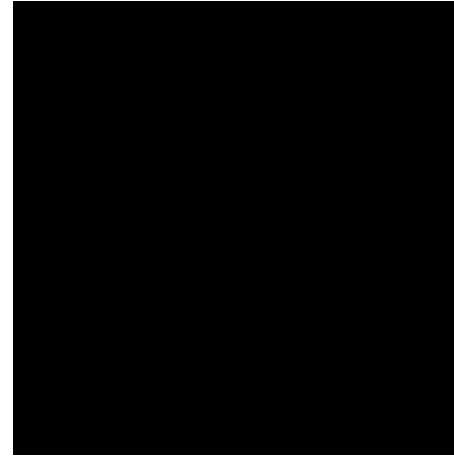
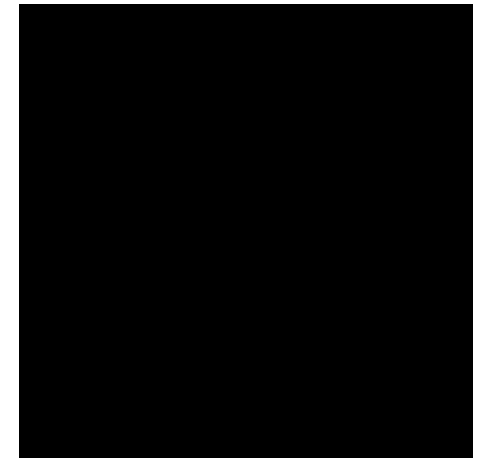
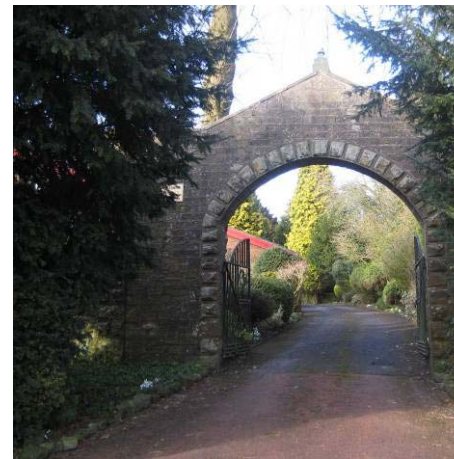
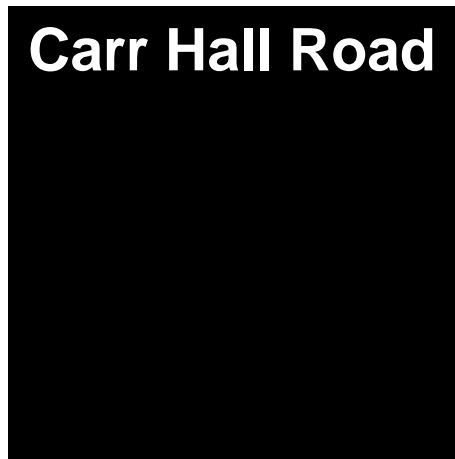


Conservation Area Character Appraisal



Carr Hall Road



July 2010

£15

Contents

1.0	Introduction.....	3
2.0	Planning Policy Framework.....	3
3.0	Summary of Special Interest	4
4.0	Location and Setting	5
	Location and context	5
	General character and plan form	5
	Landscape setting	5
5.0	Historic Development and Archaeology.....	6
	Origins and historic development	6
	Archaeology.....	11
6.0	Spatial and Character Analysis	12
	Character of spaces	14
	Key views and vistas	14
	Character Areas	19
	Prevailing and former uses	21
	Buildings, materials and details	21
	Listed buildings.....	24
	Buildings which make a special contribution to the character or appearance of the conservation area	24
	Other buildings which make a positive contribution to the character or appearance of the conservation area.....	26
	The public realm	28
	Contribution made to the character of the area by green spaces and trees	30
	Extent of intrusion or damage.....	33
	Problems, pressures and capacity for change.....	34
7.0	Management proposals.....	35
8.0	Local Conservation Area Guidance	36

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 Carr Hall Road Conservation Area was designated in 1984, together with the Carr Hall/Wheatley Lane Road Conservation Area which lies just to the north. The conservation area lies close to Pendle Water and Victoria Park, on the western edges of Nelson but within the Parish of Barrowford. It comprises suburban development dating from the late 19th and early 20th centuries which took place on land belonging to Carr Hall, now demolished.

2.0 Planning Policy Framework

- 2.1 Current legislation is set out in the *Town & Country Planning Act 1990* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Key government guidance is provided by *Planning Policy Statement 5 – 'Planning for the Historic Environment'*. The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications.
- 2.2 The *Replacement Pendle Local Plan 2001-2016* sets out policies which relate to the historic environment, including conservation areas (policy 10), listed buildings (policy 9) and archaeology (policy 11), and which are designed to ensure that

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

- 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

- 3.1 The special interest of the conservation area results from a combination of many factors; the complex interaction of the built form, the traditional materials of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, river and roads. It can be summarised as follows:

- Origins of the area in the historic estate at Carr Hall, dating from the 16th century;
- The gradual break-up of the Hall and its estate allowing plots of land to be sold for housing development from the late 19th century;
- The development of Victoria Park along the banks of Pendle Water, allowing potential for middle class terraced housing to be built overlooking the Park;
- The development of higher status detached houses within large plots enjoying views from the valley sides above Nelson;
- Housing displaying a variety of architectural styles and detailing, unified by the predominance of local stone;
- The setting of mature trees and open parkland, having their origins in the Carr Hall estate.

4.0 Location and Setting

Location and context

- 4.1 The conservation area lies close to the western side of Nelson and to the south of Barrowford, at the centre of the Borough of Pendle. The area lies close to Pendle Water and mainly occupies the gently sloping north western valley side; the land rises gradually up to the northwest where the conservation area boundary is formed by Barrowford Road (A6068). To the north the area is surrounded by later 20th century housing development which has grown up on the outskirts of Nelson and Barrowford. To the south lies Victoria Park, laid out around Pendle Water at the turn of the 20th century. To the west, across an area of open fields, the conservation area borders the Lomeshaye Industrial Estate.

General character and plan form

- 4.2 The eastern part of the conservation area comprises an area of terraced houses which were laid out from around 1900 on the outskirts of Nelson overlooking Victoria Park. These streets are laid out in the familiar grid pattern on a roughly square plot of land bounded by Carr Hall Road, Park Avenue, Carr Road and Carr Hall Drive. The higher status terraces overlook the park and the open fields to the west. To the northwest is an area of larger detached houses within substantial grounds. These have grown up in a more random fashion on the former estate of Carr Hall, and date from between the late 19th century right up to the 1950's. The third part of the conservation area is an area of open fields, also forming part of the former parkland of Carr Hall, which today acts as a buffer between the conservation area and the industrial land to the west.

Landscape setting

- 4.3 To the south and east, the conservation area overlooks the attractive setting of Victoria Park, which was laid out on the outskirts of Nelson around Pendle Water in the late 19th century. There are open fields to the west of Carr Hall Road which provide a green setting for the conservation area, enabling views out to open countryside and creating a buffer zone between the housing and Lomeshaye industrial estate. Many mature trees remain from the former Carr Hall parkland and still provide a substantial green backdrop to the built form.

5.0 Historic Development and Archaeology

Origins and historic development

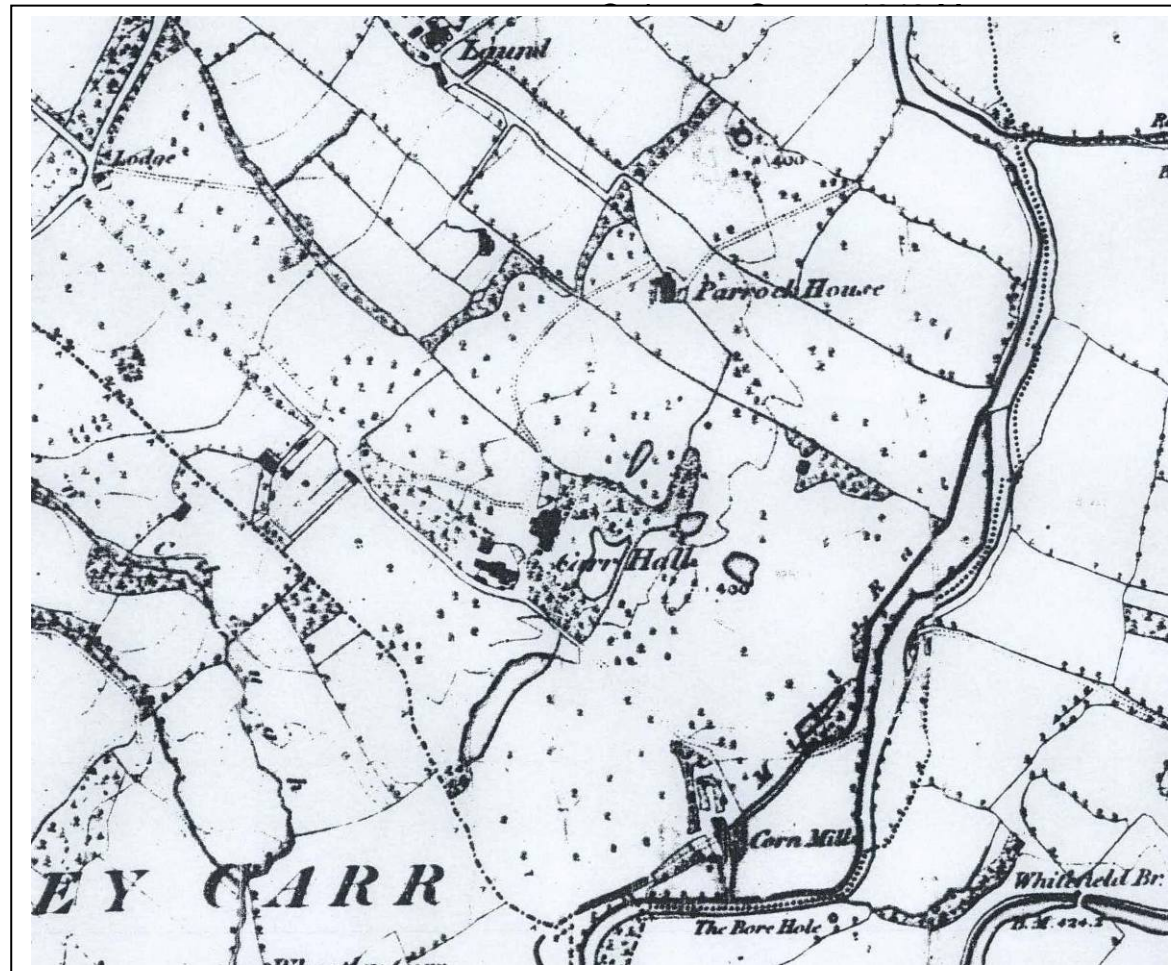
- 5.1 Barrowford and the surrounding areas developed as scattered agricultural communities in the early settlement of the Forest of Pendle in the 13th century. In 1506, the land was surveyed and partitioned by Royal Commissioners and let out to many different tenants. This 'deforestation' of the land was the origin of the modern farm system; many farm and place names have survived unchanged from the deforestation. The irregular boundaries of the present day Barrowford parish can be attributed to the large number of manors in the vicinity that owned the lands of the Forest of Pendle. Lawrence Townley of Carr was one of these early tenants, owning the area now known as Carr Hall, and also holding a corn mill nearby on Pendle Water. A 'carr' is a Norse name for wet, boggy land, which is still true today of this low-lying area.
- 5.2 The water-powered Carr Mill stood at what is now the south-west corner of Victoria Park, between Pendle Water and what is now Park Avenue, just outside the conservation area boundary. It was constructed in 1542 by the above-mentioned Lawrence Townley, who was originally of Barnside (east of Colne), to serve the growing population of Pendle and Trawden Forests¹. By the beginning of the 19th century the building had been renewed and enlarged a number of times. Milling had ended by the 1890's, though the buildings, including one of the water wheels, survived until the 1920's when there was partial demolition. The main survival is Corn Mill Cottage, where stone mullioned windows can still be seen although the building has been much altered. The 1848 and 1893 OS Maps (below) show the mill, together with its water power infrastructure in the form of the long mill race leading from weirs on Pendle Water.
- 5.3 Carr Hall was originally built during the 1580's by Henry Townley, the son of Lawrence Townley, who it is said, wanted the family home to be closer to the mill². The Hall is clearly shown on the 1848, 1893, 1912 and 1932 OS Maps, though was demolished in the 1950's. It was located just to the north of the conservation area boundary in an area now developed with modern housing at Carr Hall Gardens. Photographic evidence of the building shows that the house was altered and extended over the centuries. Carr Hall had its own chapel, said to contain a priest's hiding place, in common with many

¹ Mike Rothwell, 2006, *Industrial Heritage, A guide to the industrial archaeology of Nelson, Barrowford and Brierfield*

² G Whittaker, *Carr Hall*

Catholic-owned family homes during the Reformation³. In 1754 Carr Hall passed into the hands of the Claytons, direct descendants of the Townleys, when John Clayton J.P. married the daughter of Richard Townley. The whole of the Carr Hall estate, and much land around Colne and Laneshawbridge, including Barnside, passed into Clayton hands also⁴. The family line continued as Every-Clayton after 1835.

Ordnance Survey 1848 Map



³ J. Blakey, 1993, *Annals and Stories of Barrowford*

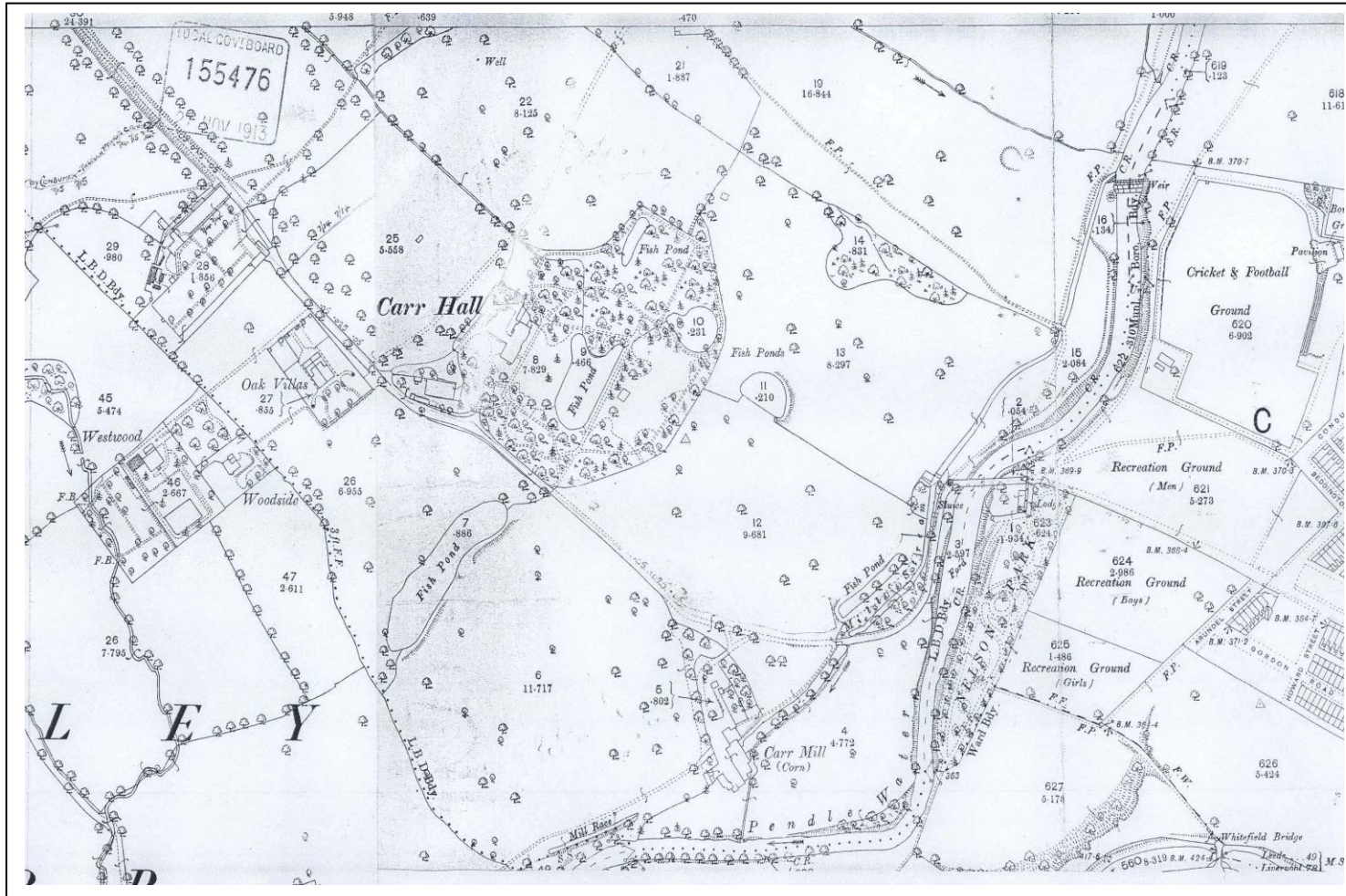
⁴ G. Whittaker, *The Every-Claytons of Carr Hall*

- 5.4 The land around Carr Hall contained extensive lawns and parkland, with five fish ponds, evident on the 1848 and subsequent maps. There was a lodge at the entrance to the hall from Wheatley Lane Road to the north, with the long driveway shown on the 1848 map later to become Carr Hall Road. During the 1860's this driveway was a toll road, allowing public access between Nelson and the Pendle Forest villages. However, the then owner of Carr Hall, Thomas Every-Clayton, tried to close the road entirely to provide more privacy to the estate. Only after a public outcry was the road re-opened for free access, after an agreement was reached with the Nelson Local Board in 1891. Access on foot was allowed as a pleasure walk, the Council to erect turnstiles at each end, to provide an iron fence where the road was unfenced, to provide four field gates and wheeled traffic to be by permission of the owner only⁵. Thomas's knowledge of forestry was extensive and he paid great attention to the replanting of trees on the estate, many of which still survive.⁶ His son Edward later sold the Carr Hall estate in 1892 and moved to Skipton, thus ending the long Townley-Clayton-Every connection with Carr Hall, though streets nearby in Nelson bear the family names. The Hall was eventually demolished in 1954.
- 5.5 The 1893 OS Map (below) clearly shows the Carr Hall gardens, fish ponds and estate, the line of Carr Hall Road, and a new bridge over Pendle Water (there was formerly a ford). This would later become Carr Road Bridge. The stone archway entrance to Carr Hall from Carr Hall Road still exists and is now the main extant evidence of the Hall. Nelson was growing rapidly by this point, and recreation grounds and the beginnings of a park (then called Nelson Park) had been laid out on the eastern side of Pendle Water. Carr Mill and the mill stream are also clearly shown, with the road from Nelson leading from the bridge past the mill up to Carr Hall. The start of new housing development over the Carr Hall estate land is also apparent, with large houses at Oak Villas (semi-detached), Woodside and Westwood having been built by this date. This indicates the beginning of the break-up of the estate lands, with Carr Hall having been sold in 1892. These houses are obviously for the wealthy middle classes of the newly-prosperous town, having large gardens and enjoying an elevated position over Pendle Water and Nelson. Today these houses still mark the entrance to the Carr Hall area and Nelson from the A6068 by-pass, though they face away from the road, which was only constructed through the area in the last 40 years or so.

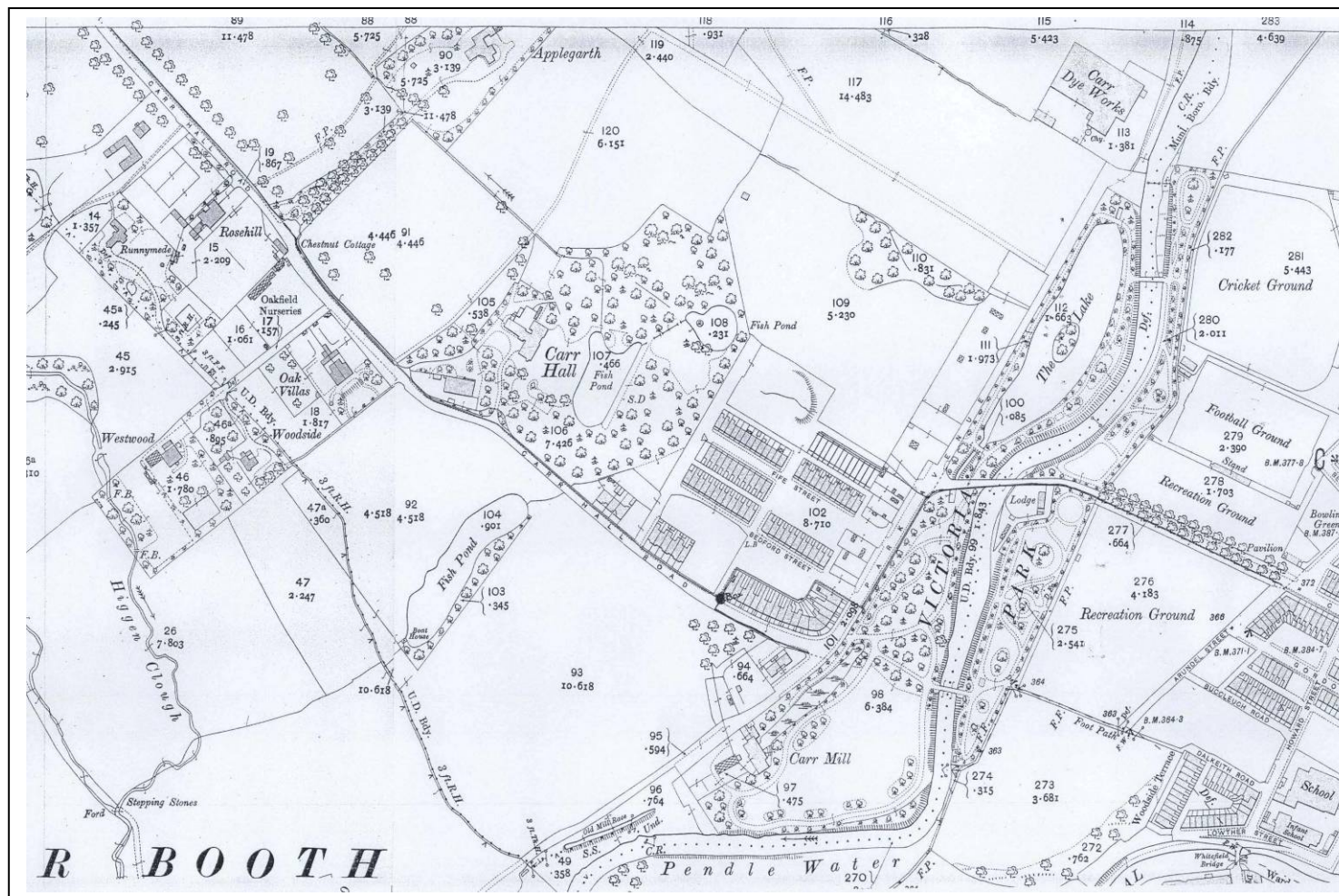
⁵ P. Wightman, 1997, *Barrowford in old picture postcards*

⁶ G. Whittaker, *The Every-Claytons of Carr Hall*

Ordnance Survey 1893 Map



Ordnance Survey 1912 Map

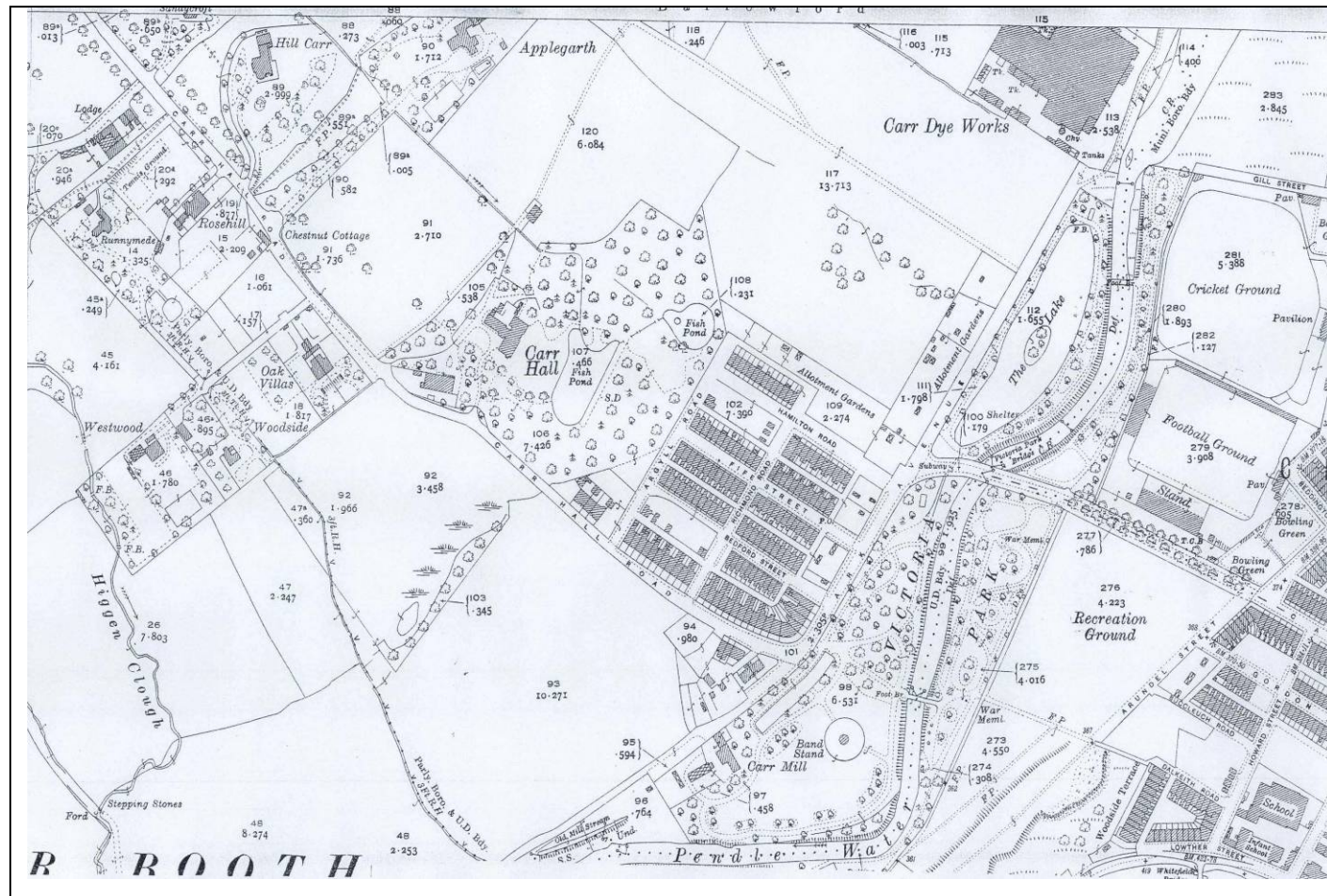


- 5.6 The 1912 map (above) shows that residential development had commenced in earnest over the former estate land to the south east of the Carr Hall gardens. Park Avenue had been laid out from the bridge to join Carr Hall Road, in order to facilitate the grid layout of terraces within a square building plot. Bedford Street, Fife Street and Richmond Road had been laid out and smaller terraces built alongside. In 1896 the park was extended and renamed Victoria Park. Carr Mill still existed though no longer water-powered as the mill stream had been built over. The fine terrace on Park Avenue is particularly noteworthy. It consists of 17 houses built around the curve of the road in a prime position overlooking the park. The land was leased by John Haytock from the trustees of the Every-Clayton family in 1896, enabling him to build houses for the burgeoning middle classes of Nelson and Barrowford. The row was occupied by John Haytock himself as well as other professionals such as textile managers and schoolmasters.
- 5.7 The 1932 map (below) shows the conservation area almost as it is today. The bandstand (now listed Grade 2) had been built in the park. Carr Road and the bridge had been considerably widened to carry the increase in traffic in the area, though the northern section of Carr Road only came into existence when Barrowford Road was constructed in the 1960's. Additional terraces had been built on Bedford Street, Fife Street and Hamilton Road. Carr Hall still existed though three of the five fish ponds had been filled in. The stone boundary wall surrounding the grounds, still in existence, borders Argyll Road, now renamed Carr Hall Drive.
- 5.8 The 1963 map is included in order to show the development of the area following the demolition of Carr Hall in 1954. Semi-detached houses had been built bordering the park on Park Avenue, whilst the two undeveloped plots remaining within the grid of terraced houses are used for garages, as still exists today. With the demolition of the Hall, four large detached houses have been built on the Carr Hall Road frontage.

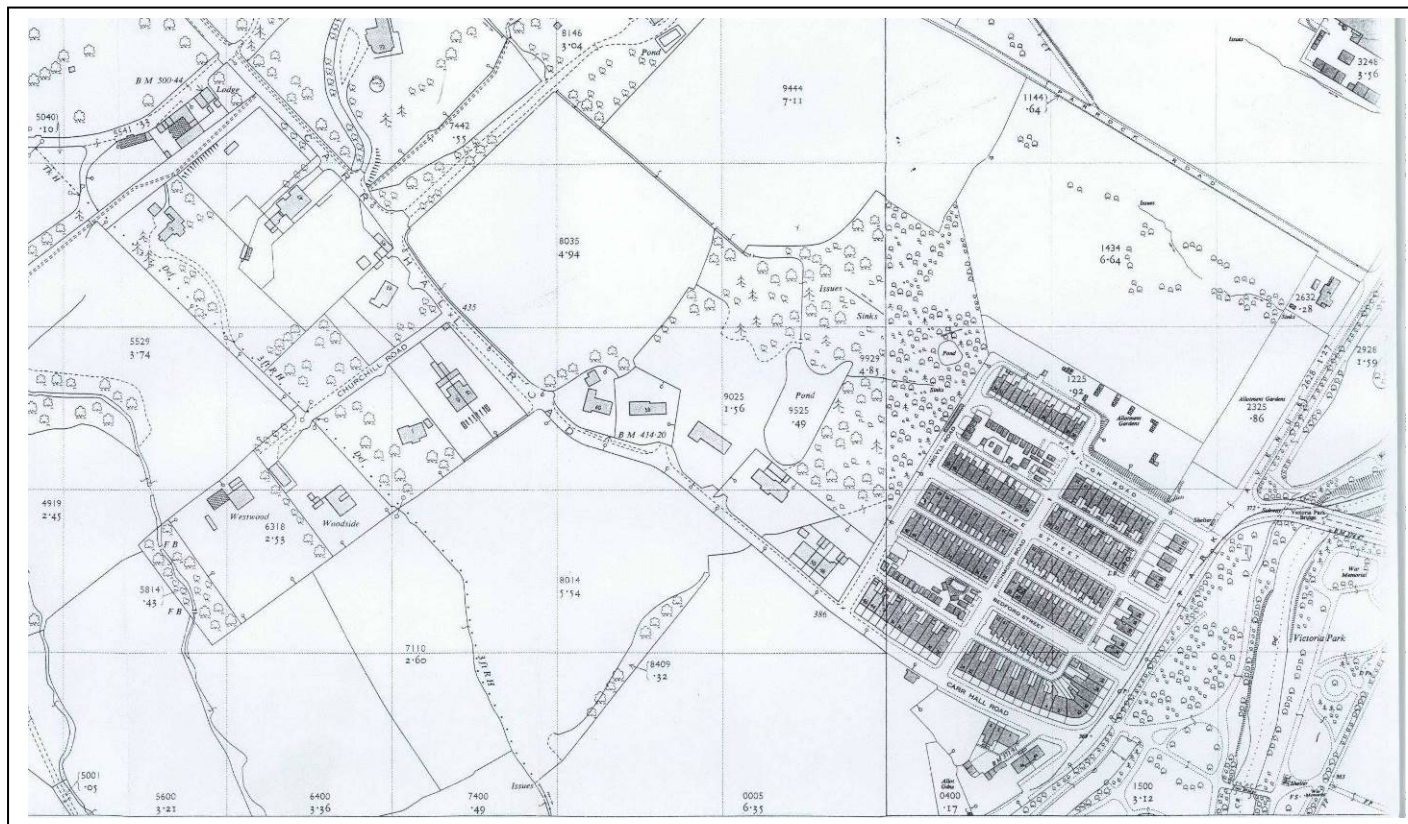
Archaeology

- 5.9 There are no scheduled ancient monuments within the conservation area, though it is possible that there are archaeological remains in the area. Some evidence has been found of Bronze Age and even Stone Age settlements in the locality.

Ordnance Survey 1932 Map



Ordnance Survey 1963 Map



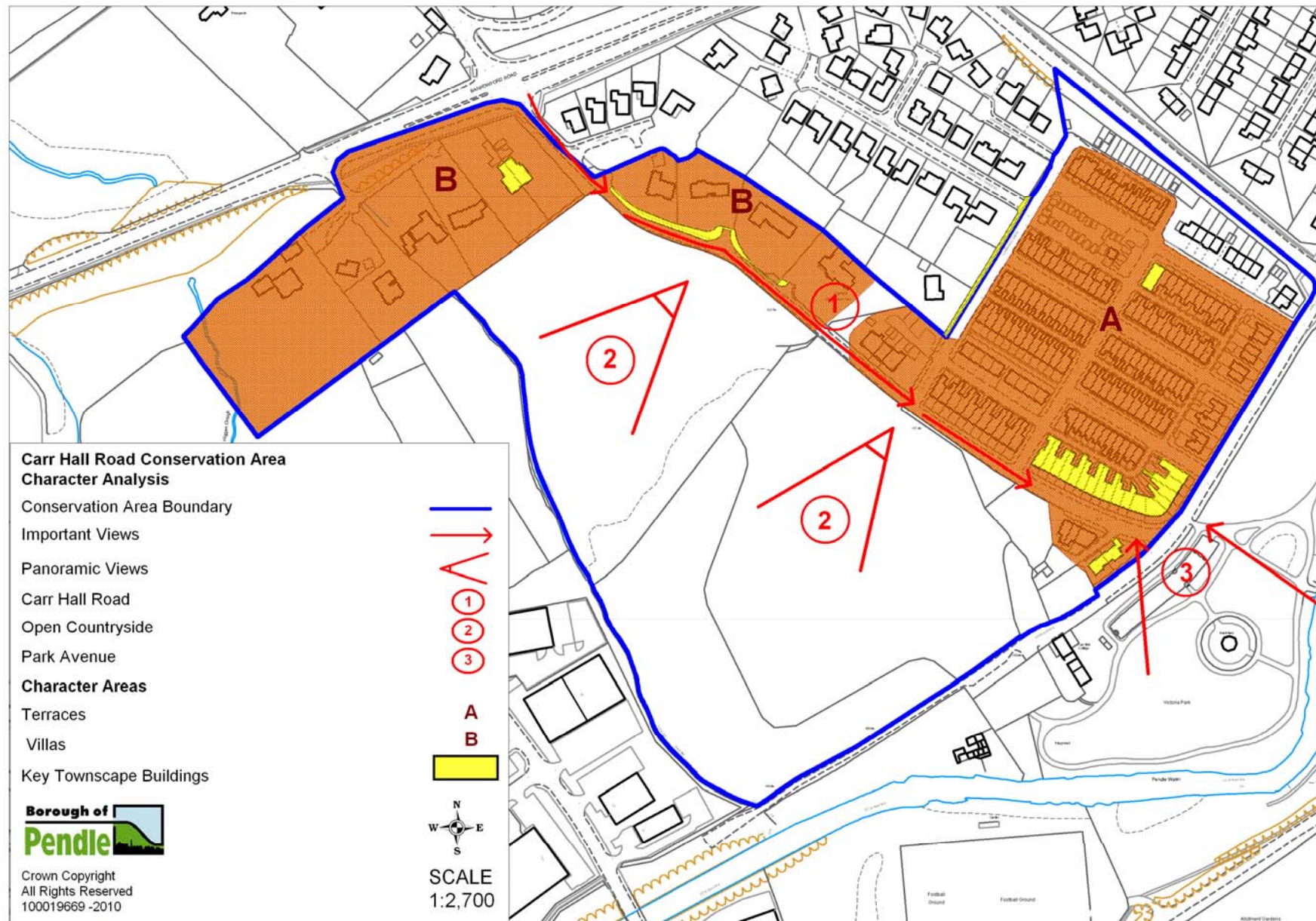
6.0 Spatial and Character Analysis

Character of spaces

- 6.1 There is a large area of open space within the conservation area, as well as the smaller more organic spaces that have been left between individual buildings and terrace rows. The larger area comprises two fields originally forming part of the parkland of Carr Hall estate. At the southern end these border Victoria Park on the flat valley floor adjacent to Pendle Water, rising up towards the detached houses on Churchill Road at the northern edge of the conservation area. They provide an attractive open aspect to the south western side of Carr Hall Road, and maintain some physical and visual separation between the conservation area and the Lomeshaye industrial estate. The area also brings open farmland into the heart of the conservation area.

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 contrasting nature of the roads and open spaces, and the sloping valley side location of part of the conservation area create some interesting views and vistas within, into and out of the area.



Carr Hall Road (1)

- 6.3 Entering the conservation area from the northern end of Carr Hall Road, the atmosphere is still quite rural with the open view across fields to the far valley side. To the left the stone boundary wall of the old Carr Hall curves and leads the eye down the road. Lower down the road the character changes subtly from a rural to a slightly more urban feel with terraced houses fronting the road first to the left and later to both sides. The strong landmark of St Mary's Church spire rises above the Nelson rooflines in the centre of the view.



Entering Carr Hall Road from Barrowford Road;
the character is still rural



The view becomes concentrated on the strong
visual axis of St Mary's Church in the distance



At the bottom of the road terraces enclose the
view to create a more urban feel

Views from Carr Hall Road across the open fields (2)

- 6.4 The two open fields to the south west of Carr Hall Road allow the opportunity for wide-reaching views out of the conservation area, across to Edge End, Lomeshaye, Brierfield, and beyond to the hills above Burnley. Landmarks in the view are the tall slender chimney of Lomeshaye Mill, and the gas holder and the chimney of Hollin Bank Mill at Brierfield. In the foreground the mature trees of the Carr Hall estate also frame the views.



The green open space at Hard Platts (Edge End) can be seen to the left, with Lomeshaye Mill chimney to the right



Looking across to the gas holder and chimney at Brierfield with more distant hills beyond



Lomeshaye Mill chimney is framed by mature trees

Approaching Park Avenue from Victoria Park (3)

- 6.5 The terraces on Park Avenue fronting Victoria Park were designed to overlook it, and the Park naturally forms part of the immediate setting of the conservation area at this point. Views from within the park are enhanced by the visual enclosure provided by the terraces around its edge. The 'set piece' terrace at the junction of Park Avenue and Carr Hall Road was designed both to enjoy the open aspect to the park, and also to act as a visual focal point on the edge of the park.



Pendle Water is seen in the foreground with Park Avenue forming the backdrop between the trees



Approaching the imposing houses at 34-42 Park Avenue



The 'set piece' Edwardian terrace curves around the corner, with the axis centred on the gabled façade of 42 Park Avenue

Character Areas

- 6.6 Two distinctive character areas or zones can be identified within the conservation area; these derive from the two contrasting building types of firstly, the terraces, at the eastern end of the conservation area, and secondly the detached houses, or 'villas', at the western end. The location of each type follows the usual pattern of the denser development nearest to the town and the valley floor, with the higher status detached houses further out and on the higher land to allow better views. The zones are identified on the Character Analysis Plan and described below. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.

The terraces (A)

- 6.7 The terraces were all laid out within the space of about 20 years from the late 1890's onwards, when the Carr Hall land began to become available for development. Essentially they are of two broad types – the higher status terraces that were built for show around the edge of the park, along Park Avenue and Carr Hall Road, and the smaller lower status terraces that were built behind the showier houses within the grid of streets formed by Bedford Street, Fife Street and Hamilton Road. These lower status terraces were built in short rows of around 12 houses each, with small front gardens, backyards and narrow back streets. The rows run down the slope, at right angles to Park Avenue, meaning that the trees in the park can be seen when looking down the street, with more distant views over Nelson. This allows a feeling of light and space into the tight grid and gives a sense of being on the edge of the town. At the top of the slope, the area is bounded by the original boundary wall to the Carr Hall garden, with mature trees very much in evidence also. Although these terraces are built at quite a high density, the overall feeling is not oppressive, because of the nearby open space, greenery and open views. The housing, though terraced, was primarily aimed at the middle classes rather than the working classes.
- 6.8 The higher status rows on Carr Hall Road and Park Avenue are built in groups of two or three houses, with the exception of the long corner row. Each row or group differs in style. The character is one of Edwardian formality and grandeur, with unity in layout imposed by the rows, and variety created by the different styles and detailing. The predominant materials are local stone and blue slate, with the front garden walls and gateposts also in the local stone. This consistency in building materials brings unity to the street scene and contributes to its special identity. Mature trees in the parkland opposite reinforce the distinct sense of place.

The villas (B)

- 6.9 The highest land at the top end of Carr Hall Road is where the large detached houses were built, from the late 19th century onwards. The rural character of the area is maintained as the density of development is very low; the green spaces are dominant over the built form. The houses on Churchill Road were built to look down over the Carr Hall parkland to the south east – Oak Villas, Woodside and Westwood being the three earliest buildings. Each is very large with a formal front looking south with the access road to the rear. In the later 20th century three more dwellings were built within their large gardens; even so the density remains low and the buildings can only be glimpsed within their wooded grounds. Lower down Carr Hall Road are four 1950's/60's houses, which were built within the front section of the Carr Hall gardens following the Hall's demolition in 1954. All are well hidden behind the old estate walls and mature trees; no. 58 still uses the old stone archway formerly leading to Carr Hall, likewise no. 60 uses the gateposts of the secondary entrance to the Hall.



The smaller terrace houses are designed to run downhill, allowing views out to the park and Nelson beyond.



The higher status terraces on Park Avenue, elevated above the road and fronting Victoria Park



Oak Villas at the top of Carr Hall Road; large houses within expansive grounds

Prevailing and former uses

- 6.10 Historic land uses and activities and their influence on the character and appearance of both the built form and open spaces have already been described. The conservation area today is mainly residential in nature, but owes its layout and character to the original form of the Carr Hall estate. Some low key grazing activity remains on the fields off Carr Hall Road. Informal recreation and amenity is provided for by Victoria Park. Today there is only one corner shop remaining, on Bedford Street; in previous years there would have been several shops serving the area. One of these, a former Co-operative shop and warehouse is located on Hamilton Street, but now converted to residential use.

Buildings, materials and details

- 6.11 The conservation area itself has no listed buildings, however the Grade II listed bandstand of 1896 in Victoria Park is within the immediate setting, and closely related to it both visually and historically. Other buildings within the area are of special interest, and make a positive contribution to the character and appearance of the conservation area. These are marked on the Buildings Plan (below) and described in the following paragraphs. An important element lies in the relatively short time-frame for construction of the houses, at the turn of the 20th century. These later Victorian and Edwardian houses display the architectural refinement and decoration that had become common during this period of relative wealth and prosperity, with a move away from the more functional and vernacular style terraced houses that had been common in Nelson and Barrowford up to the 1880's. These houses were built to appeal to the clerical or professional classes in a more attractive environment on the outskirts of Nelson.
- 6.12 Many of the terraces have architectural details such as bay windows, either square or canted, usually subdivided with plain stone mullions. Some bays are flat roofed, whilst others have a pitched slate roof which continues to form canopies over the front doors. The windows were originally timber sliding sash, of one pane over one; some of the later houses have stained glass and leaded lights to the upper panes. Other terraces are quite plain, with flat fronts and either single or paired sashes. Some of the more decorative houses on Carr Hall Road and Park Avenue have features such as front gables, with wrought iron or carved stone finials. Eaves generally overhang with timber corbels and barge boards; chimneys stacks are generally tall with elaborate sailing courses.

- 6.13 The use of the local sandstone for walling brings unity to the varied stylistic elements, and the texture and rich buff tones of the stone walls contrast well with the greenery around them. Facing stone is squared and coursed to front elevations, mostly with a rock or pitched-face finish to walls, with ashlar to give emphasis to quoins, lintels, sills and jambs. Courses are usually quite narrow, as is common with later terraces in the surrounding area. Squared coursed rubble is more common to rear elevations and outrigger or backyard walls; sometimes red brick is used to the rears of the later terraces. The later terraces often display more ornamentation to door and window surrounds. Blue Welsh slate is universally used for roofing.



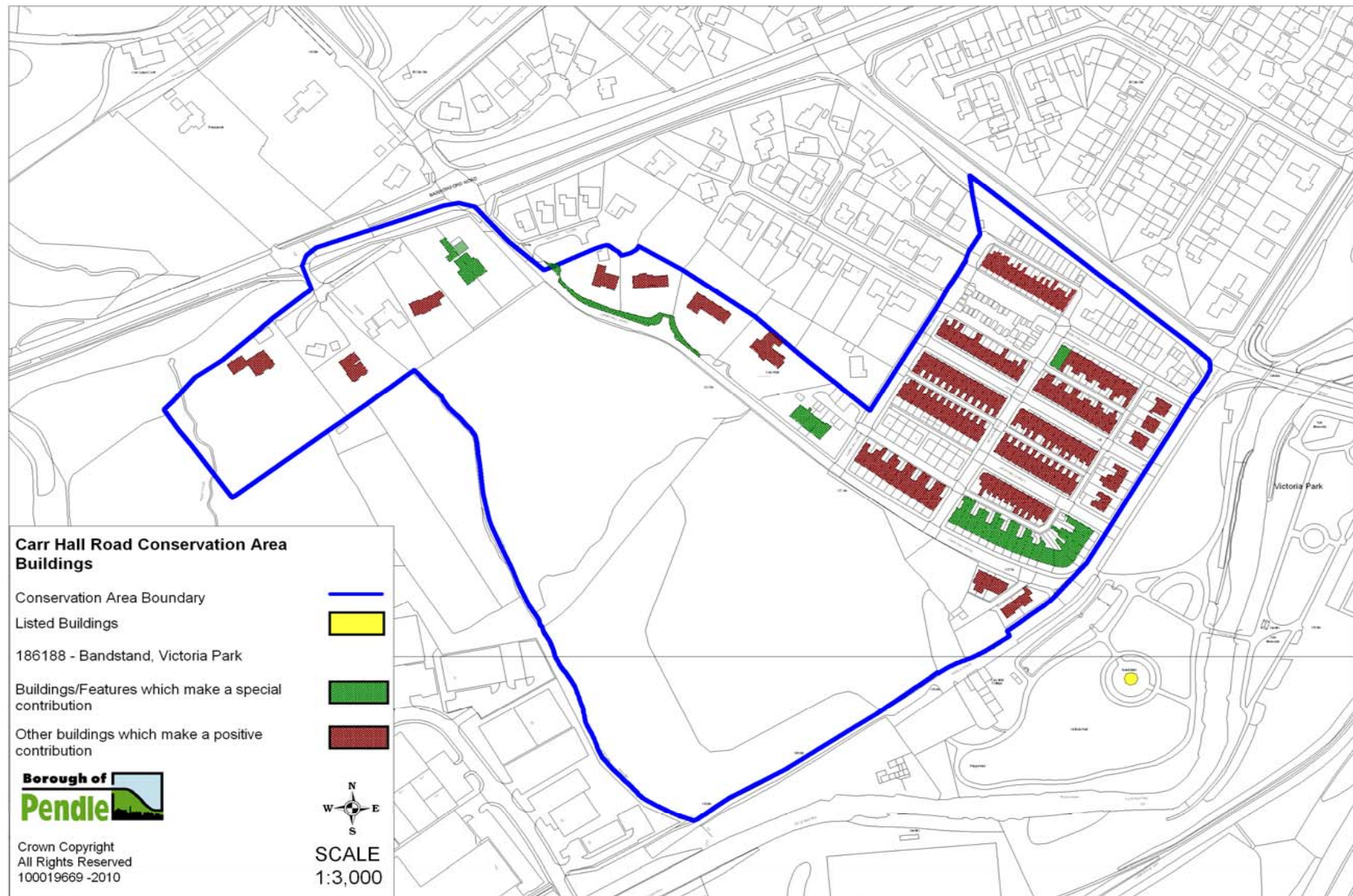
A more ornate terrace with gabled end wings and imposing stone mullioned bay windows



A slightly later terrace with canopied bays and front doors



A relatively plain flat-fronted terrace with a more elaborate bay-fronted end house, which 'turns the corner' effectively



Listed buildings**6.14 Bandstand, Victoria Park, listed Grade II**

Though just outside the conservation area, the bandstand contributes to the special historic character of Victoria Park and the surrounding Carr Hall area. It is closely associated with the contemporary residential development on Park Avenue and can be seen in views with the corner terrace on Park Avenue. It has an octagonal stone base and a cast iron structure, with a large semi-circular dome. The iron railings are art nouveau in style.

Buildings and features which make a special contribution to the character and appearance of the conservation area**6.15 34-42 Park Avenue and 2-24 Carr Hall Road**

This is the most prominent 'set-piece' terrace in the conservation area, being built to overlook the park and to provide an imposing focal point at the junction of Park Avenue and Carr Hall Road. The terrace consists of 17 houses, with gabled fronts at each end, and at the centrepiece house, no. 42, whose façade curves to turn the corner at the junction of the two roads. Each gable has elaborate stone finials and an arched window at the top storey. The houses have imposing stone gateposts and are elevated above the road to give more visual emphasis. To the rear the yard walls bear evidence of cast iron coal and ash pit doors.

6.16 48-52 Carr Hall Road

This handsome row of three houses was built further up Carr Hall Road next to the original garden to Carr Hall. The design also employs gabled fronts to the road, though these are projecting, with recessed front doors beneath elaborate cast iron balustrading. The eaves overhang, and the gables are surmounted with elaborate iron finials. There are imposing square stone bays to the fronts.

6.17 21 Hamilton Road

This Co-operative Society building was built in 1913 at the end of a terrace and incorporates a shopfront with a warehouse and loading doors at the rear. It has an imposing gabled front onto Hamilton Road with an elaborate Venetian window in the gable and a canopied shopfront. It is a landmark in that it is the only building in the conservation area not built for residential use.

6.18 39 Carr Hall Road (Fairfield) and 1a Churchill Road (formerly Oak Villas)

This pair of grand semi-detached villas was one of the first buildings to be built around Carr Hall in the 1880's. The imposing facade looks down over the open fields towards Pendle Water. The front has twin pedimented gables with elaborate classical detailing and stone balustrading. The chimneys are tall and prominent.



The bandstand in Victoria Park, listed Grade II



48-52 Carr Hall Road



The former Co-op Society building at 21 Hamilton Road

6.19 Original entrance archway, gateposts and wall to Carr Hall

The upper part of Carr Hall Drive is defined to its north eastern side by the original garden wall to Carr Hall. There is a stone archway, originally the main entrance to the Hall, which now forms the access to No. 58 Carr Hall Road. Higher up the road is a pair of old stone gateposts with ball finials, these probably marking the secondary or service entrance to the Hall. The boundary wall has been breached in several other places in order to form entrances to the houses that were developed in the mid 20th century, however it still forms an important townscape element to this part of Carr Hall Road, and is an indicator of the area's history.



1a Churchill Road (formerly Oak Villas), prominently located at the top of Carr Hall Road



The original stone entrance archway to Carr Hall



44-46 Park Avenue, a prominent group close to the park

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

- 6.20 Most of the buildings in the square grid of terraced housing make a positive contribution to the character and appearance of the conservation area. **Nos. 44-46 Park Avenue** is a semi-detached pair of villas prominently located overlooking the park; although somewhat altered they are still imposing, bearing some stylistic similarities to the group at nos.48-52 Carr Hall Road. **Nos.1-5 Carr Hall Road** are later in date, with Edwardian canopied bays and front doors, with fish scale slates to the canopies, and Art Nouveau style stained glass. **Nos. 26-46 Carr Hall Road** were built around 1912, and again have canopied linked bays, but are plainer in style. Some have red brick rear outshots.
- 6.21 The terraces to the northern side of **Bedford Street (Nos. 2-22 and 24-46)** are slightly older, with plain flat frontages and single sash windows. The upper row has wider front gardens as the carriageway does not continue along this part of the street. The terrace at **1-21 Bedford Street** is dated post-1912 and as to be expected, has bay windows, although still fairly plain in design. The four terraces on **Fife Street** are all of similar date, still plain but with minor stylistic variations. Some have unusual one and a half storey scullery outshots at the rear. Notable is **No. 49 Fife Street** which has a bay window at the end of an otherwise flat-fronted terrace. It effectively terminates the row and turns the corner into Carr Hall Drive (see page 22). **Nos. 1-21 Hamilton Road** were built around 1913, and again have canopied bay windows and doors. There is a row of inter-war semi-detached houses on **Park Avenue**, of red brick and render.
- 6.22 To the upper end of Carr Hall Road and Churchill Road the detached houses are developed at a much lower density. The late Victorian villas **Westwood** and **Woodside** were built at a similar time and in a similar style to Oak Villas, and are extravagantly designed; their visual impact on the conservation area is limited because they can only be glimpsed behind thick vegetation, however they represent an important phase in its historic development. **No.1 Churchill Road** is an attractive 1950's bungalow, one of three more modern houses that have been built within the large gardens of the villas. At the top of Carr Hall Road, the four large **1950's/60's houses**, built following demolition of Carr Hall, make interesting additions to the variety of architecture in the area, though again they have limited visual impact on the public realm.



The decorative Edwardian row at 1-5 Carr Hall Road



The garden fronted terrace at 24-46 Bedford Street



Rear outshots at 27-49 Fife Street

The public realm

- 6.23 The main roads and pavements throughout the conservation area are predominantly tarmac, which in many places detracts from the character and appearance of the conservation area. The tarmac has been laid over original stone setts and edgings which are often still visible at the sides of the roads. There are however small areas of original stone setted and flagged surfaces remaining. Some of the original stone setts and flags remain in situ in the back streets, most notably behind Fife and Bedford Streets. Carr Hall Drive has stretches of stone flag pavements and kerbs remaining, some corners still with radial paving, which contribute to the area's special historic character.

- 6.24 Stone boundary walls are also important throughout the area, the old garden walls to Carr Hall being significant along Carr Hall Road and Carr Hall Drive. The stone archway and gateposts also survive and add a historic element to the road. All the terraced houses have small front gardens with low walls and stone gateposts, those to Carr Hall Road and Park Avenue being elaborately carved. Iron railings and gates were all lost as part of the war effort, however some have been replaced in more modern styles.



Stone setts, edgings and flags on the back streets



Stone flags and kerbs remain to the pavements on Carr Hall Drive



Elaborately carved stone gateposts on Carr Hall Road

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

- 6.25 Trees form an important component of the landscape in Carr Hall both as features within the street scene or as a backdrop on the edge or outside the Conservation Area. Most of the trees in the conservation area are situated in the gardens of residential properties but visually they collectively appear as woodland in the landscape, within which houses are generally well hidden. 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.
- 6.26 The south east boundary to the conservation area runs along Park Avenue beside which is Victoria Park. Although outside the conservation area, the park provides a wooded aspect to the road and, with the houses opposite, leads the eye along to Carr Hall Road. The trees in the park also close the view at the end of the terrace streets and provide a vital glimpse of greenery in an otherwise urban scene.



Trees in Victoria Park close the view



The character to the north of the tree arch...



...is different to the south

- 6.27 Turning into Carr Hall Road, the houses now on the north east side of the road have a more open aspect onto grazed fields with occasional groups of trees giving an informal rural outlook to the west. Beyond these fields is Lomeshaye Industrial

Estate and, at the time of its inception, an embankment was created in the south west corner of the field (which is also the corner of the conservation area) and which was planted with young trees as screening against the visual intrusion of the industrial estate units. These trees are now maturing well into a good small woodland which strongly defines the corner of the conservation area.

- 6.28 One group of mature trees in the field is linear in shape and extends from the young woodland and the industrial estate out as far as Carr Hall Road, separating the field into two distinct parcels. The final tree at the road side coupled with a tree of similar age and stature in a garden on the opposite of the road make an attractive archway feature over the road. The character of the conservation area either side of this arch is different. To the south, the line of the road is defined by terraced housing fronting closely onto the road with open views over the fields opposite. To the north, by contrast, the road is defined by mature trees and shrubs behind the Carr Hall boundary wall in the large gardens of four larger detached houses (one is now a nursing home), which are set back from the road and are more secluded.



Remnants of Carr Hall woodland mark the boundary on Carr Hall Drive



Carr Hall boundary wall with woodland remnants and mature garden shrubs



Trees on the garage site provide relief at the end of the street

- 6.29 These four buildings along with more modern development outside the conservation area to the north have been built in the grounds of the original Carr Hall behind the original boundary wall. These grounds had areas of woodland in them,

remnants of which still grow in the gardens of these properties. These woodland remnants are particularly significant to the conservation area where they grow along garden boundaries. Of particular prominence are the trees mentioned above which front onto Carr Hall Road from the three houses and nursing home; also, those to the north west frontage to Carr Hall Drive where, growing behind the strong visual line of the Carr Hall boundary wall, they define the conservation area boundary, road line and enclose and create the backdrop to the area of terraced housing in the east corner of the conservation area. This grid-iron plan form of mostly terraced housing provides little room or opportunity for trees. There is one small oasis of green which is a small garage site where trees have grown in spaces between the garages and matured to create a canopy over the tops, which is sometimes visible along the line of a street.

- 6.30 The north west end of the conservation area is defined by a small number of large houses on Churchill Road set in large, well planted gardens with numerous mature trees. When viewed from Carr Hall Road across the fields the garden trees completely screen these houses from view and, as also when viewed from Barrowford Road, give the appearance simply of woodland with only limited glimpses of the houses. The entrance to the conservation area from Barrowford Road is marked by a number of large mature lime trees on either side of the relatively narrow Carr Hall Road. Within a very short distance of the junction the road curves to the east and the view is closed by hedgerow trees in the field on the south side.



Mature garden trees seen from Carr Hall Road



From Barrowford Road only glimpses of houses



Lime trees mark the entrance to Carr Hall Road

Extent of intrusion or damage

- 6.31 There is very little poor quality development in the area, and the buildings are generally well maintained. There are occasional examples of unsympathetic additions or alterations to buildings, but on the whole these do not have a significantly detrimental effect on the character or appearance of the conservation area. However many properties now display windows and doors in a variety of non-traditional styles, many in plastic. This is currently one of the major problems of the conservation area, which has resulted in some discordant and unfortunate changes, particularly so where it results in a lack of uniformity of style within terraces. Another common problem is the removal of stone mullions subdividing a pair of sash windows, so that one larger modern window can be installed.
- 6.32 In the public realm, the traditional stone pavings have been predominantly replaced with tarmac and concrete. There are instances where traditional stone boundary walls or hedges have been lost and modern boarded fences have been put up at the front of houses or around curtilages. Generally buildings are well maintained, though the lock-up garage site on Hamilton Road has many old timber garages which tend to have a run-down appearance. The road is unmade at this point which emphasises this. Generally, open spaces are well maintained, however there is a vacant and untidy site adjacent to 44-46 Park Avenue.
- 6.33 One of the most significant features of the conservation area is that there are relatively few post -1960's buildings. There has been a limited amount of new housing development in recent years, but it has generally been carried out to a good standard and does not detract from the special character of the area. Most of the new buildings conform reasonably well with the surroundings, and can be viewed as neutral areas which neither enhance nor detract from the character or appearance of the conservation area.

Problems, pressures and capacity for change

- 6.34 The conservation area has not experienced any significant physical change in recent years; however Carr Hall is seen as an attractive and desirable residential area, and it is possible that development pressures could increase in the future. Large private gardens may be seen as having potential for subdivision into smaller plots.
- 6.35 There remains much open space within the conservation area and within its immediate setting, which may at some stage come under pressure for development. Current Local Plan allocations are protective of the farm land within and outside the boundary, with the open fields inside the conservation area and the adjoining land to the northwest allocated as open countryside, and also having green belt protection. Victoria Park to the south is protected as open space.
- 6.36 Stone boundary walls and trees are important to the character and appearance of the area, and any proposals to remove or alter them should be given careful consideration. Any repairs or maintenance to stone boundary walls should be undertaken with care. Similarly, the remaining areas of original stone pavings might be susceptible to alteration.
- 6.37 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 smaller terraced houses may 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 ongoing 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 established to provide a baseline for monitoring change in the conservation area, to identify any buildings or sites which may be unsightly, in a poor condition or otherwise at risk.
- 7.5 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/planning

Planning Controls

- 8.5 The designation of a Conservation Area gives the Council greater ability to control the demolition of buildings and to protect trees. Consent must be obtained from the Council for most works to demolish buildings or walls. Similarly, consent must be obtained prior to any works to trees protected by Tree Preservation Order and six weeks prior notification must be given before any works to trees in the Conservation Area which are over 75 mm in diameter.
- 8.6 Importantly, all new development must preserve or enhance the character and appearance of the area. Householder 'permitted development rights' (where people can undertake development without applying for planning permission), are more restrictive in conservation areas. The Council can also remove or alter these rights through an 'Article 4 Direction', which can bring under planning control more minor alterations such as new windows and doors, works to chimneys, roofs and dormer windows, external painting, building of porches or outbuildings, and so on. Similar restrictions apply in relation to trees.
- 8.7 Before any work is undertaken, it is always wise to check if any consents are required with the Council planning department at Nelson Town Hall (Tel 01282 661661), and for general advice on how to carry out alterations in the most appropriate way. Further information and guidance is also available on the Council website at www.pendle.gov.uk/planning

Listed Buildings

- 8.8 Listed buildings are identified nationally, and represent the best of the nation's built heritage. There are over 300 listed buildings in Pendle, many of these within conservation areas. These statutory listed buildings are protected by law from any external or internal works of demolition, alteration or extension in any manner that would affect the character of the building.

Conservation Advice

- 8.9 The Conservation Team at Pendle Council can offer advice on a range of conservation area, listed building, tree and woodland, and other heritage matters. Further information and guidance is also available on the Council website at www.pendle.gov.uk/planning

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

Tel: 01282 661788

Fax: 01282 699463

Email conservation@pendle.gov.uk

Website: www.pendle.gov.uk/planning

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

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



2006-2007
Transforming the Delivery of
Services Through Partnerships

