



culturatrust **Donald Insall Associates**
Chartered Architects and Historic Building Consultants

Carlisle City Centre Conservation Area Appraisal and Management Plan

Cumberland Council



Historic England



Contact Information

Graham Bell (Director) Cultura Trust
E: Graham.Bell@culturatrust.org
Cultura Trust (formerly North of
England Civic Trust)

**Kate Martyn (Director) Donald
Insall Associates**
E: Kate.Martyn@insall-architects.co.uk
T: 01904 230 069

Manchester Office
www.donaldinsallassociates.co.uk

Version:	3
Issue date:	January 2025
Prepared by:	BK
Checked by:	
Version description:	Conservation Area Appraisal and Management Plan

Contents

Part 1: Appraisal

1.0 Introduction

- 1.1 What is a Conservation Area?
- 1.2 What Does Conservation Area Designation Mean?
- 1.3 Carlisle City Centre Conservation Area
- 1.4 Related Policy and Guidance
- 1.5 Aims of this Appraisal and Management Plan
- 1.6 Consultation and Engagement
- 1.7 Navigating this Document

2.0 Summary of Special Interest

3.0 Historical Development: A Timeline

4.0 Heritage Assets

- 4.1 Designations Plan
- 4.2 Listed Buildings
- 4.3 Non-Designated Heritage Assets and Locally Listed Buildings
- 4.4 Scheduled Monuments and World Heritage Site
- 4.5 Archaeology

5.0 Character Assessment

- 5.1 Location
- 5.2 Setting, Topography and Geology

1	5.3	Views and Landmarks	46
2	5.4	Architectural	
3		Interest and Built Form	53
3		6.0 Townscape Character	72
	6.1	Street Patterns and Plots	73
3	6.2	Principal Streets and Spaces	75
5	6.3	Modern Land Use	81
	6.4	Public Realm	82
5	6.5	Boundary Treatments	89
6	6.6	Green Spaces,	
6		Trees and Vegetation	92
7		7.0 Character Areas	96
10	7.1	Character Area 1: Castle and Bitts Park	98
36	7.2	Character Area 2: Cathedral and Historic Quarter	105
37			
38	7.3	Character Area 3: Citadel, Citadel Station and West of West Walls	116
	7.4	Character Area 4: Marketplace and Core Retail Area	125
39			
	7.5	Character Area 5: Civic Centre and Rickergate	135
39			
40	7.6	Character Area 6: Lowther Street and Warwick Road	141
43			
44		8.0 Boundary Review	148
44		Part 2: Management Plan	150

9.0 Issues and Opportunities	151
9.1 Negative Buildings and Areas	154
9.2 Inappropriate Alterations and Additions	156
9.3 Vacancy	158
9.4 Condition, Maintenance and Repair	161
9.5 Car Parking, Traffic and Connectivity	163
9.6 Retail Frontage	165
9.7 Public Realm, Art and Green Spaces	166
9.8 New Development	168
9.9 Climate Change	169
9.10 Understanding and Celebrating the Heritage of Carlisle	170
9.11 Opportunity Areas	171
10.0 Managing Change	173
A. PRESERVATION	177
B. ENHANCEMENT	181
C. REGENERATION	188
D. COMMUNITY ENGAGEMENT	191
E. MANAGEMENT	193
Bibliography	196
Appendix	199



Part 1: Appraisal



1.0 Introduction

1.0 Introduction

1.1 What is a Conservation Area?

Conservation areas are ‘areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’.¹ Designation of a conservation area recognises the special quality of that area. This quality comes not only from individual buildings and monuments but also other features, such as topography, building materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity and sense of place.

1.2 What Does Conservation Area Designation Mean?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest.

Under the National Planning Policy Framework (NPPF), conservation areas are considered as ‘designated heritage assets’, and their conservation is to be given great weight in planning permission decisions; any proposals for change or development must assess the effect that the development might have on the character and appearance of the area. Therefore, in a conservation area, changes to the external appearance of buildings may require planning permission which would not otherwise be needed.

Definition of a ‘Heritage Asset’

The NPPF defines a heritage asset as:

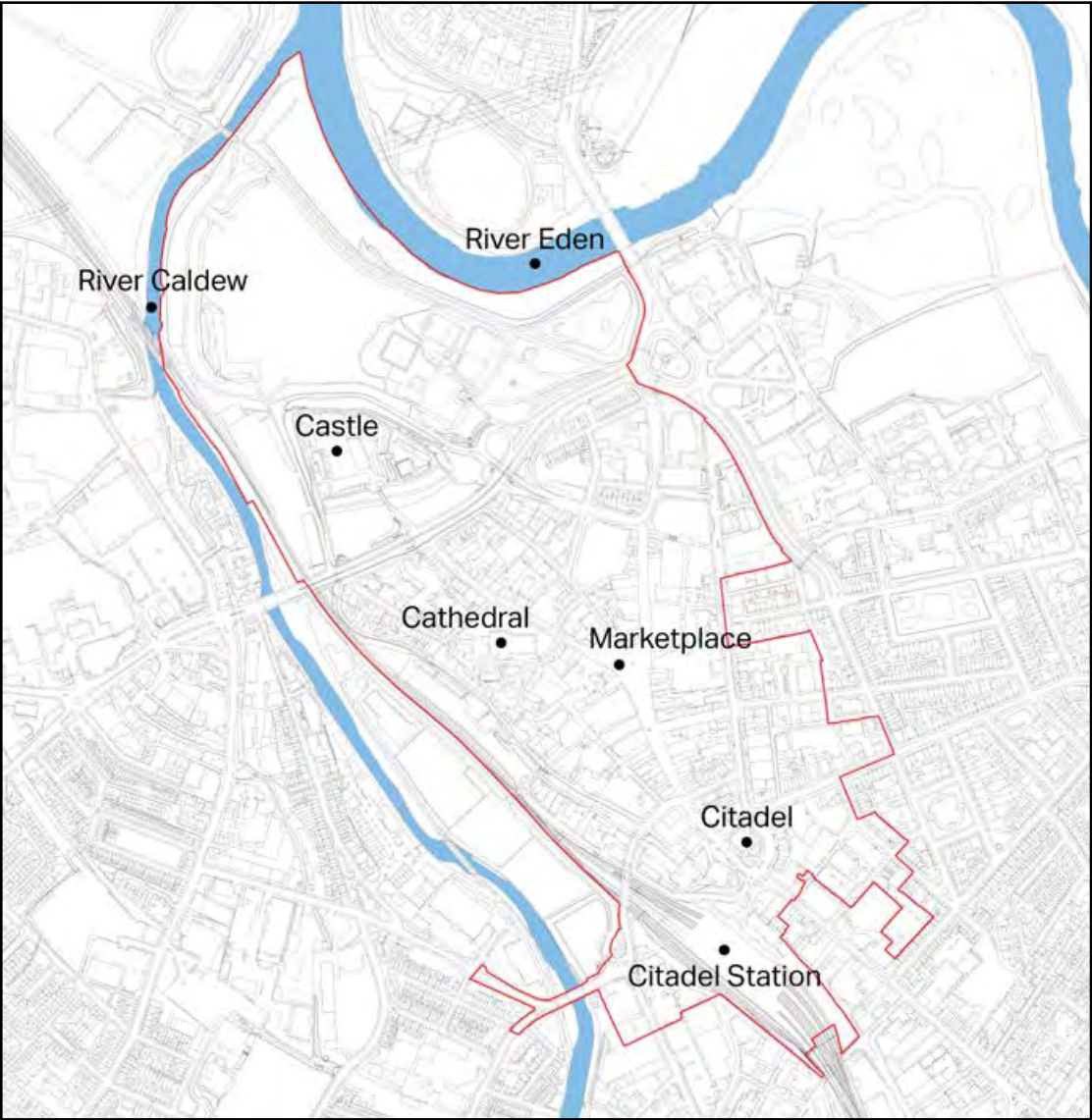
A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local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

1.3 Carlisle City Centre Conservation Area

Carlisle City Centre Conservation Area was first designated in 1986 and the boundary was extended in 2009. The boundary of the conservation area encompasses the city centre as far north as the Castle and Bitts Park, as far south as the railway station and the Citadel where it meets the Botchergate Conservation Area. The western boundary from the station follows the West Walls, the longest intact section of medieval city defences, whilst to the east the conservation area largely shares a boundary with the Chatsworth and Portland Square Conservation Area. A map of the conservation area boundary is shown in **Plate 1.1**.

1 Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990

3 Carlisle City Centre CAAMP



1.1a. Conservation Area Map

1.1 Carlisle and location of city centre conservation area

1.4 Related Policy and Guidance

Once designated, Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to periodically review the character and boundaries of its conservation areas; this appraisal of the Carlisle City Conservation Area provides the evidence base for this review process.

The Management Plan will support the policies contained within the Carlisle District Local Plan 2015-2030 currently in place and the emerging Local Plan for the newly established Cumberland Council.

This document has also been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment; specifically:

- Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 (Second Edition)

February 2019

- Understanding Place: Historic Area Assessments, Historic England, April 2017
- Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011

1.5 Aims of this Appraisal and Management Plan

This document has been prepared by Donald Insall Associates in partnership with Cultura Trust for Cumberland Council. It comprises two parts: firstly an Appraisal of the conservation area and its significance which has informed Part 2, a Management Plan. Collectively they have informed the production of the Carlisle CARP (Conservation Area Regeneration Plan). The suite of documents have been generated following consultation with the local authority, Historic England, stakeholder organisations and the general public. Site visits were

undertaken during June and July 2024, with additional photography in August and September 2024.

The Carlisle City Centre Conservation Area Appraisal and Management Plan will serve the following key purposes:

- Record and analyse the character of the Carlisle City Centre Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Understand the challenges faced by the conservation area and suggest opportunities to enhance its character and appearance;
- Stimulate local interest in both the protection of and careful development of the conservation area for present and future generations;
- Increase appreciation and encourage wider use and enjoyment of assets within Carlisle City Centre;
- Provide guidance and recommendations for the positive management,

preservation and enhancement of the conservation area;

- Be a tool in the planning process and development management process; and
- Support city centre regeneration and promote high-quality design in development proposals.

Although this document is intended to be comprehensive, mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area.

The assessments which provide the baseline information in this document have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

1.6 Consultation and Engagement

It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for conservation area guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.

This section will be updated once this process has been completed.

1.7 Navigating this Document

This document has been designed to serve as a practical guide for the present and future care of the conservation area. The digital version features interactive navigable elements which enhance its range and ease of use. These include:

- Contents page with headings which directly link to the different sections within the appraisal and plan;
- Hyperlinks within navigate to the relevant section or item; and
- Navigable headings at the top and bottom of the page, including one which returns users to the contents page.



2.0 Summary of Special Interest

2.0 Summary of Special Interest

The conservation area lies at the heart of the bustling border city of Carlisle, occupying an urban setting, surrounded by extensive 19th, 20th and 21st century development.

The bustling city has a long and rich history with settlement on the slight promontory above the Rivers Eden and Caldew emerging in the 1st century AD when the Roman fort of *Luguvalium* was established here. The city's name is possibly derived from the now extinct language of Cumbric; various forms of the name appeared throughout the medieval period including *Caer Luel* and *Carleol*. Bede mentions the settlement in his 'Ecclesiastical History of the English People' when visited in the 7th century by one of the most venerated English saint, Saint Cuthbert of Lindisfarne.

Following the Norman Conquest, Carlisle's significant strategic position saw William II build a castle here in 1092. Later rebuilt in stone, it remains the oldest landmark structure in Carlisle. It was a leading royal base during the

medieval period and has been associated with many significant figures and played a key role in national events. It is also rare amongst medieval castles in that it has been almost continuously occupied throughout its history. Today, the imposing structure dominates the northern part of the conservation area, presenting a significant image of strength and defensive capability; steeped in military history, it continues to attract visitors from around the world.

The medieval settlement grew in the shadow of the castle – it too was protected by defensive walls; today, the west walls, and fragments of the north walls, survive. Carlisle is significant in retaining its medieval street layout and to some extent the pattern of burgage plots defined by narrow strips of land, sometimes separated by alleyways and lanes. As in the medieval period, English Street, Castle Street, Scotch Street and Fisher Street converge to form the triangular-shaped marketplace which lies at the heart of the vibrant modern city, a continuity of around 800 years. It is

overlooked by significant buildings like the Guildhall and Old Town Hall which also act as architectural focal points.

The Cathedral rises above the Historic Quarter as a reminder of the city's rich and diverse history. Established in the 12th century, and altered over time, it still retains Norman fabric. The tower and chancel are distinctive features within the conservation area. Along with the precinct, they represent the city's monastic past, whilst the latter contains significant associated monastic structures and attractive historic residences. It is a pleasant, peaceful atmosphere which contrasts with the bustling retail and commercial areas. Bitts Park and the gardens of Tullie House are also attractive, green spaces, highly valued by local people and visitors alike.

The major historic buildings of Carlisle like the Castle, Cathedral, Tullie House and Citadel illustrate the city's rich past and architectural heritage, making a significant contribution to the cultural identity of Carlisle. Carlisle's Georgian

architecture is best represented in the intimate streets of Abbey Street, Castle Street and Fisher Street which retain significant historic character. High quality Victorian and Edwardian buildings also feature throughout the conservation area. The spaces between are also of significant value, including the historic marketplace, the basalt-settled streets, intimate lanes and alleys and green spaces like the gardens of Tullie House and the Cathedral Precinct. The traditional street furniture and historic signage further add to its character and uniqueness.

Commercial buildings within the conservation area like the Crown & Mitre Hotel, The Market Hall and the HSBC bank building on English Street, amongst many others, are symbols of the commercial success of the city and the impact of the Industrial Revolution. The Citadel Station was built in 1850 and is one of the most important early major railway stations in Britain. It reflects the 'Railway Mania' of the 1840s when massive investment saw the expansion of

the railway system. Grandiose Victorian commercial buildings were established near the station like the County Hotel and Viaduct House; these contrast with the warehouses, workshops and factories on James Street, West Walls and Backhouse's Walk.

Local people and visitors appreciate Carlisle as a place to live, work, shop and spend leisure and social time. They also appreciate Carlisle's rich history and have a desire to celebrate and promote this significant and unique place. The Council continues to work with partners to improve and regenerate the city centre, and make Carlisle a safe, vibrant and sustainable city. It is hoped that projects like the regeneration of the station and plans to build a new campus for the University of Cumbria at the Citadel will further add to the sense of pride felt by the people of Carlisle.





3.0 Historical Development: A Timeline

3.0 Historical Development: A Timeline

Pre-history

With the exception of a few Mesolithic flints recovered from several excavations, the earliest human activity in central Carlisle is represented by prehistoric plough marks and quantities of residual flints thought to evidence field systems possibly of a late Neolithic or early Bronze Age date. There is also very little evidence for pre-Roman Iron Age activity, apart from the remains of a roundhouse at Old Grapes Lane, east of the Market Square.²



3.1 Iron Age roundhouse reconstruction (CC BY-SA 2.0 - Rod Allday)

Roman Carlisle

Roman Carlisle has been extensively researched and excavated over the last few decades.³ Carlisle originally began as a Roman settlement *Luguvalium*.⁴ *Luguvalium* was possibly a reference to 'Lugus' a Gaulish god, and 'valium', or wall. An alternative theory is that Luguvalos was a high-ranking member of the Carvetii tribe of Britons who inhabited the area during the later Iron Age.

A fort was established here around 72-73AD by a section of the 9th Spanish Legion (Legio IX Hispana) overlooking the confluence of the Caldew and Eden. It was founded several decades before the construction of Hadrian's Wall in 122 AD and became one of the most important military bases in Roman Britain. A civilian settlement is believed to have grown up outside of the fort with extensive suburbs

extending along the main roads leading to the north and south. Cemeteries have also been located to the south of the settlement area.⁵

The first fort was constructed in earth and timber, located between the present-day castle and Tullie House, but later rebuilt in stone. It is testament to the strength of its defences, and the extreme threat from invading forces, that the Roman masonry walls were said to have been repeatedly repaired centuries after the Romans had departed.⁶

⁵ Oxford Archaeology, 2006, p.14

⁶ S Lysons 'The city of Carlisle', in Magna Britannia: Volume 4, Cumberland, (London, 1816). British History Online: <https://www.british-history.ac.uk/magna-britannia/vol4/pp56>

³ Discover Carlisle, Roman Carlisle, [https://Carlisle.was.the.northern.frontier.of.the.Roman.Empire.\(discovercarlisle.co.uk\)](https://Carlisle.was.the.northern.frontier.of.the.Roman.Empire.(discovercarlisle.co.uk))

⁴ Roman Britain, Carlisle, [https://Carlisle.\(Luguvalium\).Roman.Fort-.Roman.Britain.\(roman-britain.co.uk\)](https://Carlisle.(Luguvalium).Roman.Fort-.Roman.Britain.(roman-britain.co.uk))

In AD130 another fort was constructed a short distance away north of the River Eden in modern-day Stanwix. Petriana (named after the *ala Petriana* the 1000 strong regiment based there) was constructed on the line of Hadrian's Wall and was the largest fort on the wall, although poorly understood. Today, archaeological investigations continue to add to our understanding of this period of the city's Roman history; of particular note are community excavations north of the river which continue to uncover the remains of a military bathhouse.⁷



3.2b Carved stone head uncovered at ongoing community excavations at Carlisle Cricket ground

Early Medieval Period

The nature of settlement at Carlisle in the earlier post-Roman period is difficult to determine.⁸ It is variously recorded as Cair Ligualid, *Caer Luel* and Carleol, the latter possibly referring to a fortified place belonging to someone named Leol. The latter name continues into the later medieval period in various similar forms.⁹

Secondary sources have proposed that a small farming settlement resided in the remains of the Roman fort which was controlled by the Kings of Northumbria.¹⁰ The Venerable Bede records that Saint Cuthbert of Lindisfarne visited Carlisle in AD 685. St Cuthbert apparently commented on the remains of the Roman city walls and a 'remarkable' functioning Roman fountain.¹¹ He also

⁸ Oxford Archaeology (2006), p.14

⁹ Cumbria County History (undated), Carlisle, [https:// Carlisle. Cumbria County History Trust](https://Carlisle.Cumbria County History Trust)

¹⁰ Ibid

¹¹ Ibid

founded a nunnery and school on land granted by the Northumbrian king Ecgrith at this time.

Documentary sources suggest that Carlisle was sacked and destroyed by the Danes c.876 AD and may have lain unoccupied until the Norman Conquest. Archaeological investigations, however, have uncovered a fairly widespread distribution of 9th to 11th century coins, artefacts, and (to a lesser extent) archaeological features up to the Norman Conquest.¹²

¹² Oxford Archaeology (2006), p.16



3.3 St Cuthbert meeting king Ecgrith, depicted in Bede's *Life of St Cuthbert* (The British Library, Yates Thompson 26)

Norman Conquest

- 1092 Carlisle was of significant strategic importance during the medieval period due to its location on the Anglo-Scottish border. It was taken for the English Crown by William II (Rufus) (d.1100) after he defeated the local warlord Dolfin when it is likely Carlisle was then part of the kingdom of the Scots.¹³

The first Norman stronghold here may have been a ringwork; a simple enclosure of earth and timber surrounded by a ditch which was probably constructed over the remains of the original Roman fort. Although no evidence of this defensive structure has been found, the present keep may overlay its position.

¹³ Ibid



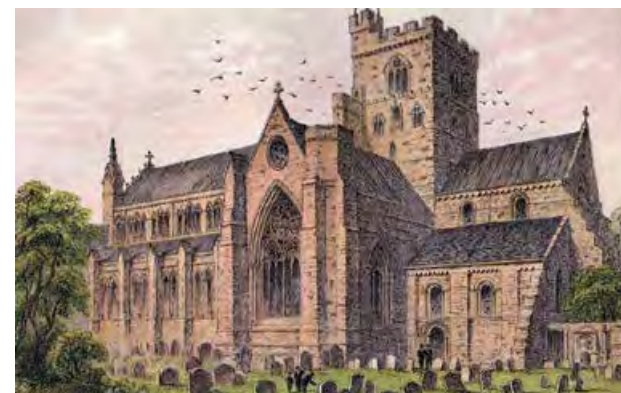
3.4 William II of England from Matthew Paris's *Historia Anglorum*, c. 1253 (Wikimedia Commons)

12th Century

- 1122 - 1135 Henry I (d.1135), the fourth son of William the Conqueror, visits Carlisle and provides money for the construction of a new city wall. He may also have instigated the rebuilding of Carlisle Castle in stone during his reign.¹⁴

While Henry I played a key role in the strengthening of Carlisle against the Scots, he also granted land in the city for the establishment of an Augustinian priory.¹⁵ The priory was dedicated to St Mary and raised to cathedral status with the formation of the see of Carlisle in 1133 out of the Diocese of Durham. Elements of Norman architecture can be seen today within the nave and south transept of the present-day abbey.

A period of national instability followed Henry I's death in 1135 and Carlisle periodically reverted to Scottish control. During this time, King David I (d.1153) is believed to have built or completed the castle's stone keep and heightened the city walls.



3.5 Carlisle Cathedral seen from the north from a postcard (n.d.)

¹⁴ English Heritage (undated), Carlisle Castle, <https://www.english-heritage.org.uk/visit/places/carlisle-castle/>

¹⁵ Carlisle Cathedral (undated), History of Carlisle Cathedral, <https://www.carlisle-cathedral.org.uk/our-history/>

- **1158** Carlisle receives its first royal charter from Henry II having reverted to English rule the previous year.
- **1170** The newly strengthened castle deflects two attacks and a siege by the Scots under William I the Lion, King of Alba (d.1214). A period of population growth and prosperity was to take place into the late 13th century.



3.6 William the Lion, engraving by Richard Cooper, the elder c.1733

○ 13th Century

- **1200s** Carlisle Cathedral was refurbished, including the building of a new choir in the Early English Gothic style.
- **1231** Carlisle's modern street system had been largely laid out by this time, with suburbs lying beyond the three city gates whose names remain preserved in street names today; Botchergate to the south, Rickergate to the north, and Caldewgate to the west.¹⁶
- **1233** Communities of Franciscan and Dominican friars settle within Carlisle's walls. Archaeologists have exposed part of the cemetery of the Dominican Friary in Blackfriars Street, together with the poorly preserved remains of part of the friary church and ancillary buildings.¹⁷

¹⁶ Oxford Archaeology (2006), p.17

¹⁷ Ibid p.19

○ 14th Century

- **1300s** The city and abbey had been damaged in a severe fire in 1292 and reconstruction began anew; this disaster was followed by a long period of unrest for the region with the start of the Anglo-Scottish wars. This caused severe disruption to trade, impacting on the unprotected suburbs of the city and resulting in a period of political and economic depression - further impacted by the Black Death in the latter half of the century.¹⁸

¹⁸ Ibid, p18



3.7 A medieval manuscript depicting victims of the Black Death

- **1352** Edward III granted Carlisle the right to hold an annual fair in August. It was also around this time that the east window of abbey was installed with its elaborate tracery and stained glass.

- **1360** Gough's Map of Great Britain's provides one of the earliest illustrations of Carlisle. The depiction suggests that Carlisle was among the preeminent cities in the north of England with abbey spire and castle surrounded by defensive walls.



3.8 The Gough Map showing Carlisle c1360 (<https://goughmap.uk>)

- **1391** Carlisle suffered a further devastating fire, believed to have destroyed three-quarters of the city.¹⁹

○ 15th Century

- **1400s** Unsettled conditions prevailed throughout the 15th century for the border city. Its population is believed to have numbered around 1,500 persons.²⁰ A period of reconstruction began following the devastating fire of 1392, and between 1410-20 the abbey's tower and spire, and the north transept were completed.

- **1407** The Guildhall, also known as Redness Hall, was built for the merchant Richard de Redness. The timber-framed hall was constructed in the heart of the medieval city and used by the city's eight trading guilds.²¹ The Guildhall was converted into a museum and café in 1978 and is Grade I listed.

19 Emmet, C., and Templeton, J. (2010), Carlisle Through Time
 20 Cumbria County History (undated), Carlisle, [https:// Carlisle . Cumbria County History Trust](https://Carlisle.Cumbria County History Trust)
 21 Emmet, C., and Templeton, J. (2010), Carlisle Through Time



3.9 The Guildhall depicted in 1835 by Haghe from Matthew Nutter's 'The Trades' Guilds, Carlisle' (Tullie House Museum 1978.108.74.9)

- **1461** Carlisle was besieged during the Wars of the Roses.
- **1470s** The Priory Tithe Barn on West Walls was constructed for Prior Gondibour. The Tithe Barn would probably have originally stored unthreshed corn, wool, hemp, hay and straw which may have come from tithes, from the priory's own granges or farms, or from purchase. It was altered in the 19th century when its west wall was taken down and restored in the 20th century.²²

22 Historic England, The List, LEN 1218932: <https://historicengland.org.uk/listing/the-list/list-entry/1218932>

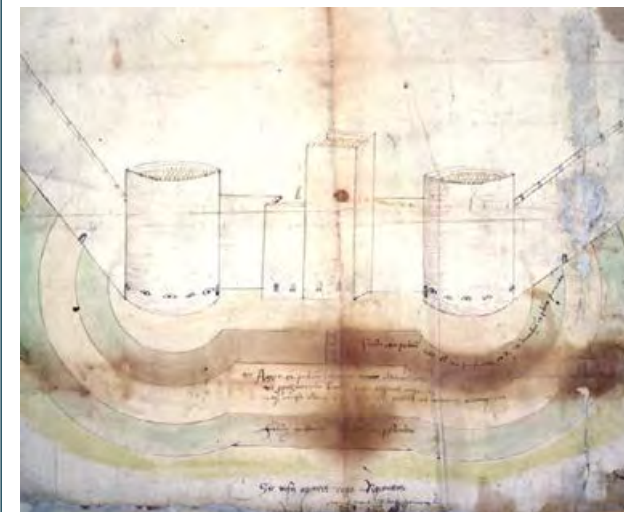


3.10 The Tithe barn before C20 restorations (Carlisle Civic Trust)

- **16th Century**
- **1500s** During the 16th century, Carlisle's development continued to be impacted by the prospect of war. Following Scotland's renewal of the Auld Alliance with France earlier in the century, Henry VIII ordered a review of Carlisle's defences. This led to a major rebuilding programme of the city's military defences and fortifications.
- **1530s** The Dissolution of the Monasteries ordered by Henry VIII saw the closure of the Dominican and the Franciscan friaries in the city. The friary buildings were dismantled and reused to maintain the castle and city walls. The Dissolution also led to the re-founding of St Mary's Priory as a cathedral with a Dean and Chapter.
- **1542** With new developments in warfare and the continued tensions with Scotland, Henry VIII commissioned German Engineer Stefan von Haschenperg to reconfigure the southern entrance into the city via Botchergate. Haschenperg demolished the medieval gate, constructing two massive stone-built

towers, with a 'u'-shaped bastion behind it, now known as Carlisle Citadels. On both the east and west sides huge triangular artillery platforms were constructed capable of housing cannon, with the round towers providing more defensive capabilities. The walls were probably around 3 metres thick, able to deliver and withstanding a 16th century artillery attack.²³

23 The castles, towers and fortified buildings of Cumbria: The Citadel, Carlisle. Article online at: <http://www.matthewpemmott.co.uk/2008/05/citadel-carlisle.html>



3.11 Drawing by Stephanum de Hashenperg c1540 of the Citadels (British Library)

1560 An early cartographic source of Carlisle shows a familiar street layout, with the key streets already laid out. The triangular Market Square with its cross can be clearly identified, from which Castle Street heads towards the castle's entrance. Scotch Street leads to one of the city's gateways on Rickergate, whilst to the south English Street descends towards the Citadels. The abbey and church of St Cuthbert can be clearly identified, and towers are placed at intervals along the city walls. The line of modern Lowther Street largely defines the eastern curtain defences. Houses are shown lining streets, with long, narrow plots of land (known as burgage plots) extending behind, a feature which remains a characteristic of parts of the city even today.



3.12 1560s map of Carlisle with the Citadels to the bottom (British Library)

17th Century

1600s By the 17th century, Carlisle was one of the largest settlements in the north-west of England.²⁴ A new period of peace and prosperity came about following the union of the Scottish and English crowns in 1603 under James I (d.1625). Many buildings were repaired, and new buildings erected within the city walls during this period.

²⁴ Cumbria County History (undated), Carlisle, [https:// Carlisle . Cumbria County History Trust](https://Carlisle.CumbriaCountyHistoryTrust)

1610 Speed's Map of Cumberland shows the layout of the city, it is interesting to note from the depiction the extend of gardens and open spaces within the city walls, including the 'Castle Orchard' which remains a green space today. English Street is labelled as 'Highe Strete', whilst Rickergate was then 'Rickard gate'. Within the marketplace is a building labelled 'The Shambles' which was likely a market for selling meat. It was described in the 19th century as 'private property, built of wood, and covered with slates of different kinds, which gave them an unsightly and grotesque appearance'. As part of improvements, the building was taken down c.1790 along with a guard house.²⁵

²⁵ Gentleman's Magazine 1839, part 1 p.517, from a review of The History and Antiquities of Carlisle in Lakes Guide: <https://www.lakesguides.co.uk/>



3.13 Speed's Map of Cumbria with detail of Carlisle from 1610

- 1611 The western bastion of the Citadel was adapted as a gaol due to the poor conditions in Carlisle Castle.
- 1644-5 The relative peace of the early 17th century was broken during the Civil War when the Royalist stronghold was besieged by the Scots. The city surrendered in June 1645 but changed hands over the following years before surrendering to Cromwell. The abbey and priory buildings suffered the humiliation of being plundered for its stone by Scottish troops to reinforce the defences. The truncated nave is a reminder of the Civil War to this day.²⁶

26 Oxford Archaeology (2006) p. 21



3.14 Engraving of Carlisle Cathedral before the nave was dismantled

- 1668-9 Carlisle Town Hall was erected at the north end of the marketplace.²⁷ It reflects a period of rebuilding in stone in Carlisle, replacing the earlier timber framed buildings. The hall replaced a medieval hall which was constructed in 1345. The hall was altered in 1717 and again in the 19th century.

27 Wikipedia (undated), 'Carlisle Town Hall', [https:// Old Town Hall, Carlisle - Wikipedia](https://en.wikipedia.org/wiki/Old_Town_Hall,_Carlisle)



3.15 Carlisle Market Cross from English Street by W.H. Nutter (Wikimedia Commons)

- 1682 Carlisle's market cross was erected in the site of a previous medieval cross depicted in earlier cartographic images [for example see Plate 3.12].²⁸ The market cross displayed four sundials below a lion with one paw on a scroll with the city arms. Carlisle's market cross was designed by Thomas Machell and is Grade I listed.

28 Emmet, C., and Templeton, J. (2010), Carlisle Through Time



3.16 Old Town Hall in 1780

- **1689** Tuille House was constructed for Thomas Tullie (d.1676), who was later Dean of Carlisle. It was bought and opened by the Corporation in 1883 and extended to include a library, school of art, museum and technical institution. It is Grade I listed.

18th Century

1700s Carlisle's growth and expansion stalled in the early 18th century.²⁹ Historians have suggested that the city experienced a period of slow development as it was recovering from the English Civil War. Many travel writers commented on the city's lack of growth during this period. W H Hutchinson noted that 'about the beginning of the present [eighteenth] century the streets through were spacious, were paved with large stones and the centre part of causeway rose to a considerable height'.³⁰



3.17 View of Carlisle from Goadbys New Display, 1776

- **1707** The Act of Union was passed between Scotland and England in 1707. The Union reduced the importance of Carlisle's defences, and the walls are believed to have fallen into such a ruinous condition that the citizens themselves demolished the most unstable stretches. The citadel and castle were also neglected.³¹

31 Oxford Archaeology (2006), p.22



3.18 The castle in the later 18th century

29 Cumbria County History (undated), Carlisle, [https:// Cumbria County History Trust](https://CumbriaCountyHistoryTrust)
 30 Skelton, L. (2015), Sanitation in Urban Britain, p. 25

1724 The travel writer, Daniel Defoe, described the city 'as strong, but small, the buildings old, but the streets... There is not a great deal of trade here either by land or sea, it being a mere frontier city'.³²

32 Cumbria County History (undated), Carlisle, [https:// Carlisle | Cumbria County History Trust](https://Carlisle.CumbriaCountyHistoryTrust)



3.19 Daniel Defoe, c.18th century, National Museum, London

1745 The condition of the city defences was brought in sharp focus during the Jacobite uprising when the city was taken by the Jacobite army under their leader Bonnie Prince Charlie. However, they surrendered to the Duke of Cumberland, the youngest son of King George II, a month later. Smith's map of Carlisle shows the position of gun batteries during the dispute. It also usefully illustrates the layout of streets, the development of the Lanes area and the suburbs of 'Ricard Gate' to the north and 'Botcher Gate' to the south. The prison is shown north-west of the Citadel (built to replace accommodation in the Castle in 1689) and mills are shown along the Caldew. A layout of formal gardens between development is also illustrated.³³

A return of peace saw the construction of quality residences along Abbey Street, Castle Street and Fisher Street in the late 18th and early 19th century, which are important contributors the historic character of these streets.

33 Oxford Archaeology (2006), p.22



3.20 Smith's map of Carlisle's gun batteries, 1746, in Towill, 1996, p.26

19th Century

1800s By the 19th century, Carlisle's population had reached nearly 10,000; swollen by Irish and Scottish immigrants who came to work in the city's industries.³⁴ These included tanning, brewing, brickmaking, ironworking and textile industries largely focused on the periphery of the city. Woollen, cotton and later linen manufacturing were all well established by the end of the 18th century with the River Caldew initially serving to power mills, later switching to steam power. The growth of the population brought pressure on the city defences which were seen as a hindrance to the growth of the city.³⁵

³⁴ Cumbria County History (undated), Carlisle, [https:// Carlisle . Cumbria County History Trust](https://Carlisle.CumbriaCountyHistoryTrust)

³⁵ Ibid

Early C19 A new home was sought for the courts which had outgrown the Town Hall; the Citadel was severely neglected, but despite its condition, it was proposed as a potential site for the new courts. Thomas Telford (d.1834) was initially appointed to design their conversion but was soon replaced by Robert Smirke (d.1867).



3.21 The poor condition of the Citadel is shown in this illustration from 1803

- **1808** Robert Carlyle produced a bold new development plan for the city in 1808.³⁶ The plan was proposed to William Lowther (d.1844), Earl of Lonsdale, who was a member of Parliament for Carlisle in the 1780s. It shows a grid-iron expansion similar to James Craig's 1768 plan for Edinburgh New Town. The plan was not enacted but is an interesting alternative vision of how the area might have appeared.

36 Carlisle City Council, Chatsworth Square and Portland Square Conservation Area Management Plan (2018), <https://chatsworthsquareportlandsquareconservationareaappraisalfinalmarch2018.pdf> (carlisle.gov.uk)



3.22 The unbuilt Robert Carlyle 1808 masterplan for the area east of the city walls, Lowther Estates

- **1812** The Nisi Prius court opens in the east bastion of the Citadel.
- **1813** Carlisle's eastern walls to Lowther Street were demolished in 1813 and walls to the north of the city (now the line of West Tower Street / East Tower Lane) and the medieval Scotch Gate had been demolished by 1815.³⁷ Stone from the walls was used within the Citadel redevelopment.
- **1815** There were 11 cotton mills in Carlisle along with three print works for fabric. Connected to this were dying and bleaching, carpet manufacture, three iron foundries, and four breweries.
- **1820** Carlisle Castle was garrisoned, becoming the headquarters of the Border Regiment. However, the importance of Carlisle as a military settlement continued to decline. The post of Governor of Carlisle as garrison commander was abolished in 1838.

37 Oxford Archaeology (2005) p.22
Blythe, (2009), Land at London Road, Carlisle, Cumbria, <https://microsoftword-londonrdheritageassessment.doc> (oxfordarchaeology.com)

1821 Wood's 1821 map shows a city less incumbered by its walls with development taking place to the south and west beyond the River Caldew. Lowther Street is shown to the east, beyond which is 'Lord Lonsdale's Property' where Chatsworth and Portland Square have yet to be laid out. The map also shows a gradual infilling of vacant plots and rear gardens within the city centre. This was to cause health concerns due to inner city overcrowding later in the century, particularly in the area of The Lanes.



3.23 Wood's 1821 map of Carlisle (Cumbria Archive & Local Studies Centre)

- **1822** The west bastion of the Citadel was completely rebuilt to designs by Smirke, opening as a Crown Court in 1822. A plan from 1816 shows the ground floor layout which is largely legible today and a gatehouse spanning English Street which was never constructed. Around this time, plans were also afoot to construct a new gaol adjacent, in the area of the Blackfriars Priory which was completed by 1827.



3.25 Carlisle Citadel as completed from an illustration published in 1828

- **1823** The 11.25 mile Carlisle Canal was opened providing access for goods into the Solway Firth at Port Carlisle. Initially successful, it was unable to compete with the coming of the railways. The canal closed in 1853, replaced by a railway line.

- **1834** Carr's biscuit factory was established.

- **1838** The Newcastle to Carlisle railway was fully opened, and by 1845 the Carlisle to Maryport line provided a rail link to the Irish Sea coast.³⁸ At this time three stations existed in Carlisle until the service was rationalised when the Citadel Station opened. Designed by William Tite in the Tudor Revival style, it opened in September 1847 despite being unfinished. It is considered to be one of the most important early major railway stations in Britain. The new station hosted seven railway companies who operated their own passenger amenities, and booking and parcel offices. These railway companies were the London and the North Western, the North Eastern,

38 Oxford Archaeology (2006), p.23

the Midland (who operated the iconic Carlisle-Settle line, the Caledonian, the North British, Glasgow & South Western and the Maryport & Carlisle. The station is Grade II* listed.³⁹

39 Historic England, The List: <https://historicengland.org.uk/listing/the-list/list-entry/1196969?section=official-list-entry>



3.26 Citadel Station 1850s

- **1851** By 1851 the city had over 25,000 inhabitants.
- **1853** Between 1853 and 1870 Carlisle Cathedral was restored by Ewan Christian, architect for the Ecclesiastical Commissioners. He is also noted for his restoration of Southwell Minster.



3.27 The cathedral in 1802 before restoration

- **1868** The first Ordnance Survey of Carlisle was published evidencing the significant expansion of the city beyond the line of its medieval walls. The east side of Lowther Street is now developed, further suburban housing is laid out beyond Spencer Street, but Chatsworth Square has yet to be built. The area to the north of West Tower Street and the site of the Civic Centre had been developed, and residential housing on Corporation Road is also in place. The site of the Sands Centre was a 'Cattle Fair Ground', with the racecourse adjacent to the east.

The Station, a key stop on the west coast mainline, is busy with rail lines; to the north is the prison, its panopticon plan form is typical Victorian prison design. To the north-west, on the east bank of the Caldew and by the West Walls, is an engine shed (now the Caldew Riverside development site). Close by is a gas works (now the Viaduct Car Park). Lying west of the city centre was the industrial heart of the city; although not fully built up, the area features textile mills, corn

mills, foundries, sawmills, the biscuit factory and warehousing.

Carlisle was by now the leading commercial centre in the county with services like banking increasing. Bespoke bank buildings are a feature of today's streetscape demonstrating the economic success of the city. For example, the Carlisle City and District Banking Company (later HSBC) was built on a prominent corner site on Bank Street in 1849. On the opposite corner the Carlisle and Cumberland Banking Company opened a bank in 1875 (later Barclays).



3.28 Ordnance Survey 6-inch, surveyed 1865-7, published 1868

1887-9 A public covered market was built 1887-9 for Carlisle Corporation by Cawstone and Graham. The Market Hall between Scotch Street and Market Street was constructed in red sandstone walls supporting a cast-iron and glass roof, manufactured by Cowans, Sheldon & Co, an engineering company in Carlisle. The market was successful and was extended in 1900-1.



3.29 Unexecuted design for the Scotch Street entrance to the Market Hall

1890s Late 19th century cartographic sources show how the city had continued to develop, with further expansion to the west, east and south. The public park (initially known as the People's Park and renamed Bitts Park), had opened in 1893 and is now laid out with a network of paths and a Lodge. The Goods Station had expanded to the south of the River Caldew



3.30 Ordnance Survey 6-inch, 1898-9, published 1901

20th Century

1900s Carlisle's population was 45,000 by the early 20th century.⁴⁰ The importance of the city for industry and commerce continued. Unfortunately, the textile industry was to suffer a gradual decline after the First World War, an event seen across Britain, as new technology and foreign competition forced their closure. The Shaddon Mill on Shaddongate survives as one of the cities few monuments to the industry; the 97-metre-high chimney dominates the skyline to the west beyond the city centre.

⁴⁰ Cumbria County History (undated), Carlisle, [https:// Carlisle | Cumbria County History Trust](https://Carlisle.CumbriaCountyHistoryTrust)



3.31 Shaddon Mill Chimney seen in 1966 from Dalston Road

1909 The Turkish Baths on James Street were built to designs by the County Surveyor W.C. Marks and features decorative tiles by the famous company, Minton and Hollins of Stoke.

The railway continued to have a significant impact on the city, bringing visitors to stay in hotels like the Red Lion (now County Hotel) on Botchergate (1894-5), and the Crown and Mitre (1903-5), English Street, supporting employment. In 1917 over 14% of all households were headed by a railway worker and in 1921 over 20% of male employment was in the transport and communications industries.⁴¹

First World War A munitions factory was established north of the city between Longtown and Gretna. Its workers gained notoriety for excessive drinking in Carlisle's public houses, leading to poor productivity and absenteeism. The Government was so concerned, it led to a new experiment in which the breweries were nationalised (see information box).

⁴¹ Ibid



3.32 Turkish Baths, James Street (SAVE)



3.33 Citadel Station, 1920s

The Carlisle Experiment

Concern over excessive drinking by factory workers involved in the war effort was a real concern during the First World War. A munitions factory had opened a few miles north of Carlisle in 1916 – workers there were well paid and with little else to do in their spare time but visit Carlisle's public houses. Concerned over the impact on productivity at the factory led the Government to take a drastic step; they nationalised the four breweries and associated public houses in and around Carlisle. Carlisle's 'experiment' was the most important of the three schemes run by the Government around the country, acquiring over 300 public houses.⁴⁶

The Government appointed Harry Redfern as the principal architect, who was charged with remodelling many existing public houses, and to design and build 'improved' public houses. The first public house to be open by the new Central

Control Board was the Gretna Tavern on Lowther Street in 1916. It was originally built as the Athenaeum in 1840, later extending into the former Post Office (now the Last Zebra and Lloyds Bank). Under the Carlisle and District Scheme, food halls were also established, and recreational facilities including reading rooms and games rooms were provided to encourage social interaction.⁴⁷

Many public houses were also closed down by the Board. Of those that remained, exteriors were stripped of advertising and interiors were made open plan to improve the surveillance of customers. Drinks were more expensive, and the alcohol content was reduced. The Apple Tree on Lowther Street was the first purpose-built public house to be designed by Redfern which opened in 1927. The plans of the public house in the Cumbria Archives Centre indicate a segregation not only of sexes, but also by class.⁴⁸

The scheme was so successful that it influenced the design of public house across the country during the Inter-War period and Carlisle's public houses remained in state ownership until 1971.⁴⁹ Three public houses built by Redfern under the scheme are located within the Carlisle City Conservation Area – these are the Apple Tree, Lowther Street (1927), The Malt Shovel on Rickergate (1928) and The Crescent Inn on Warwick Road (1932).

Plate 3.34

49 Historic England, 2018, 'The Carlisle Experiment – Government Tales Control of Public Houses' <https://historicengland.org.uk/research/current/discover-and-understand/military/first-world-war-home-front/land/state-control-of-pubs/>



3.34 Redfern's design for The Apple Tree on Lowther Street (Cumbria Image Bank)

46 Historic England, 2015, 'The Carlisle Experiment – Government Tales Control of Public Houses' <https://historicengland.org.uk/research/current/discover-and-understand/military/first-world-war-home-front/land/state-control-of-pubs/>

47 C Howard, 'Countering the 'deadliest of foes: Public houses of the Central Control Board and State Management Scheme 1916-73' (2018) Historic England p.34

48 Ibid p.40

1920s Aerial photographs taken during the 1920s show further development of the city. The area around the Citadel Station, Victoria Viaduct and James Street is busy with warehousing and factories, including the gas works. The photographs also show the historic plan form of historic streets remaining across the city.



3.35 Citadel station, Victoria Viaduct and factories on James Street, 1928 (*Britain from Above*)

Second World War The city housed a significant number of refugees during the War, mainly from the Newcastle area. By the end of the war, cartographic sources show the continued outward expansion of the city, with growth of the suburbs.



3.36 Ordnance Survey 6-inch 1946, pub 1952

1964 The Civic Centre was opened. It replaced the function of the Old Town Hall in the marketplace and was built in the Modernist style to designs by Charles B Pearson and Partners. The 11-storey block continues to dominate parts of the city centre.

1965 The Priory Tithe Barn was saved from demolition by the Carlisle and District Civic Trust. It was restored between 1969 and 1971 and received an award the following year. The barn retains massive oak trusses and sandstone walling. It is now used as a community hall by St Cuthbert's Church.⁵⁰

50 Carlisle and District Civic Trust: <https://www.carlislecivictrust.org.uk/projects-achievements/the-tithe-barn/>



3.37 The Tithe barn exterior before restoration (Carlisle Civic Trust)



3.38 The Tithe barn interior before restoration (Carlisle Civic Trust)

Late 1960s In a bid to relieve traffic in the city, a dual carriageway was built between the city centre and castle.

1980s A shopping centre (including a new central library) was built to the east and north-east of the market cross, opening in 1986. The area known as The Lanes was formerly occupied by narrow alleyways of housing and small shops, unchanged from the medieval period. The new shop frontages to Scotch Street were designed to resemble those demolished. As part of the project, buildings were recorded and below archaeological excavation carried out; evidence for the Roman and medieval settlement were uncovered.

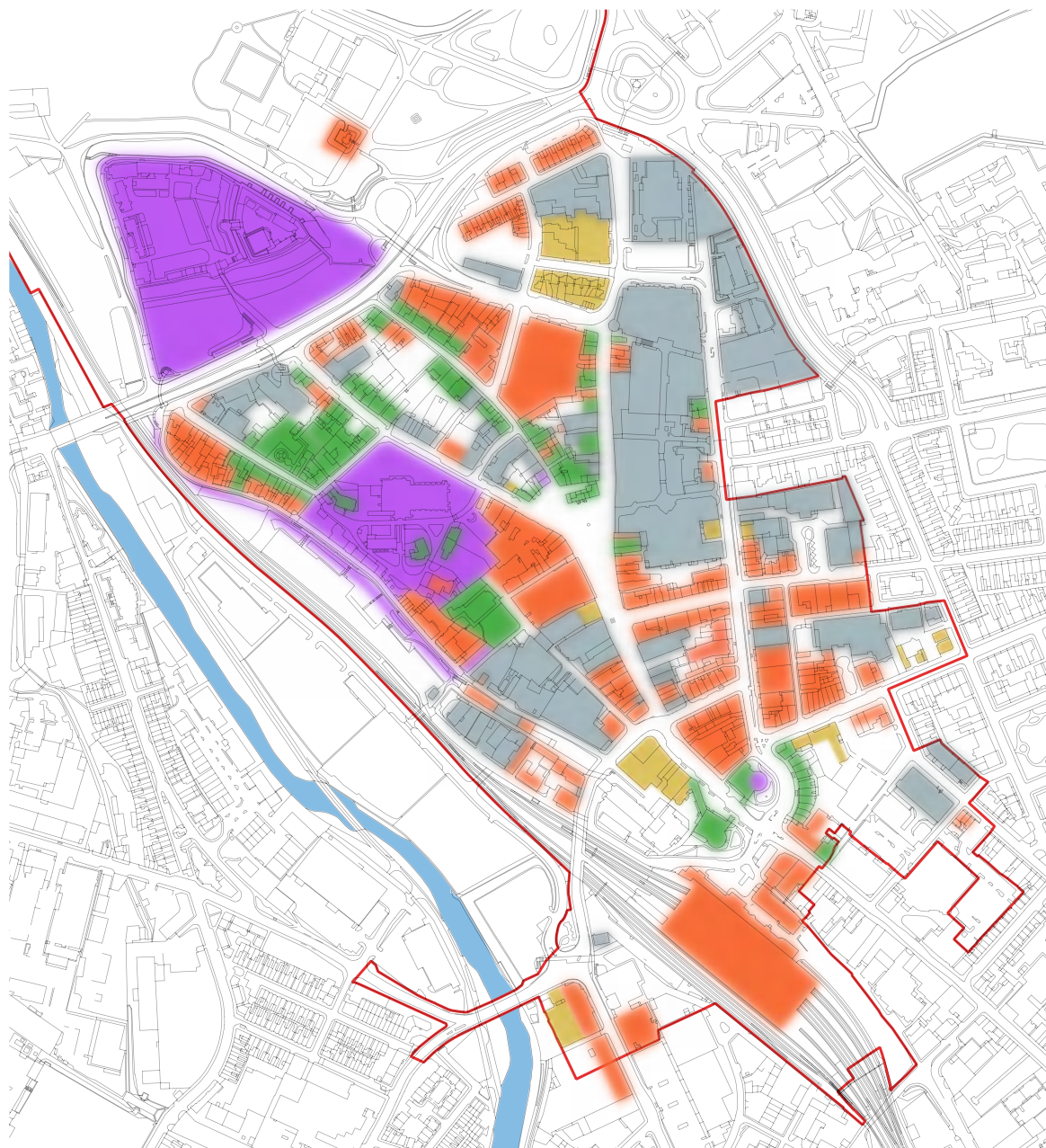


3.39 Excavations at The Lanes removing a Roman sill beam from waterelogged levels (<httpsthe-past.com>)

- **1986** Carlisle City Centre Conservation Area was designated in 1986.
- **1989** Carlisle City Centre was pedestrianised.
- **2001** The population of Carlisle was approximately 72,000.
- **2005** Carlisle suffered significant flooding when the rivers Eden, Caldew and Petteril burst their banks following heavy rainfall. Large areas of the city were flooded including 2,700 homes and three people lost their lives. Flooding continues to be an issue; in December 2015, storm Desmond caused significant local flooding in parts of Cumbria, notable affecting the Civic Centre in the city centre.

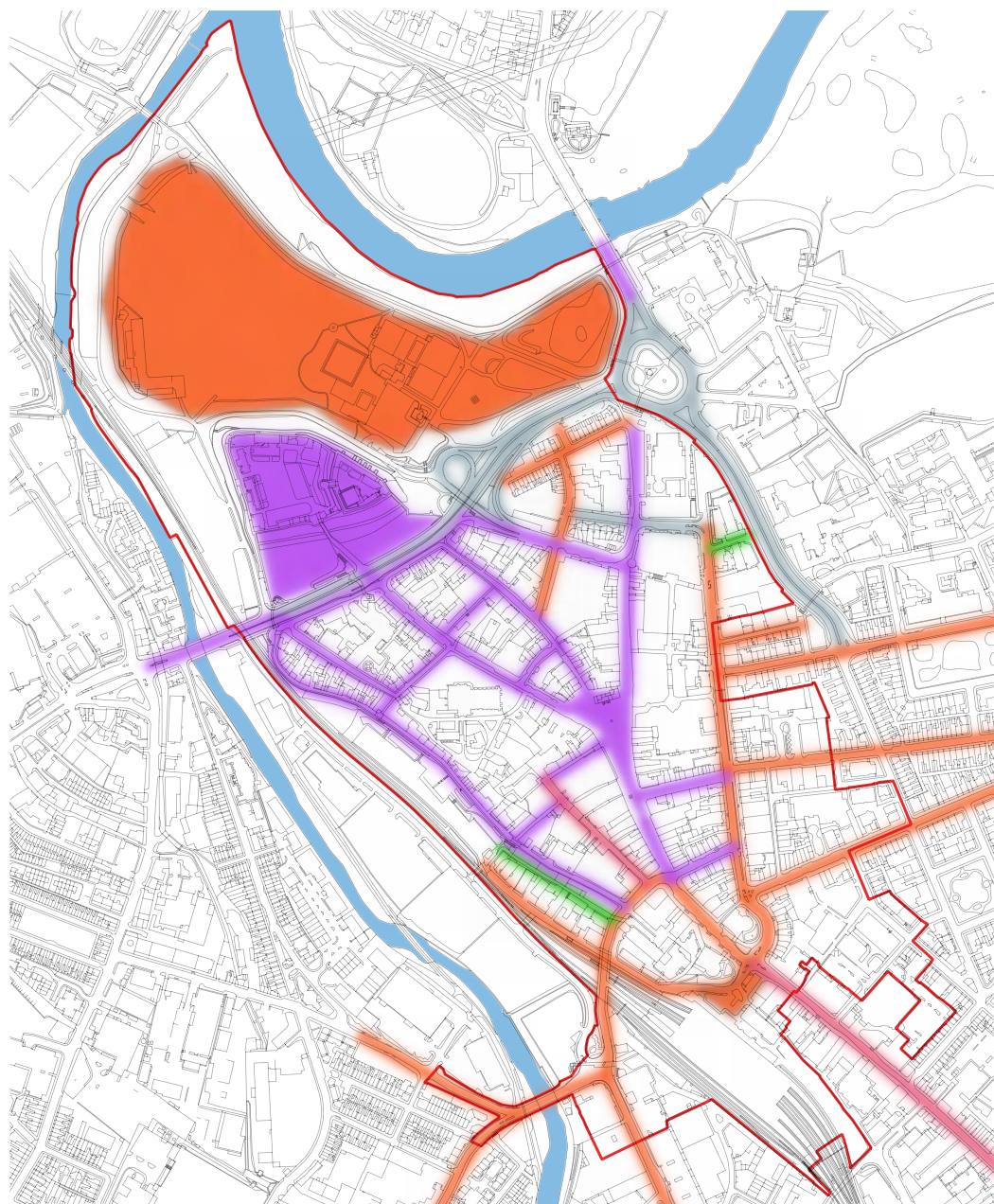


3.40 2015 floodwaters surround the Civic Centre (CC BY-SA 2.0 Rose and Trev Clough)



Historical Development: Built Fabric

- Medieval to C17
- Late C17, C18 up to 1821
- Post-1821 up to 1914
- 1914 to Second World War
- Modern
- Conservation Area Boundary



Historical Development: Routes and Spaces

- Assumed course of Roman Road
- Medieval
- Post-medieval
- 19th century
- 20th century



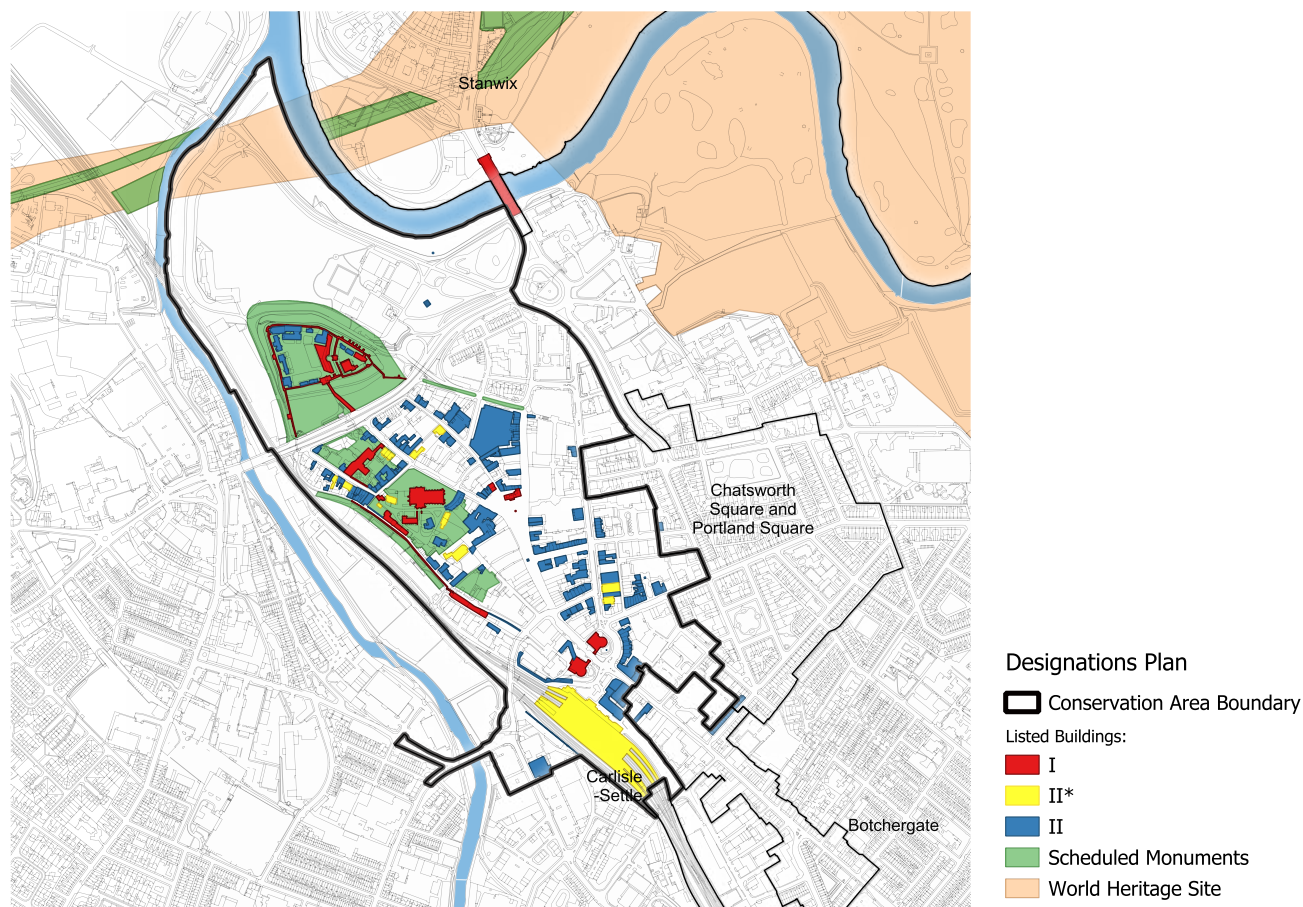
4.0 Heritage Assets

4.0 Heritage Assets

4.1 Designations Plan

This plan indicates the extent of designated heritage assets within the conservation area. These, along with non-designated heritage assets make a positive contribution to the character of the conservation area. The plan also shows the location of scheduled monuments containing known and potential underground assets, and the location of the World Heritage Site of Hadrian's Wall in relation to the conservation area. More detail is given within the individual character area assessments.

Plate 4.1



4.1 Plan showing designations across the conservation area, including adjacent conservation areas

4.2 Listed Buildings

Listed Buildings have been designated by national government as having special historic or architectural interest at a national level. Within the conservation area, there are 155 listed building entries reflecting the rich architectural heritage of the city of Carlisle. Of these, 23 are listed as Grade I, and therefore of ‘exceptional interest’.⁵¹ Only around 2.5% of listed buildings in England are Grade I. These include the Cathedral (LEN 1208430), the remains of the west city walls (LEN 1197002), the Old Town Hall (LEN1218104) and Tullie House (LEN 1297353).

The conservation area also has 13 Grade II* listed buildings considered of ‘more than special interest’, such as the Citadel Station, (LEN1196969) and the Church of St Cuthbert (LEN1218565). The majority of listed buildings (119) in the conservation area are of ‘special interest’

and listed Grade II. This number does not equate to 119 individual buildings, as many entries contain more than one building within a single entry.

Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications. The listed buildings in Carlisle’s City Centre Conservation Area are shown on the heritage assets plan shown in **Plate 4.1**, whilst a comprehensive list with hyperlinks to the list entries on the Historic England website can be found in **Appendix A**.

51 Historic England, 2024, What Are Listed Buildings?
<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

4.3 Non-Designated Heritage Assets and Locally Listed Buildings

Numerous buildings within the conservation area make a positive contribution to its significance, with many considered to be non-designated heritage assets for their architectural and/or historic interest, helping shape the character and appearance of the conservation area. Non-designated heritage assets constitute the majority of historic buildings within the conservation area. Whilst many may have suffered some form of superficial alteration, such as the insertion of a modern shopfront or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Carlisle city centre means it still makes a positive contribution to the conservation area.

Many non-designated heritage assets might also be worthy of being 'Locally Listed'. A locally listed building is one that has a degree of significance at a local level. Cumberland Council recognises the valuable contribution that these assets make to the historic environment. Which allows the community to nominate heritage assets that are valued as distinctive elements of the local historic environment. Cumberland Council administers the Local List process which is supported by Local Plan Policy 'HE6 Locally Important Heritage Assets'.

4.4 Scheduled Monuments and World Heritage Site

There are six scheduled monuments within the conservation area, specifically protecting underlying medieval and Roman archaeology. These are:

- The Carlisle Cathedral precinct (LEN 1007074)
- The area of Roman and medieval towns, bounded by Annetwell Street, Abbey Street, Castle Street and Paternoster Row (LEN 1007075)
- The city wall, north-east side (West Tower Street) (LEN 1007123)
- A section of city wall (West Walls) (LEN 1007149)
- The area of Roman and medieval town area bounded by Heads Lane, West Wall and Blackfriars Street (LEN 1007275)
- Carlisle Castle; medieval tower keep castle, two lengths of city wall, a 16th century battery, and part of an earlier Roman fort known as Luguvalium

The course of Hadrian's Wall passes across the north of Bitts Park and is a scheduled monument. It is part of the Hadrian's Wall World Heritage Site, large swathes of which lie to the north-east and north-west of Carlisle (LEN 1014579)

The course of Hadrian's Wall runs to the north of the conservation area with part of the Hadrian's World Heritage Site (Frontiers of the Roman Empire, LEN 1000098) running across Bitts Park.

Details of scheduled areas and the World Heritage Site are shown on Plate 4.1 below and are listed in Appendix A.

4.5 Archaeology

Not always a visible aspect of the conservation area, archaeological remains can contribute to our understanding of how a settlement has developed and why it appears as it does today. Excavations within the city in the past have demonstrated the rich archaeology of Carlisle, and there continues to be significant potential for the uncovering of further unknown archaeological remains in the future.

Although evidence of pre-historic activity is limited, future potential beneath the city has been demonstrated by occasional finds and features observed during redevelopment in the city. For example, the remains of an Iron Age round house in Old Grape Lane.

The Roman period of occupation in Carlisle has been a subject of interest to antiquarians for over a century, but it is only in recent decades that sufficient evidence has been uncovered from

excavations to understand their extent, nature and significance.⁵² For example, excavations south of the Castle between 1973 to 1990, and as part of the Carlisle City Council's Millenium project (1998-2001), uncovered remains of the fort, including defences, roads and buildings.⁵³ Investigations have also identified a civilian settlement outside of the fort located to the east and south, including the identification of a ditched enclosure, a road, structures, pits and yards during the redevelopment of The Lanes area in the late 1970s and 1980s.

The 'Uncovering Roman Carlisle' project continues in the grounds of the Carlisle Cricket Club **[Plate 4.2]**. Although the community excavation of a bathhouse is not within the conservation area boundary, the excavations are of considerable significance to the city, attracting academic and press interest, engaging the public with the past, whilst uncovering some rare and unique finds.⁵⁴

⁵² Ibid, p.11

⁵³ Ibid

⁵⁴ Excavation website: 'Uncovering Roman Carlisle': <https://www.uncoveringromancarlisle.co.uk/>

The excavations continue in 2024 with the support of Cumberland Council, Carlisle Cricket Club, Tullie House, and Wardell Armstrong LLP.

Evidence that occupation in Carlisle continued after the Roman occupation ended, is supported by archaeological finds from across the city, including dated features from the 7th to the 9th century along with coins from the 9th to 11th century in excavations at The Lanes, Castle Street and Blackfriars Street. It is believed that occupation was concentrated around the abbey probably associated with an early religious community, where a 10th century cemetery has been located.⁵⁵

Archaeological evidence of medieval occupation is also well represented in Carlisle. This includes excavations within the demolished parts of the abbey, excavations at Blackfriars Street of the dismantled priory, and investigation of St Albans Church at the southern end of Scotch Street. A number of excavations

have also uncovered sequences of the medieval city defences which were demolished in the early 19th century and found at Rickergate in 1998-9.⁵⁶ Here also, excavations identified evidence of the medieval settlement which stood outside the city walls. The most extensive below ground investigations at the castle were part of the Millenium Project between 1998 and 2001 which investigated the nature of the castle's outer ward.

Post-medieval investigations of the city are less well represented, largely comprising the archaeological recording of the structures in The Lanes area prior to the shopping centre development.

It is clear that Carlisle has significant time depth. It is particularly rich in Roman and medieval history which places it in the first rank of historic northern towns, surpassed in significance only by York and Chester.⁵⁷ This is reflected in the number and extent of scheduled monuments within the

conservation area which is shown in Plate 4.1. The city centre possesses significant archaeological potential, it is therefore important that owners and developers are mindful of archaeological considerations during any ground works or more significant development.

55 Ibid, p.16

56 Ibid, p.19

57 Oxford Archaeology, 2006, p.4



4.2 *Excavation of the bath house at Carlisle Cricket Club*



5.0 Character Assessment

5.0 Character Assessment

5.1 Location

Carlisle City Centre Conservation Area lies in the heart of a bustling border city on the northern edge of the Cumberland Plain. It is situated close to the Scottish border with Gretna approximately 8 miles to the north-west with Dumfries a further 28 miles beyond. To the south-west is Workington approximately 30 miles away, whilst to the south is the market town of Penrith approximately 17.5 miles away. To the east, and at the other end of the Hadrian's Wall World Heritage Site, is Newcastle, which lies 52 miles away.

5.2 Setting, Topography and Geology

The conservation area is focused on the medieval settlement which stands on a slight promontory above the Rivers Eden to the north and Caldew to the west. Today, the conservation area lies in an urban setting, surrounded by extensive Victorian and 20th century development with current and former commercial or industrial areas largely focused to the west and south. The River Eden defines the northern extent of the conservation area; beyond the verdant flood plain of the river lies the suburb of Stanwix. The River Caldew and the mainline railway provide significant barriers to the west.

The highest point of the conservation area is approximately 32m AOD in the location of the marketplace, gently falling towards Botchergate. Slightly more striking is the fall in topography below the West Walls down towards the River Caldew (c.19m AOD) creating level changes and interesting streetscapes

along Backhouses Walk and English Damside. The land also falls in the north of the conservation area towards the Civic Centre, Warwick Street and Corporation Road (c.16m AOD), reducing the impact of the high-rise Council Offices on the much of the conservation area to the south. Bitts Park is also low lying adjacent to the River Eden (c.15m AOD) but protected by flood banks.

Local geology is dominated by sandstone deposits which have influenced the character and appearance of the conservation area. The Helsby Sandstone Formations are a rich warm reddish-brown colour, harder than some sandstones and therefore more resistant to weathering as a building material which is found throughout the conservation area **[Plate 5.1]**.



5.1 Map showing the local topography (the blue areas are lower lying)

5.3 Views and Landmarks

An assessment of views is an important part of establishing the character of a place. Views provide an impression of a place and may be short or long range, may be directed towards the conservation area from outside, or directed beyond the boundary providing an understanding of its setting. Views might be channelled between buildings or focussed on a particular feature or building. Views may be panoramic, taking in a wide prospect of the conservation area, capturing the cityscape or topography. Views may also change between the seasons. There are a significant number of views within the conservation area which contribute to its character and not all can be captured here. Those listed below are a sample of key views. These include:

- Views of Carlisle Cathedral, notably from within the precinct, Castle Street and West Walls;
- Views of the Castle, notably from the footbridge over Castle Way and

channelled views down Castle Street and West Tower Street;

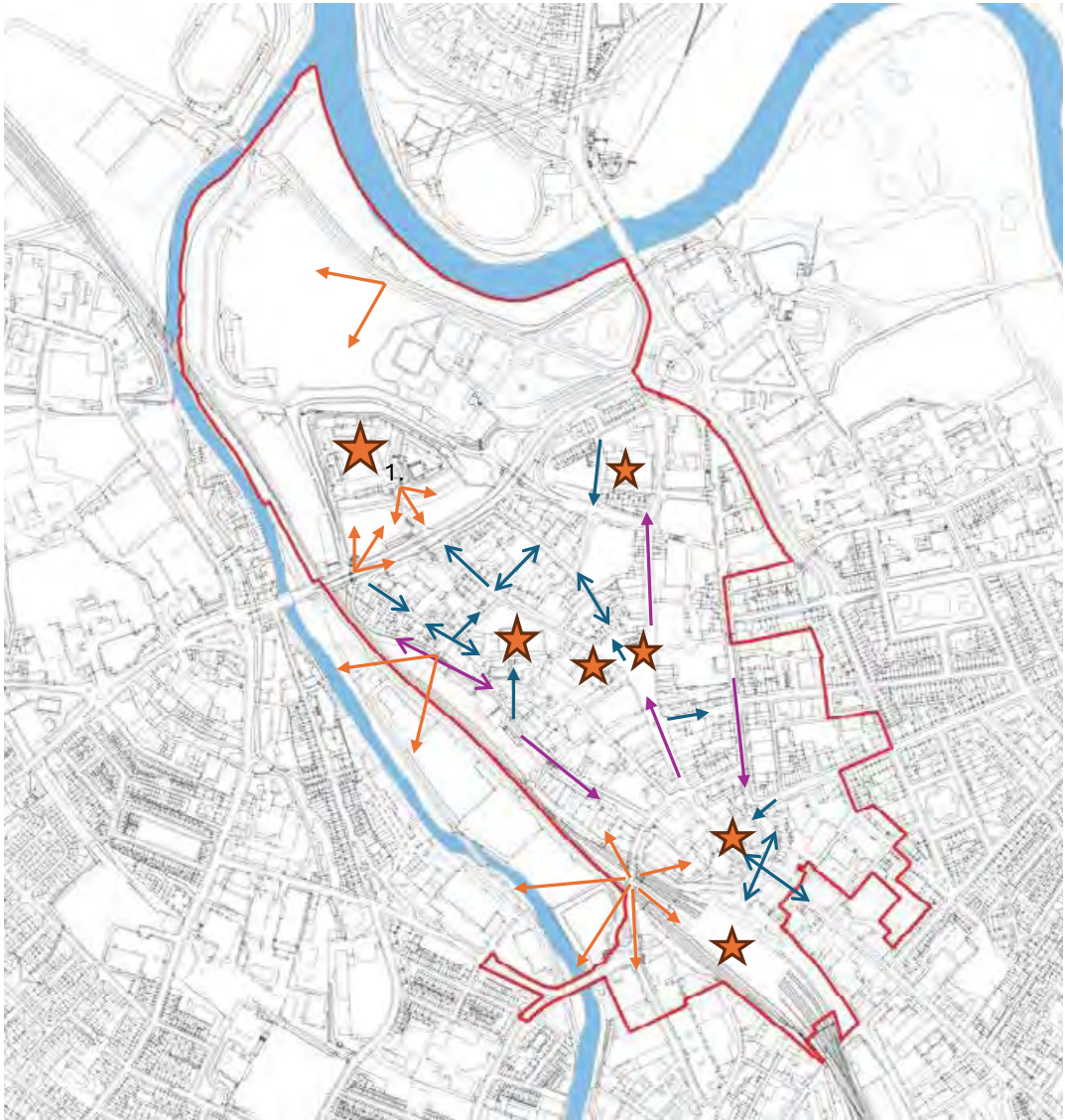
- Views within the historic core; for example, along Paternoster Row, from the Abbey gateway, along Abbey Street, Long Lane and Fisher Street;
- Views from West Walls, notably looking north-west and south-east along West Walls and the views from West Walls capturing the topography looking west;
- Glimpses of Tullie House from Abbey Street;
- Views of the Station; and
- Views of the Citadel, and views south-east along Botchergate from the Citadel.

Whilst many buildings and spaces in the conservation area contribute to its special interest, there are individual buildings, groups of buildings and spaces which play a more important role, featuring in views and helping establish the character of the area. These are considered as historic landmarks due to their height, use, contribution to the layout of an

area or their role in wayfinding, adding interest and a sense of place. These are highlighted on Plate 5.2 which shows the key views and landmarks and include:

- Carlisle Castle
- The Old Fire Station tower
- Carlisle Cathedral
- The Crown and Mitre
- The Old Town Hall and Market Cross
- The Citadel

The following selection of images demonstrate many of these important views. The location of the views and identification of landmark buildings can be found in **Plate 5.2**.



Key

- Selected key views
- Dynamic view
- Panoramic view
- Positive landmark buildings

5.2 map showing a selection of key views



View of the abbey precinct and entrance to Dean Tait's Lane from West Walls



View southeast along Abbey Street



Framed view through the Abbey Gatehouse of the Abbey Precinct



View northeast along Paternoster Row



Dean Tait's Lane looking northeast



Framed view through the abbey gatehouse along Abbey Street



Looking northwest towards the Castle along Castle Street



Panoramic views from the Irish Gate Footbridge towards the Castle



Travelling view along Fisher Street



Panoramic views from the Irish Gate Footbridge towards the Cathedral along Abbey Street



View northwest along Fisher Street framed by the Guidhall to the left



View southeast along Fisher Street towards the marketplace



Long Lane has views looking both northeast or southwest



English Street looking north towards the marketplace



Looking east along Bank Street



Scotch Street looking north



View towards the Market Hall from Warwick Street



The view along Botchergate from the Citadel



The view northeast from the railway station along The Crescent with the Citadel to the left



Travelling view northwest along West Walls



One of the many views along to from West Walls



View of Carlisle Cathedral from West Walls



Travelling view southeast along West Walls

5.4 Architectural Interest and Built Form

5.4.1 Building Types and Architectural Styles

The conservation area is characterised by a range of building types and styles, demonstrating the considerable time depth of Carlisle and the development of the city for nearly a millennium. The diversity of architectural style and features along with a varying materials palette contributes to the character of the place, whilst also indicating functions, fashions, date and status.

The following gives examples of buildings within the conservation area, grouped into suitable categories which reflect either their original use as constructed, or a point in their history, which today make a significant contribution to the conservation area.



Places of Worship

The city is home to a number of places of worship, with different denominations represented within the conservation area, including Anglican, Methodist, Quaker and United Reformed. The Evangelical Church and the Salvation Army also have a presence. The principal place of worship is Carlisle Cathedral. It is one of the smallest of historic Anglican cathedrals, described in the 17th century before the nave was dismantled as a 'great wild country church' and by Pevsner as 'half a cathedral'.⁵⁸ However, it remains an impressive building with an important function for the people of Carlisle. Constructed in the 12th century, replacing an earlier structure, it displays a variety of architectural styles, documenting the various stages of development and restorations undertaken. Romanesque (or Norman) can still be identified by round headed windows with colonettes within the nave and south transept. Elsewhere, Gothic forms, including Early English simple lancets

culminate in the impressive east windows with Decorated geometric tracery. The east front is particularly impressive from Castle Street. Set within its precinct, it is a key building in the city **[Plate 5.3]**.

St Cuthbert's Church is another of Carlisle's ancient Anglican churches, although the present structure was built in the 18th century, again in the local red sandstone but adopting Classical forms like rusticated quoins and a Venetian east window. Its peculiar orientation of south-west and north-east was perhaps influenced by a much earlier street pattern. The church is hidden away in the back streets of Carlisle and further concealed behind mature trees, reducing its role in the streetscape **[Plate 5.4]**.



5.3 Carlisle Cathedral



5.4 St Cuthbert's Church

58 M Hyde and N Pevsner (2010) *The Buildings of England: Cumbria*, p.224

Another notable church is that of the former Congregational Church (now City Church) on Lowther Street. The style is particularly curious, perhaps as a reflection of its nonconformity. It is described by Pevsner as ‘Frenchy-Scottish Renaissance’, and the façade incorporates features like a shaped gable, ball finials and Flemish strapwork **[Plate 5.5]**.

The former Methodist Church on Fisher Street adopts an impressive and well executed Classical style with a pedimented façade, pilasters and ground floor rustication. The slightly curved first floor façade evidences the octagonal hall within. It is a surprisingly late building, constructed in 1922, and uses warm sandstone ashlar and red brick to great effect; it holds a considerable presence within the street. Another former church is located on Warwick Road; now a restaurant the former Presbyterian church adopts a more traditional Gothic form **[Plates 5.6 and 5.7]**.

The modern buildings occupied by the Salvation Army on Abbey Street and the Quaker Meeting House on Fisher Street sadly make no contribution to the special character of the conservation area, the latter having abandoned an earlier site in Fisher Street (now the Arches café).



5.5 Carlisle City Church



5.6 Methodist Central Hall



5.7 Former Warwick Road Presbyterian Church, now a restaurant

Defensive Structures

Carlisle's turbulent past and its location close to the Scottish border is well illustrated by a number of defensive buildings within the conservation area, each making a significant contribution to the uniqueness of the place. The castle **[Plate 5.8a]** is one of the most important buildings in Carlisle, a key building in the north of the conservation area and a key draw for tourists. It illustrates the city's long and rich history, with a massive keep rising above the rest of the complex which is concealed behind its defensive walls. Attached to the castle are remnants of the city walls, a section eventually continuing southwards as West Walls, although sadly only appreciated from the railway line and a car park.

The Citadel was originally part of the city's defences, replacing the medieval southern gateway. The bastions were built to withstand 'modern' 16th century artillery, although they fell into disrepair and were repurposed and rebuilt in the early 19th century as court buildings. This has not reduced their impact and drama as a gateway into the city, partly due to their size, and also defensive features such as crenellation, machicolation and false arrow loops **[Plate 5.8b]**.



5.8a Carlisle Castle



5.8b The Citadel

Civic

Civic buildings comprise local government offices, or provide public services, and recreational or cultural facilities. They tend to be landmark buildings, and important to the identity of a place; the architecture intending to instill a sense of pride. These include town halls, court buildings, market halls and libraries. Carlisle is unusual in not possessing a grand Victorian town hall; the Old Town Hall was replaced in the mid-20th century with the present Civic Centre, bypassing the grand ‘statement’ which other towns and cities constructed in the 19th century. However, a number of other notable structures exist which might be considered to instill a sense of grandeur and local pride, including the Citadel Railway Station, the Market Hall and the Crown and Mitre Hotel.

Despite this, the Old Town Hall is a delightful building, evidencing the city’s rich Georgian past. Built in the late 17th century with 18th century alterations, the double-curved steps and large first floor

windows indicate the status of the first-floor rooms behind; shops are confined to the ground floor. The Guildhall is an earlier structure, and now a museum; a jettied building, it is possibly the last remaining timber framed buildings in Carlisle. The modern Civic Centre was completed in 1963. Its presence opposite of Magistrates Court, Police Station and Fire Station (now a theatre), which were designed by the city’s surveyor and built between 1937-41 in a similar Tudor Revival style, still gives the area the sense of a Civic Quarter. The Market Hall was built for the Carlisle Corporation in the 1880s in a Renaissance Revival style, and lies close by, occupying an earlier market site **[Plates 5.9 – 5.12]**.



5.9 Old Town Hall



5.10 The Guildhall remains possibly the last timber framed building in Carlisle



5.11 Market Hall Fisher Street Entrance



5.12 Old Fire Station, Warwick Street

Commercial and Industrial

The commercial buildings within Carlisle illustrate the city's growth and status as the leading commercial centre in the county during the last century and represent the majority of Victorian and Edwardian buildings within the city centre. The Citadel Railway Station is perhaps the most prominent, demonstrating the city's 19th century success, instrumental in the expansion of industry and the city's outward expansion; it is considered to be one of the grandest survivals of the explosion of railway construction during the 1840s. The Tudor Gothic building's principal elevation overlooking Court Square is a long façade rather like a Victorian school and built in a light-coloured sandstone. Behind the facade, the station is a vast multi-level building, evidencing its use by seven railway companies, who operated their own booking offices, passenger amenities and parcel depots. Carlisle importance as a confluence connecting multiple railway lines cannot be understated, and has influenced the building we see today

as well as the wider city which hosted other operations and a hierarchy of staff housing.

Also of note amongst the city's commercial buildings are a large number of impressive banks and former banks. Banking companies sought to communicate reliability, security and stability to customers through their architecture. Whilst a number of banks have now closed, these Victorian and Edwardian buildings remain an important feature of the streetscape. They tend to be grand, 'statement' pieces notably on 'Bank Street' where the function dominated the street scape, adopting the Classical Revival style, or occasionally, Gothic Revival style. For example, the HSBC is an impressive Classical building on a prominent corner site on Bank Street and English Street, originally built in 1849 and refaced in 1898. On the opposite corner the Barclay's building was constructed in 1875 but preferring a less ornate early Gothic style instead. Adjacent at 10, 12 and 14 Bank Street is the former Clydedale Bank in an

ornate Gothic Revival style completed in 1878 in a deep red sandstone. The mullioned windows with foiled heads, and cinquefoil upper lights to the ground floor, are particularly notable [**Plates 5.13 and 5.14**].



5.13 Classical revival HSBA on Bank Street and English Street

The Lloyds Bank on Lowther Street is a particularly impressive Classical building, originally constructed in 1840; the symmetrical façade is enlivened by pilasters with Corinthian capitals and deep overhanging eaves supporting a balustrade. Nearby, and no longer a bank, the Classical building facing onto Lowther Street and Devonshire Street is only slightly less ornate than others and retains a grand corner entrance flanked by polished granite Ionic columns supporting a segmental pediment below which, the word 'BANK' is picked out in gold lettering. Near the station is another former bank, again on prominent corner site facing Botchergate and Court Square. This site was chosen in 1865 by the Cumberland Union Banking Company and their building was constructed in a rich Classical palazzo style with deep round-headed windows on the ground floor with keystones incorporating masks and a grand corner entrance with tetrastyle surround. It was later the Midland Bank and is now The Griffin public house **[Plate 5.15]**.



5.14 Barclay Bank on English Street adopts early Gothic



5.15 Former Bank, Botchergate and Court Square

Victoria Viaduct retains a partial run of purpose-built commercial buildings on its north side which largely utilise a similar palette of materials such as green slate and red sandstone, and features such as shaped gables. The Nat West Bank at 92 English Street was formerly the Bush Hotel; nearby, the Grand Central Hotel or Central Plaza has since been lost, but of note is Viaduct House (Cartmel Shepherd Solicitors); this was the first major contract for the construction company Laing for the seed merchants Little and Ballantyre.⁵⁹ Constructed in 1881, the building rises seven storeys, much of which is concealed below street level; a cliff-face when viewed from English Damside. The immediate area also features several underutilised 19th century commercial and industrial structures, including a derelict multistorey warehouse which has significant potential for redevelopment **[Plates 5.16 - 5.18]**.

59 Hyde and Pevsner, p.250



5.16 Solid Victoria commercial with elements of Classical Flemish Revival style



5.17 Warehouses from English Damside



5.18 Workshops, Crosby Street

As a settlement on the road to Scotland, inns and hotels were once a common feature in Carlisle. A few remain, though rarely in their original use; for example, 60 Scotch Street was formerly the Blue Bell Coaching Inn built in the late-18th century featuring typical Georgian features like a symmetrical frontage and a central Venetian window above the entrance. The ground floor has been replaced with shops. The building is one of a number of late-18th century and early 19th century frontages in Scotch Street. Another inn was the Board Inn on the corner of Paternoster Row and Castle Street, now the Boardroom public house. The stuccoed building with prominent quoins is a late 18th or early 19th century building with simple Classical features typical of this period. The Sportsman Inn possibly dates to the early 18th century which is an attractive rendered building on Heads Lane [Plates 5.19 - 5.21].

The Crown and Mitre Hotel overlooking the market cross is one of the city's most prominent commercial hotels and described as making up for the lack of



5.19 60 Scotch Street, formerly a coaching inn



5.20 The former Board Inn, Paternoster Row



5.21 The Sportsman Inn

provision of a larger town hall.⁶⁰ Built in 1903-5 utilising red brick and sandstone, it adopts features of the Northern Renaissance revival style, including mullions and transom windows and Flemish gables [Plate 5.22].

The other notable hotels are located near the station: these are the County Hotel (1894-6, formerly the Red Lion) at the head of Botchergate, with a prominent pavilion roof and wrought iron cresting to the roofscape. The Station Hotel, designed by

60 Hyde and Pevsner, p.252



5.22 The Crown and Mitre

63 Carlisle City Centre CAAMP

Anthony Salvin in the mid-19th century was apparently where Queen Victoria dined on a stopover on the way to Balmoral.

There is also a variety of public houses in Carlisle, a number making a significant contribution to the streetscene. Noteworthy is The Howard Arms on Lowther Street with a particularly fine late-19th century tiled frontage by Doulton & Co. The frontage was painted over during its acquisition by the Central Control Board (see Section 3 Historical Development, box feature: 'The Carlisle Experiment') and was only recently rediscovered and restored.

The first public house to be built by the Board and designed by Harry Redfern in 1925 is the Apple Tree which can still be found on Lowther Street, although rather lost amongst modern buildings. The composition is one of homely domesticity with large mullion and transom windows evoking those of an Elizabethan house.⁶¹ Also built as part of the scheme was the Malt Shovel on the corner of Rickergate and Corporation Road (opened 1928 and now an Italian Restaurant) and The

61 Historic England (2015), p.39

Andalusian on Warwick Road, originally built as the Crescent Inn which opened in 1932. The latter is a delightful building designed in a Hispanic-Moorish style which is quite unlike any other building in the city [Plates 5.23 and 5.24].



5.23 The Howard Arms



5.24 The Andalusian, Warwick Road, originally the Crescent Inn, and a Board Public House.

Shops

As retail is a principal activity within the city centre, shopfronts form an important part of the streetscene **[Plate 5.25]**. The majority of shop fronts tend to be modern, whether attached to historic or modern buildings. They often feature modern materials and designs, large areas of glass and large fascias sometimes garishly coloured to attract the customer. More sensitively designed traditional shop fronts are encouraged by the Council where they are appropriate to their context and have provided more information in [Shopfronts: Design Guide](#).

Where traditional shopfronts survive, they can make a significant contribution to the character of the conservation area. Carlisle's central retail area features a large number of modern shopfronts, many of which are less-than sympathetic to the historic streetscene, whilst others have been designed in a 'traditional manner; these are typically composed of classical elements including pilasters which frame the shopfront, a stall riser which provides

the solid base to the shop window, and the fascia and cornice which top the shopfront, the former providing a space to promote the shop name **[Plate 5.26]**.

A few historic shopfronts have survived from the 19th century and early 20th century within the conservation area. Notable examples can be found on Devonshire Street, Bank Street, Abbey Street, Warwick Road and on the corner of Castle Street and Finkle Street. The Lowther Arcade encloses a former lane, the entrance building to Lowther Street was built in 1904 in a Classical Baroque style and retains a number of simply original shopfronts **[Plates 5.27 – 5.30]**.



5.25 Retail is a key activity in Carlisle and rows of shop fronts are an important element of the streetscene



5.26 Traditional shop fronts on Scotch Street



5.27 Late 19th century Shop front, no 1 Castle Street



5.29 Plain shop front in Bank Street



5.30 Historic shop front on Warwick Road

Additionally, several good 20th century examples can also be found; the M&S (nos. 26 to 40) is a well-preserved example of the retailer's own Art Deco 'house style' from 1931 and retains the black polished granite stall risers and bronze framed windows. The island site earmarked for the University campus also includes a good example of another retailer's house-style – that of the former Woolworth's Buildings on English Street, whilst another intact example of a modern purpose-built retail unit can be found at 73-75 Castle Street. An impressive 1930s shopfront, this time on a 19th century building, is located at 59-50 Warwick Road. This intact parade of three shops on Warwick Road features a polished marble stall riser below projecting bronze-framed shop windows with leaded stained glass in the upper lights and curved glass to the recessed shop doors. One of the units has the caduceus of Hermes adorning a marble panel; evidence that it was formerly a pharmacy [**Plates 5.31 and 5.32**].



5.31 M&S English Street



5.32 20th century shop front on Warwick Road

Residential

As an urban centre, residential uses are limited within the city centre and dwellings are mainly focused on the periphery. But many buildings which are now in commercial use were originally constructed as residential dwellings, later converted to shops or offices as the commercial core expanded. There remains many examples of quality Georgian and Victorian townhouses largely focused on the Historic Quarter, with Castle Street and Abbey Street retaining the best Georgian streetscapes. Tullie House was originally built as a high-status dwelling for Thomas Tullie in 1689. It is a fine example of Restoration architecture, comprising a symmetrical frontage with central doorcase and windows topped by broken pediments. The house was bought by the Corporation in 1883 and extended to include a library, school of art, museum and technical institution **[Plates 5.33 – 5.36]**.



5.33 Late 18th century house in Castle Street now in commercial use



5.35 Late 18th century residence at 17 and 19 Abbey Street



5.34 Late 18th century house in Abbey Street



5.36 A double fronted residence, unusually set back from the pavement at no.11 Fisher Street

A notable enclave of dwelling houses can be found within the Cathedral precinct which, despite being busy with visitors, retains a pleasant residential air. Elsewhere, West Walls also features a number of 19th century houses including several stuccoed vicarages. The Victorian terraces on Corporation Road and Clifford Street are the last remnants of a larger residential area in the north of the city, sharing features including polychromatic brickwork, and simple classical style doorcases. They would originally have possessed timber sash windows and timber paneled doors, although none have survived. A small number of 1930s houses in Warwick Street feel out of place in their present urban context; however, they were apparently built as part of fire station / police station complex across the street to house staff **[Plates 5.37 – 5.39]**.

Historic buildings across the conservation area demonstrate a wide variety of window and door forms. For further guidance see the Council guidance ['Windows and Doors in Historic Buildings'](#).



5.37 Early 19th century residential on West Walls



5.39 1930s housing, Warwick Street

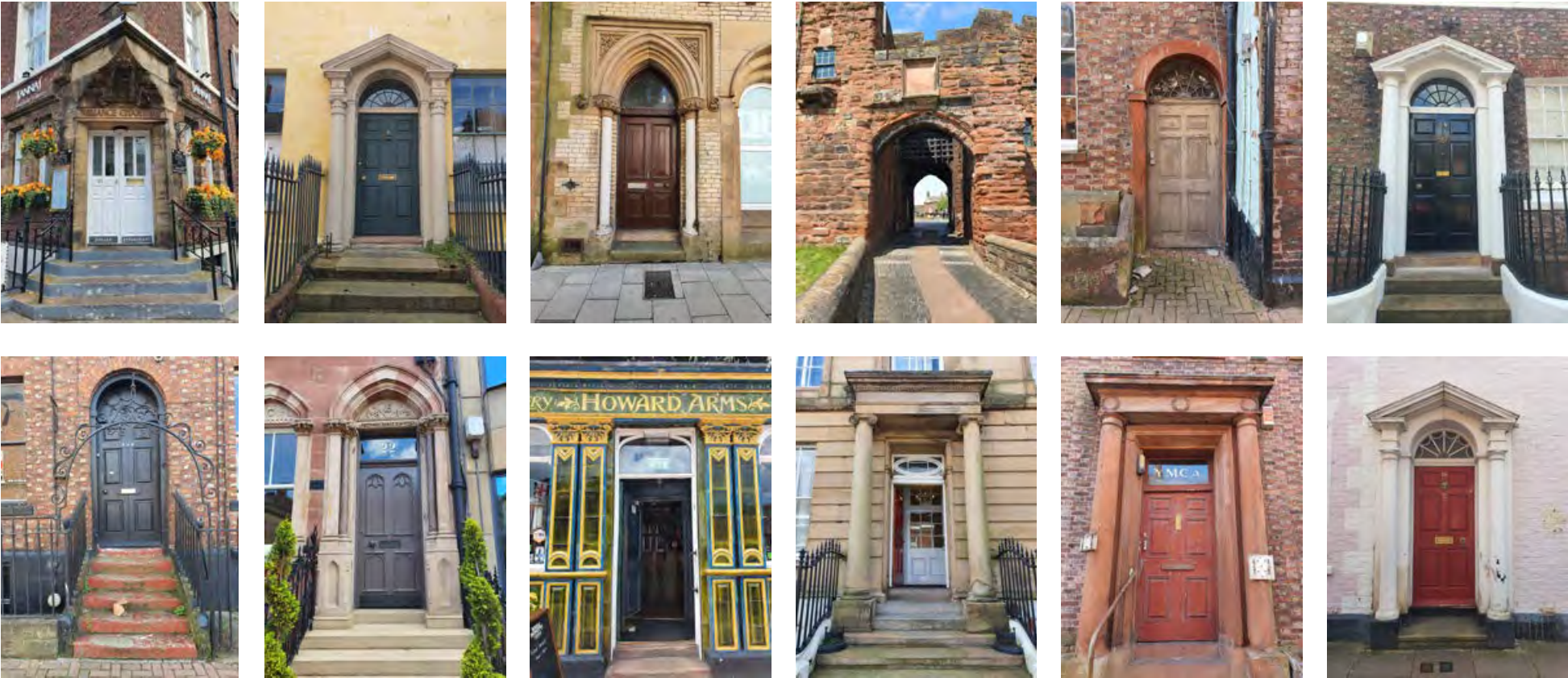


5.38 Terraces on Corporation Road

Windows Palette



Doors Palette



5.4.2 Building Materials

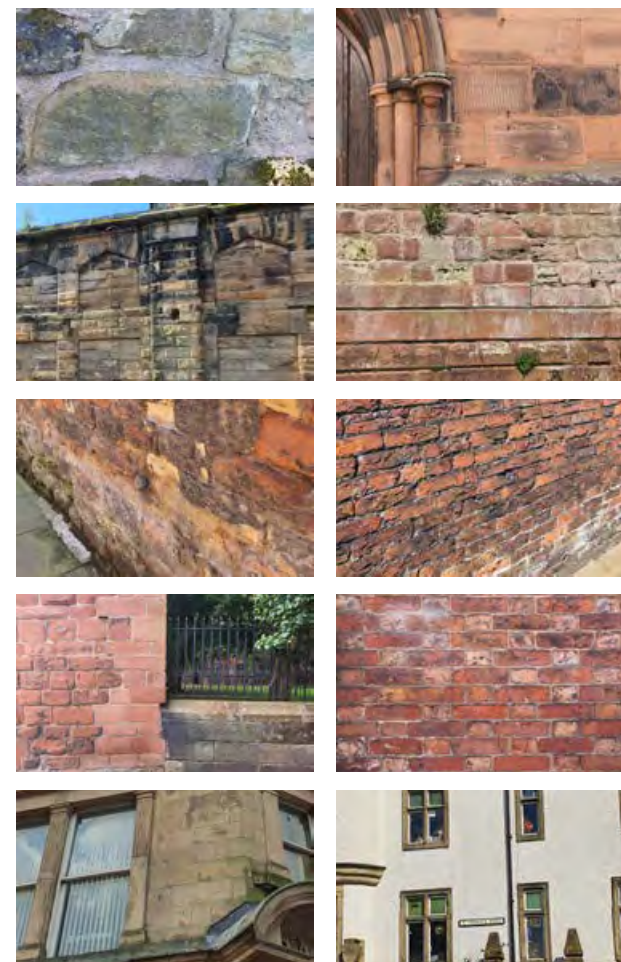
The type of materials used for buildings make a key contribution to local distinctiveness. The use of locally and imported materials imbue the built environment with a high level of aesthetic interest and a strong sense of its history, reflecting changes in fashion and levels of economic success of an area.

The warm local sandstone provides a particular thread which connects many buildings within the conservation area, from the medieval castle, through to modern development like the Carlisle Cathedral's contemporary Fraternity café extension. The warm sandstone blends well with the Georgian and Victorian use of red brick, for example in the façade of the Turkish Baths on James Street. A common feature is the application of diaper, or polychromatic brickwork, where red brick stretchers are combined with yellow headers in a Flemish brick bond to provide a pleasant effect seen on both Georgian and Victorian buildings within the conservation area.

Red sandstone has not been universally applied across Carlisle's historic stone buildings, resulting in a varied palate on many streets. For example, the Citadel Railway Station is constructed with paler sandstone, as are many of the Victorian commercial buildings. There is also an occasional use of limestone; the HSBC on English Street and Bank Street is white Portland stone – an early use in the north.⁶² The occasional addition of painted stucco or render also adds to the mix; key examples are the Old Town Hall and The Guildhall, the latter concealing a timber frame, one the few remaining examples in Carlisle.

Historic roofs tend to be covered in locally sourced graduated Lakeland green slate or in imported blue Welsh slate. Lead also features both as roofing material and as rainwater goods, for example, Carlisle Cathedral and the Prior's Tower within the Cathedral Precinct. A traditional material utilised on vernacular structures in the area is sandstone flags which

is occasionally found, for example, on the Deanery stable range and the Tithe Barn on West Walls.



⁶² Hyde and Pevsner p.250