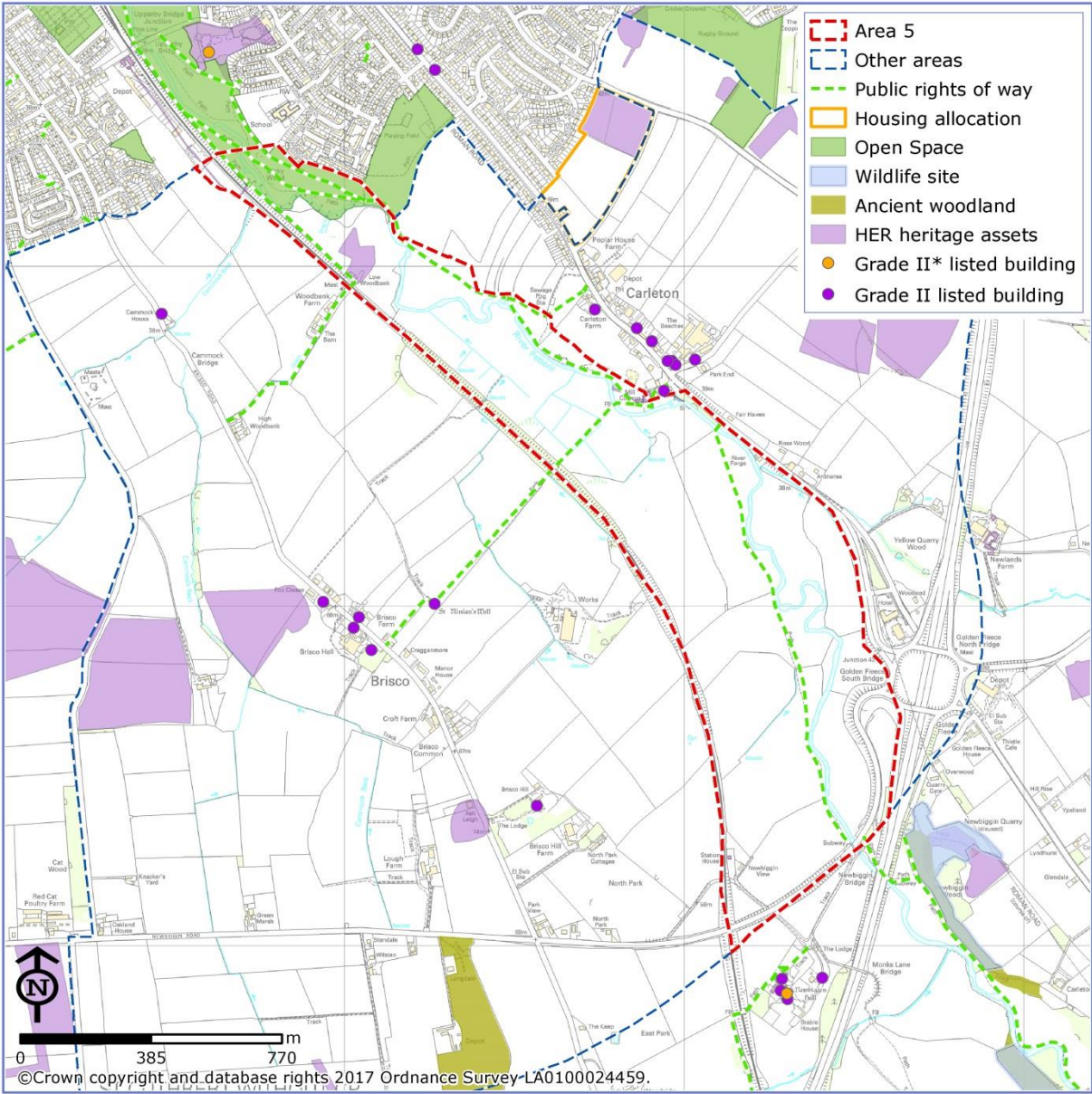
Extant landscape

- 8.6 The landscape is comprised mainly of comparatively late Parliamentary enclosures, but the field pattern does not preserve much of the previous open field pattern. On the north side of the Petteril, the boundary of the character area cuts through the ends of strip fields extending from Carleton – preserving the outlines of medieval/post-medieval open fields. Slight traces of ridge-and-furrow remain visible on the ground.

Designated assets

- 8.7 Grade II* listed Petteril Bank, a 19th-century house, is to the north near Upperby Bridge.
- 8.8 South of Newbiggin Road is Newbiggin Hall, grade II* listed country house of 17th and 19th century date, incorporating a medieval tower house. Associated grade II listed outbuildings.

Figure 8.1 Character area 5



Landscape character

8.9 Key characteristics of this area:

- Shallow valley comprising flat and gently sloping banks, low river terraces and floodplain, and meandering river course, contained by gradually sloping sides;
- Fossilised river channels and oxbow lakes visible alongside the main channel;
- A generally open landscape, with river terraces forming local containment;
- Shallow, gentle, slow flowing river featuring pools, riffles and gravel banks, though with propensity to flood across the valley floor;
- Medium-large sized fields of pasture, irregular in shape, and with weaker field boundaries than elsewhere;
- Semi-natural grassland in the north as the valley transitions from farmland to urban green corridor;
- Riparian woodland, particularly in the north, but intermittently following the river as well as some former channels;

- Beyond the M6, the valley narrows and woodland cover increases towards Wreay Woods nature reserve;
- In the north, the urban corridor is enclosed by 20th century housing and an industrial estate, as well as the 19th-century Lady Gillford's House, now part of the County archives, which lends a parkland character;
- No roads cross the area, and there are few buildings, though the area is bounded by a main road and railway line and overlooked by settlement at Carleton;
- Tranquillity is particularly limited around the M6, where Junction 42 has a significant presence in the landscape;
- Footpaths line the river, with footbridges allowing access between Harraby, Upperby, Carleton and the popular car park close to the M6 that gives access to Wreay Woods; and
- Views along and across the valley from locations on the A6, from the edge of Harraby, forming a key part of the approach to Carlisle from the south-east.

8.10 Further detail can be found in the landscape survey sheet in Appendix 1.



View across the valley to Harraby (LUC)



River Petteril (LUC)



The A6 runs alongside the river (LUC)



Bridge near Newbiggin Road (LUC)

Sensitivity

- 8.11 Key sensitivities to new settlement in this landscape:
- Continuous green corridor that connects the urban area of Carlisle with Wreay Woods to the south, providing links for wildlife and people;
 - Locally distinctive topography of river terraces and fluvial landforms;
 - Riparian woodland breaks up the openness of the valley;
 - Veteran oak trees within the valley provide a sense of time depth;
 - Red sandstone walls along the A6 Roman Road continue a characteristic feature of Carleton village to the north;
 - Valued open space in the north, with well-used footpaths throughout the area; and
 - A visual gateway to Carlisle, visible from the southern approach from Junction 42.

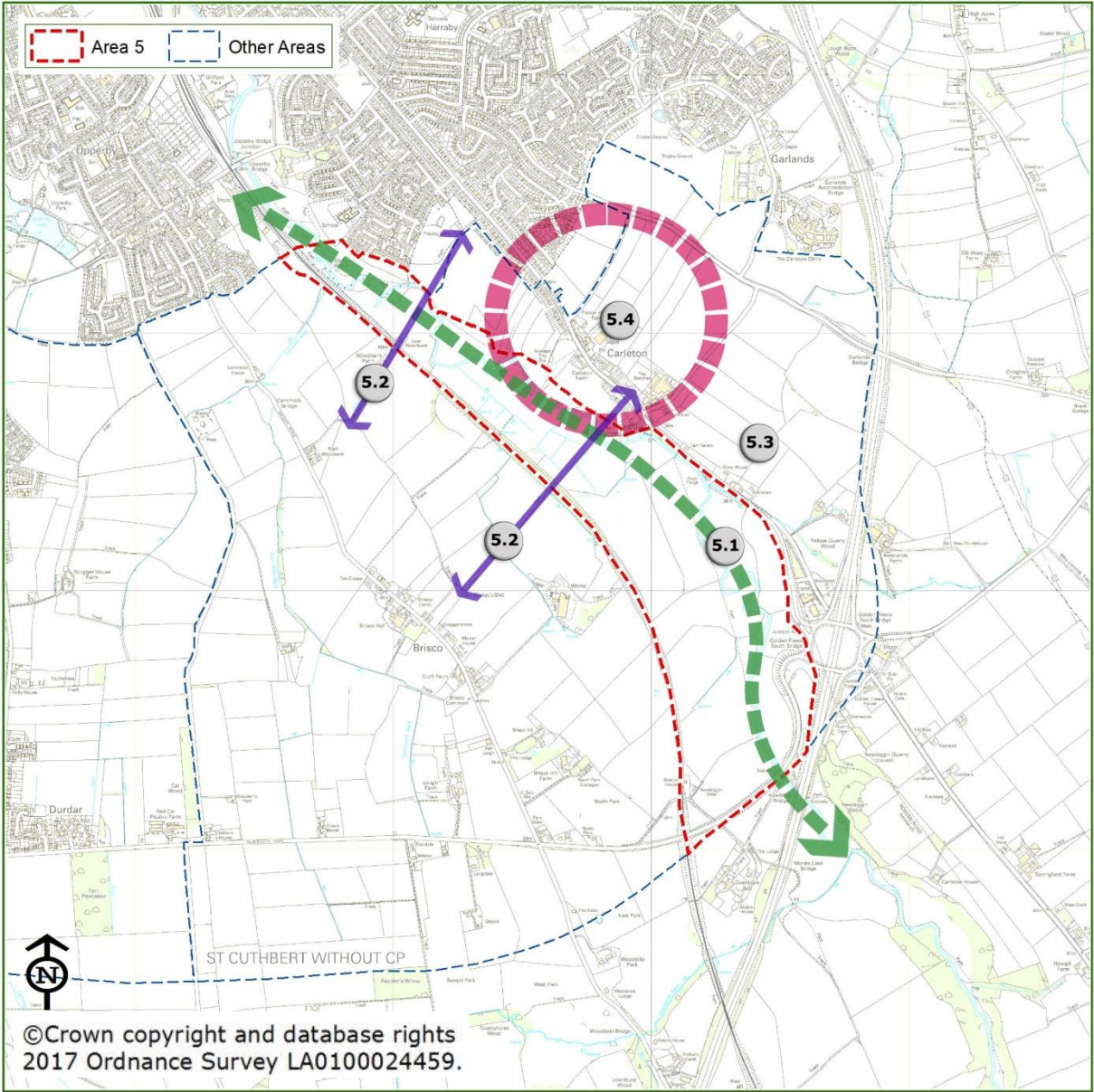
Guidelines

- 8.12 Figure 8.2 illustrates key guidelines, with reference to target points (5.1-5.4) below.
- 8.13 The open nature of the valley landscape will be sensitive to built development, notwithstanding the propensity of this area to flooding which also severely limits the potential for development.

The retention of an open green corridor at this location serves as an important gateway to southern Carlisle and its character should be retained.

- 8.14 As with the Caldew, the Petteril presents itself as ready-made green infrastructure that is already in place to serve any development within the study area (5.1). It forms the basis for a corridor of high-quality open space with good access links for people, and providing a range of habitat types. There are important links north into the city, and also south to the popular Wreay Woods nature reserve, maintained by Cumbria Wildlife Trust.
- 8.15 Existing access networks are good, though better east-west links could be promoted that would seek to enhance access across the West Coast Main Line railway (5.2), as well as further routes north-east of the A6 (5.3).
- 8.16 The relationship of the valley and the village of Carleton (5.4) is characteristic of this part of the Petteril, including the association between the village and the former mill at its south edge, as well as the strip fields that run down from the village to the river.
- 8.17 The expansion of riparian woodland along the Petteril would benefit the biodiversity of the area, and could, if site conditions are appropriate, serve flood attenuation purposes – but detailed modelling and design would be required. The presence of mature individual trees at present contributes to the character of this area, though succession planting should be secured soon to ensure the longer term viability of this feature in the landscape.

Figure 8.2 Key Guidelines (character area 5)



9 Character area 6

- 9.1 This area includes the farmland to the north-east of the Petteril valley, on the east side of the study area. The character area extends from the urban edge at Harraby, eastwards beyond the M6, which forms the study area boundary. It includes the area around and east of Junction 42, and is illustrated in Figure 9.1.

Evolution of the landscape

Known features

- 9.2 A substantial number of cropmark features of likely prehistoric date have been recognised from aerial photography on the rising ground above Carleton.
- 9.3 A Roman temporary camp is located on the hill overlooking the 'Golden Fleece' motorway junction. The main Roman road from Carlisle (Luguvalium) to Old Penrith (Voreda) broadly followed the route of the A6 through Carleton.
- 9.4 The archaeological potential of the character area is therefore assessed as being **high**.

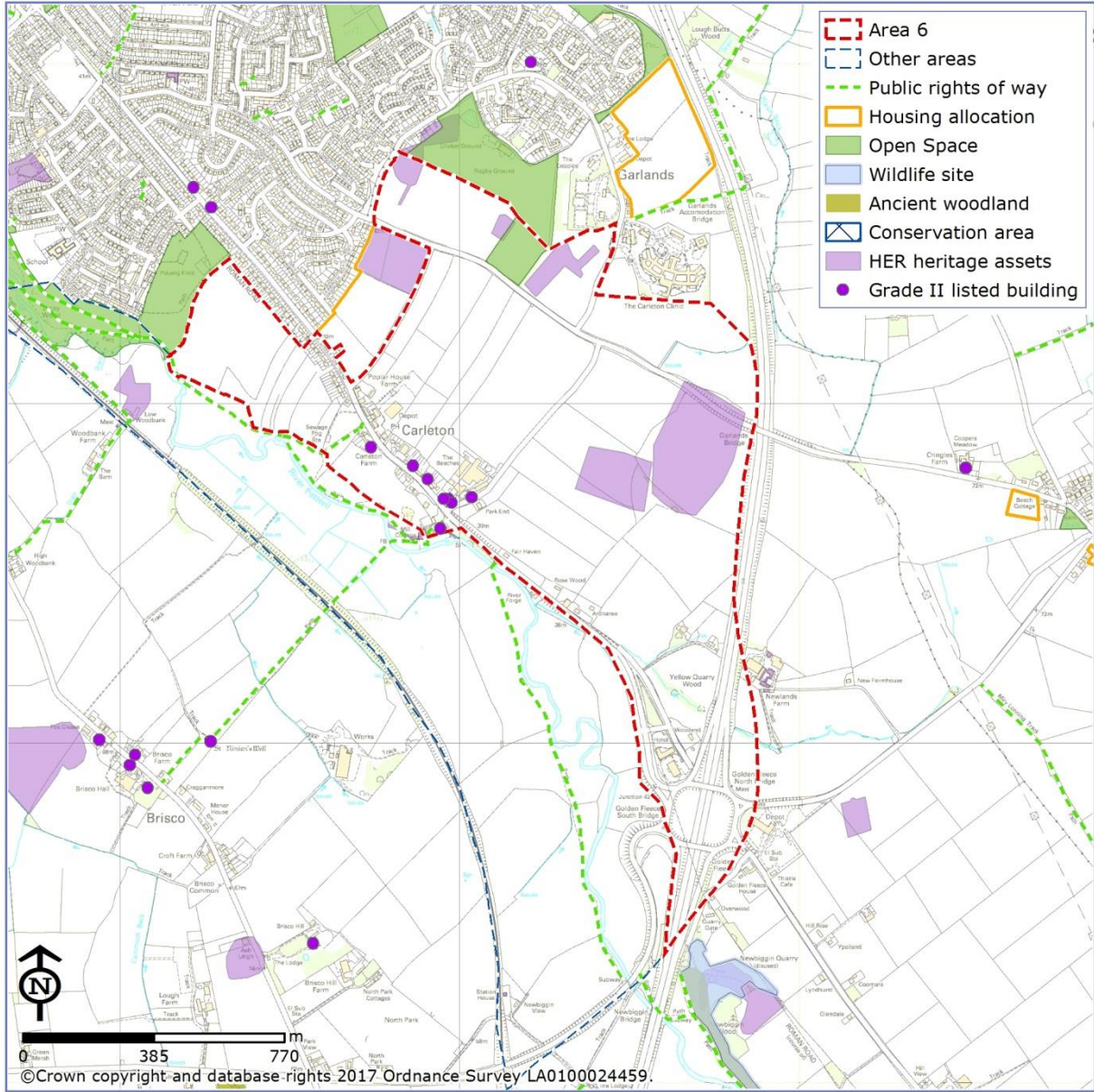
Extant landscape

- 9.5 The hamlet of Carleton, connected to suburban Carlisle by mid-20th century ribbon development, retains a strong – broadly 18th century – historic character, although infill development has eroded this in places. As noted below, a number of dwellings and the steading of Carleton farm are listed.
- 9.6 While Carleton's identity as a separate settlement has been eroded by suburbanisation, the morphology of the hamlet, the number of historic buildings and its landscape setting combine to create a strong historic character. The pattern of enclosures to the north and south of the settlement preserve the distinctive form of medieval/post-medieval strip fields, helping to place the village in context.

Designated assets

- 9.7 Eight listed buildings in Carleton (see below).

Figure 9.1 Character area 6



Landscape character

9.8 Key characteristics of this area:

- An undulating landscape of slightly elevated rolling farmland, falling west to the Petteril and northward towards Scotby;
- The sloping western edge provides a setting to the shallow Petteril valley, with a skyline of mature trees as viewed from the A6 south of Carleton;
- Wash Beck flows north to Scotby, while an unnamed beck flows west under the M6 and into the Petteril, demonstrating the nature of this area as a low ridge;
- A particularly distinctive set of narrow fields associated with Carleton, with more irregular fields further east, and south of the M6 a strongly rectangular series of fields;
- Lines of trees follow the few becks and lanes and occasional field boundaries, though the main concentration of woodland is the roadside vegetation along the M6 and Junction 42;
- An intensively farmed area, with limited semi-natural land cover, though with important links to the upper Petteril and Wreay Woods to the south;

- Limited time depth visible except in the vicinity of Carleton and its historic field patterns;
- Settlement fringe character present in the north at the edge of Carlisle and extending along the A6 south of Carleton;
- The M6 Junction 42 is a substantial visual and audible presence in the landscape, with associated development extending its influence;
- Limited footpath access into this area, though important links to the Petteril valley and north across the M6;
- Long views east to the North Pennines are common in this area, and southern views look to Barrock Fell;
- Views over the Petteril valley from the western edge of this landscape, though the wider area is not overlooked and has indistinct skylines; and
- Rural tranquillity in this area is limited by the presence of busy roads and the generally intensive nature of the farmland.

9.9 Further detail can be found in the landscape survey sheet in Appendix 1.



Cumwhinton Road approaching Harraby (LUC)



High hedges (LUC)



Landscape near Cumwhinton (LUC)



M6 Junction 42 (LUC)

Townscape character: Carleton

Designated assets

9.10 Eight listed buildings, all Grade II (see Figure 9.2):

- The Cottage (late 18th century);
- The Beeches (Farmhouse, 1830-40);
- 5, Brisco View (late 18th century);
- Farm Buildings to the East of the Beeches (1826);
- Orchard House (late 18th century);
- Croft House, Petteril Villas 1 and 2 (early 19th century);
- Outbuilding to south-east of The Cottage (early 18th century); and
- Carleton Farmhouse and barns adjoining (1770s).

Non-designated

- Carleton Mill Cottage (1721).

Development of the settlement

9.11 Carleton is a hamlet and wider township in the historic Parish of St Cuthbert Without, two miles south-east of Carlisle on the A6 London Road. The northern end of the settlement is almost continuous with the ribbon development of the London Road, leading out of Carlisle. However, the hamlet continues to be surrounded by agricultural fields, and has a distinctive rural character of its own.

9.12 The area served as one of the 'granges', or outlying monastic farming estates, supplying food to the cathedral priory. The name Carleton, or the carles'-towne, is thought to derive from the husbandmen, or free tenant farmers, who were known locally as 'carles' or 'churles'. The lawyer Thomas Denton described the soils here as 'rich, fertill, clay ground, subject to be overflowed with

Petterill' in 1687. The settlement appears to have developed in a linear pattern along the main road. John Ogilby's 1675 strip map uses standard pictograms to indicate buildings, possibly cottages, along both sides of the road.

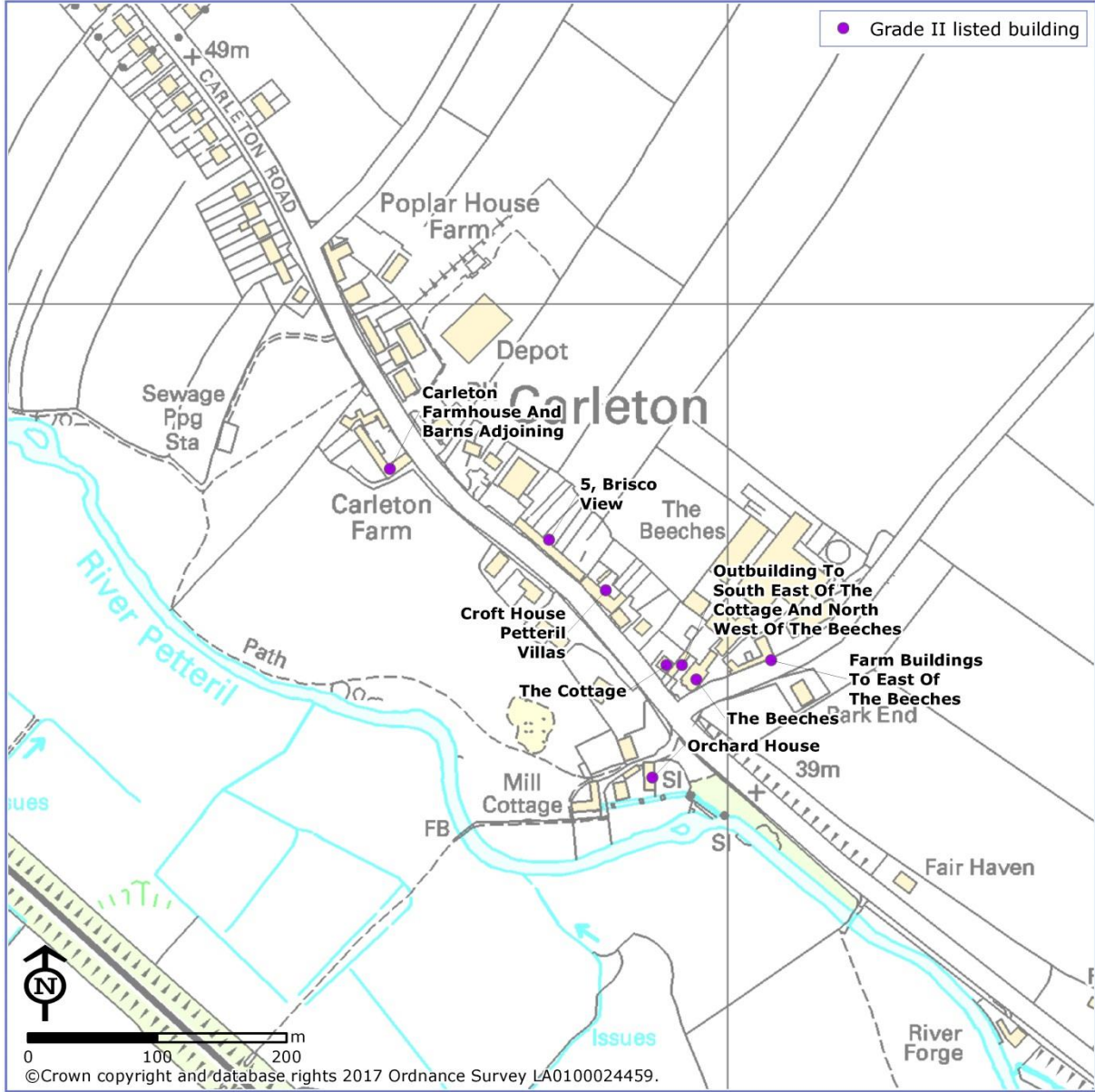
9.13 The hamlet continued to develop as a centre of agricultural 'improvement' in the 18th and 19th centuries. Most of the existing buildings date from these centuries. The population in 1821 was 201 people, split between 38 houses, according to the *History, Directory & Gazetteer of Cumberland & Westmorland* of 1829 (page 116). Although it never had its own church, there was a school from at least the mid-1780s, 9 farmers, two pubs, a joiner, shoemaker and blacksmith. Carleton Corn Mill was built in 1721 at the southern end of the hamlet, where the road passes close by the River Petteril. Two major farm complexes represent the largest developments in the hamlet: south of the road, Carleton Farm, a U-plan steading of 1770 incorporating the farmhouse at the centre; and north of the road, The Beeches, a farmhouse and steading complex of the 1820s-40s. Enclosure of the surrounding fields happened relatively late, in 1854. Workers' cottages lined the north side of the main road.

9.14 20th and 21st century developments have included relatively minor insertions and replacement buildings. The largest scale development comprises the agricultural sheds at the back of The Beeches and the garage and depot behind the former Dhak Tandoori Restaurant.

9.15 Key characteristics:

- Strong rural, agricultural character:
 - three main farmsteadings addressing the road;
 - terraced farm-workers cottages
 - converted agricultural buildings
- Fine 18th and early 19th century domestic buildings (esp. Petteril Villas, with carriage arch).

Figure 9.2 Carleton





Petteril Villas (Nick Haynes)



Brisco View (Nick Haynes)



Carleton Farm (LUC)



Dhak Tandoori Restaurant (Nick Haynes)

Sensitivity

9.16 Key sensitivities to new settlement in this landscape:

- Rural, agricultural character of Carleton created by settlement morphology and profusion of historic buildings;
- Distinctive remaining strip fields around Carleton that contribute to the landscape structure and character of this area and of the Petteril valley;
- Lines of field boundary trees are a feature on both sides of the M6;
- Well-established wooded character and parkland setting of the Garlands area to the north, with open space forming a positive urban edge;
- Visual relationship between this area and the Petteril valley to the south; and
- The M6 forms a robust boundary between the urban and urban fringe areas around Carlisle, and the open countryside to the east.

Guidelines

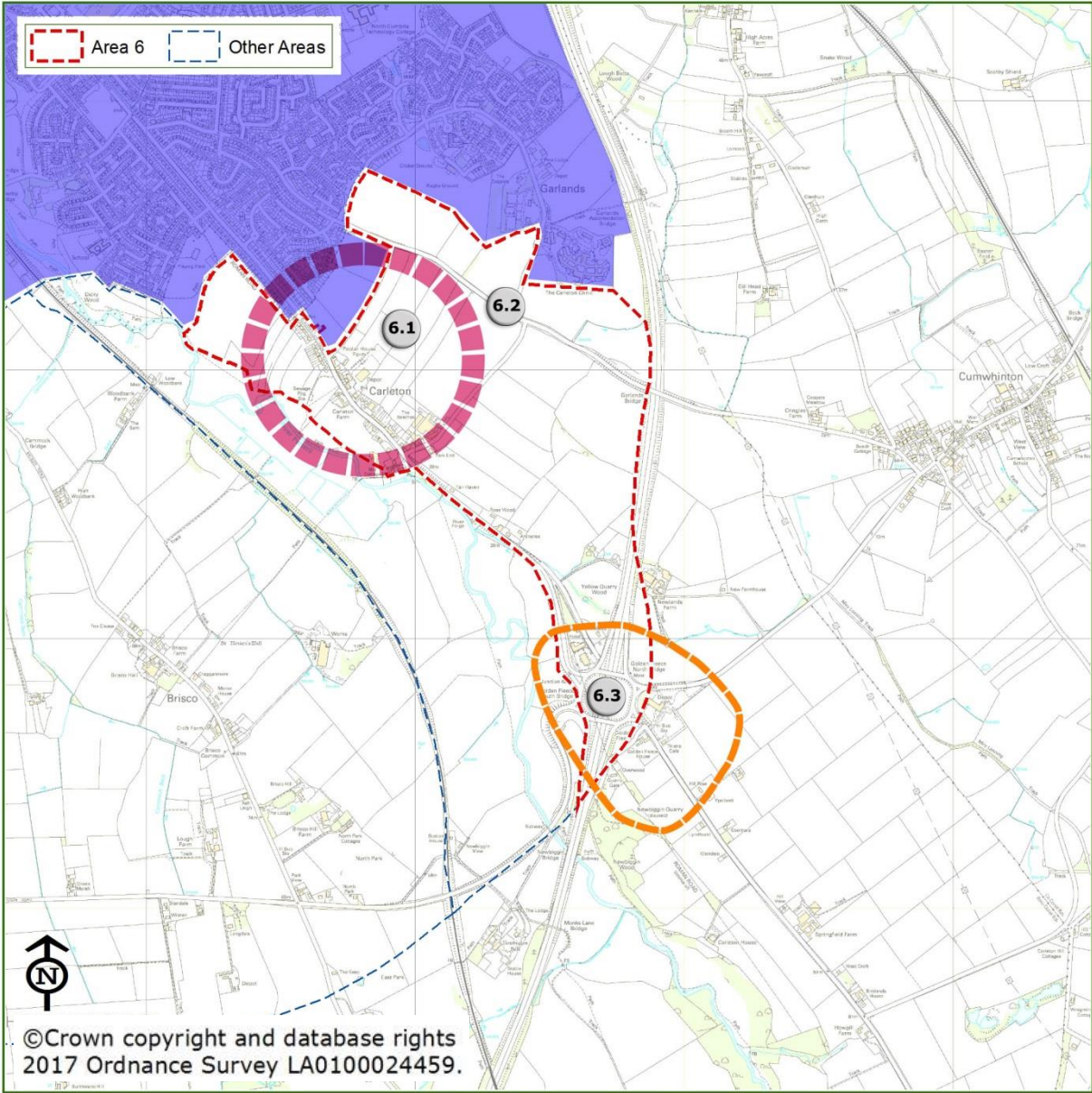
9.17 Figure 9.3 illustrates key guidelines, with reference to target points (6.1-6.3) below.

9.18 The most distinctive parts of this landscape are the strip fields and their intact relationship with Carleton village (6.1). The village retains a strong historic character and several buildings of historic and architectural interest, and its setting is unlikely to be able to absorb further large-scale development.

9.19 The presence of the village of Carleton, and the intervening strip fields, just beyond the existing urban edge presents a significant constraint to successfully integrating large-scale development in this area. However, there may be opportunities for smaller scale development to be suitably located here, subject to careful siting and design (6.2). As for Brisco, in-fill development would need to be carefully designed to reflect, conserve and enhance the village's character and the significance of neighbouring historic buildings. Any development would benefit from ready access to green infrastructure links to the city centre via the Petteril corridor.

9.20 On the east side of the M6, existing piecemeal development around Junction 42 (6.3) indicates some potential for additional development in this location, for land uses requiring motorway access. The woodlands along the Petteril and along the beck to the north of the B6263 have landscape value, and could serve to frame further development in this area.

Figure 9.3 Key Guidelines (character area 6)



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