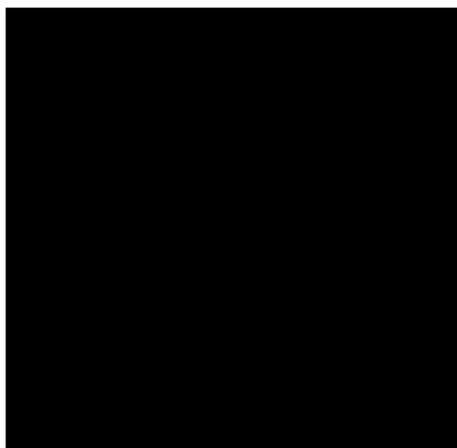
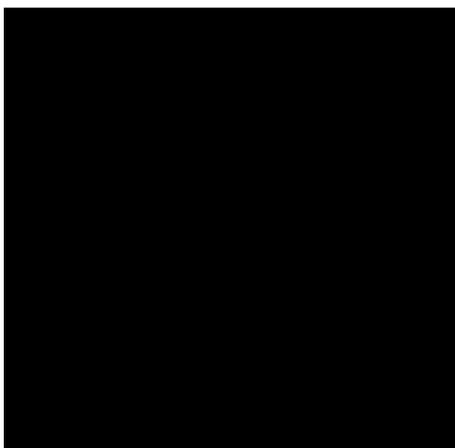
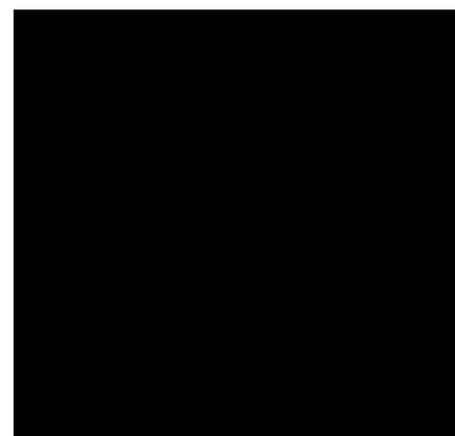
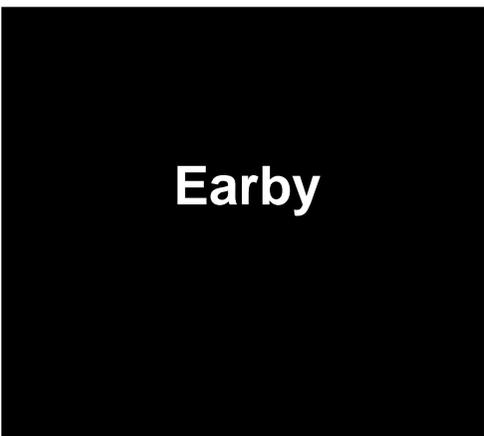
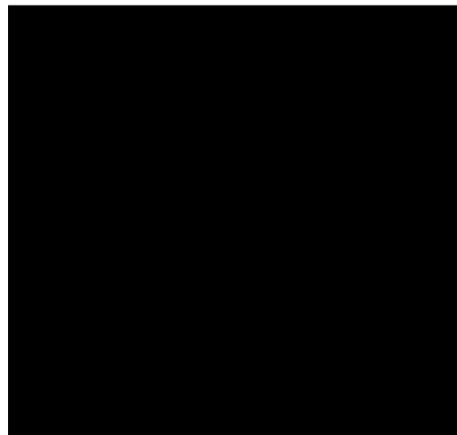


Conservation Area Character Appraisal



July 2004
Updated 2009

£15

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1.0 Introduction

- 1.1 Pendle Borough Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Where an area has special architectural or historic interest, a conservation area character appraisal is a way of recording and evaluating this. An appraisal should assess all the factors that are considered to create this special interest, which may include current and past land uses, topography, types and styles of buildings, architectural details or historic development.
- 1.2 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of a conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding of their townscape value and significance, and thus to establishing the qualities that make the area special. The appraisal can then provide a baseline for decisions about the area's future, as well as a useful tool for education and information.
- 1.3 The Earby Conservation Area was designated in July 2004 and covers three distinct areas of the town, from the densely developed late 19th and early 20th century terraces at the western edge, through the ancient central core of the village to the rural open fringe to the east.

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 which are designed to ensure that

new developments reflect the character and value of that environment. Designation of a conservation area provides the foundation for the application of these conservation policies. It also provides a sound starting point for any future initiatives for improving the area. www.pendle.gov.uk/localplan

- 2.3 More detailed policy guidance relating to conservation areas in Pendle was adopted in August 2008 in the form of a Supplementary Planning Document (SPD). This *'Pendle Conservation Areas Design and Development Guidance SPD'* expands policy 10 of the Local Plan and provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle's conservation areas and should be referred to by anyone intending to carry out new development or alterations. www.pendle.gov.uk/conservationspd

3.0 Summary of Special Interest

The character of the conservation area is very varied. The terraced rows provide a sense of uniformity to the west, which changes to a more organic, less formal character at the heart of the old village, where development is based on the old road network. The character again changes as the dense development of the town opens out to the countryside to the east and affords spectacular views. It can be summarised as follows:

- A rural settlement with its origins in agriculture and then handloom weaving,
- Fine 16th and 17th century buildings including the Old Grammar School (now the Yorkshire Dales Lead Mining Museum), the White Lion Hotel and Waddington Farm,
- A variety of older building types clustered organically around the streams that flow through the town,
- More ordered Victorian and Edwardian expansion based on the railway and the textile mills,
- The attractive relationship between open countryside and the built form,
- A predominance of local stone together with simple and robust vernacular detailing to the built form.

4.0 Location and Setting

Location and context

- 4.1 Earby is a small town situated to the extreme north east of the Borough of Pendle, close to the border with North Yorkshire. It is located on the A56 between the towns of Colne and Skipton, just to the east of Barnoldswick. Historically part of the West Craven district of Yorkshire, since 1974 it has been in Lancashire. The population of Earby as a whole is around 4000. The majority of the population is focussed to the west and south of the settlement in rows of terraced housing. Further to the east, the population density decreases as the settlement is more dispersed.

General character and plan form

- 4.2 The conservation area covers most of the older parts of the town. Its western edge is predominantly defined by the straight edge of the former railway line between Colne and Skipton. From here the conservation area extends eastwards across the A56, including firstly a regular grid of 19th century terraced housing, then the older and more organic infrastructure of the town centre, which has been infilled to some extent by pockets of more recent development. The eastern part of the town has a more dispersed plan form with development following the lanes which lead out to open countryside.

Landscape setting

- 4.3 Earby is surrounded by attractive open countryside and enclosed by ridges of higher land to the east and west. The Pennine moors dominate the landscape to the east of the town, and the Earby Brook meanders through the old village centre. To the south the conservation area is bounded by areas of more recent housing; to the west, north and east is open countryside.

5.0 Historic Development and Archaeology

Origins and historic development

- 5.1 The name Earby is of Danish origins; the suffix 'by' or 'bi' means dwelling or village. 'Ea' means stream or water, and the stream passing through the settlement became known as the 'Eure'. Thus the name Earby can be translated as 'settlement by the Eure'. In the Domesday Book the settlement is referred to as Eurebi.
- 5.2 Prior to the growth of the mechanised cotton industry during the 19th century, the predominant occupation in Earby was agriculture. Hand loom weaving was also a major occupation, and hand looms were often to be found in the farmhouses. The old settlement of Earby was confined to an area which included Aspen Lane, Water Street, Red Lion Street and Cat Gates (now Riley Street; its old name is a corruption of 'Cattle Gate' as farmers would drive their cattle down this road to the village green for free pasturage). The village green was at the centre of the old village, a roughly triangular shape bounded by the beck to the north, Aspen Lane to the west, and Riley Street to the east, which lead to Green End. In 1681 the White Lion Inn was built on the edge of the green and would do good business when travelling fairs came or local festivals were held, such as on May Day. The green today has been partly built over, but can still be seen as a grassed area in front of the White Lion.
- 5.3 In 1594 a grammar school was built in the village at a cost of £100, the money endowed by Robert Windle, according to the Thornton Parish Register of 1743. The school eventually closed in 1911 and the fine old building has latterly been used as the Earby Lead Mines Museum.
- 5.4 In 1839 the first cotton mill was built, called Green End Shed or 'Old Shed'. As a result people in the area began to turn from agriculture to industry. The 1845 OS map below shows Green End Shed on the southern outskirts of the village. Earby had what can be recognised as a small village centre at that time, but development was also spread out across a relatively wide area from what is now Water Street to Mill Brow Road further east. Mill Brow Road lead to the Corn Mill, which was on higher ground outside the village; the beck without retaining walls was liable to flood lower down.

5.5 The railway track is present on the 1845 map, as the construction of the Leeds and Bradford Extension Railway was underway, to open on the 2nd October 1848. The extension of the line from Colne was the beginning of a period of rapid growth for the settlement. The growth of the textile industry from the mid to late 1800's was prompted by the railway and led to the construction of new textile mills in Earby, including Albion Mill, Victoria Mill, Grove Shed and later Brook Shed. The 1894 OS map shows Albion Mill and Victoria Mill constructed between the railway and the main village, with a noticeable increase in development around the centre of the village. Back to back housing had been built over much of the village green; this was to be demolished in the 20th century.

1845 Map



1894
Map





1909 Map

- 5.6 The new mills attracted a growing workforce, so new housing was built in order to accommodate the burgeoning population, mostly during a period of 20 years at the end of the 19th century and the beginning of the 20th. The 1909 OS map shows that much of the terraced housing was built in a grid parallel to the main road and on its eastern side. Some of the terraces along Colne Road, for example, were built around 1896 originally as housing, which later became shops and businesses as the town expanded. This area, until the late 1800's, had previously been farmland.

- 5.7 The growth of the power loom industry contributed directly to the decline of hand loom weaving. Indeed, the 1851 census records 156 hand loom weavers amongst the population, as opposed to just 81 power loom weavers. However, by 1861, the number of hand loom weavers in the town had fallen to only 7, compared to 75 power loom weavers, and also an additional 108 “cotton factory workers”. The expansion of the town was a direct result of the growth of the cotton industry, serviced by the railway.
- 5.8 The remaining textile mills vary in their completeness as some sites have seen buildings demolished. Most of the old Grove Mill site has been redeveloped for housing, as has the original Victoria Mill. The weaving shed at Brook Shed has recently been partly demolished. Albion Mill and the newer extension to Victoria Mill (Victoria Shed) still remain.

Archaeology

- 5.9 There are no scheduled ancient monuments in the Earby conservation area, however there are several sites of archaeological interest, including the textile mill sites of **Albion Mill**, **Brook Shed**, **Grove Shed** and **Victoria Mill**.
- 5.10 Adjacent to **65 Water Street** appears to have been a small workshop dating to the mid nineteenth century, which retained the remains of a forge before it was converted to residential use. An extension to this was built later in the nineteenth century, which contained a small stable on the ground floor with storage above. The **Barn at Glen Farm**, Red Lion Street, dates from the 19th century and is contemporary with the adjoining house, which had been extended into it. It has now been converted to residential use. The **Outbarn at Glen Farm** is dated to 1817 and has also been converted to residential use. It was of characteristic form for a combination barn: stone-built, of three bays with a shippon in one end. **Chapel Square** is the site of the first Baptist Chapel in Earby, shown on the 1854 map. The baptisms used to take place from the chapel steps which lead down into the brook. **Green End Shed**, also known as Old Shed, the first textile mill to be built in Earby in 1839, was located on what is now New Road. It was completely demolished in 1906.

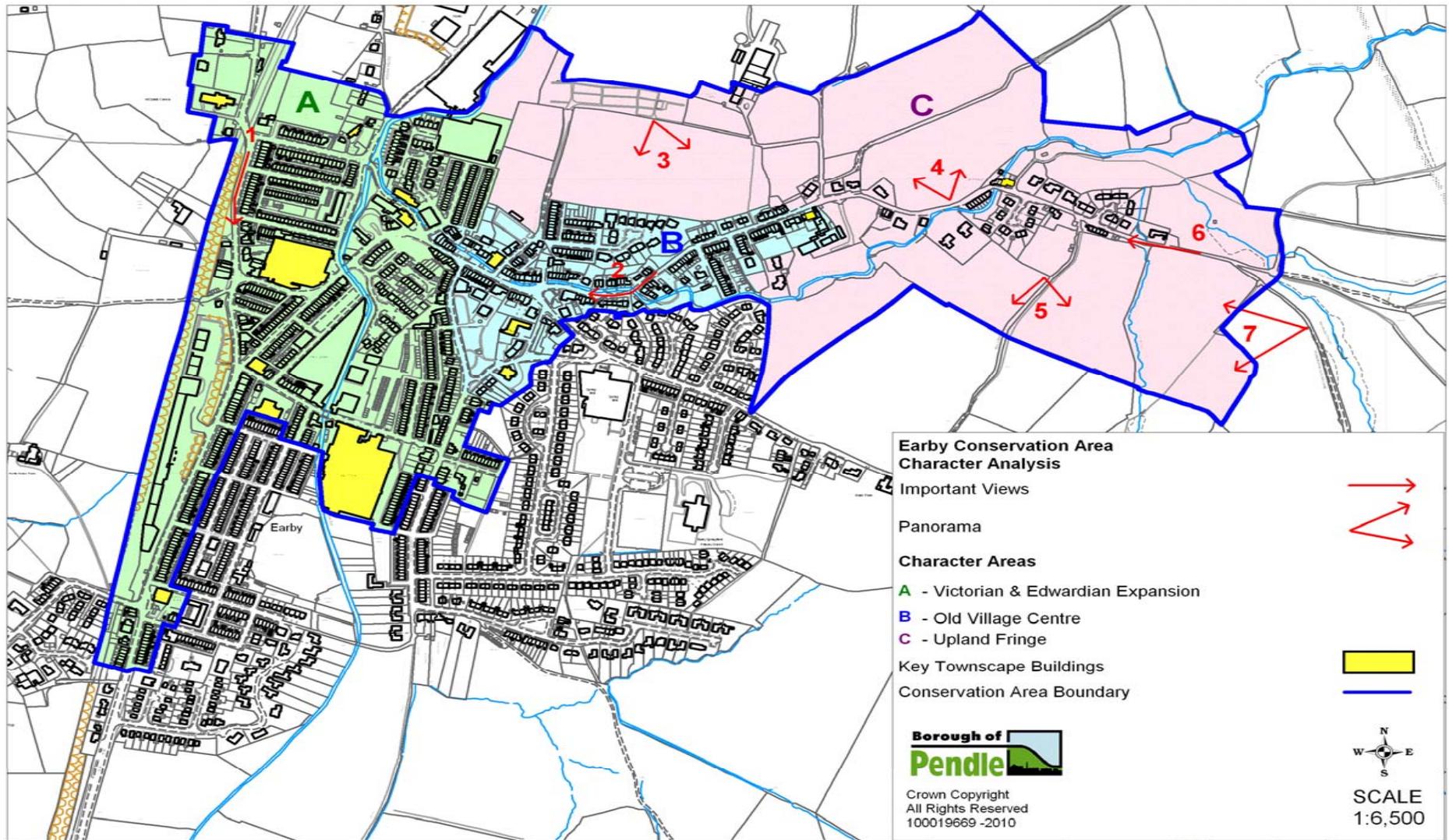
6.0 Spatial and Character Analysis

Character of spaces

- 6.1 To the west of the town, the old railway line embankment forms a clear boundary for the conservation area, and there is very little development on the western side of this feature. The trees along the western side of Colne Road (which runs more or less parallel to the old railway line) help to screen the open area of industrial units in between the road and the old railway line from the settlement. There is an area of allotments bordering the embankment off School Lane. To the northern side of the conservation area is a substantial area of open space formed by fields and the town cemetery. There is little open space within the central part of the village; just a small grassed area in between Waddington Street and Cemetery Road, and also on the site of former village green in between Aspen Lane and Riley Street.
- 6.2 To the east, the small settlement around Birch Hall Lane is surrounded by farmland, with Wentcliffe Brook running to the north and passing under the road at Mill Bridge. The boundaries of the Conservation Area here are formed by field boundaries, with Cowgarth Farm marking the northern edge. The area is predominantly fields and open countryside, and also includes the attractive waterfalls along Wentcliffe Brook, which have a nearby picnic area. The brook is lined by trees at Mill Bridge, as it heads westwards towards Earby, providing an attractive setting alongside the road. At its far eastern end, Birch Hall Lane splits into separate lanes under the cover of mature and semi-mature trees.

Key views and vistas

- 6.3 The key views and vistas are marked on the Character Analysis Plan (below) and referenced to the following photographs. The contrasting nature of the built-up areas and open spaces, and the rural setting of much of the conservation area create some interesting views and vistas within, into and out of the area.



6.4 1. Skipton Road – entering the conservation area from the north

The enclosure created by the trees and raised embankment of the former railway line, with the terraced rows opposite directly adjacent to the street, creates a series of interesting vistas. The road curves around, strongly defined by terrace rows to the left, and landscaping to the right.

6.5 2. Water Street – view from the bridge over Earby Beck

Water Street crosses the beck at the heart of the old village. Looking westwards from the bridge, the view is enclosed by two rows of cottages. To the opposite side of the road are terraced houses with attractive gardens which front directly onto the beck. They are accessed by smaller individual bridges from the street. The scene is attractive and picturesque, with stone buildings clustered informally around the beck.

6.6 3. From the southern edge of the cemetery there are wide-ranging panoramas to the south east and south west.

1. Vista along Skipton Road looking south



2. Westwards from the bridge over Earby Beck



3. Panorama south-eastwards from the cemetery

6.7 **4. Mill Brow Road – looking northwards.**

As the area around Mill Brow Road becomes less built-up, a view opens up to the north over undulating fields. The mature trees on Gaylands Lane provide focal points in the distance.

6.8 **5. Mill Lane**

The narrow Mill Lane cuts through open fields from Birch Hall Lane southwards down to Stoney Bank Road. From the top elevated section of Mill Lane fine views are afforded to the south west over Stoney Bank Road and to the south east over open fields.



4. Northwards from Mill Brow Road



5. View to the south east from the top of Mill Lane



6. View from Birch Hall Lane looking westwards over the village to the hills in the distance

6.9 6. Birch Hall Lane

At the point where development finishes on Birch Hall Lane at the far eastern edge of the conservation area, the road is at a significantly higher level than the rest of the town. Looking westwards distant views are possible over the town to the hills beyond. The land continues to rise as Birch Hall Lane heads eastwards out of the conservation area. The elevated fields with mature trees also create a pleasant view out of the conservation area at this point.

6.10 7. Panoramic views from Birch Hall Lane and Standridge Clough Lane

The view from the town is dominated to the east by Pinhaw and the West Pennine Moors. On higher ground the views extend northward and westward towards the Yorkshire Dales and Weets respectively. These views can be seen by heading eastward and uphill along Birch Hall Lane, which climbs Pinhaw, and affords excellent panoramas of the town below.



7. The southern edges of the town



7. The centre of Earby with Brook Shed chimney dominant in the view



7. The northern edge of the town with Birch Hall Lane in the foreground

Character areas

6.11 There are three distinct areas of differing character 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.

Area A – Victorian and Edwardian expansion

6.12 Area A includes land and buildings in and around Colne Road, Skipton Road and Victoria Road to the west, and represents development dating from the expansion period of the town from around 1890. The area is mainly characterised by regular rows of terraced housing that were built in order to provide accommodation for those working in the mills. Terraced rows face directly onto Skipton Road and Colne Road and create a formal defined edge to the settlement. The open fields to the west are not generally visible from Colne Road and much of Skipton Road, as the raised railway embankment and a thick belt of trees and shrubs encloses the view. Further north towards the edge of the town, the terraced rows comprise larger, higher status houses, together with some attractive semi-detached and detached villas.

6.13 Two of the remaining cotton weaving mills in this area (Albion Mill and Brook Shed) can be clearly seen as key townscape buildings (marked on the Plan), and still dominate the surrounding area. The mills follow a single-storey shed design characterized by long stone walls enclosing the street scene, with taller vertical elements such as the narrow engine houses and warehouses. One mill chimney survives, at Brook Shed. The workforce lived in the rows of terraced housing clustered around the mills. The town centre, focused on Victoria Road, also grew as a direct result of the sudden population increase as the demand for amenities and services grew with it, and houses were converted to shops.

6.14 The cotton mills are therefore almost entirely responsible for the development of this part of Earby, and also the later growth of the town as a whole. The terraced houses were accompanied by new church and school buildings, commercial buildings and public houses, many of which stand out as important townscape buildings. The gridiron layout of the streets and housing is a good example of later 19th and early 20th century street patterns. These planned and more formal layouts have a uniformity which is clearly different to the more organic nature of the older parts of Earby.

Area B – the old village centre

- 6.15 Area B includes land and buildings in and around Water Street, Riley Street and Red Lion Street. This area formed the core of Earby prior to the railway age. Although there have been demolitions, additions and alterations over time, the general plan of the area still displays its medieval origins. The old village green was situated in between Water Street, Aspen Lane, and Riley Street, and some of the oldest surviving buildings are situated nearby, including the White Lion Inn and Waddington Fold Farm. The village green was the common land to which all farmers could bring their livestock for free grazing. Between 1848 and 1892 it was gradually built over with back-to-back housing and a church. However, most of these buildings were subsequently demolished and a smaller green area reinstated. Riley Street Methodist Church (built in 1861, enlarged 1902) remains as one of the surviving buildings on the former green.
- 6.16 The roads here are part of the older infrastructure of the village. The way the built form relates to the road network differs from that found in Area A. Although there are some terraced rows in the area, building lines are less rigidly defined, and buildings are grouped more informally, with the spaces between them also being less formal. This creates spaces quite opposite in character to the later grid development of Area A. The architectural style of the buildings also subtly changes. The older cottages tend to be identified by having local stone slate roofs (the use of blue Welsh slate was made possible by the arrival of the railway), and smaller more informally-placed windows and doors.
- 6.17 Earby Beck runs through the village centre, giving an attractive character to the area. The older buildings clustered around the beck provide a contrast with the rows of later terraced housing to the west of the town. The narrow and attractive Keb Bridge creates a boundary between the wider and slightly more modern Water Street, and the older and narrower Red Lion Street with its older cottages. The Chapel Steps that lead down to Earby Beck from Red Lion Street, across from Chapel Square, were used during baptisms from the Baptist Chapel originally located here. Throughout this area, the informal spacing of buildings allows greenery and more open views to soften the built form. The Red Lion Inn is a key building and marks the edge of the built-up area.

Area C – the upland fringe

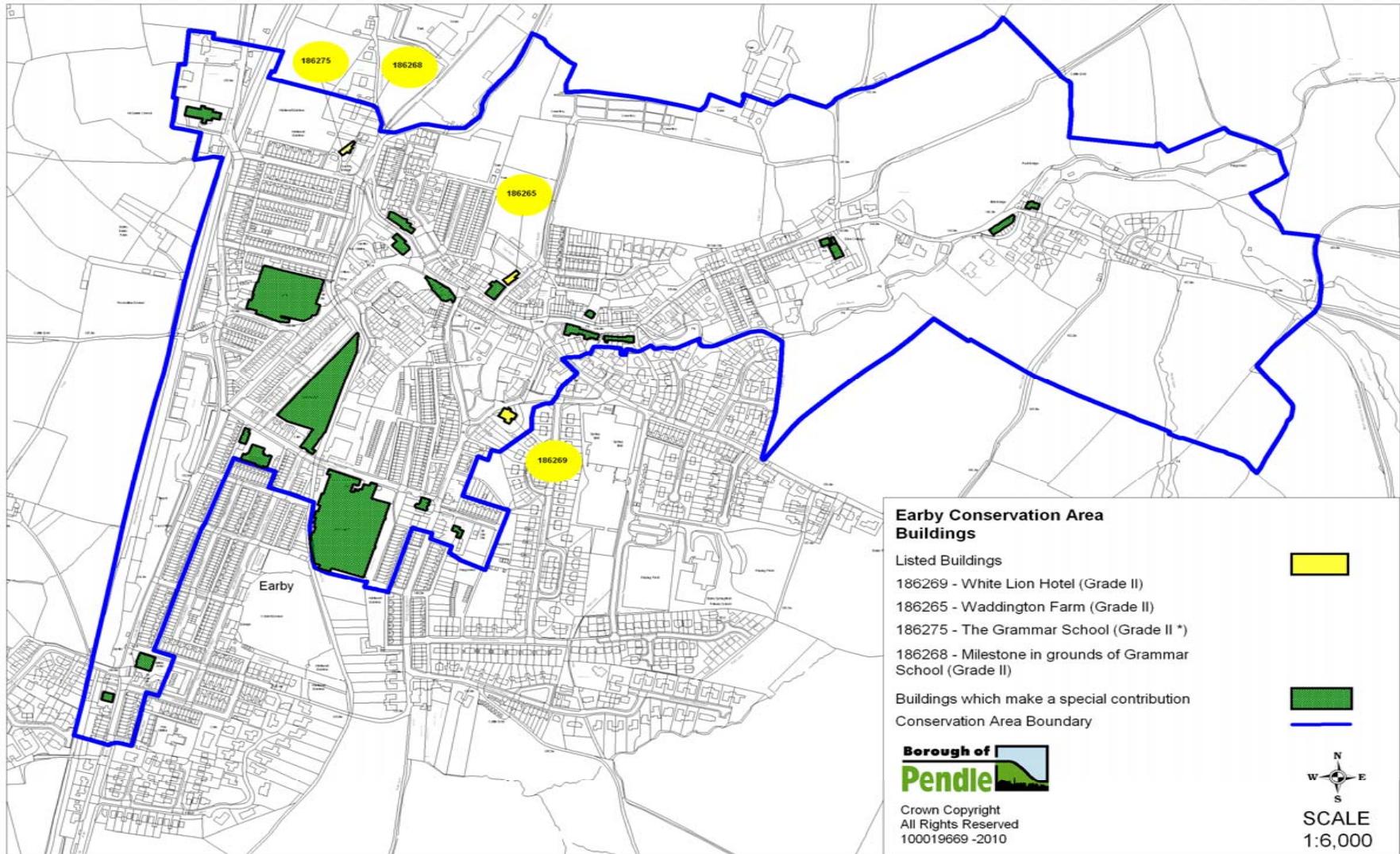
- 6.18 Area C includes land and buildings in and around Mill Brow Road and Birch Hall Lane to the east of the conservation area, where the farms and corn mill were located outside the original village. This area is historically associated with farming, whilst the small settlement of Mill Bridge also includes a row of small hand-loom weavers' cottages. The beck passes under the road at Mill Bridge. This area is much more open in character than the others, and its upland nature allows wide-ranging views. The interrelationship of the buildings with the surrounding open fields is what in part creates a distinctive character for this area. Unlike other parts of the conservation area, where buildings are usually seen within an urban setting, the buildings here have a rural setting.
- 6.19 There is some pre-Victorian development here, although there is also some 'ribbon' development of late 20th century housing. Mill Brow Cottages were originally built in the 1700's as labourers' cottages, whilst others, such as Glen cottage, now the Youth Hostel, were hand loom weavers' cottages. These buildings, along with some outlying farms, make up the old settlement of Mill Bridge. The small scale and less intensive development of the area contrasts markedly with the rest of Earby, with its more uniform, compact and dense pattern. More modern housing has been built along Mill Brow Road and Birch Hall Lane, whilst Cowgarth Farm is still a working farmhouse.

Prevailing and former uses

- 6.20 Historic land uses and activities and their influence on the character and appearance of both the built form and open spaces have already been described. The conservation area today is a mix of residential, industrial and commercial uses, but owes much of its character to the textile industry of former times, both home- and factory-based. Former agricultural activity is also apparent, with farm buildings such as barns, present in the centre and east of the village, though now converted to residential use. Different types and styles of building introduce a variety to the built form, with churches, chapels, schools, community and recreational buildings much in evidence as well as the remaining mills and workshops. Where mills or other buildings have been demolished, as at the Grove and Victoria Mill sites, there has been some recent infill development of new housing.

Buildings, materials and details

- 6.21 The Earby conservation area is relatively large, with its boundaries drawn around a significant portion of the older settlement, including the old heart of the village and its 19th century expansion. As such, the majority of buildings within the area are of interest, and make a positive contribution to the character and appearance of the conservation area. The most significant are marked on the Buildings Plan below and described in the following paragraphs. Across the conservation area there is a wide variety of types and ages of building construction, however unity is created by the consistent use of local stone.
- 6.22 Buildings and boundary walls are overwhelmingly in the locally quarried sandstone or gritstone, whether laid as random rubble, coursed rubble, watershot or pitched face stone, tooled stone or ashlar, depending on the age, hierarchy or face of the building. This brings an overall unity to the built form, and ‘roots’ the buildings into the landscape. The local vernacular building forms are generally simple and robust, and the repetition of details such as door and window surrounds and chimney stacks brings harmony to the street scene. The stone is buff coloured and usually squared and coursed, often with a rough quarry-faced finish to the older buildings, but dressed or showing saw or tool marks on the later buildings and boundary walls. Windows and doors are frequently surrounded with stone jambs, lintels and sills; the stone was commonly available in large pieces and easily cut when fresh from the quarry. The earlier buildings and some of the simpler ‘by-law’ terraces have relatively plain window and door heads whilst the later Victorian and Edwardian buildings display more ornamentation to the stonework, often using ashlar for quoins and other details. The predominant roofing material is blue Welsh slate, which was brought to the town with the expansion of the railway from the 1840’s. Locally quarried stone slate is still evident on the earlier buildings at Waddington Farm, the Old Grammar School and many of the earlier cottages, though this was relegated to use on smaller and humbler buildings after the introduction of Welsh slate.
- 6.23 The predominant building form for dwellings is the terraced row, which is found throughout the conservation area. A wide variety of different styles can be found, reflecting their position, age and status. Most examples date from the end of the 19th century, but in some areas these are interspersed with older cottage rows. The earlier cottages can usually be distinguished by their lower height, stone slate roofs, and smaller, squarer window openings. The later terraces, particularly those on the prominent main road frontages, often display more ornamentation, including the use of bay windows, leaded lights, eaves corbelling, front gables and even decorative cast iron canopies as part of the architecture. Unusually, a few of the later terrace rows have been more simply built in red brick, which later represented a cheaper alternative to the use of stone.



Listed buildings

Waddington Farm, Cemetery Road



The Grammar School, now Yorkshire Dales Lead Mining Museum, School Lane



The White Lion Inn, Riley Street, fronting the former village green

The Grammar School – Grade II*

- 6.24 The Grammar School was founded in 1594 by Robert Windle. Listed at Grade II*, it is one of the most important buildings in Pendle. It closed as a school in 1911 and now houses the Yorkshire Dales Lead Mining Museum. It is a substantial stone building of two stories, impressively situated on a plot of rising ground on the outskirts of the old village and overlooking Earby Beck. The front entrance is through an imposing two storey porch, although there was originally an additional entrance to the school at the western end. The smaller eastern range was originally the school house. It is built with rubble stone laid to courses and quoins, and has a stone slate roof with chimney stacks on each gable. The off-centre two storey gabled porch has a moulded doorway with an arch beneath a square head. An attractive feature of the building is the ranges of mullioned windows to both ground and first floor; these have hood moulds and the long runs have central 'king' mullions.

6.25 Waddington Farm – Grade II

Waddington Farm on Cemetery Road is a 17th century farmhouse of coursed rubble stone with a stone slate roof. It also displays runs of chamfered mullioned windows but these are not as extensive as those found at the higher status Grammar School. The house has twin gables with stepped mullioned windows in each gable. It is located at the heart of the old village close to the former village green.

White Lion Inn – Grade II

6.26 The White Lion Inn on Riley Street was built in 1681 by Joshua Windle, the name and date inscribed in a panel at the eaves. It looks out over the village green, and a large white lion above the central doorway is significant on the façade of the building, a reminder of the times when illiteracy would have deemed words useless. It bears mullioned windows with drip labels, similar to those at Waddington Farm. To the left of the doorway is a 3 light window, with the centre mullion having been removed. To the right is a 6 light window with a central king mullion. On the first floor to the left is a 3 light window with ovolo mullions; to the right a 2 light window with cavetto mullion. It is built from local stone, though the original stone slate roof has been replaced with blue slate.

Milepost - Grade II

6.27 The milepost is displayed in the grounds of the Lead Mining Museum, having been relocated from Sough Park. It dates from the 17th or early 18th century and was probably originally located on the Colne-Skipton road just to the south of Earby. It is approximately 2 feet high and has an inscription in relief with no spacing between words, which reads TOSKIPTON/TOCOLN, the latter in mirror writing.

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

- 6.28 The **Red Lion Inn** on Red Lion Street marks the edge of the old village centre. It was built in the early 1800's, possibly as a farmhouse. It is of local stone and slate with plain paired sash windows. The stone front has been rendered over. The Inn forms part of a group of older buildings in this section of Red Lion Street. Attached to the Inn is **Glen Farm**, or 'Bull House', which is an example of a traditional Yorkshire farm, with cottages and a barn arranged longitudinally.



Red Lion Inn, Red Lion Street



Coronation Hall, Cemetery Road



The old police station, Colne Road

- 6.29 **Coronation Hall**, now the Lancashire County Library, is an imposing Edwardian building, originally built as a cinema in 1911. Its tall small-paned windows enliven the streetscene, and the asymmetric placing of the turret emphasises the corner entrance at the junction of Cemetery Road and Water Street.

6.30 The **Old Police Station** on Colne Road was built in 1900, and is an imposing gabled building in a pleasing asymmetric design, now converted to residential use. The **Station Hotel** nearby was built in 1898 and is in a much more flamboyant style with stone balustrading and a curved gable. Both buildings are prominent on the main road approach to Earby, and are representative of a rapid period of growth for the town around the turn of the century.



Station Hotel, Colne Road



Albion Mill, Albion Road



Brook Shed, New Road

6.31 **Albion Mill** at the junction of Albion Road and Victoria Road was a steam powered, cotton weaving mill erected between 1887 and 1893 by the Earby Shed Co. Ltd. It held 1300 looms, and was let out to various tenants until 1934 when A.J. Birley occupied the whole mill. The main building is the two-storey office, warehouse and yarn preparation block of 22 bays, which presents a lengthy and imposing façade to Albion Street. The attached engine house is particularly prominent in the streetscene on Victoria Road, and has attractive tall round-headed windows. The chimney and boiler house have been demolished.

- 6.32 **Brook Shed** was the last weaving shed to be built in Earby. It was constructed in 1906-7 as a steam powered room and power weaving mill, comprising an engine house, boiler house, chimney and a large weaving shed. It contained approximately 400 looms. The engine house, boiler house and tall red brick tapering chimney are prominent on New Road. The chimney is of increased importance due to the fact that it is visible over a wide area and is the last mill chimney remaining in Earby. The weaving shed has recently been partly demolished.
- 6.33 The remaining part of **Victoria Mill** was built in 1901 adjacent to Albert Street and Boot Street, just across the beck from the original Victoria Mill, now demolished. It borrowed power generated by the existing mill. It is a typical weaving shed, with high stone walls bordering the street on one side and the beck on the other.
- 6.34 **All Saints Parish Church** was erected in 1909 on Skipton Road, after Earby became an ecclesiastical parish in its own right. An extension for a Sunday School was built at a later date. It was originally planned to erect a tower but this was never built. The church is located away from the main area of terraced housing, and is one of only a few buildings on the western side of the railway line. It commands an imposing position, on a slight rise in the land at the northern entrance to Earby. It is built of local stone in an attractive free Gothic style; the eye-catching lower wing to Skipton Road being roofed in local stone slate whilst the main church is roofed in green slate.
- 6.35 Of the older cottages in the central part of the village, the two rows at **Nos. 58-66 and 68-74 Water Street** are perhaps of the most interest. The cottages are early 19th century and were most likely handloom weavers' cottages. They are simply constructed with stone slate roofing and plain stone jambs around doors and windows, however unusually the row at 58-66 have stone canopies above the front doors. This row abuts a workshop at one end, whilst the adjacent row is joined to a former barn, this being illustrative of the mix of agriculture and small-scale industry that typified the old village. Opposite is a detached building, originally used as a **forge**, now converted to residential use.
- 6.36 **Albion Hall**, the **Conservative Club**, is a large building with a plain gabled front facing onto the road. A stone crest bears the date 1887. Located at the junction of Victoria Road and Water Street, it is very prominent in the streetscene.



All Saints Parish Church, Skipton Road



Cottages at 58-66 and 68-74 Water Street



Earby Conservative Club, Victoria Road

- 6.37 **Nos. 2-20 Water Street** is a row of cottages linked to a terrace of single-storey shops, and is another distinctive survival of the old village. The shops appear to have been built onto the fronts of earlier cottages, probably at the time of expansion of the town in the late 1800's. Some of the small 'lock-up' shops retain elements of their original timber shopfronts.
- 6.38 Behind the Conservative Club on School Lane is an unusual **1930's office building**, built of smooth ashlar stone in the modernist style, therefore making it unique in Earby. Its style of architecture is distinctive amongst the more vernacular styles that predominate in the town.

6.39 The use of bright red brick as a building material makes the club building at **No. 19 New Road** stand out in the streetscape in contrast to the buff coloured sandstone around it. The use of red brick with decorative sandstone dressings, and the distinctive three-gabled form of the Edwardian building is also a contrast to the vernacular building styles evident in much of the conservation area.



1930's office building, School Lane



New Road Community Centre



19 New Road

6.40 **New Road Community Centre** is a former school built in the early 1900's in the distinctive 'Elizabethan' style of Edwardian school architecture. The steep gabled forms and planes of the pitched blue slate roofs and the tall windows create a distinctive streetscape at this point. The adjacent schoolhouse at **6 New Road** also contributes to the streetscene.

- 6.41 **Green End House** (now 42-44 Green End Road) is a large higher status residence built in the early 1800's, slightly outside the old village centre and close to the old cotton mill at Green End. It has a symmetrical formal front elevation with impressive bay windows and attractive original railings to the front garden. Nearby is **Green End Farm** with its large barn (now converted to residential use), which is another survival from the old settlement at Green End.
- 6.42 A similar settlement grew up at Mill Brow outside the village to the east, clustered around the old corn mill. The row of simple workers' **cottages at Mill Brow**, and **Glen Cottage**, now the Youth Hostel, are the most distinctive buildings which survive here.



Green End House



Green End Farm with barn to the rear



Glen Cottage at Mill Brow

The public realm

- 6.43 There is relatively little original stone paving material remaining within the conservation area. Only small areas such as back streets have retained traditional materials such as stone setts and flags, where modern re-surfacing treatments have missed them. Victoria Road has been re-surfaced with stone flag paving and kerb edgings on either side of the road, however most other roads and pavements have been re-surfaced with tarmacadam or concrete paving and concrete kerbs.



Original iron railings on Colne Road



Dry stone walling on Mill Brow Road



Cast iron fingerpost, Victoria Road

- 6.44 The majority of boundary walls defining public and private space are constructed from natural stone, and make a positive contribution to the character and appearance of the conservation area. In the more rural areas to the east these are generally dry stone walls, which often have distinctive coping details. In contrast, within the late Victorian terraced areas, particularly on Colne and Skipton Roads, there are more formal ashlar gateposts and boundary walls, some retaining their original cast iron railings and gates. The cast iron finger post on Victoria Road was erected in 1909 by Earby UDC.

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

- 6.45 Trees form an important component of the landscape in the conservation area, both as features within the street scene or as a backdrop on the edge or outside the conservation area. Any tree in the conservation area with trunk diameter of more than 75 mm measured 1500 mm above ground level is protected, whilst others within or outside the conservation area may be protected by Tree Preservation Order. The largest open green spaces comprise mostly grazed agricultural land situated on the rural fringes of the conservation area to the north and east, with field boundaries of dry stone walls or hedgerows with mature trees which provide a rural context and contrast to the urban town centre.
- 6.46 The **disused railway line** runs parallel to the A56 Colne/Skipton Road and marks the west boundary of the conservation area. It is now a linear tree-lined recreational path connecting the Salterforth Road area with All Saint's Church. The railway line is particularly visible at the north end of Skipton Road where it runs close to the road and provides a tree planted embankment to the roadside. Similar greenery and vital screening of the industrial units is provided by the embankment to **Station Yard** near the centre of town. At the roadside of part of this embankment is a **small public seating area** with raised planters, providing a pleasant place to sit and watch the bustle of the town going by. At the corner of Albion Road and Skipton Road is a large mature **Horse Chestnut** which is a significant landmark, sited as it is on the outside of a slight bend in the road and being highly prominent particularly when travelling in a northerly direction. At the junction with School Lane, Skipton Road forms an 'S' bend which marks the point where the now disused railway crossed the road at a level-crossing. To the north west of this and raised above the road level is **All Saint's Church** which is surrounded by large mature trees protected by TPO No. 3, 1996. Particularly prominent in the scene are two **Copper Beech** situated at the front two corners of the church grounds framing the church between.

- 6.47 Although just outside the conservation area, the south boundary of **Ann's Wood** is contiguous with the conservation area boundary and the only access is from School Lane in the conservation area. It is a small, young woodland of native trees with paths and a central open clearing with seating for quiet recreation and relaxation. It was planted during the winter of 2000/01 and, although in Pendle Borough Council ownership, it is under lease to the Woodland Trust.
- 6.48 **New Cut and Earby Beck.** There are two streams running through Earby which converge at School Lane before continuing north to eventually feed into the River Aire near Skipton. **New Cut** flows from the south in a northerly direction while **Earby Beck** flows to the west down from the hills in the east. These two streams provide continuous linear wildlife corridors along which many trees are growing, and which link the town centre with the countryside to the north, south and east. The stream of New Cut runs parallel to **Valley Road** between Victoria Road and School Lane, alongside which are grassed areas with trees which provide visual closure to the ends of Lincoln Road and Albion Street as well as a linear feature to Valley Road.



All Saint's Church framed by Copper Beech trees



Landmark Horse Chestnut on Skipton Road



Cemetery Road Poplars from the Cemetery

- 6.49 The open space on **Aspen Lane** is relatively central to the conservation area and in many ways still has the appearance of a village green, comprising lawns with trees and seating surrounded by housing and the Grade II listed White Lion Inn.
- 6.50 **Cemetery Road** is a cul de sac the north end of which extends into open space comprising recreational land to the west and agricultural land to the east. The recently established **croquet club** provides formal recreation, to the north of which is an informal **children's playground** and **kickabout area** surrounded by grassland. The north end of the road is also the access **driveway to Earby Cemetery**, and is an avenue, being lined both sides by Poplar trees. Unfortunately, the trees are now beyond their best and a number have already had to be removed, but they still provide a prominent feature in the landscape. At the end of the road the cemetery is a place of quiet tranquillity and is mostly surrounded by large mature trees such as Horse Chestnut.
- 6.51 **Earby Beck** runs along Water Street and provides picturesque scenes where it flows in front of the cottages, separating them and their front gardens from the road. Continuing into Red Lion Street, Earby Beck appears again, flowing through a small public open space which links **Chapel Square**, Earham Street and Selbourne Terrace.



Aspen Lane Green



Earby Beck along Water Street



Wooded clough to the rear of the YHA

- 6.52 On the north west side of **Red Lion Street**, a tree planted embankment provides enclosure, separation and screening between the older cottages on Red Lion Street and the newer houses of Alder Hill Croft above. The more mature trees along the ridge are subject to TPO No. 9, 1989.
- 6.53 Tucked away behind the **YHA building** on **Birch Hall Lane** is a hidden gem. A public right of way leads up the track to the east gable of the YHA which leads through a wooded clough, with picturesque waterfalls created by Earby Beck as it flows from the east. The path eventually opens out onto a recreation ground with a children's playground in the countryside. The trees in the wooded area behind the YHA are subject to TPO No. 28, 1996.
- 6.54 At the end of Birch Hall Lane, **Three Acre Clough** and **Standridge Clough** are woodlands which are both Biological Heritage Sites. They extend from the east boundary of the conservation area out into open countryside to the east and south east. Although they are in private ownership and there is no public right of access, they are highly prominent in the landscape, being readily visible from several public rights of way nearby.

Extent of intrusion or damage

- 6.55 The commercial centre of Earby on Victoria Road and Colne Road has suffered some decline in recent years. A number of former shop-fronted properties on both streets have been converted to residential use and the traditional timber shop fronts have been removed as part of the conversion. Cumulatively this has disrupted the rhythm of the terraced rows and has seen the loss of significant original architectural detail from the area. In addition, a number of shops along Colne Road and Victoria Road have poorly maintained or unsympathetic modern shopfronts. The variation in size and shape of signage can also be visually disruptive. A number of these properties also have over-sized and prominent flat-roofed dormers, which also tend to disrupt the rhythm of the rooflines and chimneys.

- 6.56 Just off Victoria Road, modern housing along Goodall Close, as well as three modern industrial units and a garage compound, form a large area of land and buildings which contrast negatively with the surrounding mills and terraced housing in the centre of town. There are also empty premises with poorly maintained shop frontages nearby in New Road.
- 6.57 To the north of Water Street, the 19th century buildings which made up 'Island Square', including small back-to-back terraced cottages and a large common lodging house for 'tramp' weavers, were demolished and replaced with Shaw Flats in the mid to late 20th century. The resultant new development around Shaw Square is somewhat at odds with the older buildings around it. Nearby, although there has been some new housing development over the former Grove Mill site, there is still some unsightly and prominent industrial infrastructure.
- 6.58 There is some loss of character on Birch Hall Lane near to Mill Bridge, where ribbon and infill housing development has taken place over the last 50 years or so, resulting in modern house types which tend to dominate the older buildings in this semi-rural setting.



Loss of traditional shopfronts



Modern shopfronts and prominent dormers



Visually prominent industrial infrastructure on the Grove Mill site

Neutral areas

6.59 The modern industrial units along the western side of Colne Road are on higher land, set back from the road and screened by trees, and therefore do not intrude on the appearance of the conservation area. A recent development of housing in Alder Hill Croft is concealed from the view of Water Street and Red Lion Street, with their mixture of late 19th century terraced housing and earlier cottages, and therefore does not give or take anything away from the general character of the area. Similarly, two 1930's bungalows on Mill Brow Road, adjacent to Glen Farm, have neither a negative or positive impact on the character and appearance of the conservation area at this point. More recent residential development has taken place over the last five years on previously industrial or commercial sites, such as at Victoria Mews, Riley Street and Grove Street. Generally this development has been to a reasonably high standard in natural building materials, and consequently has had positive benefits on the character and appearance of the conservation area.

Problems, pressures and capacity for change

6.60 The conservation area has seen some positive changes within the last few years, mainly in the form of the new infill housing developments referred to above, which have improved several sites previously seen as eyesores. Earby lies within an attractive rural area, and is increasingly seen as a desirable place to live, with its strong character and heritage playing an important part in this. It will be important to ensure that all future development taking place within the conservation area protects and enhances this character and identity.

6.61 The commercial centre has seen some decline in recent years, with some shops becoming empty and others converted to residential use. This has led to some obsolescence and the loss of several original shopfronts, particularly in the more marginal shopping frontages such as New Road. However there are still a good number of small specialist shops and businesses in the town, and the new housing development has generally boosted the economy. There is still scope to improve the standard of design of shopfronts and signs in order to further enhance the character and appearance of the shopping streets and add to their vibrancy.

- 6.62 The textile mills which prompted the growth of the town are becoming increasingly susceptible to change. Several premises have become vacant in recent years and there has been a need to find new uses to support and maintain the buildings. There has been some pressure for demolition, particularly at Brook Shed on New Road. The textile heritage is important to the town, bringing a sense of place and distinctiveness to the townscape, and it will be important to ensure in future that the most important and characteristic elements of the mill buildings are retained.
- 6.63 There remains a significant amount of open space within the conservation area, most of which is farming land around the village and is protected as open countryside in the Local Plan. Other open land at the cemetery, the allotments, and amenity open space at Aspen Lane, Cemetery Road and Birch Hall Lane is also given some protection. It is possible that other areas, such as private garden space, may come under pressure for development in future.
- 6.64 Boundary walls and trees are important to the character and appearance of the conservation area, and any proposals to remove or alter them should be given careful consideration. Any repairs or maintenance to stone boundary walls should be undertaken with care. Similarly, the remaining areas of original stone pavings might be susceptible to alteration.
- 6.65 Incremental or ill-considered alterations to buildings, such as extensions, porches, conservatories, or new windows or front doors, are likely to have a significant impact on overall character and appearance. Many of the cottages are small and therefore more likely to come under pressure for extensions or loft conversions. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant.

7.0 Management Strategy

- 7.1 In order to preserve and enhance the conservation area over the longer term, the following initiatives are proposed:
- 7.2 The consistent application of relevant Local Plan and Supplementary Planning Document policies to ensure that all developments preserve or enhance the character or appearance of the conservation area.
- 7.3 The on-going conservation of historic buildings and open spaces by means of making advice available to owners on conservation and restoration of buildings, and protection and management of trees. This could include the website publication of an explanatory leaflet about conservation areas, to include best practice advice on carrying out alterations, maintenance and repairs.
- 7.4 A photographic survey will be maintained to provide a baseline for monitoring change in the conservation area, to identify any buildings or sites which may be unsightly, in a poor condition or otherwise at risk.
- 7.5 A policy and criteria for a local list will be considered. A local list seeks to highlight buildings which are not listed nationally, but nonetheless have local significance. Such a list, as a starting point, could include those buildings identified in this document as making a special contribution to the character or appearance of the conservation area.
- 7.6 On-going woodland and tree management where possible throughout the conservation area and its setting, and particularly within the open spaces, in order to protect the amenity and appearance of the trees.
- 7.7 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 street 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

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

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



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