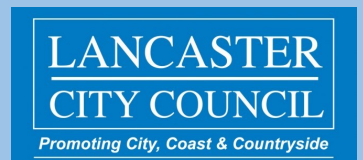




Arkholme

# Conservation Area Appraisal

Adopted January 2016



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# 1. Introduction

## 1.1 Conservation Areas

In 1967 the Civic Amenities Act introduced Conservation Areas to the UK. Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance'.

Lancaster City Council has 38 Conservation Areas, many of which have been designated for very different architectural and historic interests. For example, the city of Lancaster has an extraordinary collection of Georgian townhouses and shops, Victorian and Edwardian public buildings.

Morecambe has the novelty of the seaside resort architectural style; an eclectic mix of revival and art deco styles. Many rural conservation areas within the district are characterised by their vernacular building construction.



Fig. 1 View of Castle Hill in Lancaster, a collection of Georgian houses.

## 1.2 Purpose of a Conservation Area Appraisal

A Conservation Area Appraisal sets out how an area has evolved historically and highlights what are the key contributors to the architectural quality and character of the place. The appraisal will identify opportunities for beneficial change or the need for additional protection.

The purpose of this appraisal is to make sure Arkholme's historic contribution to the District's heritage is widely recognised as it crucially contributes to our sense of place and community. Building traditions and settlement patterns have developed uniquely to each area and it should be explicitly outlined why the area of Arkholme was designated as a conservation area in 1981 to better inform future decisions for change. This appraisal has been prepared by Lancaster City Council's conservation team during August 2015. It was taken to public consultation during November 2015 and was adopted in January 2016.



Fig. 2 Sketch of Chapel Cottages in Arkholme with a catslide roof on the outshut. The cottages have retained their architectural detailing, such as sash windows.

# 2. Planning Policy Context

## 2.1 Legal Requirements

The 1967 Civic Amenities Act introduced Conservation Areas. The legislation has since been consolidated by the 1990 Planning (Listed Buildings and Conservation Areas) Act. This Act outlines that every local planning authority has a duty to determine Conservation Areas.

## 2.2 National Guidance

The National Planning Policy Framework (NPPF) was adopted in 2012, which outlines the government's aims for sustainable development. In paragraph 127, it is outlined that local planning authorities should ensure that an area justifies the status of special architectural or historic interest. In addition, Historic England (2011) has published guidance on the production of conservation area appraisals, both of which inform this document.

## 2.3 Local Policies

Lancaster City Council developed a Development Management DPD which was adopted in 2014. The document provides a new planning framework for the area with a presumption in favour of sustainable development. The key policies which will inform this document include:

- **DM31:** Development affecting Conservation Areas
- **DM32:** The Setting of Designated Assets



Fig. 3 View along Morecambe seafront and the Winter Gardens.



Fig. 4 St John Baptist church is grade II\*. The building has parts which date back to the 15th century. A lot of the church was restored by local architects Austin and Paley in the late 19th century.



Fig. 5 Goss Lodge appears on the 1845 OS map as part of the land of Goss House. It has been converted to residential use, but like many other buildings in Arkholme it has retained its traditional barn door openings.

# 3. Arkholme's Conservation Area

## 3.1 Conservation Area Boundary



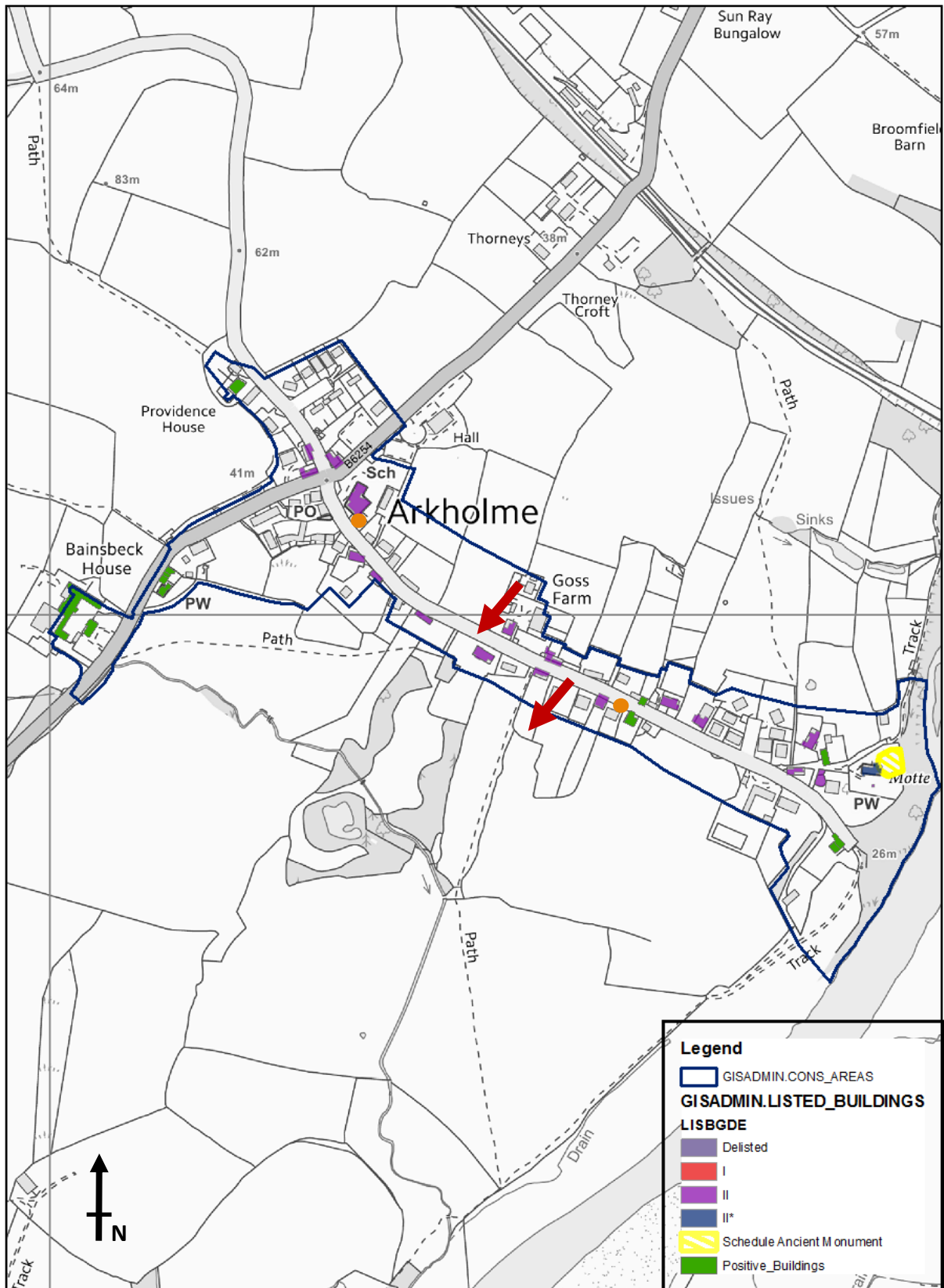
As seen in Fig. 8, the conservation area covers the whole of the village and some open spaces that contribute to the important rural setting.

The village is primarily located along the single street that runs up from the River Lune, with a scattering of development along the B6254 between Hornby and Kirkby Lonsdale. The conservation area encompasses this linear settlement.

**Fig. 6** View along Main Street. The village is characterised by its linear settlement plan form. Main Street is the historic core of Arkholme conservation area as many of the post-medieval buildings are situated along the street facing onto the main highway.



**Fig. 7** Goss House is a mid-18th century house, which has been traditionally rendered. The house shows influence of international styles of classical detailing above the doorway with a dentilled pediment. However, the prevalent vegetation growth on the building could threaten the integrity of the built structure as the roots can penetrate joints and cause displacement of the stone.



**Fig. 8** Map of Arkholme's Conservation Area Boundary, the map also highlights listed buildings and positive contributions within the boundary. Important viewpoints, as discussed in section 4.1, have been highlighted with red arrows. Areas with Tree Preservation Orders are identified with an orange circle and discussed in section 4.5.

## 3.2 Summary of Special Interest

Arkholme's conservation area encompasses the vast majority of the village due to its significant retention of its post-medieval development. The area has also retained an indication of its early historical settlement, which is visible in the scheduled monument, a motte, to the south east of the conservation area. Although primarily a rural residential area, many of the buildings have still preserved the evidence of their previous farming use in their names and construction. This cultural connection to past farming activities significantly links the village to the surrounding agricultural and rural setting, thus enhancing its historical character.



**Fig. 9** Architectural detailing associated with the previous agricultural use has been well maintained in Arkholme, as can be seen with the retention of the segmental arched barn door opening after the building was converted to residential use.

The vernacular constructed post-medieval buildings (dating from 17th to early 19th century) have created a distinctive aesthetic appearance as their construction responded to the local needs and availability of materials. What characterises Arkholme is the similar massing and scale of mainly two storey detached properties in a linear plan form, built with local materials such as sandstone and slate. This historic and vernacular character is also recognised in the Grade II listing of many of the cottages. In addition, public buildings developed at the heart of the village and their continued use has maintained the important sense of community.



**Fig. 10** Smithy Cottage is a pair of houses and former smithy from the early-19th century, which have been traditionally rendered to create a distinctive black and white appearance.



**Fig. 11** Modern bungalow in a non-traditional style in the foreground of a positive unlisted building within Arkholme.

Modern housing development demonstrates the 20th century popularisation of rural living. Some modern housing has responded to Arkholme's vernacular character with a complimentary and balanced use of traditional materials and massing with a contemporary plan form. There has, however, been some unsympathetic housing development that does not relate to the local geology the same way vernacular post-medieval buildings have. In some areas, the character has been somewhat eroded and the setting of heritage assets have been negatively impacted as a result. Nonetheless, some of this unsympathetic development has been mitigated by the use of trees and boundaries along the front of the properties.

The linear settlement plan of Arkholme has not been significantly altered since the survey of the 1845 OS map. It continues to crucially contribute to our understanding of the historic development of the local and national rural communities after the medieval period before industrialisation and globalisation dramatically altered the social and economic process of communities.



**Fig. 12** Traditional drystone boundary walls characterise the village of Arkholme, some with flat coping stones.



**Fig. 13** Luneside, previously known as Lune Cottage, is a traditionally rendered house with a datestone of 1714 above the door.



# 4. Assessment of Significance

## 4.1 Location and Setting

Arkholme is located in North East Lancashire, approximately ten miles from Lancaster. The village is situated in the Lune Valley, along the floodplain of the River Lune. Within the village, there is a gentle incline the further from the river. Due to the low rise development of buildings, glimpses of important views can still be attained. Along Main Street, the Gothic-style Grade II listed Storrs Hall can be identified by its embattled tower protruding along the south west horizon. Predominantly, the views are of rolling countryside and some distant views of fells which emphasises the secluded rural setting of the village.

Important vantage points include the incline near Goss Farm and along Main Street looking west. These have been identified on a townscape analysis map in Fig. 8.



Fig. 14 View from the incline near Goss Farm.



Fig. 15 View of the embattled tower of the Grade II listed Storrs Hall, facing west along Main Street.

## 4.2 Historic Development

There are records and physical evidence of Arkholme's post-conquest historic development. In the 11th century a cluster of motte and baileys were established along the Lune Valley, including Arkholme, to impose a new sense of order through the controlled movement along the river valley. The Lune Valley was a key frontier in William the Conqueror's 'Harrying of the North' campaign 1069 to 1070 against the Northern rebels in Lancashire, Yorkshire and Cumbria. In 1066, Arkholme was also recorded as six plough-lands as part of Earl Tostig's fee of Whittington manor. The township later became part of the Lordship of Hornby (Farrer and Brownbill 1914).



Fig. 16 OS map (1:10,000) of Arkholme in 1890, showing the linear settlement plan form and the development of the railway on the outskirts of the village.

In 1279 Geoffrey de Nevill obtained a charter for a market at Arkholme; demonstrating the continued population of the village (Farrer and Brownbill 1914). The existing Arkholme church has 15th century origins and has undergone many alterations between the 18th and 20th centuries. During this period, the village will have been characterised by agricultural activities. Farming started as an activity in the 'common fields', and during the medieval period piecemeal enclosure of those open fields began (Brunskill 1978). Although records are limited, the linear settlement plan of the village is likely to have been inherited from this period of enclosure.



**Fig. 17** The school and schoolmaster's house were built in the mid-19th century, it demonstrates the end of the vernacular building tradition as architecture began to be influenced national revival styles, as seen with the pointed arch detailing of the windows.

Architectural historians have theorised that a 'Great Rebuilding' occurred in England in the post-medieval period when yeoman farmers rebuilt houses and agricultural buildings in stone rather than timber. Many of Arkholme's buildings relate to this historic period. Buildings also developed to serve the community, such as the former smithy and reading rooms (which have been converted to new residential use) as well as the still used church, school and public house. It is also recorded that willow basket-making was an important domestic production in the village.

In 1867, the Furness and Midland Joint Railway opened connecting Wennington and Carnforth. However, massive railway economic restructuring occurred nationwide in the latter half of the 20th century, subsequently the 'Arkholme for Kirkby Lonsdale' station closed in 1960. Although not within the conservation area, it is important to note how the development of the railway has not significantly influenced the development of buildings near this transport link. Arkholme is also known as one of two 'Thankful Villages' in Lancashire, as it is a rare place that all the men sent to fight in the First World War between 1914 and 1918 returned to their homes with no fatalities.



**Fig. 18** Cort House dates from 1700, it has been traditionally constructed in sandstone rubble with a slate roof.

Arkholme has been affected by the general counter urbanisation trend that began and continued throughout the 20th century. Simultaneously, there has been great changes to the organisation and location of farming activities in England in the late-20th century. Consequently, there has been a change in the population demographics and the use of the buildings within Arkholme's conservation area.

### 4.3 Built Form and Architectural Quality

Arkholme's buildings are mainly characterised by their individuality and vernacular style of construction, which developed as a response to the local availability of materials before the growth in transport in the late-19th century. During the post-medieval period, a mixture of residential and farm buildings developed. Some buildings were constructed as a mixture of both, for example Brunt Hill House demonstrates the traditional 'laithe house' that housed people and animals in one building (although separated within the building).



**Fig. 19** Brunt hill House was built as a farm building (on the left) and a dwelling (on the right) under the same roof.



**Fig. 20** Mullioned windows have been well retained at Pool House and contribute to the historic legibility of the building.



**Fig. 21** Traditional construction and good retention of architectural detailing, such as sash windows at Caulking House.

The traditional post-medieval buildings are distinctively walled in sandstone random rubble, some left exposed whereas others are rendered. Vernacular masonry walling techniques have also been employed through the use of stone quoins. Predominantly, the buildings are roofed in diminishing courses of local grey slate, mostly gable ended with some outshut and catslide roofs.

The traditional character of the village is also emphasised by the related massing of the buildings, mostly built with two storeys, and the linear positioning along two principal streets. All of these features and characteristics emphasise that the buildings were designed for function rather than form. The conservation area is particularly rich in the number of mullioned windows, with some other buildings having the proportions of sash windows with stone surrounds. Many buildings are also surrounded by traditional drystone walling which enhances the uniqueness of the detached expression of the properties.

The church of St John the Baptist is situated at the south easterly edge of the conservation area boundary. It is Grade II\* listed building and significantly contributes to the historic importance of the area. Much of the church was restored by local architects, Austin and Paley in the 19th century, but the church still retains some parts which date back to the 15th century. It also relates to the vernacular expression of the village's built environment through the use of random sandstone rubble walling and stone slate roofing.

Towards the north of the conservation area, the Bay Horse Hotel and Smithy Cottage provide examples of the rendered building tradition which is emphasised by the black painted quoins and stone surrounds to the openings. On the opposite side of the road, a typical Victorian revival style school with pointed arch windows.

Some modern housing developments have responded to the local distinctiveness of construction using a similar massing and materials, with a contemporary plan form and arrangements. These modern buildings are evenly dispersed within the linear arrangement of the village. However, some modern housing has contrasted the character and developed unsympathetically in cul-de-sacs as they do not relate to the local geology or historic development of the village. Nonetheless, it is fortuitous the greenery and boundary walls which surrounds many of these properties minimises the extent of their negative impact on the historic character of the area.

Architectural detailing, which crucially contributes to the historic character of Arkholme, has generally been well-retained. A very small proportion of unlisted buildings within the conservation area have replaced traditional windows and doors for modern unsympathetic alternatives, such as PVCu.



**Fig. 22** Modern housing fronting the main highway which responds well to Arkholme's vernacular character.



**Fig. 23** Use of non-traditional materials, such as upvc, for windows and doors negatively impacts the character of Arkholme's conservation area.

Overall, the overriding impression of Arkholme is a historic farming and residential village due to the arrangement, plan form and materials used in the construction of buildings. The conservation area has a strong architectural quality due to the retention of many of its buildings and architectural detailing dating from the post-medieval period of vernacular construction. Some inappropriate alterations and modern developments have threatened this strong architectural quality and historic character, however the impact on the significance of the conservation area has not been detrimental and the area still retains much of the quality for which it was designated. The built form and architectural quality of the village continues to contribute to a local 'sense of place' and national heritage.



**Fig. 24** Church House and The Loft, previously known as 'The Nook' on 1845 OS map, constructed in rubble sandstone.

## 4.4 Archaeological Interest

Within the conservation area there is a scheduled monument of Chapel Hill motte, which was a medieval fortification introduced into Britain by the Normans after the conquest in the 11th century. This provides evidence that the village was occupied during this period and therefore has some archaeological potential, particularly to the east of the village, surrounding the Motte castle.

This was part of a network of motte and baileys along the Lune valley and it is suggested that Arkholme's motte is the best preserved example out of this network. This motte and bailey was twinned with the motte and bailey at Melling on the other side of the River Lune. The bailey, however, has been significantly disturbed by burials and activities within the churchyard.

The area surrounding the monument has become very enclosed with the development of the church and the boundary of the churchyard. Consequently, this area has limited potential as a resource for future archaeological research or interpretation of the site.



Fig. 25 Capel Hill motte is situated within the grounds of St John Baptist church.

## 4.5 Open Spaces, Parks, Gardens and Trees

Within the conservation area boundary, there are limited formal open spaces due to the historic linear settlement plan form of the village's buildings. Open spaces have been restricted to private gardens, usually at the rear of properties, and also farmland near Goss Park and behind Herb gardens. The surrounding views of agricultural land has significantly retained the rural character of the village.

At the intersection between the two main roads, a small patch of open space is being utilised to offer community news. The lack of public space is likely to be enhanced by the recently constructed Village Hall

outside the conservation area, which has been designed to respect the massing and local built character. The tarmacked playground for the school detracts from the village's character as it resides in an exposed location along the highway.

There are five Tree Preservation Orders within the conservation area, which can be identified in Fig. 8. Mature trees contribute to the setting of the conservation area and anyone proposing to cut down or carry out work to a tree within a Conservation Area is required to give the Local Planning Authority six weeks prior notice.



Fig. 26 Open spaces in the public realm are limited within the conservation area. There is an area of open space at the junction of Main Street with street furniture such as a bench, signpost and community noticeboard.

## 4.6 Positive Contributions

There are many listed buildings and structures within Arkholme's conservation area, as well as a scheduled ancient monument. In addition to these designated heritage assets, there are some non-designated heritage assets which add to the character of the conservation area and local identity of the district. Non-designated heritage assets that contribute to the significance of the conservation area are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF). It is important to clearly identify these buildings as proposals for their demolition normally constitute substantial harm to the conservation area, which will require strong justification. There is a presumption in favour of the conservation of unlisted buildings that contribute to the character of the conservation area.



**Fig. 27** The Nook along Main Street is a symmetrical house with sash windows and stone surrounds. It contributes positively to the vernacular expression of Arkholme's conservation area.

The following structures and buildings have been identified on Fig. 8 as significant unlisted buildings that make a positive contribution to the historic legibility of Arkholme's conservation area:

- Bainsbeck Farm
- Methodist Church
- Chapel Cottages
- Providence House
- The Nook
- The Vicarage
- The Loft



**Fig. 28** The Methodist Church (on the right) shows Gothic-revival detailing in the pointed arched windows and doors. The Chapel Cottages (on the left) are constructed more traditionally with an arched window on the gable end.

## 5. Summary of Condition

In general, Arkholme's conservation area is in a good condition. As demonstrated by the conversion and reuse of previous farm buildings, the village has adapted well to the social and economic changes of the 20th century. This has contributed positively to the continued economic vitality and historic architectural character of the area. Due to this strength, the village will likely continue to offer an attractive place to live which has been highlighted by the growth in housing developments.



**Fig. 29** Cawood House contributes to the strong architectural quality of Arkholme through its retention of traditional windows and slates.



**Fig. 30** Caulking House retains the traditional 6-over-6 sash window fenestration.



**Fig. 31** Some traditional sliding sash windows have been replaced with unsympathetic modern mock-sash casement opening windows.

The buildings have been well maintained due to their continued occupancy and none of the designated or undesignated heritage assets are 'at risk' from deterioration. Traditional architectural features, such as doors, windows and roof coverings, have generally been well retained. Even so, there has still been some loss to the original historic fabric of a select few buildings that endanger the area's special architectural interest, such as the replacement of traditional windows with modern unsympathetic alternatives. To ensure that the area remains in a good condition and is enhanced, owners and developers should be made aware of conservation issues such as appropriate repairs, alterations and the importance of a heritage asset's setting.



**Fig. 32** Some modern housing within the conservation area do not respond to Arkholme's distinctive vernacular construction.

Some insensitive housing developments which are uniform in their construction and disconnected from the local built tradition threaten to undermine the historic character and uniqueness to which the area was designated for. Continued unsympathetic developments will erode the architectural and historic interest. It should, therefore, be thoroughly understood how the village has developed historically and how the buildings were formed to best inform a sympathetic development design which preserves and enhances the architectural quality and individuality of Arkholme.



**Fig. 33** Meadowlands and Rose Cottage have strong aesthetic and historic heritage value.



**Fig. 34** Agricultural use is still prevalent in the legibility of Arkholme's buildings.

In summary, the conservation area is in a relatively stable condition as it has maintained much of its distinctive local architectural detailing, built form and character. The significance of Arkholme's conservation area relates to its strong retention of three main heritage values: evidential, historical and aesthetic (Historic England 2008). The collection of post-medieval buildings yield evidence about past human activity and the development of the area as an agricultural village. For example, the retention of barn door openings and the situation of buildings along a linear settlement plan form. This can also help illustrate how past people lived and worked within the area and contribute to the understanding of the village's historic development. One of the greatest heritage values of the area is the aesthetic value of the collection of buildings because the predominantly vernacular expression continues to define the local 'sense of place'.



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## Listed Buildings and Structures:

- Smithy Cottage - Grade II
- Bay Horse Hotel - Grade II
- Arkholme CofE Primary School - Grade II
- Caulking House - Grade II
- Undercroft - Grade II
- Willow Cottage - Grade II
- Pool House - Grade II
- Arkholme Parish Church - Grade II\*
- Greenbank Cottage - Grade II
- Glen Cross - Grade II
- Brunt Hill House - Grade II
- Cort House - Grade II
- Cawood House - Grade II
- Chapel House - Grade II
- Cross House - Grade II
- Village Pound - Grade II
- Cross Base - Grade
- Reading Room Cottage - Grade II
- Chapel Hill Motte - Scheduled Monument

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# Glossary

**Conservation Area:** is a designated area of architectural and historic interest.

**Designated Asset:** is a heritage assets that has been recognised nationally or internationally. It can include a listed building, conservation area, ancient scheduled monument or World Heritage Site.

**Diminishing Courses:** layers or rows of slates of the same length in each course, but diminish in height with each course from the eaves.

**Heritage Asset:** includes designated and non-designated assets, it can be a building, site or structure that contributes positively to the local and/or national historic identity

**Listed Building:** is a designated asset. It is protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act

**Mullioned Windows:** a vertical stone post between the lights of the windows.

**Non-designated Asset:** is a building or structure that does not meet the national criteria, but may express local historic or architectural interest.

**Quoins:** large stones coursed at the corner of a building, usually laid in alternate header and stretcher courses

**Random Rubble:** is the walling construction technique of using rough irregular shapes of stones

**Rendered:** is the external finish on a stone wall. Common renders can include plaster, pebble-dash and stucco.

**Vernacular:** is the traditional building technique that was related to the availability of local materials. Unlike buildings that have been designed by an architect, vernacular buildings are usually built for their function rather than their form.

# Appendices

## Appendix 1 - Listed Building Descriptions

### **Smithy Cottage – Grade II**

Pair of houses and smithy, c.1817. Slobbered rubble with slate roof. 2 storeys. House windows and doors have plain stone surrounds. Smithy Cottage, at the left, has a ground-floor window with glazing bars, one pane opening. On the 1st floor are 2 windows, with 6-pane and 4-pane sashes. Door at right. Left-hand gable chimney. The Forge is of one bay having windows with small panes, some opening as casements. Door at left. At the right is a 1st floor door, reached by a flight of external stone steps against the projecting wall of the smithy. Chimneys at left, and at right in wall of smithy. The smithy has a wide opening at the left, with curved timber lintel, the area inside being open to the street. Above is a blocked opening with timber lintel. To the right are a door and a window, both with plain reveals, the window with an external wooden shutter. Chippindall, W.H. 'The History of the Township of Arkholme', Chetham Soc. N.S. 90, p.46.

### **Bay Horse Hotel – Grade II**

Public house, c.1800. Rendered rubble with slate roof. 2 storeys, 2 bays, with chamfered quoins. Windows have plain stone surrounds and are modern except for the right-hand one on the ground floor, which is sashed. Door, between bays, has plain stone surround under gabled stone porch. End chimneys.

### **Arkholme CofE Primary School – Grade II**

GV II School and schoolmaster's house, 1867. Snecked sandstone rubble with slate roof. One storey with attic. At the right is a projecting gabled wing with a porch to its left under catslide roof of lightly shallower pitch. The wing has triple stepped chamfered lancet windows with glazing bars. The porch has a chamfered doorway with pointed arch. At the left of the facade, under a gable, are triple lancet windows-similar to those to the wing. To the right is a window of 2 similar lights. Above is a timber attic dormer, with a 2nd dormer further right above the porch. Between the dormers is a chimney projecting forwards from the wall, tapering to an octagonal cap. At eaves level is a plaque inscribed: 'Erected to the memory of the Rev. Robert Cort...MDCCCLXVII.' Projecting forwards at the right of the building is the house, of 2 storeys and one bay under a gable. The windows have chamfered mullions, of 3 lights on the ground floor and 2 lights above. The doorway is in the left-hand return wall, under an open timber porch. Chimney on ridge in line with doorway.

### **Caulkin House – Grade II**

House, early C19th. Sandstone rubble with stone slate roof. 2 storeys, 2 bays. Windows sashed with glazing bars and plain stone surrounds. Door, between bays, has plain stone surround. Gables have chimneys and copings with kneelers. Adjoining at the left is a lower part now used partly as a garage and having a slate roof. It has 2 wide entrances with segmental arches, the right-hand one blocked and containing a window which is a recent insertion. The left-hand entrance cuts across an earlier blocked window. The 2 1st floor windows have plain stone surrounds, and splayed mullions which are a modern restoration. Left-hand gable chimney.

### **Undercroft – Grade II**

House, early-to-mid C19th. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows sashed with glazing bars and plain stone surrounds. Door, between bays, has plain stone surround. At the left the facade is blank, with a blocked ground-floor doorway. Chimneys on gables and to left of left-hand bay. Listed for group value only.

### **Willow Cottage – Grade II**

House, 1693. Slobbered rubble with slate roof. A symmetrical composition of 2 storeys and 4 bays. Windows rebated and chamfered with mullions, of 3 lights except for those to the outer bays which are of one light, and the 1st floor one of the central bay, which is of 2 lights. The ground-floor windows on each side of the door each have one of their 3 lights blocked. Drip course over ground floor. The door has a moulded surround and a lintel inscribed: 'RL [Robert Lawson] 1693 PL [Peter Lawson]'. Gable chimneys. Inside there is said to be a shouldered fireplace of C18th type, and a spice cupboard inscribed: '1695 PLI'.

### **Luneside – Grade II**

House, 1714. Slobbered rubble with slate roof. 2 storeys, 3 bays. Windows rebated and chamfered with mullions, of 4 lights in the left-hand bay and 3 in the right. The central 1st floor window is a 2-light modern copy in timber. The door, in the central bay, has a cyma-moulded surround with a battlemented lintel inscribed 'RGA 1714'. Gable chimneys.

### **Pool House – Grade II**

House, 1674, with C19th alterations and extensions in keeping. Sandstone rubble with slate roof. 2 storeys. Windows rebated and chamfered with mullions and with drip courses over each storey. On the 1st floor of the original part of the house are 3 of 2 lights, with one of 3 lights at the left. On the ground floor are 2 of 2 lights, with a 2-light flush chamfered mullioned window, probably C19th, at the left. To its left a fire window has been removed. There is other evidence of rebuilding which suggests that the fenestration may have been re-arranged. To the right of the left-hand window is a door with architrave and a lintel carved with rosettes, antlers, and 'ICE [John and Esther Cort] 1674'. The lintel may have been partly re-cut. Between the 2 other windows on the ground floor is a door with plain reveals. At the left is a 2-bay extension which has 2-light windows on the 1st floor similar to those to the main house and 2-light flush chamfered mullioned windows on the ground floor. Between bays is a door with plain reveals. Above is a plaque inscribed: 'FPP 1860.' Chimneys on gables, the right-hand one with projecting stack, between main house and extension, and to right of main house door. All have diagonally-set square caps. The left-hand return wall has a wide coach house entrance with segmental arch. Interior has a shouldered fireplace of C18th type, a firehood bressumer, spice cupboard, and a stair in the rear wing with turned balusters.

### **Goss House – Grade II**

House, 1752 with C17th remains. Slobbered rubble with slate roof. A symmetrical composition of 2 storeys and 3 bays with a drip course interrupted by the doorway. Windows have architraves and flat-faced mullions, and are of 3 lights except for the central one on the 1st floor which is of 2 lights. The doorway has an eared architrave with a keystone carved with a mask within a shell, a pulvinated frieze, and '1752 J.Cort' inscribed within a dentilled pediment. Shaped stone gutter brackets, and gable chimneys. Interior has chamfered main ceiling joists and a dog-leg stair with closed string, turned balusters, and ramped and wreathed handrail.

### **Greenbank Cottage – Grade II**

House, late C17th, altered. Slobbered rubble with slate roof. 2 storeys, 3 bays. Windows sashed with glazing bars with some remains of rebated and chamfered surrounds. Drip course rises over doorway in central bay which has a chamfered surround with battlemented lintel and is approached by external steps. End chimneys. Right-hand gable coping has kneeler cut for a roof of steeper pitch. Under the chimney on the right-hand gable is a blocked 2-light chamfered attic window. Interior has some exposed main ceiling joists, one in the left-hand room possibly a firehood bressumer. The present shouldered stone fireplace is of C18th type.

### **Rose Cottage and Glen Cross – Grade II**

GV II House, 1690, altered 1868. Glen Cross probably a C19th addition. Slobbered rubble with slate roof. 2 storeys. Rose cottage of 3 bays having 6-pane sash windows, except for the left-hand one on the ground floor which has 4 panes. Windows have plain stone surrounds on the ground floor and rebated and chamfered surrounds on the 1st floor. Door, in central bay, has a chamfered surround with battlemented lintel and a hood with head stops. The lintel is inscribed: 'REP 1868 IBI 1690'. End chimneys. Glen Cross, at the right, is of one bay having sashed windows with plain reveals. The door, at the left, also has plain reveals. Right-hand gable chimney.

### **Cawood House – Grade II**

House, 1748. Sandstone rubble with slate roof. 2 storeys with attic, 2 bays. Windows, of 3 lights, have mullions with slight chamfer. The door, between bays, has a cyma-moulded surround with a lintel inscribed: 'ISE 1748'. Above is a hood of 2 pitched stone flags. The left-hand gable has a coping with footstone. End chimneys. At the right is a gabled bay with mullioned windows: this is an early C20th conversion in keeping. Inside, the right-hand room has a moulded shouldered fireplace. - The oak stair has a closed string, a moulded handrail, and turned balusters of C18th type. It has been reconstructed in the C20th.

### **Chapel House – Grade II**

House, probably mid C19th with C18th remains. Sandstone rubble with slate roof. 2 storeys. South facade has 2 bays having tall sashed windows with glazing bars and plain stone surrounds. To their right on the 1st floor, at a slightly lower level, is a similar window lighting a stair. Below on the ground floor is a door with plain stone surround. At the right is a further bay which is probably an early C20th conversion. On the 1st floor is a tripartite sashed window with glazing bars and plain stone surround with flat-faced mullions. On the ground floor is a similar opening with French windows. Gables have copings with kneelers. Left-hand gable chimney. At the rear is a wing probably of C18th date. On the 1st floor it has 3 sashed windows with plain stone surrounds and no glazing bars. To the right of the porch on the ground floor are 2 windows with plain reveals. To the left is a 3-light flush chamfered mullioned window of mid C18th type. The single-storey gabled porch has a cyma-moulded coping with kneelers.

### **Cross House – Grade II**

House, 1772. Pebbledashed rubble with slate roof. 2 storeys, 2 bays. Windows sashed with plain stone surrounds. Door, between bays, has plain stone surround. Above is a plaque inscribed: 'TSS 1772'. Gable chimneys.

### **Arkholme Parish Church – Grade II\***

Church, late Perpendicular, extensively restored in 1897 by Austin and Paley. Sandstone rubble with stone slate roof. Comprises a nave with south aisle, a chancel under a continuous roof, a vestry, and a south porch. The west wall has a 3-light window with Perpendicular tracery under a pointed head. To the right is a buttress with offsets. The west window of the aisle is of one trefoiled light. At the apex of the gable is an ashlar bellcote topped by a cyma-moulded open segmental pediment. This probably dates from the 1788 reconstruction, when the church was given round-headed windows with plain stone surrounds, removed by Austin and Paley. The north nave wall is of bays having cross windows with trefoiled upper lights. The south aisle wall has 4 2-light windows with flat heads and trefoiled lights, the 2 right-hand windows adjacent. The porch is buttressed and has a coping with kneelers and a moulded doorway with pointed head and hood. In the east wall of the aisle is a window of 2 hollow-chamfered round-headed lights. The east window is of 4 trefoiled lights under a pointed head with Perpendicular tracery. The hood mould is re-used and has worn head stops. Both gables have copings with kneelers, the eastern one also with a finial. Interior has 4-bay arcade of round arches of 2 chamfered orders and octagonal piers with capitals. Some masons' marks are visible on the arches. The eastern capital has some rough carving, including a dog chasing a hare and a slung horn. The roof has queen-post trusses and wind-braced purlins. The eastern end of the church was rebuilt during the restoration and contains twin sedilia and a piscina.

### **Cross Base, South of St John the Baptist Church – Grade II**

Cross base, medieval. An irregular sandstone boulder with roughly-dressed sides, with a square socket for a shaft.

### **Chapel Hill Motte – Scheduled Ancient Monument**

The monument at Arkholme comprises a truncated cone, the remnants of a medieval motte castle, situated on a commanding position dominating a slight bend in the River Lune overlooking an old river crossing. The motte lies in Arkholme churchyard immediately NE of the church, the vestry of which overlies the monument slightly on its SW. The bailey, which was originally attached to the motte, is now very indistinct as it has been considerably disturbed by burials and activities both within and beyond the churchyard. Because of the damaged state of this bailey it is not included in this Scheduling. The churchyard wall runs around the motte on the NW, N and E sides and acts as a retaining wall. This wall is excluded from the scheduling as is the corner of the vestry where it overlies the monument. The ground beneath the churchyard wall and the corner of the vestry, however, is included.

### **Cort House – Grade II**

House, 1700, altered. Slobbered rubble with slate roof. 2 storeys, 3 bays. Windows modern with plain stone surrounds. Left-hand ground-floor window of 3 lights with flat-faced mullions. Door, in central bay, has cyma-moulded surround with lintel inscribed: 'RCI [Richard and Jane Cort] 1700'. Above, a sandstone flag forms a hood. The stonework shows traces of a drip course which has been removed and of blocked mullioned windows. Gable chimneys. Inside, the left-hand room has a firehood bressumer with a blocked mortise for a heck post. In the gable wall is a spice cupboard with panelled door. The present fireplace is C18th and shouldered, with a moulded cornice mantel and fielded panels on the lintel. In the loft two elaborately shaped and moulded king-post trusses of re-used cruck timber are visible. One rises from a tie beam and has raking queen struts; the other rises from a collar. Both have empty mortises for braces to the ridge.

### **Brunt Hill House – Grade II**

House, probably mid C19th. Pebbledashed rubble with slate roof. 2 storeys. Main house of 2 bays having sashed windows with glazing bars and chamfered stone surrounds. Door, between bays, has chamfered stone surround and timber doorcase with flat hood on shaped brackets. At the left is a further bay having a modern garage door on the ground floor and sashed window with glazing bars and plain reveals above.

### **Village Pound – Grade II**

Pound, age uncertain. Sandstone rubble and river cobbles. Divided into 2 compartments, each an irregular quadrilateral on plan with walls about 1½ metres high, mostly topped by flagstone coping. On the west side there is an entrance into each compartment, the southern one with a lintel. The jambs of the northern entrance are carried upwards as rubble piers.

### **Reading Room Cottage – Grade II**

House, mid C18th, altered. Slobbered rubble with slate roof. 2 storeys, 2 bays. Windows have plain stone surrounds. Door, between bays, has plain stone surround and is approached by external steps. Above the doorway, below the level of the present 1st floor windows, the outline of a blocked 3-light window with flat-faced mullions is visible. This, together with the kneeler of the left-hand gable coping which is cut for a steeper roof pitch, suggests that the house was originally thatched and that the eaves have been raised. Adjoins Green Bank Cottage (q.v.) whose eaves were raised at the same time. Listed for group value only.