

# Conservation Area Character Appraisal



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## Contents

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<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 .....	5
<b>5.0</b>	<b>Historic Development and Archaeology.....</b>	<b>6</b>
	Origins and historic development .....	6
	Archaeology .....	9
	Development Phases .....	10
<b>6.0</b>	<b>Spatial and Character Analysis .....</b>	<b>15</b>
	Character of spaces .....	15
	Key views and vistas.....	15
	Character Areas .....	21
	Prevailing and former uses .....	26
	Buildings, materials and details.....	26
	The public realm.....	29
	Contribution made to the character of the area by green spaces.....	30
	Extent of intrusion or damage .....	30
	Neutral areas.....	31
	Problems, pressures and capacity for change .....	31
<b>7.0</b>	<b>Management Proposals .....</b>	<b>32</b>
<b>8.0</b>	<b>Local Conservation Area Guidance .....</b>	<b>34</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 interest, which may include such things as current and past land uses, topography, types and styles of buildings, architectural details 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 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 Edge End Conservation Area was designated in November 2002. Edge End developed historically as a small farming settlement and still retains its semi-rural character today, being surrounded by green spaces, most notably the open areas of Hard Platts which were formerly the fields belonging to Edge End. The Conservation Area comprises a small group of buildings surrounded by open land, the latter now used mainly for recreational purposes and allotments; a green enclave amidst the 20<sup>th</sup> century suburban development which grew up on the south west side of Nelson.

## 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 and archaeology, 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](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, including architectural and historic, but it can be summarised as follows:
- Origins as a rural farming settlement in medieval times, still retaining a secluded and semi-rural character set within open spaces, though now surrounded by 20<sup>th</sup> century development.
  - Associations with two important local families, the Hargreaves and the Ecroyds.
  - Historic buildings at the heart of the settlement tightly juxtaposed around a narrow track enclosed by stone walls and mature trees.
  - The contrasting open slopes of Hard Platts which offer bracing views over Nelson and out to Pendle Hill.
  - The Grade II listed Edge End House, and locally important buildings at Edge End Hall, Edge End Farm and the cottages on Edge End Lane.
  - The predominance of local stone and slate together with simple and robust vernacular detailing to the built form.

## 4.0 Location and Setting

### Location and context

- 4.1 Edge End conservation area is located on a north-west facing sloping valley side between the southern tip of Nelson and the northern edge of Brierfield. It provides a substantial area of open space and ultimately prevents these two distinct settlements from merging. The area looks down across the valley of Pendle Water; the flat valley floor to the north contains the main communication links that grew up to serve the industrial towns of Brierfield, Nelson and Colne: the Leeds Liverpool Canal, the railway line, the main A56 road and latterly the M65 motorway.

### General character and plan form

- 4.2 The character and appearance of the area around Edge End is still influenced by its use dating back hundreds of years as an ancient farming settlement, being recorded as 26 acres in the fourteenth century. The hamlet comprises a small and informal group of buildings clustered adjacent to Edge End Brook, which descends to Pendle Water through a 'clough' or wooded valley. This small settlement is surrounded by open spaces, some wooded and some open in nature, which originally formed the farmlands belonging to it. The area is therefore of quite differing character and layout to the predominantly 20<sup>th</sup> century suburban housing development that surrounds it.

### Landscape setting

- 4.3 The conservation area is a green and calm place linking the two busy Nelson to Burnley routes to the south-east (Walverden Road) and north-west (Manchester Road). However there are two parts of quite different character. The Edge End settlement has historic buildings and trees tightly juxtaposed around a narrow track. On the other hand, Hard Platts to the north west of the settlement (originally the fields belonging to Edge End) offers open bracing views over the houses, mills and churches of Lomeshaye further to the north-west. The clough continues west of Edge End in a dramatic ravine that has been wooded for many centuries. Pre-urban tracks, field layouts and woodland still survive, though today none of the open land remains in farming use.

## 5.0 Historic Development and Archaeology

### Origins and historic development

- 5.1 Edge End has strong historic links with Lomeshaye, located across the valley floor to the north west, as both were owned, farmed and developed by different parts of the same two families from the fourteenth right up to the twentieth centuries - the Hargreaves (before c. 1750) and the Ecroyds (after c. 1750). The well used pathway down Hard Platts is the historic route linking the two family settlements.
- 5.2 The Hargreaves family lived at Edge End for many generations. They were an important local family and there are several references to particular members in the book *"The History of Marsden and Nelson"* by W. Bennett. The Hargreaves were farmers and their old farmstead was probably on the same site as the current 19<sup>th</sup> century Edge End Hall. In the seventeenth century, the family were Quakers and the house at Edge End is thought to have been used for secret meetings until the Toleration Act was passed in 1689.
- 5.3 An estate plan dated c. 1790, but possibly fifty years older, survives (see p.10-11below). It depicts the Edge End Farm estate at the very end of this period. The old farmstead is shown and comprises a house, barn, fold, kitchen garden and orchard. A lane to the rear, called Cow Lane, leads to the adjacent fields, each with its own name:
- Long Field (now the site of the Edge End High School and playing fields)
  - Great Meadow, Clough Hey, Lower Cote Meadow (cote meaning sheepfold), adjacent to the wooded clough,
  - Great and Little Hard Platt (i.e. "plot" and hence the plural Hard Platts today) and;
  - Higher Cote Meadow, Bob Meadow and Bob Leys (ley meaning grassland).
- 5.4 The three latter areas now together form the Hard Platts recreation ground, which creates an attractive open setting for the settlement, and has been included in the conservation area for this reason, as well as its historic origins as part of the estate. The estate plan shows that across these fields is written "*now in one*" indicating that the smaller fields had been combined around this time. A further field was located to the south of the farm (Moor Field), which now forms part of the former Mansfield playing field, where a new school (Marsden Heights Community College) is currently being built. Evidence of the growth of the textile industry is indicated by the existence of a dye house, combing shop and cottages on the lane. The cloth

business was moved to Lomeshaye Mill in 1780 and the buildings subsequently demolished, though the cottages have survived. The plan also clearly shows the layout of boundaries, tracks and paths which are still evident today.

- 5.5 The estate plan was drawn after Edge End was bought by Richard Ecroyd in 1721, and Lomeshaye was also bought around this time. The Ecroyds, also Quakers, were clothiers and spinners rather than farmers. Their first workshop was built in the early 18<sup>th</sup> century close to where the cottages are now on Edge End Lane; here a few workers were engaged in hand combing, spinning, warping and dyeing. The building of spinning mills increased the need for weavers working from home, and led to an expansion in the number of workers' cottages. By around 1800 at Edge End there were 17 new cottages, and 3 conversions from the Ecroyds' former workshop. Edge End House (now listed Grade II) was built in 1740 and a second house, Clare Green, was built in the mid eighteenth century by Tabitha Ecroyd and her husband Richard Marriot, however it was partially destroyed by fire in 1814. Their son, John Marriot, was a poet who was said to have inscribed verse on the trees of the settlement.



Remains of historic field boundaries as shown on c1790 Estate Plan (below)

- 5.6 When Edge End Hall was built in the early nineteenth century it replaced the old farm and barn, and the layout of the estate and gardens can be seen on the 1848 OS map (see p.12). The settlement at this stage comprised Edge End House, Edge End Hall, the farm at Clare Green and the cottages on Edge End Lane, all still surrounded by trees with open fields beyond.
- 5.7 Edge End Hall was remodelled in the mid to late nineteenth century, and around the same time the gardens of the Hall and Clare Green were combined into one and a formal driveway to the hall constructed. Around 1860 a new farm building (Edge End Farm) effectively replaced Clare Green. In the 1870's a nursery business developed and large numbers of glasshouses appear in the settlement, all evident on the 1893 OS map (see p.13).
- 5.8 The business was short lived and by 1912 only the greenhouses in the gardens survived, as apparent on the 1912 map (see p.14). More successful were the allotment gardens created from a field immediately to the south of the clough and the main area of glasshouses. These developments illustrate the growth of market gardening in this period to supply the rapidly growing towns in the valley below.
- 5.9 At this time Edge End Farm was occupied by a variety of farmers, including several Ecroyds. H Dugdale and Sons took over around 1930 and branched out into cattle removing in 1945. After the 1950's farming ceased, as the adjacent fields were built on, but the livestock transport business continued until the 1970's and this use evolved into transport vehicle repair. In 1929 William Ecroyd sold the fields at Hard Platts to Nelson Borough Council for public open space and the building of Edge End School.
- 5.10 It is evident from this history that farming was gradually sidelined by the social and economic changes which took place from the middle of the eighteenth century onwards. The Hargreaves were essentially farmers, perhaps with secondary interests in textiles. The Ecroyds, on the other hand, were a textile-based family and the old farmstead was replaced with the more gentlemanly accommodation of Edge End House and then Edge End Hall. Farming was first moved to Clare Green and subsequently to Edge End Farm. The gardens of the former were used to create the larger and more impressive late Victorian grounds of the Hall, which still today are a reminder of the wealth and social status of the Ecroyd family.
- 5.11 Over the years farming was deliberately moved away from the ancient core of the settlement. The farm gradually developed into a heavy vehicle repairs operation, which carried on for several years before the site was redeveloped for a small housing estate in 2007. Edge End Farmhouse, which had been substantially altered over the years, was refurbished and incorporated into the development. The closure of the business effectively ended the link with agriculture that had existed for around seven

centuries. Apart from these new houses at Edge End Farm and two other houses built in the 1950's and 60's there has been relatively little development in the area since the 1800's. This important factor results today in a distinct feeling of seclusion and exclusivity, with the impressive Victorian architecture of the Hall being glimpsed behind solid stone garden walls and lush vegetation.

### Archaeology

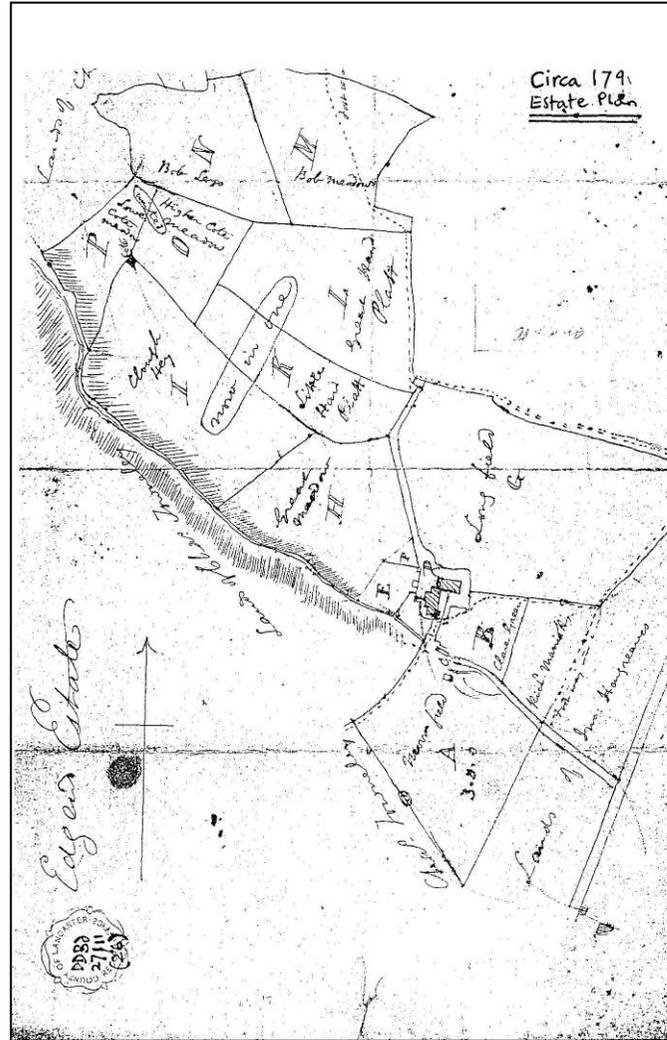
- 5.12 There are no scheduled ancient monuments within the vicinity of the conservation area, however the local Historic Environment Record indicates the location of two post-medieval wells on the Hard Platts, and an industrial-era site, probably the Ecroyds' workshop, at Edge End (*Nelson Historic Town Assessment Report, Lancashire County Council, 2006*).



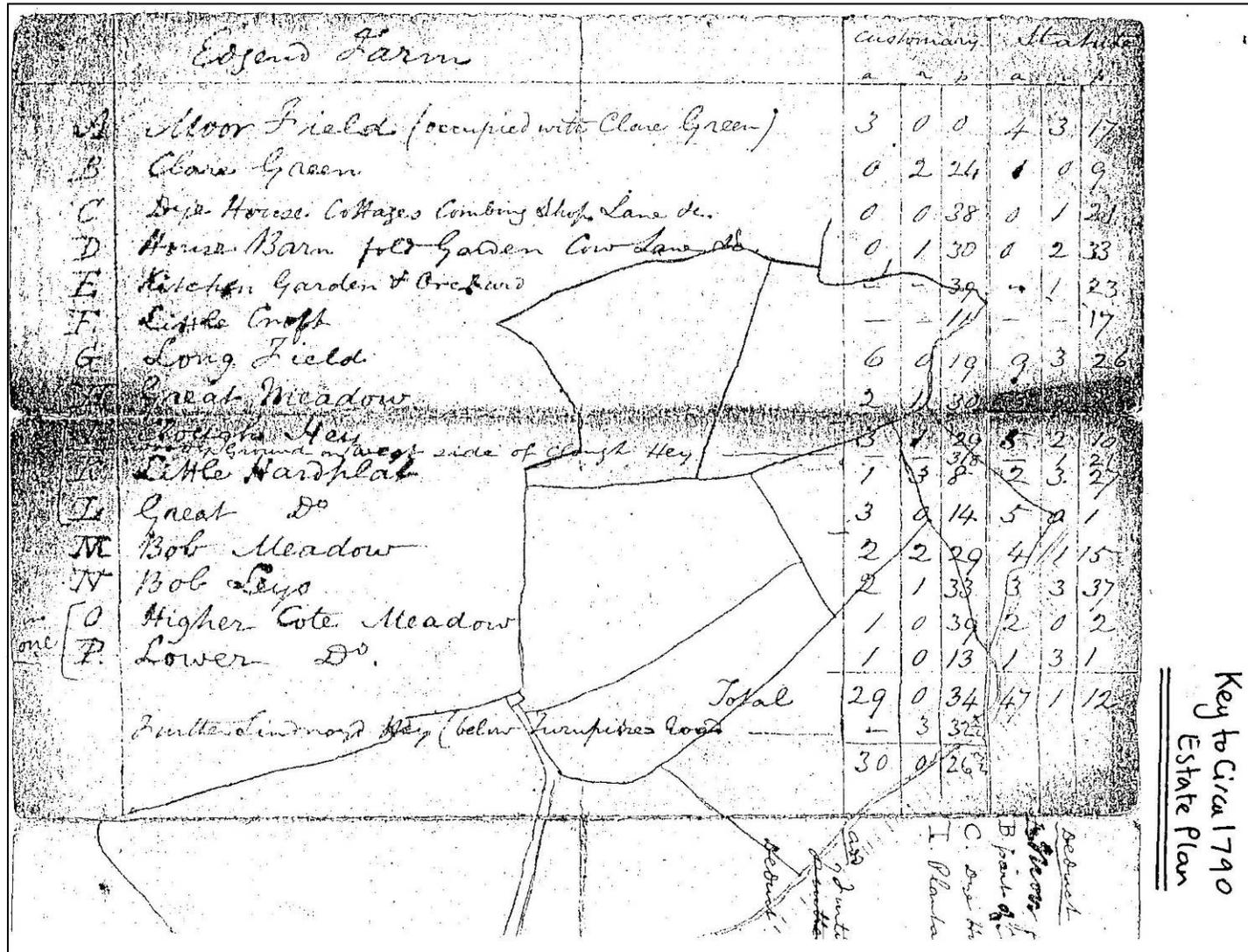
An early footpath running from Edge End south to Benthead, shown on c1790 Estate Plan (below)

# Development Phases

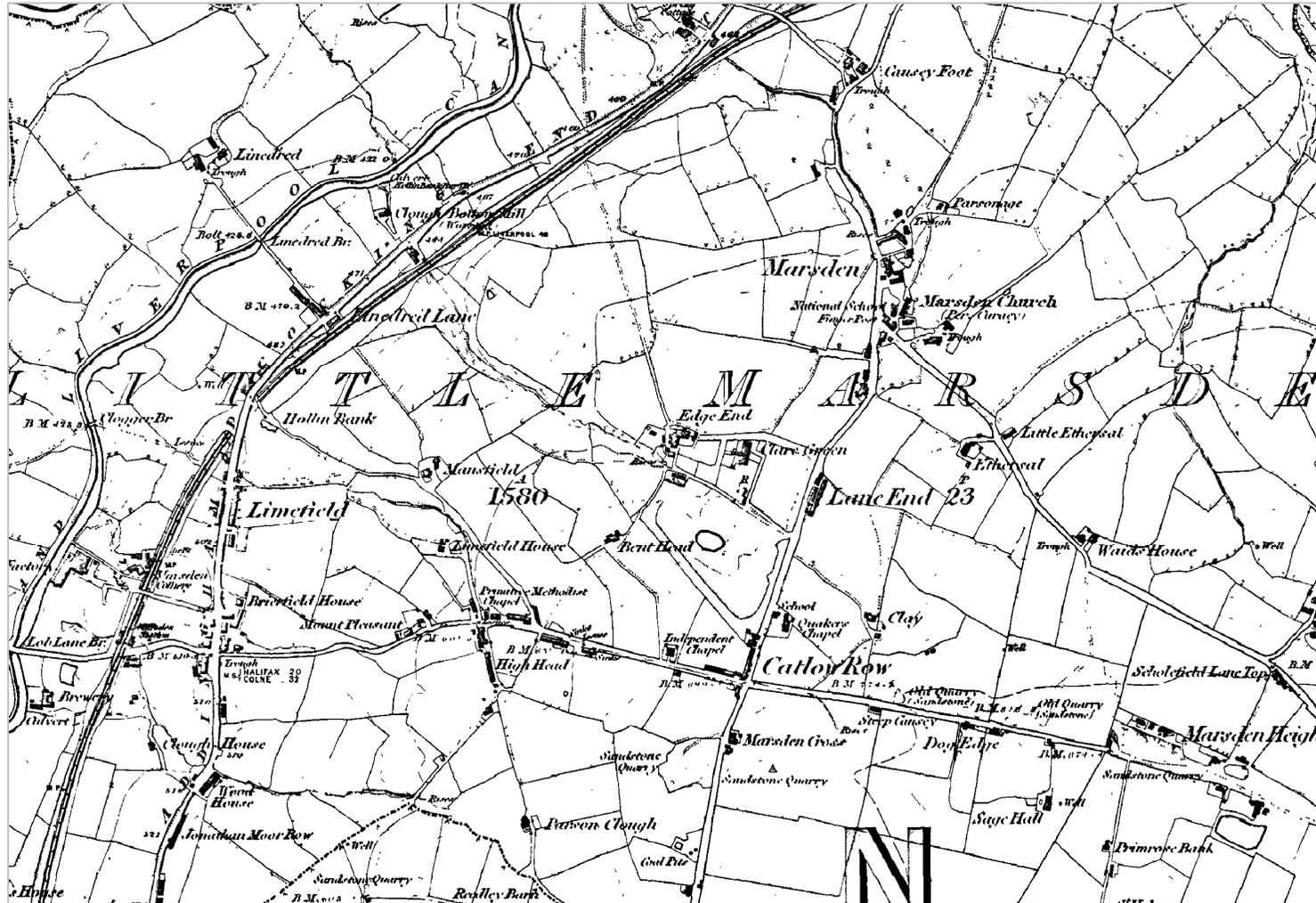
Edge End Estate Plan c.1790



Edge End Estate Plan - (key)

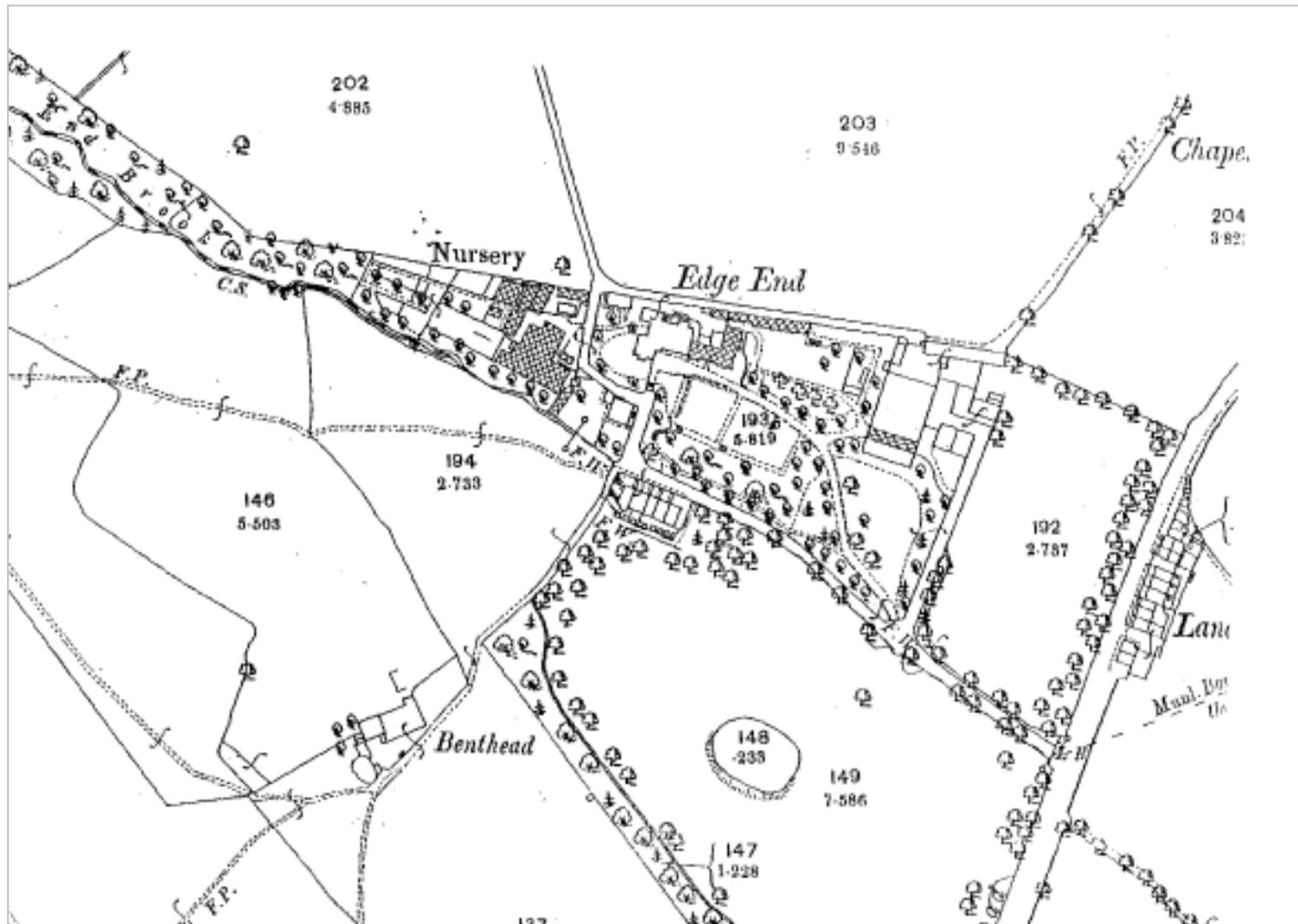


Ordnance Survey 1848 Map

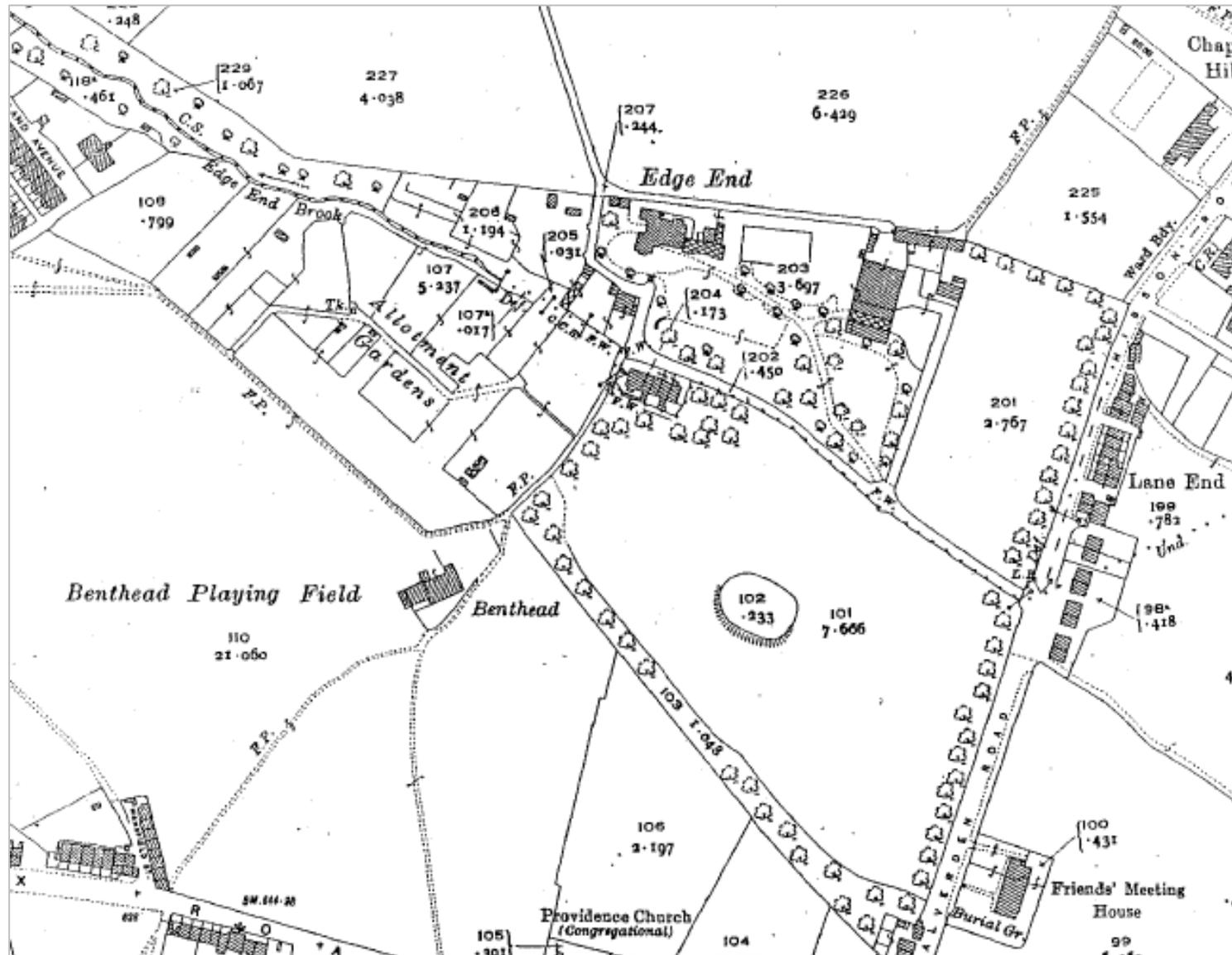


Edge End is seen as a rural settlement at the centre of the map

Ordnance Survey 1893 Map



Ordnance Survey 1912 Map



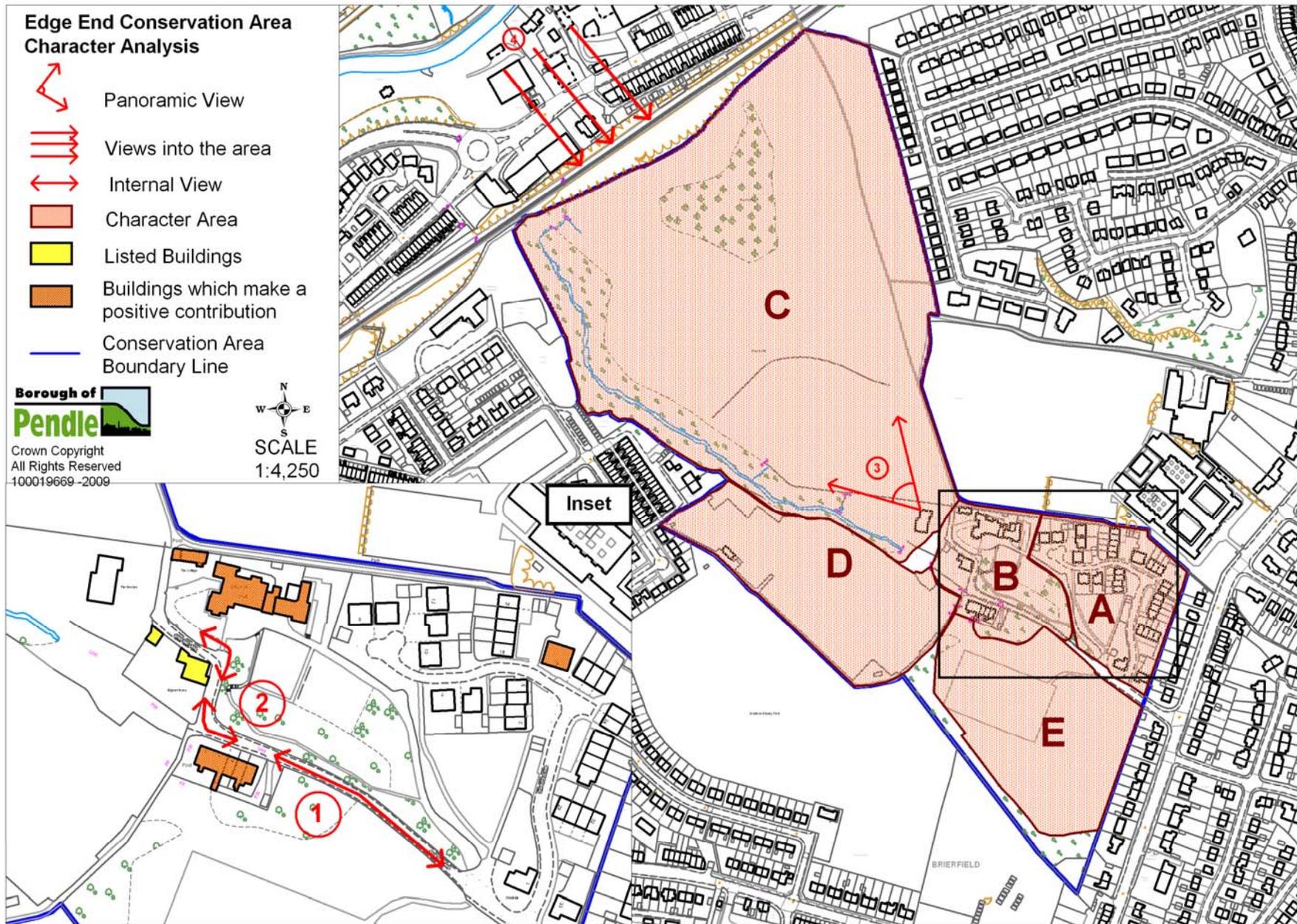
## 6.0 Spatial and Character Analysis

### Character of spaces

- 6.1 The Conservation Area has many open spaces of widely differing character. Within the Edge End settlement, the spaces along Edge End Lane are often tightly enclosed, with the definition between public and private areas very distinct. The private gardens of Edge End House and Hall are concealed behind high stone walls, with views being screened and framed by mature trees. Green spaces of a more open character have been left within the new housing layout at Edge End Farm. Once out of the settlement however, the landscape opens up dramatically to reveal distant views across Hard Platts to Lomeshaye and Pendle Hill beyond. The sloping topography of this open space adds to the drama of the open views, and this in turn contrasts with the more enclosed spaces within the wooded valley adjacent. Across the clough, the allotment gardens are laid out along the sloping valley side.

### Key views and vistas

- 6.2 The key views and vistas are marked on the Character Analysis Plan (below) and referenced to the following photographs. The sloping valley side location of the conservation area creates many interesting views and vistas within, into and out of the area.



### Edge End Lane, approaching the settlement (1)

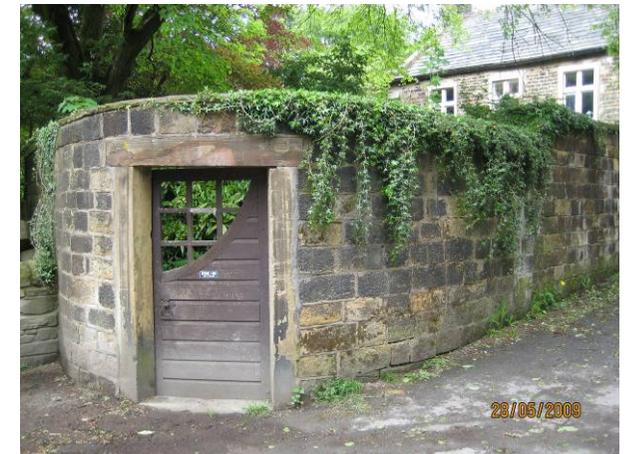
- 6.3 The stone entrance gateway to Edge End Hall together with a fine copper beech tree announce the entrance to the ancient settlement. The high stone walls of the lane and the adjacent Hall grounds, along with the topography and curve of the road create a vista which invites anticipation as to what lies beyond, and leads the eye further toward the settlement. The mature trees define and enclose the views. To the left there are glimpses of open countryside when the trees are not in leaf. The natural verges and walls overgrown with vegetation reinforce this natural landscape. Key landmarks along this part of the lane are the main gateway to Edge End Hall, and the row of cottages, with the vista terminated by the garden gate in the wall to Edge End House at the bottom of the hill.



The copper beech tree creates a significant landmark, marking the entrance to Edge End Hall



The old settlement sits in a secluded position shielded from view by trees and the winding road



The vista is terminated by the garden gate in the boundary wall to Edge End House

### Edge End Lane, between Edge End Hall and Edge End House (2)



The road twists between Edge End House and Edge End Hall



The imposing gateposts to the hall create a focal point



As the road bends sharply past Edge End House mature trees enclose and dominate the view

- 6.4 Further down the lane the road twists between Edge End House (here seen on the left) and Edge End Hall, following the line of the historic track apparent on old maps of the settlement. This creates enclosed vistas framed by substantial stone boundary walls, trees and the buildings themselves. The natural tones and textures of the local sandstone walls and stone slate roofs add a richness and patina to the townscape. The architectural grandeur of the gateposts to the Hall denotes a house of some social standing and adds a point of interest to the lane. The stone plinth and coping to the boundary wall add to the richness of detail and impart an architectural unity to the wall along its length. The stone mullioned windows of the listed Edge End House also add fine architectural detail, together with the original wrought iron railings and stone kerb to the foreground. The dark shadows cast by the tall enclosing walls add drama to the scene. The informal soft verges to the road and lush vegetation retain the largely rural atmosphere, even when surrounded by the built form.

**Views from Hard Platts (3)**

6.5 Panoramic views across much of the surrounding area are possible from Hard Platts. Green spaces open out towards Pendle Hill to the north west, whilst to the north east there are extensive views over Nelson. St. Mary's Church spire rises above the rows of terraced housing and is a clear landmark. The line of the ancient track way can be seen descending towards the mills of Lomeshaye, with the mill chimney prominent in the valley bottom.



Pendle Hill stands out in the distance while the modern Lomeshaye Industrial Estate dominates the foreground



The track way leading to Manchester Road and the mills beyond



The view across Nelson. The roofscape of the terraced housing and St. Mary's Church are prominent

**View into the area from the north west (4)**

- 6.6 Although much of the Edge End settlement itself is hidden away, and thus retains something of a secluded atmosphere, significant views of the Hard Platts can be seen from the Manchester Road area to the north west, and from further away across the valley floor. These views clearly demonstrate how the area acts as a green 'lung' between Nelson and Brierfield, and also demonstrate the importance of trees to the conservation area.



The view from Manchester Road showing the nature of the steeply sloping Hard Platts



The distant view across the valley from Barrowford Road. The open space of Hard Platts and the woodland can be identified between the built up areas of Nelson and Brierfield

## Character Areas

- 6.7 Five distinct character areas or zones 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.

### Edge End Farm (A)

- 6.8 Edge End Farm and the immediate vicinity have changed in character significantly since the conservation area was designated. The area around the farmhouse, previously a vehicle dismantling works, has been redeveloped, and now consists of 25 new dwellings. Previously the farmhouse formed the focal point of a vista from the lane and was accompanied by a large barn associated with the earlier Clare Green phase. With a substantial hard-surfaced area used for vehicle breaking and storage, this area had an untidy appearance. With the redevelopment for housing, the appearance of this area has improved, although the old farmhouse has been rather over-restored and has lost some of its original historic character. New stone terraced cottages are grouped informally around the access road; the road and pavements have a somewhat 'urban' appearance due to the tarmac finish and concrete kerbstones. Overall however, good quality natural stone and slate have been used in a pleasant vernacular style, and the appearance of the buildings will improve as the landscaping matures.



A mid 20th century house has been retained at the entrance to the new housing scheme



Natural stone and slate have been used for the houses but tarmac predominates to the roadways



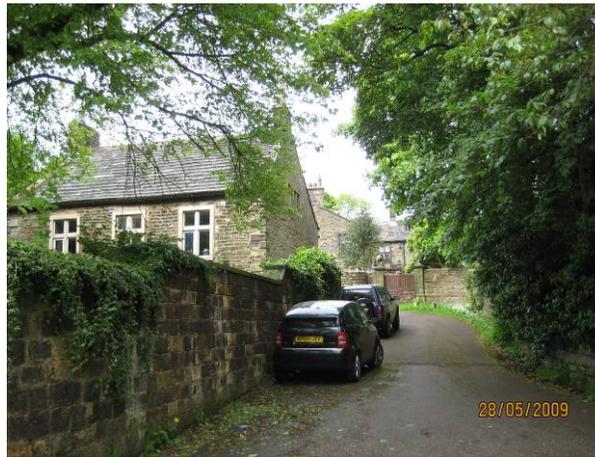
Edge End Farmhouse (right) has lost some of its historic character

**Edge End Lane and the historic settlement (B)**

- 6.9 Edge End Lane is the spine of the settlement. It drops down from Walverden Road in the east and follows the valley as far as Edge End House before turning north towards Lomeshaye, crossing the open land of Hard Platts and the slopes down to Nelson as a footpath. The lane is narrow and informal (without modern kerbings), which imparts an attractive rural character. Within the settlement, views are often restricted by buildings, boundary walls and trees. In particular, the mature trees lining the lane in its descent from Walverden Road add considerably to its character and appearance. Two key focal points on the lane are the junction with the access road to Edge End Farm, where the formal gateway to the Hall is a dominant feature, and with the lane to Bent Head playing fields (formerly to Bent Head Farm) where a small gateway in the stone wall to the garden of Edge End House adds to a particularly attractive scene.
- 6.10 The heart of Edge End is characterised by the tight bends and spaces resulting from the medieval origins of the settlement. Historic stone buildings, walls and changing ground levels are enhanced by mature trees and gardens. The large late Victorian garden of the Hall, with its long drive, contrasts with the much smaller 'Georgian' style garden of the house, this kitchen garden originally forming part of the original Edge End Farm of the Hargreaves. Both gardens form a significant part of the special interest, character and appearance of the conservation area.
- 6.11 The row of cottages forms a contrast with the grander houses, and is a reminder of the importance of textiles in the growth of the settlement. The twentieth century house at the western end of the lane reasonably respects the character of the area by virtue of its large garden, clear design, stone construction and by being set back behind trees.



The boundary wall to Edge End Hall guides and encloses views down the lane to the boundary wall of Edge End House



The enclosed nature of the area between Edge End House and Edge End Hall



The 19<sup>th</sup> century row of cottages along Edge End Lane

### Hard Platts (C)

- 6.12 The Hard Platts have been used as public open space for many years. The area is predominantly open with wide reaching views. Some of the Hard Platts have been subject to tree planting schemes in the recent past and these are now maturing well and forming a valued part of the landscape. The open views across Nelson and beyond form an important part of the setting of the conservation area. The Edge End High School playing fields to the east were once part of the Edge End estate, but were excluded from the conservation area because of their different character and the clear present day boundary dividing them from the public open space. However, they do form part of the setting of Hard Platts, as do the edges of the twentieth century housing development which create a clear boundary to the open space. The old footpath separating Edge End from the former High School forms the northern boundary of the conservation area, and is defined by the high stone garden walls of the Hall along part of its length.
- 6.13 Edge End Brook continues its roughly westward route beyond Edge End House in an ever steeper wooded valley, which contains some dramatic views and slopes. The modern development found to the southwest of the lower part of the clough is largely hidden in summer but less so in the winter months, and forms part of the setting of the conservation area.



The open aspect of the Hard Platts contrasts with the areas of dense tree planting adjacent



More recent areas of tree planting along the western edge of the Hard Platts



Edge End Brook running through the steep wooded valley

### Allotment Gardens (D)

6.14 This area is different in character to much of the conservation area, but forms part of the historic estate. There are a number of sheds or other temporary structures across the site, however there are plenty of trees and shrubs which soften the overall appearance and impart an informal open character to the space. A historic track runs alongside the allotments from Edge End Lane past the cottages; this has attractive stone retaining walls to either side which provide visual enclosure, however modern fencing tends to detract from the overall appearance.



The allotments provide a contrast in character to the other open areas



The historic track runs along side the allotments, enclosed by stone walls and part paved with stone flags



**Playing fields (E)**

- 6.15 When the conservation area was designated, this area consisted of open playing fields, formerly part of the nineteenth century landscaped gardens of the Edge End estate, and the perimeter belt of trees survived. The central lake shown on the 1848 OS Map had disappeared and the land had been formally laid out and levelled for use as a sports pitch. However, the site has recently been included in the development area for the new Marsden Heights Community College, and the forthcoming development will involve the construction of sports pitches and an access road over this land. Whilst as many as possible of the perimeter trees will be retained, this development will undoubtedly significantly alter the character and appearance of the area, and it is likely that the boundary of the conservation area will need to be reassessed once this development has taken place.

**Prevailing and former uses**

- 6.16 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 remains primarily a residential area, with most of the buildings occupied as family homes. The open spaces provide valuable leisure facilities in the form of allotments and recreation grounds. The Edge End High School to the north of the area is to be replaced by Marsden Heights Community College, currently in course of construction to the south.

**Buildings, materials and details**

- 6.17 Those buildings which are considered to make a positive contribution to the character and appearance of the conservation area are marked on the Character Analysis Plan and described below. The Edge End settlement has only a few buildings, but these vary widely in age, architectural style and status, and it is this variety that contributes to the area's special interest. The area to some extent therefore represents a microcosm of the history and early origins of the Pendle area, being closely associated with both farming and textiles, and displaying the homes of the land-owning gentry, entrepreneurs, and workers. The common building materials on the older dwellings are almost without exception the local buff coloured sandstone and stone slate, taken no doubt from nearby quarries at Catlow or Brierfield. The stone is usually squared and coursed, mostly

with a rough quarry-faced finish to the older buildings, but dressed or showing saw marks on the later buildings and more formal boundary walls. Coursed rubble is more common to the side and rear walls. Sometimes the stone used in the earlier buildings is 'watershot', where each stone has been laid with a slightly angled front face in order to shed rainwater more effectively. Windows and doors are invariably surrounded with stone jambs, lintels and sills; the stone was commonly available in large pieces and easily cut when fresh from the quarry. The rear and sides of the cottages are rendered or pebble-dashed, presumably to conceal or repair the poorer quality stonework used to these elevations. Copings to boundary walls are usually squared or chamfered.

- 6.18 The smooth texture and rich brown/grey tones of the stone slab roofs contrast well with the greenery around them. Stone roofs are heavy and keep the water out well, so that roof pitches are low. Eaves hardly overhang at all; gables (mostly parapetted and with kneelers) are universal, and chimneys are situated at the ends of the roof. Generally vernacular building forms are simple, to suit the large roofing stones, however, the later Victorian Edge End Hall displays more architectural refinement.
- 6.19 The only listed building within the conservation area is **Edge End House**, dating from around 1750 and listed Grade II. Its formal façade is partially hidden from the public domain, although the gable wall which abuts the lane conveys its grandeur and status, with rows of mullioned windows to ground and first floors and also to the attic. It is constructed of local roughly coursed watershot stonework and is roofed with stone slate. The walling stone is soft and has weathered badly in places; probably for this reason the west gable has been refaced with better quality stonework, and the rear wall rendered. The house is two rooms deep, although the rear is at a lower level than the front and is built into the ground, meaning that the roof is asymmetrical, and the side entrance facing onto the lane is reached down a flight of stone steps behind railings. The symmetrical front of the house consists of three bays, with rusticated quoins at either end, and a stone plinth. The windows are mullioned and transomed, with six lights on the ground floor and four above. All the mullions are flat on the exterior, and slightly recessed from the face of the wall. The central doorway is round headed with a triple keystone. A range of stone outhouses borders the lane to the rear of the house.
- 6.20 Of the other buildings in the settlement, Edge End Hall, Edge End Farm and the row of four terraced cottages (Nos. 1-7 Edge End Lane) are considered to make a positive contribution to the character and appearance of the conservation area. **Edge End Hall** is essentially a Victorian building, but probably incorporates elements of the earlier farmstead, which was significantly remodelled in the mid to late 19<sup>th</sup> century, creating the Hall as it is now. It has an L-shaped plan and a large

ground floor area, with several outbuildings, including stone coach houses and glasshouses. Due to its size it is the dominant building in the conservation area, although it cannot be fully appreciated from the public domain due to the high stone boundary wall. It is Neo-Jacobean in style, and of local stone and roofing slate, with prominent chimney stacks, tabling stones and kneelers, ball finials and other elaborate finely-carved decorative detailing. The cruciform mullioned windows were perhaps intended to reflect those used on Edge End House.

- 6.21 **Edge End Farm** is a Victorian farmhouse dating from around 1860, although it has been extensively altered. It now forms the focal point of the modern housing estate which has been developed in its former grounds. It is symmetrical and of local stone; the roof was originally of local stone slate but has now been replaced with blue slate, however it still retains some semblance of its original tabling stones and kneelers to the gables. The windows retain their stone mullions, in common with both the Hall and House, indicating that it was a farmhouse of some standing, and displaying its stylistic relationship to the estate as a whole.
- 6.22 **Nos.1-7 Edge End Lane** are a reminder of the early days of the textile trade when accommodation was required for workers on the estate. They are simply and robustly built, of coursed local stone and roofing slate, with characteristic local details such as kneeler stones to the gable ends, plain stone window surrounds and simple stone slab canopies above the front doors. Most retain timber casement windows and original front doors, although the facades of two have been rendered. Some retain original railings and gates to the front garden walls.

### The public realm

6.23 The road surfacing to the first section of Edge End Lane is of modern tarmac, the access road and surfaces having been upgraded when the new housing scheme at Edge End Farm was built. The black tarmac roads and pavements, together with the concrete kerbs, unfortunately detract from the character of the conservation area at this point. Within the historic settlement the road surface changes and becomes much more informal in nature, with soft green verges to either side. Original stone boundary walls dominate; some retaining their original railings. The entrance to Hard Platts is marked by two dressed stone gateposts; a reminder of the farming origins of the settlement. A similar gatepost can be found further into Hard Platts.



The finely detailed stone entrance wall to Edge End Hall



Less formal stone walling with some original railings remaining



Gate piers relating to original field boundaries remain within Hard Platts

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

- 6.24 The importance of the green spaces to the character of the conservation area has already been noted. The older part of the Edge End settlement has houses that are set within large mature gardens. The lane is surrounded by a significant number of trees that impart an overwhelmingly rural atmosphere. The former Hard Platts fields have been used as public open space for many years and a conservation planting scheme in the north western part of this area is now maturing well. The open slopes allow distant views and should therefore remain unplanted.
- 6.25 Tree Preservation Orders are made by LPA's to protect trees in the interests of public amenity. There are three tree preservation orders extant within the Edge End conservation area dating from 1976, 1990 and 2001. Other trees within the conservation area whose trunks measure 75mm or more at 1500 mm above ground level are also protected. The TPO's are mostly centred on the hamlet itself along the line of Edge End Lane where the trees are most closely associated with buildings. One of the TPO's extends down into part of the clough woodland.

**Extent of intrusion or damage**

- 6.26 There is very little poor quality development in the area, and the buildings are generally well maintained. There has been new building in the area at various times, but it has generally been carried out to a good standard and does not detract from the special character of the area. However, there are places where small extensions to buildings or new boundary walls have been built with stone that is poorly matched. In other places, house walls have been rendered or fake timbering applied, and front garden walls demolished to provide parking space. Some modern style gates, fences or railings have been installed, such as the gate at the entrance to Hard Platts, and the security fences around the school site and the allotments. Such incremental damage can harm the character of the area, and it will be important to ensure that wherever possible future changes are tightly controlled.
- 6.27 Elsewhere, there is an untidy garage site adjacent to the cottages, and evidence of tipping and vandalism at the entrance to Hard Platts, but generally there are few such problems in the area. Of greater concern is the use of non-traditional materials for roads, parking areas, pavements, kerbs and other elements of the public realm, particularly within the new development at Edge End Farm. It is likely that the construction of the new school will affect the character of the conservation area, and the full impact will need to be assessed on completion of the development.

**Neutral areas**

- 6.28 The bungalow adjacent to Edge End House, the refurbished 1950's house fronting Edge End Lane, and the new housing at Edge End Farm can be viewed as neutral areas, which neither enhance nor detract from the character or appearance of the area. The modern bungalow is set well back behind mature trees and an older stone boundary wall, and does not intrude. The appearance of the new housing development and the aspect to Edge End Lane, though currently quite stark, will soften over time as the landscaping matures.

**Problems, pressures and capacity for change**

- 6.29 The conservation area has experienced substantial change in recent years with the construction of the new housing estate and school, and there should be little capacity for any further significant change. However, there remains much open space, which may come under pressure for development in the future. The allotments and Hard Platts are historically part of the Edge End settlement and it is vital that they retain their open aspect. Properties such as Edge End Hall are set within large grounds, where there may also be future pressure for development. This should be resisted as it is the open space and mature landscape setting of these buildings that give the conservation area much of its character.
- 6.30 Boundary walls and trees are important to the character and appearance of the area, and any proposals to remove or alter them should be carefully assessed. Similarly, the rural feel of Edge End Lane within the historic settlement could be compromised by any attempts to formalise the road access by means of hard surfacing, or the provision of hard kerbs or pavements. Any repairs or maintenance to stone boundary walls should be undertaken with care.
- 6.31 There are relatively few buildings within the conservation area, and therefore 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. 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 November 2002, the following enhancement proposals were brought forward, and agreed following public consultation:

- A limited amount of new development around Edge End Farm over the former vehicle repair site.
- The conservation of historic buildings and spaces by means of offering advice to owners on conservation and restoration of houses and gardens.
- The management and planting of trees and woodlands.

7.2 Tree planting schemes were undertaken on the Hard Platts slopes which have provided an enhanced habitat for wildlife and some shelter for walkers whilst still retaining the distant views and open aspect of the area, and some footpath improvements have been undertaken. 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 highlight buildings which are not listed nationally, but nonetheless have local significance. Such a list could include Edge End Hall, Edge End Farm and Nos. 1-7 Edge End Lane.
- On-going woodland and tree management where possible throughout the settlement and within the open spaces, 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.
- An assessment of the impact of the new school on the character and appearance of the conservation area, which could lead to a possible review of the conservation area boundary in this area.

## 8.0 Local Conservation Area Guidance

### What is a Conservation Area?

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

### Caring for Conservation Areas

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

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

Tel: 01282 661788  
Fax: 01282 699463  
Email: [conservation@pendle.gov.uk](mailto:conservation@pendle.gov.uk)  
Website: [www.pendle.gov.uk/conservation](http://www.pendle.gov.uk/conservation)

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 براے مہربانی ہمیں ٹیلیفون کریں۔



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