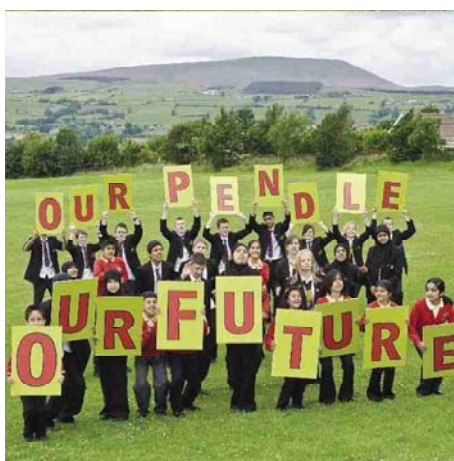


Conservation Area Character Appraisal



Corn Mill & Valley Gardens



Barnoldswick

May 2003
Updated 2008

£15.00

Contents

1.0	Introduction.....	3
2.0	Planning Policy Framework.....	3
3.0	Summary of Special Interest	4
4.0	Location and setting	5
	Location and context.....	5
	General character, setting and plan form.....	5
5.0	Historic Development and Archaeology.....	6
	Origins and Historic Development	6
	Archaeology.....	7
	Development Phases.....	8
6.0	Spatial and Character analysis.....	11
	Key views and vistas	11
	Character areas	16
	Prevailing and former uses	19
	Buildings, materials and details	20
	The public realm	25
	Contribution made to the character of the area by green spaces and trees	25
	Extent of intrusion or damage	27
	Problems, pressures and capacity for change	28
7.0	Management proposals.....	29
8.0	Local Conservation Area Guidance	31

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 of which it is desirable to preserve or enhance”. Where it is considered that an area has special architectural or historic interest, a conservation area appraisal is a way of recording this. An appraisal should assess all the factors that are considered to create this interest, which may include such things as current and past land uses, topography, types and styles of buildings, architectural detail and an area’s social and economic background.
- 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 the 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 Corn Mill and Valley Gardens conservation area was designated in May 2003. The area is focused mainly on the former Corn Mill, evidence of which can be traced back at least to the 17th century on this site, and its water-power infrastructure. The water power source for the original mill - Butts Beck - runs from hills to the south west of Barnoldswick, passing close to the town centre, then through Valley Gardens before it reaches the mill to the north of the town centre. The conservation area directly adjoins the Barnoldswick Town Centre and the Calf Hall & Gillians Conservation Areas.

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 Guidance Notes 15 and 16 – ‘Planning and the Historic Environment’* and *‘Archaeology and Planning’*. 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). The '*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 and 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:
- An early water-powered corn mill with evidence of associated infrastructure such as the mill pond site, mill race, weir and workers' cottages
 - Butts Beck running through Valley Gardens, an attractive landscaped setting below terraced houses on the upper valley sides
 - A late 19th and early 20th century area of urban expansion around Gisburn Road and Skipton Road, including terraced housing, shops, churches and a school
 - A predominance of local stone and blue slate together with simple and robust vernacular detailing to the built form

4.0 Location and setting

Location and context

- 4.1 The Corn Mill & Valley Gardens conservation area is located around the northern edge of Barnoldswick town centre. It lies within an area of town that was built predominantly in the late 19th and early 20th centuries as an extension to the existing settlement which has medieval origins. The conservation area follows the valley of Butts Beck from the centre of town through Valley Gardens to the Corn Mill and on towards Victory Park. The conservation area therefore has a linear form, following the relatively open valley of the beck as it cuts through surrounding development and branches outwards from the town centre to the north east. Two major routes into town - Skipton Road (B6383) and Gisburn Road (B6251) - pass through the conservation area, the latter bridging Butts Beck at Dam Head.

General character, setting and plan form

- 4.2 The conservation area is focused on the Corn Mill and its associated buildings and structures. These follow the valley of Butts Beck from the mill weir at the southern end of the conservation area to the mill complex in the north. Rows of terraced houses are found to the north and east of the conservation area and also on the boundary to the western and southern edges; these contrast markedly with the open spaces and greenery found alongside Butts Beck. The topography is formed by the flat valley floor which is surrounded by rising land to both sides. The steeply sloping valley sides in Valley Gardens are particularly dramatic. Valley Gardens is well landscaped, and these trees and shrubs provide an attractive setting for the built form.

5.0 Historic Development and Archaeology

Origins and Historic Development

- 5.1 The current four-storey Corn Mill at Barnoldswick appears to have been built some time in the early 19th century, but it is likely that there has been a corn mill on the present site for considerably longer. There is physical evidence inside the current building of an earlier phase, possibly suggesting a seventeenth century date. However, evidence from the 12th century indicates that monks from Sawley Abbey were permitted to construct a mill on the Barnoldswick Coates estate, and later the will of William Lister of Thornton suggested that a corn mill was in existence in 1554. The first half of the 16th century was one of strong population growth, and the enclosure of the wastes around Barnoldswick, indicative of pressure on the agricultural resources and leading to demand for corn milling. The water mill was on land belonging to the Coates estate, which it served, and took its power from Butts Beck. The mill dam or reservoir was fed by a mill race or goit originating at a weir in Butts Beck and running through what is now Valley Gardens, then under Gisburn Road at Dam Head Bridge. Water passed through a small head pond from the reservoir before continuing on to power the mill's water wheel. The mill reservoir no longer exists, but its site can be traced as the present-day lock-up garage compound behind the mill and adjacent to the Beck.
- 5.2 Although initially designed as a water mill, it is probable that a steam engine was added some time between 1839 and 1849, as the mill was enlarged and an engine house and boiler house were added. The size of the mill, with its eight millstones set within a cast iron frame (still evident inside), is considerable, and reflects both its importance and the growing population of Barnoldswick in the mid 19th century. In 1924 it was converted to gas power, after being bought out by Barnoldswick Gas Company, then the Local Board, in 1892. Cottages were built to serve the mill by 1839, and had a stable at their northern end. It would appear that the cottages were rebuilt or substantially altered early in the 20th century.
- 5.3 The miller in 1822 was a man named Thomas Ellison. He was followed as owner by William Bracewell, known as 'Billycock', an important member of the Barnoldswick community, owning several mills in the area and employing many local residents. Mr Bracewell died in 1887 whilst in the process of building a gasworks next to the Corn Mill. He also ran the nearby Dam Head Farm (now Nos. 2, 4 and 6 Dam Head Road) until his death. The mill started producing animal feed, being fitted with roller grinding machinery in 1887, and was later taken over by animal feed producers Anthony Hoyle and Sons, who ran the

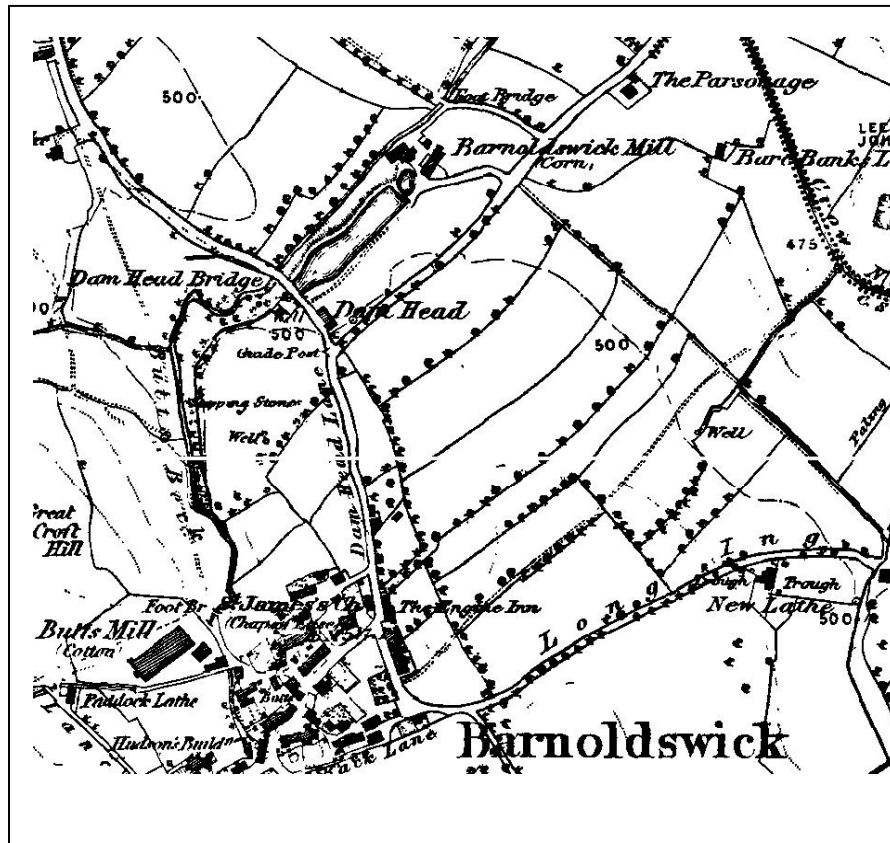
mill from the death of Mr Bracewell up until the 1960's. The mill chimney (sited some 30m south of the mill) was demolished around this time, and the Corn Mill cottages sold off in 1974. The Hoyle family also took over at Dam Head Farm some time between 1893 and 1896, but stopped farming here shortly after 1911, when the town was expanding and many new terraced houses were being built in the area.

- 5.4 The site of the original mill reservoir or 'dam' was filled in by the mid 20th century and used for garaging. There was, prior to this, a shed on the site used to house the local horse-drawn fire engine. Dam Head Bridge was constructed to take the Gisburn Road over Butts Beck before 1796; both Gisburn Road and Skipton Road are pre-turnpike roads. Dam Head Farm dates from the 18th century and is probably the earliest building in the conservation area. Dam Head Road was laid out by 1907 and most of the terraced houses which now surround the farm were completed shortly afterwards. Dam Side Cottages are also relatively early in date, being built after 1853. The remainder of the housing in the conservation area dates from the early 20th century expansion of the town.
- 5.5 The first St Joseph's Church was constructed on Gisburn Road in the early 20th century to give the Catholics of Barnoldswick a place to worship. In 1906 the land was bought, a temporary iron building was erected, and open for worship by 1907. By 1914 a day school had been built to the rear of the church, now used as the church hall. In 1929 the old iron church was replaced by the present stone-built church.
- 5.6 The land along the valley of Butts Beck, now laid out as Valley Gardens, was purchased by Pendle Borough Council in 1955 from a Mr Pickles. The mill goit is restored as a water feature running through the park, and the weir defines its southern end at Butts. The land around Butts originally formed the western side of the village green of the early settlement of Barnoldswick; so named as it was the area set aside for archery practice. The main building in Butts is a former 'model' lodging house, built in the early 20th century to accommodate itinerant weavers coming to the town to work in the mills.

Archaeology

- 5.7 There are no scheduled ancient monuments within the conservation area. However it is possible that there could be currently unidentified features of archaeological interest located within the conservation area due to the nature of past industrial activity in the area.

5.8 Development Phases

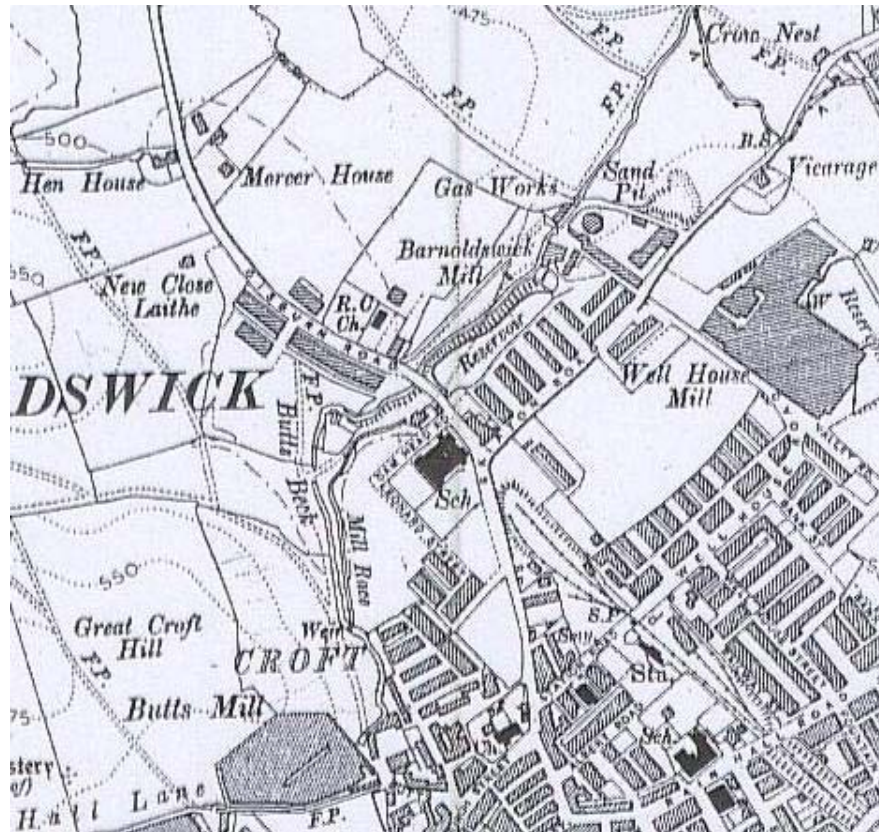


1853 Ordnance Survey Map

The Corn Mill is clearly identifiable towards the top of the map, adjacent to Butts Beck and at the head of the mill reservoir and smaller head pond. The Corn Mill cottages can also be seen next to the mill. Very few other buildings exist between the mill and the edge of Barnoldswick.

The mill race is also evident as it crosses open ground from Butts Beck, near Butts Mill, to the beginning of the mill pond at Dam Head by the Gisburn Road crossing at Dam Head Bridge. The Skipton Road can also be seen branching off to the north east.

The conservation area would have been predominantly open countryside at this time, and the corn mill and reservoir would have been significant features in the rural landscape north of Barnoldswick.



1910 Ordnance Survey Map

The Corn Mill (shown as Barnoldswick Mill) is no longer in an isolated position north of the town. Much of the open land between it and the centre of Barnoldswick has been developed by terraced houses, a school and mill buildings.

Rows of terrace housing have been developed perpendicular to Skipton Road, between the road and the mill reservoir.

The mill race and line of Butts Beck are still in predominantly open land. The weir on Butts Beck is clearly shown to the south.

The gas works has been constructed on land to the north of the mill in order to provide lighting to the town. The mill reservoir is no longer required for water power but has not yet been filled in.



1970 Ordnance Survey Map

The town has expanded to surround the Corn Mill and its infrastructure. The main changes within the conservation area have been the development of the site of the mill lodge and the building of further terraces around the valley sides of the beck.

The surrounding area is now fully developed. Valley Gardens with the mill race running through it provides a measure of open space. The southern end of Butts shows some early 20th century development, which includes the model lodging house for itinerant weavers.

6.0 Spatial and Character analysis

Key views and vistas

- 6.1 The key views and vistas are marked on the Character Analysis Plan (below) and referenced to the following photographs.

Approaching the Corn Mill from Gisburn Road to the south (1)

- 6.2 The stark gable ends of the terraces enclose the path to the Corn Mill from Gisburn Road. On approaching the Corn Mill from the higher land alongside the garage site, views are enclosed between the gable wall to Corn Mill House and the curving stone boundary wall of the Corn Mill. The stone-settled path bends sharply down the slope leading to the front of the Corn Mill, leading the eye to the Corn Mill yard beyond.



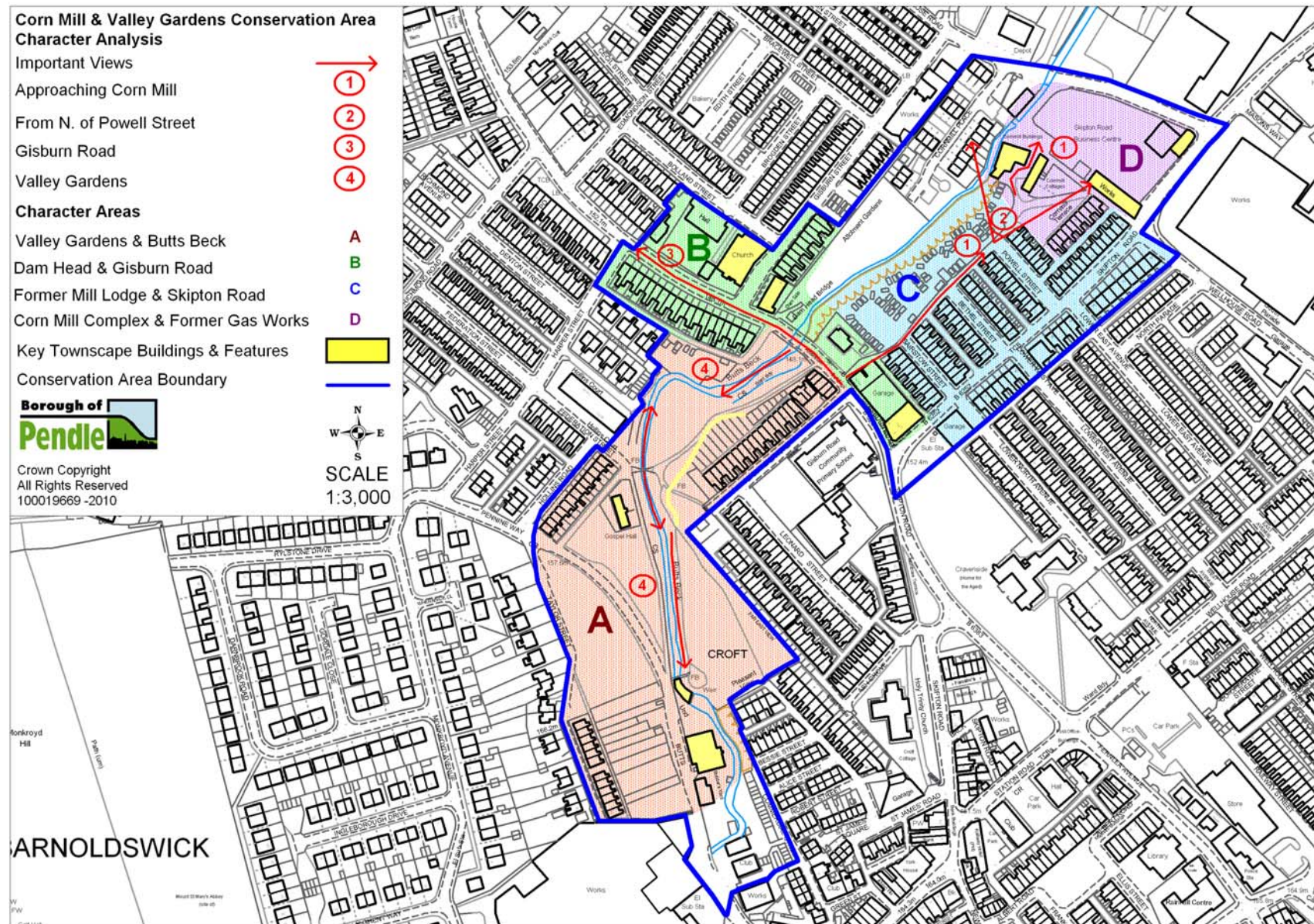
The gables of the houses define views along the lane leading to the mill



The curving stone wall invites views round the corner of Corn Mill House



The enclosed vista created along the settled path between the Corn Mill and Corn Mill Cottages



View from the raised land to the north of Powell Street (2)

- 6.3 Here, looking north-east, there is a mini panorama with the twin gables of the Mill and House framing the left hand side. Between the two, the view extends across the elevated former gasworks site to the hills beyond. Holding the scene together is the tall chimney of Albert Hartley's works, which forms an important part of the setting of the conservation area at this point. The retention of this open aspect, which allows light and space into an otherwise crowded scene, will be an important consideration when considering any future proposals for the elevated gasworks site.



The gables of the corn mill and house form strong elements in the view



A mill chimney in the distance punctuates the view over the gas works site to open countryside



The former gasworks building and the line of Corn Mill Terrace encloses the view to the north east

Gisburn Road (3)

- 6.4 Gisburn Road winds through the central part of the conservation area from its junction with Skipton Road. The linear development of houses on either side of the road creates vistas that lead views out of the conservation area. The 'set-piece' Edwardian terrace at 1-37 Gisburn Road has a slightly curved façade which defines the view and leads the eye around. The varied roofscape is an important element of this view. St Joseph's R.C. Church is elevated above the road to the opposite side and acts as a strong townscape element. The curving vista along Gisburn Road contrasts with the view along the other road axis, Skipton Road, which is straight and strongly defined by grid-iron terraces.



Gisburn Road winds out of the town centre with a tree defining the entrance to Valley Gardens



The attractive set-piece terrace leads the eye along Gisburn Road; the church is opposite



The terrace has a curved façade and strong gabled elements to the centre and each end

Valley Gardens (4)

- 6.5 The enclosed nature and linear shape of Valley Gardens lends itself to the framing of views and the number of mature trees along Butts Beck helps to enhance these further. The view along the beck towards the weir and approaching Butts is particularly attractive.



The view of Butts Beck from the bridge at Dam Head



Mature trees along the Beck bring a rural atmosphere into the town



The view towards the weir and the former model lodging house on Butts

Character areas

- 6.6 There are four distinct character areas or zones that can be identified in 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.

Valley Gardens, Butts Beck and surroundings (A)

- 6.7 Valley Gardens is the landscaped valley of Butts Beck that runs north from the old village core of Barnoldswick. The narrow valley is steep sided and is attractively landscaped with trees and lawns. It is a quiet enclosed area. The surrounding terraced houses are generally at a higher level. The elevated terraces at Dam Head Road, Hollins Road and Taylor Street impact directly upon the character and appearance of Valley Gardens, enhancing the sense of enclosure. Other terraces such as Far East View and Ings Avenue are largely hidden behind evergreen shrub and tree planting, and therefore define the setting of the conservation area. The Beck meanders through the Gardens and is crossed by two footbridges which provide the opportunity for attractive views along the swiftly-flowing stream.
- 6.8 The main townscape features around the Gardens are the weir at the Butts entrance, the goit or mill race, the former Model Lodging House (now a builders' premises) on Butts, the former Dam Head Farm and the timber Gospel Hall. The latter is a charming yet functional timber building that houses an active local congregation. Such humble timber or metal buildings represented the early years of many local Christian congregations, including the nearby St. Joseph's Catholic Church. The survival of the Gospel Hall is therefore a reminder of the origins of many of the chapels and churches of Barnoldswick.

Dam Head and Gisburn Road (B)

- 6.9 The green quietness of Valley Gardens immediately gives way to the noise and traffic of the busy Gisburn Road and Dam Head Bridge, which crosses the Beck at this point. There is a strongly enclosed character of stone buildings, although the mature trees around the bridge help to soften the scene and provide a break in the built form at this point.

- 6.10 The robust view to the north-west is dominated by St. Joseph's Roman Catholic Church, built in an attractive free gothic style on slightly raised ground. Adjacent is the former school, now the church hall. The view from the bridge is enclosed by Dam Side, a row of early industrial cottages, the adjoining terrace at 2-20 Gisburn Street, which has an interesting roof line, the Church, the Presbytery and 1-37 Gisburn Road, a set-piece Edwardian terrace.
- 6.11 Other buildings of townscape interest around the bridge include Ribblesdale Buildings and 2-18 Gisburn Road, which are largely traditional stone buildings, some including original shop fronts. Nos. 2-4 Gisburn Road (Victoria Court) is still a prominent corner building at the junction of Gisburn and Skipton Roads, but has suffered extensive modernisation. The Gisburn Road Primary School, which dominates the immediate area, lies in the adjacent Barnoldswick Conservation Area.



The weir on Butts Beck at the entrance to Valley Gardens



The early cottages at Dam Side; the gable creates a focal point at Dam Head



Ribblesdale Buildings with its traditional shopfronts also makes a strong statement at Dam Head

Former mill lodge and Skipton Road (C)

- 6.12 The site of the mill reservoir is the principal feature of historic interest, though now filled in and used as a garage site. This utilitarian use has led to a relatively unattractive appearance that would benefit from some improvement. A steep bank leads down from the former reservoir to Butts Beck and the allotment gardens on the valley floor - an appropriate use for this location. Mature trees provide a visual screen and the terraces beyond form the setting of the conservation area.
- 6.13 The south-east boundary of the former lodge is marked by a gently curving stone wall and informal lane. Hard up to the lane on the opposite side are the grid iron gable-ends of Bairstow Street, Bethel Street and Powell Street creating a vibrant street scene. As one progresses down the lane, there are views along the streets and back streets to the higher status terraces of Skipton Road. Glimpses beyond, along the grid, form part of the setting of the conservation area.
- 6.14 Skipton Road is a fine Victorian/Edwardian street with set-piece middle class houses on the south-east side (some with original windows, doors and other features) and earlier more humble terraces on the north-west side. Gisburn Road School is an on-axis focal point of the street when looking south-west. At the junction with Lower North Avenue is an early C20 red brick garage. Approximately midway along Skipton Road, between two terraces, is Sherbrooke, a large detached Edwardian property of some architectural merit, currently in use as a funeral parlour.

Corn Mill complex and former gasworks site (D)

- 6.15 Historically, this is most important part of the conservation area. Architecturally it is complex, with tightly enclosed spaces contrasting with open panoramas to the hills beyond. The varying land levels around the mill add much to the character and appearance. The place is almost completely built of sandstone and those elements that are not, such as the modern steel railings around the elevated gasworks site (now Skipton Road Business Centre) or the timber fences at Corn Mill Cottage invariably detract from the appearance of the area.
- 6.16 The Corn Mill is four storeys high and rises dramatically above the surrounding buildings and the Beck. To the front of the mill is a yard with some stone sett paving, enclosed by the high stone retaining wall to the former gasworks site. There are good views of the building from West Close Road and from across Butts Beck to the west. Elsewhere it is seen as part of the larger group of buildings. Behind the Mill, the land rises to the level of the former header pond and lodge. Here the Mill is

only two storeys compared to four storeys facing the stone-setted yard. The plain austere gables of the Mill and Corn Mill House enhance the strong urban qualities of the scene.

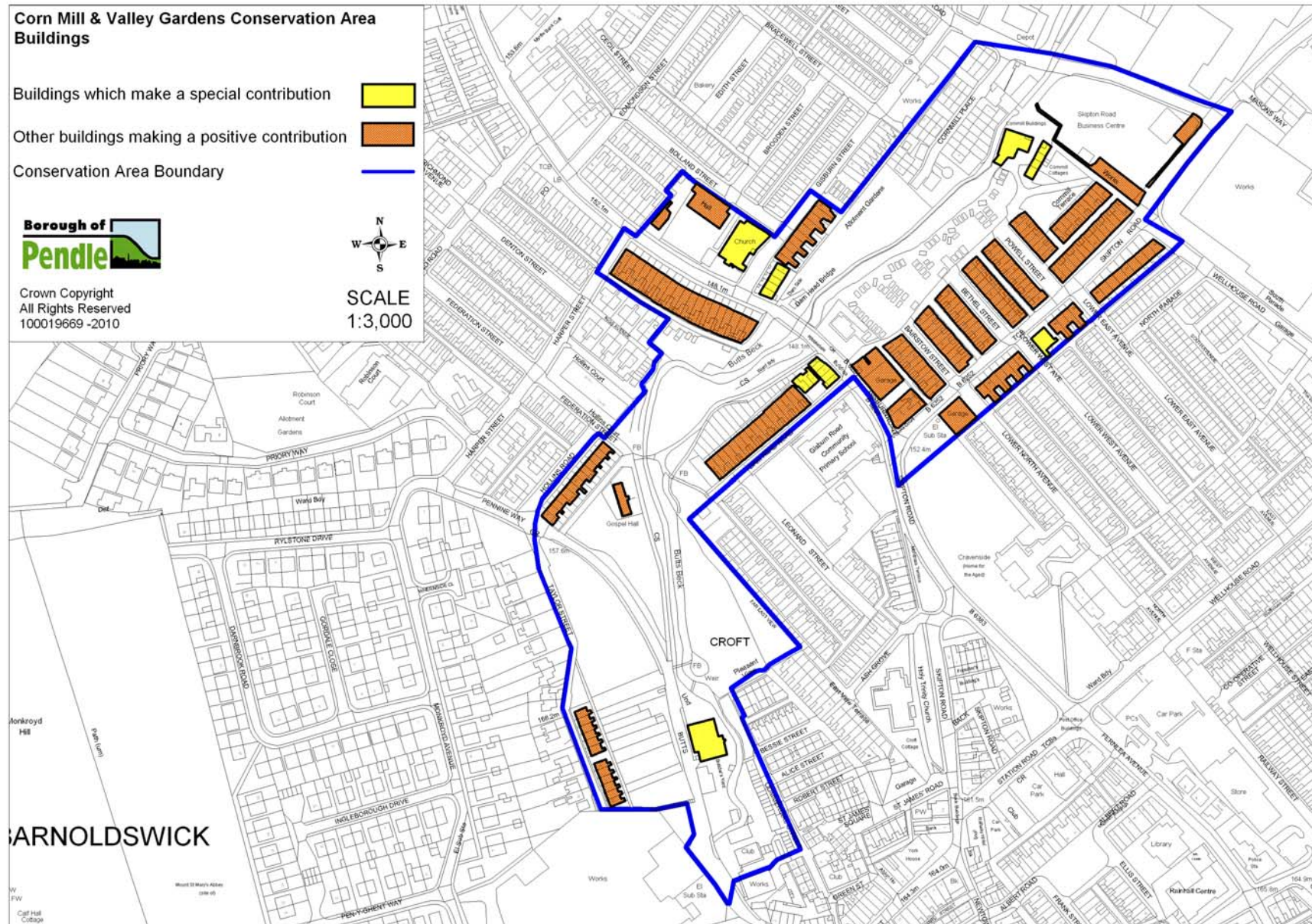
- 6.17 Corn Mill House, Cottage and the attached former stable building are immediately adjacent, with a steep stone-setted path between them and the Mill that imparts considerable character. A new stone house has been built on the formerly vacant land in front of Corn Mill Terrace. Corn Mill Terrace and rear Powell Street enclose the south-eastern aspect of the complex, and the elevated former gasworks similarly encloses the complex to the north-east. The south-west wall of the gasworks site is particularly effective in tightly enclosing the lane from Skipton Road down to the mill.
- 6.18 Butts Beck runs next to the mill to the north-west, and the adjacent lower gasworks site has in recent years been developed for a small terraced housing estate. The remaining yard and red brick building off West Close Road, like those on the neighbouring elevated gasworks site are reminders of a former use closely connected to the Corn Mill. The gasworks site provides an attractive traditional stone frontage to Skipton Road but is less satisfactory on West Close Road. Here the elevated position makes the steel security fence overbearing in the street scene and detracts from the view of the mill.

Prevailing and former uses

- 6.19 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 is today still influenced by the historic industrial uses of the Corn Mill and gas works. However the area has become more residential in character due to the recent development of houses on West Close Road. The Corn Mill itself, though still housing an auto-electrical business on the lower floors, provides attractive residential accommodation for the owner on the upper two floors. Recreational and community uses are well provided for in the area by the public park, allotments, schools and churches.

Buildings, materials and details

- 6.20 There are no listed buildings in the conservation area. Those buildings which are considered to make a positive contribution to the character and appearance of the conservation area are marked on the Buildings Plan; those making a special contribution are described below.
- 6.21 Buildings and boundary walls are overwhelmingly in the locally quarried sandstone, which brings an overall unity to the built form, and roots the buildings into the landscape. The local vernacular building forms are simple and robust. The sandstone is buff coloured and usually squared and coursed, often with a rough quarry faced finish to the older buildings, but dressed or showing saw marks on the later buildings and boundary walls. Windows and doors are invariably surrounded with plain stone jambs, lintels and sills; the stone was commonly available in large pieces and easily cut when fresh from the quarry. The predominant roofing material is blue Welsh slate, which was brought to the town with the expansion of the railway from 1871. Locally quarried stone slate is evident on the earlier buildings at Dam Side cottages and the former Dam Side Farm. A couple of the later industrial and more utilitarian buildings are in red brick, however this is very much the exception. The terraced houses are generally simple in form and display little architectural decoration – though the larger terraces on Skipton and Gisburn Roads are higher status and have refinements such as canopied bay windows and front gardens.



- 6.22 The **Corn Mill** comprises a four-storey main block with a two storey projection at the rear which is built into the rising land. A single-storey extension in two bays is built onto the east side, forming the engine house. A loading bay is formed at the higher level to the rear.

The building is divided into six bays with the four northerly bays being built onto an earlier structure forming the southerly two. Internally the original water wheel housing rises up from the ground floor through to the first floor. Other internal features survive, including the cast iron columns and the bases and frames for eight millstones. The water wheel house was located at the southern end and the engine and boiler house is to the eastern side.

The external walls are of roughly coursed stonework, with evidence of earlier rubble walling to the west wall on the lower part of the southernmost bays and possibly part of the southern wall. The main building has been re-roofed in blue Welsh slate, whereas the eastern extension retains a stone slate roof. The engine house front and tall arched window have been reinstated with financial assistance from the Stream & Steam conservation grant scheme which the Council ran in the Barnoldswick conservation areas from 2003. Other repair works have included new windows, roof repairs and re-pointing.





6.23 Close to the Corn Mill lie its former ancillary buildings, **Corn Mill House, Corn Mill Cottage and the attached stable block.**

Though altered early in the 20th century they still form an impressive counterfoil to the Mill itself and are a reminder of the former activity centred around the mill. Located on a sloping site they have a dramatic presence in the townscape and create an attractive informal group with the mill and the surrounding buildings. Though the house and cottage both benefitted from conservation grants in recent years, the stable block is still unimproved.

6.24 Forming an attractive grouping at Dam Head are **Ribblesdale Buildings** and the former **Dam Head Farm**. Ribblesdale Buildings was built in the early 20th century as a row of shops with an assembly hall on the upper floor, now used a residential accommodation. It is a simple building in stone and blue slate, with the original shop fronts attractively restored and contributing to a vibrant street scene on the busy Gisburn Road. To the rear the old buildings of Dam Head Farm, though now altered, still display their early pre-industrial origins. They are at a smaller scale than the surrounding later buildings and still retain a stone slate roof, though the stonework is now painted.

6.25 Further along Gisburn Road lie **Dam Side Cottages**, a terrace of five early cottages built in the mid 19th century close to the former dam. They are simple vernacular buildings of squared watershot stone and stone slate roofs. Unlike the later terraces they have no rear outshots, merely small privies at the rear of the back yards. They contrast markedly with the later terraces

built adjacent on Gisburn Street. Further along Gisburn Road can be found **St. Joseph's Roman Catholic Church**, built in an attractive free gothic style on ground raised up above the road. Though still of the local stone and blue slate, the elaborate windows are emphasised by the use of dressed stone, and the asymmetric bell tower with pinnacle gives it a dominance in the street scene.

- 6.26 To Skipton Road, **Sherbrooke** is a sizeable, double-fronted Edwardian villa which contrasts with the smaller terrace houses found elsewhere on that road. Its imposing frontage has wide doors and large bay windows incorporating stone mullions and stained glass.
- 6.27 The dominant '**Model**' **Lodging House** on Butts is a large red brick building now in use as a builder's premises. It was built in the early 20th century to provide temporary accommodation of an improved standard to itinerant weavers. The building is three storeys high and double pile with a hipped blue slate roof. The first and second floors have six paired windows and then a final single window. The ground floor has a more modern front extension.



Sherbrooke – an attractive Edwardian property that adds variety to the terraces on Skipton Road



The three storey former 'model' lodging house, simply and cheaply built in red brick



The Edwardian St Joseph's Roman Catholic Church in an attractive free gothic style

The public realm

- 6.28 Much of the road and footway surfacing in the conservation area is now of modern tarmac, though stone setts predominate around the Corn Mill and its cottages, due in part to their restoration in the public realm works for the Stream & Steam project. These improvements have been of great benefit in creating a more appropriate setting for the Corn Mill and its surroundings. In Valley Gardens the weir is an evocative reminder of the former industry of the town which relied on water power, and the goit is also apparent running through the Gardens. The Stream & Steam Heritage Trail provides local interpretation and information for both these features. Stone boundary walls frequently create strong townscape elements, in particular those surrounding the former reservoir site, and the former gasworks site.

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

- 6.29 **Character Area A.** Butts Beck enters the conservation area at its southern boundary travelling in a northerly direction from the adjacent Calf Hall and Gillians conservation area. On the left hand side of Butts opposite the builder's merchants, garden plots from the houses on Taylor Street reach down the valley side right to the road. The gardens have a number of trees growing in them which are mostly of coniferous type but which nonetheless enclose the space, screen open views of the houses at the top of the slope and lead the eye along the road towards the open areas of grass ahead.
- 6.30 The open grass area is divided into three triangular portions by the continuing road and Butts Beck to the east. To the west a grass area slopes down from Taylor Street and is a continuation of the slope with the gardens. It has a number of trees on it particularly along the bottom of the slope, where a double line of Ash and Maple planted as an element of the Stream & Steam heritage trail provides enclosure to the area and a pleasant avenue effect to the road. From Taylor Street at the top of the grass slope wonderful views can be seen over the full extent of the conservation area and beyond to the Yorkshire Dales and the full impact of the contribution made by the trees can be clearly appreciated.
- 6.31 The middle triangular area has a children's playground which is screened by a shrubbery, with trees in the south apex, whilst to the north is the Gospel Hall. On the grass area more trees including White-Bark Birch, Liquidambar and Maple have been planted as part of the Stream & Steam trail. The east boundary is provided by the tree-lined Butts Beck.



An avenue of young trees below Taylor Street



A collection of trees in Valley Gardens



The view from Taylor Street over the conservation area to the Yorkshire Dales beyond

- 6.32 Crossing the bridge over Butts Beck to the north of the builder's merchants leads into the Valley Gardens. Here the path turns north running between and parallel to Butts Beck and the old mill goit. The land slopes up on the east side to Far East View and is planted mainly with evergreen coniferous trees although there are some Ash and young Oak. The bankside of Butts Beck is colonised with deciduous trees and shrubs. The path follows this line until it returns to the east where ornamental tree planting closes off the view. In this area there is a collection of ornamental trees including young Walnut and varieties of Maple. To the east coniferous trees again screen the gable ends of the terraces of Damhead Road and Leonard Street.
- 6.33 The north boundary of Valley Gardens fronts onto Gisburn Road where the gate to the park is marked by several trees. The green spaces of Taylor Street and Valley Gardens are all in Pendle Borough Council ownership and are maintained by the Parks Department and provide a vital recreational space in the urban environment.

- 6.34 **Character Area B.** A mixture of deciduous and coniferous trees at the frontage of Valley Gardens contributes to the street scene, and these are visible along Gisburn Road from both the north and south. St. Joseph's Church sits prominently on raised ground to the north of Gisburn Road, its boundary retaining wall prominent in the street scene with its solitary Cherry tree overhanging the road. At the junction of Gisburn Road and Skipton Road there is a large town centre green space on which a number of semi-mature deciduous trees are growing and which close the view to the south. Some of these were planted as part of Stream & Steam including unusual species such as Tulip Tree, Oriental Plane and Wingnut.
- 6.35 **Character Area C.** On the other side of Gisburn Road is the former Mill Lodge and adjacent allotments. The mill lodge is now a garage site and detracts somewhat from the area. There is an embankment to the north of the site down to Butts Beck which has numerous trees and shrubs on it; these provide screening for the garages from the north which is of particular benefit to the residents of Gisburn Street. The possibility of further tree planting on the site has been investigated through Stream & Steam to improve the view to the end of Bairstow, Bethel and Powell Streets, but only very limited suitable planting space could be found and due to harsh growing conditions, tree survival was not good. However, the trees on the embankment to the north of the garage site provide some benefit, being viewed over the tops of the garages.
- 6.36 **Character Area D.** The Corn Mill complex at the north end is very much a built environment. Butts Beck at this point is constrained in an open stone culvert and there is little opportunity for trees to grow. A number of apparently self-seeded scrubby trees grow along the top of the north boundary wall of Skipton Road Business Centre but their quality is low and their contribution to the conservation area and amenity is minimal.

Extent of intrusion or damage

- 6.37 Despite the substantial environmental improvements carried out in recent years, there are still several areas which detract from the appearance of the conservation area, due mainly to the nature of their continued industrial uses. To the north of the conservation area, the former gas works site, now Skipton Road Business Centre, has an untidy and rundown appearance. Similarly, the works on West Close Road do not enhance the northern approach to the Corn Mill, though the area has

generally been enhanced by the new residential development adjacent. The former mill reservoir is still occupied by garages, which would benefit from additional screening and landscaping. In Butts, the industrial area at the southern end of the conservation area, there are still similar problems with rundown modern buildings and sites, although substantial public realm improvements were carried out here as part of the Stream & Steam initiative.

Problems, pressures and capacity for change

- 6.38 The conservation area has experienced some degree of change in recent years with the construction of the new housing estate on part of the former gasworks site. With the Stream & Steam Heritage Trail initiative, there came the opportunity to undertake public realm improvements in Butts and around the Corn Mill, together with repairs to some of the historic buildings. There are still pockets however which suffer from a relatively poor environment, lack of investment and a degree of underuse, principally West Close Road in the north, and Butts in the south. It is possible that these primarily industrial areas may come under pressure for development in the future, as could the garage site behind the mill, or the allotments site. It is essential that any future changes in these areas should respect the setting of the Corn Mill and allow it to retain its physical dominance. Butts is nearer to the town centre and therefore may be more susceptible to commercial development pressures.
- 6.39 The trees, views and open spaces around the Beck are important to the character and appearance of Valley Gardens, and it is important that these areas of public open space and landscape are well maintained. The goit and the weir also contribute to the history and atmosphere of the area and need to be kept in good repair. The terraced houses in the area still display some architectural unity, and it is likely that incremental or ill-considered alterations to buildings, such as extensions, porches, conservatories, or new windows or front doors, could have a significant impact on overall character and appearance. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant.

7.0 Management proposals

7.1 Following designation of the conservation area in 2003, enhancement proposals were brought forward, and agreed following public consultation. They were based on the enhancement of the area through the Stream & Steam Heritage Economic Regeneration Scheme, a conservation grant scheme operated by the Council in partnership with English Heritage and the East Lancashire Partnership. The scheme was developed to undertake repairs to some of the historic buildings and structures along the watercourses of Barnoldswick, which would ultimately be brought together and interpreted to form a heritage walking trail through the town. The scheme involved:

- Repairs to buildings including the Corn Mill, Corn Mill House and Cottage, and Ribblesdale Buildings;
- Public realm improvements such as stone sett paving around the Corn Mill, and new road surfacing and footways at Butts;
- Tree planting to enhance existing areas of open space at Valley Gardens, and in other locations in the conservation area;
- The creation and interpretation of a heritage trail through the conservation area as part of a wider trail through the town.

7.2 In order to further preserve and enhance the conservation area over the long term, the following additional initiatives are proposed:

- 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.
- 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.

- The 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 publication of an explanatory leaflet about conservation areas, to include best practice advice on carrying out alterations, maintenance and repairs.
- 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 could include the Corn Mill, Corn Mill House and Cottage, Ribblesdale Buildings, Dam Head Farm, Dam Side Cottages, St Joseph's Church, Sherbrooke and the Model Lodging House. The list could also include structures such as the mill goit and weir.
- On-going woodland and tree management where possible, in order to protect the amenity and appearance of the trees.
- To encourage the on-going maintenance and repairs to roads and footpaths, and to seek to ensure that future changes preserve the character of the area. Historic surfaces should be retained and opportunities taken wherever possible to reintroduce traditional materials where these have been lost.

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/conservationspd

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 75mm 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

Planning Policy & Conservation
Planning & Building Control
Pendle Council
Town Hall
Market Street
Nelson
Lancashire BB9 7LG

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۔

Tel:	01282 661788
Fax:	01282 699463
Email	conservation@pendle.gov.uk
Website:	www.pendle.gov.uk/planning



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