

Appendix 7.C

Moorside Draft Townscape Characterisation Study

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1. Introduction

1.1 Purpose of the study

1.1.1 The purpose of this Report (the *Moorside Townscape Characterisation Study*) is to classify and map the townscape character at a local scale, where this occurs within and up to a 1 km offset from the site boundary (Local Study Area) of each of the proposed Accommodation Sites at Corkickle, Mirehouse and Egremont. It also includes consideration of townscape character within the Moorside Site Local Study Area, in particular at Beckermet given its proximity to the Moorside Site. This Report forms part of a suite of baseline documents recording local character as follows:

- *Draft Moorside Landscape Characterisation Study*, Amec Foster Wheeler, 2016;
- *Draft Moorside Townscape Characterisation Study*, Amec Foster Wheeler, 2016 (this Report); and
- *Moorside Seascape Characterisation Study*, Amec Foster Wheeler, 2016.

1.1.2 Apart from the townscape character assessment undertaken for Whitehaven town centre (*Whitehaven Town Centre and High Street Conservation Areas Character Appraisal*, Copeland Borough Council, 2009) there are no other available townscape character assessment covering the Local Study Areas for each of the proposed Accommodation Sites. This Report explains the methodology for the Townscape Characterisation Study of the urban areas/areas of townscape identified within the Local Study Areas for each of the proposed Sites.

1.2 Consultation

1.2.1 This Report has been prepared as a direct response to comments received in response to the Scoping Report that the impact of the proposed Accommodation Site developments on the surrounding townscape needs to form part of a wider Landscape and Visual Impact Assessment (LVIA).

1.3 Townscape Terminology

1.3.1 The European Landscape Convention (Council of Europe, 2000) definition of landscape confirms that it includes the landscapes of villages, towns and cities, i.e. townscapes. Townscape is defined in the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA 3) (Landscape Institute and Institute of Environmental Management and Assessment, 2013) paragraph 2.7 as “areas where the built environment is dominant”. It continues “*townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces*”.

1.4 Landscape Context

- 1.4.1 The landscape character of Cumbria has been classified, mapped and recorded at a national, regional level by Natural England and at a county level in the following documents:
- *Cumbria Landscape Character Guidance and Toolkit*, Cumbria County Council (2011); and
 - *Lake District National Park Landscape Character Assessment and Guidelines*, Lake District National Park Authority (2009).
- 1.4.2 The background landscape character context for these areas is illustrated in the following figures:
- Figure 1: National Character Areas;
 - Figure 2: Regional Landscape Character Areas; and
 - Figure 3: County Landscape Character Types.
- 1.4.3 The above figures indicate that even at a county level, the recorded landscape and urban character units are fairly broad and extensive and do not reflect local variations in landscape or townscape at a localised level, suitable for the detailed landscape assessment of the three Accommodation Sites and Moorside Site. It is therefore necessary to gain a more detailed understanding of townscape character. This Townscape Characterisation Study classifies the townscape at a local level, within the Local Study Areas, identifying unique Townscape Character Areas (TCAs) which are particular to that place. These TCAs are shown in **Figures 4 to 7** for the three Accommodation Sites (Corkickle Site, Mirehouse Site and Egremont Site) and Moorside Site.

2. Methodology

2.1 Overview

- 2.1.1 The methodology used to define the baseline townscape character has been derived from a number of sources including the following:
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (GLVIA 3) published in 2013 by the Landscape Institute and Institute of Environmental Management and Assessment; and
 - *An Approach to Landscape Character Assessment*, published in 2014 by Natural England.
- 2.1.2 Reference has also been made to commonly used townscape characterisation criteria/aspects of development form including those set out in:
- *By Design - Urban design in the planning system: towards better practice*, published by DETR and CABI in 2000; and
 - *The Urban Design Compendium*, published by English Partnerships and the Housing Corporation in 2007.
- 2.1.3 The TCAs have been identified through a process of desk top study and observations made in the field by chartered landscape architects and other landscape architect professionals. Having defined the purpose and scope of the characterisation, the study was undertaken in three stages: desk study; field survey; and finally the classification and description of TCAs occurring within each of the Local Study Areas.

Local Study Area

- 2.1.4 The Local Study Area is defined as all land within and up to a 1 km offset from the site boundaries of the Moorside Site and Accommodation Sites. TCAs have been defined within this Local Study Area concentrating on those areas most likely to experience direct or indirect effects as a result of the proposed developments. As such there are pockets of land around the periphery of the Local Study Areas which have not been classified as a TCA with field survey work confirming no intervisibility with the Sites as a result of intervening topography, built form or vegetation.

2.2 Data collection methodology

- 2.2.1 The baseline townscape character survey for each of the Local Study Areas employed a combination of desk based assessment and field surveys using proformas (Townscape Character Indicator Sheets). The data collection methodology is described further as follows.

Desk based assessment

- 2.2.2 Desk study work involved the collection and review of relevant background information e.g. a review of historic mapping, heritage environment assets (i.e. Scheduled Monuments, Listed Buildings, Conservation Areas, etc.), designations (relating to landscape, ecology and open space), Ordnance Survey mapping, Google Earth Pro and aerial photography. This enabled the identification of draft areas of common character, the mapping of local townscape character areas and the preparation of descriptions.
- 2.2.3 The *Whitehaven Town Centre and High Street Conservation Areas Character Appraisal* has a limited geographical relationship with the Corkickle Site in Whitehaven and reference has been made to the appraisal where small areas of overlap occur.

Field survey

- 2.2.4 Field surveys involved extensive visits to each of the Sites and their immediate surroundings by foot and car. Data collected in the field was used to test and refine draft character areas and draft descriptions. Field surveys were essential to capture aesthetic, perceptual and experiential qualities of the townscape; notably the key views and visual character and perceptual qualities such as tranquillity or 'vibrancy'. The field survey notes were recorded with the support of proformas (Townscape Character Indicator Sheets). Surveys were undertaken in July 2015, October 2015 and December 2015.

Field survey site photography

- 2.2.5 Site photography was recorded via a digital SRL camera with a focal length equivalent to a 50mm focal length on a 35mm film format SLR camera and digitally filed. They include a series of panoramic and single frame photographs taken to act as 'aide memoires'.

2.3 Classification and description

- 2.3.1 The outputs of this process were finalised by classifying, mapping and describing the draft TCAs as set out in this study.
- 2.3.2 A consistent analysis of the indicators of character is essential in order that areas are classified/assessed under the same criteria. This also provides a framework for the avoidance of general description which is not analytical. Character indicators for landscape are different to those for townscape. The following character indicators form the basis for the analysis of local townscape character. These accord with GLVIA 3 and commonly used townscape characterisation criteria/aspects of development form including those set out in '*By Design - Urban design in the planning system: towards better practice*' and the '*Urban Design Compendium*'.
- 2.3.3 Character indicators include:
- context or setting;

- topography;
- land use;
- layout and scale of buildings, density of development and building types (including building line, materials and finish). The grain of built form and its relationship to historic patterns where relevant;
- designations including heritage, landscape and biodiversity;
- contribution to the landscape of water bodies and water courses;
- nature and location of vegetation and relationship to the buildings and streets;
- types of open space and character and quality of the public realm;
- access and connectivity including streets, footways and pavements;
- landmarks and distinctive features;
- visual character and views; and
- other perceptual characteristics. These may include positive perceptions relating to public amenity, legibility, sense of place, safety, peace and quiet or alternatively areas that provide excitement, vibrancy, interest and enjoyment. Or negative perceptions of public safety, legibility, disquiet, abandonment, litter, vandalism, noise and odours.

Data Presentation

- 2.3.4 The information gathered from the desk based and field survey analysis, including the completed proformas and site photography, has been combined to define and classify TCAs within the Local Study Areas around each of the Accommodation Sites as well as any which have been identified as being pertinent to the Moorside Site.
- 2.3.5 Each of the TCAs are classified and described in Section 4 with a list of key characteristics (provided in bulleted format) as follows:
- topography;
 - land uses;
 - layout and scale of building, density of development and building types (including building line, materials and finish);
 - trees and vegetation;
 - open space and public realm;
 - access and connectivity;
 - views and visual character; and
 - other notable perceptual characteristics.

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- 2.3.6 The TCAs are illustrated in **Figures 4 to 7**. Separate baseline studies have been undertaken to obtain a deeper understanding of local landscape character within the areas adjoining each town and site. These findings are set out within the separate *Moorside Landscape Characterisation Study* (Amec Foster Wheeler, 2016).
- 2.3.7 Detailed information collated through desk and field work relating to the character indicators is provided for reference purposes within **Appendices A (Whitehaven) and B (Egremont)**.

3. Townscape character analysis

3.1 Hierarchy of landscape, townscape and seascape character

3.1.1 A summary of the local landscape and townscape character is mapped in **Figures 4 to 7** and listed in **Table 3.1**, which describes the hierarchy of the various character units.

Table 3.1 Hierarchy of Landscape Character Units

| National: Character Areas | County Landscape Character: | | | Local: Landscape Character Areas (LCAs) Townscape Character Areas (TCAs) Seascape Character Areas (SCAs) |
|--|-----------------------------|----------------------------|------|---|
| | Cumbria | | LDNP | |
| | Types | Sub-Type | ADCs | |
| Moorside Site: Hierarchy of Landscape Character Units | | | | |
| West Cumbrian Coastal Plain | 1: Bays and Estuaries | 1a: Intertidal Flats | - | <u>Seascape Character Areas</u> 2b: St Bees to Braystones Beach 2c: Braystones Beach 2d: Sellafield Beach |
| | 4: Coastal Sandstone | No Sub- Type | - | <u>Landscape Character Areas</u> CS.1: Coastal Sandstone Ehen Floodplain CS.2: Undulating Low Plateau CS.3: River Ehen Valley Thornhill to Braystones |
| | 5: Lowland | 5b: Low Farmland | - | <u>Landscape Character Areas</u> LF.1: Lowland Undulating Farmland LF.2: Lowland Sellafield Periphery Remnant Farmland LF.3: Lowland Carr LF4: Sellafield Complex LF.5: Calder Valley Woodland and Parkland LF.6: Lowland A595 Corridor LF.7: Copeland Foothills Fringe LF8: Hillside Farmland LF.9: Urban Fringe LF.10: River Ehen Valley Egremont-Thornhill LF.11: Rising Upper Farmland <u>Townscape Character Areas</u> D) Thornhill Beckermet |
| Cumbria High Fells | 5: Lowland | 5b: Low Farmland | - | <u>Landscape Character Areas</u> LF.1: Lowland Undulating Farmland LF.5: Calder Valley Woodland and Parkland LF.7: Copeland Foothills Fringe |

| National: Character Areas | County Landscape Character: | | | Local: Landscape Character Areas (LCAs) Townscape Character Areas (TCAs) Seascape Character Areas (SCAs) |
|---|-----------------------------|----------------------|-------------------|--|
| | Cumbria | | LDNP | |
| | Types | Sub-Type | ADCs | |
| | 11: Upland Fringes | 11a: Foothills | - | <u>Landscape Character Areas</u> LF.5: Calder Valley Woodland and Parkland LF.7: Copeland Foothills Fringe |
| | - | - | 36: Calder Valley | <u>Landscape Character Areas</u> LF.1: Lowland Undulating Farmland LF.5: Calder Valley Woodland and Parkland |
| Mirehouse Site: Hierarchy of Landscape Character Units | | | | |
| West Cumbria Coastal Plain | 4: Coastal Sandstone | No Sub-Type | = | <u>Landscape Character Areas</u> CS.4: Pow Beck Valley Corridor CS.5: Rural Plateau Farmland CS.6: Lowland Farmland CS.7: Eastern Valley Sides Farmland CS.8: Western Valley Sides Farmland CS.9: Mirehouse Urban Fringe |
| | 5: Lowland | 5d: Urban Fringe | = | <u>Landscape Character Areas</u> UF.1: Woodhouse Urban Fringe UF.2: Homewood Urban Fringe UF.3: West Lakes and Galemire Urban Fringe |
| | Urban | No Sub-Type | = | <u>Townscape Character Areas (Whitehaven)</u> A) Pow Beck Valley Bottom C) Kells and Mirehouse Green Valley Sides D) Kells Residential F) Corkickle Eastern Valley Sides G) Hensingham Post War Residential (North and South) H) Hensingham Village I) Mirehouse J) Homewood Mixed Use |
| Egremont Site: Hierarchy of Landscape Character Units | | | | |
| West Cumbria Coastal Plain | 4: Coastal Sandstone | No Sub-Type | = | <u>Landscape Character Areas</u> CS.2: Undulating Low Plateau CS.3: River Ehen Valley Thornhill to Braystones |
| | 5: Lowland | 5a: Ridge and Valley | = | <u>Landscape Character Areas</u> LF.12: Rolling Farmland |
| | 5: Lowland | 5b: Low Farmland | = | <u>Landscape Character Areas</u> LF.1: Lowland Undulating Farmland LF.6: Lowland A595 Corridor LF.8: Hillside Farmland LF.9: Urban Fringe LF.10: River Ehen Valley Thornhill to Braystones |

| National: Character Areas | County Landscape Character: | | | Local: Landscape Character Areas (LCAs) Townscape Character Areas (TCAs) Seascape Character Areas (SCAs) |
|--|-----------------------------|-------------|------|--|
| | Cumbria | | LDNP | |
| | Types | Sub-Type | ADCs | |
| | | | | LF.11: Rising Upper Farmland LF.12: Rolling Farmland <u>Townscape Character Areas (Egremont)</u> D) Thornhill |
| | Urban | No Sub-Type | = | <u>Townscape Character Areas (Egremont)</u> A) Bridge End/River Ehen Residential B) Bridge End Industrial C) Queens Drive Residential |
| Corkickle Site: Hierarchy of Landscape Character Units | | | | |
| West Cumbria Coastal Plain | Urban | No Sub-Type | = | <u>Townscape Character Areas (Whitehaven)</u> A) Pow Beck Valley Bottom B) The Bridges Commercial and Retail C) Kells and Mirehouse Green Valley Sides D) Kells Residential E) Castle Park F) Corkickle Eastern Valley Sides G) Hensingham Post War Residential (North and South) H) Hensingham Village I) Mirehouse J) Homewood Mixed Use |

4. Classification and description

4.1 Overview

- 4.1.1 The descriptions of the Townscape Character Areas (TCAs) which have been defined by this Townscape Characterisation Study are set out below. Their geographic location and extent is shown in **Figures 4 and 5** for Whitehaven (and in relation to the Corkickle Site and Mirehouse Site), **Figure 6** for the Egremont Site and **Figure 7** in relation to the Moorside Site.
- 4.1.2 The TCAs have been divided into the two towns within which they fall as follows:
- Whitehaven TCAs; and
 - Egremont TCAs (including Thornhill).
- 4.1.3 A separate stand-alone TCA has been defined at Beckermest given its proximity to the Moorside Site.

4.2 Townscape Character Areas

Whitehaven TCAs

| Whitehaven TCA A: Pow Beck Valley Bottom | |
|---|--|
| Relevant Moorside Project Site: Corkickle Site, Mirehouse Site | |
| Key Characteristics | |
| <ul style="list-style-type: none">) Predominantly green character with dominance of formal recreational uses and rough grassland/pasture fields to the north and large areas of amenity grassland, rough grassland, marshland, scrub and tall ruderals to the south.) Broad valley bottom.) Green land uses dominate and are interspersed with brownfield and occasional residential and industrial uses.) There are few buildings typically associated with recreational and sports uses i.e. post-war spectator stands and single storey club houses, pavilions, storage buildings set within large hard standings and grassed areas. Heights predominantly equivalent to single storey residential properties. The stands from a much larger structures. Varied building line. Mix of steel, concrete block, brick and rendered finishes.) Occasional modern commercial/industrial units' typically steel or brick-clad finish set within hard standings. Heights predominantly equivalent to 2 storey domestic dwelling. Varied building line and broadly rectangular-shaped plots.) 2 storey inter-war and post-war residential properties typically smooth rendered and pebble dashed with varied building line and broadly rectangular shaped plots.) Tree cover is sparse and scattered with a predominance of individual trees/tree groups. Notable areas of tree and shrub cover within brownfield land and along railway. Dominance of amenity and rough grassland, tall ruderals and scrub within green spaces. | |

-) Sports pitches and small areas of incidental and amenity open space dominate the north. Inaccessible areas of rough grassland/marshland and large areas of accessible informal green space associated with the Pow Beck stream dominate the south.
-) Public realm is typically functional in quality and ad hoc in design and appearance.
-) Access and connectivity in the north is limited and favours car users. There is a well-connected off-road footpath and cycleway network in the south.
-) The Sustrans Cycle Route 72 provides off-road pedestrian and cycle route through the area.
-) Open character. Long reaching views along the Pow Beck valley bottom and up the rising valley sides of built development and green spaces within the town.
-) Extensive green spaces are calm and quiet away from roads, although passing trains provide occasional yet regular noise disturbance. High degrees of vibrancy and excitement during match days at the rugby club, football club and bowling club.

Whitehaven TCA B: The Bridges Commercial and Retail

Relevant Moorside Project Site: Corkickle Site

Key Characteristics

-) Predominantly commercial and retail area.
-) Broad valley bottom and lower valley slopes.
-) Predominantly medium to large scale commercial and retail land uses (including the Bridges Retail Park) interspersed with small - medium scale residential areas and other including a junior school, the Church of St Begh (Listed Building), the sports centre and the college.
-) Large scale, commercial and retail units predominantly set within extensive car parks and service yards located alongside or just off main roads. Varied building lines. Typically mid-late C20th, heights predominantly equivalent to 2 storey domestic dwelling, mix of red brick and steel clad finishes.
-) Residential properties are a mix of Victorian, inter-war and post-war periods (variety of building densities typical of each period), typically 2 storey, mix of red brick, smooth rendered and pebble-dashed finishes. Building lines are consistent within each period.
-) Vegetation typical of commercial and retail areas; tree and shrub planting and grassed areas along boundaries, at entrances and within car parks. Tree cover is sparse and scattered and predominantly located within private property boundaries. Most notable tree cover is associated with St Begh's Junior School, the Church of St Begh and brownfield land.
-) Castle Meadows formal sports pitch is largest open space. There is a scattering of small areas of amenity open space/incidental open space and grassed verges.
-) Public realm is functional in quality and ad hoc in design and appearance.
-) Access and connectivity favours the car user; pedestrian and cycle movement is confined to the road network. Section of Sustrans Cycle Route 72 provides off-road pedestrian and cycle access through a small part of the area.
-) Open character. Long reaching views are available across the large number of car parks (and the formal recreation grounds) of woodland, green spaces and built development located on the rising valley sides.
-) Busy and noisy car parks and roads associated with commercial and retail land uses. High degrees of vibrancy and excitement during match days at the Castle Meadows club.

Whitehaven TCA C: Kells and Mirehouse Green Valley Sides

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

-) Predominantly green character with dominance of woodland and rough grassland.
-) Rising and steep valley sides.
-) Green land uses dominate and are interspersed with residential areas, commercial/light industrial built form and land uses along main roads.
-) Few buildings typically located in clusters or as linear development along main historic roads. Variety of residential properties from Georgian, Victorian, inter-war and post-war periods. Building lines vary with period. Building densities within each residential area is typical of the period. Mix of 2 storey and bungalow properties, typically smooth rendered or pebble dashed.
-) Occasional C20th commercial and light industrial units set within hard standings, 1-2 storey heights equivalent to domestic dwelling, with a mix of smooth rendered and steel or brick-clad finishes.
-) Dominance of large areas of rough grassland, tall ruderals and woodland. Woodland provides the setting for built development, residential areas and the road network. Little tree or shrub cover within streets, open spaces or housing plots.
-) Large areas of informal open space consisting of rough grassland, woodland, an extensive cemetery and allotments. Small number of incidental and amenity spaces within residential areas.
-) Public realm is functional in type and appearance.
-) Good network of formal and informal footpaths within the informal open spaces and the cemetery. Pedestrian and cycle use otherwise confined to the road network.
-) Open and elevated long reaching views across, and of, the green Pow Beck Valley bottom and opposing valley side and Lake District National Park fells. The wooded and green valley sides are a distinctive feature in views from adjoining character areas.
-) Extensive green spaces, allotments and cemetery are calm and quiet away from the busy road network.

Whitehaven TCA D: Kells Residential

Relevant Moorside Project Site: Corkickle Site

Key Characteristics

-) Predominantly inter-war and post-war residential area.
-) Elevated plateau.
-) Predominantly residential with occasional heritage (Haig Colliery Mining Museum) and commercial/light industrial (Haig Enterprise Park) land uses.
-) Residential areas are predominantly suburban in character, consisting of semi-detached and terraces properties, typical of inter-war and post-war estate buildings, densities and patterns. Typically smooth rendered or pebble dashed. Occasional larger detached properties to the north.
-) Commercial and light industrial areas are typically of heights equivalent to 2 storey domestic dwelling and red brick/concrete panel finish. Units are set within large areas of hard standing/yards. The red brick large scale Haig Colliery Mining Museum forms a notable feature on the western edge of the character area.
-) The area notably lacks tree cover. There are no street trees and a limited amount of tree cover or planting within open spaces. Planting is generally limited to private gardens.

-) Large areas of formal recreational pitches and informal open spaces (including play areas) surrounded by residential streets. Small areas of incidental amenity spaces at road junctions (typically grassed). Public realm is functional in type and appearance.
-) Good network of pedestrian and cycle paths crossing large areas of open space. Pedestrian and cycle movement is otherwise confined to road network.
-) The majority of the residential area to the east of the High Road is located at the top of the valley slope and has excellent views over Whitehaven and towards the Lake District National Park fells to the east. Open coastal/sea views are available from the western part of the area. The central area is generally enclosed by residential built form. Built development is highly visible within the town and wider surroundings (notably its southern edges).
-) Overall, this is a settled and busy residential area served by a dense network of busy roads; although large informal open spaces are calm and quiet away from roads.

Whitehaven TCA E: Castle Park

Relevant Moorside Project Site: Corkickle Site

Key Characteristics

-) Whitehaven Castle building complex located within a mature wooded setting.
-) Valley sides.
-) Predominantly wooded public open space with small areas of residential land uses associated with the former Castle and associated buildings.
-) The Castle building is a 3 storey sandstone building that was remodelled by Robert Adam in 1769. The Castle Mews (pebble dashed finish) and Acton Court are predominantly 2 storey (smooth rendered finish).
-) Woodland is the dominant vegetation type along with a large number of individual trees set within grassland to the front of the Castle.
-) Large areas of open space dominated by dense woodland. Public realm is well designed, using materials of high quality and appearance.
-) Public open spaces are well served by footpaths.
-) Enclosed character within the majority of area due to the dominance of woodland.
-) Open, elevated and long reaching views from more open areas across the Pow Beck valley of the opposing valley sides and coastal plateau (with their associated built areas, woodland and extensive green spaces).
-) Extensive wooded areas are calm and quiet away from the road network.

Whitehaven TCA F: Corkickle Eastern Valley Sides

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

-) Predominantly post-war residential areas located on rising topography.
-) Valley sides.
-) Predominantly residential land uses (including schools) with large areas of informal open space (notably woodland), allotments and a sizeable area of rough grassland/pasture fields.
-) The area has a tight building grain and a high number of short and curved streets. Building lines and densities are consistent within period.
-) Predominantly 2 storey 1950s and 1970s residential properties, typically smooth rendered or pebble dashed. Consistent building lines, set back from road by regular shaped small front gardens.

-) Notable area of 2-3 storey late Georgian and early Victorian properties, typically smooth rendered or pebble dashed largely associated with Corkickle Conservation Area. Consistent building lines, typically set back from road by varied gardens sizes (consistent with each street) and typically defined by stone or rendered walls and railings.
-) Few street trees. The presence of large wooded areas, tree belts, tree groups, and increase in boundary hedgerows and tree and shrub planting in typically large private gardens, contributes to a verdant street character.
-) Large number of incidental/amenity grassed areas/verges within residential areas, two areas of wooded informal open spaces (that form distinctive features in the townscape) and an area of allotments.
-) Pedestrian and cycle movement is predominantly confined to the road network; with small off-road link to Sustrans Route 72. Woodland areas are well served by footpaths. Public realm is predominantly functional in quality and appearance.
-) Enclosed character within the majority of residential areas. Open, elevated and long reaching views along and across the Pow Beck valley and wider town from some publicly accessible areas and numerous private residential properties. Built development is highly visible within the town and wider surroundings.
-) Overall this is a settled and busy residential area. Areas of woodland and allotments are calm and quieter away from the busy road network.

Whitehaven TCA G: Hensingham Post War Residential (North and South)

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

-) Predominantly post-war residential areas located on elevated landform.
-) Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau.
-) Predominantly 2 storey 1950s and 1970s residential properties, building densities typical of the period, typically smooth rendered or pebble dashed. Consistent building lines and frontage treatments.
-) There are few street trees however the presence of occasional woodlands, boundary hedgerows and tree/shrub planting in private gardens helps soften built form.
-) Number of informal open spaces, small woodlands and numerous incidental/amenity grassed areas, verges and play areas within residential areas.
-) Good network of formal and informal paths within informal open spaces. Otherwise pedestrian and cycle movement is predominantly confined to the road network. Public realm is functional in quality and appearance.
-) Open character. Rising and elevated landform affords long reaching views above rooftops/along roads/between built form across the Pow Beck valley system to built-up areas, woodland and extensive green spaces located on the opposing valley slopes/coastal plateau.
-) Overall, this is a settled and busy residential area. Areas of open space and woodland are calm and still away from the road network.

Whitehaven TCA H: Hensingham Village

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

-) Predominantly late Georgian and early Victorian residential area, including the Hensingham Conservation Area.
-) Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau.
-) Predominantly 2 storey properties, building densities typical of the period, typically smooth rendered or pebble dashed. Consistent building lines along streets. Frontage treatments vary, some properties fronting directly onto pavements and other set back beyond small gardens typically defined by low walls or railings.
-) There are few street trees however the presence of wooded areas, tree belts/tree groups, and an increase in boundary hedgerows, tree and shrub planting in private gardens contributes to a verdant street character and provides a treed setting.
-) Number of large informal open spaces, a cemetery, allotment gardens and numerous incidental/amenity grassed areas. Wooded or grassed linear corridors associated with watercourses/gills are distinctive features in the townscape.
-) Good network of formal and informal paths within informal open spaces and cemetery. Otherwise pedestrian and cycle movement is predominantly confined to the road network. Public realm is functional in quality and appearance.
-) Predominantly enclosed character. Although in the absence of intervening built form and vegetation, rising and elevated landform affords occasional long reaching views above rooftops, along roads and between built form across the Pow Beck valley system to built-up areas, woodland and extensive green spaces located on the opposing valley slopes and coastal plateau.
-) Overall, this is a settled and busy residential area. Open spaces, the cemetery and allotments are calm and quiet away from the road network.

Whitehaven TCA I: Mirehouse

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

-) Predominantly post-war residential area located within the valley bottom and lower slopes of the Pow Beck.
-) Broad valley bottom and lower slopes.
-) Predominantly residential land uses including school, shops, social club, community centre, library modern churches, sports club' houses etc. The West Coast Main Line railway line runs on a north-south axis through the area. Green land uses dominate the areas adjoining the railway line.
-) Predominantly post-war, 2 storey, semi-detached, building density typical of the period, mix of red brick, pebble-dash and smooth render/painted finishes. Consistent building lines and frontage, street and open space treatments. Built development is highly visible within the town and wider surroundings.
-) Tree cover within residential areas is typically confined to private gardens and a scattering of small tree groups found within areas of incidental/amenity open space. There are few street trees. Most notable areas of tree cover are the tree belts/groups within the centrally located valley bottom (associated with the railway line and adjoining informal open spaces) and along the A595.
-) The largest area of informal open space is that associated with the valley bottom and railway line. It consists of areas of rough and amenity grassland, and tree cover (woodland, tree belts,

tree groups etc.). A number of formal recreational pitches (grassed and all weather) are located within the northern part of the area adjoining the Pow Beck and railway line.

- J There are numerous areas of incidental/amenity open space throughout the area, a number of which are located on the southern settlement edge (notably east of the railway line) and contain footpaths, seating and tree/shrub cover.
- J The Sustrans National Cycle Route 72 provides off-road pedestrian and cycle access through the area connecting countryside (to the south of Mirehouse Road) with the main parts of the town.
- J The Sustrans National Cycle Route 72 connects into a much wider network of number of formal and informal footpaths associated with informal open spaces and residential areas.
- J Open character. From the valley bottom, framed views of the rising valley sides (built development and green spaces). From valley sides, open and elevated views of and along the valley bottom, and views of the opposing valley sides and the Lake District National Park fells. From southern edge of the area (and in the absence of high roadside hedgerows), a variety of open, framed and filtered views are available of adjoining countryside.
- J Overall, this is a settled and busy residential area with calmer and quieter areas associated with informal open spaces located along the railway line (with occasional disturbance by passing trains).

Whitehaven TCA J: Homewood Mixed Use

Relevant Moorside Project Site: Corkickle Site, Mirehouse Site

Key Characteristics

- J Predominantly large scale hospital (medical) and commercial/industrial buildings.
- J Rising landform on eastern edge of the Pow Beck valley; rising onto elevated plateau.
- J The central and eastern parts of the area are dominated by hospital (and ancillary uses) and commercial (Sneakyeat Industrial Estate) land uses. There are a number of small residential areas located to the west
- J Mix of 1-3 storey hospital buildings, medical buildings, ancillary buildings and apartments set within landscaped grounds. Predominantly 1960s with modern large scale hospital (medical) building and construction compound on the eastern edge of the area. Typically a mix of red brick, steel clad, smooth render and pebble dash finish. Both the large scale hospital (medical) buildings and C21st Energy Centre chimney form notable built features in views from town and surrounding area.
- J Predominantly 2 storey 1950s and 1960s residential properties, semi-detached, typically a mix of pebble dash, render and brick finishes. Densities and building lines consistent with period. 1990s and 2009 modern residential properties are typically 2 storey, with smooth render or red brick finishes.
- J Commercial/industrial units set within hard standings/yards, with a mix of steeling cladding and red brick finishes. Typical 2 storey heights equivalent to domestic dwelling.
- J Large number of mature trees within informal open spaces, private gardens, on the peripheries of the hospital grounds and along the A595. These are concentrated in the western parts of the area.
- J Large number of informal open spaces, incidental and amenity grassed areas, and verges within residential areas. These typically consist of amenity, rough grassland and tree/shrub cover.
- J Pedestrian and cycle movement is predominantly confined to the road network; with a rough track identified as a route with public access connecting into adjoining countryside.
- J Open, elevated and long reaching views across the Pow Beck valley of built development, green spaces within the town and the wider countryside. Occasional views towards the Irish Sea and Lake District National Park fells. Sense of enclosure within western areas associated with increased tree and shrub cover.
- J Overall, this is a settled area with busy roads and car parks.

Egremont TCAs

| Egremont TCA A: Bridge End/River Ehen Residential | |
|--|--|
| Relevant Moorside Project Site: Egremont Site | |
| Key Characteristics | |
| <ul style="list-style-type: none">)] Predominantly 1950s residential area located either side of the meandering River Ehen and its wide floodplain.)] Sloping topography toward River Ehen.)] Predominantly residential land uses with historic features such as Egremont Castle, listed Toll House and Saint Mary's and Saint Michaels Church. Other land uses are located adjacent to the river and include Egremont RUFC, three allotment sites, areas of informal open space and grazing land.)] Mix of Georgian properties and post 1970s housing with small areas of modern infill toward the river.)] Post 1970s residential area - mix of bungalows, semi-detached and terraced properties, 2 storeys, typically brick and render finish following a consistent building line. Building density typical of period.)] Georgian properties - predominantly 2 storey terraces, building density consistent with period, mix of smooth rendered and stone finish. Properties generally sit directly onto road footpaths with no front gardens or boundary treatment.)] Tree cover is limited, typically confined to private gardens and small groups of trees within informal open spaces.)] There are a number of allotments, informal open spaces, amenity grassed areas and verges within on the peripheries of residential areas. These typically consist of amenity grassland and tree/shrub cover of varying condition. Public realm generally of good quality and in good condition.)] The Sustrans Cycle Route 72 provides on road cycle access through the character area. Pedestrian and cycle movement is otherwise typically confined to the road network.)] Enclosed character within the majority of residential areas (due to flat topography and curved and narrow nature of streets). Longer reaching views available from within the grounds of Egremont Castle towards the wider countryside and Lake District National Park.)] Overall this is a settled and busy residential area served by a dense network of roads although informal open spaces, allotments and Egremont Castle grounds offer calmer and quieter areas away from the busy roads. | |

| Egremont TCA B: Bridge End Industrial | |
|--|--|
| Relevant Moorside Project Site: Egremont Site | |
| Key Characteristics | |
| <ul style="list-style-type: none">)] Predominantly an enclosed industrial estate consisting of several small to large industrial units.)] Flat topography along the River Ehen valley bottom.)] Small to large scale industrial land uses with a small number of residential properties located off Vale View.)] Predominantly late C20th industrial estate laid out on regular grid pattern of industrial unit plots with associated office buildings, service yards and designated car parking. Industrial building heights generally equivalent to 2 storey domestic dwellings with exception of one approximately 18 metre height unit i.e. James Fisher Nuclear associated with the nuclear | |

industry. Building material palette consists of brick and grey metal cladding, typical of an industrial estate.

-) Small number of late C20th residential properties, 2 storey, brick finish and a single 2 storey Georgian residential property, painted render finish. Low density.
-) Open space is limited to small areas of incidental open space and grass verges.
-) Vegetation typical of an industrial estate i.e. mown grass verges with some small to medium sized tree cover and low groundcover/shrub defining plot boundaries. Car parks contain some small scale tree cover. Most notable tree cover is a concentration of trees toward the character areas southern and eastern edge forming two small woodland copses.
-) A Public Right of Way offers connectivity into the wider countryside south, adjacent to the River Ehen. Otherwise pedestrian and cycle movement is limited.
-) Enclosed visual character within the industrial estate. Longer reaching views across the valley towards open countryside to the west are frequent along the route of the PRow where tree cover thins.
-) Overall this is a busy industrial estate with high levels of vehicle movement. Areas along the river are calm and quiet away from the internal roads and car parks.

Egremont TCA C: Queens Drive Residential

Relevant Moorside Project Site: Egremont Site

Key Characteristics

-) Predominantly post 1970s residential development.
-) Elevated and rising landform to the west of the River Ehen valley system
-) Medium density residential land-uses.
-) Post 1970s residential area, predominantly detached and semi-detached properties, building density typical of period, 2 storeys, typically brick and pebble dash finish. Consistent building lines. Boundary treatments vary from low stone walls along main roads to fencing, hedges and walls within the residential areas.
-) Open spaces are limited to small greens (informal open space) located centrally within the residential developments.
-) Tree cover is predominantly limited to within residential properties. Well maintained hedgerows provide green character along the main historic roads leading into the town.
-) Views across the River Ehen valley are available from elevated areas with wider views of the Lake District National Park in the distance.
-) A good network of footpaths confined to main and interior roads providing pedestrian access into the town.
-) Enclosed character within the residential areas opening out to the settlement edges. Wider open views are available from the settlement edges due to the elevated nature of the character area. Open, elevated and long reaching views are available across the River Ehen valley system towards the opposing valley slopes (typically consisting of the edge of Egremont and the wider countryside).
-) Views of the Lake District National Park are available in the distance from the eastern edge (along Uldale View) of the area.
-) Overall this is a settled residential area with busy residential roads.

Egremont TCA D: Thornhill

Relevant Moorside Project Site: Egremont Site, Moorside Site

| Key Characteristics | |
|--|--|
| <ul style="list-style-type: none">)] Predominantly a post - World War I residential area (1920s onwards);)] Rising landform to the east of the River Ehen;)] Primarily residential land uses with community facilities such as a local shop, post office, social club and Thornhill Primary School in the centre of the village;)] A mix of 1920s, 1950s and 1970s two storey semi-detached dwellings, building density consistent with period following a consistent building line, mix of smooth rendered and pebble dashed finish;)] Properties generally have small front gardens with a variety of boundary treatments (i.e. brick walls, hedges, railings, timber/wire fencing);)] Tree cover is limited, typically confined to private gardens and small groups of trees within informal open spaces;)] Open space includes a local play area and Thornhill Football Club, both overlooked by residents with framed and open views toward the wider countryside, Lake District National Park and Irish Sea;)] The public realm and streetscape is generally in good condition although dominated by parked cars on street verges;)] Sustrans Cycle Route 72 provides on road and off road cycle access through the TCA. Pedestrian and cycle movement is otherwise typically confined to the road network.)] Enclosed character within the majority of residential areas however longer reaching views are available from the northern edge towards the Lake District National Park and from the southern edge towards the Irish Sea (in which views of the Sellafield Site are available).)] Overall this is a settled and busy residential area served by a dense network of roads although informal open spaces offer calmer and quieter areas away from the busy roads. | |

Other TCAs

| TCA: Beckermat | |
|---|--|
| Relevant Moorside Project Site: Moorside Site | |
| Key Characteristics | |
| <ul style="list-style-type: none">)] Sprawling village with a predominantly nineteenth century core and mid-late twentieth century peripheral private housing estates;)] Landform falls broadly from north to south (Black Beck and Kirk Beck) and west (towards River Ehen);)] Primarily residential land uses with community facilities limited to a nursery school, a primary school, a beck-side park and two public houses;)] Nineteenth century buildings alongside Morass Road and Nursery Road include housing, barns and agricultural buildings mostly constructed of red sandstone. These are often built up to the line of the street or else slightly above the axial roads with boundary retaining walls. This core area is a Conservation Area;)] Strong sense of enclosure within Conservation Area with few open spaces and front gardens, narrow roads sometime bounded by retaining walls, irregular arrangement of buildings and few outward views. Absence of subsequent infill development emphasises visual unity;)] The twentieth century peripheral housing estates, including those sited off Bankfield, Mill Lane, Kirkside Drive and Lowry Close/Beck Rise, generally consist of brick built or rendered houses and bungalows with few vernacular features (stone boundary walls at Bankfield are a rare example); | |

-) More open layouts and, for some areas higher elevations, provide the peripheral housing estates with stronger visual links with the surrounding gently undulating farmland and where southern views are available with views of the Sellafield Site;
-) Late nineteenth century Church of St. John the Baptist is slightly elevated and its tower forms a local landmark within parts of the village; and
-) Moderate levels of tree cover throughout village with highest concentration alongside Black and Kirk Becks on eastern side.

5. References

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4. English Partnerships and the Housing Corporation, 2007. *Urban Design Compendium*.
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Appendix A

Whitehaven townscape character indicator tables

Table A.1 TCA A: Pow Beck Valley Bottom Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Predominantly green valley bottom with many urban/brownfield land uses and strong urban setting; surrounded and overlooked by urban development. |
| Topography | Broad valley bottom. |
| Land uses | Dominance of green land uses i.e. recreation sports pitches and facilities (including Whitehaven Rugby League Club, Whitehaven Recreation Bowling Club and the Whitehaven (Miners) Social Welfare Club), informal green space, pasture fields; derelict/brownfield land. Occasional residential, commercial, recreational and social built form and land uses adjoining the road network. Historic mapping identifies this area as having undergone little change; and remaining largely under 'green' land uses. Existing development along Meadow Road was formerly the site of a mid-late C19 th gas works and bear mouth (coal works); the area containing the transmitter station was formerly allotment gardens; the rugby grounds have been in their location since the late C19 th ; and the railway line follows the same north-south line (although rail sidings and inclines are now derelict). |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | <p>Recreational buildings are concentrated within the north central part of the area. Mainly post-war clubs, spectator stands and stores; predominantly single storey (with spectator stands forming the tallest of built elements) and functional in architectural quality. All set within large areas of hard standing or grass.</p> <p>Ad-hoc mix of industrial/commercial units and occasional residential properties located as scattered linear development along eastern edge of Meadow View and Meadow Road. Varied building line and typically set beyond stone walls varied in height.</p> <p>Commercial/retail - mainly post-war, mix of 1 and 2 storey heights equivalent to domestic dwelling, steel clad/blockwork/brick finish.</p> <p>Residential - small number of detached properties, typically inter-war and/or post-war, 2 storey, mix of rendered, pebble-dashed (occasional brick).</p> <p>Other - restaurant 2 storey painted render finish and 1950s radio transmitter station.</p> |
| Designations | Extensive areas of land under Urban Greenspace Protection (Copeland Borough Council). |
| Contribution of water courses and waterbodies to the landscape | Pow Beck valley topography is a key defining characteristic. Pow Beck stream is not a readily noticeable element/feature within the landscape; part culverted and where open and visible it is small in scale. The areas also contains a small section of the Snebra Beck and a number of small drains. |
| Vegetation - nature, location and relationship to buildings and streets | Dominance of amenity and rough grassland (with tall ruderals and scrub) within informal and formal green spaces. Tree cover is sparse and scattered with a predominance of individual trees/tree groups associated with derelict land uses, commercial/residential curtilages, roads, informal green spaces and linear land uses e.g. railway line, Sustrans National Cycle Route 72 and former rail spur. Notable areas of tree/shrub cover are those associated with the former railway sidings and railway line. |
| Types of open space and character and quality of public realm | Open space - northern part is dominated by sports pitches with a limited number of small incidental/amenity open spaces at road junctions and adjoining residential areas. The southern part is dominated by inaccessible |

| Character Indicators | Description |
|--|--|
| | <p>areas of floodplain i.e. rough grassland/marshland; and large areas of accessible informal green space associated with the Pow Beck stream. Streetscape - informal appearance with complete mix of building types, boundary treatments, landscaping and parking arrangements. The adjoining landscape/built elements are poor in quality/condition.</p> <p>Parking - mix of formal areas associated with recreational sports pitches and roadside parking.</p> <p>Boundary treatments - mix of stone walls, timber and metal fencing.</p> <p>Amenity and recreational grassed areas are typically functional in quality and general well maintained. Overall the public realm is typically functional in quality and ad hoc in design/appearance. Whilst amenity and recreational grassed areas are typically well maintained, as whole the public realm lacks maintenance.</p> |
| <p>Access and connectivity including streets and footways/pavements</p> | <p>Poor public realm within the northern area with access favouring the car users (i.e. access for pedestrians is poor via shared road/car park and surfacing is in poor condition). Good levels of connectivity for pedestrian/cyclists provided via a number of paths within the southern part of the area (associated with the informal green spaces). The Sustrans Cycle Route 72 provides off-road pedestrian/cycle access through the area connecting town centre to the north to residential areas to the south and south-east (linkages prohibited by adjoining fencing/walls/private land uses along northern section of the route).</p> <p>Pedestrian/cycle movement is otherwise confined to the road network with limited connectivity throughout.</p> |
| <p>Landmarks/distinctive features</p> | <p>The combination of green spaces and groups of trees/shrubs combine to form a linear green feature along the Pow Beck valley. The West Coast Main Line (formerly the Furness Railway) forms a distinctive linear feature.</p> |
| <p>Visual character and views</p> | <p>Open character. From the valley bottom, the presence of large open green spaces affords long reaching views along the Pow Beck valley bottom and up rising valley sides of built development and green spaces within the town.</p> |
| <p>Other perceptual characteristics</p> | <p>Tranquillity mapping has identified the site and immediate surroundings as being in areas defined as least tranquil. Field studies support this. Extensive green spaces are quieter and calmer in nature away from roads, although passing trains provide occasional yet regular noise disturbance. High degrees of vibrancy and excitement during match days at the rugby club/football club/bowling club. Overall the site and character area as a whole can be described as being settled and busy containing pockets of development, roads, social and recreational clubs. Noise levels reflect this. Open spaces and footpaths are overlooked by adjoining (typically elevated) residential areas.</p> |

Table A.2 TCA B: The Bridges Commercial and Retail Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of, and surrounded by, urban built development. As an exception, its southern boundary with the Pow Beck Valley Bottom TCA is predominantly green in character. |
| Topography | Broad valley bottom and lower valley slopes. |
| Land uses | Mixed-use. Predominantly medium to large-scale commercial/retail/light industrial premises (including supermarkets and the Bridges Retail Park). There is a small area of derelict commercial buildings/land uses north of Coach Road. Occasional small - medium scale residential areas associated with Back Ginns, Woodstock Lane, The Gardens and Coach Road. Interspersed with Corkickle train station, Church of St Begh, St Begh's Junior School, Whitehaven Sports Centre and West Cumberland College of Science and Technology. There are a number of large car parks. Historic mapping identifies this area as having undergone little change in land use types since the late C19 th . Existing development has typically replaced previous industrial land uses (and associated workers dwellings) with origins in the C18 and C19 th . The part of the character area that lies within the site contained late industrial buildings and workers dwellings along Pottery Road (associated with chemical works, potteries and lime kilns) and a Bear Mouth (former coal working). Historic land uses are evidenced today in the street layout and surviving walls. Castle Meadow recreation grounds is present on 1867 maps (although covered a much wider area). |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Variety of building densities and building lines laid out on Victorian town street pattern (fine grain in parts). Commercial/retail/light industry - predominance of C20 th 2 storey units (height equivalent to domestic dwelling) set with extensive car parks and hard standings located along/off main roads, typically mix of red brick and steel clad (grey). Small area of derelict buildings north of Coach Road. Residential - there is a wide mix of residential properties (some Victorian although mainly inter & post war, 2 storeys high, rendered or pebble-dashed). Some are very good in architectural quality and whilst others are poor in quality. Recreational/educational/other - club house building associated with C19 th Castle Meadows formal recreational sports pitch (single storey, pebble dashed finish) Whitehaven Sports Centre and West Cumberland College of Science and Technology (2-3 storey, rendered finish), medical centre (single storey, rendered finish). Corkickle train station circa C19 th (red brick). Church of St Begh circa 1865-68 (sandstone). |
| Designations | North-eastern part of the character area (the Morrison's building and car park, medical centre building) lie within the southern fringes of the Whitehaven Town Centre Conservation Area. Number of Listed Buildings including the Church of St Begh - Grade II Listed Building (by Edward Welby Pugin) directly north of Coach Road; and the Grade II Listed Wall behind West Cumberland College of Science and Technology Listed Building. Castle Meadows recreation ground lies within an area of Urban Greenspace Protection (Copeland Borough Council). |
| Contribution of water courses and | None - Pow Beck stream is culverted. |

| Character Indicators | Description |
|---|---|
| waterbodies to the landscape | |
| Vegetation - nature, location and relationship to buildings and streets | <p>Planting is typical of commercial/retail areas with tree and shrub planting/grassed areas found along boundaries, at entrances and within car parks. There are occasional grass verges/green spaces with few planted areas.</p> <p>Tree cover is typically sparse and scattered (few street trees) and predominantly located within private property boundaries. Most notable tree cover is that associated with St Begh's Junior School, the Church of St Begh and brownfield land (i.e. area west of Sustrans Route 72 and off Pottery Road). Formal car parks contain few trees and landscape (planted or grassed areas).</p> |
| Types of open space and character and quality of public realm | <p>Open space - Castle Meadows is the largest open space (in formal use). There is a scattering of small areas of amenity open space/incidental open space and grassed verges.</p> <p>Streetscape - informal appearance and mix of building types and boundary types, landscaping and parking arrangements.</p> <p>Parking - large car parks associated with retail areas and roadside parking.</p> <p>Boundary treatments - mix of stone walls, timber and metal fencing/railings.</p> <p>Open spaces/public realm are typically functional in quality and ad hoc in design/appearance. Whilst amenity and recreational grassed areas are typically well maintained, as whole the public realm lack maintenance.</p> |
| Access and connectivity including streets and footways/pavements | <p>Poor public realm in favour of car users. Pedestrian/cycle movement is confined to the road network with limited off-road connectivity throughout the area. Sustrans Cycle Route 72 provides off-road pedestrian/cycle access through a small part of the area connecting town centre to the north to the residential areas/recreation grounds to the south. However this is a narrow corridor (physically constrained by fencing/walling) that runs through private land uses and terminates at a road.</p> |
| Landmarks/distinctive features | None. |
| Visual character and views | <p>Open character. Long reaching views are available across the large number of car parks (and the formal recreation grounds) of woodland, green spaces and built development located on the rising valley sides.</p> |
| Other perceptual characteristics | <p>Tranquillity mapping has identified the site and immediate surroundings as being in areas defined as least tranquil. Field studies support this - the site and character area as a whole can be described as being settled and busy containing medium to large scale commercial/retail land uses (including large car parks), residential areas and busy roads. Noise levels reflect this. High degrees of vibrancy and excitement during match days at the Castle Meadows club.</p> |

Table A.3 TCA C: Kells and Mirehouse Green Valley Sides Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Predominantly green valley sides with strong urban setting; surrounded by urban development. The southern edge adjoins open countryside and forms the settlement edge. |
| Topography | Rising and steep valley sides. |
| Land uses | Dominance of green land uses i.e. informal open spaces, allotments, cemetery, derelict former quarry and rail spur (Corkickle Brake rail incline). Occasional residential, commercial/light industrial built form and land uses along main roads. Historic mapping identifies this area as having undergone little change; and remaining largely under 'green' land uses. Large areas of existing green space were historically quarried circa C19 th for clay and stone (with a number pf associated brick works). The current cemetery is the site of the former Whitehaven and Preston Quarter Cemetery found on 1867 mapping. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Small number of buildings - predominantly in clusters or as linear development along roads. Duke Pit Fan House and Old Mission Hall are notable historic stone buildings located within the northern edge of the area. Residential - few housing areas. These include linear developments along historic roads: Monkway Brow consisting inter-war and post war small detached bungalows (mixture of render or pebble-dashed) and semi-detached houses (mainly pebble-dashed); and Meadow View consisting of a small number of predominantly 2 storey Georgian and Victorian terraces, slightly elevated above the road and overlooking Pow Beck Valley. These have a consistent building line set back from road by small front gardens defined by stone/rendered walls (typically retaining). There is a small post-war residential area (pebble-dashed/render finish) located within the southern edge of the area; and small cluster of C20 th industrial buildings and small scale housing areas (both C20 th and C21 st) adjoining Low Road. Occasional commercial/light industrial units, 1-2 storey, with a mix of brick, rendered and steel clad finish. |
| Designations | Extensive areas lie under Urban Greenspace Protection (Copeland Borough Council). Grade II Listed Greenbank Hotel. |
| Contribution of water courses and waterbodies to the landscape | None |
| Vegetation - nature, location and relationship to buildings and streets | Dominance of large areas of rough grassland, tall ruderals and woodland. Woodland provides the setting for built development, residential areas and the road network. There is little tree/shrub cover within streets or within amenity/incidental open spaces/housing areas. |
| Types of open space and character and quality of public realm | Open space - large areas of informal open space (i.e. rough grassland and woodland), an extensive cemetery and allotments dominate. Small number of incidental/amenity spaces (and play area) within residential areas. Streetscape - varied adjoining land uses although often defined by stone walls/railings. Post-war residential streets predominantly defined by |

| Character Indicators | Description |
|--|--|
| | <p>uniformity of building type, similar sized small front gardens, lack of tree cover and similar boundary treatment (i.e. low timber picket fencing). Parking - typically roadside with occasional driveways. Open space/public realm is generally functional in type and appearance; in good condition and well maintained.</p> |
| <p>Access and connectivity including streets and footways/pavements</p> | <p>Good network of formal and informal footpaths within the informal open spaces and the cemetery. Pedestrian/cycle use otherwise confined to the road network.</p> |
| <p>Landmarks/distinctive features</p> | <p>Wooded and green valley sides form a distinctive landscape feature that is highly visible from the wider surroundings.</p> |
| <p>Visual character and views</p> | <p>Open and elevated long reaching views across, and of, the green Pow Beck Valley bottom and opposing valley side and Lake District National Park fells. The wooded and green valley sides are a distinctive feature in views from adjoining character areas. Built form is highly visible in the areas surrounding the town.</p> |
| <p>Other perceptual characteristics</p> | <p>Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this - overall it remains urban/settled in context and influenced by a busy road network. Noise levels reflect this. Although extensive green spaces, allotments and cemetery are calm and quiet away from the busy road network. Open spaces and footpaths are typically overlooked by adjoining residential areas and/or well-used by the general public affording high levels of natural surveillance.</p> |

Table A.4 TCA D: Kells Residential Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Western part of this area has an urban/coastal fringe context and a strong sense of exposure the elements. The eastern part has a strong urban context; surrounded by urban development and overlooking the Pow Beck Valley area and wider town. Built development is highly visible within the town and wider surroundings (notably its southern edges). |
| Topography | Elevated plateau. |
| Land uses | Predominantly residential land uses and occasional heritage (Haig Colliery Mining Museum) and commercial/light industrial (Haig Enterprise Park) land uses. Historically this area was subject to quarrying and coal mining from the C17 th /C18 th . Historic mapping identifies the presence of quarries, Haig Colliery, various pits with associated buildings/rail lines/mining infrastructure and workers dwellings from the mid-late C19 th . |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Street pattern follows topography generally with long straight or gently curving streets and roads. Housing is largely suburban in nature - predominantly semi-detached/terraces, typical of inter-war and post-war estate building and patterns. Occasional larger detached houses to the north around the Beacon area and areas of semi-detached and detached housing to the south around Woodhouse. Typically rendered or pebble dash finish. Haig Enterprise Park - red brick, single storey equivalent to domestic dwelling. Haig Colliery Mining Museum - red brick, large scale building. |
| Designations | Areas of informal open space lie within areas of Urban Greenspace Protection (Copeland Borough Council). Scheduled Monument - Haig Colliery Winding Engine House. Grade II Listed Building - Engine House, Power Station and Pit Gear at Haig Colliery. |
| Contribution of water courses and waterbodies to the landscape | The Irish Sea is a notable feature within the western parts of the character area and provides a coastal setting. |
| Vegetation - nature, location and relationship to buildings and streets | The area notably lacks tree cover. There are no street trees and a limited amount of tree cover/planting within open spaces. Planting is generally limited to private gardens. |
| Types of open space and character and quality of public realm | Open space - large areas of formal recreational pitches and informal open spaces (including play areas) surrounded by residential streets. Small areas of incidental amenity spaces at road junctions (typically grassed). Streetscape - residential streets predominantly defined by uniformity of building type, similar sized small front gardens, lack of tree cover and similar boundary treatment. Parking - typically road side with occasional driveways. Boundary treatments - predominantly a mix of walls and timber fencing with a strong uniformity of height. Overall whilst open spaces/public realm are functional in quality they are generally well maintained. |

| Character Indicators | Description |
|---|--|
| Access and connectivity including streets and footways/pavements | Good network of pedestrian/cycle paths crossing large areas of open space. Pedestrian and cycle movement is otherwise confined to road network. |
| Landmarks/distinctive features | Buildings and infrastructure associated with Haig Colliery Mining Museum and St Mary's Catholic Church that form a notable built features on the western edge of the areas. |
| Visual character and views | The majority of the residential area to the east of the High Road is located at the top of the valley slope and has excellent views over Whitehaven and towards the Lake District National Park fells to the east. Open coastal/sea views are available from the western part of the area. The central area is generally enclosed by residential built form. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Overall the character area as a whole can be described as being settled and busy residential areas with busy roads. Noise levels reflect this. Large informal open spaces are calm and quiet away from roads. Open spaces and public footpaths are typically overlooked and well-used offering high degrees of natural surveillance. |

Table A.6 TCA E: Castle Park Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Principally consisting of green land uses that transition into the adjoining countryside to the east. |
| Topography | Valley sides. |
| Land uses | Predominantly wooded public open space with small areas of residential land uses associated with the former Castle and associated buildings. Historic mapping identifies this area as undergoing little change since the C19 th . There has been a building(s) on this site since at 1692 and has been known as the Castle since the beginning of the C18 th . Acton Court is identified as a C21 st addition; in keeping with Georgian style i.e. proportions, render finish, detailing. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - the predominantly sandstone buildings. The Castle is a 3 storey building that was remodelled by Robert Adam in 1769. The Castle Mews (pebble dashed finish) and Acton Court are predominantly 2 storey (rendered finish). |
| Designations | This area lies within the south-eastern part of the Whitehaven Town Centre Conservation Area and within an area of Urban Greenspace Protection (Copeland Borough Council). Whitehaven Castle - Grade II Listed Building. Crowpark Wood is an Ancient and Semi-Natural Woodland. |
| Contribution of water courses and waterbodies to the landscape | Woodland is associated with small watercourse (gill) forms a noticeable valley side feature. |
| Vegetation - nature, location and relationship to buildings and streets | Woodland is the dominant vegetation type; along with a large number of individual trees set within grassland to the front of the Castle. |
| Types of open space and character and quality of public realm | Open space - large areas of open space dominated by dense woodland. Streetscape - informal and cluttered appearance to the A5095 due to variety of adjoining land uses (i.e. parkland landscape of Castle Park to the east and commercial/retail land uses to the west), street lighting/signs. Boundary treatments - predominantly consisting of low walls. Parking - small residential car parks associated with the Castle and Castle Mews. Open space/public realm is generally well designed, using materials of high quality and appearance, is in a good condition and well maintained. |
| Access and connectivity including streets and footways/pavements | Public open spaces are well served by footpaths. |
| Landmarks/distinctive features | Whitehaven Castle forms a notable landmark within the town as a whole. Woodland is a distinctive feature; highly visible from the surrounding area. |

| Character Indicators | Description |
|---|--|
| Visual character and views | Enclosed character within the majority of area due to the dominance of woodland. Open, elevated and long reaching views from more open areas across the Pow Beck valley of the opposing valley sides/coastal plateau (with their associated built areas, woodland and extensive green spaces). Views of the Pow Beck valley and site are largely prohibited by built development/vegetation/falling topography (associated with intervening character areas). |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as low to moderate tranquillity. Field studies support this. Whilst the wooded areas away from the road network are quieter, overall the character area as a whole can be described as being partly settled and surrounded by busy A roads. Noise levels reflect this. Open spaces and footpaths within woodlands are well-used offering a degree of natural surveillance. |

Table A.7 TCA F: Corkickle Eastern Valley Sides Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of, and surrounded by, urban built development. |
| Topography | Valley sides. |
| Land uses | <p>Predominantly residential land uses (including schools) with large areas of informal open space (notably woodland), allotments and a sizeable area of rough grassland/pasture fields.</p> <p>Historic mapping identifies this area as undergoing substantial change since the C19th. Circa 1867 maps identify built development associated with Corkickle train station and the A5094 (including Corkickle Villas, Hamilton Terrace and Waterloo Terrace). These areas underwent small scale extensions up until World War II. The majority of built development has occurred post-war.</p> |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | <p>Tight building grain and high number of short and curved streets.</p> <p>Residential - predominantly 2 storey mix of 1950s and 1970s+ housing estates, bungalows and semi-detached houses (rendered and pebble dashed finish). Consistent building lines, set back from road by regular shaped small front gardens.</p> <p>Notable area of 2-3 storey late Georgian/early Victorian properties associated with early development at Corkickle (mix of sandstone, rendered and pebble dashed finish). Consistent building lines, typically set back from road by varied gardens sizes (consistent with each street) and typically defined by stone/rendered walls and railings.</p> <p>Modern housing developments closer to historical areas are in keeping with Georgian properties i.e. proportions, render finish, detailing.</p> |
| Designations | Corkickle Conservation Area. Large areas of woodland, rough grassland/pasture fields lie within areas of Urban Greenspace Protection (Copeland Borough Council). Midgey Wood Ancient and Semi-Natural Woodland. |
| Contribution of water courses and waterbodies to the landscape | Woodland associated with two small watercourse (gills) form noticeable valley side features. |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees however the presence of large wooded areas, tree belts/tree groups, and increase in boundary hedgerows and tree/shrub planting in typically large private gardens contributes to a verdant street character. |
| Types of open space and character and quality of public realm | <p>Open space - large number of incidental/amenity grassed areas/verges within residential areas.</p> <p>Large area of rough grassland/pasture fields. Two distinct areas of wooded informal open spaces with good footpath network and an area of allotments.</p> <p>Streetscape - informal appearance defined by curving roads, level changes and high presence of incidental grassed areas.</p> <p>Boundary treatments - mix of walls, hedgerows/shrubs and fencing and grassed areas.</p> <p>Parking - mix of on street and driveway parking.</p> <p>Open space/public realm is generally in a good condition and well maintained.</p> |

| Character Indicators | Description |
|---|--|
| Access and connectivity including streets and footways/pavements | Pedestrian and cycle movement is predominantly confined to the road network; with small off-road link to Sustrans Route 72. Woodland areas are well served by footpaths. |
| Landmarks/distinctive features | Two extensive areas of woodland and rough grassland/pasture fields are distinctive features that are highly visible from the wider area. |
| Visual character and views | Enclosed character within the majority of residential areas (due to curved and short nature of streets). Open, elevated and long reaching views along and across the Pow Beck valley and wider town from some publicly accessible areas and numerous private residential properties. Built development is highly visible within the town and wider surroundings. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this - the character area as a whole can be described as being settled and busy residential areas with busy roads. Noise levels reflect this. Areas of woodland and allotments are calm and quieter away from the busy road network. Open spaces and footpaths are typically overlooked by residential areas or well-used affording high levels of natural surveillance. |

Table A.8 TCA G: Hensingham Post War Residential (North and South) Character Indicators

| Character Indicators | Description |
|--|---|
| Context/Setting | Principally consisting of, and surrounded by, urban built development on three sides. |
| Topography | Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau. |
| Land uses | Predominantly residential land uses and a primary school. Historic mapping identifies this area as undergoing substantial change with; the majority of development across this area has occurred post-war. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - predominantly a mix of post-war 2 storey 1950s and 1970s housing estates (rendered or pebble dashed) and interspersed with more modern housing developments (e.g. Mariners Way) are in keeping with Georgian properties in proportions and detailing (although brick finish). Education - Jericho Primary School. |
| Designations | The Distressed Sailor Grade II Listed Building and small green space lie within areas of Urban Greenspace Protection (Copeland Borough Council). |
| Contribution of water courses and waterbodies to the landscape | None. |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees however the presence of occasional woodlands, boundary hedgerows and tree/shrub planting in private gardens helps soften built form. |
| Types of open space and character and quality of public realm | Open space - there are a number of informal open spaces and numerous incidental/amenity grassed areas/verges and play areas within residential areas. Streetscape - informal appearance defined by curving roads, level changes and high presence of incidental grassed areas. Boundary treatments - mix of walls, hedgerows/shrubs and fencing and grassed areas. Parking - mix of on street and driveway parking. Open space/public realm is generally in a good condition and well maintained. |
| Access and connectivity including streets and footways/pavements | Good network of formal and informal paths within informal open spaces. Otherwise pedestrian and cycle movement is predominantly confined to the road network. |
| Landmarks/distinctive features | Wooded areas i.e. Jericho Plantation. |
| Visual character and views | Open character. Rising and elevated landform affords long reaching views (above rooftops/along roads/between built form) across the Pow Beck valley system to the opposing valley slopes/coastal plateau (with their associated built areas, woodland and extensive green spaces). Views of the Pow Beck |

| Character Indicators | Description |
|---|---|
| | valley and site are largely prohibited by built development/vegetation along the A595 (on the western edge of the area) with occasional views from the western edges of the area. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this - the character area as a whole can be described as being settled and busy residential areas with busy roads. Noise levels reflect this. Open spaces and woodland are calm and quiet away from the road network. |

Table A.9 TCA H: Hensingham Village Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of, and surrounded by, urban built development on three sides. |
| Topography | Rising landform on the eastern edge of the Pow Beck valley; rising onto an elevated plateau. |
| Land uses | Predominantly residential land uses (including shops, pubs, churches etc.). Historic mapping identifies this area as undergoing substantial change since the C19 th . Circa 1867 maps identify the area as being predominantly countryside; built development was largely associated with the former village of Hensingham (which contains a number of Georgian and Victorian properties and allotment gardens that are still in place today). The village underwent small scale extensions up until World War II. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - predominantly late Georgian/early Victorian properties (typically 2 storey, rendered or pebble dashed) focussed on the former village of Hensingham near St. John's Church and Hensingham Methodist Church. Frontage treatments vary, some properties fronting directly onto pavements and other set back beyond small gardens typically defined by low walls or railings. |
| Designations | Hensingham Conservation Area (containing 8 Listed Buildings). Large number of green spaces lie within areas of Urban Greenspace Protection (Copeland Borough Council). |
| Contribution of water courses and waterbodies to the landscape | Woodland and tree cover associated with small water courses (gills) form noticeable valley side features. |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees however the high presence of wooded areas, tree belts/tree groups, and increase in boundary hedgerows and tree/shrub planting in private gardens contributes to a verdant street character. |
| Types of open space and character and quality of public realm | Open space - there are a number of informal open spaces, a cemetery, allotment and numerous incidental/amenity grassed areas/verges and play areas within residential areas. Notable spaces include distinct wooded/grassed linear corridors (informal open spaces associated with watercourses/gills) which support a good footpath network. Streetscape - informal appearance defined by curving roads, level changes and high presence of incidental grassed areas. Boundary treatments - mix of walls, hedgerows/shrubs and fencing and grassed areas. Parking - mix of on street and driveway parking. Open space/public realm is generally in a good condition and well maintained. |
| Access and connectivity including streets and footways/pavements | Good network of formal and informal paths within informal open spaces and cemetery. Otherwise pedestrian and cycle movement is predominantly confined to the road network. |

| Character Indicators | Description |
|---|---|
| Landmarks/distinctive features | Wooded linear corridors associated with gills. |
| Visual character and views | Typically enclosed character. In the absence of intervening tree cover/built form, rising and elevated landform affords long reaching views (above rooftops/along roads/between built form) across the Pow Beck valley system to the opposing valley slopes/coastal plateau (with their associated built areas, woodland and extensive green spaces). Views of the Pow Beck valley and site are largely prohibited by built development/vegetation along the A595 on the western edge of the area' potential for occasional views from the western edges of the area. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this - the character area as a whole can be described as being settled and busy residential areas with busy roads. Noise levels reflect this. Open spaces, the cemetery and allotments are calm and quiet away from the road network. |

Table A.20 TCA I: Mirehouse Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Principally consisting of, and surrounded by, urban land uses (i.e. informal open spaces and built development) on three sides. The southern edge adjoins open countryside and forms the settlement edge. The settlement edge is formed by a combination of informal open spaces and number of residential properties located along Mirehouse Road that either back, side and occasionally front onto the road and adjoining countryside. Built development (associated with the edge and wider character area) is highly visible within the town and wider surroundings. |
| Topography | Broad valley bottom and lower slopes. |
| Land uses | Predominantly residential land uses (including school, shops, social club, community centre, library modern churches, sports club' houses etc.). The West Coast Main Line railway line runs on a north-south axis through the area. Green land uses dominate the areas adjoining the railway line. Historic mapping identifies this area as undergoing substantial change since the C19 th . Circa 1867 maps identify the area as being predominantly countryside, bisected by the railway line, with occasional built form associated with isolated farmsteads, residential properties/halls, the former Furness and a bear mouth (coal working). Circa 1950s maps identify the introduction of new residential areas built to aid with both slum clearance in central Whitehaven and the influx of labour for the building of Windscale (later Sellafield) Nuclear Power Station Complex. The conventional district of Mirehouse was formed June 1955. By the 1970s built areas reflected those present today; the southern section of Pow beck stream lost to development. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - typically post-war, 2 storey, semi-detached (mix of red brick, pebble-dash and render/painted finishes). Commercial - small number of single and 3 story units. Recreational/sports - rugby club houses. |
| Designations | Chapel House Grade II Listed Building and large areas of informal open space are covered by Urban Greenspace Protection, a local designation applied by Copeland Borough Council. |
| Contribution of water courses and waterbodies to the landscape | Pow Beck stream is for the most part culverted/removed; only a short section is open and visible and forms a small scale feature in the local landscape (not readily noticeable). |
| Vegetation - nature, location and relationship to buildings and streets | Tree cover within residential areas is typically confined to private gardens and a scattering of small tree groups found within areas of incidental/amenity open space. There are few street trees. Most notable areas of tree cover are the tree belts/groups within the centrally located valley bottom (associated with the railway line and adjoining informal open spaces) and along the A595. Vegetation along the settlement edge consists of a scattering of trees, shrubs and hedgerow cover within private property boundaries and trees/shrub cover associated with the informal open spaces (principally east of the railway line). |

| Character Indicators | Description |
|--|---|
| <p>Types of open space and character and quality of public realm</p> | <p>Open space - the largest area of informal open space is that associated with the valley bottom and railway line. It consists of areas of rough/amenity grassland and tree cover (woodland, tree belts, tree groups etc.). A number of formal recreational pitches (grassed and all weather) are located within the northern part of the area adjoining the Pow Beck/railway line. There numerous areas of incidental/amenity open space throughout the area. A number of which are located on the southern settlement edge (notably east of the railway line) and contain footpaths, seating and tree/shrub cover.</p> <p>Streetscape - informal appearance defined by curving roads, level changes and high presence of incidental grassed areas.</p> <p>Boundary treatments - mix of walls, hedgerows/shrubs and fencing and grassed areas.</p> <p>Parking - mix of on street and driveway parking.</p> <p>Open space/public realm is generally in a good condition and well maintained.</p> |
| <p>Access and connectivity including streets and footways/pavements</p> | <p>The Sustrans National Cycle Route 72 provides off-road pedestrian/cycle access through the area connecting countryside (to the south of Mirehouse Road) with the main parts of the town. The route is for the most part located within informal open spaces, is open in character and forms part of a wider network of paths offering high levels of connectivity. There are a number of formal and informal footpaths associated with informal open spaces and residential areas.</p> <p>Pedestrian/cycle movement is otherwise confined to the road network.</p> |
| <p>Landmarks/distinctive features</p> | <p>The West Coast Main Line railway line forms a notable linear feature.</p> |
| <p>Visual character and views</p> | <p>Open character.</p> <p>From the valley bottom, framed views of the rising valley sides (built development and green spaces).</p> <p>From valley sides, open and elevated views of and along the valley bottom, and views of the opposing valley sides and the Lake District National Park fells.</p> <p>From southern edge of the area (and in the absence of high roadside hedgerows), a variety of open/framed/filtered views are available of adjoining countryside.</p> |
| <p>Other perceptual characteristics</p> | <p>Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Whilst there are calmer and quieter green spaces along the railway line (passing trains provide occasional yet regular noise). Overall the character area as a whole can be described as being settled and busy residential areas with busy roads. Noise levels reflect this. Large informal open spaces are well-used affording a degree of natural surveillance. Small green spaces are overlooked by adjoining residential properties.</p> |

Table A.31 TCA J: Homewood Mixed Use Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Principally consisting of, and surrounded by, urban land uses (i.e. informal open spaces and built development) on three sides. The southern edge adjoins open countryside and forms the settlement edge. The settlement edge is principally formed by the hospital grounds, the industrial estate, small residential area and associated informal open space. A small number of residential properties side/back onto the adjoining countryside. Built development (associated with the edge and wider character area) is highly visible within the town and wider surroundings. |
| Topography | Rising landform on eastern edge of the Pow Beck valley; rising onto elevated plateau. |
| Land uses | The central and eastern parts of the area are dominated by hospital (and ancillary uses) and commercial (Sneakyeat Industrial Estate) land uses with small residential areas located to the west. Historic mapping identifies this area as undergoing substantial change since the C19 th . Circa 1867 maps identify the area as being predominantly countryside, with occasional built form associated with isolated farmsteads, residential properties/halls. Circa 1950s maps identify the introduction of new residential area on the southern edge of Hensingham. By the 1970s built areas reflected those present today; the hospital built in the early 1960s. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - 1950s and 60s+ housing estate (2 storeys, semi-detached, - mix of pebble-dash, render and brick finishes). 1990s+ and 2009 modern housing (2 storeys, larger detached houses and bungalows, red brick and render finishes). Hospital -1960s, 1-3 storey hospital building, ancillary buildings and apartments, mix of pebble-dashed, red brick and rendered finishes. Including notable energy centre (and chimney). C20th Commercial/industrial - mainly 2 storey height equivalent to domestic dwelling, mix of steel cladding and red brick finishes. |
| Designations | Small area of informal open space is covered by Urban Greenspace Protection, a local designation applied by Copeland Borough Council. |
| Contribution of water courses and waterbodies to the landscape | Occasional views of the Irish Sea (at St Bees) from the eastern edges of the area. |
| Vegetation - nature, location and relationship to buildings and streets | There are a large number of mature trees (individual and groups) within informal open spaces, private gardens, on the peripheries of the hospital grounds and along the A595. These are concentrated in the western parts of the area. They provide a mature setting for built form and in certain locations provide shelter/sense of enclosure. |
| Types of open space and character and quality of public realm | Open space - there are a large number of informal open spaces, incidental/amenity grassed areas/verges within residential areas. These typically consist of amenity/rough grassland and tree/shrub cover. Streetscape - informal appearance defined by curving roads, level changes and high presence of incidental grassed areas/tree and shrub cover. Boundary treatments - mix of walls, hedgerows/shrubs and fencing and grassed areas. |

| Character Indicators | Description |
|--|--|
| | <p>Parking - mix of on street and driveway parking within residential area. Hospital parking is on street or within designated car parks. Open space/public realm is generally in a good condition and well maintained.</p> |
| <p>Access and connectivity including streets and footways/pavements</p> | <p>Pedestrian and cycle movement is predominantly confined to the road network; with a small section of Public Right of Way running along the hospital boundary; and a rough track identified as a route with public access following Sneakeat Road connecting into adjoining countryside.</p> |
| <p>Landmarks/distinctive features</p> | <p>The hospital building complex and energy centre chimney are notable features widely visible from the town and surrounding countryside.</p> |
| <p>Visual character and views</p> | <p>Open, elevated and long reaching views across the Pow Beck valley system towards the opposing valley slopes/coastal plateau (typically consisting of built development, green spaces within the town and the wider countryside). Occasional views towards the Irish Sea and Lake District National Park fells - limited to the a small number of vantage points located on the eastern fringes of the area. Sense of enclosure in areas where tree/shrub cover is at its greatest (i.e. western residential areas).</p> |
| <p>Other perceptual characteristics</p> | <p>Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this - the character area as a whole can be described as being settled and busy residential, commercial and hospital areas with busy roads. Noise levels reflect this. Open spaces and public footpaths are typically overlooked by residential areas and well-used by the public offering a high degree of natural surveillance.</p> |

Appendix B

Egremont Site townscape character indicator tables

Table B.1 TCA A: Bridge End/River Ehen Residential Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of, and surrounded by, urban land uses to the north and south. The eastern edge adjoins the A595 and open countryside beyond; the south-western edge adjoins open countryside associated with the River Ehen floodplain. Settlement edges are predominantly formed by a combination the River Ehen floodplain (green land uses) and 1970s residential development (with occasional older properties). Built development associated with the edge is visible within the surrounding area. |
| Topography | River Ehen valley bottom and lower slopes. |
| Land uses | Predominantly residential land uses with historic features such as Egremont Castle, listed Toll House and Saint Mary's and Saint Michaels Church. Other land uses are located adjacent to the river include Egremont RUFC, three allotment sites, areas of informal open space and grazing land. Historic mapping identifies this area as undergoing substantial change since the 1970s related to the expansion of the nuclear industry at Sellafield which required additional worker accommodation. During this period Egremont became a dormitory town for workers. Circa 1867 maps identify the area as being predominantly countryside with built development associated with Egremont Castle, Bridge End Georgian residential properties and a small number of isolated residential properties including a number of mills. Circa 1920s and 1950s mapping identifies allotments and playing fields occupying similar locations to those present today. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - mix of periods. Modern post 1970s residential area - mix of bungalows, semi-detached and terraced properties (2 storeys), generally brick finish (red & brown in different areas) with some render following a homogenous building line. Georgian properties - dense urban form, 2 - 4 storey terraces, predominantly rendered with occasional sandstone. Historic properties generally sit directly onto footpath with no front garden or boundary treatment. Recreational buildings - single story pavilion/storage buildings associated with the Egremont RUFC. |
| Designations | Egremont Castle and Sundial - Scheduled Monument and Grade I Listed Building. Egremont Castle has importance for a number of aspects. It is primarily of historical, archaeological and architectural interest but cultural associations and its scenic nature also contribute to its value. Grade II listed toll house (17 Bridge End) located north of the South Street bridge crossing. |
| Contribution of water courses and waterbodies to the landscape | The River Ehen flows directly through the character area, forming a dominant and readily noticeable natural feature. Its green character, large scale and meandering course contribute to the scenic qualities and tranquillity within parts of the character area. |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees due to the historic narrow roads although newly planted trees have be added to some grassed verges. Tree cover within the residential area is typically confined to private gardens and small groups of trees within informal open spaces. There is a concentration of tree belts/groups on the banks of the River Ehen and within the grounds of Egremont Castle. These form the most notable areas of tree cover within the character area. |

| Character Indicators | Description |
|---|---|
| | Vegetation along the settlement edge consists of roadside trees and hedgerow cover associated with the A595. |
| Types of open space and character and quality of public realm | <p>Open space - there are a number of informal open spaces, amenity grassed areas/verges within residential areas and on their peripheries. These typically consist of amenity grassland and tree/shrub cover of varying condition.</p> <p>Streetscape - is defined by the historic road network and is predominantly hard and urban. The majority of properties sit directly onto the pavement with no boundary treatment</p> <p>Parking - on - street in Georgian/Victorian areas and a mix of drive-ways and on street in 1970s residential areas.</p> |
| Access and connectivity including streets and footways/pavements | <p>Historical roads are narrow with limited number of small footpaths. Modern roads slightly wider with footpaths either side. The Sustrans Cycle Route 72 provides cycle access through the character area. The route is on-road continuing along South Street and Vale View. The cycle route connects into the northern part of the Site along Vale View.</p> <p>Pedestrian and cycle movement is otherwise typically confined to the road network.</p> |
| Landmarks/distinctive features | Egremont Castle, and tree cover, forms a distinctive feature, elevated on a knoll south of Main Street. |
| Visual character and views | Enclosed character within the majority of residential areas (due to flat topography and curved and narrow nature of streets). Longer reaching views available from within the grounds of Egremont Castle towards the wider countryside and Lake District National Park. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Overall the character area as a whole can be described as being a settled residential area with a busy local road network. Noise levels generally this. Open spaces, allotments and Egremont Castle grounds, along the River Ehen corridor, are calm and quiet away from the busy road network. Open spaces and public footpaths are typically overlooked and well-used offering high degrees of natural surveillance. |

Table B.2 TCA B: Bridge End Industrial Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of industrial land-uses that extend into open countryside on the southern edge of Egremont. Western settlement edge are formed by the treed banks of the River Ehen; the eastern settlement edges formed by a combination of tree belts, hedgerows (with trees) and scrub. Built development associated with the edge is visible within the surrounding area. |
| Topography | Predominantly flat along the Ehen valley bottom. |
| Land uses | Large industrial estate with a small enclave of four properties located off Vale View. Historic mapping identifies this area as undergoing substantial change since the late C20 th with the expansion of the industry and the establishment of Bridge End Industrial Estate. Circa 1867 maps identify the area as being predominantly countryside with built development associated with Ennerdale Mill (former paper and wool mill on the southern edge of the area) and New House (isolated residential property). |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Medium density of built form separated by designated parking areas and service yards. Built form larger in scale and massing compared to neighbouring residential properties. Industrial - typically late C20 th , dominated by the scale and massing of the industrial units whose material palette is similar in colour, form and texture throughout the estate i.e. 2 storey, brick (red & brown) and grey metal cladding, typical detailing for industrial units. A single newly built large scale industrial unit (James Fisher Nuclear) forms a dominant feature within the area due to its height (approx. 18m) and scale. Residential - mix of red brick and painted render detached 2 storey dwellings. |
| Designations | None |
| Contribution of water courses and waterbodies to the landscape | The River Ehen forms the character areas western. |
| Vegetation - nature, location and relationship to buildings and streets | Vegetation is typical of an industrial estate. Formal mown grass verges with some small to medium sized tree cover and low groundcover/shrub defining plot boundaries. Car parks contain some small scale tree cover. Most notable tree cover is a concentration of trees toward the character areas southern and eastern edge forming two small woodland copses. Sporadic mature tree cover and hedgerow located along the River Ehen. |
| Types of open space and character and quality of public realm | Open space - small areas of incidental open space and grass verges. Boundary treatments - mix of security fencing or low groundcover/shrub planting. Parking - restricted to designated areas within each industrial unit plot and is a combination of car/HGV. Well maintained, formal in character with the public realm typically functional in quality. |
| Access and connectivity including | Pedestrian and cycle movement is limited. The functional streetscape is designed predominantly for vehicular use, with a singular vehicular access point off Vale View Road. A single PRow runs though the western edge of the |

| Character Indicators | Description |
|----------------------------------|---|
| streets and footways/pavements | character area (partly on road) and adjacent to the River Ehen'; it connects into the northern part of the site and wider countryside. |
| Landmarks/distinctive features | None however newly built industrial unit (James Fisher Nuclear) forms a dominant and distinctive feature due to its height and scale. |
| Visual character and views | Generally an enclosed character within the industrial estate due to the density, scale and massing of built form. Longer reaching views are more frequent along the PRow where tree cover adjoining the river thins. Views are toward the western valley bottom composed of agricultural fields with a river bluff shortening further views west. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Overall the character area as a whole can be described as being a busy industrial estate containing large car parks, a small residential area and busy access roads. Noise levels reflect this. Areas along the River Ehen are calm and quiet away from vehicle movement within the estate. |

Table B.3 TCA C: Queens Drive Residential Character Indicators

| Character Indicators | Description |
|---|---|
| Context/Setting | Principally consisting of urban land-uses that extend in a south-westerly direction into open countryside. The settlement edge is formed on three sides by open agricultural fields. Housing typically backs onto countryside with boundaries defined by a combination of fencing and hedgerows (with occasional tree cover). Built development associated with the edge is visible within the surrounding area. |
| Topography | Gently undulating on elevated, and rising, landform to the west of the River Ehen valley system |
| Land uses | A residential area with some small areas of informal open space. Historic mapping identifies this area undergoing substantial change since the 1970s related to the expansion of the nuclear industry at Sellafield which required additional worker accommodation. During this period Egremont became a dormitory town for workers. Circa 1867 maps identify the area as being countryside. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - 1970s+ housing estates, 2 storeys, semi-detached, mix of pebble-dash, render and brick finishes. Residential areas follow a homogenous building line following the road network. |
| Designations | None |
| Contribution of water courses and waterbodies to the landscape | None |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees within the character area. Tree cover within the residential area is typically confined to private gardens. Along historic roads (Bookwell and Uldale View), well-maintained hedgerows provide a green character. This has been replicated within residential properties where hedgerows have been planted behind stone wall boundaries. Away from the main roads, within the residential areas, properties generally have small front gardens with a mix of boundary types (i.e. fencing, low stone walls and low ground cover). |
| Types of open space and character and quality of public realm | Open space - informal open spaces and grass verges within residential areas. Informal open space is enclosed by the backs of properties and consist of low quality mown grass areas with no tree cover. Streetscape - residential streets predominantly defined by uniformity of building type, similar sized small front gardens, similar boundary treatments and incidental grassed areas/verges. Along historic roads, streetscape is more variable due to greater variety gardens and boundary treatments. Boundaries treatments - mix of low walls and fencing (all similar in height). Greater variety along historic routes. Parking is a mix of on street and driveway parking. |
| Access and connectivity including | Pedestrian and cycle movement is confined to the road network. |

| Character Indicators | Description |
|----------------------------------|--|
| streets and footways/pavements | |
| Landmarks/distinctive features | The fells of Lake District National Park form distinctive features in the distance, visible from the eastern edges of the character area. |
| Visual character and views | <p>Enclosed character within the residential areas opening out to the settlement edges.</p> <p>Wider open views are available from the settlement edges due to the elevated nature of the character area. Open, elevated and long reaching views are available across the River Ehen valley system towards the opposing valley slopes (typically consisting of the edge of Egremont and the wider countryside).</p> <p>Views of the Lake District National Park are available in the distance from the eastern edge (along Uldale View) of the area.</p> |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Overall the character area as a whole can be described as being settled and busy residential area with busy roads. Noise levels reflect this. Open spaces and public footpaths are typically overlooked offering high degrees of natural surveillance. |

Table B.4 TCA D: Thornhill Character Indicators

| Character Indicators | Description |
|---|--|
| Context/Setting | Principally a residential area with a local centre containing a Primary School, shop, post office and informal open space. The small settlement is bound by the A595 on the east and fields associated Ehen Valley to the north, south and west. Housing typically backs onto countryside with boundaries defined by a combination of fencing and hedgerows (with occasional tree cover). Built development associated with the edge is visible within the surrounding area. |
| Topography | Gently undulating on elevated, and rising, landform to the east of the River Ehen valley system |
| Land uses | A residential area with a small local centre (post office, shop), a central area of informal open space, a local play area and playing fields toward the south west edge. Historic mapping identifies expansion of the village from 1920 through to the 1970's. |
| Building - layout, scale, density, building types (materials and finish), grain and historic patterns. | Residential - 1920s, 50s & 70s housing, 2 storeys, semi-detached, mix of pebble-dash, painted render finishes. Residential areas follow a homogenous building line following the road network. |
| Designations | None |
| Contribution of water courses and waterbodies to the landscape | None |
| Vegetation - nature, location and relationship to buildings and streets | There are few street trees within the character area. Tree cover within the residential area is typically confined to private front gardens, with some individual trees within the areas of open space. Within the residential areas, properties generally have small front gardens with a mix of boundary types (i.e. fencing, low stone walls and low ground cover). |
| Types of open space and character and quality of public realm | A small area of open space with a local play area is contained within the centre of the character area (linked to the local centre and Primary School). The open space is well maintained and has framed open views (between surrounding housing) of the wider countryside. Playing fields associated with Thornhill Football Club are located on the south western edge. Streetscape - residential streets predominantly defined by uniformity of building type, similar sized small front gardens, mix of boundary treatments and incidental grassed areas/verges. Parking is a mainly on street with some driveway parking. |
| Access and connectivity including streets and footways/pavements | The Sustrans Cycle Route 72 provides on road and off road cycle access through the character area. Pedestrian and cycle movement is otherwise typically confined to the road network. |
| Landmarks/distinctive features | The fells of Lake District National Park are visible from the northern edges of the character area and The Irish Sea is visible from the south. Sellafield |

| Character Indicators | Description |
|---|--|
| | forms a distinctive feature from views on the southern edge of the character area. |
| Visual character and views | Enclosed character within the residential areas opening out to the settlement edges (particularly north and south). Wider open views across the River Ehen valley system and toward Egremont are available from elevated parts on the northern edge of the character area. Views of the Lake District National Park are available in the distance. From the southern edge long distance views toward the Irish Sea are available as well as views of Sellafield in the distance. |
| Other perceptual characteristics | Tranquillity mapping has identified the area as being in areas defined as least tranquil. Field studies support this. Overall the character area as a whole can be described as being settled and busy residential area located adjacent to the busy A595. Noise levels reflect this. The open spaces and play area is well overlooked offering high degrees of natural surveillance. |