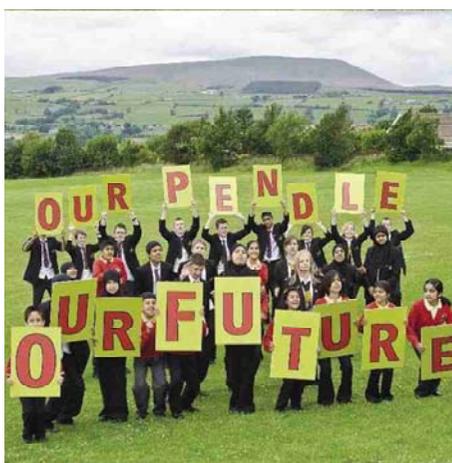
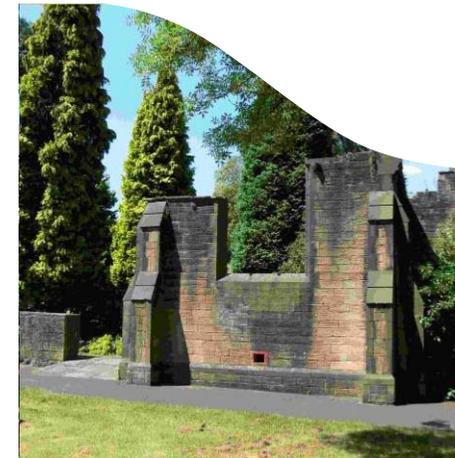
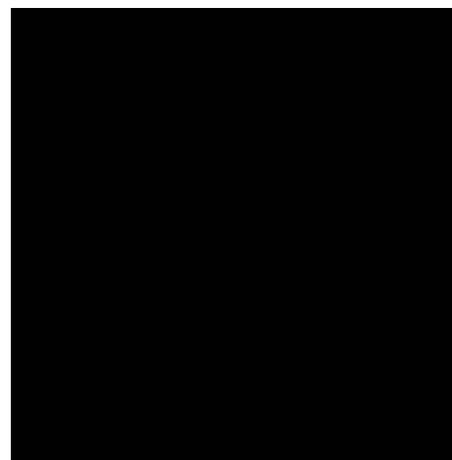
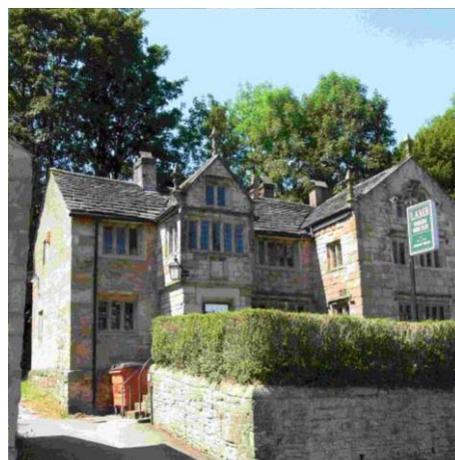
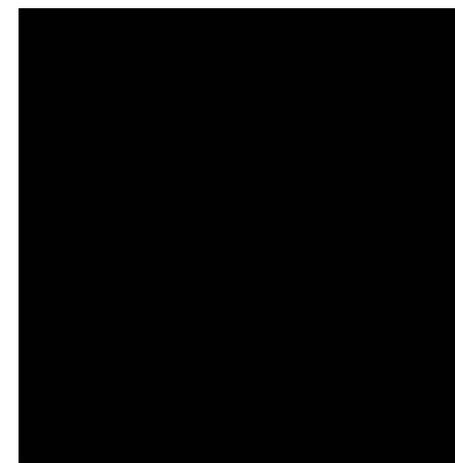


Conservation Area Character Appraisal



Barrowford



July 2010

£15.00

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1.0 Introduction

- 1.1 Pendle Borough Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Where an area has special architectural or historic interest, a conservation area character appraisal is a way of recording and evaluating this. An appraisal should assess all the factors that are considered to create this special interest, which may include current and past land uses, topography, types and styles of buildings, architectural details or historic development.
- 1.2 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of a conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding of their townscape value and significance, and thus to establishing the qualities that make the area special. The appraisal can then provide a baseline for decisions about the area's future, as well as a useful tool for education and information.
- 1.3 The Barrowford Conservation Area was designated in February 1987, as a southwards extension to the Higherford Conservation Area which had been designated in 1981. The conservation area covers the historic core of the village of Barrowford, centred around the junction of Church Street with Gisburn Road. The village is linear in nature as it follows the line of Gisburn Road running north-south along the flat valley floor of Pendle Water. Church Street rises up the western valley side from its junction with Gisburn Road, and links Barrowford with Wheatley Lane and Fence. The conservation area is varied in character, including the commercial heart of the village, housing, churches, schools and parkland. It is surrounded by twentieth century housing which grew up on the higher valley slopes.

2.0 Planning Policy Framework

- 2.1 Current legislation is set out in the *Town & Country Planning Act 1990* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Key government guidance is provided by *Planning Policy Statement 5 – 'Planning for the Historic*

Environment'. The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications.

- 2.2 The *Replacement Pendle Local Plan 2001-2016* sets out policies which relate to the historic environment, including conservation areas (policy 10), listed buildings (policy 9) and archaeology (policy 11), and are designed to ensure that new developments reflect the character and value of that environment. Designation of a conservation area provides the foundation for the application of these conservation policies. It also provides a sound starting point for any future initiatives for improving the area. www.pendle.gov.uk/localplan
- 2.3 More detailed policy guidance relating to conservation areas in Pendle was adopted in August 2008 in the form of a Supplementary Planning Document (SPD). This '*Pendle Conservation Areas Design and Development Guidance SPD*' expands policy 10 of the Local Plan and provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle's conservation areas and should be referred to by anyone intending to carry out new development or alterations. www.pendle.gov.uk/conservationspd

3.0 Summary of Special Interest

- 3.1 The special interest of the conservation area results from a combination of many factors: the complex interaction of the built form, the traditional stones and slates of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, river and roads. It can be summarised as follows:
- A rural settlement with its origins in agriculture and then handloom weaving;
 - Linear growth along the early 19th century turnpike road which follows the western bank of Pendle Water;
 - Two high status 17th century houses – Bank Hall (The Lamb Club) Grade II*, and The White Bear, Grade II;
 - A variety of humbler buildings of differing shapes and sizes, creating irregular and haphazard building lines;
 - A predominance of local stone and slate together with simple and robust vernacular detailing to the built form;
 - The dramatic juxtaposition of the built form with the open spaces of the park;
 - The setting of mature trees.

4.0 Location and Setting

Location and context

- 4.1 Barrowford is a large village stretching two miles north to south along the western side of Pendle Water, just to the north west of Nelson and Colne, and at the centre of the Borough of Pendle. The centre of the village occupies the flat land on the valley floor, with the surrounding residential areas rising up the western valley sides. The eastern side of the river is largely undeveloped. The main Gisburn Road (A682) follows the line of Pendle Water through Barrowford, linking the historic river crossing points at Lowerford and Higherford.

General character and plan form

- 4.2 The character and appearance of the conservation area is still influenced by its origins as a farming settlement, which later diversified into textile production, initially on a domestic scale, then factory-based. It has a varied character, with a mixture of open spaces and densely developed buildings following the main road through the centre of Barrowford, and is now a busy and thriving village centre. The plan form is essentially linear, and follows the early routes which developed along Pendle Water. The conservation area includes buildings of a variety of architectural styles and periods, ranging from fine 17th century houses to early 19th century handloom weavers' cottages and later Victorian terraces. The earlier buildings display a more irregular layout whilst the later terraces display more uniformity in building lines. The way in which these buildings have developed over several hundred years, and the intervening spaces that have resulted, have contributed to a special character worthy of conservation area status.

Landscape setting

- 4.3 Newer 20th century residential development surrounds the conservation area to all sides except to the east, where Pendle Water prevented further expansion. Much of the valley floor at the heart of the village was laid out as a public park in the

1920's; this brings green space right into the heart of the settlement and creates an exceptional semi-rural landscape with mature trees and open parkland bordering the curve of the river. This enables attractive views out to open countryside to the east and links the village with its rural farmland setting. Mature trees are also important in visually separating the conservation area from later urban development to the west and south, and providing a substantial green backdrop to the built form.



Trees border the eastern bank of Pendle Water within the park; the western side is developed



A view of the farmland setting opens up from the highest part of Barrowford Park



Mature trees provide a green backdrop to the built form on the western side of the conservation area

5.0 Historic Development and Archaeology

Origins and historic development

- 5.1 As the name suggests, the origins of Barrowford lie in its importance as a river crossing. During the Roman occupation it was on the route from Colne to Ribchester. The early history of Barrowford prior to the Norman Conquest is at best extremely patchy, with little or no evidence of human settlement. Indeed, the Domesday Book (written in 1086) records the district in which Barrowford is situated as 'wastes'. These lands were to form part of the Hundred of Blackburnshire, which were handed to the Norman knight, Rodger de Poictou, who built Clitheroe Castle. The earliest record of Barrowford is within the *Compotus* (yearly reports), compiled in 1296 for Henry de Lacy, Lord of the Manor, and Earl of Lincoln. Barrowford, then known as *Barouforde*, was one of 29 vaccaries (cattle enclosures) owned by the Earl of Lincoln.
- 5.2 Barrowford developed as an agricultural community in the early settlement of the Forest of Pendle in the 13th century. By 1323 there were three vaccaries in Barrowford. In 1506, the land was surveyed and partitioned by Royal Commissioners (thus ending the system of vaccaries) and let out to nineteen different tenants. This 'deforestation' of the land was the origin of the modern farm system; many farm and place names have survived unchanged from the deforestation. The irregular boundaries of Barrowford can be attributed to the large number of manors in the vicinity that owned the lands of the Forest of Pendle. Indeed, Higherford and Lowerford were separate hamlets until the growth of Barrowford incorporated them during the 19th century¹.
- 5.3 From the late 1500's until the 18th century, the village grew and prospered, with agriculture as its main source of income. Some buildings constructed in this period still survive today, notably the higher status yeomens' houses – Hargreaves Great House (now the White Bear Inn), and Bank Hall (now the Lamb Working Mens' Club). These well-appointed houses with their high quality stonework and intricate detailing demonstrate the prosperity of the area between 1500 and 1700.

¹ J. Blakey, (1993) 2nd edition, *Annals and Stories of Barrowford*, Lancashire County Library

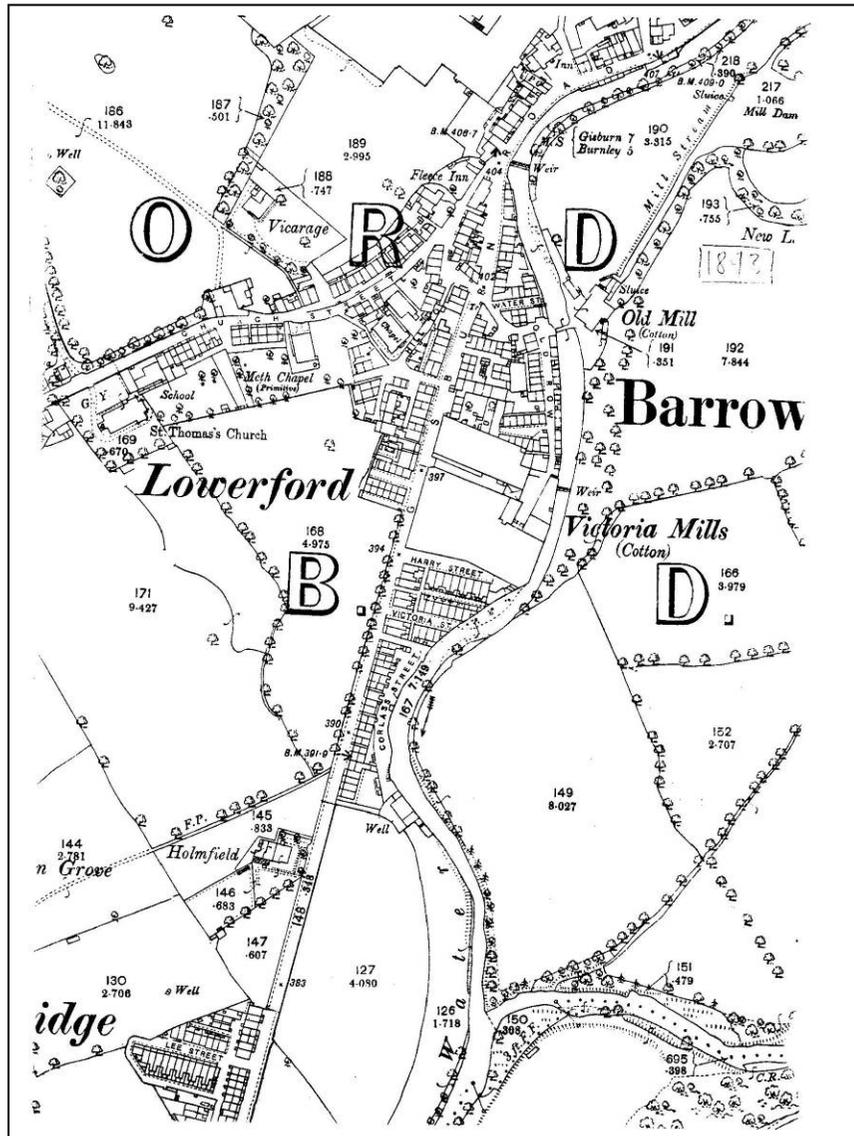
- 5.4 In common with the greater part of the Pennines, the regional economy from the 17th century onwards was based on a combination of husbandry with textile production on a domestic basis. The textile industry grew and eventually overtook agriculture as the main occupation in the growing village. Handloom weaving cottages and loomshops (workshops accommodating looms) were built, and later mills. Initially spinning wheels and looms were housed in farmhouses, cottages and outbuildings. Many buildings in Barrowford were altered to provide better accommodation for this machinery. Loomshops, giving better light and more space, were constructed often on the upper floors. From the later 18th century purpose-built handloom weavers' cottages were being built, often with the large loomshop over or alongside the domestic rooms. Several built between 1820 and 1850 survive. The 1848 map (below) shows this early development as haphazard groups of cottages clustered around the road junction and following the curve of the river. Also shown are buildings on Church Street which provided for the spiritual and educational needs of the village – St Thomas' Church, the Primitive Methodist Chapel and the National School.
- 5.5 From the late 18th century textile manufacture also developed in sheds and factories. The earliest mills were water-powered, and were therefore situated alongside the main water source in the town, Pendle Water. One such was Barrowford Old Mill, an ancient corn mill converted for textile production, part of the ruined wall of which remains in Barrowford Park ². In June 1781 it was described as a cloth or fulling mill, by 1800 it was used for twist spinning and in 1824 a steam engine was installed. The mill continued in production until 1924. By the mid-1840's, all new mills were steam-powered, and were constructed along Gisburn Road, or along the valley sides, though none remain within the conservation area. Old Mill is one of several mills marked as 'cotton factory' on the 1848 map.

2 E M J Miller, (1993) *A Walk Through Barrowford*, Nelson & Colne College

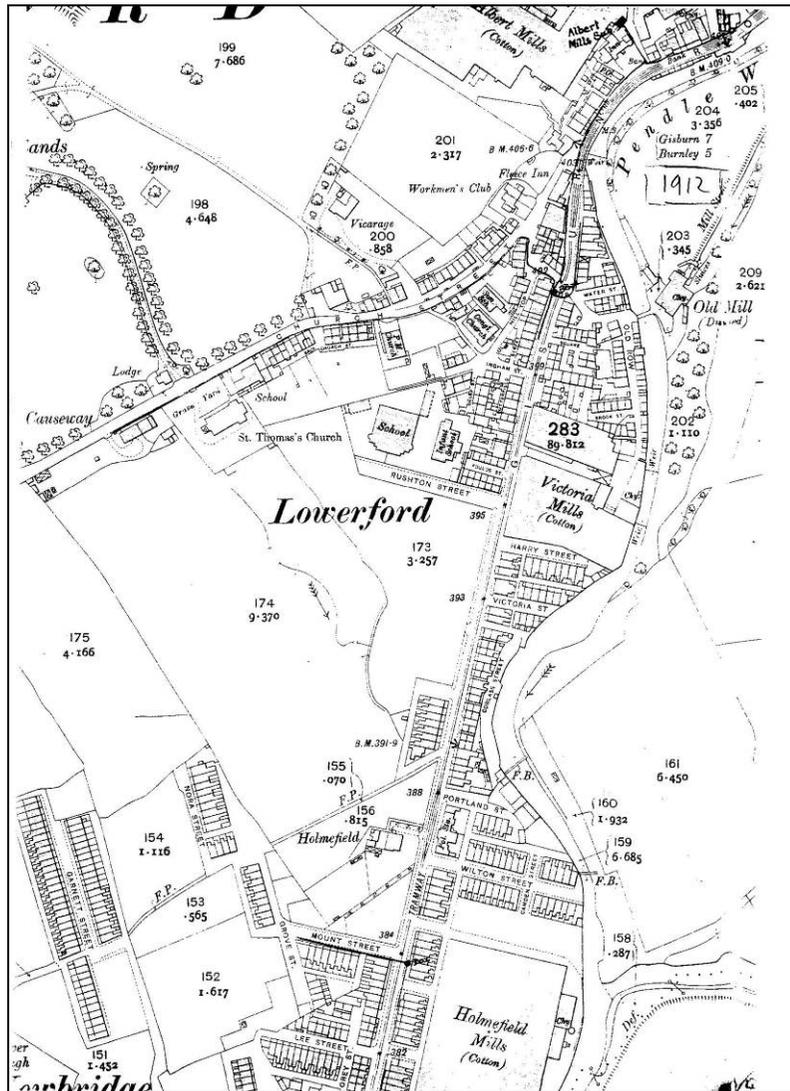
- 5.6 The 19th century growth of Barrowford was also influenced by the construction of the turnpike road from Gisburn to Marsden through the town in 1807. A toll house was built by the bridge at Higherford with another at Reedyford. As the 1848 map shows, the turnpike took a direct route between Higherford and Reedyford Bridge, abandoning the early road which took a winding route by the river. Before the turnpike, there was no direct route to Gisburn from Barrowford³. Rows of cottages and loomshops were built along the new road, some being built as back-to-back cottages with the better quality building facing onto the turnpike road; the earliest have now disappeared. As a result, the population of Barrowford almost doubled between 1801 and 1821, from 1,224 to 2,168. By 1891 the population was 4,776, and by 1911 it reached its highest figure; 5,527⁴.
- 5.7 From 1850 the domestic architecture began to change, and cottages were built solely for domestic utility. Scattered cottages and terraces, some of the earliest back-to-back, housed employees in the local factories. Eventually these were linked by terraces of larger Victorian and Edwardian houses, resulting in more or less continuous development along the main road. The 1893 Ordnance Survey map (below) clearly shows these back-to-back cottages and the beginnings of ribbon development along Church Street and Gisburn Road. A new Primitive Methodist Chapel and a Congregational Chapel had been built off Church Street. The 1912 Ordnance Survey map (below) shows that the rapid expansion between 1848 and 1893 had slowed, and although Barrowford had continued to grow in size, the conservation area remained relatively unchanged, save for the building of the new Board Schools on Rushton Street, replacing the old National School on Church Street. A tramline had also been developed along Gisburn Road.

3 J. Blakey, (1993) 2nd edition, *Annals and Stories of Barrowford*, Lancashire County Library

4 Barrowford Urban District Council, (1957), *The Official Guide*, The Home Publishing Co.



Ordnance Survey 1893 Map

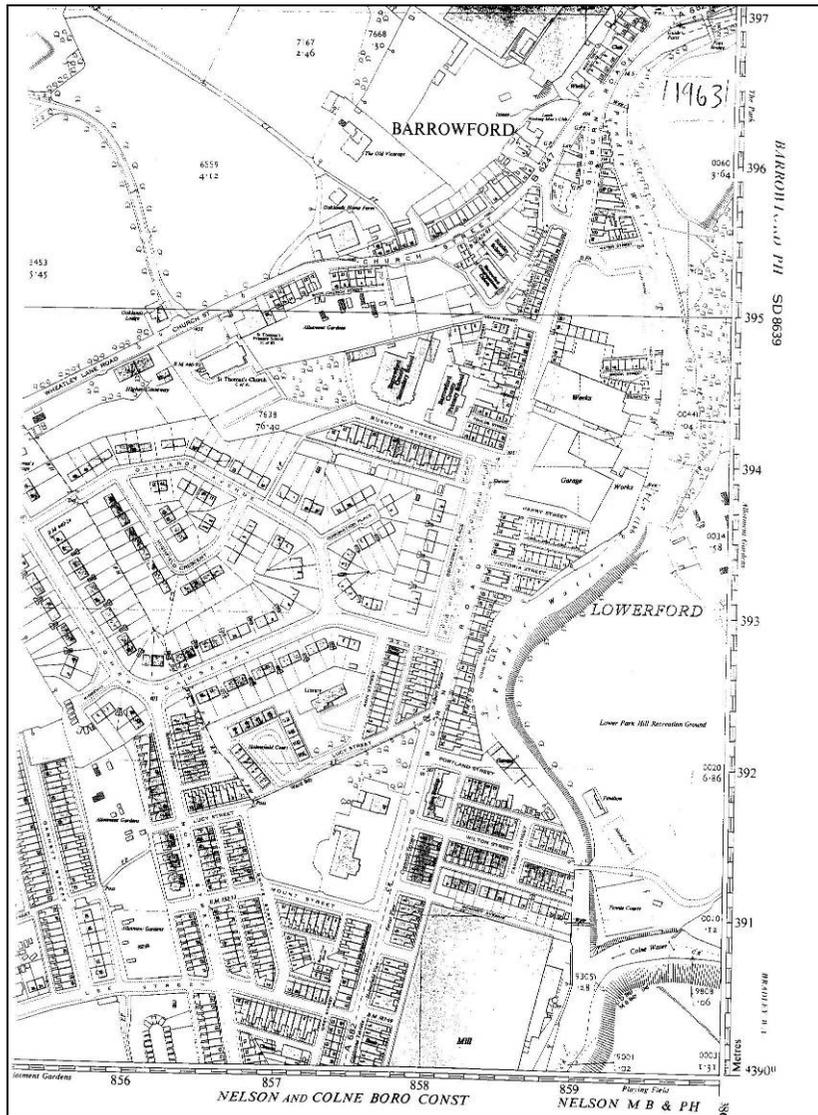


Ordnance Survey 1912 Map

- 5.8 In the 20th century, the farmland belonging to Park Hill, which extended alongside the east bank of Pendle Water, was laid out as a municipal park, thus preventing development to the east side of the village and helping to retain its rural character. The park was conceived by two local cotton manufacturers, Sam Holden and John Dixon, who wanted to create a park and recreation ground for the people of Barrowford. The two men gave the land for the park and the people of Barrowford raised the funds for the recreation ground. Officially opened on 25th March 1924, the Park was handed over to the Urban District Council and was dedicated as a memorial to those soldiers from the village who fell in the First World War. Barrowford Park is shown on the 1963 Ordnance Survey map (below). Old Mill has by this time been demolished, with only the mill lodge remaining as a lake. Also evident is the considerable amount of 20th century residential development that has taken place around the southern edges of the conservation area. During the 1960's Barrowford Urban District Council begun a large scale slum clearance programme, which saw the demolition of many of the older back-to-back cottages between Gisburn Road and Pendle Water, also some larger buildings such as the Congregational Church and Sunday School.

Archaeology

- 5.9 There are no scheduled ancient monuments within the conservation area; however it is likely that there are various archaeological remains in the area, such as the evidence of Old Mill in what is now Barrowford Park. Some evidence has been found of Bronze Age and even Stone Age settlements.



Ordnance Survey 1963 Map

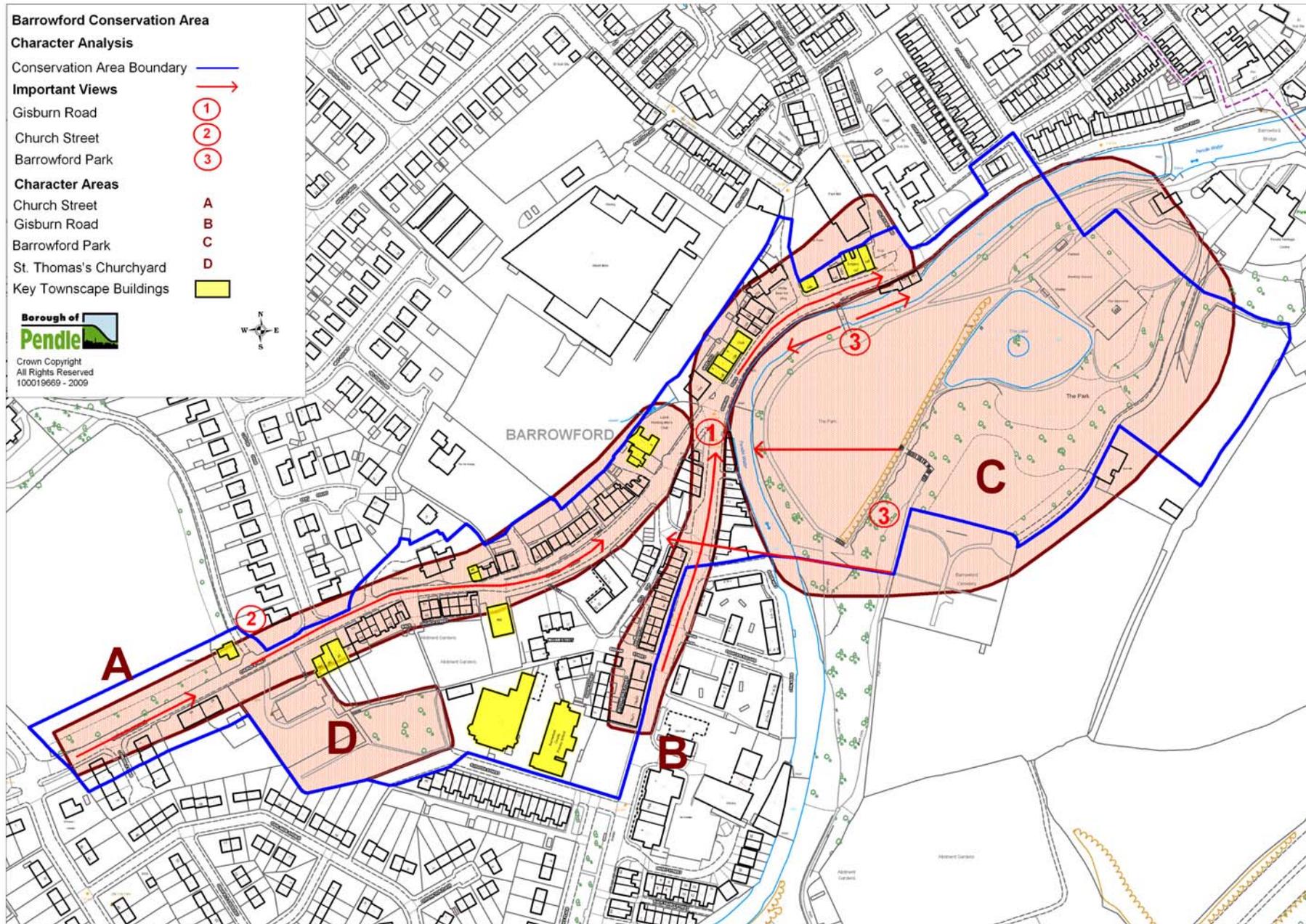
6.0 Spatial and Character Analysis

Character of spaces

- 6.1 There are two larger areas of open space within the conservation area, as well as the smaller more organic spaces that have been left between individual buildings and terrace rows. The first is Barrowford Park, former farming land on the flat valley floor. Today it is more formally laid out, with lawns, a lake, a bowling green and a playground; the land rising up steeply at the eastern side towards the cemetery and farmland. The many mature trees add to its attractive atmosphere, with the sound of swiftly flowing water at the weir adding to the peaceful rural scene. The second open space lies at the southern end of the conservation area, between the two axes of Church Street and Gisburn Road. The space includes the atmospheric graveyard of the ruined St Thomas' Church, the wooded grounds of the school and an area of allotments. It is a quiet and secluded area, hidden away from the bustle of Gisburn Road.
- 6.2 The Barrowford conservation area is typical of many older village centres in that its growth and character has been shaped by the topography and pre-existing features, primarily the river, its crossing points, and the roads. Church Street is typical of many older roads with its meandering nature and relatively higher proportion of early buildings. Gisburn Road however, having being improved as a turnpike road, is straighter and wider in order to be more efficient and provide a better route for travel. Church Street, being elevated above Gisburn Road, affords views over the lower land, as well as more distant views, which are glimpsed between the rows of cottages. The southern end of Gisburn Road is a very straight, linear space and provides a linear view or visual axis, framed and enclosed by development on either side. At the junction with Church Street however, the space opens out dramatically as both routes reach the side of Pendle Water, and the open view over the park is revealed. The road also starts to curve at this point, which invites interest as to what lies beyond.

Key views and vistas

- 6.3 The key views and vistas are marked on the Character Analysis Plan (below) and referenced to the following photographs. The contrasting nature of the roads and open spaces, and the sloping valley side location of part of the conservation area create some interesting views and vistas within, into and out of the area.



Gisburn Road (1)

- 6.4 Entering the conservation area from Nelson to the south, the visual axis is initially channelled between the two and three-storey terraces lining Gisburn Road, as this straight section of road travels northwards along the valley floor. This is the busy commercial heart of the village, and the varied detailing of the shopfronts is apparent to either side. The vista is terminated by the strong blank gable wall to a group of three-storey houses at 125-129 Gisburn Road. This marks the junction with Church Street and is the point where the road starts to curve and the view suddenly opens out across the Park. The view above the three-storey gable wall is framed by trees and rooftops, which are set on rising ground to the north around Pasture Lane. As the eye travels around the bend in the road, a single-storey white rendered commercial building at the corner of Pasture Lane terminates the view. Beyond can be seen taller two and three-storey buildings. At this point the character of the village changes from mainly commercial uses to a mixture of residential and commercial, with buildings to the left hand side of the road and the park to the right. The variety in heights and massing of buildings adds considerable interest and charm to the view, together with the unifying tones and textures of the stone walls and roofs.



Two and three storey buildings enclose the view, terminated by the strong 3-storey gable of 125 Gisburn Road



The view opens up to the east across Barrowford Park



The gentle curve of Gisburn Road at the junction with Church Street leads the vista towards the white single-storey building

Church Street (2)

- 6.5 The entrance to Barrowford from Wheatley Lane Road and Church Street has a completely different character to the Gisburn Road entrance. Here the setting is much more rural and tranquil in nature. Initially the vista is enclosed by the mature trees and high stone boundary walls to the Oaklands estate on the left, with the Higher Causeway Farmhouse and barn to the right. From this elevated position above the village, distant views over the valley floor open up to the right between rows of cottages. As one descends the hill towards the junction with Gisburn Road, irregular terrace rows line the road to both sides, some built in an elevated position above the road. The former Methodist Chapel is particularly prominent.



Mature trees and stone boundary walls create a distinctive view at the entrance to the conservation area



Distant views over the valley floor looking across the rooflines of the school buildings.



The road curves downwards overlooked by elevated terraced rows.

Barrowford Park (3)

- 6.6 The wide open spaces of the Park and the gently curving course of Pendle Water generate many attractive views and vistas, in particular the views looking back towards the village from the Park. The eastern section of the park rises steeply from the flat grassed area on the valley floor, up a steeply wooded embankment, to a higher level near to the cemetery. From here there are many attractive views through trees towards Church Street on the opposite valley side. The rising tiers of buildings, with their stone walls and stone slate roofs present a particularly characterful view from this elevated position. Lower down by the river bank, the single row of mature trees along Pendle Water also creates an attractive scene and frames views across the river to the buildings on Gisburn Road. The views of the three-storey houses are particularly imposing when seen from the footbridge across Pendle Water.



Trees frame the view over to Church Street from the higher levels of the park



View from the lower levels of the park across to the striking gable of the Lamb Club (Bank Hall)



View from the footbridge across to 125-129 Gisburn Road

Character Areas

- 6.7 Four distinctive character areas or zones can be identified within the conservation area. These reflect the historic character, land uses and activities of earlier periods. The zones are identified on the Character Analysis Plan and described below. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Church Street (A)

- 6.8 Church Street is part of the early infrastructure of the village, winding gently from its elevated position down to the junction with Gisburn Road. It includes some of the earliest buildings remaining in the village and today has a mainly residential character; the only exception being a furniture store in the former Methodist chapel building. The street still bears evidence of earlier farming activity in the former farmhouses and barns at Higher Causeway and Oaklands Home Farm, as well as the ancient Bank Hall. As the village grew in size, the parish church, chapels and school were also located here. The area still retains a picturesque, quieter and semi-rural feel, elevated away from the busier commercial and industrial village centre on the valley floor.
- 6.9 The other buildings on Church Street are in the most part a mixture of two and three storey cottages, the varying heights of which add interest to the street scene. The building forms are varied due to the mixture of building types, with further variation in the building lines and juxtaposition to the road. The predominant materials are local stone which is used both for walling and roofing, and for footpaths, passages between buildings and steps. This consistency in building materials brings unity to the street and contributes to its special identity, which is very much in the local vernacular. Mature trees rising above the walls and buildings reinforce this sense of place.

Gisburn Road (B)

- 6.10 Gisburn Road has become the commercial centre of the village and has many shops, some of which retain elements of their traditional shopfronts. Most of the shops have been converted from former cottages, and today very few residential uses remain. The road has experienced more change than Church Street due to these commercial pressures, and in places

earlier cottages have been replaced by later Victorian commercial buildings, which are usually larger in scale and built in a more formal and less vernacular style. The road carries a significant volume of traffic which gives the area a bustling, busy character in contrast to the quieter Church Street.

- 6.11 The southern part of Gisburn Road is straight, with buildings to either side, however the varying ages of buildings, architectural styles, heights and roof designs create visual interest. Some unfortunate changes have occurred which jar with this, such as flat roof dormers and inappropriate modern shop fronts, however the consistent use of local stone tends to unify the overall composition. The properties are mixture of two and three stories but all are of a similar scale. North of the junction with Church Street, development is mainly restricted to the western side of the road due to the proximity of Pendle Water, however the road still retains its mainly commercial feel, with a variety of architectural styles and building heights varying from single to three-storeys. Building lines here tend to be more irregular, with the White Bear Inn set well back from the road frontage. The old boundary wall to the river reinforces the unifying visual effect of the local building stone.

Barrowford Park (C)

- 6.12 This area today has a very special atmosphere. It was originally farmland belonging to Park Hill Farm, and has now assumed a more formal parkland setting, with lawns, mature trees, wooded steep slopes and paths. The former mill pond has been converted to an ornamental lake, though the old stones of a weir on Pendle Water remain and the line of the mill race can be traced along the path leading from the lake to the fragment of Old Mill by the playground. These remnants of the past, and the constant glimpses of buildings through the trees impart a special character where the history of the village is very evident. The park brings open space directly into the centre of the village and strongly contrasts with the built up side of the valley opposite. The many mature trees along the river bank serve to give some enclosure to both the Park itself, and to Gisburn Road to the west. The higher levels of the Park allow some excellent views out into open countryside and across to the rooftops of Nelson.

St Thomas's churchyard (D)

- 6.13 St Thomas's Church suffered a fire in 1964 and now only the ruins remain, standing within a large churchyard in a secluded area between Gisburn Road and Church Street. The character of the area is peaceful and enclosed, with many mature trees. Adjacent is another wooded area of land belonging to the Primary School. This whole area is clearly different to the

busier areas of Gisburn Road and Church Street, or indeed the open spaces of the park. The old graveyard has a number of headstones and memorials; unfortunately some have been damaged and headstones laid down for safety reasons. The grassed areas near to the church provide a pleasant open space and a memorial garden has been established within the ruins of the church. The area is enclosed by old stone boundary walls, and contains memorials to many well known Barrowford families of the 19th century.



A weir on Pendle Water in Barrowford Park



Masonry fragment of Old Mill remaining in the Park



The churchyard and ruins of St Thomas's Church

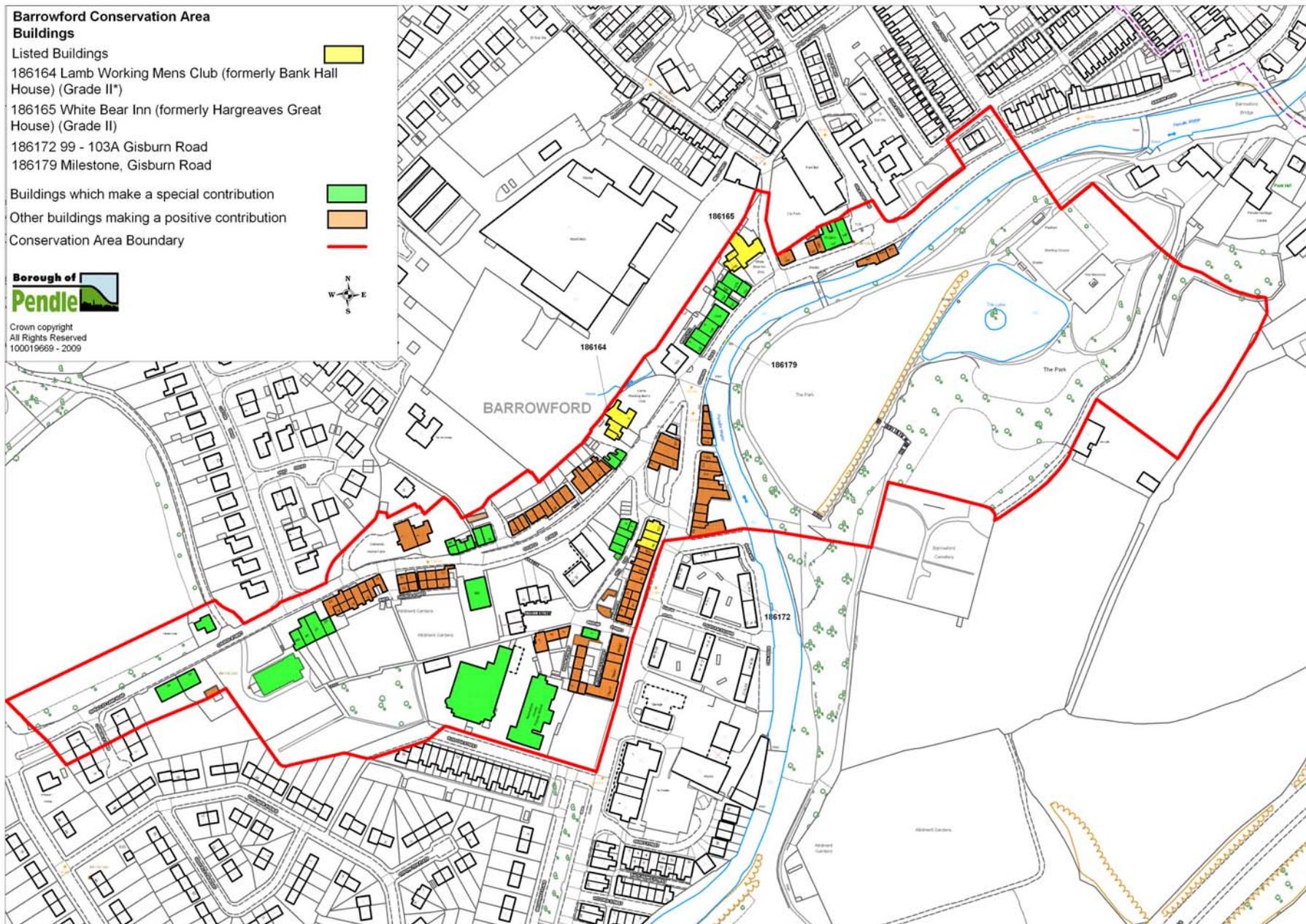
Prevailing and former uses

- 6.14 Historic land uses and activities and their influence on the character and appearance of both the built form and open spaces have already been described. The conservation area today is a mix of residential and commercial uses, but owes much of its form and character to the agriculture and textile industries of former times, though neither of these activities are still carried out in the conservation area. The traditionally constructed dwellings provide excellent accommodation for a wide mix of uses. The 19th century church, chapel and school buildings introduce variety to the built form, though some of these have been

converted to residential or commercial uses. The open space of Barrowford Park is a welcome contrast to the developed area and provides valuable leisure facilities in the heart of the village.

Buildings, materials and details

- 6.15 Barrowford is a relatively small conservation area with its boundaries drawn tightly around the older core of the village centre. As such, most of the buildings within the area are of interest, and make a positive contribution to the character and appearance of the conservation area. These are marked on the Buildings Plan (below) and described in the following paragraphs. An important element lies in the age range between the various historic buildings, whereby early 16th or 17th century buildings may sit cheek by jowl with 19th century structures. Indeed it is unusual to find such a breadth of history (over 400 years) so well preserved in such a small place. Unity is created by the simplicity of building forms and detailing, the consistent use of sandstone (normally laid as random rubble, coursed rubble, watershot or pitched face stone, depending on the age, hierarchy or face of the building).
- 6.16 One of the most characteristic building types of Barrowford is the handloom-weaver's cottage. Most surviving examples date from c.1800-1850. Notable examples are the three storey cottages (now shops) at nos. 99-103 Gisburn Road, and the three storey loomshop at 46-48 Church Street (see below). The predominant building material on the older dwellings is the local buff coloured sandstone, which is used both for walling and roofing, bringing a unity and coherence to the village. The relatively simple forms of the vernacular buildings and the repetition of architectural details bring harmony to the street scene. The smooth texture and rich brown/grey tones of the stone walls and roofs contrast well with the greenery around them. Roofs are heavy and keep the water out well, so that roof pitches are low. Eaves hardly overhang at all; gables (mostly parapetted and with kneeler stones) are universal, and chimneys are positioned at the ends of the roofs.
- 6.17 Generally vernacular building forms are simple, to suit the large roofing stones, however some of the later Victorian buildings display more architectural refinement. Facing stone is usually squared and coursed to front elevations, mostly with a rough quarry-faced finish to older buildings, but dressed or showing saw marks on the later buildings. Coursed rubble is more common to the side and rear walls. Sometimes the stone used in earlier buildings is watershot; that is where each stone has a slightly angled front face in order to shed rainwater more effectively. Windows and doors are often surrounded with plain



stone jambs, lintels and sills; the local stone was commonly available in large pieces and easily cut when fresh from the quarry. The later terraces often display more ornamentation to door and window surrounds. Blue Welsh slate began to be brought into the area from the mid 19th century as canal and rail links developed, and can be found on most of the buildings which grew up after this period. Stone slate, though plentiful in the area, was relegated from this time onwards to the smaller and humbler buildings such as outhouses.

Listed buildings

6.18 Lamb Working Mens' Club (formerly Bank Hall House), Church Street, listed Grade II*

Now the Lamb Club, the house consists of a main range, cross wing and full-height porch between hall and service range. Starting life as a farmhouse, the house dates from at least the 17th century. In 1696 a datestone shows the cross wing and jettied porch being added by Thomas and Grace Sutcliffe, who gentrified the house at that time. Land belonging to Bank Hall extended northwards up the hill, south to the river, and on either side to include Church Street and towards the White Bear. The centre of the village was thus largely built on Sutcliffe land. The house was built in an elevated position above the flood plain and with rising ground behind; this gives the building particular prominence at the junction of Church Street and Gisburn Road, although it is set back from the road. The house is of two-and-a-half storeys with ranges of mullioned windows, with flat heads. The spectacular five-light top window in the cross wing is stepped, with an ogee drip mould; the second and fourth lights having as their heads convex quadrant curves. This window is particularly fine, and its elaborate design catches the eye in many views around the village. The gables and kneelers have finials of unusual design; obelisks supported by stylized Ionic capitals, and some of the kneelers have little grotesque faces.⁵ Some of the interior detail has been lost.

⁵ Hartwell C. and Pevsner N. (2009), *The Buildings of England: Lancashire North*, Yale University Press

6.19 **White Bear Inn (formerly Hargreaves Great House), Gisburn Road, listed Grade II**

Built by the Hargreaves family, probably in 1667, this is the largest seventeenth century building in Barrowford and was definitely in use as an inn by 1775. It is supposed that the inn took its name from the bear baiting which regularly took place there. John Wesley took refuge from a mob here in 1748, referring to it in his diary as “Hargreaves’ Great House” which indicates its local status and the family that built it. It is a grand three-unit house, with an offset full height porch. The service range, left of the porch, has an eight-light mullioned window; the windows to hall and parlour have been replaced. Upper windows have eight lights and king mullions. Each bay, including the porch, is crowned by a gable, each with two-light blind windows and finials on the apex and kneelers. Interestingly, the gables are dummies and seem to indicate that the house was subject to cosmetic improvement in an attempt to imitate the more imposing two-and-a-half storey houses of local gentry⁶. The row of four gables spanning the front of the house is perhaps more linked in style with building traditions to the east, in Yorkshire, rather than with Lancashire, and this plus the jettied porch and the rear wing are indicative of a date in the late seventeenth century. The moulding of the porch jetty is similar to that at Bank Hall which is dated 1696. The interior has lost much detail, however a large arched hall fireplace of red sandstone with an arched stone doorway adjacent remains.

6.20 **99 – 103 Gisburn Road, listed Grade II**

This row forms a block of back-to-back three storey weavers’ cottages, dating from the late 18th or early 19th century. Nos. 101 and 103 have the original stone front; no. 99 is rendered. Each cottage has two 2-light windows to the upper floors with square stone mullions; those at no.99 have been removed. Shopfronts were inserted later on in the 19th century, but only a little original detailing to the shopfronts remains. To the rear elevations are taking-in doors and basement windows. High level windows located directly under the eaves allowed the maximum amount of light into the room for the workers. These cottages have a significant presence on Gisburn Road and thus are a direct link to Barrowford’s textile weaving past.

⁶Hartwell C. and Pevsner N. (2009), *The Buildings of England: Lancashire North*, Yale University Press

6.21 Milestone (in river wall), Gisburn Road, listed Grade II

The milestone protrudes from the river wall and states 'To Gisburne 5 Miles' on one side and 'To Burnley 5 Miles' on the other. The date of this stone is 1863 and it is likely to have been placed here when the old river wall was repaired; parts of the river bank were unenclosed before this time.



Lamb Working Mens' Club (formerly Bank Hall House), Church Street



White Bear Inn (formerly Hargreaves' Great House), Gisburn Road



Three-storey weavers' cottages at nos. 99-103 Gisburn Road

Buildings which make a special contribution to the character and appearance of the conservation area

6.22 Oaklands Lodge, Church Street

The Lodge stands by the entrance gates to Oaklands House, the latter a large 19th century building located outside the conservation area. Oaklands House was built in 1860 and at that time had a large estate which included three farms. Old stone field gateposts are still evident in the area and indicate its agricultural origins. The Lodge is contemporary with the house and stands adjacent to the high roadside boundary wall around the grounds. It was built close to the site of an earlier farm, gardens and cottages known as The Hubby. It is built of dressed local stone in the gothic style with steeply pitched blue slate roofs, ashlar stone dressings to windows and doors, and decorative corbels and chimney pots.

6.23 Higher Causeway Farm and Barn, 43-45 Church Street

The large former barn is probably the original Hubby Farm barn, now converted to a house. The more formally designed three-storey house adjacent is a later, probably 18th or early 19th century Georgian farmhouse originally known as Lonsdale's House. Its stone facades are rendered over but it still retains an elegant arched stair window, prominent kneeler stones to the gables and impressive stone chimney stacks. The walled orchard belonging to the farm is now developed with modern housing. Together with the Lodge, these buildings create a focal point and mark the entrance to the conservation area from Wheatley Lane.

6.24 Ruins of St Thomas's Church, Church Street

A church built in the neo-Gothic style in 1839-1841. It was seriously damaged by fire and partially demolished in 1964; the ruins were consolidated and used to enclose a memorial garden, store and columbarium. The top of the spire, which was never put up, is in the churchyard with the inscription: *'In 1839 I should have mounted high but alas...poverty and discord has tied me to the ground'*. The graveyard is of a significant size with some elaborate memorials (several commemorating important local families of the 19th century), and mature trees, and is a quiet and attractive place, although parts of the lower

graveyard are suffering from a lack of maintenance. The stone churchyard wall and gateposts provide a strong visual presence on Church Street.

6.25 Former National School and School House, Church Street

The building immediately adjacent to the churchyard is the former National School, with the small School House directly adjoining. The school was first opened in 1850 and much enlarged in 1884. It is a rather austere building with some vernacular characteristics, such as plain mullioned and arched mullioned windows; the latter are stepped lights. Now converted into flats, its size makes it a prominent focal point on Church Street. The School House is an attractive building set back from the road, tucked away and somewhat dwarfed by the two larger buildings to either side.



Oaklands Lodge, Church Street



Former National School, Church Street



Former Schoolhouse, Church Street

6.26 42-48 Church Street

Nos. 42 and 44 are early 19th century cottages, the frontages of squared stone and the sides of poorer quality rubble stone; a feature common in these earlier cottages. Nos. 46 - 48 is a former three storey loomshop, back-to-back and set at an angle close to the road, forming a 'pinch point' where the road narrows between buildings on either side. At the back no. 48 is two storeys necessitated by the rising land. The cottages form a group with nos. 38 and 40, separated by a narrow ginnel with stone steps rising up from the street. The forecourt is attractively paved with stone setts.

6.27 Former Old Primitive Methodist Church (38 & 40 Church Street)

This building, now two cottages, was Barrowford's first Primitive Methodist Church, with a datestone of 1836. It is a plain building in the local vernacular, with a rendered front elevation and plain stone window and door surrounds. To the gable the stone is coursed rubble and the window openings more irregular. The buildings are set slightly back at an angle to the road, behind an attractive stone setted forecourt and a rising stone boundary wall with original ironwork. A free-standing two-storey brick loom shop at the rear has generous windows on two floors, taking-in doors on the side, and a pair of attached privies.

6.28 Former New Primitive Methodist Church (now the Corn Mill)

This building is now used as a retail outlet, but still retains the typical characteristics of a Chapel. It is a tall, symmetrical building with a triangular pedimented gable and an imposing but relatively plain neoclassical frontage. The large Georgian-style round-headed windows add to the scale and impact of the building, and it brings an element of formality to this part of the conservation area. When seen from the lower-lying area around Ingham Street it is very prominent in views, and its bulk rises steeply above the smaller buildings around it. It was built in 1873 to replace the smaller original church (above). The title 'Corn Mill' suggests that after use as a church it was converted for a period for milling.

6.29 8 -10 Church Street

A pair of old stone cottages close to the Lamb Club, no. 8 having a gable to the road and massive stone quoins, indicative of a relatively early date. The stonework blends well with that on the Lamb Club.

6.30 Barrowford County Primary School, Rushton Street

Built by the Barrowford School Board in 1897. The two separate buildings were to accommodate primary and senior school pupils. Prior to this the School Board rented space from the governors of the new Primitive Methodist Chapel in Church Street (above); this housed the infants and opened in 1873. Additional space was used at the Congregational Chapel of 1881 (on Ingham Street but now demolished; fragments of the stone walls remain). It is in the typical Elizabethan style for a late Victorian School, of local stone with ashlar dressings and some carved detailing. Separate girls and boys entrances, and bow windows on each side of the entrance block add interest to the facades. The variation and different planes of the pitched blue slate roofs create an interesting roofscape when viewed from Church Street above, and also from Gisburn Road.



The Old Primitive Methodist Church (now two cottages painted white) ; no.42 Church St in front



The 'New' Primitive Methodist Church, Church Street, now in commercial use



The former senior school building, now part of Barrowford Primary School

6.31 1 Butterfield Street

A former loomshop, of plain squared stone and stone slate, with three-storeys to the front and two to the rear. The top floor windows are tucked under the eaves beneath stone gutter corbels, which are also carried around the gable.

6.32 1-9 Hill Top

A group of early 19th century cottages tucked away behind the listed weavers' cottages at 99-103 Gisburn Road. Nos. 1 and 3 have triangular stone canopies to the front doors, but otherwise exhibit the usual squared stone front with rubble sides and rear. The adjacent yard wall includes paired outhouse doors and the lane itself retains stone setts and flags, which add greatly to the character of the street. Nos. 5, 7 and 9 are taller and later in date and have been truncated by demolition, but still form an attractive group with the others.

6.33 125 – 129 Gisburn Road and Winston's Club

This prominent group of three-storey buildings forms a significant focal point in the conservation area, being located at the point where Gisburn Road meets Pendle Water and starts to bend to follow the river's course; the buildings can be seen from both directions. The first building to be built on this site was number 129, also known as the **Size House**. It has distinctive three-light stepped windows, which could date the building to the late 1700's. This dwelling was originally a back-to-back, but only at first and second floor levels because of the rising land behind; it now forms one house. By 1803, Ormerod Baldwin, a cotton manufacturer, was living here and employing out-workers. The term Size House relates to the use of size on cotton warps to protect them from friction in their passage through the handloom. To the right is **Winston's Club**; the frontage was rebuilt and extended around 1840, leaving Baldwin's original warehouse still visible at the back. A ground floor side window overlooking the Size House was included in the rebuilding so that Mrs Baldwin could chat to her handloomer friends as they brought their finished cloth into the Size House⁷. Nos. **125-127** were built around 1840 up against the gable of Size House by John Barrowclough who lived in what is now Winston's. The windows would originally have been subdivided by a single stone mullion. These properties also have basements, with access steps hidden behind

⁷ E M J Miller, (1993) *A Walk Through Barrowford*, Nelson & Colne College

the front boundary wall. The multiple chimney stacks indicate the early use of the property as back-to-backs; there are two doorways to the first floor at the rear.



Three storey loomshop at 1 Butterfield Street



Early 19th century cottages at Hill Top



125-129 Gisburn Road and Winston's Club – a prominent 3-storey group

6.34 131 – 137 Gisburn Road

No. 131, the small single-storey building adjacent to Winston's Club, was John Barrowclough's butcher's shop, built before 1832. With its size and hipped roof it forms a strong contrast with the three storey group adjacent and adds to the significant variety of built form in this part of Gisburn Road. A small vent is visible to the rear of the apex of the hipped roof. Nos. 133 and 135 are two-storey cottages built directly behind the shop, creating a pleasing composition with their stone-setted forecourt. No 137 is a slightly more elaborate two-storey cottage with a more recent shopfront.

6.35 147 – 149 Gisburn Road

This is an imposing building in the Italianate style, dated 1880, with a pedimented gable with a carved wreath detail. It was built as mill offices by the Hindley family who owned Holmfield Mill, but was used as Council Offices by the Barrowford Urban

District Council after its creation in 1894. Two bays front Gisburn Road and the pedimented wing stands at right angles to the road. The scale of the building, its vertical emphasis and heavy classical architectural detailing give the building a significant presence on this part of Gisburn Road. The impact of the building is increased by the more domestic scale and vernacular style of nearby buildings.



The varied group of shops and cottages at 131-137 Gisburn Road



The imposing mill offices at 147-149 Gisburn Road



Shops at 98-100 Gisburn Road

Other buildings which make a positive contribution to the character or appearance of the conservation area

- 6.36 Church Street retains several older buildings which also add to the interest of the conservation area. **Oaklands Home Farm**, originally part of the Oaklands estate, is a relatively early stone farmhouse, but has undergone significant alteration. **Nos. 11–33 Church Street and Back Church Street** form two terraces of single and double fronted mid 19th century houses, some still back-to-back. A ginnel separates the two which leads to Back Church Street. No. 19 is dated 1854, and the gable between numbers 15 and 17 has some unusually large corbel stones, also found to the rear. Some small outhouses remain to the Church Street front, indicative of the back to back form. **Nos. 12-36 Church Street** are small groups of later terraced houses, which bring further variety to the street scene through their different sizes and building lines.
- 6.37 **Ingham Street, Sharp Street and Butterfield Street** are small streets tucked away behind Gisburn Road, and comprise small individual groups of terraced cottages. To the **Gisburn Road** frontage, the terraces of **nos. 75-87 and 89-97** are more regular, and are now mainly commercial properties, some having been rebuilt over the years. The taller and more formally-designed block of purpose built shops at **117–121 Gisburn Road** is much later in date, but again adds variety in scale and style.
- 6.38 To the eastern side of Gisburn Road, the terraced rows at **nos. 98-112 and 114-122** are still of relatively early date, retaining stone slate roofs. The latter block are very small shops, tightly squeezed into the space available between the road and the river. **Nos. 134–138 Gisburn Road** is a row of shops built in 1853 which are interesting in their method of construction. They were originally supported to the rear by columns as they jut out over the river, but now employ steel beams. **No. 143 Gisburn Road** is a much later purpose-built commercial property, of single-storey height and rendered in a heavy classical style; it is prominently located at the corner of Pasture Lane. **Nos. 145–145A Gisburn Road** is a pair of early nineteenth century cottages, one of which was converted to a shop in the late 1800's. An interesting feature is the use of monoliths (large single stones) as jambs to both doors and windows.

The public realm

Large stone flags outside the listed loomshops at 99-103 Gisburn Road



An attractive streetscape of stone flags and sets at Hill Top



Stone flags and sets fronting cottages off Church Street

6.39 The main roads and pavements throughout the conservation area are predominantly tarmac, which in many places detracts from the character and appearance of the conservation area. There are however small areas of original stone setted and flagged surfaces remaining. Some of the original stone flags remain in situ in front of the shops on both sides of Gisburn

Road, most notably the large flags in front of the listed buildings at 99-103 Gisburn Road. The area around Ingham Street, Butterfield Street and Hill Top - the old side streets behind Gisburn Road - has a number of setts and flagstone pavements which contribute greatly to the area's special historic character. On Church Street some stone setts, flags and kerbstones do remain, but these are sporadic and tend to be located off the main road, such as on ginnels leading to the rear of houses or back streets. The main area of setts is in front of the first Primitive Methodist Church. Where houses are elevated above the street, such as at 20-28 Church Street, the massive stone retaining walls, stone steps and original railings bring a strong presence and add character to the street. There are also some stone farm gateposts which remain at the western end of Church Street, which indicate the farming origins of this part of the conservation area. These contrast with the more formal and elaborately carved stone gate posts to Oaklands House and the church. The appearance of Gisburn Road generally suffers from the jumble of traffic signs, street lights, road markings, etc that are common to any busy main road, however the old stone wall bordering the river is an attractive feature that adds some character to an otherwise relatively cluttered area.

Contribution made to the character of the area by green spaces and trees

- 6.40 The importance of the green spaces at Barrowford Park and around St Thomas's Churchyard has already been noted. Each of these spaces has its own special character which enhances the overall interest of the conservation area. Barrowford is an old settlement and has a significant number of mature trees, which are not only important in their own right, but also act as a backdrop and foil to the buildings. It is this attractive combination of natural stone and slates, the elevated valley side location, and the lush wooded setting that gives the village its unique character. However it is not only the trees within the conservation area that are important, but also those just outside the boundary but within its immediate setting. There is a substantial area of open land to the north of the Lamb Club which has many trees; this land is higher up the valley side and the trees therefore create a substantial backdrop for the buildings lower down. This open land also has the effect of creating a buffer between the conservation area and the extensive recent housing developments to the north. Trees in the grounds of Oaklands House are also important to the setting of Church Street.
- 6.41 Trees form an important component of the landscape in Barrowford either as features within the village street scene or as a backdrop on higher ground on the edge or outside the Conservation Area. Any tree in the Conservation Area with trunk

diameter of more than 75 mm measured 1500 mm above ground level is protected. Other important trees either within or without the Conservation Area may be protected by TPO.

- 6.42 Barrowford Park is a vital and significant component of both Barrowford and the surrounding area providing recreational open green space in the heart of the village and the Conservation Area. There are many mature and prominent trees in and around the perimeter of the park which are visible from most places in the Conservation Area. To the south east of the park there is a large embankment which is completely covered by mature trees and which provides an impressive backdrop both to the park and from other vantage points in the village. The park is enclosed by trees which give shelter and a more intimate atmosphere particularly around the war memorial in its sunken garden and also around the pond. From the park, glimpses of key buildings such as the White Bear public house can be seen through the trees.



The embankment of trees as backdrop to the Park.



Trees on the embankment around the pond.



Glimpses of key buildings through the trees.

- 6.43 On the plateau above the park is Barrowford Cemetery, access to which can be gained on foot from the park or by vehicle from the Heritage Centre. On foot, the steps lead steeply up the embankment through the trees with high walls either side which allow views only back towards the park or up through the trees towards the cemetery. By vehicle, the road gently winds up through the trees until New Laithe on the plateau when the view opens up of the cemetery and surrounding fields

with the route to the gates being marked by a small avenue of trees. The embankment trees again enclose the view and provide a feeling of enclosure and intimacy. Whilst outside the Conservation Area, a noteworthy feature of the cemetery is the avenue of White-bark Birch which line the central axis.



The road to the Cemetery gently winds up through the trees onto the plateau.



The route to the gates is marked by a small avenue of trees.



A notable avenue of White-bark Birch.

6.44 The mature trees, particularly Beech, in Barrowford Park along the bank of the river matched with the group of smaller Maples on the opposite side of Gisburn Road on the corner of Park Street mark the entrance to the Conservation Area when approaching along Gisburn Road from the north east. The Beech then form an impressive linear feature along the road

affording glimpses of the open space and tree covered embankment beyond until the main group of shops at the junction with Church Street. Continuing south from this junction the river and park diverges from Gisburn Road and shops line both sides of the road with few trees of note. Trees, however, are still readily visible down side roads to the east where the tree covered embankment of the park closes the view.



Mature trees either side of Gisburn Road mark the entrance to the Conservation Area.



Glimpses of the open space and tree covered embankment beyond



Trees at Oaklands mark the entrance to the Conservation Area on Wheatley Lane Road.

- 6.45 When approaching Barrowford from the south west on Wheatley Lane Road another gateway to the Conservation Area is formed by the line of mature trees in the field to the north at Oaklands opposite Lonsdale Gardens. The route is strongly defined by the field boundary stone wall with the trees behind growing out and over the road.
- 6.46 Whilst nowhere near as prominent as the park embankment trees, there are groups of trees to the north west of the village centre which contribute to the area, mostly being only visible above the roof lines of buildings. The first is to the front of Albert Mills and which form a back drop to the buildings from the White Bear through to 123 Gisburn Road. The second is the trees in the grounds of the Old Vicarage off Church Street. The final group is at the end of Rushton Street to the west of Barrowford County Primary School. Whilst being visible as a back drop behind the school, they also close the end of

Rushton Street and create atmosphere to the footpath which continues from the end of the street and leads through to the churchyard of the ruined St. Thomas's Church, the setting of which is also enhanced by trees.

Extent of intrusion or damage

- 6.47 There is very little poor quality development in the area, and the buildings are generally well maintained. There has been new building in the area at various times, but it has generally been carried out to a good standard and does not detract from the special character of the area. There are some examples of poorer quality developments or unsympathetic treatment to buildings, but on the whole these do not have a significantly detrimental effect on the character and appearance of the conservation area. As this is predominantly a commercial area, there are occasions where the use of modern materials or bright colours for signs or shopfronts jars with the traditional forms, textures and tones of the surroundings. In particular, the Nursery Time shop at 123 Gisburn Road uses bright colours and a large amount of signage which creates a somewhat discordant effect. The backs of commercial properties on Gisburn Road are clearly visible from the Park, and these can in places present an unkempt and untidy appearance. Many properties in the conservation area now display windows and doors in a variety of non-traditional styles, many in upvc. This is currently one of the major problems of the conservation area, which has resulted in some discordant and unfortunate changes, particularly so where it results in a lack of uniformity of style within terraces or rows of cottages. Other changes that have been made, but to a lesser extent, include over-large flat-roofed dormer extensions, which are particularly prominent to the roofs of terraced rows.
- 6.48 In the public realm, the traditional stone pavings have been predominantly replaced with tarmac and concrete. There are instances where traditional stone boundary walls or hedges have been lost and modern fences have been put up at the front of houses or around curtilages. Where such boundary treatments are visible from the public realm they can have a detrimental effect on appearance; the most significant example is on the south side of Church Street where there is a long length of timber boundary fence around the modern flats and bungalows. There is a vacant site at the junction of Gisburn Road and Halstead Lane which is currently awaiting development for a supermarket; the frontage lies along the conservation area boundary and currently presents an untidy appearance to the main road. The two brick-built 1970's houses adjacent to

this site (now Pendle Brook Day Centre) are also at odds with the older stone-built buildings. There is a similar site where a garage has been demolished opposite 75-77 Gisburn Road, also just outside the conservation area boundary.



The colours and signs of the shop at 123 Gisburn Road jar with the traditional building adjacent



The backs of shops present an untidy appearance from the Park



Timber boundary fences on Church Street would be better replaced by stone boundary walls

Neutral areas

- 6.49 The small 1970's development of flats and bungalows on Ingham Street replaced earlier buildings including cottages and the Congregational Church and Sunday School. They are built of stone which tones reasonably well with their surroundings, and can be viewed as neutral areas which neither enhance nor detract from the character or appearance of the conservation area. The modern houses at Lonsdale Gardens off Wheatley Lane Road have a similar impact. At the southern entrance to the conservation area, the Primary School has recently constructed a multi-purpose games area along the Gisburn Road

frontage. Although this has a high boundary fence, it is reasonably well screened from the road by landscaping, so is not too intrusive in views. There is also a large playground at the southern end of the Park, but again, this does not have a significant adverse visual impact.

Problems, pressures and capacity for change

- 6.50 The conservation area has not experienced any significant physical change in recent years, despite a distinct change over the last ten years in the character of the shopping area, from a local village centre to a more up-market centre for small specialist or designer outlets. There have been some changes of use of the remaining residential properties to shops within the commercial centre, but due to careful development control, this has not led to any particular adverse impact on the conservation area. Shopfronts and signs are, with one or two exceptions, of a generally high standard of design. It is possible however that commercial pressures could increase in the future. Business and general market confidence in the village remains relatively high, and there are few, if any, vacant buildings. It is anticipated that a new Booths supermarket will commence construction on the vacant site at the corner of Gisburn Road and Halstead Lane, and whilst this will remove an untidy gap-site, the new store will also bring its own changes and challenges to the immediate setting of the conservation area, and its character and appearance.
- 6.51 There remains a significant amount of open space within the conservation area, which may at some stage come under pressure for development. Barrowford Park and St Thomas's churchyard will be relatively safe from development, but other areas, such as the school grounds and private gardens may be less so. The area of allotments is protected as open space in the Local Plan.
- 6.52 Boundary walls and trees are important to the character and appearance of the area, and any proposals to remove or alter them should be given careful consideration. Any repairs or maintenance to stone boundary walls should be undertaken with care. Similarly, the remaining areas of original stone pavings might be susceptible to alteration.
- 6.53 Incremental or ill-considered alterations to buildings, such as extensions, porches, conservatories, or new windows or front doors, are likely to have a significant impact on overall character and appearance. Many of the cottages are small and

therefore more likely to come under pressure for extensions or loft conversions. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant.

7.0 Management proposals

- 7.1 The conservation area has already seen several successful management and enhancement schemes, which have contributed in no small part to the environmental and economic improvements seen in the village over recent years. A Conservation Area Partnership Scheme was established with English Heritage and ran between 1996 and 1999, making building repair grants available to property owners in parts of both the Higherford and Barrowford Conservation Areas. A similar Heritage Economic Regeneration Scheme followed on from 2000 to 2003, making further grants available for property repairs and reinstatements. Several shop owners in the Barrowford Conservation Area took advantage of these grants to undertake shopfront repairs and reinstatements.
- 7.2 In order to further preserve and enhance the conservation area over the long term, the following additional initiatives are proposed:
- 7.2.1 The consistent application of relevant Local Plan and Supplementary Planning Document policies to ensure that all developments preserve or enhance the character or appearance of the conservation area.
- 7.2.2 The on-going conservation of historic buildings and open spaces by means of making advice available to owners on conservation and restoration of buildings, and protection and management of trees. This could include the website publication of an explanatory leaflet about conservation areas, to include best practice advice on carrying out alterations, maintenance and repairs.
- 7.2.3 A photographic survey will be established to provide a baseline for monitoring change in the conservation area, to identify any buildings or sites which may be unsightly, in a poor condition or otherwise at risk.

- 7.2.4 A policy and criteria for a local list will be considered. A local list seeks to protect buildings which are not listed nationally, but nonetheless have local significance. Such a list, as a starting point, could include those buildings identified in this document as making a special contribution to the conservation area.
- 7.2.5 On-going woodland and tree management where possible throughout the conservation area and its setting, and particularly within the open spaces, in order to protect the amenity and appearance of the trees.
- 7.2.6 To encourage the on-going maintenance and repairs to roads and footpaths, to seek to ensure that future changes preserve the character of the area. Historic street surfaces should be retained and opportunities taken wherever possible to reintroduce traditional materials where these have been lost.
- 7.2.7 The conservation area boundary will be kept under review, and adjoining areas may be considered for designation where this is merited. The area of old cottages around Pasture Lane and East Bank could be assessed for possible designation as an extension to the conservation area. In addition, it is recognised that there are other historic parts of Newbridge and Lowerford, further to the south, which may merit designation as a separate conservation area.

8.0 Local Conservation Area Guidance

What is a Conservation Area?

- 8.1 A Conservation Area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Pendle’s conservation areas contain the best of the older parts of the district; each one is distinctive with its own individual qualities, which together contribute to the diversity and attractiveness of the Borough.

Caring for Conservation Areas

- 8.2 The Council has a duty to preserve and enhance the character and appearance of conservation areas. Thus, the various historic buildings, trees, open spaces and views that together make the area special need to be carefully conserved. In this way, local historic environments can be passed on to succeeding generations.
- 8.3 It is not the purpose of conservation areas to prevent change, but to carefully manage change by ensuring that it respects the character of the area. Even small alterations, over time, can disfigure a sensitive area where they fail to reflect its traditional character and materials. In particular, modern building materials often spoil the historic character of an area. Similarly the loss of original features such as timber sash windows and doors, iron railings, old signs and original road surfacing materials can easily damage the quality of the environment.
- 8.4 The ‘*Pendle Conservation Areas Design and Development Guidance SPD*’ provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle’s conservation areas and should be referred to by anyone intending to carry out new development or alterations. This document is available on the Council’s website at www.pendle.gov.uk/planning

Planning Controls

- 8.5 The designation of a Conservation Area gives the Council greater ability to control the demolition of buildings and to protect trees. Consent must be obtained from the Council for most works to demolish buildings or walls. Similarly, consent must be obtained prior to any works to trees protected by Tree Preservation Order and six weeks prior notification must be given before any works to trees in the Conservation Area which are over 75 mm in diameter.
- 8.6 Importantly, all new development must preserve or enhance the character and appearance of the area. Householder 'permitted development rights' (where people can undertake development without applying for planning permission), are more restrictive in conservation areas. The Council can also remove or alter these rights through an 'Article 4 Direction', which can bring under planning control more minor alterations such as new windows and doors, works to chimneys, roofs and dormer windows, external painting, building of porches or outbuildings, and so on. Similar restrictions apply in relation to trees.
- 8.7 Before any work is undertaken, it is always wise to check if any consents are required with the Council planning department at Nelson Town Hall (Tel 01282 661661), and for general advice on how to carry out alterations in the most appropriate way. Further information and guidance is also available on the Council website at www.pendle.gov.uk/planning

Listed Buildings

- 8.8 Listed buildings are identified nationally, and represent the best of the nation's built heritage. There are over 300 listed buildings in Pendle, many of these within conservation areas. These statutory listed buildings are protected by law from any external or internal works of demolition, alteration or extension in any manner that would affect the character of the building.

Conservation Advice

- 8.9 The Conservation Team at Pendle Council can offer advice on a range of conservation area, listed building, tree and woodland, and other heritage matters. Further information and guidance is also available on the Council website at www.pendle.gov.uk/planning

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If you would like this information in a way which is better for you, please telephone us.

اگر آپ یہ معلومات کسی ایسی شکل میں چاہتے ہیں، جو کہ
آپ کے لئے زیادہ مفید ہو تو برائے مہربانی ہمیں ٹیلیفون کریں۔



2006-2007
*Transforming the Delivery of
Services Through Partnerships*

