

Heritage in Barrow Borough

As of June 2020, the Borough has the following designated heritage assets:

Scheduled Monuments- 4

Grade I listed buildings- 2

Grade II* listed buildings-15

Grade II listed buildings-247

Conservation Areas-11

Registered park and garden-1

There are also numerous non-designated assets.

What is a Listed Building?

If you are lucky enough to live in a listed building you will realise that listing marks and celebrates a building's special architectural and historic interest and seeks to ensure protection for future generations. Planning controls over "listed" buildings are stricter than with other buildings and a greater level of detail is required in submitting any proposals.

Barrow Borough has a wide range of listed buildings, from the Grade I Furness Abbey which is of national importance and the planned terraced streets of workers dwellings in the town centre to a range of smaller listed monuments and fountains.

The National Heritage List for England contains over 375,000 listed buildings, classified into three grades:

Grade I – buildings of exceptional interest (approximately 2.5% of all listings);

Grade II* - particularly important buildings of more than special interest (5.5% of the total);

Grade II buildings – 92% of all listed buildings, Grade II buildings are considered to be of special interest and warrant every effort to preserve them.

The list entry identifies the principal building or structure that is listed. The whole of the principal building (or buildings) is protected by the listing, including its interior, and any objects or structures affixed to it, unless specifically excluded. Structures within the curtilage may also be included within the listing or they may be listed buildings in their own right.

The list description will not necessarily include every feature of the listed building that is significant. Some of the older listed descriptions include only basic information and are by no means exhaustive so you should not assume that because something is not specifically referred to in the listing description that it is not of significance. The purpose of the description is only so that the listed building can be identified; it is not a schedule of features of significance.

Only a small proportion of buildings in England and Wales (about 2.5%) are actually listed so those that are listed are very special.

You can search listing descriptions here:

<https://historicengland.org.uk/listing/the-list/>

Useful information on listing is available on the Historic England website on the following link:

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>



Why are buildings listed?

The principles of selection for these lists were originally drawn up by an expert committee of architects, antiquaries and historians, and are still followed. Buildings that qualify for listing are (a) All buildings before 1700 which survive in anything like their original condition, (b) Most buildings between 1700 and 1840, though selection is necessary, and (c) between 1840 and 1914 only buildings of definite quality and character; the selection being designed to include the principal works of the principal architects. Selected buildings of high quality between 1914 and 1939 are also considered, and particularly important post-

war buildings more than thirty years old are also eligible for listing.

In choosing buildings, particular attention is paid to:
Special value within certain types, either for architectural or planning reasons or as illustrating social and economic history (for instance, industrial buildings, railway stations, schools, hospitals, theatres, town halls, markets).

Technological innovation or virtuosity (for instance cast iron, prefabrication, or the early use of concrete).

Group value, especially as samples of town planning (for instance, squares, terraces or planned townscapes).

Association with well-known characters or events

Buildings are listed for their ***special architectural or historic interest***. This generally means that a building must be important for its architectural design, decoration or craftsmanship. It might be technologically innovative or display a significant plan form. To be of historic interest it must illustrate important aspects of social, economic, cultural or military history or be closely associated with nationally significant people or events. The building may also make a contribution to the group of which it forms part.

Special interest is assessed against criteria set out by the Government in its [Principles of Selection for Listed Buildings 2010](#) Generally, the older the building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The aesthetic merits of buildings are considered, but buildings of relatively modest appearance may be listed if they are important for reasons of technological innovation or because they illustrate particular aspects of social or economic history. Many listed buildings in Barrow are simple domestic buildings or farmsteads which tell us information about a period in history. A degree of selectivity is required, especially where a substantial number of buildings of similar type and quality survive. The state of repair of a building is not a relevant consideration when deciding whether a building is of special interest.

How do I get a building listed?

Applications for listing can be made directly to Historic England online at any time, but buildings under serious threat of demolition or major alteration and those which are obviously worthy of inclusion on the National Heritage List will be prioritised. You will be expected to provide background information to support your application, including the building's location and details of its design and construction, historical development and any associations with notable people or events. Photographs of the exterior and interior should also be supplied. It would help if you contact us to offer advice or support your listing request. You can contact us on the following email: consultplanning@barrowbc.gov.uk



The Extent of Listing

When a building is listed, all of the building itself, anything fixed to it, and also most buildings and structures in its grounds are part of the listed building. The inside as well as the outside of a building is listed and may be of equal importance. It is a common misconception that only the frontage is listed.

What does listing mean for owners/occupiers?

Listed Building Consent (LBC) is required for all works of demolition, alteration or extension to a listed building that affect its special interest. This includes works to the interior of the listed building, any structure attached to it or any building within its curtilage covered by the listing. You may also need listed building consent for any works to separate structures within the grounds of a listed building such as walls, gates and railings. Planning Permission may also be required in addition to LBC.

Owners/occupiers considering making changes to a listed building or associated structure are strongly advised to consult the Planning Section in advance of any works in order to confirm what consents will be required. Carrying out works to a listed building for which LBC ought to have been, but was not obtained, is a criminal offence. The maximum penalty could include imprisonment and unlimited fines. Early consultation is therefore recommended. You can also take advantage of our pre-application advice service. Further details are available here:

<https://www.barrowbc.gov.uk/residents/planning/development-control/pre-application-advice/>

The listing of a building implies that it will be preserved as far as possible and there is a very strong presumption against demolition. Alterations are possible, subject to prior consent, where the special architectural or historic interest would not be harmed.

Typical works requiring Listed Building Consent

Any alteration that affects the character of a listed building need consent, even where this only affects the interior ,for example taking down chimneys, removing partitions or staircases, replacing windows and doors or altering their openings. This is in addition to any planning permission or building regulation's approval that might be needed. All demolition requires Listed Building Consent. In general, the following works are very likely to require listed building consent, however it should be noted that this list is not exhaustive and you should seek further advice from a planning officer .

-) demolition of all or part of a listed building (including buildings and structures in the curtilage);
-) The removal or alteration of panelling, fitted cupboards, fireplaces or decorative plaster work;
-) alterations (including internal works) that affect the character of the building;
-) extensions or new additions to the building, including porches, sun rooms or conservatories. Some extensions may also need planning permission depending on their size or location;
-) The removal of any internal walls or stud partitions, or provision of the same;
-) Repairs that involve replacing important parts of the building's fabric, or using different materials (such as replacing a slate roof).
-) Changing the roof covering, for example from natural Burlington slate to imitation slate. Even if the same roof material is to be used consent may be required if there are any proposed changes to the roof timbers or structure or to the appearance of the roof as part of re-roofing works.;
-) Painting exterior brickwork, render, or stone for the first time or changing the colour of previously painted work;
-) the removal of doors, windows, chimney stacks or chimney breasts, the removal of staircases, porches and balconies. Listed Building Consent will be required to replace windows/doors even if the new windows/doors are to be of the exact same design, material and finish. Repair to windows and doors may not require Listed Building Consent providing they are carried out in a like-for-like manner but if there are changes in materials, appearance or in some cases colour, consent may be required.
-) Adding objects to the exterior such as shutters, signs, advertisements, sunblinds, meter boxes, canopies, car ports, satellite antennae, spot lights and renewable technology devices (e.g. solar panels, electric vehicle charging points)
-) The removal or alteration of outbuildings, garden walls, gate piers, gates and railings which pre-date 1948.

- J Building a separate building or structure within the property's curtilage may not require listed building consent but planning permission will be required.
- J Putting up a fence, wall or installing gates within the curtilage of a listed building will require Listed Building Consent if the structure is to be attached to the main building or any curtilage building. You will need to apply for planning permission if you wish to erect or add to a fence, wall or gate and your house is a listed building or if it will be within the curtilage of a listed building, or where the fence, wall or gate, or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.

Important:

You are legally required to obtain the necessary consent for any alterations, extensions or changes to the building and associated structures within the curtilage.

This includes unauthorised works carried out by previous owners.

If any unauthorised works are found then the Council may also serve an Enforcement Notice requiring the building to be reinstated to its former condition.



Common misunderstandings

“Only the front is listed”;

All of the building, inside and out, and most buildings and structures in the grounds are part of the listed building.

“Only Grade 1 is important”;

No matter what grade the building is, if the works affect the building's character, you will need to apply for listed building consent.

“Non original features are not covered”;

Often later alterations are just as important as the original design because they show the development of the building, such as old but non-original windows or doors. Their removal usually needs consent.

Applying for Listed Building Consent

The fact that a building is listed does not mean that it must be preserved intact for all time. What it does mean is that any proposed alteration or extension will be looked at carefully to make sure it fits in with the original design and character of the building. There are statutory requirements regarding consultation with specialist bodies, often including Historic England and the national amenity societies.

Employing an architect or specialist with experience of dealing with historic buildings will usually make applying for listed building consent easier.

For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings or other heritage assets will be required.

Details are included on our local validation criteria and our guidance document on how to prepare a statement of significance is available here: <https://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>



Change of use of Listed Buildings

Proposals for change of use to listed buildings should incorporate details of all the intended alterations to the building and curtilage to demonstrate their effect on its appearance, character and setting, which should be either preserved and/or enhanced. Full details of any work proposed under the Building Regulations should be included, such as any fire doors or internal insulation proposed. The Building Regulations take special account of historic properties and recognise the need for breathable materials. Keeping a listed building in use is the best way of preserving it for future generations. If the use does have to cease for some reason then Historic England have provided information on managed moth-balling here:

<https://historicengland.org.uk/images-books/publications/vacanthistoricbuildings/heag183-vacant-historic-buildings/>



Your responsibilities as the owner of a listed property

If you deliberately neglect a listed building we can make you carry out repairs or even compulsorily purchase the building in some cases. Unauthorised works are a criminal offence and the Council's enforcement service prioritises listed buildings. If you are concerned about neglect to a listed building or unauthorised works please contact us on:
consultplanning@barrowbc.gov.uk

Conservation areas

Conservation areas are designated by the Borough Council for their “architectural or historic interest”. Within conservation areas, certain additional planning controls apply. You will need to apply for planning permission for demolition and for some alterations or extensions that don't need permission outside a conservation area. Additional information is available here:

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

There are currently 11 conservation areas in the Borough and designation brings with it additional planning controls in certain circumstances. Dalton Conservation Area is also covered by an Article 4 Direction which introduces controls over a number of alterations that would normally be permitted development. Further information on Dalton's Article 4 Direction is available on request.



Registered Parks and Gardens

Barrow Park is a Grade II registered park and garden. There are no additional statutory controls for parks or gardens on the Register but the effect of proposed development is a material consideration in the determination of planning applications.

Heritage information we hold

You can check if you live in a listed building or conservation area by accessing our mapping system here:

<https://www.barrowbc.gov.uk/residents/planning/mapping/>

We also hold background historical information and assessments on some of our conservation areas which can be provided on request.

We have old photographs of a number of listed buildings and historical maps which can be made available by appointment. We welcome information on historic buildings including old photographs and documents which can help build up an archive on individual properties. Evidence can assist in the application process.

USEFUL INFORMATION

How to submit an application for listed building consent

The Council's website contains notes on how to submit an application for listed building consent and the supporting documents which are required:

<https://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>

There is no fee to apply for listed building consent but this is due to the extra expense necessary in obtaining plans or specialist heritage advice. We welcome pre-application enquiries regarding listed buildings and are happy to advise on sympathetic repairs.

Guidance on preparing a Statement of Significance

Any application affecting a heritage asset requires a Statement of Significance to be provided in support of the application to demonstrate that you have considered the work fully and any mitigation measures required.

We have prepared a guidance document to help you with this:

<https://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>

Maintenance and Repair of Historic Buildings

Historic buildings and areas require sensitive treatment and use of appropriate materials. Insensitive repairs such as the use of cement renders, cement plasters, injection damp-proof courses and non-breathable insulation can cause long term damage to historic fabric and unintended consequences. There is a wide range of information available on the following links:

<https://historicengland.org.uk/advice/your-home/looking-after-your-home/>

<https://www.spab.org.uk/advice/>

<https://www.buildingconservation.com/>

Other useful guidance on retrofitting has been published by [Historic England](#) and the [Sustainable Traditional Buildings Alliance](#).

Cumbria Action for Sustainability also provides regular training events: <https://www.buildingconservation.com/>

Guidance on the use of lime on historic buildings

Many historic buildings have suffered long-term damage through the use of inappropriate materials. If you are engaging work on a property of traditional construction it is vital that your contractor is familiar with traditional building skills and you should ask for references and see examples of their work.

In the context of historic buildings, the generic term “breathable” is used to describe a vital component of building fabric. This means that materials should be sufficiently permeable to allow moisture to be absorbed and surface moisture to evaporate during ambient drying conditions. When undertaking work to historic buildings it is important to appreciate how moisture mechanisms function to avoid the application of an inappropriate non-permeable material and also to understand the difference between traditional and modern construction.

If a manufacturer or supplier makes claims about the breathability of a particular product it is important to obtain detailed scientific evidence to substantiate this claim.

Modern cement based renders and mortars are inappropriate for traditional buildings and once applied can be difficult to remove. For example, repointing in cement mortar can lead to brick faces spalling as moisture is trapped in the wall. The use of lime is central to successful maintenance and repair of traditional buildings and natural stonework. An understanding of lime is essential for anyone working on historic buildings.

Repairs and alterations to historic buildings should use “breathable” materials and the following links give further advice:

<https://www.buildinglimesforum.org.uk/why-use-lime>

<https://www.lime.org.uk/>

<https://edenhotlimemortar.co.uk/>

http://oldhouseconsultancy.co.uk/about_us.html

<https://www.spab.org.uk/advice/technical-qas/technical-qa-14-lime/>

Windows

Windows are the key feature of many historic buildings and the aim should be to repair rather than replace any historic fabric. Traditional windows are often completely replaced to improve a building’s energy efficiency when many simple thermal upgrading options, such as draught-proofing, shutters or secondary glazing, are usually available at much less cost.

Historic England advise that “an assessment of the significance of a window or windows and the contribution they make to the overall significance of a building is the key first step in deciding the right course of action. Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.”

The high quality and durability of old timber means that traditional windows can often be repaired and can be serviceable for around 200 years. Materials like accoya are ideal for timber repairs offering rot resistance and high performance. Thermal performance can be improved with relatively inexpensive adaptations and the use of thermal blinds and shutters can help energy efficiency.

The following guidance documents provide useful background information:

<https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/windows-and-doors-in-historic-buildings/>

<https://historicengland.org.uk/advice/your-home/saving-energy/older-houses/sash-windows/>

<https://www.spab.org.uk/briefing/>

How do you cure damp?

We would advise that you are very wary of a “free survey” by a damp treatment company – because sadly, there’s no such thing as a free survey. Damp treatment companies will suggest, inevitably, that what you require is whatever they sell, but whether that is actually true or not is another matter. Often they will suggest the provision of a damp proof course to cure damp, when the problem is actually condensation, arising from poor ventilation of the building, blocked guttering, or raised ground levels.

We are aware that ‘surveyors’ with so called damp meters try to sell injected damp proof courses to the unwary, so the watchwords here should be ‘scepticism’ and ‘caution’. Before employing a damp treatment company, and paying for a survey, it is strongly suggested that you read this [article](#), written by a recognised conservation specialist. It is best to engage a surveyor qualified in heritage or to take advice with appropriate expertise from SPAB or IHBC.

Heritage at Risk

There are currently 2 conservation areas within the Borough on Historic England’s Heritage at Risk Register: Central Barrow Conservation Area and St George’s Conservation Area. We have applied for funding under the Heritage Action Zone initiative for the Duke Street area of Central ward and are seeking to secure funding to target other areas. In addition, there are a number of buildings of concern on our internal “at risk” register which we are seeking to improve by negotiating with owners and using enforcement powers when required.

USEFUL HERITAGE CONTACTS

Historic England

Historic England is the public body that looks after England's historic environment. It champions and protects historic places, helping people understand value and care for them. It produces a wide range of information to help home owners and the public, can offer pre-application advice and also holds training events. The website is available here:

<https://historicengland.org.uk/>

The Victorian Society

Victorian and Edwardian buildings are irreplaceable, cherished, diverse, beautiful, familiar and part of our everyday life. The Victorian Society fights for these buildings. Their website can be accessed here:

<http://www.victoriansociety.org.uk/>

SPAB

The Society for the Protection of Ancient Buildings was founded by William Morris in 1877 to counteract the highly destructive 'restoration' of medieval buildings being practiced by many Victorian architects. Today it is the largest, oldest and most technically expert national pressure group fighting to save old buildings from decay, demolition and damage. They run a range of training events for owners of historic properties and also operate a free helpline. Their website is available here:

<https://www.spab.org.uk/homeowners/>

The Georgian Group

The Georgian Group is an English and Welsh conservation organisation created to campaign for the preservation of historic buildings and planned landscapes of the 18th and early 19th centuries. The website can be accessed here:

<https://georgiangroup.org.uk/>

The Council for British Archaeology

The Council for British Archaeology is an educational charity working throughout the UK to involve people in archaeology and to promote the appreciation and care of the historic environment for the benefit of present and future generations. The website is available here:

<http://new.archaeologyuk.org/about-us/>

The listed property owners club has an informative website and excellent magazine which owners of listed properties may find of interest. It can be contacted here <https://www.lpoc.co.uk/>

The North of England Civic Trust has been active in conservation and regeneration across the North East of England, North Yorkshire and Cumbria for 50 years. It provides conservation advice and training events in heritage skills <http://www.nect.org.uk/about-us>

Local Heritage Organisations

There are a number of organisations locally involved in recording, understanding and championing the area's heritage. They hold talks, visits and local events and also carry out important research. Some organisations we are aware of are listed below:

Barrow in Furness Civic and local history Society:

<https://barrowhistorysociety.co.uk/>

Cumbria Vernacular Buildings Group:

<http://www.cvbg.co.uk/>

Cartmel Peninsula Local History Society:

<https://cplhs.wordpress.com/>

Duddon Valley Local History Group:

<http://www.duddonhistory.org.uk/>

Cumberland and Westmorland Antiquarian and Archaeological Society:

<http://cumbriapast.com/cgi-bin/ms/main.pl>

Cumbria Local History Federation

<https://www.clhf.org.uk/clhf-member-groups/>

Furness Family History Society

<https://www.familyhistoryfederation.com/societies-furness-family-history-society>

In addition, the Barrow Archive and Local Studies Centre based at Barrow library holds original historical documents relating to the area of Furness (Lancashire North of the Sands) and South West Cumberland, particularly for Barrow. Information is available here:

<http://www.cumbria.gov.uk/archives/archivecentres/balsc.asp>

Grants and Sources of Funding

The Borough Council operates a limited grant aid scheme for repairs to historic properties. Information and the application form are available from consultplanning@barrowbc.gov.uk

The Heritage Lottery Fund offers a range of grants. Information is available here:

<https://www.hlf.org.uk/looking-funding/our-grant-programmes>

Useful publications

Jepson, G (2016) Barrow-in-Furness Through Time

Jepson, G (2017) Secret Barrow-in-Furness

Jepson, G (2019) Lost Barrow-in-Furness

Thompson, B (2011) Barrow-In-Furness - A History And Celebration

Trescaheric, B(1998)The Last Place God Made: A History Of Victorian Barrow Paperback

Trescaheric, B (1983) Roose: A Cornish Village in Furness

Hughes, P (1986), The Need for Old Buildings to Breathe, SPAB Information Sheet 4, London: SPAB.

Newsom, S (2002); Conservation of Timber Sash and Case Windows. Guide for Practitioners 3. Edinburgh: Historic Scotland

Hunt, R and Suhr, M (2008) Old House Handbook: A Practical Guide to Care and Repair

Hunt, R and Suhr, M (2013) Old House Eco Handbook: A Practical Guide to Retrofitting for Energy-Efficiency & Sustainability

Historic Scotland have published a range of “Inform” guides on the historic environment: <https://shop.historic-scotland.gov.uk/short-guides>
