

DALSTON

Design Statement 2005



DALSTON

Design Statement

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And anyone who has helped in any way to
produce this Design Statement

Aims

This Design Statement takes account of opinions received from the public participation in the preparation of the Parish Plan, and forms an integral part of that Plan. It has been written by residents of the Parish, and adopted by the Parish Council, to provide guidance to those wishing to build or alter properties in the Parish, even in a minor way and to encourage sustainable development, which would make a positive contribution to its life, work, and character. This Design Statement follows the Carlisle District Local Plan and the Cumbria and Lake District Joint Structure Plan, and is being submitted to the City Council for adoption as supplementary planning guidance. It particularly applies to those policies, which refer to developments that might affect the scale and character of existing buildings or have an adverse effect on the amenity, character and appearance of the area. Any development should allow for appropriate car parking and access, not generate traffic that would affect the highway network, and safeguard wildlife. It is also for local householders and owners of business premises when making relatively minor alteration to their premises, which do not require statutory approvals.

Cumbria and Lake District Joint Structure Plan

- Policy 13: 'development will normally be permitted which in its use, siting, scale and design is well related to existing developed areas of the countryside and does not harm distinctive features of local landscape significance. In the undeveloped open countryside, development will not normally be permitted except when it is required to meet local infrastructure needs which cannot be located elsewhere, and provided it is sited to minimize environmental impacts and meets high standards of design'.

The first proper settlers in Dalston were Brigantian Celts or Britons, whose life was based on grazing cattle, sheep and horses. The name probably stems from the British word 'dwr', pronounced 'dor' and meaning 'by the water'. In post glacial times enormous

bodies of water flowed down the valley, especially through 'The Mires' as the ice sheet retreated from west to east across the Solway Plain. Other local place names are also Celtic, such as 'shaw' meaning 'wood' as in Shawk Quarries, 'caer' meaning fort and 'dhu' meaning black as in Cardew. Additional evidence of these people is the stone circle (now removed) at Chapel Flat and Iron Age workings near Dalston Hall. The Romans first occupied the area in 78AD. They had a camp to the west of Dalston Hall, one of their main roads ran through the village and they quarried sandstone at Shawk. By the fourth century this area was a peaceful Roman province. From then until medieval times the area was fought over by Picts, Scots, Danes, Anglo Saxons and Normans until Border Reiving died out in the fourteenth century. As late as 1346 Scottish raiders attacked Dalston. Dalston men enjoyed free grazing on 'stints' in return for furnishing horses and armour to defend the settlements. Some 'stints' from that time still belong to Cardew Farm and Warnell means 'place where stallions graze'.

(Please note all historical text is shown in italics)



There is strong evidence that residents greatly value the character, convenience, and communal spirit of the Parish, and it is intended that this Design Statement will help to preserve and enhance what is already appreciated.



■ What is the Parish?

The Parish lies to the south of the city of Carlisle. Most of the land is used for agriculture and much of the landscape has a parkland character. Apart from those employed in farming or local industries, and those working from home, most residents commute to Carlisle and other places. While local industries and the schools generate a certain amount of traffic, a large number of vehicles passing through are using the Parish as a short-cut to elsewhere.



Within the Parish are recognisable individual settlements, generally set well apart: these are:-

Dalston

By far the largest, with services enjoyed by all in the Parish, as well as some from beyond. It has shops, a post office, two churches, bowling club, tennis club, recreation ground, show field, medical

and veterinary practices, garage, two public houses with restaurants, primary and secondary schools, railway station, building society, offices for legal and insurance practices, market garden, housing estates, individual houses on main routes, a garden centre, a large milk processing factory and other industrial buildings. The River Caldew is an important element in the landscape and the Green which adjoins it near the centre of the village, has a perpetual restriction against building



Buckabank

Although once bigger than Dalston itself, it is now a small grouping of a variety of types of houses and it is difficult to define a boundary between the two with the building of newer houses.

Raughton Head and Stockdalewath

These are predominantly agricultural. As well as farm buildings there are individual houses, two churches, a primary school, a boarding school and Rose Castle, the Bishop's residence. There is a small estate of bungalows in Stockdalewath. The River Caldew and its tributary the Roe are predominant features of the landscape here.





Gaitsgill and Raughton

Two small adjacent hamlets with farms, a village hall, and individual houses. Gaitsgill is largely free from passing traffic.



enlarged. There is a country house hotel, market garden, caravan site, 9-hole golf course and some small industrial units. Brow Nelson in Lingey marks the northern limit of dwellings in the Parish, with open agricultural land between it and the city.



Cardewlees and Orton Grange

This area is close to the A595. There are a transport depot, a quarry which will eventually be put to recreational use, large glassed horticultural centre, farms, residential caravan park and a number of individual dwellings.

Nether Welton

This is a very small settlement close to Welton, which is in the adjoining Parish.

Cumdivock

Predominantly agricultural with individual houses mostly beside the main routes. It has a church and small community building

Broadfield

This is relatively isolated on the southeastern limit of the Parish. There are a few houses and the Crown Inn with bar and restaurant, together with a residential caravan park in the neighbouring Parish.

Unthank

Predominantly agricultural with a few individual houses, and not on a busy traffic route.

Recommendation

Restrict building development to within the limits of existing settlements.

Lingey

Mostly of dwellings in large plots of land, originally land settlement houses, but now a good number



Predominately in agricultural use, the landscape is gently undulating with frequent hedgerows, numerous trees and small woodland areas.

The Cumbria Structure Plan 2004 classifies the majority of the Parish as Lowland – Ridge and Valley or Low Valley



The River Caldew and other watercourses are significant and attractive landscape features. The majority of farming activity comprises beef and dairy farms and sheep rearing. Other notable rural uses of land are horticulture, a garden centre and gravel extraction. The landscape adjacent to Rose Castle is one example of attractive open fields with mature hedgerows, scattered trees and a riverside pathway (Cumbrian Way).

Since the manorial system, agriculture has continued to change in Dalston Parish. The enclosure of land in the seventeenth century, culminating in the Enclosure Act of 1803, deprived many cottagers of their land. In the twentieth century the number of viable farms fell dramatically, from over 250 in the 1950s to fewer than 50 today and that drift continues. The last farm in the middle of the village was Church Farm, which had a dairy herd until the late 1950s

Recommendations

- 1 Ensure that there is very little change in land use.
- 2 Any new buildings needed for agricultural purposes to be sited as discreetly as possible and to be of neutral colours.
- 3 Ensure that views towards the fells are not impaired.

Rivers

The River Caldew has played a important role in the life of the village. In the past its clean fresh water provided power to many mills and resulted in the early expansion of Dalston village. Today the river is no longer used for power or drinking but is an important popular and very attractive feature of the Parish.

The River Caldew, together with its tributaries, Pow Beck and the River Roe, form major and attractive features of the landscape in the Parish. Areas alongside the Caldew south of Dalston, and Roe from the confluence upstream to Stockdalewath are high quality river valley landscapes. The Cumbrian Way footpath follows the river for much of its length through fields and parkland as it traverses the Parish from the south of the county towards Carlisle. Common land alongside the river in the village provides direct access to the riverside and its abundance of wildlife creates an amenity for both residents and visitors. To the north of Dalston, west of the Caldew is a 9-hole golf course which is a valuable local amenity.

The mill weir just upstream from Hawksdale Bridge and others outside the Parish, have been barriers to migratory fish since they were built. Fish passes were opened in 1987 and salmon have now returned to the River Caldew.

The land on the western side of the Parish forms the head of the River Wampool catchment. At Cardewlees, where the river has been diverted, sand and gravel have been extracted. These works will, when extraction ceases, provide an opportunity for restoration to establish an attractive wetland feature and wildlife refuge.

The nature conservation value of the rivers is recognised at both national and European level. The River Caldew forms part of the River Eden and Tributaries Site of Special Scientific Interest and has been designated at European level as a Special Area of Conservation. The Environment Agency is opposed to gravel abstraction, historically carried out at Bridge End, in order to protect the native white-clawed crayfish.



Bank erosion can be observed at many locations. The Eden Rivers Trust has been promoting “soft” environmental methods of bank stabilisation, including a stretch at Cummersdale, which could have wider application in Dalston Parish. The Ive and Roe Conservation Society (with links to the Eden Rivers Trust) aims are to ensure the preservation and active management of Ive Beck and the River Roe.

Recommendations

- 1 Ensure that wildlife by the rivers is preserved.
- 2 Limit gravel extraction (except at Cardewlees quarry).
- 3 Ensure that the weir upstream from Hawksdale Bridge is preserved.
- 4 Ensure that bank erosion is properly controlled.
- 5 Implement plans for the management of the future uses of Cardewlees quarry.
- 6 Ensure that river corridor landscape and views, both within it and from it, are not impaired.

■ Woodland & Trees

There are commercial woodlands at Lingey, on the southern edge of the Parish, and other small areas, but these are not dominant features of the landscape. Quite a number of trees, and some woodland, have preservation orders on them, and these are listed in the appendix.

Recommendations

- 1 Limit commercial timber growing unless well screened with native trees.
- 2 All commercial woodland to be screened by native trees.
- 3 Arrange public access to woodlands.
- 4 Ensure that preservation orders are observed.
- 5 Where trees with preservation orders are nearing the end of their lives, plant replacements.

■ Footpaths, Bridleways & Cycle tracks

The industrial age has left Dalston the precious legacy of a maze of footpaths created by the mill workers on their way to and from work.

There are many of these paths and bridleways in all parts of the Parish, with local maps available, and there is a cycle track linking Dalston village to Carlisle. The Cumbria Way passes through the Parish. The Redspearlands Footpath Group has been established to promote walking, monitor and record deficiencies on rights of way and pass on the information as necessary for action.

Recommendations

- 1 Ensure that all footpaths and bridleways are passable.
- 2 Improve the Dalston to Carlisle cycle track by increasing visibility at some corners, limiting access points for illegal motor cycle use, improving the end of the track beside St Michael’s School, repairing defective parts of the surface, and by restricting the spread of vegetation over, and close to, the track.
- 3 Re-appraise all footpaths and recommend amendments to routes as necessary.
- 4 Consider the creation of new footpaths and cycle tracks to link Townhead Road to the station, and from the centre of Dalston to Cardewlees when the quarry is put to recreational use.
- 5 Extend footways from Dalston to Lingey, along Station Road to the railway bridge, and at corners or other places where there is danger to pedestrians walking on the highway.



■ The Square

Most buildings are of two stories, though there are four with three and two which are single storey. The variety in the heights of buildings give interest. Most buildings are stone faced, some also painted, with double hung sash windows with dressed stone surrounds. The three-storey Co-op building is smooth rendered and painted whereas its neighbour of the same size is not. The two small single-storey cottages are roughcast and painted . Most commercial premises have large plate glass windows. Uncontrolled and undisciplined parking takes place on the tarmac surface of the whole of The Square, and there is danger from traffic passing through. The centre of Dalston is a conservation area, and is defined by the black line on the adjacent map.

The Square would originally have been cottages around a village green. Whether this was for social or defensive reasons is not known. St Michael's Church, dating from 1196, is the oldest building, followed by two clay dabbin cottages (25 and 26 The Square) dating from the fifteenth century. Most of the other properties date from the eighteenth century. Gardens behind the east side sloped down to the River Caldew prior to it changing its course in the nineteenth century.

In Dalston's industrial heyday there were six pubs in The Square - the Indian King, the African Queen and the Crown and Mitre on the west side, the Blue Bell and the Temperance Hotel on the east side and the Swan on the south side. Dalston had three breweries: one at Green Lane, another, Wilson's, opposite Caldew School and a third in Indian King Yard. The latter was also used as a dance hall before the Victory Hall was built in 1922.



Recommendations

- 1 Any alterations to the height of buildings should not be such as to harm the variety and interest which exists at present.
- 2 Any replacement windows to be as near in appearance to the originals as possible .
- 3 When possible reduce the number of plate glass windows.

- 4 Prohibit dormer and roof windows at the front of buildings in The Square.
- 5 Enhance the general environment of The Square.

■ Individual dwellings

Throughout the Parish, these vary greatly in character, and are all typical of the times in which they were built



Recommendations

- 1 Resist the building of houses in isolated positions. Any extensions to be similar in design to the house being extended.
- 2 Require adequate landscaping around buildings, with tree-planting where appropriate.
- 3 Ensure that there is adequate parking provision within all premises.
- 4 Give careful consideration to any new buildings or extensions on the flood plain
- 5 Preserve spaces between existing buildings.

■ Estate houses

The designs of houses in the five major estates are typical of the times in which they were built. Because of the desirability of the Parish as a place to live there are demands for more housing land, and the housing needs survey has established that there is a need for some social housing.

Recommendations

- 1 While recognising the current design preferences, the new houses should respect local characteristics.
- 2 As chimneys may no longer be required, introduce simple variations in rooflines where there are no chimneys.
- 3 Do not have open plan front gardens everywhere.
- 4 Where possible ensure that cars and caravans can be parked behind building lines or in separate screened areas.
- 5 Most new low-cost housing should be as near as possible to the centre of Dalston and the number of such dwellings should be as recommended in the Housing Needs Survey.
- 6 Provide variations in density within estates, with irregular spaces between groups of houses.



■ Industrial & Commercial

The largest and highest industrial building, on the northern fringe of Dalston Village is Nestlé's factory, there is an estate of workshops and office buildings on the western fringe at Barras Lane, a factory, once powered by water from the Caldew to the east of The Green, and small isolated industrial units in various parts of the Parish. The present road system, particularly Barras Lane with the narrow railway bridge, and the junction of Station Road with Carlisle Road, is not suitable for traffic generated by industry and even with a restriction on traffic passing through; the level of industrial traffic is unacceptable.

The River Caldew has always played a fundamental part in Dalston's prosperity. The Romans established



a corn mill on the River and the woollen industry boomed in the fifteenth century. In 1666 a bay at Lakeheughs diverted water from the Caldew into a mill race. Water from this race or dam, as it was known locally, could be directed into the Forge Pond (where The Forge houses now stand) to power Bishop's Corn Mill or to water wheels and trip hammers further down stream. Another bay was built across the Caldew below the churchyard and this directed water to Low Green and Low Mill.

The first cotton mill was built in 1782 at Mill Ellers and by 1830 there were four cotton mills, two corn mills and a forge. The forge made tools for agricultural use and was on two sites: one at the Pond and the other at Walk Mill where finishing took place. There was a dye works at the New Rookery, near Walk Mill, together with a block of cottages. Mill Ellers burnt down in 1901, but the four-storey shell was rebuilt as the two-storey mill, which remains today. The sixteen-foot wheel remained until 1970. There have been no corn or cotton mills since the 1960s and the forge closed in 1918.



Recommendations

- 1 Colour of new buildings to be as neutral as possible.
- 2 Height of new buildings to be as low as possible, consistent with the practical needs of the processes within.
- 3 Landscaping around buildings to be included in design proposals, and to provide as much screening as possible. Screening may need to be on property owned by others.
- 4 Limit industrial expansion until the Carlisle Southern Environment Route is constructed.
- 5 Provide sufficient parking spaces within all premises for all staff and visitors.

- 6 Site any wind generators so as not to impair important views.
- 7 Permanent caravan sites to be limited and well screened.

Railway

The Carlisle to Barrow line runs through the Parish, with a request stop at Dalston Station. The Station approach is shared by commercial buildings and not easily identified.

Recommendations.

- 1 Improve the approach to the station from Station Road.
- 2 Improve the approach to the station from the industrial estate with better signage.
- 3 Improve the car park designated for rail users.

Artificial Lighting

The highway lighting varies throughout the Parish. There is very little, or none, in the smaller settlements, and some of a high standard in Dalston Village. The sports field of Caldew School has lighting of a high standard to allow for sport after dark, and similar lighting may be introduced for the tennis club. There is security lighting on many buildings. Much of this lighting provision causes unnecessary glare and pollution. Lighting on private property is often intrusive and out of character with the neighbourhood.

Recommendations

- 1 Require those responsible for highway and estate lighting to eliminate light pollution.
- 2 Require owners to limit the extent of lighting to within their own premises and to keep lighting levels as low as possible.
- 3 As highway lighting can harm the rural character of the remoter parts of the Parish, it should be limited.

APPENDIX 1 Listed Buildings



Beech House and adjoining buildings, *Stockdalewath* **Grade II**
The Blue Bell 6 The Square, *Dalston* **Grade II**
Brackenhow, *Dalston* **Grade II**
Brecon Hill, *Dalston* **Grade II**
Bridge End Inn, *Bridge End* **Grade II**
Caldew Bank, *Bridge End* **Grade II**
Caldew House, *Carlisle Road* **Grade II**
Cardew Hall, *Cardew* **Grade II**
Lodge South-East of Cardew Lodge, *Cardew* **Grade II**
Cardew Farmhouse, *Cardew* **Grade II**
Cardew Lodge, *Cardew* **Grade II**
Chapel House, *Raughton Head* **Grade II**
Chilterns 22 The Green, *Dalston* **Grade II**
All Saints Church, *Raughton Head* **Grade II**
Church Farmhouse, 2, *The Square* **Grade II**
Church House, 1, *the Square* **Grade II**
Church of St Michael and all Angels, *The Square* **Grade II***
Church View 16&17 The Square, *Dalston* **Grade II**
Coronation Seat, *The Green* **Grade II**
Corsica Cottage and adjoining out buildings known as Orchard Cottage, *Buckabank* **Grade II**
Dalston Bridge, *Dalston* **Grade II**
Dalston Hall, *Dalston* **Grade II***
Fieldhead, *Dalston* **Grade II**
Flanders, *Dalston* **Grade II**
Fountain Head and adjoining barn, *Hawksdale* **Grade II**
Gardener's Cottage Garden Wall to South-East of Cardew Lodge, *Cardew* **Grade II**
Gaitsgill Hall, *Gaitsgill* **Grade II**
Gardener's Cottage adj gateway gatetower and outbuildings to E of C.L., *Cardew* **Grade II**
The Gill, *Cumdivock* **Grade II**
Green Lane Cottage (formerly listed as thatched cottage at Green Lane), *Dalston* **Grade II**
Barn to NE of Green Lane Cottage, *Dalston* **Grade II**
Green Lane House, *Dalston* **Grade II**
Stables and Barn to West of Green Lane House, *Dalston* **Grade II**
Green Park, *Dalston* **Grade II**
Hawkesdale Hall, *Hawkesdale* **Grade II***
Former Stables to South-East of Hawkesdale Hall, *Hawkesdale* **Grade II**
Outbuilding to North-West of Hawkesdale Hall, *Hawkesdale* **Grade II**
1&2 Haythwaite Cottages, *Raughton Head* **Grade II**
Haythwaite, *Raughton Head* **Grade II**
Holme House and adjoining Barn, *Dalston* **Grade II**
Holmhill Farmhouse, *Hawkesdale* **Grade II**
Hudbeck and adjoining outbuildings, *Dalston* **Grade II**
Boundary stone on the Ivegill Road SE of Stockdalewath, *Stockdalewath* **Grade II**
Lime House School, *Hawkesdale* **Grade II**
Middle Farm and adjoining outbuildings, *Cumdivock* **Grade II**
Nook House and adjoining Barn, *Dalston* **Grade II**
The Oaks, *Hawkesdale* **Grade II**

The Old Vicarage, *Carlisle Road* **Grade II**
Barn and Byres adjoining to North-East of Pinquay's, *Dalston* **Grade II**
Pinquay's, *Raughton* **Grade II**
Barn to West of Poplar House, *Cumdivock* **Grade II**
Poplar House, *Cumdivock* **Grade II**
Pow Bank, *Dalston* **Grade II**
Raughton Farmhouse, *Raughton* **Grade II**
Outbuilding attach to S.W. Gable of former farmhouse, *Dalston* **Grade II**
Farm Outbuildings, (formerly farmhouse, N.W. Raughton Head Hill Farmhouse), *Raughton Head Hill* **Grade II**
Farm outbuildings attached to N.E. Gable of former farmhouse, *Dalston* **Grade II**
Farm Outbuilding N.N.W. of Raughtonhead Hill Farmhouse, *Dalston* **Grade II**
Raughton Head House, *Raughton Head* **Grade II**
Red Spears, *Dalston* **Grade II**
Roewath, *Stockdalewath* **Grade II**
Rose Bridge, *Dalston* **Grade II**
Rose Castle, *Dalston* **Grade I**
Curtain Walls surrounding Rose Castle, *Dalston* **Grade I**
Dovecote to N.E. of Rose Castle (formerly listed with Rose Castle), *Dalston* **Grade II***
Gate with Flanking Lodge and Tower to North of Rose Castle, *Dalston* **Grade I**
Royal Oak and adjoining house, *Gaitsgill* **Grade II**
Country Kitchen 4&5 The Square, *Dalston* **Grade II**
19 The Square, *Dalston* **Grade II**
27 The Square, *Dalston* **Grade II**
3 The Square, *Dalston* **Grade II**
Stockdalewath Bridge, *Stockdalewath* **Grade II**
Stonethwaite and adjoining former barns and byers, *Cardew* **Grade II**
The Swan Salon and Branch Library, *Dalston* **Grade II**
Thackwood, *Dalston* **Grade II**
1&2 The Green, *Dalston* **Grade II**
Thethwaite and adjoining Barn, *Dalston* **Grade II**
Thrangholme Bridge, *Dalston* **Grade II**
Thwaite Nook, *Buckabank* **Grade II**
Unthank Farm (formerly Townhead) and adjoining Barns, *Unthank* **Grade II**
Unnamed House and Outbuildings to North-West of Hill House, *Buckabank* **Grade II**
Village Hall and Primrose Cottage (Nos 1&2), *Gaitsgill* **Grade II**
The Willows 7 The Green, *Dalston* **Grade II**
Wythmoor House and adjoining barns, *Stockdalewath* **Grade II**
Dover House 24 The Square, *Dalston* **Grade II**
Forge Green, *Dalston* **Grade II**
Terrace wall to East of Rose Castle (formerly listed with Rose Castle), *Dalston* **Grade II**
High Bridge, *Dalston* **Grade II**
Byres and Barn adjoining to North of Cardew Hall, *Cardew* **Grade II**
Thrashing Mill, *Hawksdale Pasture* **Grade II**



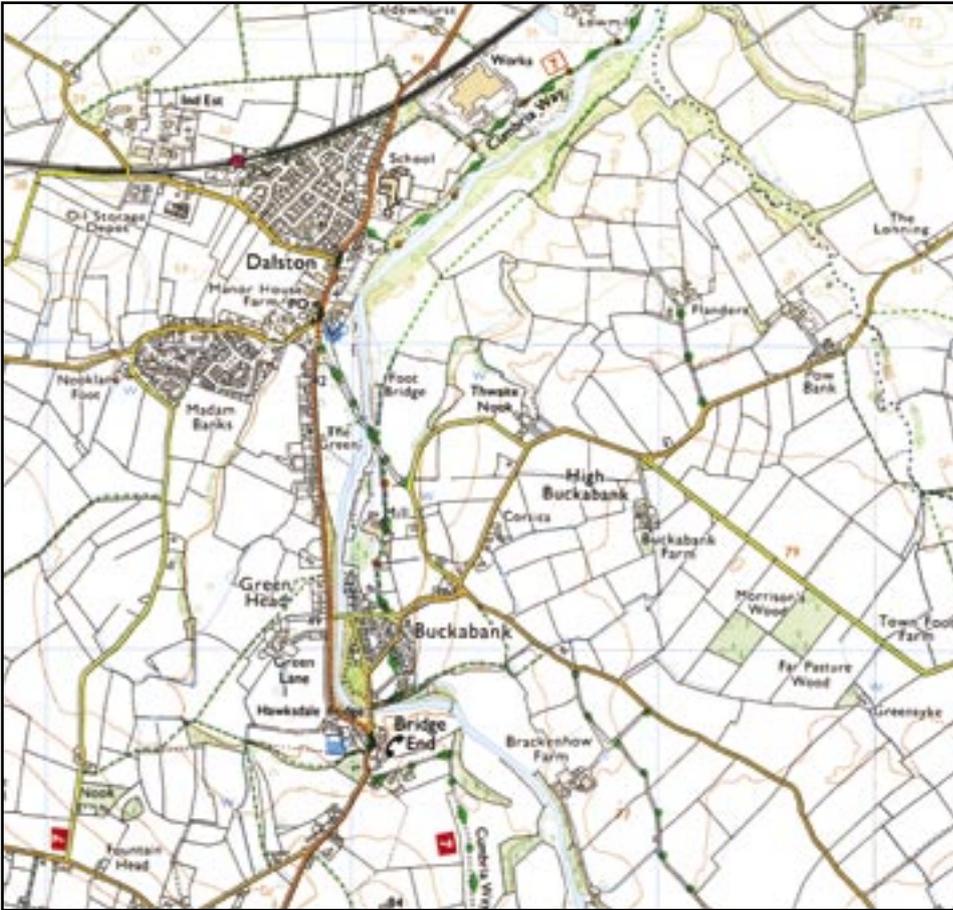
APPENDIX 2 Tree Preservation Orders

TPO No	Address	Date Made	Date Confirmed	Trees
20	Watt Wood, Raughton Head	11/11/1949	14/04/1950	W1 - woodland consisting of mixed deciduous trees and conifers, known as Watt Wood situated near Raughton - approx 23.3 acres.
29	Land adjacent to Buckabank	11/11/1996		T1 - T4 - beech T5 - lime T6 - horse chestnut
34	Townhead Road (1)	19/09/1980	11/11/1980	T1 - beech T2 - lime T3 - fern leafed beech T4 - horse chestnut Group 1 7 common lime, 2 small leafed lime, 16 beech, 3 horse chestnut, 2 wych elm, 2 holly, 2 yew
35	Hilltop, Buckabank	23/10/1980	16/12/1980	T1 - T4 - common beech
37	Ellerslea, Bridge End	25/11/1980	09/01/1981	T1 - oak T2 - ash T3 - oak T4 - ash T5 - wellingtonia
38	Caldew Bank, Bridge End	01/12/1980	10/02/1981	T1 - atlas cedar
41	Townhead Road (2)	15/01/1981	20/03/1981	T1 - copper beech
42	Madam Banks	20/01/1981	20/03/1981	T1 - common oak T2 - common oak T3 - common ash T4 - T7 - common oak
44	Manor House Farm, The Square	27/01/1981	20/03/1981	T1 - T3 common lime, T4 - T5 - horse chestnut T6 - T7 - common lime T8 - ash A1 - tree belt of approximately 40 trees, mixture of Scots pine and Colorado white fir



TPO No	Address	Date Made	Date Confirmed	Trees
46	Cardew Lodge, Cumdivock	27/02/1981	14/04/1981	T1 - beech T2 - T21 - oak T22 - beech T24 - T49 - oak T50 - beech T51 - oak T52 - noble fir T53 - lime T54 - oak T55 - beech T56 - T58 - oak T59 - lime T60 - T61 – oak Group1 7 sycamore, 3 beech, 2 lime, 1 oak, 1 alder. Group 2 2 lime, 10 oak, 1 sycamore, 4 beech. Group 3 3 Scots pine, 1 ash, 1 sycamore, 2 oak. Group 4 1 sycamore, 11 oak, 1 Scots pine, 1 lime. Group 5 - 5 oak.
48	Ellers Mill	02/04/1981	02/06/1981	T1 - oak T2 - T5 - lime T6 - oak T7 - T8 - beech T9 - T14 - lime T15 - T17 - oak T18 - lime T19 - silver birch T20 - beech
97	No7 The Green	01/02/1990	19/04/1991	T1 - beech
129	Station House, Station Road	02/08/1996		T1 - beech
177	Glebe Close	16/07/2003	23/09/2003	T1-Oak
179	Glebe Close / Nook Lane Close	23/07/2003	19/01/2004	T1 oak T2 oak T3 oak
182	Land between 53 & 55 Madam Banks Road	09/02/2004	19/04/2004	T1. Oak
190	29 The Green	16/02/2005	29/04/2005	Group 1 consisting of two Scots pines

APPENDIX 3 Maps



■ Dalston



■ Lingey



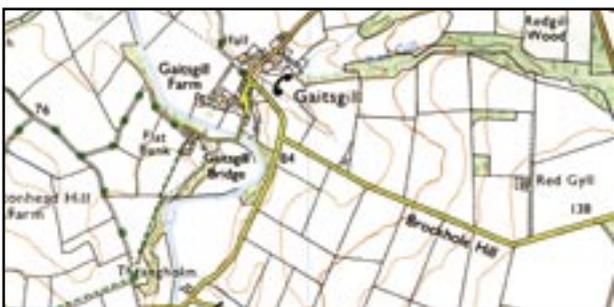
■ Cumdivock



■ Raughton Head



■ Stockdalewath & Highbridge



■ Gaitsgill



■ Cardewlees & Orton Grange

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DALSTON

Design Statement

Dalston Parish Plan 2005

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