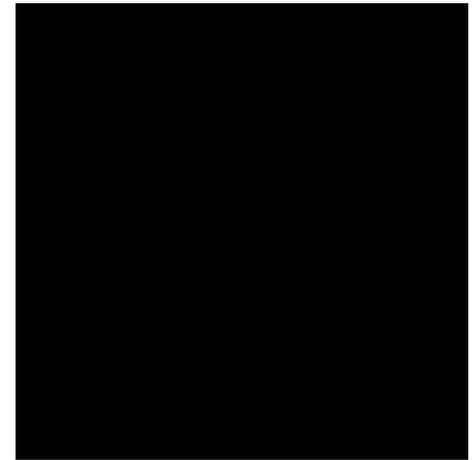
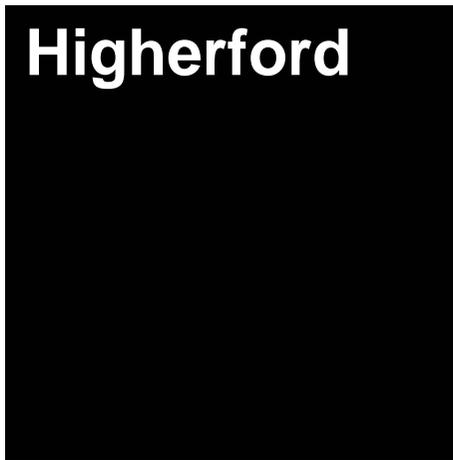
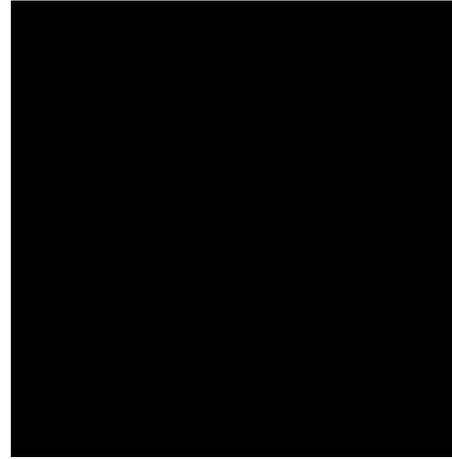


# Conservation Area Character Appraisal



July 2010

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## Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>3</b>
<b>2.0</b>	<b>Planning Policy Framework.....</b>	<b>3</b>
<b>3.0</b>	<b>Summary of Special Interest .....</b>	<b>4</b>
<b>4.0</b>	<b>Location and Setting .....</b>	<b>5</b>
	Location and context .....	5
	General character and plan form .....	5
	Landscape setting .....	6
<b>5.0</b>	<b>Historic Development and Archaeology.....</b>	<b>6</b>
	Origins and historic development .....	6
	Archaeology.....	12
<b>6.0</b>	<b>Spatial and Character Analysis .....</b>	<b>13</b>
	Character of spaces .....	14
	Key views and vistas .....	14
	Character Areas .....	19
	Prevailing and former uses .....	21
	Buildings, materials and details .....	21
	Listed buildings.....	24
	Buildings which make a special contribution to the character or appearance of the conservation area .....	32
	Other buildings which make a positive contribution to the character or appearance of the conservation area.....	37
	The public realm .....	38
	Contribution made to the character of the area by green spaces and trees .....	39
	Extent of intrusion or damage.....	42
	Problems, pressures and capacity for change.....	43
<b>7.0</b>	<b>Management proposals.....</b>	<b>44</b>
<b>8.0</b>	<b>Local Conservation Area Guidance .....</b>	<b>46</b>

## 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 Higherford Conservation Area was designated in April 1981. The conservation area is focussed around the two historic crossing points of Pendle Water at Higherford to the north, and Park Hill (Barrowford Bridge) to the south. The area is therefore linear in nature as it follows the line of the river and Gisburn Road which runs alongside. The conservation area is located just to the north of the commercial heart of the village of Barrowford, the latter being designated a conservation area in 1987.

## 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 which 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](http://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](http://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:
- Two historic rural farming settlements clustered around north and south crossings over Pendle Water, with houses at Park Hill and Holt Square dating from the 16<sup>th</sup> century;
  - Later diversification to handloom weaving and the construction of cottages to accommodate this;
  - Linear growth along Gisburn Road, the early 19<sup>th</sup> century turnpike road which hugs the western bank of Pendle Water, bypassing the old 16<sup>th</sup> century packhorse bridge;
  - Higherford Mill, an early water-powered textile mill and important landmark building;
  - A variety of smaller 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 setting of mature trees.

## 4.0 Location and Setting

### *Location and context*

- 4.1 Originally a hamlet in its own right, Higherford now forms the northern extremity of Barrowford, a large village stretching two miles north to south along the western side of Pendle Water, just to the northwest of Nelson and Colne, and at the centre of the Borough of Pendle. The original village is linear and mainly occupies the flat land on the valley floor, with the surrounding more recently built residential areas rising up the western valley sides, and along Gisburn and Barnoldswick Roads to the north. 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 Reedyford, Lowerford, Barrowford and Higherford, the latter two within the conservation area.

### *General character and plan form*

- 4.2 The character and appearance of the conservation area is still influenced by its origins as two scattered farming settlements, which later diversified into textile production, initially on a domestic scale, then becoming factory-based with the construction of Higherford Mill. The area has a varied character, with an attractive combination of open spaces and irregular tightly-packed buildings. The plan form is essentially linear, and follows the early routes and crossing points which developed along Pendle Water. The conservation area includes buildings from a considerable variety of architectural styles and periods, ranging from fine 16<sup>th</sup> and 17<sup>th</sup> century houses to early 19<sup>th</sup> century handloom weavers' cottages, and later mills and workshops. The earlier buildings display a more irregular and informal 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. Higherford is a very special place, as demonstrated by the large number of listed buildings present within a relatively small geographic area.

### ***Landscape setting***

- 4.3 Newer 20<sup>th</sup> century residential development borders the conservation area to the west and north. To the east, Pendle Water prevented further expansion, and the land remains as essentially open farmland. Much of the eastern valley floor at the heart of the village of Barrowford was laid out as a public park in the 1920's; this adjoins the conservation area at its southern edge. The farmland to the east provides an attractive setting for the conservation area, enables views out to open countryside and links the village with its rural farmland setting. Mature trees both within and outside the conservation area provide a substantial green backdrop to the built form.

## **5.0 Historic Development and Archaeology**

### ***Origins and historic development***

- 5.1 As the names suggest, the origins of Barrowford and Higherford lie in their importance as river crossings. During the Roman occupation the area was on the route from Colne to Ribchester. The early history of the village 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 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 and Higherford developed as agricultural communities in the early settlement of the Forest of Pendle in the 13<sup>th</sup> century. By 1323 there were three vaccaries in the area. 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 the present day Barrowford can be attributed to the large number of manors in the vicinity that owned the lands of the Forest of Pendle. Higherford and Lowerford were still separate hamlets until the growth of Barrowford incorporated them during the 19th century<sup>1</sup>.

- 5.3 From the late 1500's until the 18th century, the hamlets grew and prospered, with agriculture as the main source of income. Some buildings constructed in this period still survive today – the houses at The Fold (now subdivided into cottages) and at Park Hill (now the home of Pendle Heritage Centre), are the two earliest recorded buildings in the conservation area. These large and well-appointed houses with their high quality stonework demonstrate the prosperity of the area between 1500 and 1700. The number of barns close by also demonstrates the importance of agriculture at this time.
- 5.4 In common with the greater part of the Pennines, the economy from the 17<sup>th</sup> 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. Initially spinning wheels and looms were housed in farmhouses, cottages and outbuildings. Many buildings in Barrowford and Higherford were altered to provide better accommodation for this machinery. Loom shops, giving better light and more space, were often constructed on the upper floors. Purpose-built handloom weaving cottages and loom shops (workshops accommodating looms) were increasingly built from the later 18<sup>th</sup> century, and are common in Higherford, often with the large loom shop over or alongside the domestic rooms. Several good examples built between 1820 and 1850 survive, notably Nos.195-211 Gisburn Road and Crowtrees Cottage. The 1848 O.S. Map (below) shows this early development as haphazard groups and rows of cottages and individual buildings clustered around the two river crossing points and following the curve of the river. Also shown are some of the buildings which provided for the spiritual and educational needs of the village – the Wesleyan Methodist Chapel (now replaced by a modern building) and Sunday School.

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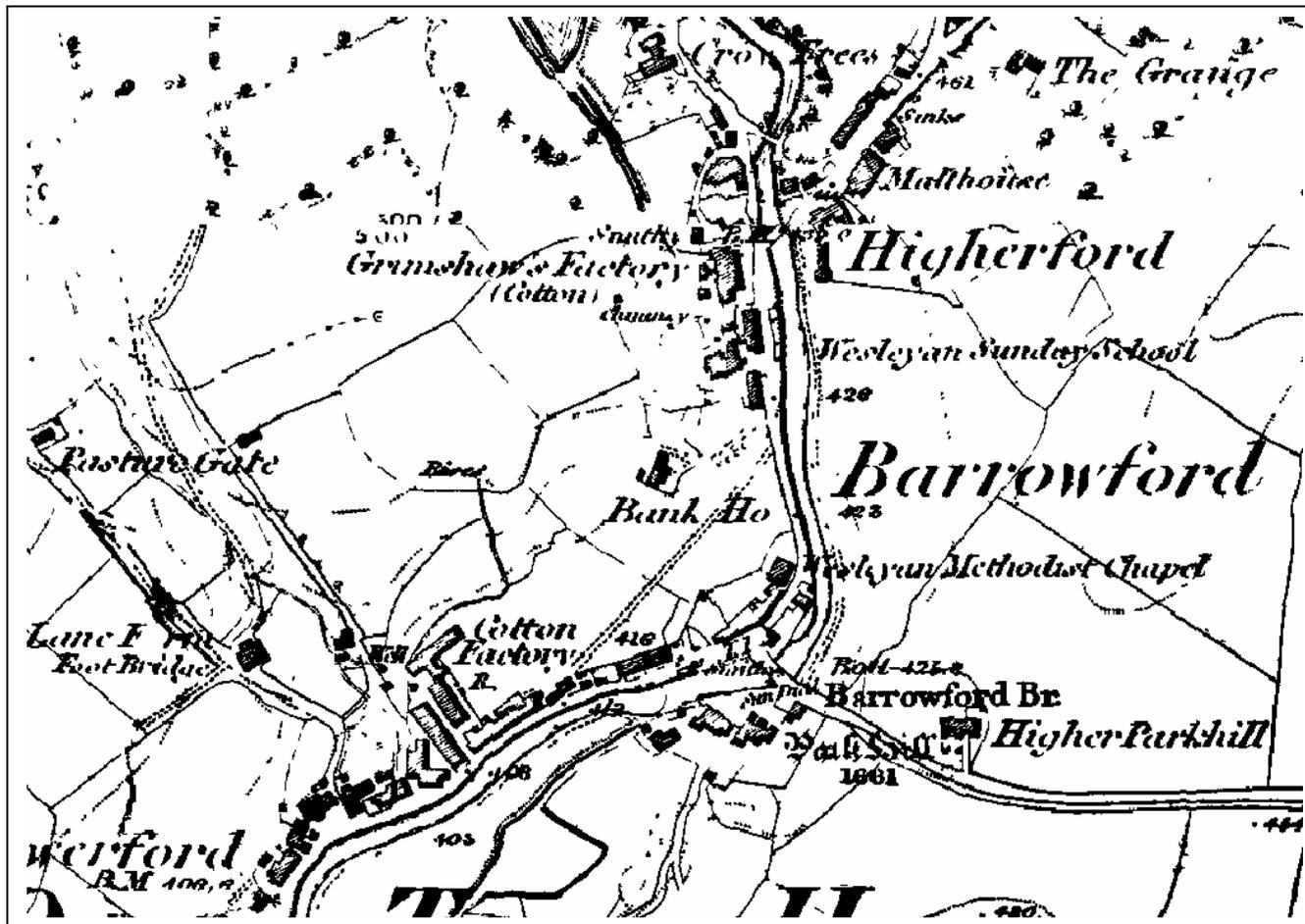
<sup>1</sup> J. Blakey, (1993) 2nd edition, *Annals and Stories of Barrowford*, Lancashire County Library

- 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 Pendle Water. Evident on the 1848 map is 'Grimshaw's Factory (cotton)', now Higherford Mill, originally built in 1824 by Thomas Grimshaw. The mill still dominates the conservation area. Originally a four-storey wool spinning mill with weaving carried out on the second and third floors<sup>2</sup>, the mill was partially rebuilt after a fire in 1844. By the mid-1840's, all new mills were steam-powered, and a steam engine was installed at Grimshaw's Mill in 1832 to assist the water wheel; the chimney can still be seen rising from the hillside behind the mill. By 1833 the mill employed 400 handloom weavers. The rebuilt mill comprised the first north light weaving shed in the area, with adjoining three-storey warehouse, yarn preparation and office block – one of the earliest remaining examples of the classic Pennine Lancashire cotton weaving type. A further weaving shed was added to the south in 1882. The Grimshaws soon owned most of the land around Higherford, building two malt kilns (shown on the map as 'malthouse'), just to the north of Higherford Mill, one of which was later converted to a flour or corn mill. The family lived at Crow Trees (also shown), rebuilding the former 17<sup>th</sup> century house in the Georgian style in the early 19<sup>th</sup> century, and also owned Crowtrees Cottage. Mill owners commonly built grander houses, and part of Park Hill was rebuilt in the Georgian style by the Swinglehurst family.

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<sup>2</sup> EMJ Miller, 1983, *A Walk Through Barrowford*, Pendle Heritage Centre

Ordnance Survey 1848 Map



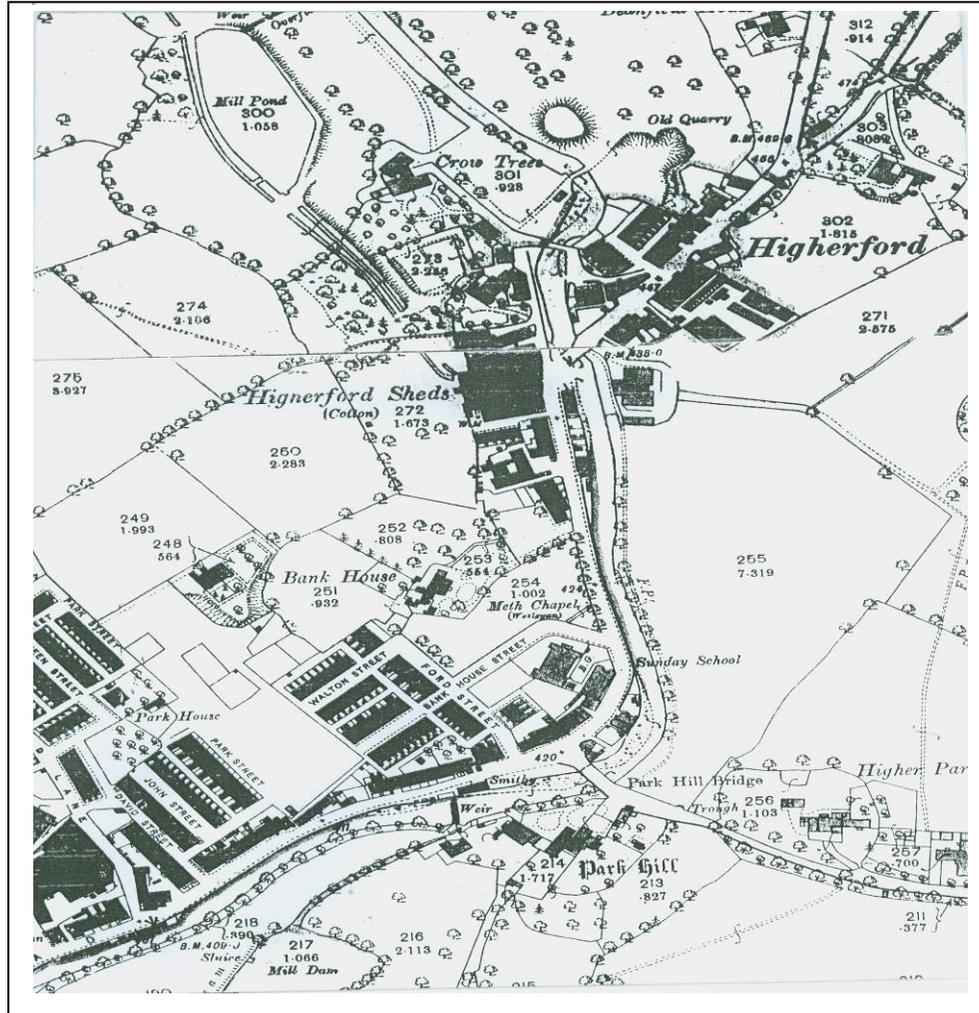
- 5.6 The 19<sup>th</sup> century growth of Barrowford and Higherford was also strongly influenced by the construction of the turnpike road from Gisburn to Marsden (Nelson) in 1807. A toll house was built by the bridge at Higherford with another at Reedyford. The turnpike took a direct route between Higherford and Reedyford Bridge, abandoning the early road which took a winding route by the river, and by-passing the 16<sup>th</sup> century packhorse bridge, with the construction of a new bridge at Higherford. Another new bridge was constructed at Barrowford close to Park Hill. Before the turnpike, there was no direct route to Gisburn from Barrowford<sup>3</sup>. Rows of cottages and loom shops 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; 5,527<sup>4</sup>.
- 5.7 From 1850 the domestic architecture began to change, and cottages were built solely for domestic utility. A good example of these more formally designed terraces can be found at Alma Cottages (1856). Many of these new terraces housed employees in the local factories, and were often built to infill gaps along the main road, or on vacant land behind frontage buildings, for example at Ford Street, Paradise Street, Rockville and Calder View. The 1891 Ordnance Survey map (below) shows these more regimented terrace rows and streets, built to by-law standards. This development was mainly concentrated in Barrowford, where most of the mills were located, whilst Higherford still remained relatively isolated, with little new development.
- 5.8 Though, on the whole, change between 1848 and 1891 was relatively limited, the map also indicates additional industrial growth at Higherford Mill and the malt kiln, and new workshops opposite the mill. A quarry had developed by Pendle Water just to the north of Higherford, which doubtless provided much of the stone for local building. A new Wesleyan Methodist Chapel and Sunday School had also been built side by side on the site of the previous church near Park Hill.

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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 1891 Map

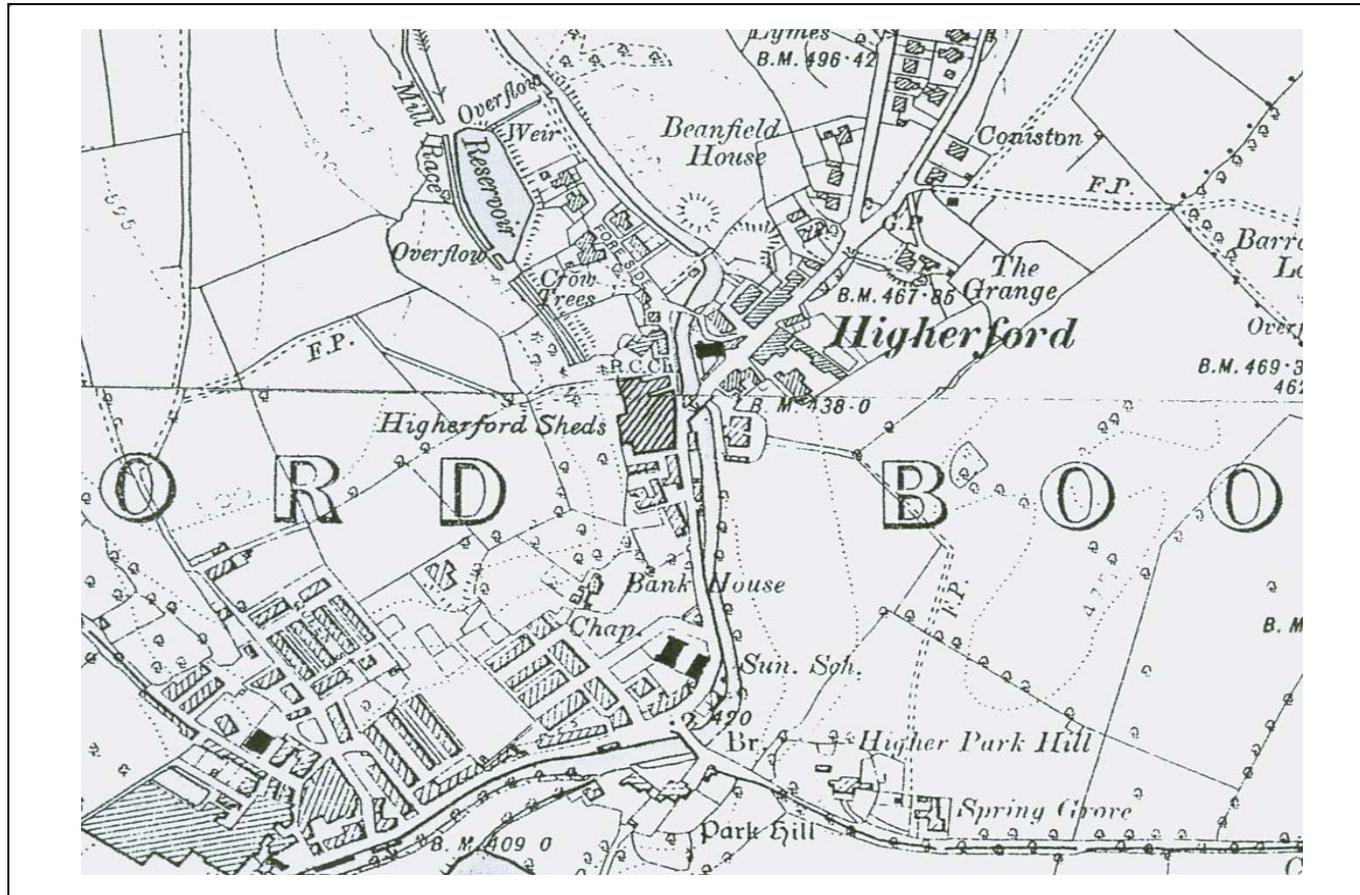


- 5.9 The 1930 Ordnance Survey map (below) shows that although Barrowford had continued to grow in size, the conservation area still remained relatively unchanged, save for the building of the new Roman Catholic Church at Higherford, some semi-detached houses on Foreside, and other detached houses just to the north of the conservation area. The Edwardian terrace at Brookbank was built over the site of earlier cottages. In the 20<sup>th</sup> century, the farmland belonging to Park Hill, which extended along 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 who wanted to create a park and recreation ground for the people of Barrowford. Officially opened in 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.
- 5.10 At this stage it is evident that Barrowford and Higherford are still distinct settlements separated by farm land. Only in the later 20<sup>th</sup> century were the two joined on the west side of Gisburn Road by residential development at Bank Fold and Bankhouse Mews. To the east of Gisburn Road, however, the rural atmosphere persists to this day as the farmland has remained open, creating an attractive setting for the conservation area.

### ***Archaeology***

- 5.9 There is one scheduled ancient monument within the conservation area; the old packhorse bridge at Higherford, which dates from the 1580's, and is also designated a listed building. It is likely that there are various other archaeological remains in the area. Excavations have been undertaken at Park Hill to investigate earlier phases of the site.

Ordnance Survey 1930 Map



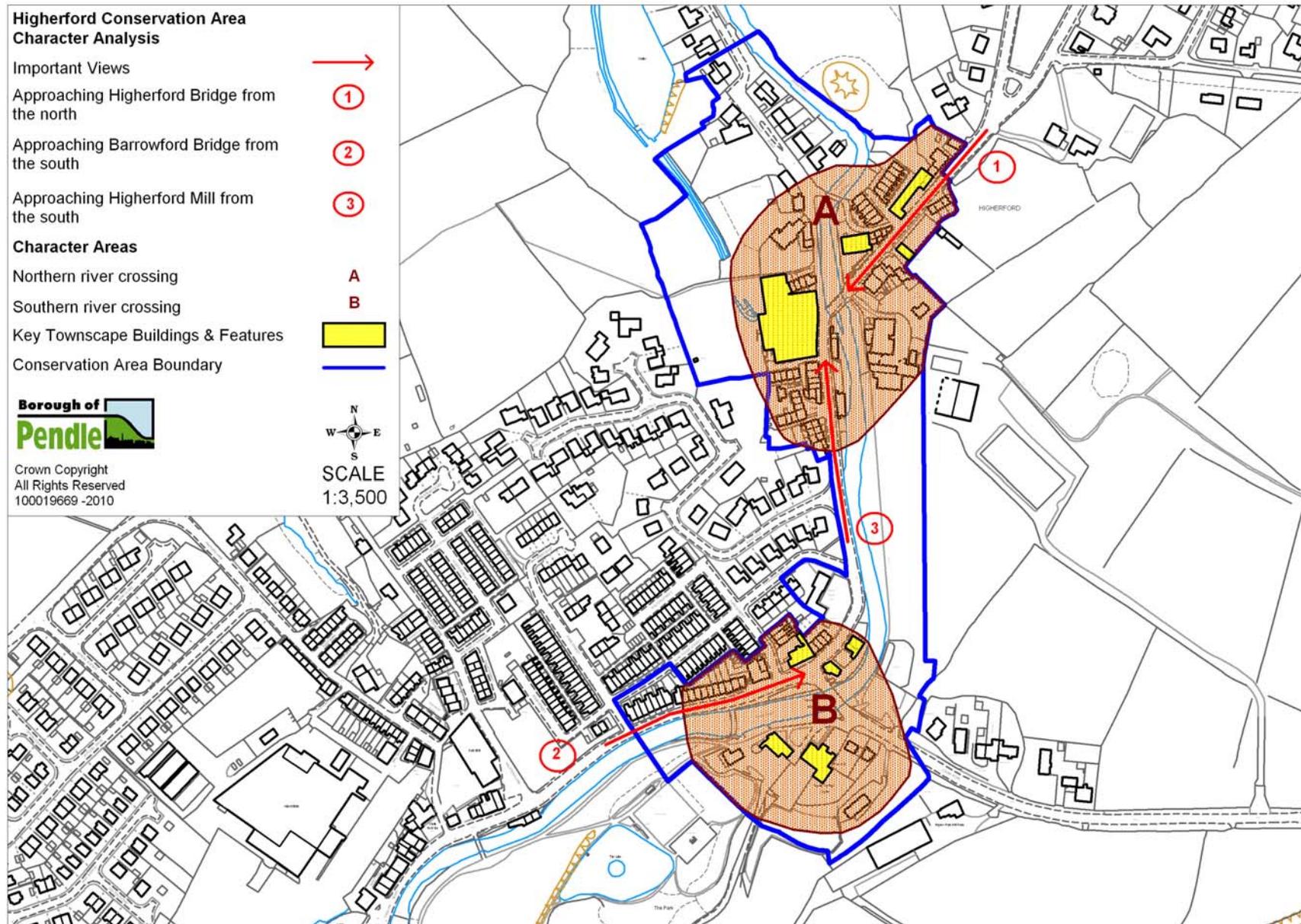
## 6.0 Spatial and Character Analysis

### *Character of spaces*

- 6.1 There are some 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 the grounds around Park Hill, which border Barrowford Park on the flat valley floor adjacent to Pendle Water. The grounds comprise the old 18<sup>th</sup> century walled garden of Park Hill which has been attractively restored, the stone setted courtyard between the house and the barn, and the surrounding areas of mature trees and gardens. The grounds are a peaceful oasis away from the traffic noise of Gisburn Road. The surrounding trees add to their seclusion and attractive atmosphere, with the sound of swiftly flowing water at the weir adding to the peaceful rural scene.
- 6.2 The second open space lies at the northern end of the conservation area, rising up the hillside behind Higherford Mill. The area includes the mill chimney at the top of the hillside, and the mill races which were constructed to lead from the mill reservoir by Pendle Water into the waterwheel at the back of the mill, including a sluice gate. The hillside here provides good vantage points over the weaving sheds. To the north the mill races continue to the site of the former reservoir, before they reach Pendle Water. Adjacent are the private gardens of Crowtrees, and Barleydale Road; this is a quiet and secluded residential area, hidden away from the bustle of Gisburn Road.
- 6.3 A third area of open space lies to the eastern side of Pendle Water at the centre of the conservation area. This area comprises open farmland, with trees lining the banks of Pendle Water. A footpath runs along the riverside, which provided an ancient route between Park Hill and Park Hill Farm and the mill to the north. This open area is important as it maintains some physical and visual separation between the old settlements of Higherford and Barrowford, and also brings open farmland into the heart of the conservation area.

### *Key views and vistas*

- 6.4 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 – approaching Higherford Bridge from the north (1)

- 6.5 Entering the conservation area along Gisburn Road from the north, the townscape character changes from a rural to a much more urban feel at the boundary, which is just past the junction of the roads to Blacko and Barnoldswick. Building frontages are tight up to the roadside which introduces a strong feeling of enclosure, with the tall industrial buildings of the old corn mill gradually increasing in scale as one descends the gradient into the heart of Higherford. The visual axis is strongly channelled between the buildings lining Gisburn Road, which get closer to the road the nearer one gets to the bridge. The landmark of the mill chimney rises above the rooflines in the centre of the view, and tall trees also rise above, almost silhouetting the strong gable form of Higherford Mill in the distance. 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. The red brick frontage built on to the corn mill is the one jarring element, however its detailing and uniform rows of windows bring some consistency with the other buildings.



Entering the conservation area, varied building forms enclose the view, with the mill and chimney in the distance



The view becomes concentrated on the strong gable form of Higherford Mill, with the windows and archway of the mill becoming apparent



The Old Bridge Inn encloses the view to the left, emphasising the bridge and the bend in the road defined by the mill facade

### Gisburn Road – approaching Barrowford Bridge from the south (2)

- 6.6 The entrance to the conservation area along Gisburn Road from the south has a different character to the northern entrance. Here the setting is much more domestic in scale, rather than industrial, with rows of terraced cottages lining the road. Initially the vista is enclosed by the taller terraces on the left, with the stone river wall emphasising the curve in the road to the right. Pendle Water and the weir, with trees and countryside beyond, are apparent to the right, and the arches of Barrowford Bridge can be seen in the distance. The strong vertical elements of the cottages with their canopied front doors and regular chimneys bring important detail. The view becomes focussed on the toll house, which juts out into the road, with the strong gable of Syke House behind. Trees rise up behind to soften the strong rooflines.



The curve of Pendle Water is echoed and emphasised by the river wall, road and terraces



The strong vertical lines of the listed cottages at 195-211 Gisburn Road direct the view towards the toll house



The road curves around overlooked by the toll house and Syke House, with Barrowford Bridge to the right

**Gisburn Road - approaching Higherford Mill from the south (3)**

- 6.7 On rounding the bend at the tollhouse, Gisburn Road straightens as it hugs the bank of Pendle Water and travels up to the northern river crossing. The road is flat and straight at this point, and is defined by the built form to the left hand side of the road; the right side adjacent to the river is largely undeveloped. The older groups of cottages around The Fold and Holt Square were largely built before the turnpike, and present irregular building lines to the road. Successive gables of different shapes and sizes direct the view to the horizontal form of Higherford Mill. Rising up in the distance can be seen Blacko Tower at the summit of its hill, forming a backdrop to the mill.



The straight road is defined by the successive building lines of the grouped cottages



Blacko Tower rises above Higherford Mill in the distance



The long horizontal mass of the mill contrasts with the cottages and terminates the view

## **Character Areas**

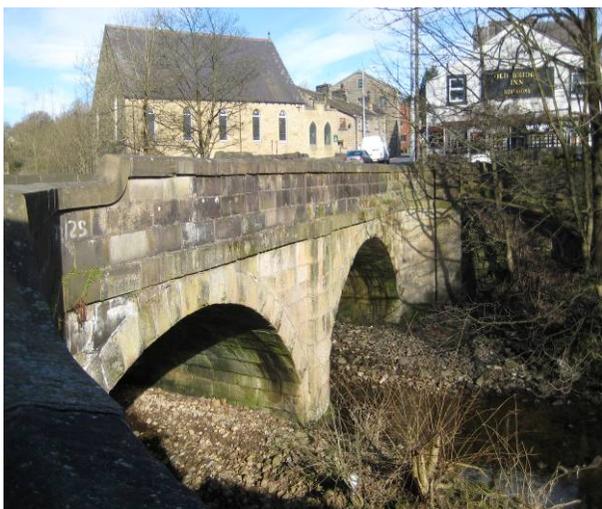
- 6.8 Two distinctive character areas or zones can be identified within the conservation area; these derive from the contrasting history and development of the two river crossings. Higherford Mill and chimney form the main landmarks of the northern crossing, whilst Park Hill is the main focus of the southern crossing. Both building groups with other nearby buildings reinforce the sense of place and focus of the two river crossings. 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.

### **The northern river crossing (A)**

- 6.9 Higherford Mill is the largest building in the settlement and represents the pinnacle of its historical industrial development. It defines the character and appearance of the northern river crossing – the juncture of industrial power and communications – imparting a robust sense of place. The bend in the road as it crosses the bridge allows the mill to become a focal point in a tight cluster of buildings. The principle building types for life - shelter, work, faith and leisure - are huddled around the bridge and river, and give the location a traditional mixed-use character, with a strong emphasis on working buildings closest to the bridge (mill, farm and workshop). This industrial character is maintained uphill from the bridge with the old Corn Mill and Malt Kiln buildings facing each other across the road, surrounded by informally-positioned smaller houses. South of the crossing the overwhelmingly historic and traditional character of the area is maintained by the buildings clustered around Holt Square and The Fold.
- 6.10 The other buildings on Gisburn Road are in the most part a mixture of two storey houses and cottages, the varying sizes and forms of which add interest to the street scene. The building forms are very 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, steps and boundary walls. This consistency in building materials brings unity to the street scene and contributes to its special identity, which is very much in the local vernacular. Buildings which are of different materials or finishes, such as the red brick house or white painted cottages, tend to stand out. The stark form of the church with its blue slated roof also provides a dominant feature at the bridge. Mature trees, primarily along the river course, reinforce the distinct sense of place.

### The southern river crossing (B)

6.11 In contrast to the northern crossing, the immediate environs of Park Hill changed little during the industrial revolution, with most later development taking place further south in Barrowford village centre, and to the north west of Gisburn Road. This area then, retains more of a pre-nineteenth century flavour, whereas that to the north is a robust mix of both pre-industrial and industrial forms. The river crossing has its strongest focus at the junction of the bridge with Gisburn Road (the Toll House, Syke House and George and Dragon Pub being particularly important here), with the buildings and trees of Park Hill forming a backdrop. The relationship between the elements of Park Hill – the buildings, trees, floor surfaces and river - are particularly attractive and characterful, and this area still retains some sense of seclusion from the busy Gisburn Road. South and East of Park Hill the open rural feel is maintained by the setting of open parkland and agricultural land. To the west of the river and road, the sense of history and consistency of townscape around the bridge is maintained by the long row of early weavers' cottages. The local stone and slate are everywhere – in the stones of the bridge and weir, the paving flags and setts around Park Hill, as well as on walls and roofs.



The church and pub at the northern crossing



View from Higherford Bridge to the old packhorse bridge



The weir and Park Hill at the southern crossing

### ***Prevailing and former uses***

- 6.12 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 mainly residential in nature, but owes much of its form and character to the agriculture and textile industries of former times, though the latter is no longer carried out here. Some agricultural activity remains at Park Hill Farm. Religious uses are still represented by the 19<sup>th</sup> century R.C. Church of St Peter and Paul and the modern Methodist Chapel; these buildings introduce variety to the built form, though the modern church has little townscape presence. Two historic inns, the George and Dragon and the Old Bridge Inn, have served travellers at each river crossing for many years. Higherford Mill still provides valuable employment space for craft-based industries, and Park Hill has a high cultural profile as Pendle Heritage Centre.

### ***Buildings, materials and details***

- 6.13 Higherford is a relatively small conservation area with its boundaries drawn tightly around the two river crossings. Many early buildings have survived, and the conservation area therefore has a relatively high number of listed buildings. Many other historic buildings within the area are of special 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 wide age range between buildings, whereby early 16<sup>th</sup> or 17<sup>th</sup> century buildings may sit cheek by jowl with 19<sup>th</sup> 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, and the consistent use of the buff coloured local sandstone for walling and roofing.
- 6.14 One of the most characteristic building types of Higherford is the handloom-weaver's cottage. The most common type has a large ground floor window and two large upper windows lighting the loom shop, all in plain sawn-stone surrounds. Most surviving examples date from c.1800-1850, for example Nos. 195-211 Gisburn Road (see below). The relatively simple forms of the vernacular buildings and the repetition of architectural details bring harmony and coherence to the street scene. The texture and rich brown/grey tones of the stone walls and roofs contrast well with the greenery around them. Roofs are

heavy and roof pitches are low. Eaves hardly overhang at all; gables (mostly parapetted and with kneeler stones to the larger houses) are universal, and chimneys are usually positioned at the ends of the roofs.

- 6.15 Generally vernacular building forms are simple, to suit the large roofing stones, however some of the later Victorian and Edwardian 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. Often the stone used in earlier buildings is watershot, 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 19<sup>th</sup> 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.



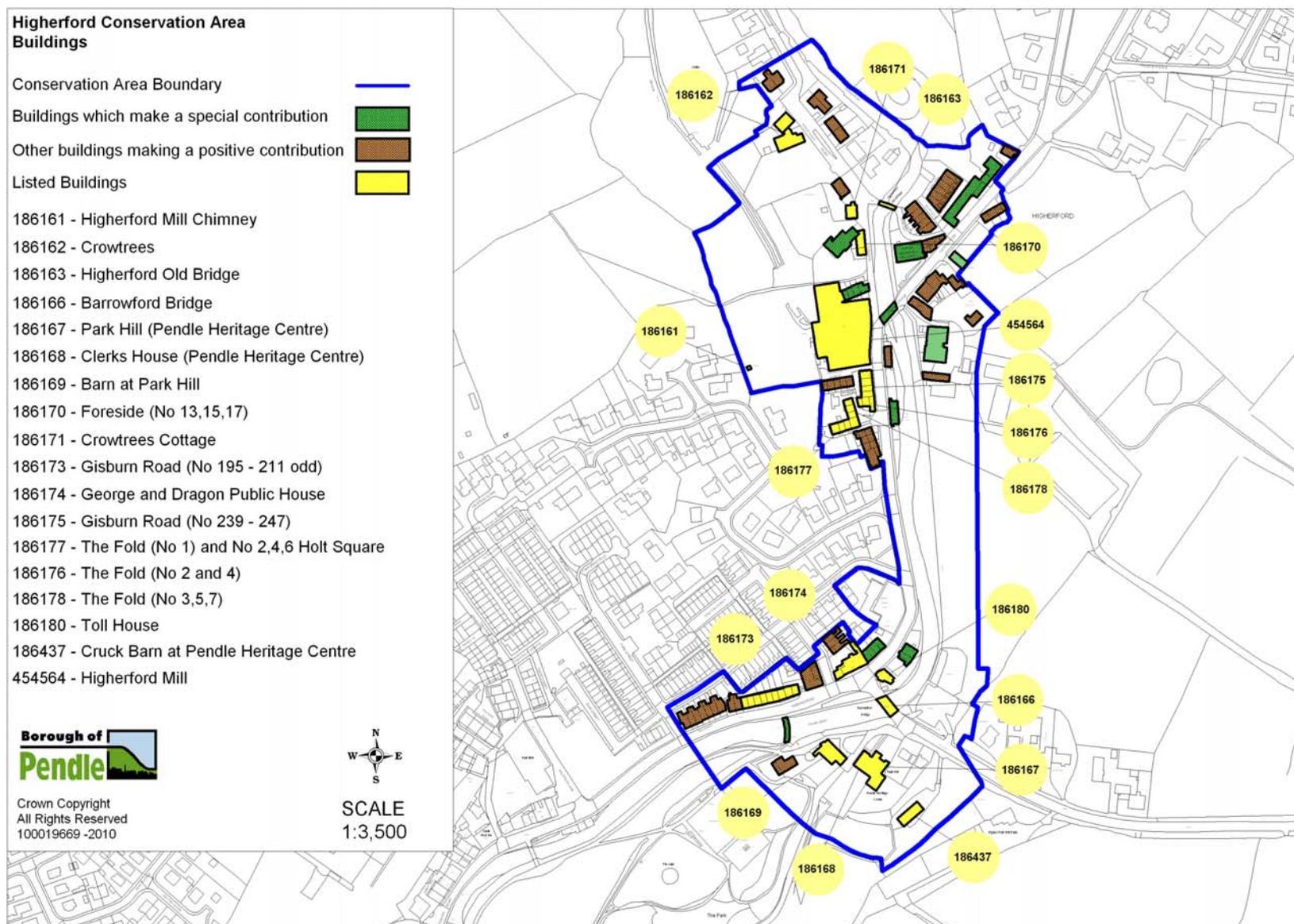
The typical handloom weaver's cottage, these with pedimented stone canopies over the front doors



A heavy stone slate roof at Lower Park Hill Farm barn



The textures and tones of the local stone and slate, blue slate and occasional whitewash



### ***Listed buildings***

#### **6.16 Park Hill and Clerk's House, Colne Road, both listed Grade II**

Now the home of Pendle Heritage Centre, Park Hill was originally built as a farm. It has three main elements; a 16<sup>th</sup> century rear wing which incorporates part of an earlier timber-framed dwelling of c. 1420, a 17<sup>th</sup> century extension, and an 18<sup>th</sup> century wing (Clerk's House). The site was the home of the Bannister family for centuries before Henry remodelled the old house and put up his initials and date – H.B. 1661. The 17<sup>th</sup> century element, which fronts the road, has a full height porch and ranges of flat-headed mullioned windows. The 16<sup>th</sup> century part has in the gable end a row of mullioned windows with arched heads, typical of the date, and similar to those at Holt Square (see below).

- 6.17 Clerk's House, the fine Georgian extension to Park Hill was built by John Parker Swinglehurst, shalloon maker, in about 1780. The house represents his thriving business in this fine worsted material and his confidence in the future<sup>5</sup>. The Swinglehurst family prospered with developments in the clothing industry, whilst the Bannister family declined. The Swinglehurst family lived at Park Hill from around 1660 to 1830. Later the building was bought by the Barrowford Council as a home for the Parish Clerk, hence the name Clerk's House. The fine east front is symmetrical, with large tripartite windows and a pedimented doorcase with consoles. Together, the complex at Park Hill demonstrates that houses of this type are frequently the product of successive phases of alteration and expansion. The special interest also lies in the strong contrast between the two styles of building; the simpler and more functional 17<sup>th</sup> century vernacular style and the later more sophisticated classical or Georgian style. Unity is brought by the consistent use of local stone and slate, although the lightweight café at the rear is a successful contemporary addition. The brick 18<sup>th</sup> century walled garden behind the house incorporates outbuildings, adapted as exhibition space.

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<sup>5</sup>J Bentley 1985, *Old Barrowford*, Pendle Heritage Centre

### 6.18 Barn at Park Hill, listed Grade II

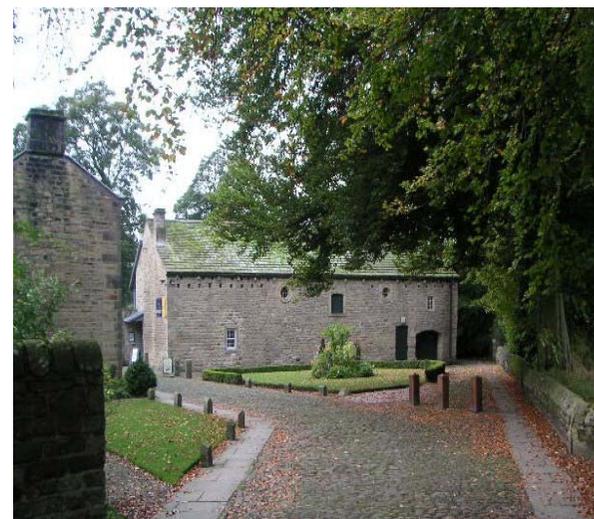
The barn adjacent to the Heritage Centre has been successfully adapted as a craft and conference centre. It is a complex building of at least six phases, the earliest possibly 16<sup>th</sup> century, demonstrating successive eras of agricultural activity on the Park Hill site. The long rear elevation visible from Colne Road provides an impressive counterfoil to Park Hill itself, displaying a cart entrance, arched pitching hole and circular ventilation openings, the latter dating from an 1820's alteration. The ranges of pigeon holes and alighting ledges provide additional detail. It is said that the dovecote in the barn had up to 1500 birds, providing fresh food in winter for many people around the area.<sup>6</sup>



The 17<sup>th</sup> century front of Park Hill



Clerks House, the 18<sup>th</sup> century wing of Park Hill



Park Hill Barn

<sup>6</sup> EMJ Miller, 1973, *A walk through Barrowford*, Nelson and Colne College

**6.19 Cruck Barn in grounds of Park Hill, listed Grade II**

The late 16<sup>th</sup> century cruck barn in the Park Hill grounds was brought here from a site in Cliviger in 1991. It was painstakingly reconstructed and now serves as an example of one of the earliest forms of building in this area.

**6.20 Barrowford Bridge, Colne Road, listed Grade II**

The current road bridge was in place by the turn of the nineteenth century and the opening of the turnpike road in 1807. It is robustly built in stone, of two segmental arches with voussoirs and a plain parapet, though it has been rebuilt following floods and is now double its original width. The stoney bed of the river here, called the 'stannery' afforded road building material in the early days of the turnpike when roads were repairable by the property owners.<sup>7</sup>

**6.21 Toll House, Gisburn Road, listed Grade II**

Built in 1805-7 for the opening of the turnpike, the toll house is of the usual semi-octagonal design, of two storeys, of stone with a stone slate roof. The mullioned sash windows and toll board have been restored by the Heritage Trust for the North West, the generous windows overlooking the turnpike in each direction. The toll house is prominently located at the bridge, commanding the junction of Gisburn Road with Colne Road, and providing a visual focal point.

**6.22 George and Dragon Public House, No. 217 Gisburn Road, listed Grade II**

By 1802 a public house was established here (then known as the 'Bridge End') to take advantage of the increased trade which the turnpike would bring. There have been buildings on this site since at least 1763. The building is of stone and relatively plain, but with a white rendered frontage, which makes it prominent amongst the surrounding stone buildings. It forms part of a varied group of buildings at the road junction and river crossing, together with the toll house and Alma Cottages (see below).

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<sup>7</sup> EMJ Miller, 1983, *A Walk Through Barrowford*, Pendle Heritage Centre



Barrowford Bridge



The Toll House



The George and Dragon Public House

### 6.23 Nos. 195-211 Gisburn Road, listed Grade II

Across the weir from Park Hill lies this attractive row of handloom weavers' cottages. No. 211 is dated 1824, though the first six, Nos. 195 to 205, date from the late 18<sup>th</sup> century. No 207 was added later, probably around 1820, and lends its gable to the last pair. Nos. 195-205 have one window per storey and a plain doorway, some having simple stone door canopies, influenced by the classical pediment. Nos. 207-211 have a large ground floor window and two large upper windows lighting the loom shop, all in plain stone surrounds. The latter pattern is common to the early 19<sup>th</sup> century weavers' cottages throughout Barrowford. The cottages are well built of evenly coursed watershot masonry, with stone roofs, though some have been replaced in blue slate. The square stone mullions and window and door surrounds are picked out in white paint, which adds attractive detailing and contrast to the row.

**6.24 Nos. 2, 4 and 6 Holt Square and No. 1 The Fold; Nos. 3, 5 and 7 The Fold, both listed Grade II**

Holt Square is a late 16<sup>th</sup> century yeoman's house converted to four cottages in the late 18<sup>th</sup> or early 19<sup>th</sup> century, set back from and roughly perpendicular to Gisburn Road. The long range of arched mullioned lights in each ground floor window suggests a date in the 1580's. The full extent of the original range of windows can be traced in the drip mouldings which remain. The upper floor windows have flat heads. The view of the building's gable end from Gisburn Road is striking, with the robust tabling stones and kneeler prominent above the finer detailing of the 18<sup>th</sup> century window. Nos. 3, 5 and 7 The Fold are cottages joined to the above, and are probably originally barns belonging to Holt Square. They are likely mid 18<sup>th</sup> century in date. All have windows with flat stone mullions, in the typical weavers' cottage pattern.

**6.25 Nos. 2 and 4 The Fold, Gisburn Road, listed Grade II**

Attached to the east gable end of Holt Square, and opposite, The Fold is a group of 18<sup>th</sup> century cottages, possibly built when Holt Square was subdivided. Again, they are of coursed watershot masonry, with a stone slate roof, very simply constructed with plain square stone surrounds to doors and windows. Together, The Fold and Holt Square represent the transition from a late 16<sup>th</sup> century farmhouse to a group of early 19<sup>th</sup> century handloom weavers' cottages.

**6.26 Nos. 239-247 (odd) Gisburn Road, listed Grade II**

Immediately to the north, this is another row of weavers' cottages, built incrementally in the late 18<sup>th</sup> and early 19<sup>th</sup> century. The last to be built was No. 239, which fronts Nos. 2 and 4 The Fold. To the Gisburn Road front is a three-light stepped window with two two-light mullioned windows above lighting a loomshop. Nos. 241 and 243 were built c. 1800 and the latter two c. 1780. The window arrangement differs slightly with the age of construction, but all give light to the upper floor for the weaver. Again, all mullions and jambs are simple square stone, which gives a unity to the row and a strong frontage to Gisburn Road.



Weavers' cottages, 195-211 Gisburn Road; the taller houses in the foreground are much later



Holt Square and The Fold



Weavers' cottages, 239-247 Gisburn Road

## 6.27 Higherford Mill and chimney, Gisburn Road, both listed Grade II

Higherford Mill creates a strong townscape element and focus at the northern river crossing. It is an early water mill of 1824, converted to steam in 1832, when steam power was used to assist the water wheel. The reservoir, water courses, sluices and wheel pit survive behind the mill and the square stone chimney rises from the hillside behind, connected by an underground flue to the engine and boiler house. The main three-storey block has arched upper windows to the front, a central taking-in door and a wide goods archway. It is flanked to both sides by north-light weaving sheds, the characteristic blank stone walls fronting Gisburn Road, although that to the south has been altered. The chimney of 1832 is of coursed ashlar and is a notable local landmark. The mill was initially used for spinning, with weaving on the upper floors. It is a very complete example of the transition to steam power, which did not initially replace the waterwheel, but was used to turn it.<sup>8</sup>

<sup>8</sup> C Hartwell and N Pevsner, *The Buildings of England, Lancashire:North*, Yale University Press

**6.28 Nos. 13 and 15 Foreside, listed Grade II**

To the right of Higherford Mill is Foreside, which was the old packhorse route before the turnpike road was built. Originally three cottages, now two dwellings, the building is dated 1755, although the far left and right parts would appear to be later additions. The masonry is both coursed and uncoursed rubble, but painted white, which gives the building some visual emphasis on Foreside. Three 18<sup>th</sup> century window openings remain on the first floor although some mullions have been removed.

**6.29 Crowtrees Cottage, No. 17 Foreside, listed Grade II**

In a prominent position at the foot of the Old Bridge, Crowtrees Cottage was originally a symmetrical pair of late 18<sup>th</sup> century cottages, of coursed rubble with a stone slate roof. The upper windows, each of six lights divided by a large mullion known as a 'king' mullion, suggest a loomshop on this floor. A three-light mullioned window lights the ground floor rooms. Mullions and window surrounds are square, however the doorway has monolithic chamfered jambs.

**6.30 Higherford Old Bridge, listed Grade II\* and Ancient Monument**

Originally a packhorse bridge built around the 1580's; it is contemporary with Holt Square. It was on the main route through Higherford to Gisburn until 1807 when the new Higherford Bridge was built with the coming of the Marsden, Gisburn, Long Preston turnpike road. The new bridge relieved the pressure on the narrow medieval bridge, which was designed for pack-horses and could not cope with the stage coaches and waggons and the general increase in traffic brought by the turnpike. It was designated an Ancient Monument in 1927. Soundly built on rock its high single span has kept it out of the reach of many floods.<sup>9</sup> It has the usual very narrow deck; parapets were only added in 1815. The bridge and its environs retain the original paving of stone cobbles. To the eastern side of the bridge is the Pinfold, the original location of a pen for stray animals, which leads to Gisburn Road, where the old packhorse route rejoins the new turnpike road. The environs of the bridge are attractive and atmospheric, with the sounds of the fast-flowing Pendle Water ever present. There are attractive views along Pendle Water from the elevated parapet.

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<sup>9</sup> J Bentley 1985, *Old Barrowford*, Pendle Heritage Centre

**6.31 Crowtrees, No. 1 Barleydale Road, listed Grade II**

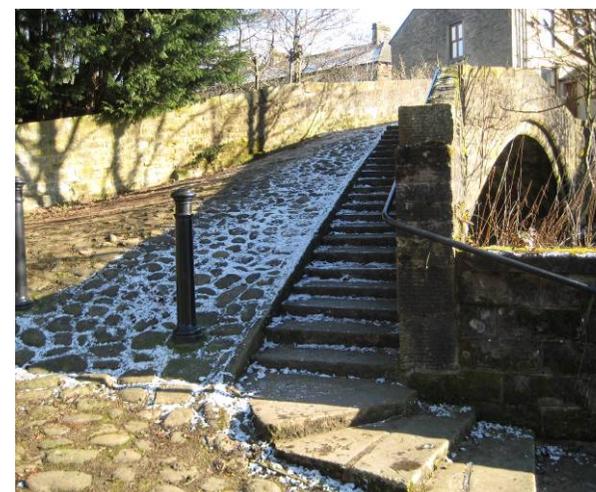
A 17<sup>th</sup> century house rebuilt in the early 19<sup>th</sup> century by the Grimshaws who owned Higherford Mill, Crowtrees is quiet and secluded behind mature trees. The gable end is visible on Barleydale Road; within it some windows surviving from the earlier house. Thomas Grimshaw altered the house around 1805, giving it a new symmetrical Georgian front, as was the fashion at the time. The design must have appeared quite revolutionary; the typical 17<sup>th</sup> century porch was replaced by a new centrally placed front door, with tall sash windows to let in more light. The house is of stone with a stone slate roof, and a semi-circular headed door with keystone and fanlight. Adjacent to Crowtrees stands a large 18<sup>th</sup> century barn with gable breathers, arched central hay door and byre doors.



Higherford Mill



Crowtrees Cottage



Higherford Old Bridge

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

**6.32 The weir on Pendle Water, Park Hill**

The spectacular stone weir on Pendle Water is located close to Park Hill. It has been considerably reduced in height from its original form. At the top of the weir are the remains of the sluice gate which allowed water from the river into the goit which fed the mill pond of the old Barrowford Mill located to the south within what is now Barrowford Park.

**6.33 Alma Cottages, 219-225 Gisburn Road**

A row of carefully restored cottages dated 1856, standing close to the site of the old Wesleyan Chapel and the police station, both of which have since been demolished. The cottages are likely rebuilds of earlier dwellings on the site; master joiner William England rebuilt them to house his family and named them after the Battle of Alma (1854). They are plain, with unadorned stone window and door surrounds, and more formal in style than the earlier weavers' cottages. Traces of iron bars at the ground floor windows could be an indication of their commercial use.<sup>10</sup>

**6.34 Syke House, No. 144 Gisburn Road**

This handsomely proportioned merchant's house of 1822 forms part of an attractive townscape group with the Toll House, which it rises above, the upper round-headed window in the gable end being particularly prominent in views. The long staircase window in the rear can be seen from Barrowford Bridge. It is still an imposing building although the chimneys have been truncated and most of the original windows replaced.

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<sup>10</sup> EMJ Miller, *A Walk Through Barrowford*, Pendle Heritage Centre 1983

**6.35 Former Wesleyan Methodist Sunday School, Gisburn Road**

One of the few buildings to the east side of Gisburn Road, this building is squeezed into limited space between the road and the river. It was built in 1834 to serve the old Wesleyan Methodist Church further to the south, now replaced by a modern chapel. At one time it was attended by 400 scholars. It is a well-proportioned six bay building, with a finely-inscribed plaque to the front. The front wall, constructed of poorer quality random rubble stone, was possibly originally rendered, as the window architraves and plaque show a finer quality of workmanship. The building has been converted to residential use.

**6.36 Barn at Lower Park Hill Farm**

This barn is the largest in the conservation area and lies adjacent to the footpath running along Pendle Water close to Higherford Bridge. It has a strong townscape presence, with its bulk and massive stone slate roof prominent in views across the river. It is associated with the successive phases of agricultural activity at Park Hill, and is the only barn still in farming use. It probably dates from the late 18<sup>th</sup> or early 19<sup>th</sup> century, though has been altered. It fronts onto a stone-setted and flagged farmyard.

**6.37 Higherford Bridge**

Built in 1807 to relieve the pressure on the old packhorse bridge, with the coming of the new turnpike road, the new bridge must have been a great boost for trade in Higherford. The Grimshaw family certainly took advantage of it by borrowing money to build Higherford Mill in 1924. The bridge has two arches with a substantial stone parapet. It has most likely been widened over the years and the parapet raised.



Alma Cottages, Gisburn Road



Former Methodist Sunday School



St Peter and Paul's Church, built up to older cottages

### 6.38 Nos. 3-9 Foreside

This row of 18<sup>th</sup> century weavers' cottages is attached at the far end to the mill weaving shed, and incorporates the remains of a 17<sup>th</sup> century farmhouse. Nos. 7 and 9, adjacent to the mill, are the oldest in the group, and Nos. 3 and 5 have been adapted to form two weavers' cottages.

### 6.39 St Peter and Paul R.C. Church

The stark lines of the church are apparent when approaching Higherford Bridge from the south, and rise up behind the bridge, balancing the tall bulk of the mill opposite. The church was built in 1897, and displays the usual local stone, but with a steeply sloping blue slate roof. It is very plain in design, with single lancet windows with leaded lights; the low entrance porch showing a little more decoration in the carved stone detailing. The former schoolroom was built beneath the church.

**6.40 Brook Dell House, 11 Foreside**

Located just to the rear of the listed building at 13-15 Foreside, this is an attractive and substantial house of stone with stone slate roof, dating from the early 19<sup>th</sup> century. It is set back behind imposing stone gate piers, which introduce a note of formality onto Foreside between the vernacular buildings to either side.

**6.41 The Malt Kiln, Gisburn Road**

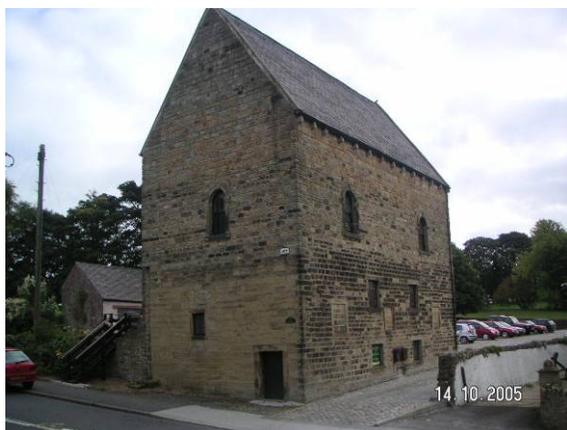
Built around 1830 and owned by the Grimshaws, the building today looks very tall and striking, all the more so because the adjoining range of buildings fronting Gisburn Road has been demolished. It has an unusually steeply-pitched roof and round arched classical windows with keystones. The front and sides are of squared coursed masonry, the rear in rubble. The building has been converted to office use. The mill was originally used to extract malt from barley for use by local public houses and breweries.

**6.42 The Corn Mill and No. 267 Gisburn Road**

Also known as the Old Malt Kiln, the building dates from the late 18<sup>th</sup> or early 19<sup>th</sup> century and was also owned by the Grimshaws, who were in business as maltsters by 1818. It has since been put to other uses including as a corn mill. It is a large building of three storeys plus one at roof level, with loading doors onto each floor in the wing nearest to Gisburn Road. It is substantially built of squared masonry though has lost its stone slate roof, and is becoming derelict through long term vacancy. Built onto the northern end of the mill is No 267 Gisburn Road, a startlingly bright red brick house with yellow brick window heads and dressings, looking quite out of place amidst the surrounding stone buildings.

### 6.43 269 and 271 Gisburn Road

No 271 Gisburn Road is a handsomely proportioned and imposing 19<sup>th</sup> century house which forms a contrasting group with Nos 267 and 269 Gisburn Road and the Corn Mill. It has symmetrically placed sash windows and three impressive chimney stacks. No 269 is an earlier weaver's cottage which is considerably smaller than the two houses built to either side of it. Together the buildings form a varied and pleasing group.



The Malt Kiln



The Corn Mill with the red brick 267 Gisburn Road adjacent



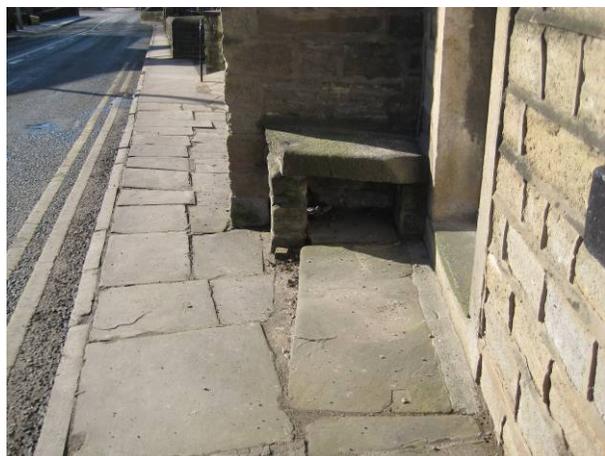
Nos 269 and 271 Gisburn Road

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

- 6.44 The southern part of the conservation area retains several older buildings which also add to the interest of the conservation area. The **cottages at Park Hill** grew up to serve the farming activity on the site and are an attractive addition to the complex of buildings at Park Hill. Other terraced houses grew up around Gisburn Road as part of the later 19<sup>th</sup> century expansion of the village; these include **Nos.191-193 Gisburn Road, Nos. 213 - 215 Gisburn Road** (part used as a garage), and **Nos. 2, 4 and 6 Ford Street**. These houses are typical of those built to defined standards after the Public Health Acts: taller and larger than the earlier cottages and with blue slate roofs. The first is an imposing pair of houses which contrast with the smaller cottages adjacent. **Brookbank Terrace** is a pleasing Edwardian terrace with bay windows and linked canopies over the front doors; quite different from the usual building typology of the conservation area.
- 6.45 Further north the buildings are generally older in date. Nos. **231-237 Gisburn Road** date from around 1830; most in the row are small back-to back cottages built no doubt to house workers at the mill. The **barn** adjoining No. 231 Gisburn Road is possibly late 17<sup>th</sup> century in date, probably being related to the house at Holt Square. **Nos.1-9 Paradise Street** and the **Joiners Workshop** are later in date but also closely associated with the mill. The **Old Bridge Inn** appears to be early 19<sup>th</sup> century in date and has served generations of travellers at the river crossing. The pub and the attached group of **cottages** are painted white, which adds to the variety in the built form around the northern river crossing. Across Gisburn Road, **Nos. 259-265 Gisburn Rd** is a small group of early 19<sup>th</sup> century cottages attached to the church, some back to back. They back onto the **Pinfold**, historically the place where stray animals were kept. Behind them the terraces at **Rockville** and **Calder View** are later in date, built in an elevated position looking down over Pendle Water and the Old Bridge. Both **Nos.162-166** and **No. 275 Gisburn Road** (Orchard Cottage) are older buildings, possibly originally farmhouses. They have an informal relationship with the road, pre-dating the turnpike. In common with several other buildings in the conservation area, both are painted white, with the window and door surrounds picked out in black paint. On Foreside other buildings of note are an 18<sup>th</sup> century **barn**, now converted to residential use, and two pairs of 1920's/30's **semi-detached houses**.

### ***The public realm***

- 6.46 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 cottages adjacent to St Peter and Paul's Church and around the terraces on Calder View and Rockville, the old side streets behind Gisburn Road. The area around Pinfold and the Old Bridge has areas of cobbles, setts and flagstone pavements which contribute greatly to the area's special historic character, as does the area around Holt Square and The Fold. At Park Hill areas of original setts have been repaired and relaid. In front of the modern Methodist Church on Gisburn Road are several old gravestones; these together with the old stone boundary wall are a reminder of the old Chapel, demolished in the 1980's. The appearance of Gisburn Road generally suffers from the jumble of traffic signs, street lights and road markings that are common to any busy main road, however the old stone wall bordering the river is an attractive feature that adds character to the area.



Large stone flags outside the cottages at 259-265  
Gisburn Road



An attractive streetscape of stone setts and  
cobblestones at the old bridge



Gravestones and old boundary wall at the  
Methodist Church, Gisburn Road

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

- 6.47 Barrowford and Higherford are old settlements which have 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, 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. Trees form an important component of the landscape in Higherford 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 outside the Conservation Area may be protected by Tree Preservation Order.
- 6.48 Approaching and entering the conservation area from the north, the road descends to Higherford Bridge with Higherford Mill and its chimney immediately ahead. The setting of the mill and its chimney is provided by large mature trees particularly on the high ground behind.



Higherford Mill with mature trees beyond



Higherford Mill Chimney surrounded by trees



The old mill goit is still visible in the field to the north

- 6.49 On the right before the bridge a view is glimpsed down Pinfold (which leads to the Packhorse bridge) to the cottages on Foreside with the vista closed by large mature trees on higher ground beyond. This is quite typical of such views between buildings throughout the conservation area.
- 6.50 From the bridge there are views both up and downstream. To the north the river passes in front of Foreside cottages at the gable of which, in the garden of Brook Dell House, is a mature Copper Beech whose trailing branches arch across the road and cascade down towards the river forming an archway over the road.
- 6.51 Foreside leads on to Barleydale Road which in turn becomes a pleasant riverside footpath up to Water Meetings and beyond. Just outside the conservation area boundary but noteworthy is the weir from which water was taken across the field to the west via a goit, ultimately to power Higherford Mill. The line of the goit can still be seen in the field and its route is marked by mature trees.
- 6.52 A footpath passes up a narrow passage between the north wall of Higherford Mill and the garden wall of Brook Dell House, which opens out at the rear of the mill onto an elevated area of rough ground and mature trees, at the top of which stands the mill chimney. When approaching this area along the footpath from the open fields, the boundary of the conservation area is marked by mature woodland and the top of the distinctive mill chimney visible above the trees.
- 6.53 The south boundary of the conservation area is contiguous with the north boundary of Barrowford conservation area; the common main axis being Gisburn Road. Mature trees again form a strong linear element along the riverbank up to the Tollhouse and Barrowford Bridge, whilst the wooded embankment and trees in Barrowford Park to the south and east provide the setting for Park Hill and its associated buildings, as can be seen in photographs on page 25.
- 6.54 These two river crossing nodes are joined by a narrow linear portion of the conservation area which follows Gisburn Road and the adjacent parallel river. To the west and outside the conservation area boundary is mainly modern residential development but towards Higherford Mill the boundary moves west to include the cottages of The Fold and Holt Square. Behind all of these houses are the same groupings of mature trees which extend along the sloping land to the rear of Higherford Mill.



Riverside trees towards the Tollhouse



Trees frame the south entrance to Park Hill



The river path meets Gisburn Road at Higherford Bridge with the Mill and tree backdrop beyond

- 6.55 To the east is open farmland with trees both in groups and marking field boundaries. As an alternative to the road, there is a pleasant riverside walk along the footpath on the east bank. When in full leaf the riverside trees provide screening of the road affording users of the path a more rural aspect. When approaching close to Gisburn Road, views of the cottages, Higherford Bridge, Higherford Mill and its chimney can be seen against the backdrop of trees beyond.

### ***Extent of intrusion or damage***

- 6.56 There is very little poor quality development in the area, and the buildings are generally well maintained. There are occasional examples of unsympathetic additions or alterations to buildings, but on the whole these do not have a significantly detrimental effect on the character and appearance of the conservation area. However many properties now display windows and doors in a variety of non-traditional styles, many in plastic. 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.
- 6.57 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. Generally buildings are well maintained; the main exception is the Corn Mill on Gisburn Road which has been empty for some considerable time and appears run-down. The building is large and in a prominent position, and creates a poor impression at the main entrance into Higherford. Opposite the Corn Mill the Malt Kiln site is now largely vacant and used for car parking. The former frontage building adjacent to the remaining Malt Kiln building was demolished (although the cellars remain), which leaves a wide gap in the road frontage at this point.
- 6.58 One of the most significant features of the conservation area is that there are very few post-1950's buildings. 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. Most of the new buildings are of stone and slate which tones reasonably well with the surroundings, and can be viewed as neutral areas which neither enhance nor detract from the character or appearance of the conservation area.

***Problems, pressures and capacity for change***

- 6.59 The conservation area has not experienced any significant physical change in recent years, despite a distinct change over the last ten years or so in the character of the village commercial centre, which is nearby. Barrowford and Higherford are now seen as very attractive places to live and work, and it is possible that commercial pressures could increase in the future. Business and general market confidence in the village remains relatively high, and there are few vacant buildings. It is anticipated that a new Booths supermarket will commence construction on a vacant site at the corner of Gisburn Road and Halstead Lane, just to the south of the conservation area, 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. Traffic pressure on the already busy Gisburn Road through Higherford is likely to increase.
- 6.60 There remains some open space within the conservation area and within its immediate setting, which may at some stage come under pressure for development. Current Local Plan allocations are protective of park and farm land immediately outside the conservation area boundary, with land to the north west of the boundary allocated as open space and open countryside, and farm land to the east of Pendle Water also having green belt protection.
- 6.61 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.
- 6.62 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 Higherford conservation area, together with Barrowford 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 property owners in the conservation area took advantage of these grants to undertake repairs and reinstatements to historic buildings. In particular, repair schemes took place at Park Hill and Higherford Mill in association with the Heritage Trust for the North West, which has contributed to these buildings becoming significant cultural landmarks in Pendle.
- 7.2 In order to further preserve and enhance the conservation area over the longer 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 highlight 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 character or appearance of the conservation area.

- 7.2.5 On-going woodland and tree management wherever 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 to the north of the current conservation area boundary around Gisburn Road and Barnoldswick Road might offer future potential for designation, as there are 19<sup>th</sup> century industrialists' houses at Beanfield and The Grange which form part of the historical growth and development of Higherford.

## 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](http://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](http://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](http://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*

