

Mr Robert Bryan BA Hons DipTP MRTPI
ROBERT BRYAN PLANNING
3 Sheephill Road
Sheffield
S11 7TU

Dear Mr Bryan,

Response to Examiners Questions

Thank you for your emails dated 18 and 26 June, which include further questions about three of the policies in the submission Barrowford Neighbourhood Development Plan.

The answers to each of your questions are set out below and in the attachment to this letter. The information provided will hopefully be sufficient to justify the inclusion of these policies; ensure that they can be effectively implemented in the future and enable the plan to meet the Basic Conditions.

Policy BNDP 10 Newbridge Character Area

The policy contains a list of non-designated heritage assets, which the Parish Council consider merit special consideration to retain their conservation value. The attachment to this letter has been prepared by the Parish Council. It offers a brief explanation as to why a particular *character feature* has been identified and is included on the list.

The Council's Principal Conservation Officer has reviewed the information supplied by the Parish Council and considers that it provides sufficient supporting information for the policy. However, the reference to Belmont Terrace should be removed from the policy as this character feature lies outside the boundary of the character area. A revised version of Figure 12 showing the boundary of the character area and the extent of the eight (8) character features will be supplied for your information early next week.

Where inclusive house numbers have been referenced, the convention for house numbering in Pendle means that only odd or even numbers in the sequence are affected. The illustration of the eight character features on the revised Figure 12 will help to overcome any possible confusion on this matter.

Continued

Policy BNDP 05 Newbridge Local Shopping Frontage

A copy of the Retail Survey (Pendle Council, 2011) was supplied by separate cover. This document makes reference to the future designation of an additional local shopping frontage in Newbridge. Unfortunately the reference to this frontage on page 108 of the document includes a typographical error.

The following extract from the current Ordnance Survey MasterMap confirms that the proposed local shopping frontage referenced at 1(b) extends from No. 51 Gisburn Road to No.63c Gisburn Road.



Lancashire County Council: Produced under OS copyright License 100023320

Continued



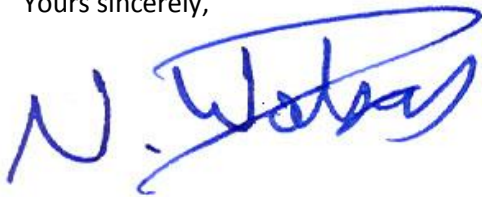
Liberata

Policy BDNP 09 Green Infrastructure

The Parish Council is still considering its position on this matter and will respond in due course.

I trust that the above information adequately addresses the questions that you have raised.

Yours sincerely,



Neil Watson BA(Hons), MA, MRTPI
Planning, Economic Development
& Regulatory Services Manager
Pendle Borough Council



Attachment: **Policy BNDP 10 Newbridge Character Area**

	Building/Street	Construction	History
1	1-9 Sandy Lane Clock Cottages 11-23 Sandy Lane	Sandy Lane originally ran between the cottages and the river with the frontage overlooking the river. No. 1, 3, 5, 7 & 9 were built in around 1837 and have punched faced dressed coursed stone frontages. Whilst the rear now the frontage onto Sandy Lane is constructed of random stone with only very small windows and no doors except for a shop at No.1 Which is probably a later addition the roofs are stone of a slate construction. No's 11 to 21 are of a later construction the houses being taller with larger windows. The houses differ in that there are doors to both the riverside and Sandy Lane giving the impression that the houses were originally back to back. Window openings have a plain sill with a deeper plain lintel to ground floor and shallow ones to the first floor with no jambs. The door openings have jambs made up of two pieces separated by a single coursed stone. The lintels are narrower than the downstairs window jambs. Wall construction is of punch faced local sandstone but the quality of the coursing in comparison to other buildings built locally and the variation in wear patterns between adjacent stones lends credence to re-used stone theory. The troughing's are of stone lined with lead. No 21 has quoin stones where it abuts no 23 showing that 23 was a later addition. No 11 to 23 have stone slate roofs whilst 23 has blue slate.	1-9 Sandy Lane were built by John Steel who acquired the land in 1837. The third cottage in the first block exhibits a round stone to the front first floor elevation and this is the remains of the dial to a clock which was added to give workers at Reedyford Mill the time and for which the occupier was given a shilling a week to wind the clock. This row was known colloquially as Clock Cottages. 11-23 Sandy Lane local lore says the row was built with stone from the demolition of Reedyford Mill. The space between the two blocks was the site of the outside toilets for 11-21. No 23 was a later addition.
2	Caldervale	A row of 8 terraced houses built next to the site of Caldervale Mill the row was built in 1898 No. 10 has a stone saying Rose Cottage 1898. The house are built of coursed pitched faced local sandstone with large downstairs windows originally divided by a centre jamb into two windows, upstairs has a smaller single window, the door openings all have a hall light window. All jambs and lintels are sawn local sandstone and have a chamfered internal angle. The roof is of blue slate and each house has a small garden to the front with a low stonewall showing signs of having iron railings.	The terrace overlooks the river and originally Reedyford Bridge Holme. The pasture now contains Nelson & Colne College. The terrace could have been built to provide housing for either Caldervale Mill which stood next door or for Lowerclough Mill which opened in 1891. The houses are of a better standard than those in Joseph Street, May Street and Duckworth Street which would indicate that the original occupants were higher grade mill workers associated with the two local mills.
3	2-16 Gisburn Road	The middle four cottages 6, 8, 10 and 12 have random stone to walls to the front with stone slate roofs with the adjoining pairs at either end being later additions. 2 and 4 have punched faced dressed coursed stone frontages with stone slates.	This row of textile workers cottages originally known as Spring Gardens due to the large garden/allotments to the rear, these two storey cottages were not used for hand weaving at home, with the residents probably working at the nearby Reedyford Mill. (built 1785 demolished around 1870)

	Building/Street	Construction	History
		14 and 16 have punched faced dressed coursed stone frontages with blue slate roofs.	Cottages No's 6-12 were built in 1836 with 2,4 14 and 16 being built in the early 1840's, number 16 was operated by Mr. Bradshaw as the Spring Gardens beer shop until he built the Victoria Hotel next door.
4	31-49 Gisburn Road	<p>The block comprises of 10 back to later weavers cottages built as two phases. No's 41 to 49 were built in 1851 and both front and rear elevations are built of punch faced local sandstone, window openings have stone sills and lintels, doorways also incorporate stone jambs. Both elevations have stone troughing's and graduated coursed blue slate roofs. The front elevation has small walled gardens.</p> <p>No's 31 to 39 show a confused history. No 39 is later as it overlaps 41 the roof height is slightly higher but looks as though it was built alone although it matches no's 31 to 35 in both style and materials. No 37 is butted up to both 35 and 39 with the front wall being of a wider coursed better finished stone. The rear is stepped back on No 37 with a small yard although this may be a later alteration. Although these cottages are of a later date they all have stone slate roofs.</p>	<p>These cottages were built in three distinct phases no's 41 to 29 were built in 1851 with the name stone once reading Erected by the Ancient Order of Foresters Barrowford 1851.</p> <p>The Order of Foresters was an early Friendly Society through which loans and mortgages could be taken.</p> <p>No's 31 to 39 have a name stone to the front which reads J. & E. C. B. Industrial Buildings AD 1855</p>
5	King Edward Terrace	King Edward Terrace built in 1901-02 as a row of shops with accommodation above the shop. The frontages originally had a wooden surround to the shop front with a retractable blind. The first floor has windows with sawn local sandstone with a blue slate roof. This is the only purpose built row of Edwardian Shops within Barrowford.	<p>During the 1890's Newbridge was expanding with new rows of houses every year. This row of shops catered for the expanding need for local shops to serve the mills workforces. In 1914 the shops operated as::</p> <ol style="list-style-type: none"> 1. Tripe Dresser (William Fletcher) 2. Newsagent & Tobacconist (J. Broughton) 3. Draper (John Haworth) 4. Grocer (Joseph Lingard) 5. Hosier (Fleming Hargreaves) 6. Milliner (Mrs. F. Hacking) <p>No.2 expanded into No. 1 and operated as a post office/newsagent/tobacconist until shortly after the closure of Holmefield Mill in the 1990's</p>
6	Former Police Station	Police Station - built in 1897 this building shows the Victorian Baroque exuberance when viewed in relation to other Newbridge buildings, having gables to four frontal dormers and a protruding central bay which incorporates a date stone for 1897 with the County Council crest in the middle with a carved scalloped motif above topped with a finial. The stone work is coursed pitched faced local sandstone with sawn stone quoins. The roof is of a steep pitched graduated blue slate design with red ridge	The Police station operated as a police station until the early 1960's, then it became Holmefield Learning Centre where newly immigrated Asian children were taught English and following a prolonged period of was used as a special needs children's unit by the County Council and when that was closed was sold off and is now a children's nursery.

	Building/Street	Construction	History
		tiles.	
7	Holmefield House	<p>The frontage is built in a classical style with a two gables and large symmetrical windows. It is constructed of tightly coursed ashlar blocks giving the appearance of wealth. The formal entrance is to the northern aspect of the building and a wide door opening with side windows above the door is on the first floor is a large window divided by stone mullions to mirror the door opening and side windows. All other walls are built of coursed punch faced local sandstone. All window openings have sawn sandstone sills, jambs and arched lintels. The troughing's are built of stone lined originally with lead. The roof is of blue slate running north to south with two hipped sections from the front gables to the main roof.</p>	<p>Holmefield House – built in 1865 for the Berry family who owned Victoria Mill at Barrowford, The building was sold to Mr. S Holden who owned Holmefield Mill and was used as offices. Following the construction of a new weaving shed and offices at Holmefield Mill Holmefield House was used as a community centre before being sold to Barrowford Urban District Council in the late 1960's and continued as a community centre until the Local Authority closed the community use and leased the building as offices. Holmefield House is now in the possession of Barrowford Parish Council and used as a Community Centre and Council Offices</p>
8	Cottages on Gisburn Road running from No. 24 Portland House to No 62 Junction with Corlass Street.	<p>The row displays three distinct building phases with five different roof heights. Starting with the oldest No.46-62 it is quite obvious that these were built in stages with several properties showing joint lines, the fronts are built of punch faced coursed local sandstone. With Stone troughing's, the small windows have stone sills and lintels and no jambs the door openings have jambs and are lower giving the appearance of being wider than later buildings. The rear is of coursed random stone some showing quoins. The roof is stone slates.</p> <p>No. 42 & 44 are wider extending beyond the building line of the earlier cottages. The roof slope to the front matches the existing but the ridge is higher and set further back. A ginnel is built between no 44 and 46 with the first floor covering the ginnel. The front and rear are of a similar construction to the earlier cottages with a stone roof.</p> <p>No. 34-40 are around 500mm higher with four steps the doorway the front and rear construction is similar but with a distinct step up in window and door heights. A ginnel has been built through between no's 34 and 36 with the extra first floor accommodation being part of 34. These four cottages have blue slate roofs.</p> <p>No's No 32 look to have been a single build as the roof height is the same as 24-30 but the door and window proportions although larger than no 34 are smaller than 30. The stone troughing to the front has a greater depth and cornice appearance with a blue slate roof</p> <p>No 24 to 30 have larger windows at both</p>	<p>The first back to back cottages nearest Corlass Street were built around 1823 as hand loom cottages by William Corlass with the rest built in stages. Several ginnels once existed through the row to allow easier access to the back houses but only one now remains. The cottages are a later version of weaver's cottages found in the centre of the village, being not as tall and more compact, indicating that the inhabitants went out to work rather than weaving at home. Ventilation was none existent and the houses were not connected to water supplies until the late 1890's.</p>

	Building/Street	Construction	History
		ground and first floor but are of similar materials and construction but with large dressed quoin stones to the gable ends of no 24 with Portland House cut into one of the quoins. The gable is has symmetrical windows and punch faced coursed sandstone construction with stone copings to the roof gable.	

Sources:

1. Annals of Barrowford Jesse Blakey 1929
2. Barrowford Almanacs 1889 -1904 Jesse Blakey
3. Barrowford Almanacs 1905 -1914 Hargreaves & Howarth
4. A Walk through Barrowford E. M. J. Millar 1973
5. Barrett's directory of Burnley and District 1890, 1896, 1914, 1923,1937, 1941
6. Lower Barrowford John A. Clayton 2009
7. Barrowford UDC Rate Book 1897