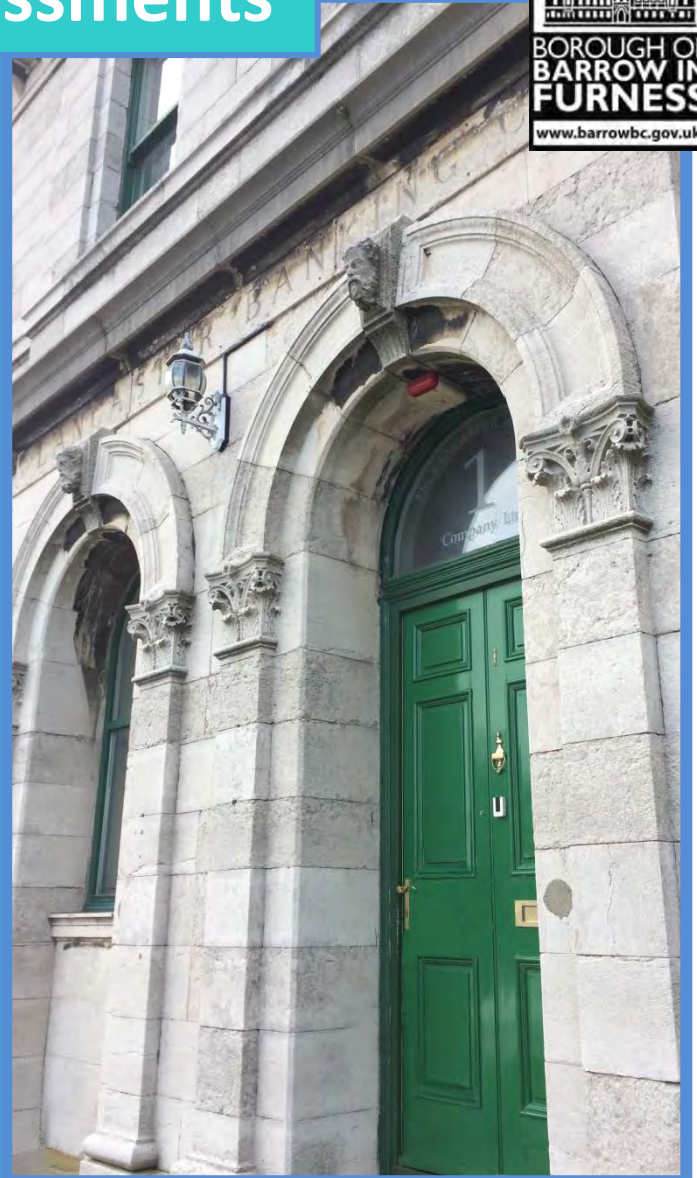
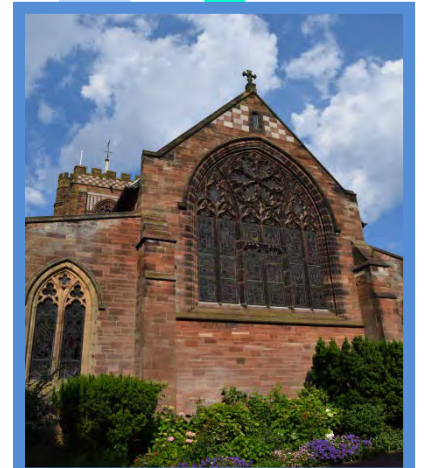


# Heritage Impact Assessments



April 2018



Barrow Borough Local Plan

Working together to support sustainable development within the Borough of Barrow-in-Furness





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## Section 1 - Introduction to Barrow-in-Furness

1.1 Barrow-in-Furness is a town and seaport on the west coast of Cumbria with a population of around 69,100 (2011 Census). The town developed around steel and by the end of the nineteenth century had the world's largest steelworks. This, and the town's location, led to the growth of ship-building and Barrow latterly developed into a major producer of naval vessels and submarines. The rapid population growth of the town in the late nineteenth century as a result of the industrial revolution led to a boom period in building and Barrow is one of the UK's oldest planned towns. Much of the Victorian centre of the town is laid out in a grid-pattern under the grand masterplan of industrialist James Ramsden of 1856. In addition, the Borough has a rich and varied architectural heritage including tenement buildings on Barrow Island, rare outside of Scotland, the model housing estate of Vickerstown and the vernacular village architecture of Lindal and Ireleth.

1.2 Heritage is important to modern-day Barrow with some of the Borough's most significant tourist attractions being based upon their heritage. In addition, the Council has acknowledged the value of heritage as a catalyst for better social and economic regeneration. It has sought to embrace this through successful initiatives such as the Central Barrow Townscape Heritage Initiative which has delivered significant improvement to the historic environment at one of the key gateways to Barrow town centre and almost £2.16m of funding. The Council has also been allocated £3.4m from the Clusters of Empty Homes Fund to help bring empty properties back into use on Barrow Island with work recently completed on an environmental improvement scheme focussing on the listed tenement flats and recognising the importance of their setting. In addition, even in times of austerity, the Council's heritage grants and shopfront grants have continued to bring improvements to historic properties.

### Origins and Historic Development

1.3 It appears that the earliest visitors to the Furness Peninsula were Mesolithic, (Middle Stone Age), followed by Neolithic, Bronze and Iron Age people, although no evidence of their existence has been found within the Central Barrow area. There is very little evidence of Roman occupation in Furness. Although West Cumberland, Westmoreland and Furness were never conquered by the Angles, the multiplicity of Anglian place names in Low Furness proves Anglian colonisation: i.e. Dalton, Newton and Ulverston. During the 9th and 10th centuries Furness became a refuge for the Vikings, who essentially farmed the uplands. The name Barro derives from the Norse 'Barrai' meaning either 'bare island' or 'island off the headland'. It was therefore first given to what is now known as Barrow Island. The area we now know as Central Barrow was known as 'New Barrow' when developed at a later date.

1.4 The Domesday Book indicates that the Central Barrow area was uncultivated in the 11th century, probably still wooded, as it goes unmentioned. This appears to have been the case until 1190 when the original grange of the monks was situated somewhere near what is now Schneider Square, though no archaeological evidence exists.

1.5 By the middle of the 18th century Barrow consisted of eight houses, five of which were farmhouses and a population of about 50. Over the next century the population of Barrow grew slowly, reaching approximately 150 by the middle of the 19th century. It was

essentially an agricultural community, although the shelter of Walney Island offered a safe harbour at Barrow and a small port of jetties developed to carry away Furness iron ore to smelting works in Wales and the Midlands, as evident in the map of 1847, Figure 1. The current template of the town's streets has been superimposed on the 19th century map to indicate the relationship between the two.

**Figure 1 – Historic Map of 1847**



### **The Furness Railway**

1.6 The first significant step in the transformation of Barrow was the opening of the Furness Railway in 1846. Prior to this the potential of mining was constrained by the primitive roads and the physical limitations of the carts that carried the ore. The Furness Railway was intended to carry iron ore from Dalton and slate from Kirkby to the port at Barrow. At first the line was self-contained within Furness, but the network was gradually extended to connect more widely.

## Iron and Steel

1.7 The next logical step was to create a local ironworks and the blast furnaces at Hindpool were built by Henry Schneider and his partner Robert Hannay, and started production in 1859.

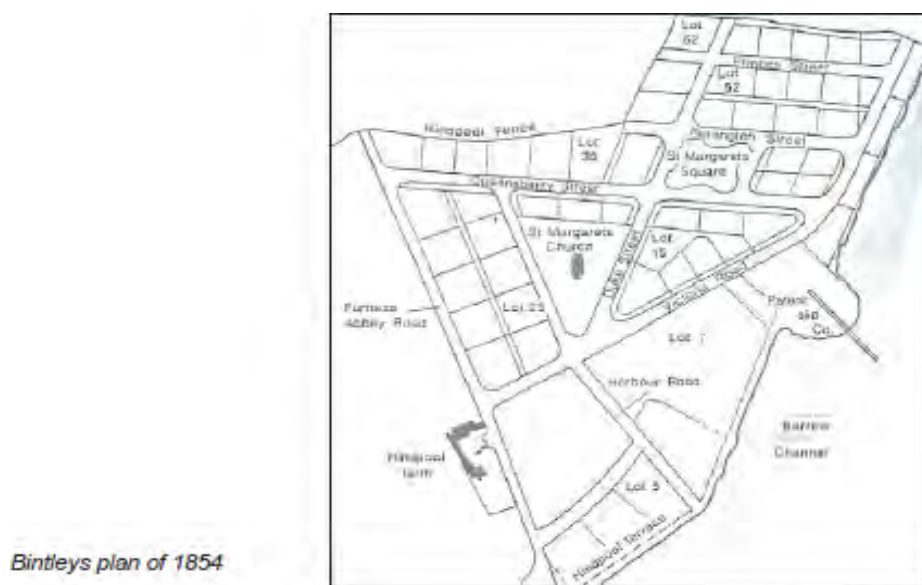


*Blast Furnaces, Hindpool, 1870's*

1.8 Four years later, James Ramsden, managing director of the Furness Railway, and the Duke of Devonshire, (who with the Duke of Buccleuch owned most of Furness), visited Brown's steelworks in Sheffield where Hindpool pig iron was being used to make high quality steel. A steel plant was commenced in Barrow in 1865 and the following year it merged with Schneider and Hannay's ironworks to form the Barrow Haematite Steel Company, which was to be the engine that drove Barrow's growth for the next 30 years.

1.9 Alongside these industrial innovations there was a broader vision for the town of Barrow, albeit driven by the recognition that the workforce required to fuel the business needed to be housed. This pragmatic approach was the key to the simplicity and logic behind the commercially driven 'grid-iron' plan of streets structured around the principal axes of Duke Street and Abbey Road, which was the brainchild of James Ramsden.

1.10 The potential for these grand plans had only been realised when 160 acres of land of the Cranke Estate at Hindpool, were offered for sale in 1854, to be bought by the Furness Railway for £7,000. The layout of the town might have been quite different however. At the auction of the land, a plan was published, by Job Bintley of Kendal, for a residential suburb of irregular avenues complete with sites for social amenity and use of the seafront for recreational purposes. It was Ramsden's vision that was to be pursued based on the maximisation of land use, ease of communications and the encouragement of investment by speculators. The commercial drive behind the vision also explains why, behind the grand avenues the vision was somewhat 'thin'.



*Bintleys plan of 1854*

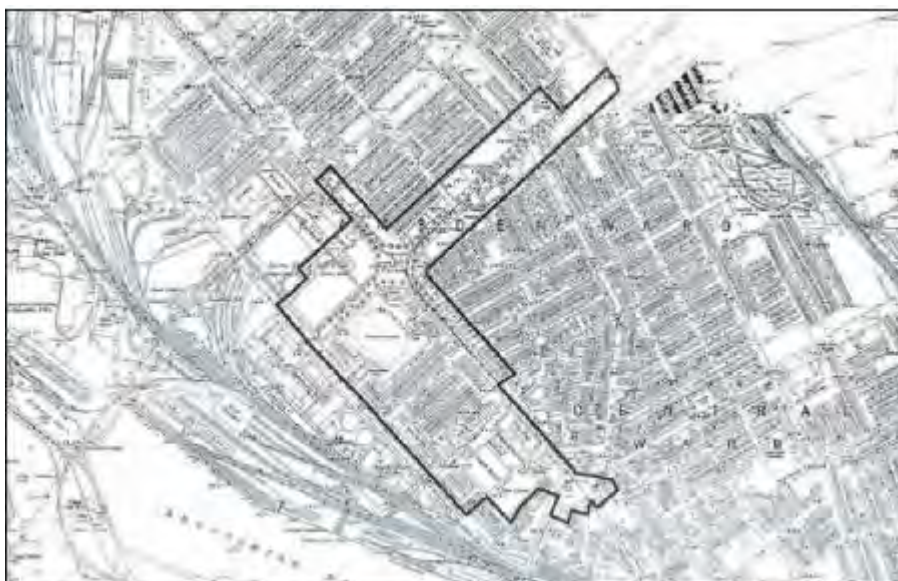
1.11 The roller coaster of the economic fortunes of Barrow can be observed in the population figures for the town with phenomenal growth in the third quarter of the 19th century from a population of 50 in 1850, 800 in 1859 and 45,000 in 1879 on the back of the iron and steel production and the demands for an extensive workforce.

1.12 Growth stalled in the last quarter of the 19th century, when technical innovations in steel making introduced more competition and diminishing reserves made Furness ore extraction more expensive. However, Barrow was to transform itself from a Steel town to a Shipyard town, which would see the population rise to 58,000 in 1901 to an estimated 90,000 in 1917 only to crash back to 74,200 in 1921 diminishing further to 66,300 in 1931. With thousands of workers flooding into Barrow in the 1860's and 70's, the growth of the place as a town was, at first, somewhat ad hoc with the industrial companies contracting builders to erect flats and houses, which were then rented to the workers. A significant step occurred in 1867 when the new town of Barrow formed its own Municipal Borough and Town Council, with James Ramsden as the town's first Mayor. The plan of 1867, figure 2, shows the spine of Duke Street to either side of which a grid of streets is laid out. To the south west of Duke Street is predominantly the industrial zone with two small clusters of residential streets, whilst to the north east of Duke Street, the rows of terraced dwellings accommodate the workforce. Ramsden Square and Abbey Road have been set out, but are not well defined by built form. The more informal arrangement of streets at the south eastern end of Duke Street indicates the location of the original village settlement at Barrow and explains the alignment of Dalton Road, which cuts across the rigid geometry of the grid. Schneider Square itself is not really apparent, other than as the south eastern termination of Duke Street. Proposals for the Town Hall were not to be finalised for another decade.



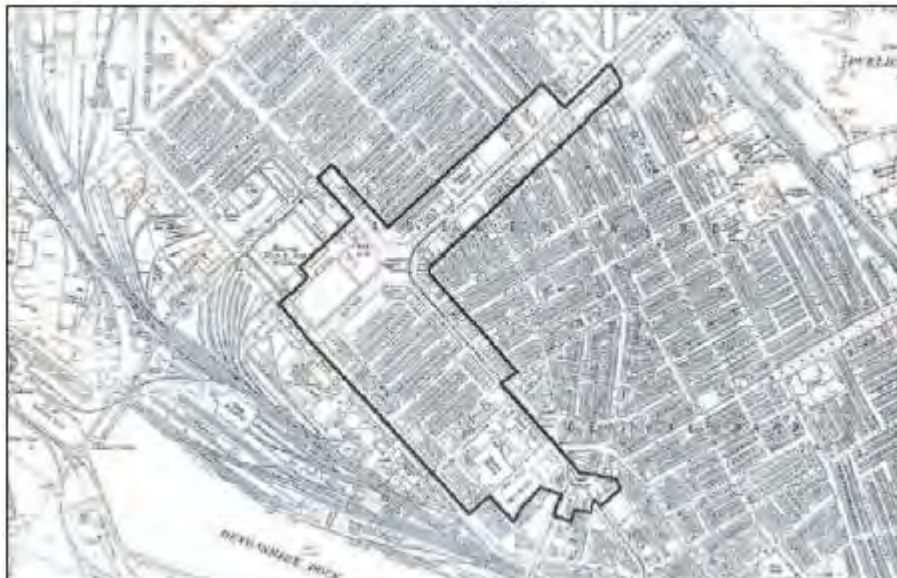
**Figure 2 – Historic Map: Ordnance Survey Plan of 1867**

1.13 The Ordnance Survey plan of 1890, figure 3, shows the new Town Hall in front of what is known as Cavendish Square. Schneider Square has yet to be defined as a 'place' although the new connection to the south, to link across the docks, increases the significance of the space at the junction with Duke Street. Development along Duke Street is complete, south east of Ramsden Square, whilst Ramsden Square itself, together with Abbey Road, are beginning to be developed in a piecemeal manner. Hindpool Road can be seen, as it remains today, as the dividing line between the employment zone to the south west and a more mixed use area of streets and blocks to the north east. The Parade Ground, (indicated as Cricket Ground in 1867), is gradually being surrounded by new development.

**Figure 3 – Historic Map: Ordnance Survey Plan of 1890**

1.14 By 1913, Figure 4, Schneider Square has been named and is more fully defined by the Hotel Majestic on its western side. The Parade Ground has been replaced with more streets of terraced housing, continuing the earlier grain. Ramsden Square and Abbey Road remain 'incomplete' in respect of built form to define them.

**Figure 4 – Historic Map: Ordnance Survey Plan of 1913**



1.15 In the following twenty years there is relatively little change evident within what is now defined as the Central Barrow Conservation Area, as can be seen in the Ordnance Survey plan of 1933, Figure 5, although new development includes the Public Library on the north side of Ramsden Square and further incremental development on Abbey Road.

**Figure 5 – Historic Map: Ordnance Survey Plan of 1933**



## Section 2 -Purpose and Scope of the Heritage Impact Assessment

2.1 This study seeks to provide robust and defensible evidence of the potential risk of development of the proposed site allocations in the emerging Local Plan to the significance of heritage assets and their settings. In addition to identifying the potential risks of development, the study seeks to provide guidance on the opportunities and strategies for mitigating any impacts and to consider opportunities for positive enhancement or for an asset to be better revealed. It also makes suggestions about further work required and future monitoring.

2.2 As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts. Detailed assessments would need to be undertaken as part of any subsequent planning applications. It is anticipated that design briefs will be prepared to guide development on some sites which reach the adoption stage.

2.3 The purpose of the Heritage Impact Assessment is to support the Local Plan by demonstrating how the historic environment has been considered in the site selection process and to assess the likely impact on heritage assets, both designated and non-designated and to consider whether impact can be mitigated. The following types of assets are considered:

- Designated assets - including statutorily listed buildings, scheduled monuments and conservation areas
- Non-designated assets - including unlisted buildings of historic interest and archaeological remains.

Heritage Assets are defined in Annex 2 of the NPPF as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).’

As of April 2018, the Plan area has the following designated assets:

- |                              |     |
|------------------------------|-----|
| • Scheduled Monuments        | 4   |
| • Grade I listed buildings   | 8   |
| • Grade II* listed buildings | 15  |
| • Grade II listed buildings  | 247 |
| • Conservation Areas         | 11  |
| • Registered park and garden | 1   |

2.4 There are also a number of sites of local archaeological interest that form an important part of the Borough’s heritage. There are 623 listings on the County Council’s Sites and Monuments Record which are within the Borough. In addition, an Article 4 Direction at Dalton-in-Furness provides another layer of protection to some unlisted buildings.

2.5 It is recognised that some asset types are not currently well recorded, for example, the Register of Parks and Gardens of Historic Interest in England, is estimated to represent only about two thirds of deserving sites, although 1 has recently been added in Barrow

(Barrow Park). In addition, there is not currently a record of “locally listed” buildings within the Borough; the Council intends to produce and adopt a local list when resources allow after the Local Plan is adopted.

2.6 The 2015 Heritage at Risk Register produced by Historic England showed just one heritage asset at risk in the Borough, although this is receiving funded repairs under the Heritage Lottery Fund. However, there are a number of buildings which have been empty for some time and which are of concern; this Council has set up an internal Buildings At Risk group to try and tackle these cases.

### Legislative and Policy Context

2.7 The following legal framework and planning guidance apply:

- Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 are relevant;
- The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for scheduled monuments;
- The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest;

2.8 Sections 16 and 66 of the 1990 Act are relevant as they require that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas. The Court of Appeal has recently considered these provisions and found that “considerable importance and weight” must be given by decision-makers to the desirability of preserving the setting of all listed buildings. (*Barnwell Manor Wind Energy Ltd v East Northamptonshire D.C*, English Heritage, National Trust and Secretary of State for Communities and Local Government (2014) EWCA Civ 137)

### The National Planning Policy Framework

2.9 The central theme of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development and the need for sustainable urban growth. In terms of heritage, to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations” is seen as one of the twelve core planning principles. The section of the NPPF “Conserving and Enhancing the Historic Environment” provides the main policies on the historic environment and its significance-led approach to planning.

2.10 When considering the allocation of housing and employment sites in the Local Plan, paragraphs 126, 129 and 132-137 of the NPPF were of particular relevance. Paragraph 126 states that “ Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to

their significance.” Paragraph 129 goes on to say that the significance of designated assets affected by a proposal should be assessed and the impact identified to minimise conflict: “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”.

2.11 Paragraph 132 gives relative weight to assets depending on their significance and paragraphs 133 and 134 draw attention to the concept of public benefits where harm is caused. Non-designated assets are covered in paragraph 135. The NPPF proposes that the opportunity should be taken for development to enhance or better reveal the significance of assets (paragraph 137).

2.12 Any decisions relating to listed buildings and their settings, conservation areas and scheduled monuments must address the statutory considerations and satisfy the relevant policies of the NPPF and the Local Plan.

2.13 Planning policy guidance has been published to support the NPPF and planning system. It provides guidance on the interpretation of the NPPF although there is no specific guidance on how to prepare heritage impact assessments. It does advise on how to define significance of assets, which includes their setting and assessing whether development will cause harm. It also identifies that significance should be identified at an early stage using evidence and expertise. More constructive advice has also been provided by Historic England which is set out below.

### Other Relevant Guidance

2.14 Further advice from Historic England is set out on its website under the heading ‘The Local Development Plan and Heritage.’ (<https://www.historicengland.org.uk/advice/hpg/historic-environment/devplan/>).

(N.B. On 1st April 2015 English Heritage was re-named Historic England as the public body that looks after England’s historic environment, and a new charity officially called the English Heritage Trust took the name of English Heritage with their role being to manage historic sites/monuments and visitor attractions. Some references to ‘English Heritage’ remain in this document where that was their name at the time of writing.)

The following guidance documents are also relevant:

- Conservation Principles, Policies and Guidance (April 2008) provides guidance on understanding heritage values, which it expresses as evidential, historical, aesthetic and communal. It defines significance as the sum of these values.
- The British Standard Guide to the conservation of historic buildings (BS7913:2013) takes a significance based approach and also adds that external factors such as context or associations may also be relevant.
- Planning for the Historic Environment Good Practice Guides (1-3)

- The Historic Environment Good Practice Advice in Planning Note 3-March 2015 (which replaced The Setting of Heritage Assets, English Heritage 2011, and revised June 2012) recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

**Step 1:** identify which heritage assets and their settings are affected;

**Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

**Step 3:** assess the effects of the proposed development, whether beneficial or harmful, on that significance;

**Step 4:** explore the way to maximise enhancement and avoid or minimise harm;

**Step 5:** make and document the decision and monitor outcomes.

### The Setting of Heritage Assets

2.15 A heritage asset may be directly or indirectly affected by the physical impact of and /or the erection of new building that will affect its setting, that is to say the surrounding in which it is experienced. The definition of “setting” is set out by Historic England in their guidance note “The Setting of Heritage Assets” (revised June 2012) and also set out in the Planning Practice Guidance Glossary 2014. i.e. “the surrounding in which (the asset) is experienced, its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.16 The setting of a heritage asset such as an individual building or site may closely reflect the character of the wider townscape or landscape in which it is situated or be quite distinct from it - “The Setting of Heritage Assets, English Heritage.” Elements of a “setting” can be expressed through historic relationships, views and spatial associations.

2.17 The setting of a heritage asset should be improved as a consequence of development to allow it to be better appreciated and understood and this aim is supported by the NPPF.

2.18 Setting is understood to embrace all of the surroundings from which the heritage asset can be experienced, and does not have a fixed boundary. Views to and from an asset will play an important part in the way that the asset is experienced, but other factors such as the character of the view, screening and cumulative impacts of existing structures within the view need to be taken into account. This separates the concept of “setting” from that of “view” and so the perception or understanding of an asset or its context can still be appreciated despite changes within its view.

2.19 The Planning Court recently endorsed the broad approach to “setting” in the judgement *Steer v SSCL9* (2017) EWHC 1456 confirming that “setting” has a broad meaning which is capable of extending beyond the purely visual.

## Significance of Heritage Assets

### Definition of Significance

2.19 The term significance is used to describe the value or weight given to a heritage asset and is defined (for heritage policy) in Annex 2 of the National Planning Policy Framework (NPPF):

“Significance is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

2.20 The significance of heritage assets is determined by professional judgement, and guided by statutory and non-statutory designations, national and local policies, and archaeological research agendas. Paragraph 132 of the NPPF recognises that heritage assets with the highest level of significance comprise Scheduled Monuments, registered battlefields, Grade I and II\* listed buildings and registered parks and gardens and World Heritage Sites. Paragraph 139 of the NPPF also recognises that non-designated heritage assets of archaeological interest may be of equivalent significance to a scheduled monument, and in such cases are to be considered subject to the policies for designated assets.

**Table 1 – Criteria for assessing the importance/significance of heritage assets**

Importance / Significance	Criteria
High	Assets identified in national policy as being of the highest level of significance notably: Scheduled Monuments, Grade I and Grade II* Listed Buildings, Grade I and Grade II* Registered Parks and Gardens, Registered battlefields, and remains of inscribed international significance, such as World Heritage Site. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments.
Moderate	Grade II listed buildings. Conservation Areas. Grade II Registered Parks. Sites of high archaeological resource value as identified through consultation with local authority archaeologist. Historic Townscapes with historic integrity in that the assets that constitute their make-up are clearly legible.
Low	Non-designated buildings, monuments, sites or landscapes that can be shown to have important qualities in their fabric or historical association. Locally important historic or archaeological sites, sites with a local value for education or cultural appreciation and of medium archaeological resource rating. Parks and gardens of local interest.
Negligible	Assets whose values are comprised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade. The Site of a findspot removed from its place and with no surviving contextual associations.

## Sensitivity

2.21 Assets considered to be of high heritage significance (of national or international importance) are deemed to be **highly sensitive to development**. Assets of regional importance (ie Local Authority designated sites, undesignated sites of regional importance) are considered to be of **medium sensitivity** and assets of local/ site level importance (ie sites of interest to local interest groups or where the heritage significance of the site is limited by poor preservation or poor survival of contextual associations) are deemed to be of **low sensitivity**.

## Guidance from Historic England

2.22 In order to demonstrate that it has fulfilled its duty to co-operate obligations, the Council has actively engaged with statutory consultees throughout the preparation of the Local Plan and Historic England is one such consultee. In their response to the Issues and Options Consultation Draft September 2014, Historic England commented in detail on the sites put forward within the Plan and advised on additional evidence and assessment that should form part of the overall Local Plan process. Good practice is that a Heritage Impact Assessment is carried out prior to allocation in order to fully justify the principle of development. Historic England advised that the assessments should make use of an appropriate local evidence base and include the following potential sources of evidence:

- National Heritage List for England
- Historic Environment Record
- Conservation Area Appraisals and Management Plans
- Local Lists
- National and Local Heritage at Risk Registers
- Historic Characterisation Assessments
- World Heritage Site Management Plans
- In house and local knowledge expertise

2.23 Historic England advised that the assessment of the sites needed to address the central issue of whether or not the principle of development and loss of any open space is acceptable. Their advice was that the following should be evaluated:

- What contribution the site in its current form makes to those elements which contribute to the significance of the heritage assets. For a number of these heritage assets it may be the case that the site makes very little or no contribution.
- What impact the loss of the area and its subsequent development might have upon those elements which contribute to the significance of those heritage assets.



- If it is likely to result in harm, how might that harm be removed or reduced to an acceptable level.
- If the harm cannot be reduced or removed, what are the public benefits that outweigh the presumption in favour of the conservation of the heritage asset?

Appendix A sets out in tabular form the above information for each of the sites identified by Historic England (then English Heritage) as potentially having an impact on heritage.

2.24 Since the initial document was prepared (July 2015) the Planning Authority has continued to engage with Historic England. Their response of October 2016 raised two issues in relation to the initial assessment work: (1) a general confusion over the term “significance”, and (2) the approach in respect to non-designated heritage assets. A meeting took place with Historic England in January 2017 and further comments were received on May 12<sup>th</sup> 2017 and this document has been amended to take on board their advice; a fuller assessment of the significance of each heritage asset potentially affected has taken place.

2.25 In their further comments of 27<sup>th</sup> June 2017 Historic England were pleased to note their substantive comments had been satisfactorily acted upon. They confirmed that the NPPF requirement for local authorities to safeguard the significance of heritage assets through the Local Plan process had been understood and correctly applied. However, they also advised that employment and opportunity sites should also be subject to assessment and these are now included in the latest version of this document.

2.26 The guidance from Historic England in the preparation of this document is appreciated and has strengthened the protection for the historic environment within the Plan.

## Section 3 - Assessment Methodology

3.1 The Issues & Options Draft Local Plan contained 73 sites. In their response to this Draft, Historic England identified a number of sites which were in close proximity to heritage assets and made comments on these sites. Some of these sites have since been discounted and are not taken forward as proposed allocations.

3.2 Given the timescales and resources involved the Council produced assessments for the remaining sites identified by Historic England which were proposed for housing in the Preferred Options Draft Local Plan June 2015 as well as other sites that have come forward since July 2015 which may impact on heritage assets, see Table 4 for full list of sites assessed. Employment and Opportunity Sites have been included.

3.3 It was not considered necessary to subject every site identified at Issues & Options Stage to a full heritage impact assessment as many of the sites have subsequently been ruled out. Any site which is subsequently brought into play as a consequence of further consultations or the Examination process will also be subject to a Heritage Impact Assessment.

The stages of the process are explained below:

**Table 2 – Methodology**

Stage	Task
1	Identify relevant heritage assets from maps, local knowledge and in-house information.
2	Identify significance of heritage assets using available evidence i.e. list descriptions and conservation area appraisals and using Historic England criteria.
3	Assess the potential impact of development on the significance of heritage assets.
4	Decide whether impact is justified and capable of mitigation.
5	Identify opportunities for enhancement or to better reveal significance, including tackling buildings at risk or issues previously identified in conservation area appraisals.
6	Identify further work required by either the Council or landowner/developer.
7	Consider and make changes to the Local Plan to reflect HIAs.

### Stage 1: Identify relevant Heritage assets

3.4 This was principally a desktop exercise and included identifying designated heritage assets using the Council's in-house GIS mapping system and any non-designated assets from local knowledge. This included conservation areas, statutory listed buildings, scheduled ancient monuments and potential archaeology; the comments of the County Council Historic Environment Officer have also been included in relation to archaeology. Undesignated assets that may be worth considering were also taken into account at this stage. However, it is recognised that any building, structure or space of virtually any age has the potential to be a heritage asset and further examples may be identified at planning application stage. Historic maps were consulted and listed building records collated for site visits. Maps were

produced to calculate the proximity of the preferred sites to known heritage assets and in-house conservation area documents were reviewed.

## **Stage 2: Identify significance of heritage assets**

### **Known Assets**

3.5 Following identification of the key heritage assets, an assessment was undertaken of significance of the known heritage asset. The criteria set out in Table 1 above was initially used to measure significance in terms of status. Significance was then considered in more detail in terms of conservation values for each asset; trying to identify wherein lies the significance of each asset following site visits and document research.

3.6 In addition, consideration was also given to the contribution made to that significance by its setting. This assessment of significance was then used to undertake an assessment of the sensitivity of the heritage asset to the proposed development

3.7 Understanding significance is essential in order to be able to assess the impact of development. The English Heritage document "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment" (2008) provides a useful basis for articulating significance which is based on how a heritage asset or place is valued by this and future generations because of its heritage interest. This may be value that derives from an asset's:

- Evidential value: potential to yield evidence about past human activity
- Historical value: connection with a notable person or event
- Aesthetic value: design and appearance
- Communal value: connection with any current or past community

## **Stage 3: Assess the potential impact of development on significance**

3.8 This stage involved making an assessment of how the type and form of development might impact on the asset and its setting; some assets and areas are more sensitive to change. However, even in areas with few visible above ground assets, there is also a chance that below ground archaeology may survive and may be disturbed or destroyed by development. The comments from the County Historic Environment Officer were useful in this regard.

3.9 Site visits were undertaken in June 2015, October 2016 and November 2017 with a walk-over of each site and an assessment of views into and out of the sites in relation to the various heritage assets in order to assess the zone of theoretical visibility. This included assessing how each development site can be viewed from any heritage assets and vice versa. Consideration was also given to any structures/buildings which may be of interest as non-designated assets or have potential for future local listing. It also included taking photographs to illustrate key points that are made in the Appendices. A pro-forma was completed for each site which included the information suggested by Historic England as well as an assessment of opportunities to enhance or better reveal the significance of an asset in line with advice in the NPPF. Cross-boundary issues were also considered at this stage.

### Assessing Impact

3.10 The effect experienced by a heritage asset as a consequence of an impact is not always adverse; in some cases it may be beneficial. In addition, the same impact may result in a beneficial impact from the perspective of one asset and an adverse effect from another.

3.11 A heritage asset may be affected by direct physical impact, including destruction or demolition, or by changes to its setting. This could include changes to the historic character of the area or alterations to views to and from a site which can give rise to an adverse effect on the asset's setting.

3.12 Paragraph 132 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. It recognises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification. Within the NPPF impacts are assessed in terms of causing "substantial" or "less than substantial harm". There is a presumption against granting consent if the harm to significance is substantial or there is a total loss of significance (Paragraph 133). Where impacts are less than substantial the harm needs to be weighed against the public benefits of the proposal (Paragraph 134).

3.13 Factors affecting the magnitude of a potential impact are described in Table 3 below:

**Table 3 – Factors for measuring the magnitude of impact**

Magnitude of Impact	Description of Impact
High	The significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Medium	The significance of the asset is affected. Changes such that the setting of the asset is noticeably different, affecting significance resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Low	The significance of the asset is slightly affected. Changes to the setting that have a slight impact on significance, resulting in changes in our ability to understand and appreciate the resource and its historical context and setting.
Minimal	Changes to the asset that hardly affect significance. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the resource and its historical context and setting.
No change	The development does not affect the significance of the asset. Changes to the setting do not affect the significance of the asset or our appreciation of it.

#### **Stage 4: Decide whether impact is justified or capable of mitigation**

3.14 Where a development impacts on a heritage asset and its setting, it is necessary to decide whether the impact will cause harm and if so, whether it is acceptable. Harm should be given weight according to the value of the asset. Where it is possible to mitigate against impact or harm, the assessment pro-forma sets out ways in which this could be achieved, which is primarily through design and form, layout, materials and landscaping or by archaeological investigation.

#### **Stage 5: Identify opportunities for enhancement or to better reveal significance**

3.15 Although development will inevitably have an impact on sensitive sites and locations, impact will not always be harmful. In the case of some sites, existing development may already have resulted in loss or fragmentation of character and development provides the opportunity for improvements to consolidate historic character and street scene or to seek improvements to the setting of adjacent listed buildings. The assessment process provides the opportunity to identify where this may be possible and the good practice guidance refers to “maximising enhancement and minimising harm”.

For sites that have known archaeological interest or potential for archaeology, the opportunity exists through a desk based assessment and subsequent fieldwork and recording to fully understand the asset and record this in the Historic Environment Record and potentially on-site if it is significant.

#### **Stage 6: Identify further work required**

3.16 Where there is the potential for archaeological remains (even when the potential is low), the assessments have identified that an archaeological desk based assessment is the starting point to understanding the potential, which may lead on to a requirement for fieldwork and the need for specific mitigation measures.

For sites that are of high heritage significance, this information should be collected and submitted with a planning application. For sites of less significance, this requirement could be achieved through a condition on any approval.

The assessments have attempted to identify where there are existing buildings or features that are currently undesignated; some of these may make their way onto a future local list but others will still be of interest as non-designated assets. The Planning Authority recognise that any building, structure or open space of virtually any age has the potential to be a heritage asset, bearing in mind that even post-war buildings have been listed for their architectural or historic interest and that it would be inappropriate to discount a heritage asset simply because it may not be deemed worthy of inclusion in a local list; some assets may be nominated by the local community in the future which the Planning Authority is not currently aware of.

A Heritage Impact Assessment will be required with planning applications close to heritage assets and a site development brief to aid developers may be produced. The Planning Authority have recently produced a guidance document identifying when Statements of Significance are required and what format and content they should take; it also includes

links and references to local sources of information. Pre-application discussions are always encouraged for major sites.

### **Stage 7: Consider changes to the Local Plan**

3.17 Once the methodology and pro-forma was established, taking feedback from Historic England, assessments have continued for all identified sites going forward in the plan.

3.18 The assessment methodology can then be used by the Council for planning applications and development briefs.

3.19 Sites which have been discounted or not taken forward at this stage will not be assessed unless there is a subsequent change.

3.20 Following the preparation of the previous draft of this document a number of changes were made to the Local Plan. Protecting and enhancing the historic environment is part of the Local Plan Vision and this is followed through as a key objective. More consideration was given to assessing the current state of the Borough's heritage and identifying the key elements of the historic environment that contribute to the area's identity or which require attention. Chapter 9 of the Local Plan covers Heritage and the Built Environment and identifies the priorities for safeguarding and enhancing; various policies (HE1-6) have been updated and expanded to give more weight to the historic environment and to fall in line with the aims of the NPPF.

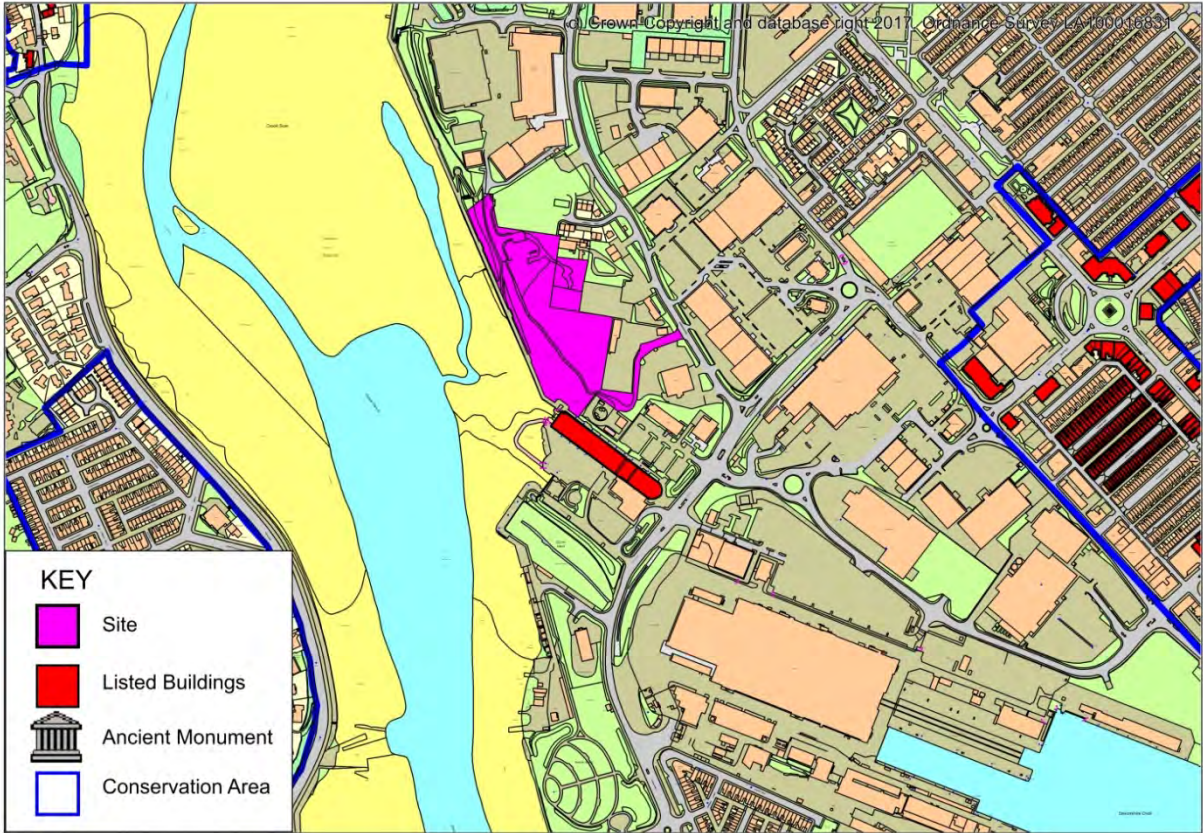
## Section 4 – Heritage Impact Assessments for Proposed Sites Allocations (updated April 2018)

**Table 4 – Sites which have been assessed**

Site Reference	Site Name/Location	Site Type
OPP1	Channelside, Barrow	Opportunity
OPP2	Park Road, Barrow	Opportunity
OPP5	Former Kwik Save, Holker Street, Barrow	Opportunity
EMR01	Phoenix Road, Barrow	Employment
EMR06, 07 & 08	Park Road, Barrow	Employment
EMR12	Billings Road, Dalton	Employment
EMR13	North Scale, Walney	Employment
REC26	Land East of Holbeck, Barrow	Housing
SHL037	Land South of Ashley and Rock, Park Road, Barrow	Housing
REC37	Land East of London Road, Lindal	Housing
REC07	Small corner site adjacent to site above at Lindal (site will not be allocated but will be included within cordon as may be used as part of development of REC37)	Housing
SHL059	Former Avon Garden Centre, Mill Lane, Walney	Housing
SHL010a	Land at Mill Lane, Walney	Housing
SHL013b	Old Candleworks, Barrow	Housing
SHL001	Marina Village, Barrow	Housing
REC09	Field between Netherby Drive & Ormsgill Lane, Barrow	Housing
REC18	Field to East of Park View, Barrow	Housing
REC19b	Thornccliffe South (Tennis Courts/Field), Barrow	Housing
REC47	Land to West of Askam Road (including Elliscales Quarry), Dalton	Housing
REC48	Land East of Askam Road, Dalton	Housing
REC49	Land at Hollygate Road, Dalton	Housing
REC01	Land West of Saves Lane, Ireleth	Housing
REC02	Duke Street, Askam	Housing
SHL017	Urofoam Factory, Duddon Road, Askam	Housing



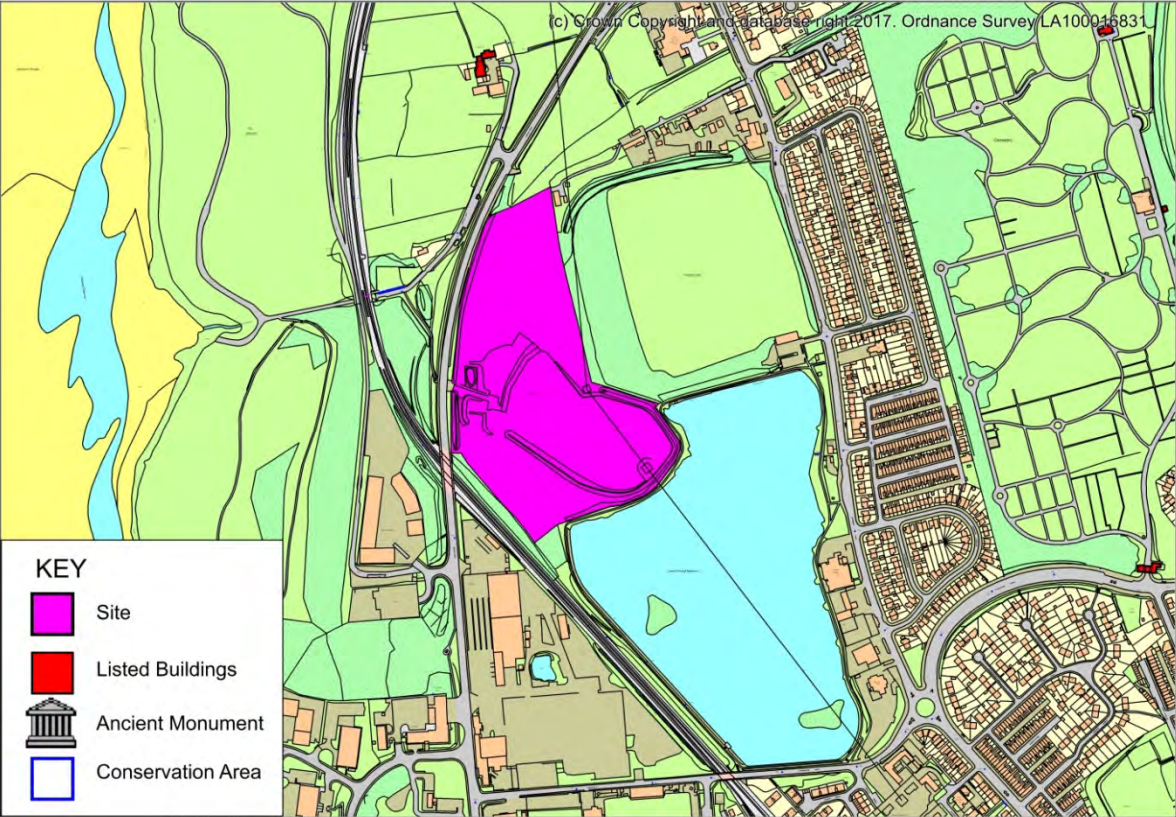


Site Ref / Name	OPP1 – Channelside, Barrow	Opportunity
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Listed Buildings</b> This site is immediately to the north of a Grade II listed building at Graving Dock At The Dock Museum, North Road, Barrow-in-Furness.</p> <p><b>Conservation Areas</b> There are three Conservation Areas in proximity to the site. The Central Conservation Area is approximately 400m to the east and includes a number of listed buildings. The two other conservation areas (North Scale and North Vickerstown Conservation Area) are situated across Walney Channel to the west.</p> <p>No non-designated heritage assets were identified within the site at initial survey stage, although there may be potential for local listing of maritime artefacts and other structures close to the site such as anchors, railings and walls.</p> <p>In terms of archaeology, historic maps show industrial</p>	

<p>c) What is the proximity?</p>	<p>activity on the site in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries related to ship-building and a saw mill.</p> <p>Graving Dock is immediately to the south of the site. Central Conservation Area is approximately 400m away. North Vickerstown Conservation Area is approximately 400m away across the Channel. North Scale Conservation Area is approximately 700m away across the Channel.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Conservation areas-Moderate.</p> <p>Listed buildings-Moderate.</p> <p>The extent of hidden archaeology is unknown although there is the potential for buried remains of the former industrial buildings to survive below ground.</p> <p>Graving Dock is a Grade II listed red sandstone inlet with an entrance from Walney Channel at the north-west end. It now forms part of the Dock Museum with the south east end of the dock now within the museum building. It opened in 1872 and is of historical and evidential significance.</p> <p>The significance of the conservation areas is discussed elsewhere in this document.</p> <p>In terms of archaeology, any remains that do survive are likely to be of local significance.</p> <p>Low but potentially beneficial, dependant on archaeological evidence. The site is immediately adjacent a heritage asset and there is potential for the setting to be improved and for the public to learn more about the asset.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are</p>	<p>Careful consideration should be given to how the southern end of the “opportunity site” is developed. In addition, consideration of the height and materials of any future buildings would minimise any harmful impact when viewed from the conservation areas across the Channel. It is advised that consideration is given to preserving any ancillary features surviving on the site that are related to the former industrial uses as tangible reminders of the past.</p> <p>Mitigation could be achieved through various policies which cover design (Policy DS5) and landscaping (Policy DS6). The Opportunity Areas Policy (DS4) requires a high standard of design and public realm to reflect the site’s individual assets and unique location. It requires that development pays particular attention to local characteristics of setting and sense of place.</p> <p>The development brings an unused predominantly</p>

<p>there public benefits that justify the development?</p>	<p>brownfield site back into use. Policy DS4 identifies the site as being acceptable for housing, employment, culture, leisure, open space and tourism development with the object of regenerating the area with a high standard of design and sense of place. It requires proposals to have regard to historical context and industrial legacy; as a result public benefits should stem from any future application.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes.</p> <p>Development has the potential to enhance the setting of the adjacent listed site. There is also the opportunity to develop linkages from Graving Dock.</p> <p>In terms of archaeology, there is the potential to learn more about the past use of the site.</p> <p>Policy DS4 was introduced in the Submission Draft and is explicit about the need for high design standards and a sense of place.</p>
<p>5) What further work is required?</p>	<p>There is potential for local listing of anchors, public art, railings and walls related to the maritime heritage. It is recognised that features that do not make it onto a local list can also be of historic interest as non-designated assets and more information can be gained as these are identified.</p> <p>A Statement of Significance will be required with any future planning application. In particular, this will be required to fully assess impact of any development on Graving Dock.</p> <p>There is the potential for buried remains of the former industrial buildings to survive below ground and so it is recommended that any forthcoming planning application should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording of archaeological assets disturbed by the construction of the development. Any such remains that do survive are likely to be of local significance.</p> <p>A review of conservation areas is recommended as resources permit</p>



Site Ref / Name	OPP2 – Park Road, Barrow	Opportunity
 <p>The map displays the site location in Barrow, highlighted in pink. The site is situated near a large body of water (likely a reservoir or lake) and is surrounded by residential areas and green spaces. A key in the bottom left corner identifies the symbols used on the map: a pink square for 'Site', a red square for 'Listed Buildings', a classical building icon for 'Ancient Monument', and a blue square for 'Conservation Area'. The map also shows roads, including a major road running vertically through the site, and various other buildings and structures in the surrounding area.</p>		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Listed Building</b></p> <p>There are a number of listed buildings within proximity of the site, the closest being Grade II* listed buildings at Ormsgill Farm, together with a Grade II listed barn and outbuildings.</p> <p>There are also three listed buildings at Barrow Borough Cemetery which is in proximity to the site:</p> <ul style="list-style-type: none"> <li>• Grade II listed building at Roman Catholic Chapel at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness.</li> <li>• Grade II listed building at Ramsden Vault at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness.</li> <li>• Grade II listed building at Cemetery Lodge, Barrow Borough Cemetery, Devonshire Road, Barrow-in-</li> </ul>	

<p>c) What is the proximity?</p>	<p>Furness.</p> <p>The site is a former golf driving range and it is not felt that there are any non-designated assets within or immediately adjacent to it.</p> <p>The nearest listed buildings are at Ormsgill Farm, which is approximately 170m to the north west of site on the other side of an A-road.</p> <p>The Roman Catholic Chapel is approximately 700m from the site, Ramsden Vault is approximately 730m from the site and the Cemetery Lodge is approximately 580m from the site.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Conservation areas-Moderate. Listed buildings-High and Moderate.</p> <p>Ormsgill Farmhouse is dated 1605 with an early eighteenth century addition. It is constructed of red sandstone rubble with a slate roof. The interior is understood to retain the seventeenth century staircase. The adjacent outbuildings are thought to be early eighteenth century, constructed of red sandstone rubble with a slate roof. The interior of the barn is thought to have king-post trusses (not inspected).</p> <p>The significance principally derives from historic evidence as a farmstead dating from the early seventeenth century. The setting has been compromised to a degree by the erection of modern agricultural buildings to the south of the farmstead and the external storage of agricultural machinery and vehicles.</p> <p>The Roman Catholic Chapel at Barrow Borough Cemetery, Devonshire Road is Grade II listed dating from 1872 and designed by Paley and Austin. It is constructed of limestone walling with red sandstone dressings under a slate roof. It is Romanesque in style and significance derives from its architectural and historic interest.</p> <p>Ramsden Vault at Barrow Borough Cemetery is a Grade II listed family vault constructed in 1886 for the Ramsden family. It is constructed of red ashlar sandstone built into the bank with a single doorway in the buttress front wall. It is in a Gothic Revival style. Sir James Ramsden, the founding father of modern Barrow is interred here and it is of historic value.</p> <p>Cemetery Lodge is a Grade II listed structure dating from 1874 by Paley and Austin. It is constructed of coursed limestone with red sandstone dressings and a slate roof and is Romanesque in style. There is a tall central carriage arch recessed between pedestrian side gates. Surviving</p>

<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>drawings dated 1873 show a central bell tower with a spire since removed. Significance derives from its historic and aesthetic value.</p> <p>No change. The site is somewhat self-contained and it is not felt that development will impact on any of the heritage assets.</p> <p>The development of this site would raise no archaeological issues.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>
<p>5) What further work is required?</p>	<p>n/a</p>







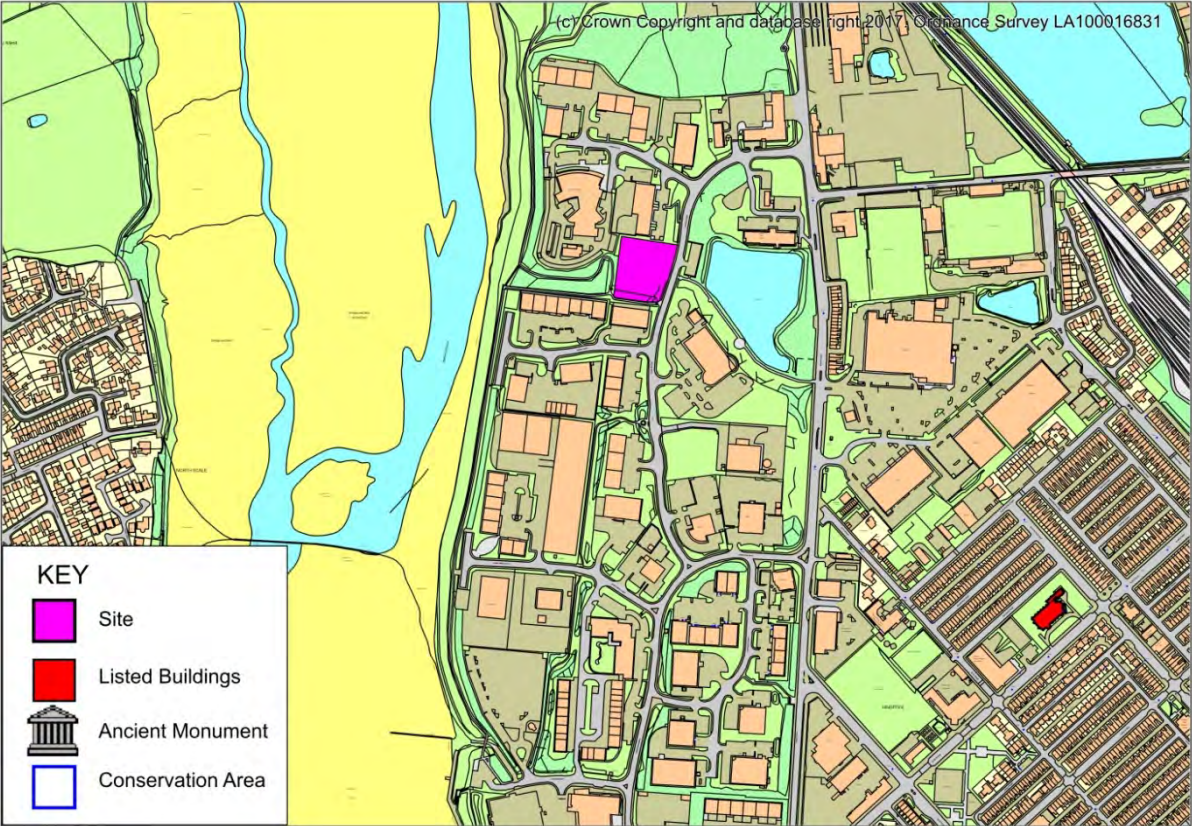


	<p>The Nan Tait Centre is a Grade II listed building dating from 1900-1903 and it is one of Barrow's most iconic buildings. It is a former Technical School with attached front railings and was designed by Woodhouse and Willoughby for Barrow Corporation. It is currently operated by the County Council as a registry office and offices and has undergone repairs to a very high standard in recent years. It is constructed of red and buff brick with distinctive terracotta banding and dressings under a graduated slate roof and it forms a prominent feature on Abbey Road. There are decorative railings across the fronts which together with the materials and colour palette add to its aesthetic value. The main entrance on the right has a cartouche marked 'TECHNICAL SCHOOL' and there is also a set of Ionic pilasters which flank a terracotta panel set on a Lombard frieze with shells; the panel depicts The Arts with 6 robed females (one enthroned) with the motto 'ARS LONGA VITA BREVIS'. The right side wing is similar and its panel depicts aspects of technology and has the motto 'Labor Omnia Vincit'. The interior is also of aesthetic interest and the entrance lobby has a mosaic floor and terracotta friezes with cartouches, drapes and C-scrolls and ornate double doors with panels below arched lights with cornices. The stair hall has glazed brick with arcading and a stone staircase with a wrought-iron balustrade and the interior provides evidential value from its time. (The plaque on the landing records details of the opening on 25.8.1903.)The foundation stone was laid on 26.5.1900. The significance derives from the evidential, historical and aesthetic value of the property particularly the external facades which remain very much as-built.</p> <p>Victoria Hall is a Grade II listed building formerly known as St Mark's Sunday school. It dates from 1888 and is another Paley and Austin design. It is constructed of red brick with sandstone dressings and a graduated slate roof to an irregular plan with arched windows below hood moulds. There is a plaque inscribed "ST MARKS SCHOOLS 1888". The building is of historic and evidential value.</p> <p>Barrow Park was recently registered by Historic England as Grade II on the Register of Historic Parks and Gardens. It was designed by Thomas Mawson in 1908 and was constructed in stages over the following two decades. The park was originally sited on the outskirts of Barrow, but is now more or less central due to rapid growth of the town northwards during the early 20th century.</p>
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<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The most iconic part of the park is the town's cenotaph which is sited on higher ground close to the Abbey Road frontage.</p> <p>Low but potentially beneficial. Parts of the site are screened by the substantial Emlyn Hughes building on the corner of Abbey Road and the adjacent court building. However there are views through from Abbey Road within the conservation area. The site is currently of a poor appearance and the vacant building is of heavy proportions. There is the potential for a development of a more domestic scale with the introduction also of soft landscaping and pedestrian links to the conservation area.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Mitigation possible. Consideration of the height of the buildings and the use of appropriate materials. Materials and landscaping can be dealt with by condition at planning application stage. Careful consideration will also need to be given to boundary treatments.</p> <p>Various Local Plan policies aim to encourage good design and the provision of landscaping such as design, Policy DS5 and landscaping, Policy DS6. Local Plan Policy HE1 relates to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application, including a Statement of Significance and mitigation strategy. Policy HE4 seeks to protect conservation areas and their settings including views in and out of them.</p> <p>The allocation would bring a brownfield site back into use in a highly sustainable location. There may be potential to provide affordable or specialist housing to meet a local need or to widen the housing mix in an area predominated by older terraced housing. Health and well-being benefits may arise from development of a site with good pedestrian links to the town centre and to Barrow Park. The site is adjacent to the railway station and town centre and sustainable transport modes can be encouraged.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p>	<p>There is the potential to consider desire lines through the site and to orientate dwellings to take advantage of views to the heritage assets and important landmarks. Pedestrian links to the conservation area can be developed. A reduction in the overall massing on the site will enable the assets to be better revealed and appreciated.</p>

<p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Draft heritage policies have been amended to express more clearly the unique features of Barrow's heritage and the need for Statements of Significance at application stage. This should enable applicants to consider the impact on assets more clearly and to feed this into the design process and consider any necessary mitigation.</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application and Policy HE4 seeks to protect conservation areas and their settings. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6) and there are policies on health and well-being (Policy HC1) and sustainable transport (Policy I4).</p>
<p>5) What further work is required?</p>	<p>A Statement of Significance will be required to support any application given the proximity to the conservation area and a number of heritage assets.</p> <p>No non-designated assets were identified in or immediately adjacent to the site as part of this assessment, although this can be considered in more detail at planning application stage. Opportunities for local listing will be considered as resources permit.</p> <p>Review of the conservation area as resources permit and development of management plans.</p>



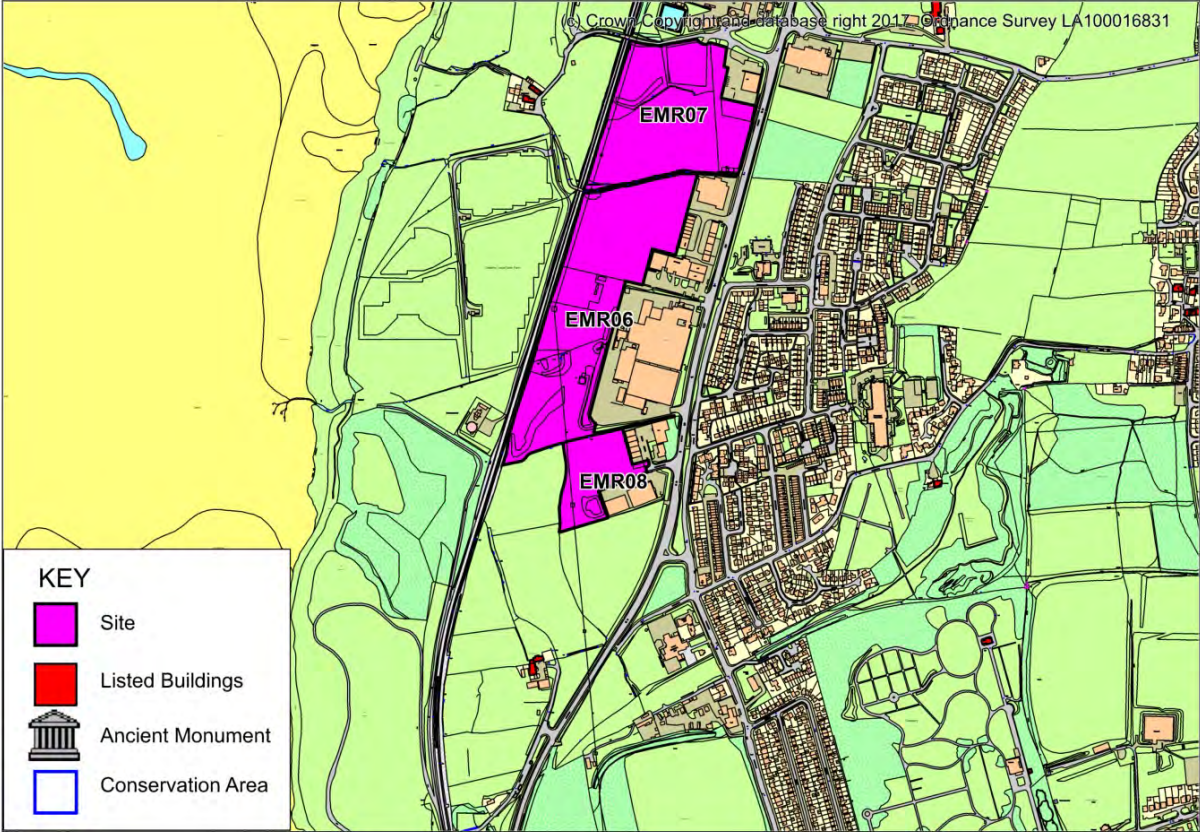
Site Ref / Name	EMR01 Phoenix Road, Barrow	Employment
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes</p> <p><b>Listed Buildings</b></p> <p>This site is in the vicinity of a Grade II* listed building at St James Church, Blake Street, Barrow-in-Furness.</p> <p>The site also has potential for industrial archaeology.</p> <p>No non-designated heritage assets were identified within the site or immediately adjacent.</p> <p>The nearest Listed Building is St James Church, which is approximately 435m from the site.</p>	
<p>2a) What is the significance of the assets in terms of "status"?</p> <p>b) Describe the significance of the assets taking into account</p>	<p>Listed building-High.</p> <p>The significance of any archaeology is unknown but likely to be of local significance.</p> <p>St James Church dates from 1867-69 and was designed by the regional architectural practice of Paley and Austin. It is</p>	

<p>heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>constructed of red brick with blue brick patterning and ashlar sandstone dressings and spire. It has a slate roof and was constructed in the Gothic Revival style.</p> <p>Low but potentially beneficial depending on archaeological significance.</p> <p>Views across the site to or from the listed church are limited by existing development and it is not considered that the site forms part of its setting.</p> <p>The development of this site would raise no archaeological issues.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Mitigation possible.</p> <p>The extent of archaeological interest is as yet unknown, so in terms of mitigating impact on below ground archaeology, there will be a requirement for a desk-based assessment to assess the potential. It may be necessary to undertake fieldwork to fully understand the resource. Where development may result in the loss of archaeology, recording will be required to be undertaken by an appropriate professional (Policy HE2 and HE6 are relevant).</p> <p>Policy HE2 outlines the information required to support sites including heritage assets. Policy HE6 relates to heritage assets of archaeological significance.</p> <p>The site is within the existing business hub of Furness Business Park where much of the Borough's industrial and business growth has occurred since the early 1990's. The site is within a highly sustainable area within the urban boundaries of Barrow and with good road and public transport links. The NPPF recognises the economic tenet of sustainable development and the importance of job creation to the economy.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>The site is not perceived as part of the setting of St James Church.</p> <p>There is the opportunity to find out more about archaeology and archaeological potential in the area through initial assessment and evaluation.</p> <p>This will improve the understanding of the resource in this location.</p> <p>Local Plan policy HE1 has been expanded in relation to heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE6 has been updated in terms of archaeology.</p>
<p>5) What further work is required?</p>	<p>It is recommended that any forthcoming planning application</p>



	<p>for the site should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment and evaluation, in this instance a geophysical survey. An informed judgement can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of very significant archaeological assets <i>in situ</i>.</p> <p>A Statement of Significance will also be required with any future application in line with the Council's guidance document.</p> <p>The Council is keen to improve the setting of industrial areas and business parks and a full landscaping scheme should be included with any future application.</p>
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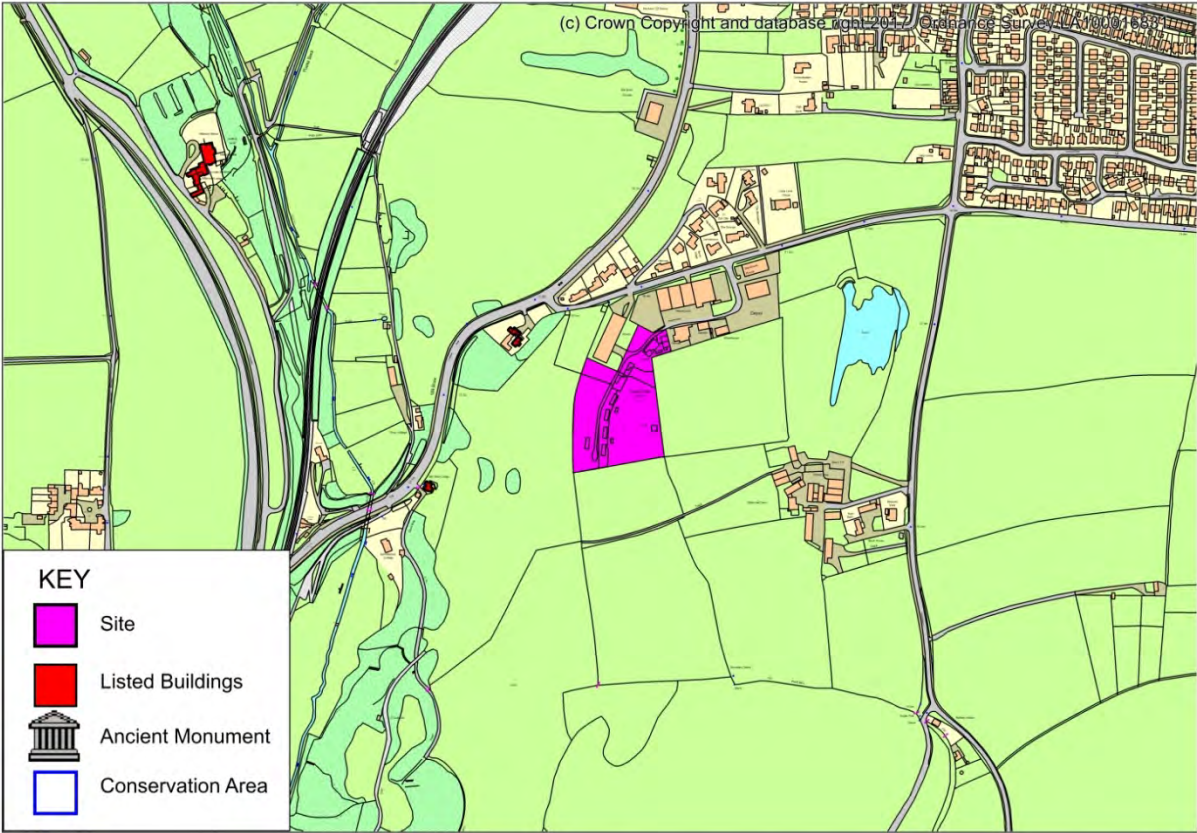


Site Ref / Name	EMR06, 07 & 08 Park Road, Barrow	Employment
 <p>KEY</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Listed Buildings</li> <li> Ancient Monument</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid blue; margin-right: 5px;"></span> Conservation Area</li> </ul>		
<p>1a) Are the sites in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Listed Buildings</b></p> <p>There are a number of listed buildings within proximity of the sites, the closest being Grade II* listed buildings at Ormsgill Farm, together with a Grade II Listed barn and outbuildings.</p> <p>The other listed buildings close to the sites are:</p> <ul style="list-style-type: none"> <li>• Grade II Listed Building at Romney Cottage, Ormsgill Lane, Barrow-in-Furness;</li> <li>• Grade II listed Sowerby Lodge farmhouse and adjacent barn;</li> <li>• Grade II* listed barns at Sowerby Hall farm and Grade II listed farmhouse;</li> <li>• Grade II Listed Building at Roman Catholic Chapel at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness.</li> </ul>	

<p>c) What is the proximity?</p>	<p>No non-designated assets were identified on or immediately adjacent to the sites.</p> <p>The nearest listed building is at Sowerby Lodge, about 120m to the west but on the other side of the railway line.</p> <p>Ormsgill Farm, including the farmhouse, a barn and outbuilding, is approximately 220m south west of the site.</p> <p>Sowerby Hall Farmhouse and barns is about 350m to the north east.</p> <p>Romney Cottage is approximately 480m east of the site on the other side of an A-road and the Roman Catholic Chapel is approximately 640 metres to the south east on the other side of the A590.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Listed buildings-High and Moderate.</p> <p>Ormsgill Farm and barns, Romney Cottage, the Roman Catholic Chapel and Sowerby Hall Farmhouse have been assessed elsewhere in this document.</p> <p>Sowerby Lodge farmhouse is a late seventeenth century farmhouse, extended in the eighteenth century and with twentieth century alterations. It is constructed of roughcast with a slate roof. The former barns adjacent have now been converted to dwellings and there is a recent solar farm on fields to the south. Significance principally derives from evidential value as an historic farmhouse.</p> <p>The barn and cowsheds to the north of the farmhouse are also listed. They date from the eighteenth century and are constructed of sandstone rubble and cobbles with slate roofs. The barns were altered in around 2007 when consent was granted to convert to dwellings and some significance was lost as part of this work. They were principally listed for group value.</p> <p>Minimal or No change.</p> <p>The sites are sufficiently far removed from the heritage assets not to have an impact on them or their setting, particularly those on the other side of the A590. Additionally, other than for Ormsgill Farm, the heritage assets already have other modern development or industrial units in the foreground.</p> <p>The south eastern corner already contains commercial units and development is seen as a natural extension. Additionally, in relation to Sowerby Lodge, the railway line</p>

	<p>forms a natural buffer and the site to the east of it (EMR07) does not appear to form an integral part of the setting of the heritage assets. Given the context of existing development any impact is felt to be modest.</p> <p>The development of these sites would raise no archaeological issues.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Giving particular attention to the southern end of the site would help mitigate any impact on Ormsgill Farm, including consideration of height, materials and landscaping. Additionally, a landscape buffer along the western boundary with the railway line would be beneficial in terms of any impact on Sowerby Lodge.</p> <p>Policy HE2 outlines the information required to support sites including heritage assets and their settings. Other policies relate to design (Policy DS5) and landscaping (Policy DS6). Furthermore, Policy EC3, requires that development does not cause unacceptable harm to heritage assets and their setting.</p> <p>There is currently little choice of land and premises in the Borough and there is a need to diversify the local economy. The sites are within an accessible location and the NPPF recognises the economic benefits of sustainable development.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>
<p>5) What further work is required?</p>	<p>Statement of Significance required to accompany application in line with Council policy.</p> <p>Full landscaping scheme required with future application.</p>



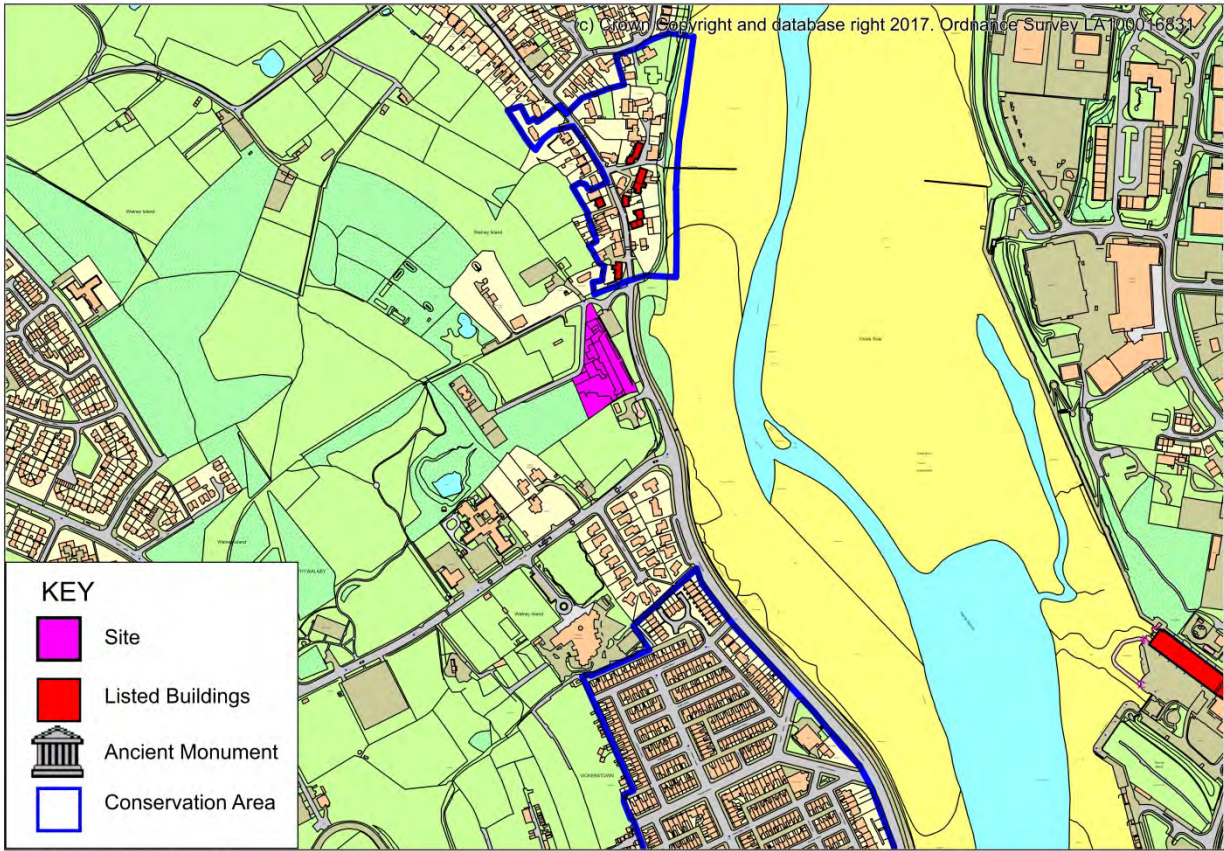
Site Ref / Name	EMR12 Billings Road, Dalton	Employment
 <p>(c) Crown Copyright and database right 2017 Ordnance Survey 100015337</p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Listed Buildings</li> <li> Ancient Monument</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid blue; margin-right: 5px;"></span> Conservation Area</li> </ul>		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Listed Buildings</b></p> <p>There are various listed buildings in proximity to this site, the closest being a Grade II Listed Building at North Lodge, Abbey Road, Dalton-in-Furness.</p> <p>There is also a Grade II listed building at Mill Brow Lodge, Abbey Road, Dalton-in-Furness and a Grade II listed building at Millwood Lodge Millwood Lane Barrow-in-Furness.</p> <p>In terms of archaeological interest, this is the site of a former World War II camp and there is the potential for remains of the former camp to survive.</p> <p>No non-designated assets were identified on or immediately adjacent to the site.</p>	
<p>c) What is the proximity?</p>	<p>The nearest listed building is North Lodge, which is</p>	

	<p>approximately 90m to the north-west of the site.</p> <p>Mill Brow Lodge is approximately 190m to the west of the site, followed by Millwood Lodge which is approximately 515m from the site.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Moderate</p> <p>Any archaeology is likely to be of local significance.</p> <p>North Lodge on Abbey Road is Grade II listed. It comprises a lodge, gatehouse and attached wing walls and dates from the late nineteenth century. It is constructed of snecked red sandstone with a red tiled roof and includes a two storey gatehouse. It is constructed in the Gothic Revival style and occupies a prominent site on Abbey Road. The property was constructed to serve the now demolished Abbotswood, the former home of James Ramsden, the first mayor of Barrow. It has undergone a number of extensions over the years, including recent additions in 2014 and again in 2017. The property possesses aesthetic, architectural and evidential value in terms of significance.</p> <p>Mill Brow Lodge is Grade II listed and dates from c1900. It is constructed of snecked red sandstone with ashlar dressings and a red tiled roof to an L-shaped plan. It includes chamfered, mullioned windows with pointed arches and is aesthetically attractive occupying a prominent site on Abbey Road.</p> <p>Millwood Lodge is a substantial property dating from 1860 and is grade II listed. It was constructed for Edward Wadham, agent of the Duke of Buccleuch and has been split into smaller units in recent years. It is constructed of coursed sandstone with ashlar limestone sills and red sandstone dressings under a slate roof. Construction is in a High Victorian Gothic style and the interior includes a Gothic Revival stairhall, patterned tiled floor, stained glass windows, panelled ceilings and marble fireplaces. As well as aesthetic and architectural interest, the property has associative value being constructed for Edward Wadham the agent to the Duke of Buccleuch.</p> <p>Any remains of the former camp would be of local significance.</p> <p>Minimal.</p> <p>The nearest heritage asset, North Lodge is set in a slight dip below the proposed development site. There is mature tree planting along the eastern boundary and an existing modern industrial/office building immediately adjacent the proposed allocation. Due to landform and the existing site context it is not considered that setting will be particularly impacted.</p>



	<p>Mill Brow Lodge is contained to the east by a sloping bank such that the proposed allocation is not readily visible from the heritage asset and is not considered to form part of its setting. Similarly, Millwood Lodge is on the other side of an A-road and sufficiently screened from the proposed allocation not to be directly impacted.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Consideration of the height and orientation of any buildings will take place at planning application stage. Given the rural location, careful consideration of materials and planting to the western boundary can help to mitigate any impact.</p> <p>The site is proposed as employment land and Policy EC3 is relevant. Clause (l) of the policy requires that the proposal will not cause unacceptable harm to heritage assets and their setting.</p> <p>Additionally, various Local Plan policies seek to achieve good design and to ensure that due consideration is given to heritage assets and their setting: Policy HE1 relates to the protection of heritage assets and their settings, Policy HE2 sets out the supporting information required at application stage, Policy DS5 relates to design issues and Policy DS6 covers landscaping. Policy HE6 has been updated in terms of archaeology.</p> <p>This is a good quality brownfield site that would form an extension to the existing Long Lane Industrial Estate supporting economic development and job creation in the Barrow/Dalton area</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>There may be potential to provide a footpath link to Abbey Road allowing the assets to be better appreciated.</p> <p>There is the potential, through archaeological investigation, to learn more about the past.</p> <p>Policy 14 seeks to encourage sustainable travel choices such as cycling and walking and the development of green links.</p>
<p>5) What further work is required?</p>	<p>The existing access road is narrow and will require consideration regarding future development.</p> <p>In terms of archaeology, it is recommended that any forthcoming planning application should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment. An informed judgement can be made as to whether any</p>

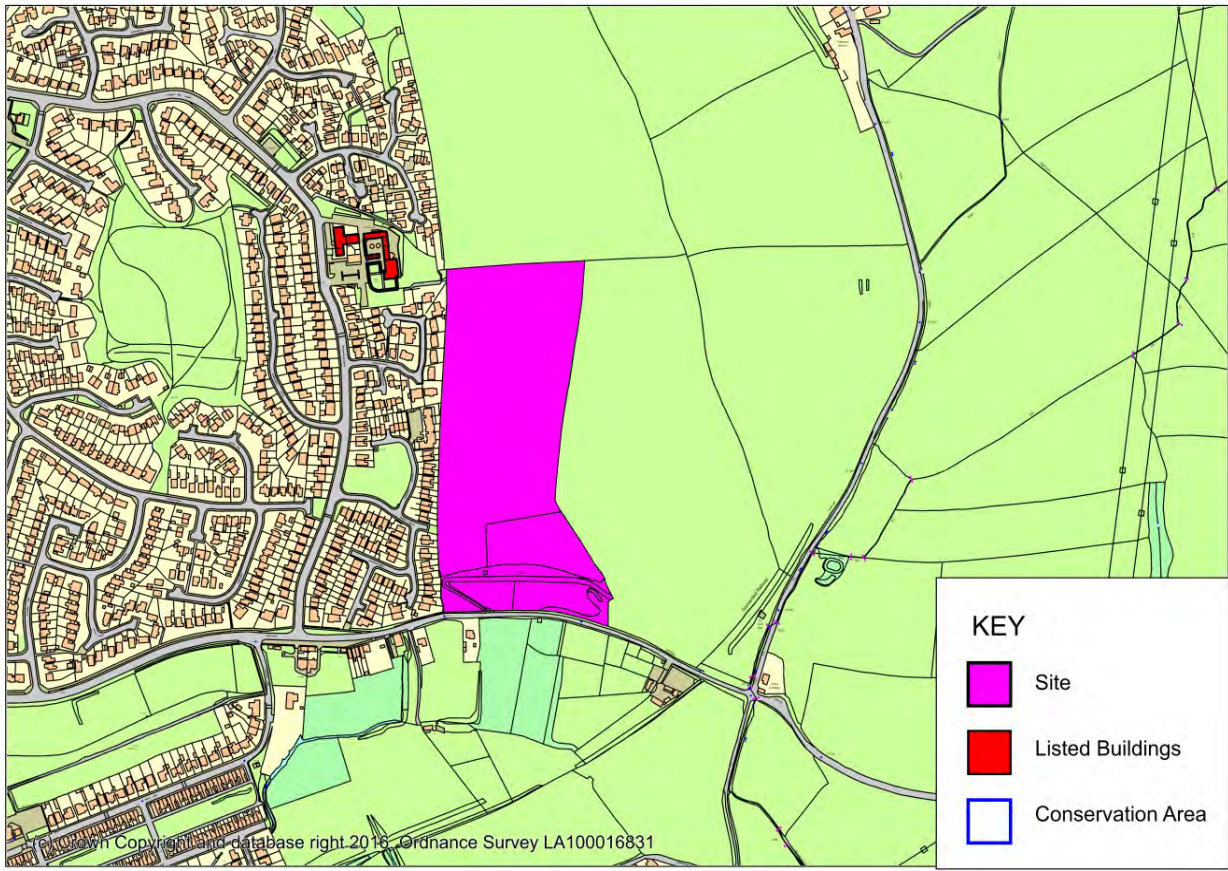
	<p>planning consent will need to include provisions for the recording of archaeological assets disturbed by the construction of the development.</p> <p>A Statement of Significance will be required to accompany the application in line with Council policy.</p>
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Site Ref / Name	EMR 13 North Scale, Walney	Employment
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Conservation Areas</b>                      North Scale Conservation Area is adjacent to the site and includes a number of listed buildings. North Vickerstown Conservation Area is also nearby on the opposite side of Mill Lane.</p> <p><b>Listed Buildings</b>                      There are a number of listed buildings within North Scale Conservation Area (no's 1,10,12,14,19 and 20 North Scale-all grade II listed).and the Graving Dock is a Grade II listed building across Walney Channel at the Dock Museum, North Road, Barrow in Furness.</p> <p>This is the site of a World War II WAAF camp and the existing factory building dates to a similar period. There is the potential for remains of the former camp to survive, and the relationship between the camp and factory needs to be</p>	

<p>c) What is the proximity?</p>	<p>established. It may be an undesignated heritage asset of local significance.</p> <p>In addition, there is the potential for local listing of some buildings and features in North Scale and Vickerstown. Adjacent cobbled walls are of local interest and a notable feature of the surrounding area.</p> <p>North Scale Conservation Area is immediately to the north of the site.</p> <p>North Vickerstown Conservation Area is approximately 220m to the south.</p> <p>The Graving Dock is approximately 450m to the east across the Channel.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Conservation areas-Moderate. Listed buildings-Moderate. Non-designated assets-Low.</p> <p>Vickerstown and North Scale Conservation Areas are assessed elsewhere in this document, as is No1. North Scale.</p> <p>The various listed properties and barns in North Scale are typically modest properties and examples of the settlement's vernacular architecture. Number 14 dates from 1751, with an adjacent barn and shippens from the late eighteenth century. Number 19 is a farmhouse dating from 1762 in roughcast stone and slate and Number 20 is a farmhouse with attached front garden wall and barn dating from 1728.</p> <p>Minimal but potentially beneficial.</p> <p>Given the existing context of the site and its poor appearance it is likely that future development will have a positive impact.</p> <p>The existing site is slightly elevated and the buildings are a mixture of low-rise former garages and storage, typically in blockwork or buff brick with asbestos roofs. Development lacks cohesion and quality and re-development offers potential to raise the standard of design.</p> <p>Additionally, the site is fairly well screened with a tree belt along the boundary to the east adjacent the car park. A combination of landform and existing buildings mean that the site is not readily visible from the conservation areas or the majority of the listed properties.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p>	<p>Given that the site is slightly elevated, consideration of the height of the buildings, vistas, landscaping and materials can combine to mitigate impact.</p>

<p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>In terms of mitigation, development presents the opportunity for positive enhancement through good design and an appreciation of local materials and a sense of place. Cobble walls are a particular feature of the area and could be incorporated into any future development. Existing landscaping to the east should be retained and supplemented by planting to other boundaries and within the site.</p> <p>The site is proposed as employment land and Policy EC3 is relevant. Clause (l) of the policy requires that the proposal will not cause unacceptable harm to heritage assets and their setting.</p> <p>Additionally, various Local Plan policies seek to achieve good design and to ensure that due consideration is given to heritage assets and their setting: Policy HE1 relates to the protection of heritage assets and their settings, Policy HE2 sets out the supporting information required at application stage, Policy DS5 relates to design issues and Policy DS6 covers landscaping.</p> <p>Re-development of the site would result in economic development, environmental and visual benefits.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>An archaeological desk-based assessment would enable more to be understood about the site.</p> <p>n/a</p> <p>n/a</p>
<p>5) What further work is required?</p>	<p>A Statement of Significance will be required for any future applications in line with the Council's guidance.</p> <p>It is recommended that any forthcoming planning application should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording of archaeological assets demolished and disturbed by the construction of the development.</p> <p>There is potential for local listing of buildings/features in North Scale and Vickerstown when resources permit. A noted feature of the locality is the presence of cobbled walls</p>

	<p>harking back to the areas maritime past and these have potential as non-designated assets. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets.</p> <p>A review of the conservation area boundaries is recommended as resources permit.</p>
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Site Ref / Name	REC26 Land East of Holbeck, Barrow	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p>No Conservation Area in locality.</p> <p>Several listed buildings to north west of proposed site: Residential barn conversions (Grade II)</p> <p>Crofters Public House (Grade II)</p> <p>Group of 3 former pigsties and midden retaining wall (Grade II)</p> <p>Former cow house and attached shelter shed to north of Crofters PH (Grade II)</p> <p>Wall enclosing garden to front and south of Crofters PH (Grade II)</p> <p>The site has the potential to contain currently unknown archaeological assets. The adjoining housing development to the west of the site revealed Neolithic archaeological remains and prehistoric finds have been recorded from surrounding fields.</p>	

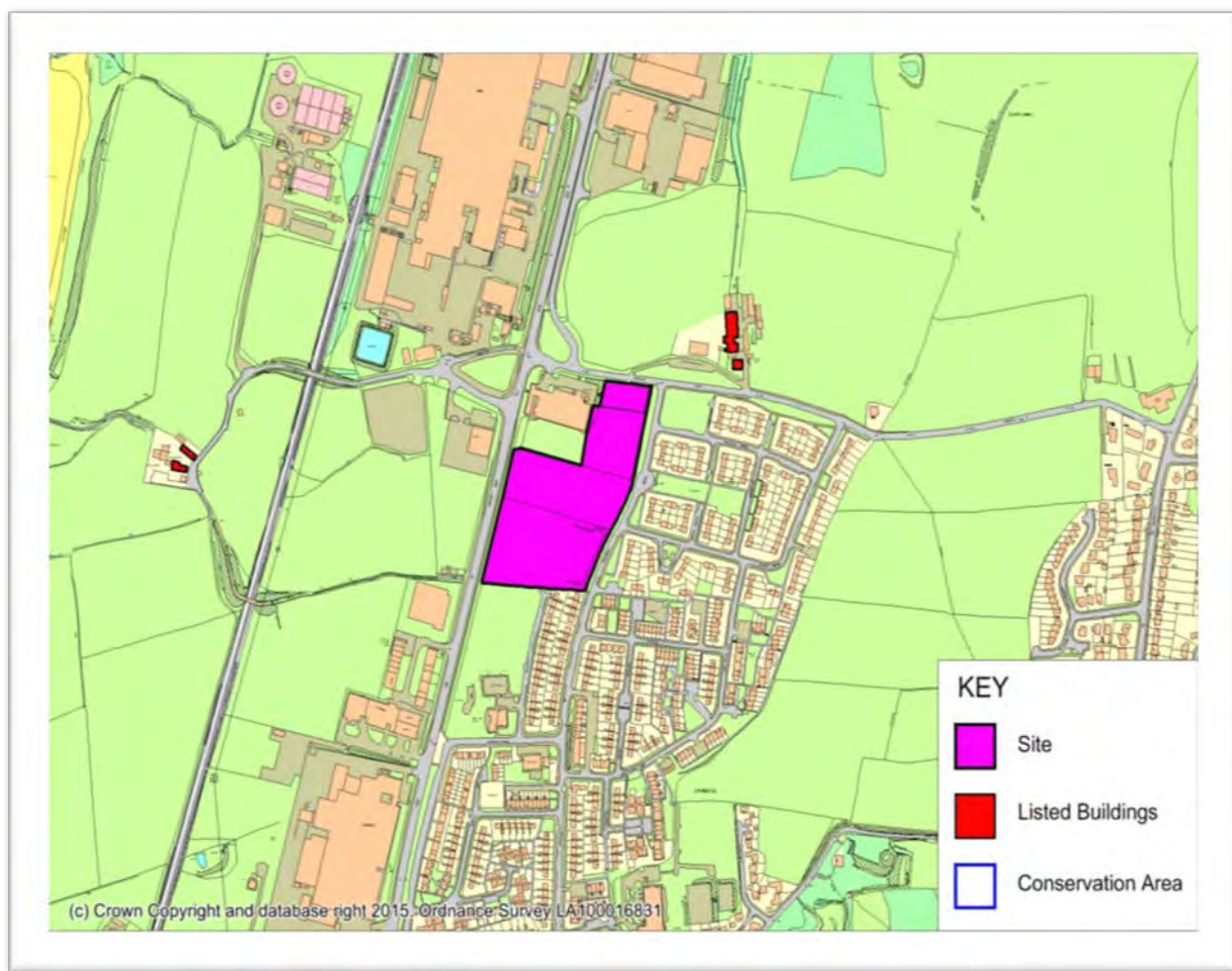
c) What is the proximity?	<p>No non-designated assets were identified in or immediately adjacent site.</p> <p>Nearest listed buildings 60m to NW of proposed allocation.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Moderate, although archaeological value currently unknown.</p> <p>Crofters Public House is a Grade II listed former farmhouse dating from 1828, but partly re-built in the late nineteenth century. It is now used as a public house and the adjacent listed barns have recently been converted to holiday accommodation. The historical association of the farm to its agricultural hinterland has largely been lost already. Materials are roughcast render with red ashlar sandstone dressings under a slate roof. The significance lies in the origins of the building and adjoining group as an historic farmstead.</p> <p>The group of 3 former pigsties and midden retaining wall are Grade II listed and now feature as part of the public house terrace. They date from the nineteenth century and are constructed of red sandstone rubble. The significance lies in the group value as part of a planned farm layout.</p> <p>The former cow house and attached shelter shed to north of Crofters PH is Grade II listed, dating from the early nineteenth century. The building has been altered substantially over the years which has impacted on its significance and its front wall re-built in modern materials; it has recently been converted to additional holiday accommodation to serve the public house adjacent. The significance lies in the building’s historical value as part of a planned farm group.</p> <p>The wall enclosing the garden to the front and south of Crofters PH is Grade II listed, dating from the early nineteenth century. It is constructed of red sandstone rubble with limestone copings and gate posts and its significance lies in its group value with the adjacent former farm buildings.</p> <p>The barns to the west of the public house have been converted to dwellings in recent years. They are Grade II listed and are understood to be late eighteenth /early nineteenth century but much altered. They are constructed of yellow and red sandstone rubble with slate roofs. The interiors are understood to contain original roof trusses, although not inspected as part of this assessment. Significance lies in their group value as part of the former farmstead.</p> <p>The significance of any archaeological assets is as yet unknown.</p>



<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Low but potentially beneficial, depending on archaeology. There is already a modern housing development between the heritage assets and the proposed allocation. There is also a mature tree belt to the east of the public house which, combined with the landform, helps to mitigate any impact.</p> <p>Development would involve construction of new foundations which could result in loss or fragmentation of surviving archaeological remains.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Mitigation possible.</p> <p>The extent of archaeological deposits is currently unknown, so in terms of mitigating impact on below ground archaeology, there will be a requirement for a desk based assessment to assess the potential. It may be necessary to undertake fieldwork to fully understand the resource. Where development may result in the loss of archaeology, recording will be required to be undertaken by an appropriate professional.</p> <p>Policy HE2 is relevant in terms of archaeology.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>There is the opportunity to find out more about archaeology and archaeological potential in the area through initial assessment and evaluation. This will improve the understanding of the resource in this location.</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE6 has been updated in terms of archaeology. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).</p>
<p>5) What further work is required?</p>	<p>It is recommended that any forthcoming planning application for the site should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment and evaluation, in this instance a geophysical survey. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of very significant archaeological assets <i>in situ</i>.</p>

	<p>A Statement of Significance will be required to support any future application in line with the Council's guidance document.</p> <p>The Planning Authority is keen to involve the community in the preparation of a "local list". However, most of the surrounding area of this proposed allocation is made up of modern housing development so opportunities may be limited as to what features may meet the criteria of any future list. No non-designated assets were initially identified as part of the assessment of this site however, this will need to be considered further at planning application stage.</p>
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Site Ref / Name	SHL037 Land South of Ashley and Rock, Park Road, Barrow	Housing
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1a) Is the site in proximity to heritage assets?	Yes
If yes,	No Conservation Area in locality.
b) What type of heritage asset?	<p>Several listed buildings to north east of proposed site:                  Sowerby Hall Farmhouse (Grade II)                  Barn immediately to rear of Sowerby Hall Farmhouse (Grade II*)</p> <p>The site has the potential to contain currently unknown archaeological assets. A number of prehistoric finds have been revealed in the vicinity and the site of Sellergarth deserted medieval village is believed to lie nearby</p> <p>No non-designated assets identified within or immediately adjacent site.</p>
c) What is the proximity?	100m to NE

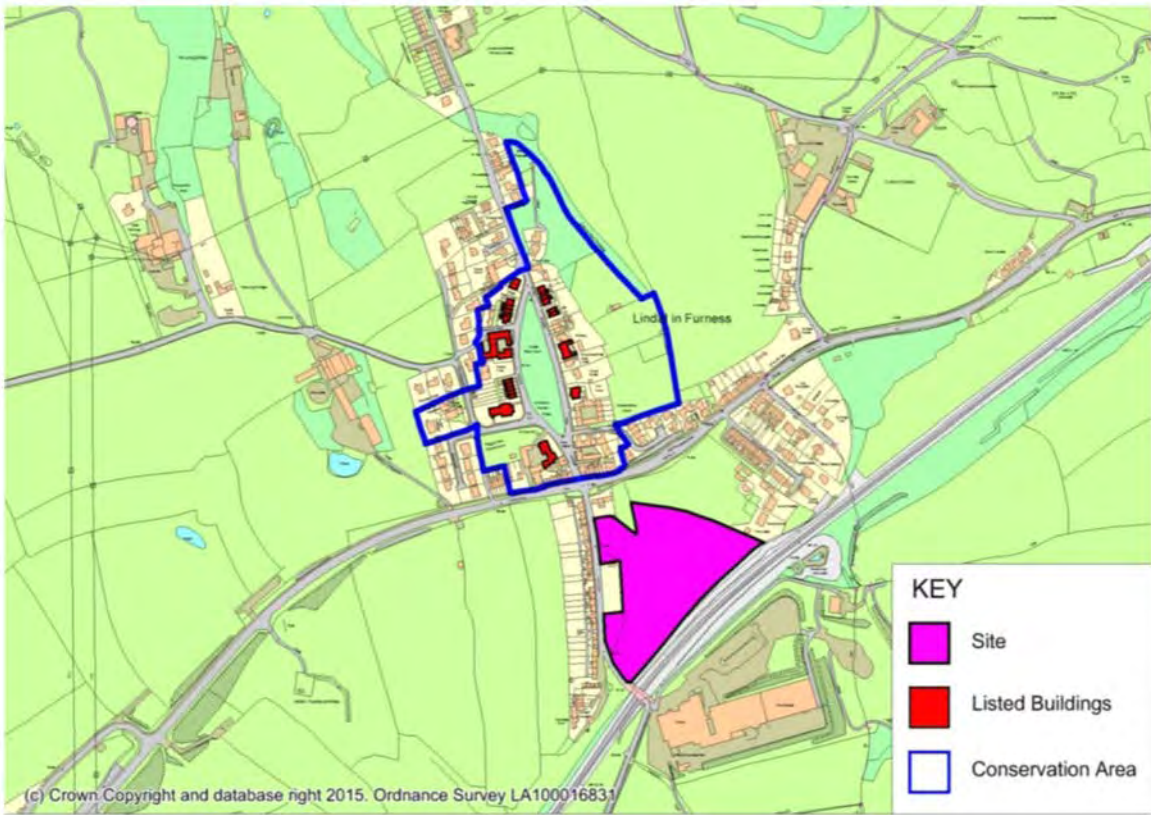
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Farmhouse-Moderate Barns-High Archaeological value is currently unknown.</p> <p>Sowerby Hall Farmhouse is Grade II listed and dates from about 1880. It is constructed of scored stucco with red sandstone dressings and a graduated slate roof. It retains several timber sash windows and is listed for its group value as part of the farmstead wherein its significance lies.</p> <p>The barn immediately to the rear of Sowerby Hall Farmhouse is Grade II* and much older than the farmhouse. It dates from the late C16-early C17 with some later additions. It is constructed of red sandstone rubble with a steeply-pitched graduated slate roof. The interior is of particular value being viewed as exceptionally complete at the time of listing with a raised-cruck roof structure. OS maps show the barn served Sowerby Hall, formerly situated to the north-west but demolished between 1873 and 1895 at which time the new farmhouse was built adjacent to the barn. The significance principally derives from the group value and the evidential value of a sixteenth/seventeenth century farmstead. In addition, in relation to a previous planning/listed building consent (un-implemented) for conversion to dwellings in 2008, English Heritage commented that barns of this type are rare and that it may have been part of a powerful monastic estate. It was viewed as being of exceptional architectural and historic importance at that time.</p> <p>The significance of any archaeological assets is as yet unknown, although as a brownfield site significance may already have been compromised.</p> <p>Low but potentially beneficial, dependant on archaeological evidence. Views across the site to the heritage asset are limited by the rising topography and dense planting to the west of Sowerby Hall. Approaching Sowerby Hall from the east, the development site can be viewed in the far distance; however it is seen against a backdrop of existing housing and industrial development and is not considered to have any impact on the listed buildings or their setting. The site is also a brown field previously developed site so little change is expected although there is potential for the approach to the heritage assets to be improved.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p>	<p>Mitigation possible.</p> <p>The extent of archaeological deposits is currently unknown, so in terms of mitigating impact on below ground archaeology, there will be a requirement for a desk based assessment to assess the potential. It may be necessary to undertake fieldwork to fully understand the resource. Where development may result in the loss of archaeology, recording will be required to be undertaken by an appropriate</p>

<p>b) If yes, explain further including how mitigation could be achieved through the Local Plan.</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>professional (Policy HE2 and HE6 are relevant).</p> <p>Mitigation could also be achieved through various policies which cover design (Policy DS5) and landscaping (Policy DS6). Policy DS7 (Development on Strategic Routes) is also of relevance as is the Green Infrastructure section of the Plan.</p> <p>The development brings an unused brown-field site back into use, offering potential improvements along a strategic route.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Whilst it is not considered that the proposed site is perceived as part of the immediate setting of Sowerby Hall, the development of it allows for improvements to the approach to the Hall and how it is experienced.</p> <p>In addition, there is the opportunity to find out more about archaeology and archaeological potential in the area through initial assessment and evaluation. This will improve the understanding of the resource in this location.</p> <p>Local Plan policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE6 has been updated in terms of archaeology. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6) and development along strategic routes (Policy DS7).</p>
<p>5) What further work is required?</p>	<p>It is recommended that any forthcoming planning application for the site should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment and evaluation, in this instance a geophysical survey. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of very significant archaeological assets <i>in situ</i>.</p> <p>A Statement of Significance will be required with any future planning application in line with the Council's guidance document.</p> <p>The site is on the main approach into Barrow and consideration should be given as to how this route can be enhanced. In particular, careful consideration of the western boundary is required. A detailed landscaping scheme should be submitted with any application.</p>

The Planning Authority is keen to involve the community in the preparation of a “local list”. Whilst, most of the surrounding area of this proposed allocation is made up of modern housing and industrial development opportunities may be limited as to what features may meet the criteria of any future list. No non-designated assets were identified as part of the initial assessment of this site. However, it is recognised that there may be potential candidates that the local authority is not yet aware of and these should be considered further at planning application stage.



Sowerby Hall Farmhouse

Site Ref / Name	REC37 & REC07 Land East of London Road, Lindal & smaller site adjacent	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes, but on other side of A-road</p> <p>Lindal Conservation Area</p> <p>Various listed buildings:  Church Farmhouse and attached barn (Grade II)  Low Farmhouse (Grade II)  Church of St Peter (Grade II)</p> <p>The site lies on the edge of the medieval village of Lindal and in a former historic industrial landscape that included a number of iron mines, a gasworks and a mineral railway.</p> <p>There are numerous “non- designated” heritage assets within the village such as the village green, various buildings, barns, walls, railings and the telephone box within the village core and the dry stone walls surrounding the site are good examples of vernacular detailing.</p> <p>There are opportunities for local listing and involving the community in identifying suitable candidates.</p>	

c) What is the proximity?	<p>Conservation area over 50m to north of site and on other side of A-road.</p> <p>Nearest listed building 90m to north west (Church Farm)</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Conservation area-Moderate Listed buildings-Moderate Non designated assets-Low The significance of any archaeological assets is as yet unknown.</p> <p>Lindal Conservation Area was designated in 1980. The Green is the main focus of the older part of the village and of the Conservation Area. Over time the village has been extended towards the west and the south, while development is restricted towards the east and north by the wooded slope which forms the setting for the village, and helps to create a feeling of enclosure or intimacy. The importance of this wood to the character of the village was recognised at the time of designation, and it is included in the Conservation Area.</p> <p>The historic origins of the village appear to have been in farming, and in mining later. The Conservation Area focuses on the farming core of the village, while the development characteristic of mining can be found further to the north along Pit Lane.</p> <p>Four groups of farm buildings are located on The Green, whilst farm animals still graze on the green itself. Most of the other buildings on the Green are dwellings; the exceptions are St. Peter’s Church and Buccleuch Hall.</p> <p>There are two distinct areas of the conservation area; these are The Green and the Ulverston Road/A590 frontage. The properties on The Green tend to be larger with gardens at the front and rear, while those on Ulverston Road are small terraces, fronting directly onto the pavement and busy main road. These Ulverston Road properties illustrate the changing development of the village. Their orientation is along the main road to Barrow, showing the shift away from the farming community of The Green towards the then new industries of the town.</p> <p>The atmosphere of The Green area is peaceful and rural and affected little by the passage of this Century. The Ulverston Road properties are more urban in nature, and their character suffers from the presence of the busy main road.</p> <p>A vast contribution to the character and atmosphere of the village is made by the green space of the green itself and of private gardens, and the associated mature deciduous trees. The most important groups of trees are the woodland, those</p>



<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>edging the green and a row on the North boundary of Church Farm. However, the overall impact is of a greater value than the individual trees.</p> <p>Building materials are traditional limestone with red sandstone dressings for the majority of the properties and barn conversions. The Ulverston Road frontage is a valuable element of the Conservation Area which illustrates the shift in the life of the village away from farming towards the industry of the local area.</p> <p>Church Farmhouse and attached barn are Grade II listed. The house is dated "WSA 1635" and includes a nineteenth century rear wing. The barn is thought to be late seventeenth century. Materials are roughcast over stone with a graduated slate roof. The properties have evidential, aesthetic and historic value and occupy a prominent position on entering Lindal and as such contribute positively to the setting of the conservation area.</p> <p>Low Farmhouse is a Grade II listed building on The Green dating from around 1883. It is constructed of limestone and slate rubble with red sandstone dressings under a graduated slate roof. It has rock-faced quoins and the porch opening has quoins and a Tudor arch. It retains timber sashes, chamfered stone mullions and quoined surrounds. Significance derives from its historical and evidential value as a late nineteenth century farmhouse occupying a prominent position within the Lindal Conservation Area.</p> <p>The Church of St Peter is a Grade II listed building dating from 1885-86. It was designed by Ewan Christian (Pevsner) or James Murchie of Carlisle (archives). It is constructed of red sandstone with a graduated green slate roof in a Gothic Revival style. The Foundation stone was laid on 11.7.1885 and the church was consecrated on the same date in 1886. The cost of 3,600 pounds was met by the Duke of Buccleuch and others (Church guide). The significance derives from the aesthetic and historical value. The interior is also of interest.</p> <p>The significance of any archaeological assets is as yet unknown.</p> <p>Other non-designated assets are of significance as features of local vernacular architecture or because of their historic interest or contribution to the unique character of Lindal.</p> <p>Low, dependant on archaeology. The proposed site is located on the other side of a busy A-road from the heritage assets. The site slopes upwards slightly in a west-east direction and rooftops on the more elevated parts of the site might be glimpsed from some parts of the conservation area but this is not felt to have any impact on significance as long as the height of any new build elements is of an appropriate scale.</p>
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<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan.</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>The extent of archaeological deposits is currently unknown, so in terms of mitigating impact on below ground archaeology, there will be a requirement for a desk based assessment to assess the potential. It may be necessary to undertake fieldwork to fully understand the resource. Where development may result in the loss of archaeology, recording will be required to be undertaken by an appropriate professional.</p> <p>Roofing and other materials can be dealt with by condition at planning application stage. Appropriate materials would be limestone with sandstone dressings and slate roofs. The form and scale should be in keeping with the local vernacular and the opportunity taken to incorporate a green space, stone walls and railings. Since modern dwellings tend to be much taller than traditional village dwellings it is recommended that no more than 2 1/2storeys in height would be appropriate to avoid adverse impact of tall buildings on the conservation area. Vernacular detailing such as dropped eaves can help in reducing the height and massing. Other traditional features such as chimneys, slate roofs in diminishing courses, gutter spikes and the orientation of dwellings onto the road will help to respect local character.</p> <p>Local Plan Policy HE1 relates to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application, including a Statement of Significance and mitigation strategy. Policy HE4 seeks to protect conservation areas and their settings including views in and out of them. Policy HE6 has been updated in terms of archaeology. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).The Green Infrastructure section of the plan is also of relevance.</p> <p>The development will assist in supporting local services such as the school, shops and public house. The site may also offer potential to provide affordable housing in the village under Policy H14.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further.</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Archaeological survey work may reveal information. The layout should be designed to take advantage of significant views and landmarks.</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE4 seeks to protect conservation areas and their settings and Policy HE6 has been updated in terms of archaeology. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).</p>

5) What further work is required?	<p>There is potential for local listing of the village green and some houses and barns, walls, railings, telephone box and the war memorial as resources permit. This will aid identification of non-designated assets, not just those that make their way onto a future list. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets.</p> <p>The Conservation Area boundary should be reviewed as resources permit and a management plan developed.</p> <p>It is recommended that any forthcoming planning application for the site should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording of any archaeological assets affected by the development.</p> <p>A Statement of Significance will be required with any future planning application in line with the Council's guidance document.</p> <p>Discussions should take place with the Highways Agency/Cumbria County Council regarding the need for traffic calming in the village, particularly since the school and other community facilities are on the other side of an A-road from the allocation. Early discussions should ensure traffic calming measures do not result in an overly-engineered solution of insensitive surfacing and excessive signage but serves as an exemplar of good design. Any traffic calming scheme should serve to improve the setting of the conservation area and the entrance to the village through sensitive use of planting, materials, welcome "gateway" signage and surfacing materials.</p>
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Proposed housing site Lindal



<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Conservation areas-Moderate Listed buildings-Moderate Non-designated buildings-Low</p> <p>Vickerstown Conservation Area was designated in 1988. The prevailing interest of Vickerstown as a Conservation Area is its historical significance as a model housing estate, built between 1900-1904 by VSEL (in its earliest form) to accommodate the growing numbers of shipyard workers in Barrow along the “garden village” ethos. There are no individual listed buildings within the area, rather a designed landscape of dwellings and amenities displaying the qualities of age, style, historical relevance and architectural coherence, spanning some 1000 buildings and it is a unique gem.</p> <p>These features are set within an obvious planned townscape, with a hierarchy of buildings and spaces (e.g. the largest, managers’ housing occupying the channelside sites with the best views), with shops, churches, community facilities and public houses. There also exists an important relationship between the built environment and the existing landscape, which allowed for opportunities such as a public park within a valley setting, a landmark bridge and dramatic vistas across the channel.</p> <p>However the area has suffered with loss and intrusion, with unsympathetic shop fronts and a multitude of differing finishes and designs on dwelling’s walls, doors, windows and garden boundaries. Despite this, however the layout and basic architectural styles of the area still prevail, giving an overall impression of coherency.</p> <p>The Vickerstown area has significant historic associations with local people and past events, and as such, there is a continuing need to preserve and enhance the area within its existing boundaries.</p> <p>North Scale Conservation Area was designated in 1980. This Conservation Area consists of the older core of North Scale, one of the two original settlements of Walney Island. It is located on the higher land of North Walney, and on the more sheltered mainland aspect of the Island. The proximity to the channel would have allowed ease of access for fishing and to the mainland, which can be reached by foot here at low tide. This historic link with the channel can be seen in the orientation of the buildings, which bear more relationship to the shore than the road, which the later properties (eg. 7-15 odds and those North of 23) face.</p>
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	<p>The origins of the settlement appear to have been in farming and perhaps fishing, although no evidence is apparent in the buildings themselves for the latter. Farming has resulted in a number of barns, some of which have been converted, and characteristic courtyard arrangements east of the main road. The rather jumbled building pattern has resulted in the narrowing and loss of pavements on the main road, and the lack of footways and properly surfaced roads in the short lanes east of the main road.</p> <p>There are various listed properties in the Conservation Area group; mostly dating from the 18<sup>th</sup> Century, with No. 1 originally dated 1684. Traditional materials here are a mixture of roughcast stone and red sandstone. Unfortunately the materials of the new properties adjacent to the Conservation Area bear no relation to this. There is also some dereliction amongst the unused farm buildings which detracts from the overall quality of the townscape.</p> <p>It is worth viewing the settlement as a whole from the eastern aspect, as this presents a different impression than is achieved from the main road. From the road a stone boundary wall adjacent to the eastern pavement, interrupted by building walls presents a closed impression, and hides a considerable amount of green space. To the north the open land is of low quality, providing a largely neutral contribution to the character of the Conservation Area at present.</p> <p>Key Characteristics of North Scale Conservation Area are:</p> <ul style="list-style-type: none"> <li>• the 'ad hoc', unplanned building pattern.</li> <li>• large garden/greenspace area east of the road .</li> <li>• mature deciduous trees.</li> <li>• traditional roughcast stone and sandstone building materials with slate roofs .</li> </ul> <p>The Church of St Mary is Grade II listed dating from 1907-08, with the west end being completed in 1928. It is highly prominent in the landscape occupying an elevated position on the island and is one of the first buildings viewed when crossing the bridge over the channel. It was designed by the renowned regional architectural practice of Austin and Paley. It is constructed of coursed sandstone with ashlar dressings in the Gothic Revival style. It is of historical interest being built adjacent to the site of a late c17 chapel demolished in 1852 and a further chapel erected in 1853 but also demolished. It was constructed when the nearby estate of Vickerstown was developed; the population grew from 500 in 1891 to around 5000 in 1903 and a place to worship was required.</p>
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<p>c) Will the proposed development have any impact on the significance? Please explain</p>	<p>The significance derives from the connection to the planned estate of Vickerstown, the fact that it was designed by an important architectural practice at the time and the aesthetic value as an iconic building on Walney Island.</p> <p>North Scale (No 1) and attached converted outbuildings are Grade II listed. The property is dated “ILM 1684”, although altered in the nineteenth and twentieth century. It is constructed of roughcast stone and a tiled roof. The interior was referred to as being of interest at the time of listing when reference was made to the original beam and joists (interior not inspected as part of this assessment).The left end of the house is a later addition. The significance derives from the properties historic interest and the evidential value it retains as a property of this age.</p> <p>No change. There is potential for distant views of the site once developed, probably in the form of rooftops, from both conservation areas. However, there is a school in the foreground and more modern development between the heritage assets and the site which already impact on setting. In addition, even though North Scale is located on the higher land of North Walney, any views from North Scale are likely to be limited by the mature planting to the south west of the conservation area. Topography and physical/visual barriers combine to minimise impact.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p> <p>Development brings a vacant brown-field site back into use and should result in an improved visual appearance.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>This site has been vacant for some years; it contains remnants of concrete greenhouse bases and buildings and is overgrown. It does not provide an attractive setting and development gives the opportunity to enhance the general area.</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE4 seeks to protect conservation areas and their settings. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).</p>



<p>5) What further work is required?</p>	<p>Potential for local listing of buildings/features in North Scale and Vickerstown when resources permit although no non-designated assets initially identified at this stage on or in close proximity to development site. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets.</p> <p>Whilst not specifically related to the allocation site, it is recommended that consideration is given to the introduction of an Article 4 Direction in Vickerstown to prevent any further loss of historical and architectural features.</p> <p>It is recommended that a review of the conservation area boundaries is undertaken as resources permit and management plans developed.</p>
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Former garden centre site, Mill Lane, Walney





<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Conservation areas-Moderate Listed buildings-Moderate Non-designated assets-Low</p> <p>Vickerstown Conservation Area-see above. North Scale Conservation Area-see above.</p> <p>Church of St Mary (Grade II)-see above. North Scale (No 1) and attached converted outbuildings (Grade II)-see above.</p> <p>The site is some distance from the conservation areas and it is unlikely that there will be any impact on them or the nearest listed buildings or their settings. Sites to the east of this one have already been discarded as potential housing sites to maintain the open gaps typical of Walney. The site is not felt to contribute to the setting of either conservation area or any of the nearest listed buildings to it. Views from the heritage assets will be distant and likely to be in the form of roofscape. Modern development in the foreground, such as the school, land levels and mature planting also combine to minimise any impact.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal it's significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>n/a</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE4 seeks to protect conservation areas and their settings. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).</p>

5) What further work is required?	<p>Design Brief to be prepared for proposed allocation, as it is in Council ownership.</p> <p>Potential for local listing of buildings/features in North Scale and Vickerstown when resources permit although no non-designated assets initially identified at this stage on or in close proximity to development site. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets.</p> <p>Whilst not specifically related to the allocation site, it is recommended that consideration is given to the introduction of an Article 4 Direction in Vickerstown to prevent any further loss of historical and architectural features.</p> <p>It is recommended that a review of the conservation area boundaries is undertaken as resources permit and management plans developed.</p>
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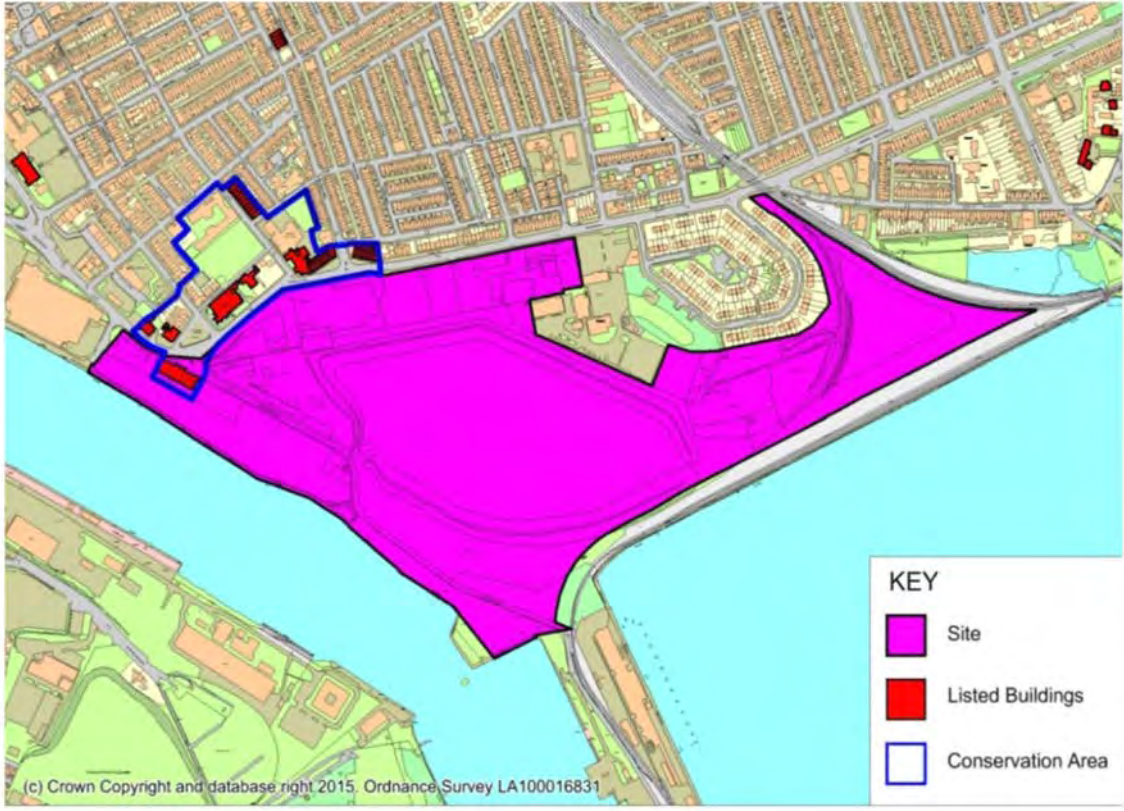
Site Ref / Name	SHL013b – Old Candleworks	Housing
<p>© Crown Copyright and database right 2017. Ordnance Survey LVA00016831</p>		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p><b>Listed Buildings</b></p> <p>There are a number of listed buildings within proximity of the site, the closest being a Grade II* listed buildings at Ormsgill Farm, together with a Grade II listed barn and outbuildings.</p> <p>The other following buildings are within proximity to the site:</p> <ul style="list-style-type: none"> <li>• Grade II listed building at Romney Cottage, Ormsgill Lane, Barrow-in-Furness;</li> <li>• Grade II listed building at Roman Catholic Chapel at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness;</li> <li>• Grade II listed building at Ramsden Vault at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness;</li> <li>• Grade II listed building at Gateway And Railings, Barrow Borough Cemetery, Devonshire Road Barrow-in-Furness;</li> <li>• Grade II listed building at North Lodge, Devonshire Road, Barrow-in-Furness;</li> <li>• Grade II listed building at Cemetery Lodge, Barrow</li> </ul>	

<p>c) What is the proximity?</p>	<p>Borough Cemetery, Devonshire Road, Barrow-in-Furness.</p> <p>No non-designated assets were identified within or immediately adjacent to the site. However, historic maps show a steel casting works on the site in the late 19<sup>th</sup> century and there is the potential for remains of it to survive below ground. Any such remains would be of local significance.</p> <p>The nearest listed building is Ormsgill Farm and outbuildings, approximately 160m to the north west.</p> <p>Romney Cottage is approximately 520m to the north east.</p> <p>The cemetery, including the Catholic Chapel and other listed structures is approximately 430m to the north east.</p>
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Listed buildings-high to Moderate. Archaeological remains are likely to be of local significance.</p> <p>Significance has already been assessed elsewhere in this document.</p> <p>No change. As a brownfield site the allocation has already been subject to development.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>n/a</p> <p>n/a</p> <p>n/a</p>



5) What further work is required?	It is recommended that any forthcoming planning application should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording of archaeological assets disturbed by the construction of the development.
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Site Ref / Name	SHL001 Marina Village, Barrow	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p>Site abuts St George's Conservation Area. In addition, the Central Barrow in Furness Conservation Area is nearby.</p> <p>Also listed buildings within site boundary and immediate vicinity:</p> <p>Railwayman's Club and attached warehouse (Grade II)(within site boundary)</p> <p>Harbour Hotel (Grade II)  1 St George's Square (Grade II)  Church of St George (Grade II)  St George's House (former vicarage) (Grade II)  St George's Church of England Primary School (Grade II)  No's 2-10 (consecutive) Salthouse Road (Grade II)  No's 14-20 (consecutive) Salthouse Road (Grade II)  No's 6-26 (even) School Street (Grade II)</p>	

<p>c) What is the proximity?</p>	<p>The wall to site frontage is identified as a non-designated asset. There may be other buildings/features within or adjacent to the site that have potential for inclusion on a local list or that are of interest as non-designated assets. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets.</p> <p>This site was a focus for the railway industry established in 1846 that was the primary reason for Barrow's initial rapid growth. Archaeological evaluation has revealed industrial remains surviving below ground. There is also the potential for historically significant undesigned heritage assets to survive on the site that are related to the sites former industrial use.</p> <p>St George's Conservation Area boundary abuts site. Listed buildings within site boundary and cluster within 20m.</p>
<p>2a) What is the significance of the assets in terms of "status"?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Conservation areas-Moderate Listed buildings-Moderate Non-designated assets-Low It is recognised that archaeological potential is currently unknown.</p> <p>Overall, the area is of very high historic significance, which is reflected in the number of designated assets in close proximity to the site and their communal value. There is potential for cumulative impact including impact on archaeological assets.</p> <p>St George's Conservation Area was designated in 1982. Much of its significance derives from the buildings on St Georges Square, which were part of the new town of Barrow centred on the Furness Railway terminus. It boasts 33 individual listed buildings, yet it has sadly suffered from poor investment and inappropriate interventions as an area.</p> <p>All the listed buildings were built between 1846-1880, however there is a rich mixture of styles, sizes and materials (limestone, slate, red brick, stucco and sandstone). The original topographic framework has been lost and the area's views of the docklands/channel have been obscured by industrial development. The church grounds are the only open green space and there is an abundance of traffic/parked cars in the Square itself.</p>

	<p>The Central Barrow in Furness Conservation Area is also nearby. It was designated in 1981 and includes buildings along the main axes of Abbey Road and Duke Street. The conservation area has historic interest in Barrow's growth as a planned town but it also includes a number of listed buildings of architectural interest, such as the Duke of Edinburgh Hotel (1875), the Nan Tait Centre (1900-1903), Ramsden Hall (constructed as baths in 1872) and the recently fire damaged House of Lords (constructed as a working men's club in 1870-71) and the town library (1915-22). As well as these substantial buildings, the conservation area includes modest terraced dwellings on Parade Street and Keith Street which were laid out as workers houses in 1895 as part of the planned town.</p> <p>The Railwayman's Club and attached warehouse are Grade II listed and fall within the site boundary. The building is currently empty and its appearance is of concern. The building dates from 1865 being constructed as a station for the Furness Railway Company. It occupies a prominent position on one of the main routes into Barrow and is constructed of red brick with blue brick ornament and sandstone dressings with a graduated slate roof. The sandstone mouldings and arches form an attractive detail. The interior has been altered as 2 railway lines originally ran through the building, although the external appearance suggests the interior condition may also be of concern (interior not inspected). The building has evidential value as a late nineteenth century station building and is important in the history and development of Barrow. Aesthetic value also derives from its attractive detailing, although it's current appearance and poor quality signage detracts from this.</p> <p>The Harbour Hotel is Grade II listed and dates from around 1850. It is constructed of ruled stucco with a graduated slate roof and occupies a prominent position within the conservation area. Its significance derives, together with the other buildings on St Georges square, as part of the new town of Barrow centred on the Furness Railway terminus.</p> <p>1 St George's Square is a Grade II listed former bank dating from 1864; it occupies a prominent corner position within the conservation area. It was constructed for the Lancaster Banking Company and is of evidential, historic and aesthetic value. Materials are robust ashlar limestone with brick to the rear and a graduated slate roof. The bays wrap around the corner of The Strand and St George's Square with a rusticated ground floor and a recessed corner bay set on a curve. The building retains some impressive fine detailing although some of</p>
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	<p>the sashes have now been partially replaced by casements which has impacted on significance. The listing description refers to the interior as having an original staircase with cast-iron balustrade panels and a wreathed mahogany handrail which is of evidential and aesthetic value.(not inspected)</p> <p>The Church of St George is Grade II listed and dates from 1859-61 to a design by E.G Paley under the patronage of the Duke of Buccleuch and the Duke of Devonshire. The chapel was added in 1883 under the patronage of Sir John Ramsden. It is constructed of dry-jointed slate with red ashlar sandstone quoins and dressings and a graduated slate roof. It is in the gothic revival style with Geometrical tracery and includes a tower. The interior includes carved capitals, colonettes and a vaulted ceiling. It occupies an elevated position in the conservation area and has aesthetic and architectural value but its significance also derives from the fact that it was built as the parish church for the “new town” of Barrow.</p> <p>St George’s House is the former church vicarage and is Grade II listed, dating from around 1860. It is constructed of slate rubble with quoins and ashlar sandstone dressings and a slate roof in the Gothic Revival style. Like the church, significance derives from its roots in the “new town” of Barrow.</p> <p>St George’s Church of England Primary School is Grade II listed dating from 1849, although recently extended in a contemporary but sympathetic style. It was originally constructed for the Furness Railway Company for employees’ children and it formed part of the nucleus of the new town based on the railway terminus in St George’s Square and is therefore of historic value. The original building is constructed of red sandstone rubble with ashlar dressings under a graduated slate roof and it was of modest single storey scale. The extension is a good example of a contemporary intervention and enhances this part of the conservation area.</p> <p>No’s 2-10 (consecutive) Salthouse Road is a terrace of 9 Grade II listed cottages dating from 1846 and originally constructed for the Furness Railway Company to house their workers and so significance derives from their evidential and communal value. Original materials were red sandstone although many of the cottages have now been pebble-dashed and stuccoed which detracts from their aesthetic appearance. They have graduated slate roofs and are 2 storeys of a modest scale .Each cottage has a single window to each floor and to the right of No.2, the cottages step down in reflected pairs. The least altered cottages have quoined doorways,</p>
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	<p>dressed lintels and projecting sills. The doors are recent replacements as part of a regeneration funded programme but are of a traditional panelled timber design. They are historically important as the first row of cottages built following the arrival of the Furness Railway; on 10.1.1846; the company requested 10 cottages 'to be built as cheaply as could be, the price if possible, not to exceed 100 pounds each' (Pollard). (Transactions of the Lancs &amp; Cheshire Antiquarian Society:</p> <p>Pollard S: Town Planning in C19. The Beginning of Modern Barrow In Furness: 1952-1953: 90).</p> <p>No's 14-20 (consecutive) Salthouse Road are Grade II listed and of a similar design to the group above. It is a terrace of 7 cottages dating from 1849 for the Furness Railway Company to house its workers. They are constructed in red sandstone, although now partly rendered or pebble-dashed. Their significance derives from the fact that they were the second row of cottages to be built following the arrival of the Furness Railway and are shown on the 1850 OS map with no's 2-10 prior to any other housing in the area. Together with the terrace above, they provide evidential value of what a mid-nineteenth century workers cottage would have looked like.</p> <p>No's 6-26 (even) School Street is a terrace of 11 Grade II listed houses dating from around 1880. The terrace has undergone a number of unauthorised and unsympathetic alterations over the years, however, such that few original ground floor windows remain or upper floor sash windows. This has impacted on the aesthetic appearance such that significance now mainly derives from the communal value and historical importance. The properties are constructed of red brick, slate and composition tile roofs. They are substantial 3 storey buildings with 2-storey wings to the rear. There are yellow brick bands across the ground floor and sill bands to the upper floors together with paired doorways with tall overlights and segmental arches although many of the doors are of an unsympathetic design. Some sash windows remain at upper floor level although sadly a number have been replaced by uPVC in a variety of styles as have some of the ground floor arched windows. A lettered panel beneath the 2nd-floor sill band reads 'BARROW HOSPITAL SUPPORTED BY VOLUNTARY CONTRIBUTIONS' and this gives evidence of the original use. The significance derives mainly from the properties history, being built as a nurse's home to serve North Lonsdale Hospital, Lonsdale Street since much of the aesthetic value has been diminished.</p>
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<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The wall to the site frontage is a non-designated asset and may have potential for local listing. The Planning Authority recognise that given the rich heritage in the area, there may be a number of non-designated assets within or adjacent to the site; it is hoped that the community can become involved in nominating assets for a future local list.</p> <p>Medium but potentially beneficial.</p> <p>It is not considered that the impact will necessarily be harmful as development presents the opportunity to enhance the conservation area and listed buildings and their settings and to contribute positively to significance by restoring the built up frontage and bringing listed buildings at potential risk back into use, such as the Railwayman's Club. There is also the opportunity to restore lost historic views over the channel that enhance the public sensory experience and understanding of context as well as an appreciation of landmarks and views into, through and from the site.</p> <p>The site has been allocated in the Local Plan for several years; in its present form the site detracts from the setting of the St George's Conservation Area and the adjacent listed buildings. The site is highly visible on one of the main routes into Barrow and it offers potential to secure improvements to listed buildings and their setting and of the conservation area and to greater appreciate their historical context and setting. The development of this large site has the potential to re-establish an exciting townscape setting for the conservation area and the various buildings within it as well as encouraging the re-use of vacant and vulnerable buildings.</p> <p>Development brings the potential for archaeology in the area to be greater understood and non-designated assets to be identified and appreciated. The allocation is large and it is hoped will bring the opportunity for wider community engagement and an appreciation and greater sense of pride in the historic environment, as well as for heritage advocacy and interpretation.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p>	<p>Consideration of the position of the access road will help to reduce impact. Consideration of the height of the buildings, layout, massing, vistas, landscaping and materials can take place at Design Brief stage. Sight lines down School Street could take advantage of historic vistas.</p> <p>A Statement of Significance should be prepared by an appropriately qualified person to support any planning applications. This should include an assessment of the</p>



<p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p>	<p>impact on any heritage assets, including non-designated assets and should prompt consideration of mitigation measures. The Statement will need to demonstrate how the development will deliver on Policy in terms of the historic character.</p> <p>Careful consideration should be given to the site frontage, height of buildings and the relationship between new buildings and the former Railwayman's Club and its setting. Securing a viable use for the Railwayman's Club and attached buildings should be a priority. Public art, lighting and street furniture can all contribute to enhancing the unique sense of place and floorscape should be sympathetic to the dockside setting. The position of car parking should be carefully considered and opportunities taken to enhance walking and cycling with green links to the town centre and employment sites. The provision of accessible recreation and green space, public walks and cycle routes bring public benefits and may also mitigate harm. Consideration should also be given to light spillage outside of the site and particularly across the channel.</p> <p>It is a highly visible site off one of the main routes into the town centre and adjacent to listed buildings and the conservation area. This makes it essential that development seeks to improve the wider townscape and to better reveal and re-generate the historic character and sense of place. A standard house type would have a harmful impact and is not a suitable solution in this sensitive location and there will be a need for careful consideration of layout, height, design, landscaping, scale and materials to ensure development contributes positively to the location.</p> <p>In terms of mitigating impact on heritage assets, development presents the opportunity for positive enhancement through sensitive design and use of materials. There is also potential for sympathetic restoration and enhancement of listed and non-listed buildings/features and their settings and to discover more about archaeology. Non-designated assets such as historic walls, features and spaces could be retained and incorporated into any future development. Wider public benefits may also include increased community engagement, environmental improvement of the wider area, a sense of place and the opportunity to publish heritage information to help local residents.</p> <p>As a large site, various local plan policies seek to achieve good design and to ensure that due consideration is given to heritage assets. Local Plan Policy HE1 relates to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future</p>
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<p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>application, including a Statement of Significance and mitigation strategy. Policy HE2 covers work to listed buildings and Policy HE4 seeks to protect conservation areas and their settings including views in and out of them. Policy HE6 relates to archaeology and other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).The Green Infrastructure section of the plan is also relevant for this site as well as general policies on health, well-being and sustainable transport.</p> <p>Whilst mitigation is felt to be possible, re-development of the site brings a range of public benefits: bringing redundant listed buildings back into use, enhancing the setting of the conservation area and the environment in general, opening up historic views, improving access links and green routes to and from the town centre, job creation and helping to meet the Council's housing targets by providing a range of dwelling types on the site.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Yes</p> <p>The development of the site gives the opportunity to look at how the setting of St George's Church can be enhanced and environmental improvements undertaken in the vicinity, such as re-organising the car parking in the square in front of the church. There is also the potential to seek new uses for the listed Railwaymen's Club and attached warehouse, which is currently in a deteriorating state, and to improve their setting. Development should allow the listed Railwayman's Club to be appreciated from more than just the road frontage, better revealing its significance. The development of this site offers huge potential for public realm enhancements, potentially of a scale that Barrow has not experienced since Victorian times, as well as linkages between the waterfront and the town centre.</p> <p>Furthermore, there is the opportunity to find out more about archaeology and archaeological potential in the area through initial assessment and evaluation. This will improve the understanding of the resource in this location.</p> <p>Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application. Policy HE3 relates to work to listed buildings and HE4 seeks to protect conservation areas and their settings. Policy</p>

	<p>HE6 has been updated in terms of archaeology. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6) and there are policies on health and well-being (Policy HC1) and sustainable transport (Policy I4).</p>
<p>5) What further work is required?</p>	<p>Urgent attention should be given to the condition of the Railwayman's Club before it becomes an "at risk" property.</p> <p>Since the allocation is large and likely to be developed in phases a Design Brief should be prepared to co-ordinate development.</p> <p>A Statement of Significance will be required for any future applications in line with the Council's guidance.</p> <p>Some archaeological investigation has already been undertaken but further assessment will be required; any proposed development of the site will need to include provisions for the recording of archaeological assets.</p> <p>There is also the potential for historically significant undesignated heritage assets to survive on the site that are related to the sites former industrial use. These could include ancillary buildings or boundary walls or railway infrastructure. It is recommended that an inventory of such remains is undertaken as part of a heritage statement for the redevelopment of the site and serious consideration is given to the retention of any significant undesignated assets that are identified. This would help develop a sense of place and provide historic links to the adjacent conservation areas and listed buildings.</p> <p>In such an historic area there is potential for local listing of buildings, walls, railings and other features. The Planning Authority is keen to involve the local community in this work and in nominating any other potential assets. It is also recognised that features that do not make it onto a local list can also be of historic interest as non-designated assets and more information can also be gained as these are identified.</p> <p>Review of conservation area boundaries as resources permit and development of management plans.</p>



Listed cottages on Salthouse Road with St George's Church in background and proposed housing site to left.



Marina Village with St George's Church in background



<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Listed buildings-Moderate Non-designated assets-Low</p> <p>Romney Cottage is a Grade II listed cottage of early-mid eighteenth century origins. It is constructed of roughcast stone with a graduated slate roof and has undergone some twentieth century alterations. It was formerly known as High Cocken and whilst significance derives from its historic value as a vernacular cottage, perhaps more importantly it also derives from its association with George Romney as his former home from 1742-1755, although significance has been affected by unsympathetic alterations and additions such as the attached garage and front wall.</p> <p>17 Roanhead Lane is a Grade II listed farmhouse and attached outbuilding dating from the early-mid eighteenth century with twentieth century alterations. Significance principally derives from its evidential value as an eighteenth century farmhouse.</p> <p>12 Cross Lane is a mid-late eighteenth century cottage with twentieth century alterations, constructed of roughcast stone with a slate roof. The adjacent properties in the terrace were de-listed at the last review and unsympathetic external alterations have diminished the aesthetic appearance of this cottage. Significance mainly derives from the historical and evidential value as an eighteenth century cottage.</p> <p>1-8 Cross Lane is a farmhouse and cottages, now 4 dwellings constructed in roughcast or pebbledash over stone with slate roofs. Significance derives from their historic interest as a group of early-mid eighteenth century cottages.</p> <p>No change. There is the potential for distant views, mostly in the form of rooftops once developed or changes to the skyline. However there are other buildings in the foreground which would mitigate any harm, including modern development on Netherby Drive.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p>

<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Development gives the opportunity to improve links to Roanhead.</p> <p>There is potential for the development of green links/wedges adjacent to the site.</p> <p>Green wedge is retained around development site.</p>
<p>5) What further work is required?</p>	<p>Consideration of the site in terms of the Green Infrastructure Strategy.</p>



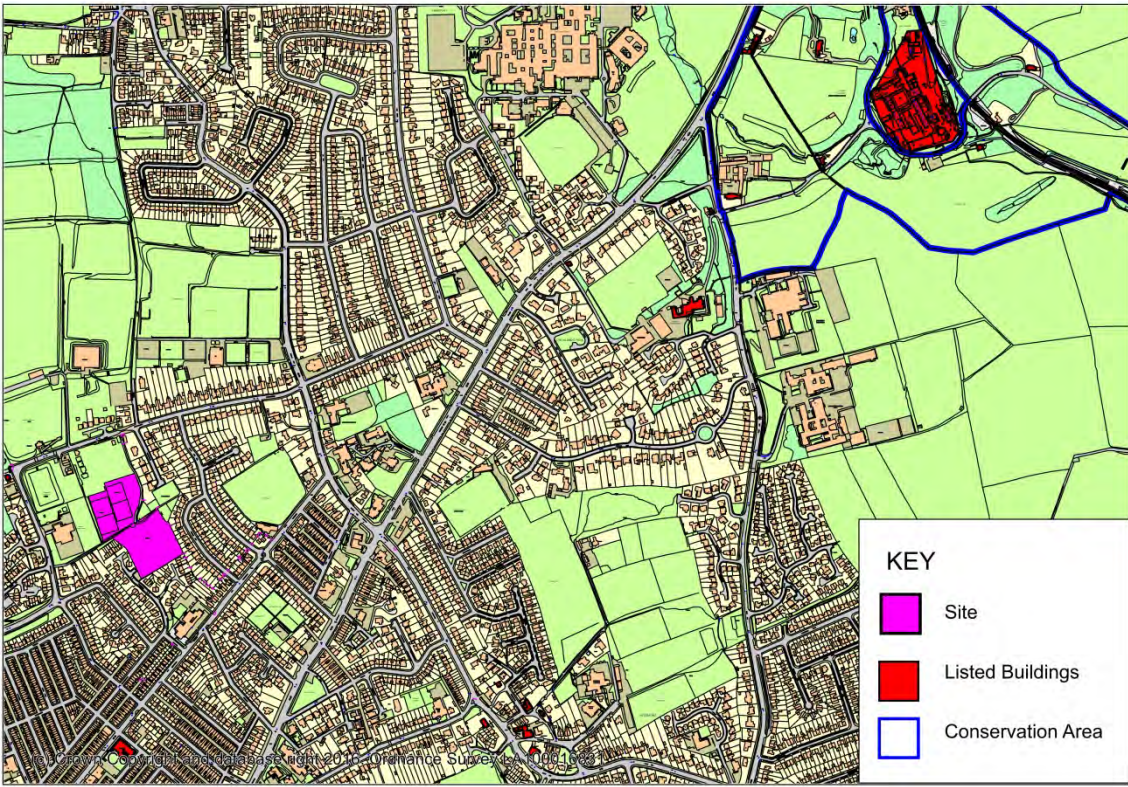




<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Listed buildings-Moderate Non designated assets-Low</p> <p>19 Newbarns Village is a Grade II listed house dated “1770 TRF” but partly earlier eighteenth century. It is constructed in roughcast with a graduated slate roof and significance derives from its historic interest.</p> <p>Sandylands Farmhouse and attached barn is Grade II listed. The house is dated 1623 but was probably re-built and the attached barn was added late eighteenth century and altered twentieth century. Construction is roughcast with graduated slate roofs. The interior of the barn is thought to be of interest and the listing description refers to the rafter trusses (not inspected).Significance principally derives from the historical interest.</p> <p>Malvern house and 1 Newbarns Village are Grade II listed dwellings of late eighteenth century origin, with more recent alterations. The rear wing is a separate dwelling and significance derives from the historical interest.</p> <p>10 and 12 Hector Terrace are Grade II listed cottages, originally constructed as a single dwelling in the eighteenth century, but re-fronted in the nineteenth. Construction is scored stucco and slate and the significance is mainly historical interest.</p> <p>4 Newbarns Village is a Grade II cottage dating from around 1800.It is a low 2 storey 2 room cottage of a vernacular design.</p> <p>No change. There is potential for distant views of the site once developed, probably only in the form of roofscape and skyline changes.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p>

<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	n/a
5) What further work is required?	<p>Potential for conservation area in Newbarns Village.</p> <p>Potential for local listing of buildings and structures in Newbarns Village as resources permit, although no non-designated assets identified at this stage within or in close proximity to the site.</p>



<p>Site Ref / Name</p>	<p>REC19b Thorncliffe South (Tennis Courts/Field), Barrow</p>	<p>Housing</p>
 <p><b>KEY</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Listed Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid blue; margin-right: 5px;"></span> Conservation Area</li> </ul>		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes but not in the immediate vicinity.</p> <p>North Lodge (Grade II)</p> <p>Cemetery Lodge (Grade II)</p> <p>Cemetery gatehouse and railings ( Grade II)</p> <p>Ramsden Vault (Grade II)</p> <p>Victoria Park Hotel (Grade II)</p> <p>No non-designated assets identified within or immediately adjacent site.</p> <p>This proposal raises no archaeological issues.</p> <p>At least 150m from the site</p>	
<p>2a) What is the significance of the assets in terms of "status"?</p>	<p>Moderate</p>	

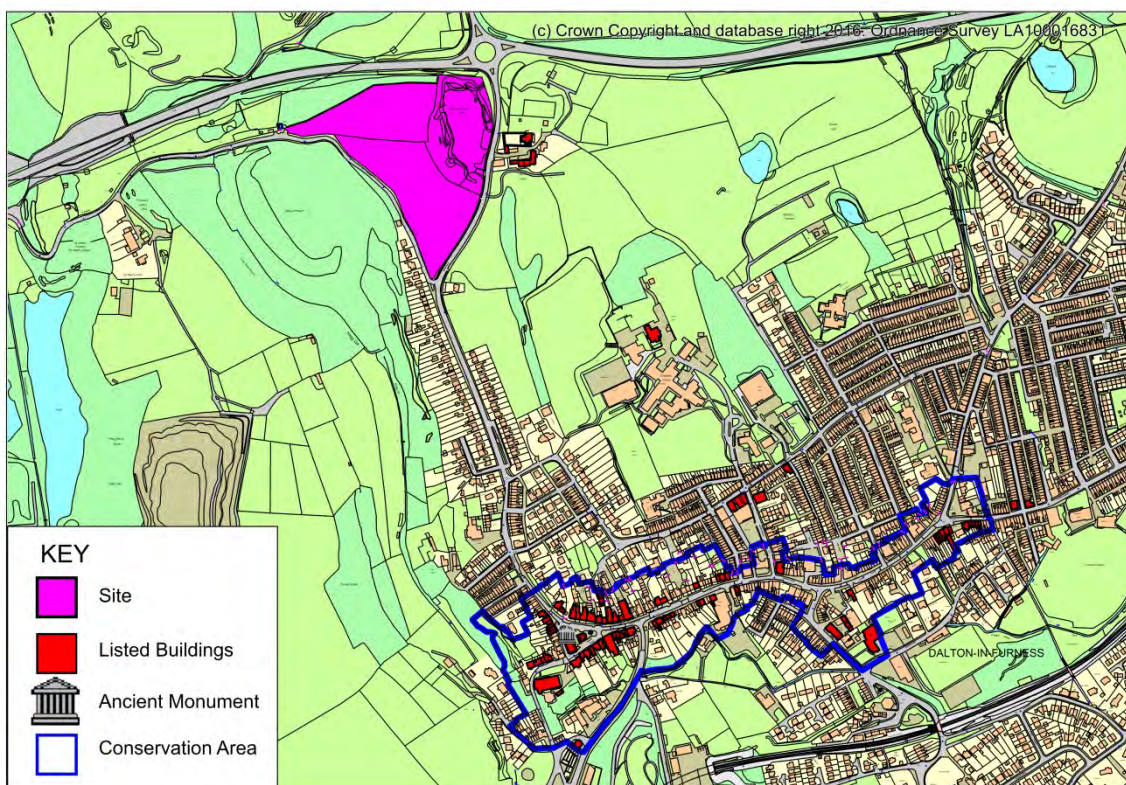
<p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>North Lodge is a Grade II listed former cemetery lodge, now a private house. It dates from around 1874 and was designed by Paley and Austin. Construction is of coursed limestone and red ashlar sandstone with a slate roof and shaped kneelers and copings.</p> <p>Cemetery Lodge and railings are Grade II listed dating from 1874 and also designed by Paley and Austin. Construction is of coursed limestone with red sandstone dressings and a slate roof. It is a 2 storey building of Romanesque design and includes a central carriageway arch between pedestrian side gates. Earlier drawings reveal a central bell tower with spire has been lost as well as some other historic fabric.</p> <p>The former catholic cemetery chapel is Grade II listed dating from 1872, again probably by Paley and Austin. Construction is irregular limestone with red sandstone dressings and a slate roof. It is of a Romanesque design of a typical cruciform plan.</p> <p>Significance of the three buildings derives from their group value as part of the original cemetery scheme and also association with Paley and Austin, a regionally important practice at the time.</p> <p>The Ramsden Vault is Grade II listed and dates from around 1886. It is constructed of red ashlar sandstone in a Gothic revival style and is built into the bank with a single doorway. Its significance derives from its association with Sir James Ramsden, the founding father of modern Barrow.</p> <p>The former Victoria Park Hotel is a fairly substantial Grade II building dating from c1900 occupying a prominent corner position. The property has ceased trading as a hotel in recent years and consent has been granted for conversion to flats. Materials are red brick with pebbledash above and sandstone dressings and a slate roof. It is of 2 storeys with an attic floor and the corner has an octagonal turret. There is an attractive stained glass canopy on cast iron columns over the main entrance and some decorative rain-water goods. Internally the ceiling of the former dining room is decorative. Significance derives from historic interest and to some degree aesthetics.</p>
<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>No change. The site is partly screened from view by existing buildings including Victoria Academy and its boundary planting. In addition a new residential development is under construction adjacent to the site.</p>

<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	n/a
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	n/a
<p>5) What further work is required?</p>	n/a





Site Ref / Name	REC47 Land to West of Askam Road (including Elliscales Quarry), Dalton	Housing
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<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p>	<p>Yes</p> <p>Cluster of listed buildings directly opposite the site at Elliscales Farm, others to south east of site.</p> <p>There is a conservation area around the town centre of Dalton which also houses a large number of listed buildings.</p> <p>Dalton Castle is a Scheduled Ancient Monument.                  Barn and cow house (Grade II)                  Garden wall (Grade II)                  Farm building (Grade II)                  Ashburner House, Dowdales School (Grade II)</p> <p>The development of the former quarry area raises no archaeological issues. The greenfield elements of the site however, have the potential to contain archaeological assets. There are records that human burials were found at Elliscales in the 19<sup>th</sup> century and Roman and pre-Norman Conquest coins have been found on a number of occasions nearby.</p>
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<p>c) What is the proximity?</p>	<p>No non-designated assets identified within or immediately adjacent site as part of this assessment.</p> <p>Approximately 20m to east, Ashburner House approximately 320m to SE. The conservation area is approximately 550m to the south.</p>
<p>2a) What is the significance of the assets in terms of "status"?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Ancient monument-High Listed buildings-Moderate Conservation area-Moderate</p> <p>It is recognised that archaeological potential is as yet unknown.</p> <p>Dalton Castle is a Scheduled Ancient Monument and a Grade I listed building. Its significance lies in its historical importance as a fourteenth century Pele tower. It is of high importance in terms of heritage. It was repaired in 1545, remodelled c1704, and in 1856 by Sharpe and Paley and reroofed in 1907 therefore it possesses significant evidential value from various time periods. It is constructed of limestone rubble with red sandstone dressings under a slate roof and it occupies a prominent elevated position within the centre of Dalton village. It is now 2 storeys and rectangular in form. The doorway in the south side has a double-chamfered arch and hoodmould and there is a renewed 4-light window above inserted in 1856. The west side has a small round-arched door with slit windows of a spiral stair above. The east side has no plinth and no windows to ground floor and a square-headed single-light window on the left of a blocked 2-light mullioned window; above which are 2 pointed-arched windows with cusped ogee lights and hoodmoulds. The interior has been remodelled over time and the present staircase dates from 1845. There are original fireplaces to the east and Ogee door-heads to the stair turret and to upper west window. It was built to resist the Scottish invasions of the early-mid C14 and later served as a court house and prison and was given to the National Trust in 1965.</p> <p>Elliscales farmhouse is a Grade II listed C17 building, altered early C19. The significance derives from its historical and evidential value as a seventeenth century farmhouse. It is constructed of scored stucco over stone with a graduated slate roof. It is 2 storeys and attic. It has a steeply-pitched roof with ashlar gable copings. The interior provides evidential value and is understood to date from C19; there is the date 1819 in slate torching.</p>

<p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The barn and cow house (Grade II) date from the late C18-early C19. They are constructed of rubble limestone with large quoins under a graduated slate roofs. The significance derives from their historic interest as part of a late eighteenth century farmstead. The interiors are also of interest (not inspected) although some significance will have been lost as part of a recent residential conversion scheme.</p> <p>The garden wall with attached farm building are Grade II listed dating from the C18-early C19. They are constructed of rubble limestone and the farm building has a slate roof. The listing description advises that the interior has 2 principal-rafter trusses. The significance is derived from the group value as an historic farmstead.</p> <p>Ashburner House is a Grade II listed building now part of Dowdales School. It dates from c1895 being constructed for GB Ashburner (Walton). It is constructed of coursed sandstone, with ashlar dressings under a slate roof. It includes 2 storeys and an attic with a 3-storey tower to the front-centre and a 1-storey wing to rear. The contemporary 1-storey wing links to the school buildings of 1928. It has historical significance and provides evidential value of the construction techniques of the time.</p> <p>There is a conservation area around the village core of Dalton which also houses a large number of listed buildings. Dalton is mentioned in the Domesday Book and historically it was once the capital of Furness, with its 14<sup>th</sup> c Pele Tower. The conservation area encompasses the historic core of the village, the Market Place and the linear axis through it. Dalton grew from its close links to Furness Abbey, founded around 1123 and the village became the centre of the courts and justice administered by the Abbot of Furness. After a period of decline it prospered again in the mid 1800's when iron ore was discovered in the Furness area. There are a large number of listed buildings on Market Street including the Church of St Mary which is another Paley and Austin building and includes the grave of George Romney in its churchyard, a Victorian drinking fountain and the market cross. The conservation area is one of the "healthier" ones in the Borough, partly because an Article 4 Direction and grant-aid has been used to help repair/re-introduce traditional features such as sash windows, decorative railings and traditional shopfronts.</p> <p>Medium. There is potential for a negative impact and harm to the setting of the listed barns and farm buildings depending on the scale of the development. Careful consideration will need to be given to the developable area, particularly on the more elevated parts of the site</p>
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	<p>and also to the layout, height of buildings, materials, boundary treatments, light spillage and landscaping. Furthermore, although some distance from the conservation area there is potential for impact on setting by urban encroachment. There is unlikely to be any impact on the ancient monument or its setting. Development of the whole site could also impact on archaeology.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Part of the site is currently brownfield, with the quarry floor being used for the storage of skips, shipping containers etc. This area is contained by the quarry face to the west and the boundary wall to the east which sits at a higher level and forms a partial screen. Development in this part of the site is considered to have less impact than on the elevated greenfield areas of the allocation. Development of the entire site has potential to cause harm to the setting of the heritage assets at Elliscales Farm and also to potentially impact on archaeology. A desk-based archaeology assessment could help to mitigate any harm. However it is recognised that any harm to the conservation area, the ancient monument and the other listed buildings is likely to be limited given the distance.</p> <p>Careful consideration should be given to the “developable area” combined with the green infrastructure strategy. Furthermore it will be important to consider access, the grouping of buildings, landscaping, boundary treatments and materials. Various local plan policies seek to achieve good design and to ensure that due consideration is given to heritage assets. Local Plan Policy HE1 relates to the protection of heritage assets and their settings. Policy HE2 covers the supporting information that would be required for any future application, including a Statement of Significance and mitigation strategy. Policy HE2 covers work to listed buildings and Policy HE4 seeks to protect conservation areas and their settings including views in and out of them. Policy HE6 relates to archaeology and other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).The Green Infrastructure section of the plan is also relevant for this site.</p> <p>Some public benefit may arise from an improved visual appearance to the quarry floor and the development of green links and improved access for recreation. There is the opportunity to learn more about archaeology in the area.</p>

<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Depending on the developable area more information can be obtained about archaeological assets.</p> <p>Policy HE6 has been expanded in relation to archaeology.</p>
<p>5) What further work is required?</p>	<p>Careful consideration of developable area.</p> <p>Statement of significance required with any application in line with Council guidance.</p> <p>Consideration of access and potential for traffic calming adjacent site. Early discussions should seek to prevent an overly-engineered solution and instead create an attractive entrance gateway to Dalton village.</p> <p>If the greenfield part of the site is to be developed, it is recommended that any forthcoming planning application should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment and evaluation, in this instance a geophysical survey. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of very significant archaeological assets <i>in situ</i>.</p> <p>Potential for local listing of buildings/features in Dalton and further identification of any non-designated assets, although no assets identified as part of this assessment within or immediately adjacent site.</p>



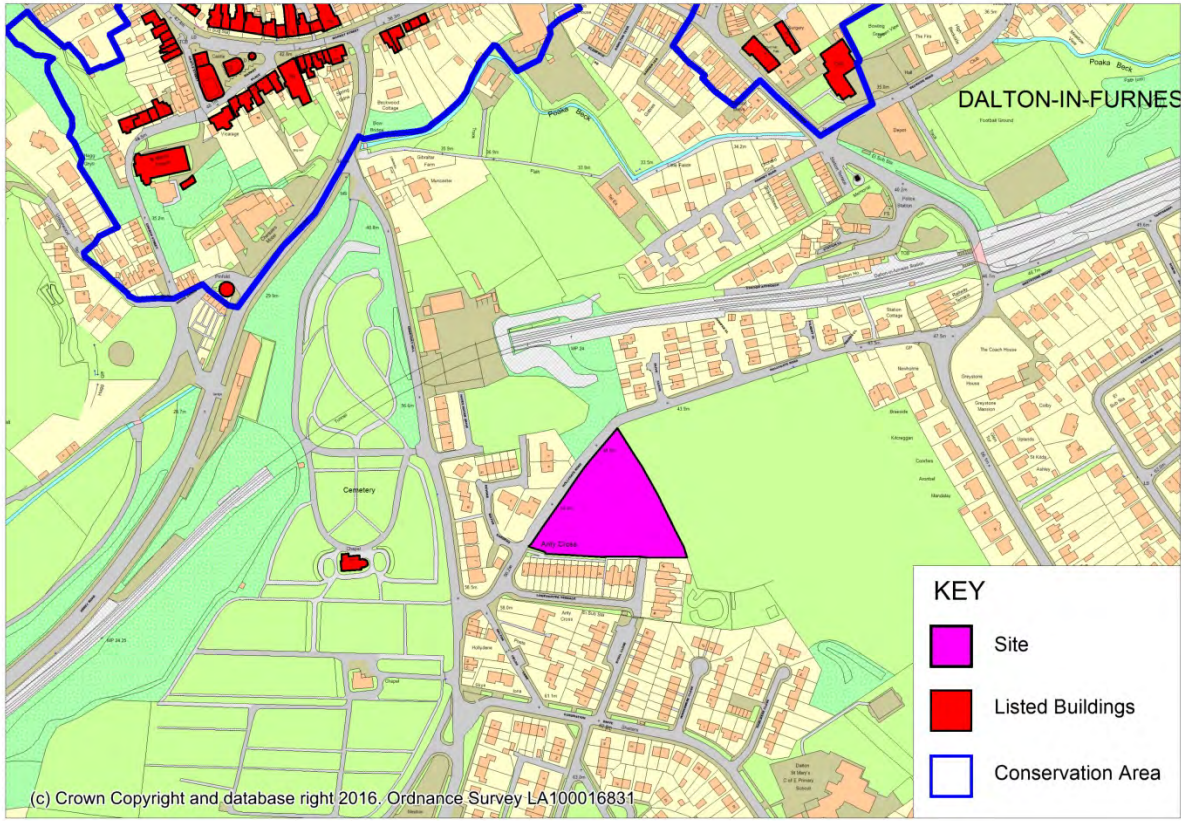


<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Ancient monument-High Listed buildings-Moderate Conservation area-Moderate.</p> <p>(see REC 47 above)</p> <p>Listed buildings at Elliscales Farm Listed building at Dowdales School (Grade II) Conservation area covering village core which also includes a number of listed buildings. Scheduled Ancient Monument-Dalton Castle.</p> <p>It is recognised that archaeological potential is as yet unknown.</p> <p>Minimal dependant on archaeology. The proposal is some distance from the assets and the site doesn't directly contribute to their setting although the elevated position of the site means that future development will be visible from the assets, even if only roofscape. Other development in the foreground helps to minimise the impact. Although some distance from the conservation area, there is potential for impact on setting by urban encroachment.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>Consideration to the heights of dwellings, landscaping and materials. Archaeological desk-based assessment to mitigate harm.</p> <p>Policy DS5 seeks to encourage good design and Policy HE1 relates to heritage assets and their settings.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>More information can be obtained about archaeological assets.</p> <p>Policy HE6 has been expanded in relation to archaeology.</p>



5) What further work is required?	<p>A Statement of Significance will be required to support any future application.</p> <p>It is recommended that any forthcoming planning application for the site should include information on the presence/absence of any archaeological assets located at the site and how their significance will be affected by the development proposals. This information should be obtained by an archaeological desk-based assessment and evaluation, in this instance a geophysical survey. An informed judgement can be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of very significant archaeological assets <i>in situ</i>. Statement of significance required.</p> <p>Consideration of access road.</p> <p>Potential for local listing of buildings/features in Dalton and further identification of any non-designated assets, although no assets identified as part of this assessment within or immediately adjacent site.</p> <p>Review of conservation area as resources permit and development of management plan.</p>
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Site Ref / Name	REC49 Land at Hollygate Road, Dalton	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes</p> <p>Listed building: Chapel at Dalton Cemetery (Grade II)</p> <p>Dalton Conservation Area and numerous listed buildings in the town core although not in close proximity.</p> <p>No non-designated assets identified within or immediately adjacent site as part of this assessment.</p> <p>This proposal raises no archaeological issues.</p> <p>115m to the west.</p>	
<p>2a) What is the significance of the assets in terms of "status"?</p>	<p>Listed building – Moderate.</p>	

<p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Dalton Cemetery Chapel is a Grade II listed building dating from around 1862. It is constructed of rubble limestone with ashlar sandstone dressings and a slate roof. The style is Gothic Revival and significance derives from its architectural and historic interest. Sadly many of the interior fittings have long been removed.</p> <p>No change. The site is not considered to directly contribute to the setting. Whilst the site is elevated and rooftops may be visible from parts of the conservation area this is likely to be in the form of glimpses and there is modern development in the foreground of the site.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a, although materials and landscaping can be dealt with by condition at application stage.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>n/a</p>
<p>5) What further work is required?</p>	<p>Consideration of access and boundary treatment to roadside.</p>

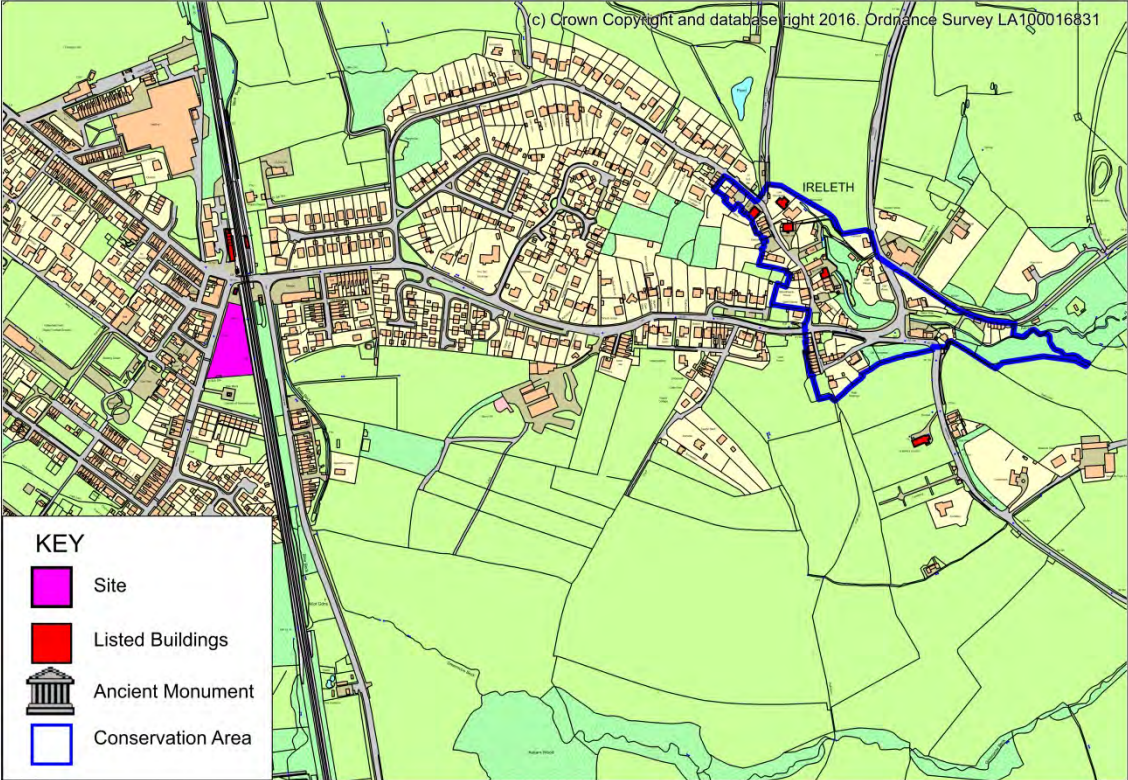


<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Listed buildings-Moderate</p> <p>The various station buildings are Grade II listed dating from around 1877 although the eastern side buildings are slightly later. Some of the group were designed by Paley and Austin for the Furness Railway Company. They are constructed in red sandstone with slate roofs and form an attractive grouping and represent a fine example of work by an important architectural practice.</p> <p>Ireleth Conservation Area was designated in 1980. The Conservation Area forms the oldest part of Ireleth, taking in all 4 listed buildings in the village, the earliest of which is dated 1688.</p> <p>The topographic framework of the Conservation Area reflect its origins as farmsteads, the first of which belonged to the Monks of Furness Abbey, all located alongside the area’s stream for their water supply. These farmsteads later grew into a small village resulting in the “meandering” layout of the Conservation Area today.</p> <p>The development of these farmsteads into a village had led to a mix of building types in the Conservation Area, for example, private dwellings, a public house, a parsonage and a village hall. However this mix doesn’t detract from the coherency of the buildings, both listed and unlisted, due to their qualities of age, complementary styles and setting. Another important contribution to the quality of the Area’s townscape are elements such as trees, hedges, green spaces, footpaths, walling, terracing and street surfacing.</p> <p>Furthermore there is a very strong relationship between the built environment in the Conservation Area and its surrounding landscape. The stream in its valley setting is the prevalent feature especially in the uppermost part of the Conservation Area, where the hillside is particularly steep, with cascading water and terraced gardens into the valley sides. The hillside on which the Conservation Area stands also enjoys dramatic views of the Duddon Estuary, against the backdrop of Black Combe.</p> <p>It is fortunate that there are very few features which detract from the special character of the Conservation Area. There are 4 “modern” houses within the area, generally of high quality design, with more modern housing bordering the area, but for the most part it is enveloped by open countryside.</p>
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<p>C) Will the proposed development have any impact on the significance? Please explain.</p>	<p>The Conservation Area is of significance as a historic village centre in its own right, as well as its contribution to giving a clear picture of the extent of the activities of Furness Abbey. As such, there is a continuing need to preserve and enhance the area within its existing boundaries.</p> <p>Recommendation: the inclusion of the school, and church and neighbouring cottages would further add to the quality of the Conservation Area and should be considered</p> <p>Key Characteristics are the stream and the wooded nature of the upper valley.</p> <p>No change. Views across the site to the nearest heritage asset are limited as are views from any assets. It is extremely unlikely that this development site has any relationship to the presence (significance) of the railway and its component station buildings.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a</p> <p>Whilst rooftops will be glimpsed this is not felt to have any impact on significance. There is already modern development in the foreground and planting and levels help to mitigate.</p>
<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Development unlikely to have any impact on assets.</p>
<p>5) What further work is required?</p>	<p>n/a</p>



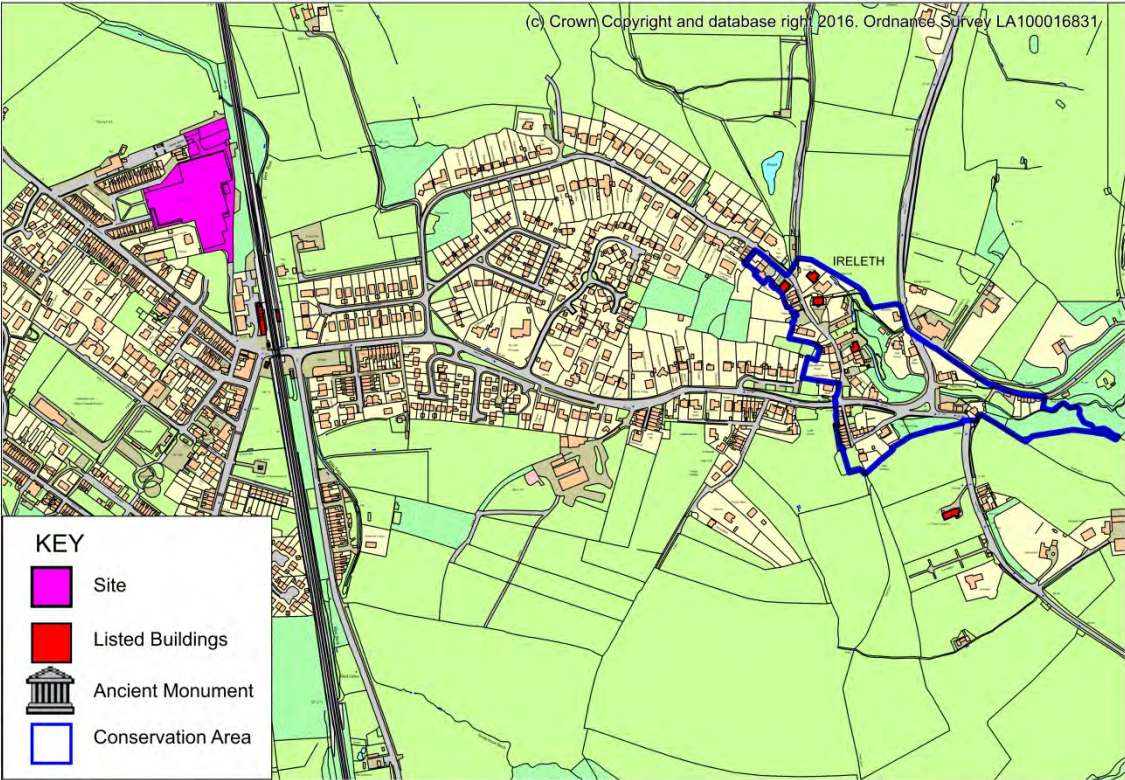


Site Ref / Name	REC02 Duke Street, Askam	Housing
 <p>(c) Crown Copyright and database right 2016. Ordnance Survey LA100016831</p> <p>IRELETH</p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black; margin-right: 5px;"></span> Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Listed Buildings</li> <li> Ancient Monument</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid blue; margin-right: 5px;"></span> Conservation Area</li> </ul>		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes</p> <p>There are a number of listed buildings around the station:</p> <p>Ticket office and waiting room (Grade II)</p> <p>Drinking fountain (Grade II)</p> <p>Signal box at Station (Grade II)</p> <p>Waiting room at east side (Grade II)</p> <p>Ireleth Conservation Area some distance to east.</p> <p>This proposal raises no archaeological issues.</p> <p>Nearest listed building approximately 12m to north (fountain). (conservation area 680m+)</p>	

<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p> <p>c) Will the proposed development have any impact on the significance? Please explain.</p>	<p>Listed buildings-Moderate</p> <p>The ticket office and waiting rooms are Grade II listed &amp; described above. There is no evidence to suggest the development site was used in connection with the railway.</p> <p>The drinking fountain is Grade II listed dating from 1897. It is constructed of cast iron with a 4 column umbrella over the fountain. The inscription reads: “erected in memory of Her Majesty’s Diamond Jubilee”. The setting of this structure has recently been enhanced by an environmental improvement scheme.</p> <p>The signal box and walling are Grade II listed and date from the late nineteenth century. It is constructed of red sandstone rubble and forms a group with other station buildings.</p> <p>Ireleth Conservation Area is described above.</p> <p>Minimal but potentially beneficial. The site is immediately adjacent the listed fountain and in close proximity to the listed station buildings. It currently has a neglected overgrown appearance and there is potential to improve the setting of the assets to further the recent environmental improvement work that has taken place around the site. The site is highly visible with a road and rail frontage and the detailed design, boundary treatment and landscaping may help to enhance the setting of the assets and the layout could take advantage of views to historic landmarks. Consideration of the layout, heights of buildings, massing, vistas and the material palette can all take place at detailed design stage but there is potential for the assets to be greater appreciated.</p>
<p>3a) Are there any mitigation measures that could overcome the impact/harm?</p> <p>b) If yes, explain further including how mitigation could be achieved through the Local Plan.</p> <p>c) If mitigation is not possible, are there public benefits that justify the development?</p>	<p>n/a although special consideration can be given to the treatment of the northern part of the site at detailed design stage. Restricting the height of any new buildings to no more than 2 1/2 storeys would reduce any impact in terms of scale.</p> <p>Development may help to sustain community facilities in the village and provide a range of housing for local people. The site is adjacent to the railway station; development allows sustainable travel choices to be encouraged.</p>

<p>4a) Are there any opportunities for development to enhance an asset or better reveal its significance?</p> <p>b) If yes, explain further</p> <p>c) Can the Local Plan be amended to achieve the enhancements?</p>	<p>Links could be created through from the northern part of the site to the adjacent fountain garden and there are opportunities for further public realm enhancements. Development may allow vistas to be created to the listed railway buildings.</p> <p>Recent amendments to heritage policies acknowledge the unique sense of place of the Borough's towns and villages and the need for Statements of Significance to fully consider the impact of development on any heritage assets (HE2). Local Plan Policy HE1 has been expanded in relation to the protection of heritage assets and their settings. Other Local Plan policies cover design (Policy DS5) and landscaping (Policy DS6).</p>
<p>5) What further work is required?</p>	<p>Consideration of the access</p> <p>Statement of Significance required to accompany application in line with Council policy.</p>



Site Ref / Name	SHL017 Urofoam, Duddon Road, Askam	Housing
		
<p>1a) Is the site in proximity to heritage assets?</p> <p>If yes,</p> <p>b) What type of heritage asset?</p> <p>c) What is the proximity?</p>	<p>Yes</p> <p>Listed buildings in vicinity:                      Ticket office and waiting room (Grade II)                      Waiting room on east side (Grade II)                      Signal box (Grade II)                      Drinking fountain (Grade II)                      Ireleth Conservation Area significant distance to east.</p> <p>This proposal raises no archaeological issues.</p> <p>Nearest listed building 60m to south east</p>	
<p>2a) What is the significance of the assets in terms of “status”?</p> <p>b) Describe the significance of the assets taking into account heritage values.</p>	<p>Listed buildings-Moderate</p> <p>Described above:                      Ticket office and waiting room (Grade II)                      Waiting room on east side (Grade II)                      Signal box (Grade II)                      Drinking fountain (Grade II)                      Conservation area significant distance to east</p>	

c) Will the proposed development have any impact on the significance? Please explain.	Minimal. Part of the site is screened from view by existing commercial/industrial buildings and there is a dense tree belt to the east which provides effective screening. The site does not contribute to setting in its present form with only limited views to and from the listed buildings.
3a) Are there any mitigation measures that could overcome the impact/harm?  b) If yes, explain further including how mitigation could be achieved through the Local Plan.  c) If mitigation is not possible, are there public benefits that justify the development?	n/a Retention of the trees will maintain an effective screen.  Development may help to sustain community facilities in the village and provide a range of housing for local people.
4a) Are there any opportunities for development to enhance an asset or better reveal its significance?  b) If yes, explain further  c) Can the Local Plan be amended to achieve the enhancements?	n/a
5) What further work is required?	Arboricultural report and consideration of Root Protection Areas at planning application stage.  Statement of Significance required at application stage.

Please note where “further work” is identified in the above tables it is in relation to heritage only and is not intended to be exhaustive. It is acknowledged that further work will be required for many of the sites in relation to contamination, bio-diversity and nature conservation, flood risk, infrastructure and so on. These constraints are identified in other background reports and are therefore beyond the scope of this assessment.

## Section 5 – Recommendations & Appendices

### Impact on the Local Plan

5.1 These assessments form part of the evidence base for the forthcoming Barrow Borough Local Plan. Suggestions arising from assessments for amendments to the Local Plan have been addressed in the Pre-Submission Draft.

5.2 Development Briefs will be prepared for Council owned sites and will include design and mitigation measures which have been identified as part of the assessments. Briefs may be prepared for other sites.

### Monitoring and Reflective Practice

5.3 Following guidance in Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets relating to “monitoring outcomes”, once a development affecting the setting that was intended to enhance or was considered unlikely to detract from, the significance of a heritage asset has been implemented it would be helpful to review the success of the development in these terms and identify any lessons for the future. It will be particularly helpful to learn from sites that come forward in the early phase of the Plan.

### Conclusions and Recommendations

5.4 It can be seen from the pro-formas and tables attached in Appendix A that each of the sites has undergone a rigorous assessment. It is not considered at this stage that substantial harm is likely to arise from the development of any of the proposed sites.

5.5 It is recommended that design briefs are prepared for each site to guide future development and ensure each development is an exemplar of good design paying due regard to the impact on and setting of any heritage assets both designated and undesignated. The Council will produce briefs for all sites in its ownership.

5.6 In line with the positive and pro-active ethos of the NPPF the Council currently operates a pre-application advice service and developers of major sites are expected to take advantage of this.

5.7 Heritage Impact Assessments should be provided at planning application stage for the sites close to or including heritage assets and these may also need to be expanded to include archaeological assessments. A guidance document on when a Statement of Significance is required is available on our website.

5.8 The Council will commit to review conservation area boundaries, consider the potential for designating new conservation areas or Article 4 Directions and the preparation of a local list as resources permit.

5.9 On-going monitoring of any developed sites should take place to assess the success of each development and any lessons that can be learned.

## Appendix A - Overview of Site Assessments based on advice from Historic England

<b>OPP1 – Channelside, Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Three conservation areas <b>Moderate</b> Grade II listed building at Graving Dock at The Dock Museum <b>Moderate</b> Non-designated assets. <b>Low</b> Archaeology likely to be <b>Low</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Low
c) How any harm may be removed or reduced to an acceptable level.	Careful consideration should be given to how the southern end of the “opportunity site” is developed. Consideration of the height and materials of any future buildings.  Consideration given to preserving any ancillary features surviving on the site that are related to the former industrial uses as tangible reminders of the past.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	Brings vacant brownfield site back into use. There is also the opportunity to develop linkages from Graving Dock.



<b>OPP2 – Park Road, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p>	<p>Listed buildings at Ormsgill Farm (Grade II*) <b>High</b> Listed barn and outbuildings (Grade II) <b>Moderate</b></p> <p>Roman Catholic Chapel at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness (Grade II) <b>Moderate</b></p> <p>Ramsden Vault at Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness. (Grade II) <b>Moderate</b></p> <p>Cemetery Lodge, Barrow Borough Cemetery, Devonshire Road, Barrow-in-Furness. (Grade II) <b>Moderate</b></p>
<p>a) Contribution that this site makes to the significance of the heritage asset.</p>	<p>Neutral.</p>
<p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p>	<p>No change. The site is somewhat self-contained and it is not felt that development will impact on any of the heritage assets.</p>
<p>c) How any harm may be removed or reduced to an acceptable level.</p>	<p>n/a</p>
<p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>n/a</p>

<b>OPP5 – Former Kwik Save, Holker Street, Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Duke of Edinburgh Hotel (Grade II) <b>Moderate</b> 104 Abbey Road (Grade II) <b>Moderate</b> Oxford Chambers (Grade II) <b>Moderate</b> Nan Tait Centre (Grade II) <b>Moderate</b> Victoria Hall (Grade II) <b>Moderate</b> Central Barrow in Furness Conservation Area <b>Moderate</b>
a) Contribution that this site makes to the significance of the heritage asset.	Moderate
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Low but potentially beneficial
c) How any harm may be removed or reduced to an acceptable level.	Mitigation possible through consideration of height, materials and landscaping.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	Brownfield site brought back into use. Potential for affordable housing to meet local need or to widen housing mix health and well-being.

<b>EMR01 – Phoenix Road, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p> <p>a) Contribution that this site makes to the significance of the heritage asset.</p> <p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p> <p>c) How any harm may be removed or reduced to an acceptable level.</p> <p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>St James Church, Blake Street, Barrow-in-Furness (Grade ii*) <b>High</b> Significance of any archaeology as yet unknown.</p> <p>Neutral. Views across the site to or from the listed church are limited by existing development and it is not considered that the site forms part of its setting</p> <p>Low.</p> <p>Desk-based assessment of archaeology and possible fieldwork.</p> <p>The site is within a highly sustainable area within the urban boundaries of Barrow and with good road and public transport links. The NPPF recognises the economic tenet of sustainable development and the importance of job creation to the economy.</p>

<b>EMR06, 07 and 08 – Park Road, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p> <p>a) Contribution that this site makes to the significance of the heritage asset.</p> <p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p> <p>c) How any harm may be removed or reduced to an acceptable level.</p> <p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>Ormsgill Farm (Grade II*) <b>High</b>  barn and outbuildings (Grade II) <b>Moderate</b>  Romney Cottage (Grade ii) <b>Moderate</b>  Sowerby Lodge Farmhouse and barns (Grade II) <b>Moderate</b>  Sowerby Hall barns (Grade II*) <b>High</b> and barns (Grade II) <b>Moderate</b>  Roman Catholic Chapel at Cemetery (Grade II) <b>Moderate</b></p> <p>Neutral. The site is sufficiently far removed from the heritage assets not to have an impact on them or their setting, particularly those on the other side of the A590. Additionally, other than for Ormsgill Farm, the heritage assets already have other modern development or industrial units in the foreground</p> <p>Minimal.</p> <p>Giving particular attention to the southern end of the site would help mitigate any impact on Ormsgill Farm, including consideration of height, materials and landscaping.</p> <p>There is currently little choice of land and premises in the Borough and there is a need to diversify the local economy. The site is within an accessible location and the NPPF recognises the economic benefits of sustainable development.</p>

<b>EMR12 – Billings Road, Dalton</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p> <p>a) Contribution that this site makes to the significance of the heritage asset.</p> <p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p> <p>c) How any harm may be removed or reduced to an acceptable level.</p> <p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>North Lodge, Abbey Road, Dalton-in-Furness (Grade II) <b>Moderate</b>.  Mill Brow Lodge, Abbey Road (Grade II) <b>Moderate</b>  Millwood Lodge Millwood Lane (Grade II) <b>Moderate</b>  Any archaeology is likely to be of local interest.</p> <p>Neutral.</p> <p>Minimal.  Due to landform and the existing site context it is not considered that setting will be particularly impacted.</p> <p>Mill Brow Lodge is contained to the east by a sloping bank such that the proposed allocation is not readily visible from the heritage asset and is not considered to form part of its setting. Similarly, Millwood Lodge is on the other side of an A-road and sufficiently screened from the proposed allocation not to be directly impacted.</p> <p>Consideration of the height and orientation of any buildings will take place at planning application stage. Given the rural location, careful consideration of materials and planting to the western boundary can help to mitigate any impact.</p> <p>This is a good quality brownfield site that would form an extension to the existing Long Lane Industrial Estate supporting economic development and job creation in the Barrow/Dalton area.</p>

<b>EMR13 – North Scale, Walney</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p> <p>a) Contribution that this site makes to the significance of the heritage asset.</p> <p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p> <p>c) How any harm may be removed or reduced to an acceptable level.</p> <p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>North Scale and North Vickerstown Conservation Areas <b>Moderate</b></p> <p>No's 1,10,12,14,19 and 20 North Scale-(all Grade II listed)<b>Moderate</b></p> <p>Graving Dock ( Grade II listed) <b>Moderate</b></p> <p>Locally listed buildings or non-designated archaeological sites <b>Low</b></p> <p>Neutral. The site is fairly well screened with a tree belt along the boundary to the east adjacent the car park. A combination of landform and existing buildings mean that the site is not readily visible from the conservation areas or the majority of the listed properties and does not directly contribute to their setting.</p> <p>Minimal but potentially beneficial.</p> <p>Given that the site is slightly elevated, consideration of the height of the buildings, vistas, landscaping and materials can combine to mitigate impact.</p> <p>In terms of mitigation, development presents the opportunity for positive enhancement through good design and an appreciation of local materials and a sense of place. Cobble walls are a particular feature of the area and could be incorporated into any future development. Existing landscaping to the east should be retained and supplemented by planting to other boundaries and within the site. An archaeological desk-based assessment would enable more to be understood about the site.</p> <p>Re-development of the site would result in economic development, environmental and visual benefits.</p> <p>An archaeological desk-based assessment would enable more to be understood about the site.</p>

<b>REC 26 – Land East of Holbeck, Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Crofters Public House (Grade II) Group of 3 former pigsties and midden retaining wall (Grade II) Former cow house and attached shelter shed to north of Crofters PH (Grade II) Wall enclosing garden to front and south of Crofters PH (Grade II) <b>Moderate</b> Potential for archaeology.
a) Contribution that this site makes to the significance of the heritage asset.	Neutral. The site is separated from the heritage assets by a modern housing development and tree belt and makes little contribution to significance of built heritage although archaeological potential unknown.
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Low but potentially beneficial.
c) How any harm may be removed or reduced to an acceptable level.	Desk-based assessment of archaeology and possible fieldwork.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>SHL037 – Land South of Ashley and Rock, Park Road, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p> <p>a) Contribution that this site makes to the significance of the heritage asset.</p> <p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p> <p>c) How any harm may be removed or reduced to an acceptable level.</p> <p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>Sowerby Hall Farmhouse (Grade II) <b>Moderate</b> Barn immediately to rear of Sowerby Hall Farmhouse (Grade II*) <b>High</b></p> <p>Potential for archaeology</p> <p>Neutral-Moderate (depending on archaeological evidence).</p> <p>Low but potentially beneficial, depending on archaeology.</p> <p>Desk-based assessment of archaeology.</p> <p>Development would bring a brownfield site back into use with potential improvements along a strategic route.</p>



<b>REC37 &amp; REC07 – Land East of London Road, Lindal and smaller adjacent site</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Lindal Conservation Area <b>Moderate</b> Various listed buildings: Church Farmhouse and attached barn (Grade II) Low Farmhouse (Grade II) Church of St Peter (Grade II) <b>Moderate</b> Non-designated assets. <b>Low</b> Significance of archaeology as yet unknown.
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Low
c) How any harm may be removed or reduced to an acceptable level.	Desk-based assessment of archaeology and possible fieldwork. Consideration of form, scale, massing and materials.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	Development would assist in supporting local services such as the village school, shops and public house. It may also provide a wider housing choice for people to remain within the village.

<b>SHL059 – Former Avon Garden Centre, Mill Lane, Walney</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Vickerstown Conservation Area <b>Moderate</b> North Scale Conservation Area <b>Moderate</b> Some listed buildings within conservation areas : Church of St Mary (Grade II) <b>Moderate</b> North Scale (No 1) and attached converted outbuildings (Grade II) <b>Moderate</b>  Potential for local listing of some buildings on North Scale and Vickerstown but no non-designated assets identified in or immediately adjacent site. <b>Low</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>SHL010a – Land at Mill Lane, Walney</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Vickerstown Conservation Area <b>Moderate</b> North Scale Conservation Area <b>Moderate</b> Some listed buildings within conservation areas : Church of St Mary (Grade II) <b>Moderate</b> North Scale (No 1) and attached converted outbuildings (Grade II) <b>Moderate</b> Non-designated assets. <b>Low</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>SHL013b – Old Candleworks, Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Ormsgill Farm (Grade II*) <b>High</b> barn and outbuildings (Grade ii) <b>Moderate</b> Romney Cottage (Grade II) <b>Moderate</b> Roman Catholic Chapel at Barrow Borough Cemetery (Grade II) <b>Moderate</b> Ramsden Vault at Barrow Borough Cemetery(Grade II) <b>Moderate</b> Gateway And Railings (Grade II) <b>Moderate</b> North Lodge(Grade II) <b>Moderate</b> Cemetery Lodge (Grade II) <b>Moderate</b> Historic maps show a steel casting works on the site in the late 19 <sup>th</sup> century and there is the potential for remains of it to survive below ground. Any such remains would be of local significance. <b>Low</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral.
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change.
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>SHL001 – Marina Village, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p>	<p>St George's Conservation Area <b>Moderate</b>            Central Barrow in Furness Conservation Area <b>Moderate</b>            Railwayman's Club and attached warehouse (Grade II)(within site boundary) <b>Moderate</b>            Harbour Hotel (Grade II) <b>Moderate</b>            1 St George's Square (Grade II) <b>Moderate</b>            Church of St George (Grade II) <b>Moderate</b>            St George's House (former vicarage) (Grade II) <b>Moderate</b>            St George's Church of England Primary School (Grade II) <b>Moderate</b>            No;s 2-10 (consecutive) Salthouse Road (Grade II) <b>Moderate</b>            No's 14-20 (consecutive) Salthouse Road (Grade II) <b>Moderate</b>            No;s 6-26 (even) School Street (Grade II) <b>Moderate</b>            Non-designated assets. <b>Low</b>            Potential for archaeology.</p>
<p>a) Contribution that this site makes to the significance of the heritage asset.</p>	<p>Currently forms part of setting but detracts from it</p>
<p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p>	<p>Medium but potentially beneficial.</p>
<p>c) How any harm may be removed or reduced to an acceptable level.</p>	<p>Access road should be routed to minimise impact.            Potential for improvement to setting of heritage assets by careful design, materials, siting, massing and consideration of heights and vistas.</p>
<p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>Potential to bring listed buildings back into use, enhance the setting of St George's Church and other public realm enhancements.            Opportunity to find out more about archaeology in the area.</p>

<b>REC09 – Field between Netherby Drive and Ormsgill Lane, Barrow</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p>	<p>Romney Cottage ( Grade II) <b>Moderate</b>                      17 Roanhead Lane (Grade II ) <b>Moderate</b>                      12 Cross Lane (Grade II) <b>Moderate</b>                      1-8 Cross Lane (Grade II) <b>Moderate</b></p>
<p>a) Contribution that this site makes to the significance of the heritage asset.</p>	<p>Neutral</p>
<p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p>	<p>No change</p>
<p>c) How any harm may be removed or reduced to an acceptable level.</p>	<p>n/a</p>
<p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>n/a</p>

<b>REC18 – Field to East of Park View, Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	19 Newbarns Village (Grade II) <b>Moderate</b> Sandylands Farm (Grade II) <b>Moderate</b> Lissadell, Harrell Lane (Grade II) <b>Moderate</b> 12 Hector Terrace (Grade II) <b>Moderate</b> 4 Newbarns Village (Grade II) <b>Moderate</b> There are some non-designated assets in Newbarns Village but none identified within or immediately adjacent site. <b>Low</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>REC19b – Thorncliffe South (Tennis Courts/Field), Barrow</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	North Lodge (Grade II) <b>Moderate</b> Cemetery Lodge (Grade II) <b>Moderate</b> Victoria Park Hotel (Grade II) <b>Moderate</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a



<b>REC47 – Land to West of Askam Road (including Elliscales Quarry), Dalton</b>	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p>	<p>Dalton Castle is a Scheduled Ancient Monument. <b>High</b>            Barn and cow house (Grade II) <b>Moderate</b>.            Garden wall (Grade II) <b>Moderate</b>            Farm building (Grade II) <b>Moderate</b>            Ashburner House, Dowdales School (Grade II) <b>Moderate</b>            Potential for archaeology in greenfield parts of site.</p>
<p>a) Contribution that this site makes to the significance of the heritage asset.</p>	<p>Moderate. Careful consideration of developable area, height, materials, layout and boundary treatments. Archaeological assessment required.</p>
<p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p>	<p>Medium. Potential negative impact and harm to the setting of the listed barns and farm buildings depending on the scale of development.</p>
<p>c) How any harm may be removed or reduced to an acceptable level.</p>	<p>Careful consideration of developable area, height, materials, layout and boundary treatments. Archaeological assessment required.</p>
<p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>Some potential for improved visual appearance to quarry floor and development of green links and improved access for recreation.</p>

REC48 – Land East of Askam Road, Dalton	
<p>Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.</p>	<p>Dalton Castle is a Scheduled Ancient Monument. <b>High</b>                      Barn and cow house (Grade II) <b>Moderate</b>.                      Garden wall (Grade II) <b>Moderate</b>                      Farm building (Grade II) <b>Moderate</b>                      Ashburner House, Dowdales School (Grade II) <b>Moderate</b></p> <p>Potential for archaeology in greenfield parts of site.</p>
<p>a) Contribution that this site makes to the significance of the heritage asset.</p>	<p>Low</p>
<p>b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.</p>	<p>Minimal</p>
<p>c) How any harm may be removed or reduced to an acceptable level.</p>	<p>Careful consideration of height of buildings, landscaping and materials.</p>
<p>d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?</p>	<p>n/a</p>

<b>REC49 – Land at Hollygate Road, Dalton</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Chapel at Dalton Cemetery (Grade II) <b>Moderate</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change but dependant on archaeology
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>REC01 – Land West of Saves Lane, Ireleth</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Ticket office and waiting room (Grade II). <b>Moderate</b> Waiting room at East side (Grade II). <b>Moderate</b> Ireleth Conservation area. <b>Moderate.</b>
a) Contribution that this site makes to the significance of the heritage asset.	Neutral
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	No change
c) How any harm may be removed or reduced to an acceptable level.	n/a
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	n/a

<b>REC02 – Duke Street, Askam</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Ticket office and waiting room (Grade II). <b>Moderate</b> Drinking fountain (Grade II) <b>Moderate</b>
a) Contribution that this site makes to the significance of the heritage asset.	Low
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Minimal but potentially beneficial
c) How any harm may be removed or reduced to an acceptable level.	Special consideration to treatment of northern part of site at detailed design stage. Restriction of height to no more than 2 1/2 storeys.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	Development would help to sustain community facilities in the village and may encourage sustainable travel choices.

<b>SHL017 – Urofoam Factory, Duddon Road, Askam</b>	
Heritage Asset and its perceived level of significance, in terms of status, that is potentially affected by development proposals.	Signal box at Station (Grade II) <b>Moderate</b> Waiting room at east side (Grade II). <b>Moderate</b> Ireleth Conservation area. <b>Moderate</b>
a) Contribution that this site makes to the significance of the heritage asset.	Low
b) Impact that the development of this site and its subsequent loss might have upon the significance of the asset.	Minimal
c) How any harm may be removed or reduced to an acceptable level.	Retention of tree belt.
d) If the harm cannot be reduced or removed, what are the public benefits which outweigh the presumption in favour of the conservation of the affected asset?	Development may help to sustain community facilities and provide a wider choice of housing for local people.

## Appendix B - Photographic Record

### Lindal Conservation Area



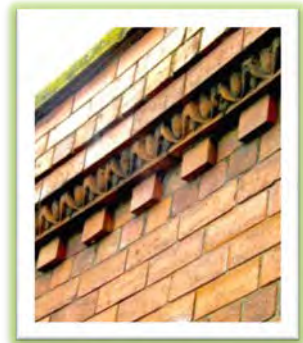
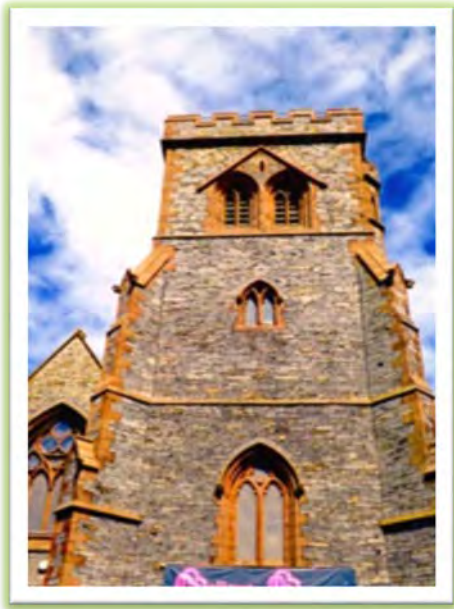


Vickerstown Conservation Area

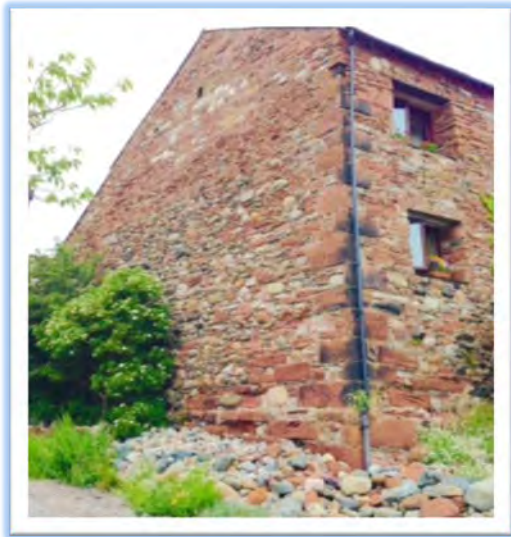
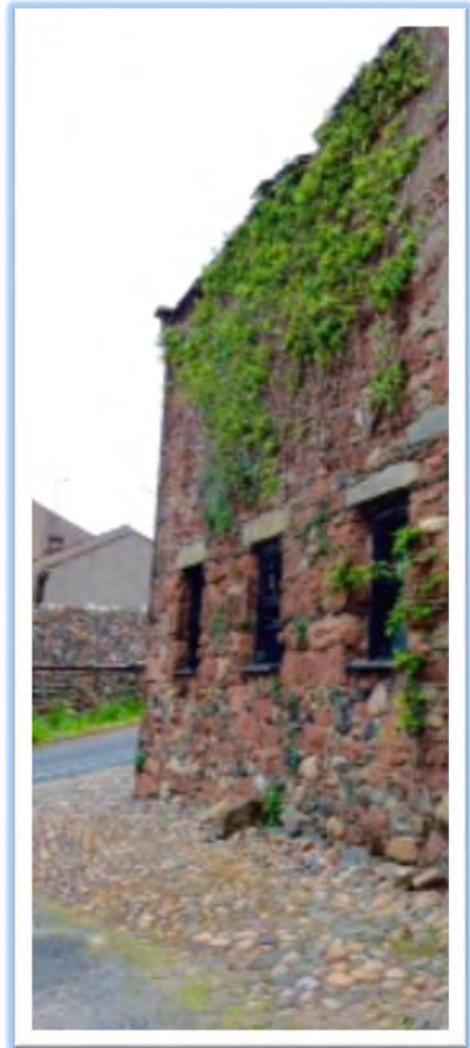




St George's Conservation Area and surroundings



North Scale Conservation Area



## Appendix C - References and Background Papers

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Trescaethic, B. (1985) *How Barrow was Built*, Morecambe, B.J. Print.

Barrow Borough Local Plan, Issues and Options Consultation Draft, September 2014

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Planning Practice Guidance, March 2014

English Heritage, 2012, *The Setting of Heritage Assets* (Revised June 2012)

Historic England, March 2011, *Understanding Place: Conservation Area Designation, Appraisal and Management*

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- [Historic Environment Good Practice Advice in Planning Note 1](#)

Published 25 March 2015

The Historic Environment in Local Plans

- [Historic Environment Good Practice Advice in Planning Note 2](#)

Published 27 March 2015

Managing Significance in Decision-Taking

Historic Environment Good Practice Advice in Planning Note 3

The Setting of Heritage Assets

Published 25 March 2015

Conservation Principles, Policies and Guidance, English Heritage, April 2008

<https://www.historicengland.org.uk/advice/hpg/historic-environment/devplan/>

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Working together to support sustainable development within the Borough of Barrow-in-Furness

