

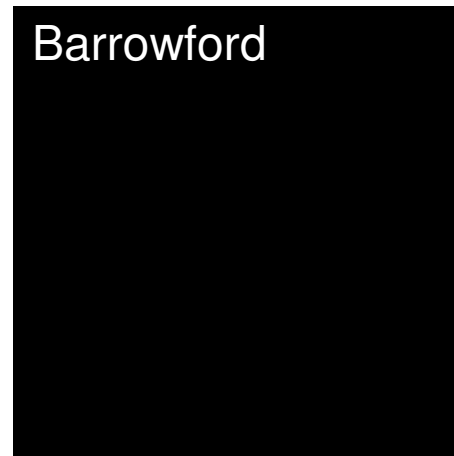
Conservation Area Character Appraisal



Carr Hall / Wheatley Lane Road



Barrowford



July 2010

£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 Carr Hall / Wheatley Lane Road conservation area was designated in February 1984, together with the Carr Hall Road conservation area which lies just to the south. Much of the area comprises the former estate lands of Carr Hall, now demolished, the site of which lies south of the A6068 Barrowford Road in the Carr Hall Road conservation area. It is now colonised with low density suburban development dating from the late 19th and early 20th centuries; many of these large individually-designed houses are set within extensive grounds and together comprise a type of development which is relatively unusual in Pendle.

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 conservation area has a mix of both historical and architectural interest. The historical interest relates to the former use of the land as part of the Carr Hall estate. Historical mapping can be used to trace the phases of development of the houses over the former grounds. The majority of the houses that have been built are also of architectural interest, including a number in the 'Arts and Crafts' style.
- Origins of the area in the historic estate at Carr Hall, dating from the 16th century;
 - Two listed farmhouses at Laund and Sandy Hall;
 - The gradual break-up of Carr Hall and its estate allowing large plots of land to be sold for low density higher status housing development from the late 19th century onwards;
 - The juxtaposition of wide open spaces with areas of enclosure, and expansive views southwards over Nelson;
 - The setting of mature trees and open parkland, having their origins in the Carr Hall estate, including a formal avenue of lime trees;
 - Individually designed houses displaying a wide variety of architectural styles and detailing, unified by the predominance of local stone.

4.0 Location and Setting

Location and context

- 4.1 The Carr Hall and Wheatley Lane Road conservation area is located at the western edge of Barrowford, northwest of Nelson, and immediately to the north of the Barrowford Road (A6068). The road, built within the last 40 years, has somewhat divorced the area from its historical context, at Carr Hall. The area occupies the gently sloping valley side of Pendle Water; the land rises some 50m from its lowest point at Barrowford Road up to Sandy Hall at the northern edge of the conservation area. The western boundary follows the wooded valley of the brook at Higgen Clough, which flows roughly southwards towards Pendle Water.

General character and plan form

- 4.2 The character and appearance of the conservation area is still influenced to a large extent by its origins as farming and parkland. Much of the area is well landscaped and there are also expanses of open farmland and parkland, even though many of the houses and grounds are well enclosed and concealed from public view behind boundary walls and trees. The overall density of development is very low. The conservation area includes buildings of a variety of architectural styles and periods ranging from a 16th century farmhouse to 20th century Arts and Crafts style houses. There are also a number of newer houses from the 1960's and later.

Landscape setting

- 4.3 The conservation area occupies an open position on the sloping valley side, which enables wide-ranging views over Nelson and beyond. To the north, east, west and south west are open fields, which provide an attractive green setting for the conservation area, and create a buffer between it and other development such as Barrowford Business Park to the east. 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.
- 5.2 As its name suggests the conservation area is directly linked to the Carr Hall estate. Before the development of Nelson and the expansion of Barrowford into larger settlements, Carr Hall was set in open countryside and within its own sizeable grounds. 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 mill¹. The Hall is clearly shown on the 1848 OS Map, though was demolished in the 1950's. It was located just to the south of the conservation area boundary in an area now developed with modern housing at Carr Hall Gardens. 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 also². The family line continued as Every-Clayton after 1835.
- 5.3 The 1848 Ordnance Survey map for the area shows how little development there was in the area. There are other larger houses and farms such as Sandy Hall, Parrock House and Laund, but save for a few additional smaller houses there was little but open countryside.

¹ G Whittaker, *Carr Hall*

² G. Whittaker, *The Every-Claytons of Carr Hall*



Ordnance Survey 1848 Map



Ordnance Survey 1893 Map

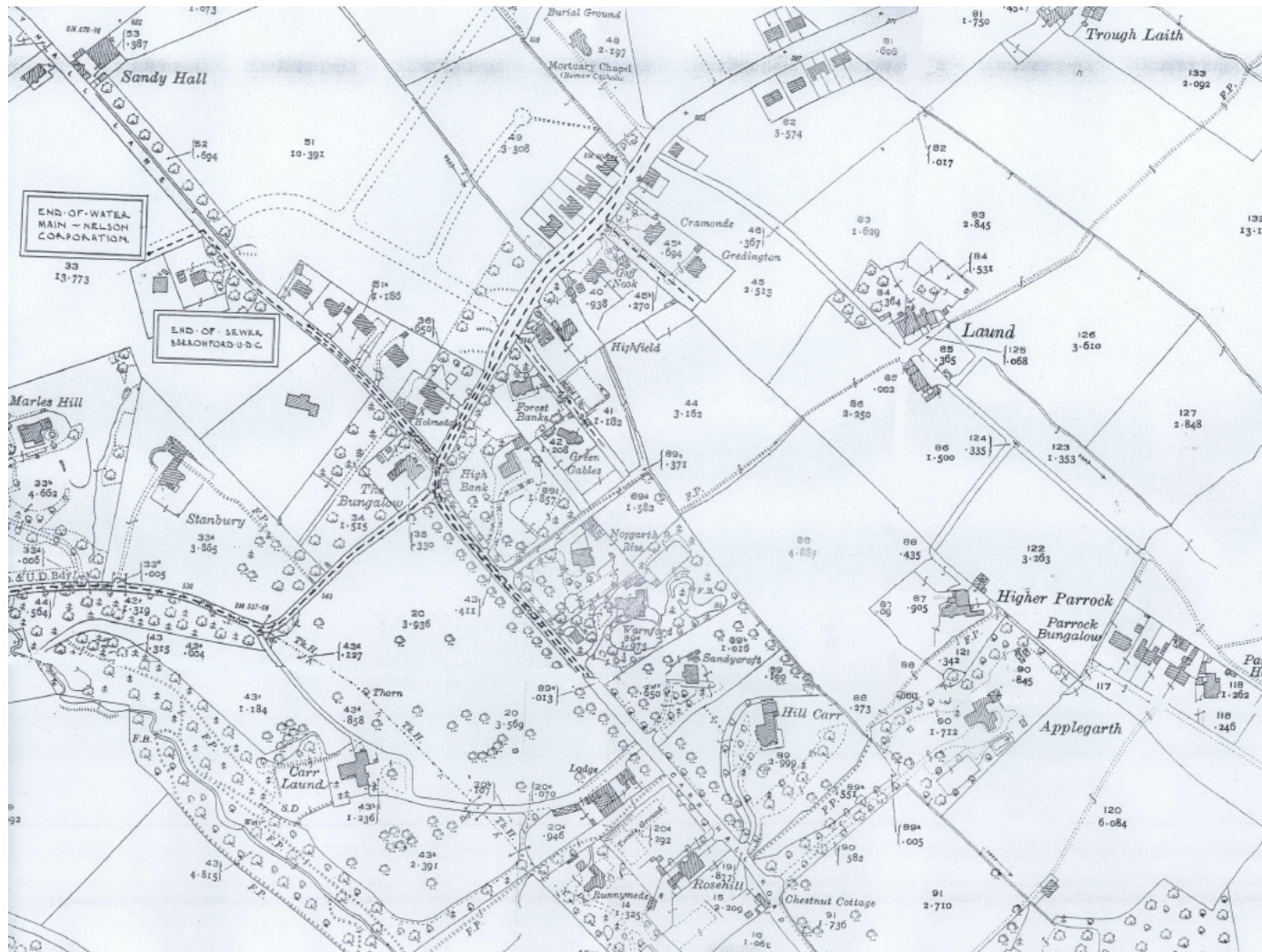
- 5.4 The Carr Hall lodge on Wheatley Lane Road can be clearly seen on the 1848 map. Also visible leading from the lodge to Carr Hall is the long straight avenue of 'Waterloo' lime trees that were planted in 1815 at the time of the battle. They were planted by Colonel Thomas Clayton and are said to represent the troop positions during the battle of Waterloo, with the larger trees representing distinguished officers. The trees line what was the driveway to Carr Hall (now Carr Hall Road) and most of them still stand today.
- 5.5 During the 1860's this driveway was a toll road, allowing public access between Nelson and the Pendle Forest villages. The owner of Carr Hall, Thomas Every-Clayton, even tried to close the road entirely to give himself and his family estate some privacy. Only after a public outcry and inquiry was the road re-opened for free access, after Thomas's son Edward reached agreement with Nelson Local Board in 1891. Access on foot as a pleasure walk was allowed for a rent of £12, and for the Council to provide turnstiles and an iron fence where the road was unfenced. Some of this fencing is still apparent today.
- 5.6 The 1893 map shows little change in the area, with the avenue still clearly apparent. By 1912, the map below shows the start of new housing development over the Carr Hall estate, with large houses such as Rosehill and Runnymede being built at the lower end of what has now become Carr Hall Road. Other large houses have been built on Wheatley Lane Road, including Hghfield and Forest Banks. Also shown is Carrick (now Carr Laund), another large house set within an extensive area of parkland. This housing development indicates the beginning of the break up of the estate lands when Carr Hall was sold in 1892. These houses were for the wealthy middle classes of Barrowford and the newly prosperous town of Nelson, having large gardens and enjoying an elevated position over the town. The 1912 map shows these houses set within the context of the original field pattern.
- 5.7 The map of 1932 shows how popular the area had become for large new houses. A number of the original fields have been divided up, with development extending northwards up Sandy Hall Lane and along the eastern side of Carr Hall Road. With the exception of some limited infill development it remains much like this up to the present day.

Archaeology

- 5.8 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 1912 Map



Ordnance Survey 1932 Map

6.0 Spatial and Character Analysis

Character of spaces

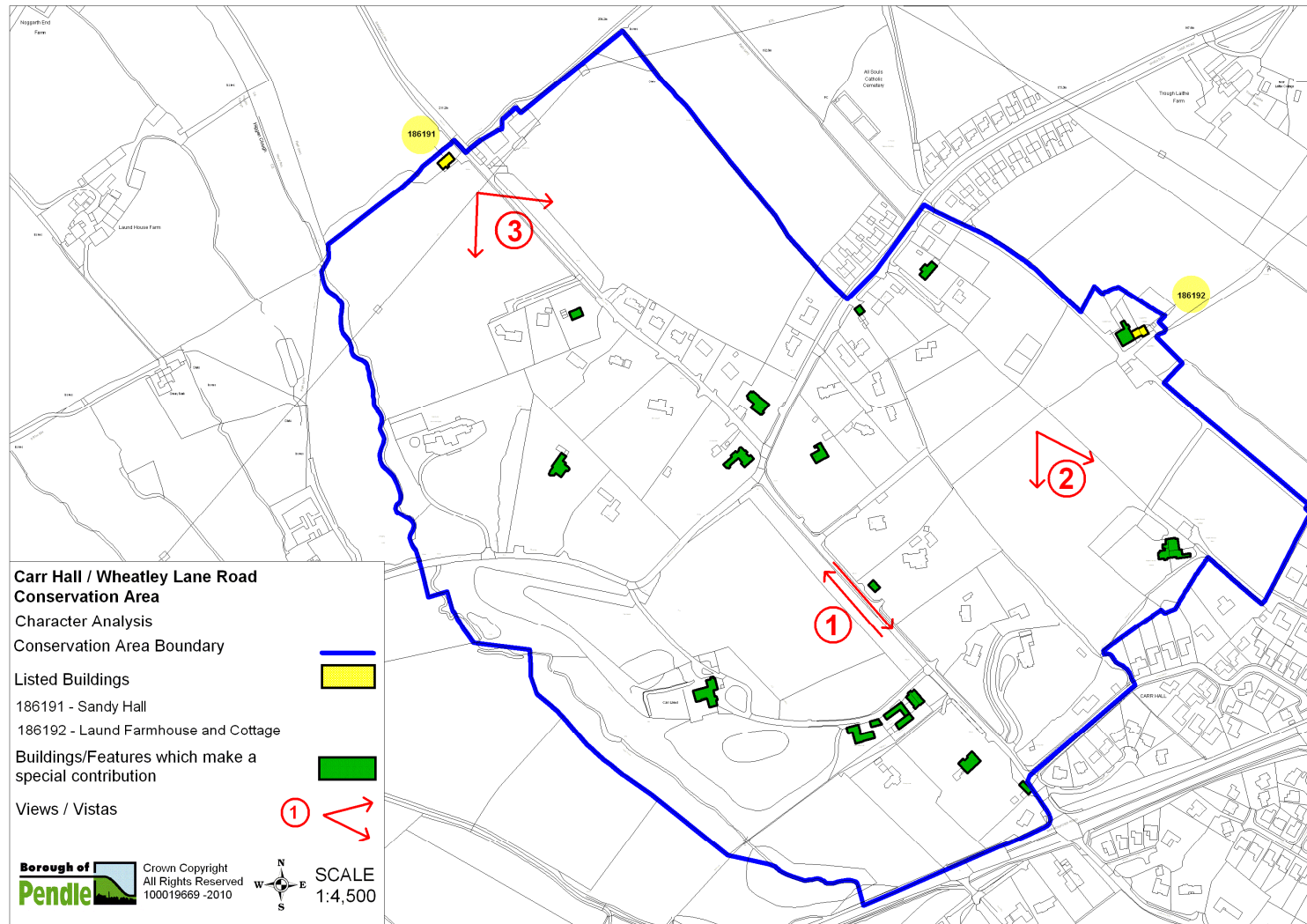
- 6.1 Carr Hall has developed into an area with a distinct and strong character. There are still numerous open spaces, a remnant of the areas' farming origins. These are to the north, either side of Sandy Hall Lane, to the east of the conservation area adjacent to Laund Farm and Higher Parrock Farm, and to the west of Carr Hall Road. The former two areas are open fields associated with the farms, whereas the latter is the extensive garden to Carr Laund. However, in sharp contrast to these open spaces the rest of the area has been enclosed to varying degrees by trees, shrubs and boundary walls which surround the housing plots. This juxtaposition creates an interesting character, where enclosure gives way to open space and longer views within fairly short distances.

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.

Carr Hall Road (1)

- 6.3 A key vista in the conservation area is provided by the strong linear nature of Carr Hall Road itself. Its origins as a formal avenue are still very much apparent, with the historic lime trees emphasising this. The road lies generally at a lower level than the surrounding land, with banking to either side. This, along with the trees lining each side, and the original iron fencing attractively painted black and white, channel views along the road. Although the road and pavement are now surfaced with tarmac, the original stone sett edgings can be seen at the side of the road, which provide an indicator of its original appearance. The view up the road terminates at the junction with Wheatley Lane Road, effectively the heart of the conservation area, where the original signpost and fence are key elements.





(1) The straight Carr Hall Road vista



(1) The signpost terminates the view at the Wheatley Lane Road junction



(2) Nelson townscape seen over fields with St Mary's Church spire in the distance

Open land to the east (2)

- 6.4 The open land in the eastern part of the conservation area provides for panoramic views out over Nelson and to the hills beyond. Key landmark features include St. Marys Church spire, which rises in the distance above the terraced roofscape of the town. These views emphasise the rural nature of much of the conservation area, with farming land in the foreground very much in evidence. The open views can best be seen from the public footpath which leads from Carr Hall Road across the fields to Laund Farm; the path follows the line of an early track which led to the farm from Wheatley Lane Road.

View from Sandy Hall (3)

- 6.5 Sandy Hall Farm is located in an elevated position at the northern end of the conservation area. From this location there are panoramic views across the valley towards Brierfield and Burnley, with more distant hills beyond. Sandy Hall is still in a relatively isolated position at the top of Sandy Hall Lane, surrounded by its fields, which provide a buffer of open space to separate it from the housing development lower down the lane.



Views south east over Nelson to the hills beyond



Panoramic views southwards from Sandy Hall

Character Areas

- 6.6 The conservation area does not have any distinct character areas that could be identified as differing from the whole. There is a fairly homogenous character throughout, typified by low density houses informally set within large grounds. Wide open spaces contrast with more enclosed areas; typically private gardens, and footpaths which run between the housing plots and out to the fields. Other areas of enclosure occur at the southern entrance to the conservation area from Barrowford Road, and on Wheatley Lane Road.
- 6.7 At the main entry point to the conservation area from Barrowford Road, Carr Hall Road is enclosed by buildings on the left and by mature hedging and trees in close proximity to the right. This feeling of enclosure intensifies just past Applegarth, as a tall stone boundary wall directly abuts the road, constraining the road between it and the pavement on the other side. This funnelling effect continues as far up as the access road to Carr Laund. After this point, whilst there is still a well defined boundary to the right hand side of the road, the left opens up to a raised expanse of open land at Carr Laund (see photos at para. 6.35). This open character continues up to the top of Carr Hall Road. At this point is the heart of the conservation area, where Wheatley Lane Road is bisected by the relatively straight axis of Carr Hall Road and Sandy Hall Lane.
- 6.8 Turning right onto the eastward section of Wheatley Lane Road, the housing pattern becomes slightly higher density and therefore more typically suburban, as the road approaches Barrowford. Initially the road still feels enclosed, with banking abutting the road on one side, but this soon changes to a more typical suburban street with pavements either side. Although the mature trees do offer some shielding and enclosure to the house plots, this screening is less than in other parts of the conservation area (see photos at para. 6.40).
- 6.9 The western section of Wheatley Lane Road provides a somewhat different character. Here the road is enclosed tightly to both sides by mature trees and hedging. The open spaces of Carr Laund to the left are not visible over the high mature hedging, as they are on Carr Hall Road. The aspect opens up briefly further down the road and Carr Laund itself can be glimpsed in its grounds in the distance. The boundary wall then increases in height to create a continuous enclosure to the western boundary of the conservation area.

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 much of its layout and character to the original form of the Carr Hall estate, and to the original farming activity. Low key grazing still occurs on some of the fields within the conservation area, close to Sandy Hall and Laund. Some farming activity still takes place at Sandy Hall, though there is now no farming carried on at Laund or Higher Parrock. Most of the houses in the area are still in single domestic occupancy, though there have been limited institutional uses present in the area at various times.

Buildings, materials and details

- 6.11 The conservation area has two listed buildings, at Sandy Hall Farm and Laund Farmhouse and cottage, both listed Grade II. Many 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 Plan (above) and described in the following paragraphs. Although there are many attractive houses in the area, some of them cannot be seen from the public realm, and therefore do not make an obvious contribution to the conservation area. The omission of any particular building or feature should not be taken to imply that it is of no interest.
- 6.12 An important stylistic element lies in the relatively short time-frame for construction of many of the houses, after 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 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 the towns. Although there were earlier houses in the area, such as the two listed farmhouses and the Georgian No. 45 Carr Hall Road, the first wave of significant housing development took place between 1893 and 1912 with the majority of the houses being completed between 1912 and 1932. The house design has been strongly influenced by the prevailing Arts and Crafts and Domestic Revival styles. These movements fostered a move towards old fashioned charm. It was a reaction to what was considered

by some to be the over-ornamentation of the Victorian era, and saw more rationalised and functional houses for the middle classes.

- 6.13 Many of the houses have elaborate or even flamboyant architectural detailing characteristic of the Arts and Crafts and Domestic Revival styles. Windows often display leaded lights and stone mullions, there are stone dressings in gothic or classical styles to doors and windows, and decorative timber boarding is applied to gables. There are gabled or hipped roof forms, eaves generally overhang with timber corbels or barge boards, and chimneys stacks are generally tall and prominent with elaborate sailing courses. The predominant 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, sometimes with a rock or pitched-face finish to walls, with ashlar to give emphasis to quoins, lintels, sills and jambs, or sometimes of ashlar throughout. Other materials are also in evidence such as red sandstone, roughcast render or pebbledash, red brick, and clay tiles, reflecting the increasing trend for non-local building materials which could be brought in relatively easily from other parts of the country.

Listed Buildings

Sandy Hall, listed Grade II

- 6.14 This farmhouse is located at the northern boundary of the conservation area in an elevated position at the top of Sandy Hall Lane. Its location makes it prominent on the ridge of the hill. The architectural style is relatively unusual for a Pendle farmhouse, with the added ornamentation probably designed for show in this prominent position. There are several periods of construction; the main central body of the hall is Georgian and was built in the 18th century. This section is symmetrical in plan with paired round headed windows, and has an unusual pedimented ornamental gable with obelisks and oculus rising above the eaves. The right hand wing is a Victorian addition and was built in 1875. It has a gabled front elevation with round-headed windows which have been carefully designed to match those on the 18th century front. This gable also has an oculus. The 2-bay return has conventional Victorian sash windows. More recently a left hand bay has been added, which reflects the 19th century wing in size and proportions.

Laund Farmhouse and Cottage, listed Grade II

- 6.15 This was originally a single farmhouse that was built circa 1600. It was subsequently divided into two properties at some point, a farmhouse and cottage, comprising the main range and cross-wing. It is 'L' shaped in plan. The main range has square headed mullioned windows on the upper floor with ranges of round-headed mullioned windows below. The cottage has a gabled front breaking forward to the right of the farmhouse. The ground floor has two 5-light stone mullion windows with semi-circular heads, with a similar seven-light window on the upper floor. Some of the windows retain diamond leaded lights. The gable has a projecting stone slab. An older west wing has been replaced by Laund House to the left, built in the later 19th century.



Sandy Hall



Laund Farm and Cottage

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

- 6.16 This grand late 18th/ early 19th century house was built onto the side of the much earlier Laund Farmhouse, replacing an earlier wing. Its large scale and symmetrical proportions almost dwarf the older building. It is robustly built of local stone and roofed with stone slate, having two prominent chimneys at each end of the roof. The simple classical stone door surround is a particular feature. Its relatively plain style contrasts with some of the later and more decorative houses in the area, reflecting its farming origins. The Laund was owned by the Hargreaves family for several hundred years up until the 20th century.

Higher Parrock

- 6.17 This small group of houses close to Laund was originally associated with the older Parrock House, located just outside the conservation area in Parrock Road. The oldest part of the building appears to have its origins in farming, dating from the 18th century or earlier. A house is shown on the 1848 map, and later extensions were added, including the later 19th century Higher Parrock House. The latter presents an attractive stone frontage to a public footpath, with sash windows separated by stone mullions, and original front boundary wall and railings.

45 Carr Hall Road

- 6.18 This is a traditional stone built late 18th or early 19th century cottage, with symmetrical proportions. It is marked as 'Chestnut Cottage' on the early OS maps, and marks the entrance to the conservation area from the south, being prominently located adjacent to Carr Hall Road. It has two almost square window openings on the ground and first floor either side of a central doorway and round-headed landing window respectively. Unusually for a property of this period the roof overhangs the eaves, suggesting that the roof profile was altered at some point, perhaps when re-roofing using blue slate rather than the local stone slate. The chimneys have also been lost.

Rosehill House (47 Carr Hall Road)

- 6.19 The high stone garden wall to Rosehill House is very prominent on Carr Hall Road adjacent to No 45, and partly conceals the house from view. This large property was built around the turn of the 20th century and has elements typical of the Arts and Crafts movement, borrowing architectural details from earlier periods, namely the Tudor and Elizabethan. The gables have decorative black and white timbering and the leaded casement 'cottage' windows are clear references to these earlier architectural styles. The tall chimneys are also 'Tudorbethan' in style. The use of clay tiles on the roof was common in the Arts & Crafts style as it represented a handmade craft rather than a mass produced product. The house is partially concealed from view, but the gables can be seen at the entrance to the conservation area adjacent to No. 45 Carr Hall Road.

49 & 51 Carr Hall Road, Carr Laund Mews and Carr Laund Croft

- 6.20 This group of houses were designed as an architectural set piece and originally functioned as the lodge and mews to Carr Laund, which was built as 'Carrick' around 1900. These service houses were built around the same time and are located at the driveway entrance to Carr Laund. Their most striking features are the deeply overhanging roofs and the prominent chimneys. The roof overhanging the eaves is a key Arts and Crafts characteristic, and the white painted decorative eaves corbels at regular intervals also add visual interest and emphasis to the roof line. The tall chimneys with their Tudor style pots are also key features. The use of local stone slate for roofing is attractive though unusual for this style of building. The windows are also typical of this period; stone mullioned with diamond leaded lights, with Tudor influenced hoodmoulds above.

Carr Laund

- 6.21 This house has the largest grounds in the conservation area and is only partially glimpsed through the trees at the centre of its estate. It is of a similar style to its former service houses (above), although built on a much grander scale, of stone with overhanging eaves and prominent chimneys.



Laund House



Higher Parrock House



45 Carr Hall Road with the gables of Rosehill House beyond

78 Carr Hall Road

- 6.22 This house was probably built as a lodge to the larger house (originally 'Warnford') set within the large plot behind it. It is prominently located on Carr Hall Road. It was built after 1912 and is again Arts and Crafts in style with clear Gothic architectural influences. The Gothic pointed-arch doorway and the 'heavy' rusticated window surrounds in red sandstone are the most obvious features of this style. The use of random sized stone set to courses is also a reference to the construction style of Medieval Gothic buildings with huge, thick stone walls. The roof is of heavy stone slate, though in a picturesque 'pavilion' form with a central chimney. The cottage style casement windows contribute to the picturesque feel.



49 & 51 Carr Hall Road, Carr Laund Mews and Carr Laund Croft



78 Carr Hall Road



82 Carr Hall Road

82 Carr Hall Road

- 6.23 This house was built after 1912 within a large plot of land close to the junction of Carr Hall Road and Wheatley Lane Road. It is solidly built in red sandstone and has some elements of the domestic revival style. It has a gabled roof with black and white timber framing. The windows are stone mullioned shallow bays and have the original art nouveau coloured glass in the upper lights. The building is relatively unusual in the area because of the use of red sandstone. It is set within a well landscaped plot, but can be seen from a footpath running from Carr Hall Road.

Former Coach House, 147 Wheatley Lane Road

- 6.24 This building is included as it adds variety to the buildings in the area and gives an insight into the original status of these large houses. It appears to be a circa 1920's coach house to one of the adjacent properties, where an early motor car may have been kept. It has typical Domestic Revival stylistic features: the timber framing to the gable and the projecting bay window with leaded lights on timber corbels. The original retracting timber doors are a nice surviving feature.

141 Wheatley Lane Road

- 6.25 A large detached property built after 1912 that displays many Arts & Crafts characteristics. The red clay tiles are a distinctive craft feature used by architects of the period. The first floor and gable of the house has black painted timber boarding reminiscent of the timber framed buildings of the Tudor period. The tall stepped chimney is an attractive feature typical of the period. The projecting gable to the front of the property is another key element. It contrasts with the main hipped roof of the house and its low sweeping pitch almost brings the roof down to ground level. The leaded bay window is a key architectural element in the composition of the house.



141 Wheatley Lane Road



Former Coach House, 147 Wheatley Lane Road



7 Sandy Hall Lane

146 Wheatley Lane Road

- 6.26 This is an attractive early bungalow dating from around 1910, built of local stone and blue slate. It is on a smaller scale and less ornate than many other houses in the area, but has a simplicity that is attractive. It has stone mullioned bay windows and timber boarding to the gables. Together with No.1 Sandy Hall Lane it marks the junction of Wheatley Lane Road and Sandy Hall Lane.

1 Sandy Hall Lane

- 6.27 This property again dates from the early years of the 20th century and is located at the corner of Wheatley Lane Road and Sandy Hall Lane. It is a similar bungalow type to 146 Wheatley Lane Road but has less decorative treatment to the gables. The interesting shapes of the gables are visible on the termination of the vista from Carr Hall Lane.

7 Sandy Hall Lane

- 6.28 This 1920's house is distinctive in the conservation area in that it is built from red Accrington brick. It is built to a square plan with a pavilion roof in blue slate rising to a central chimney. Its windows incorporate coloured glass typical of the age. The unusual corner buttressing also gives it additional visual impact.

148 Wheatley Lane Road

- 6.29 This house is only partially visible from the public realm due to the number of trees in this part of the conservation area but it is a fine early 20th century stone building with an unusual crenulated tower.

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

- 6.30 There are other buildings in the conservation area which include several more attractive houses built in the early 20th century, as well as those of more recent date which infilled larger plots from the 1950's onwards. Some of these are not fully visible from the public realm. All of the earlier buildings are considered to make a positive contribution to the character and appearance of the conservation area, though some have been altered. Of the later buildings, many are of a good standard of design, and either make a positive or a neutral contribution.

The public realm

- 6.31 The main roads and pavements throughout the conservation area are predominantly surfaced in tarmac, which in many places detracts from the character and appearance of the conservation area. Where evidence of stone setts does remain, it is at the edges of roads where they have escaped being covered over by modern surfacing.



Stone sett edgings remain in Carr Hall Road



Original iron fencing adjacent to Carr Hall Road



Stone boundary wall to Rosehill, Carr Hall Road

6.32 On Carr Hall Road the iron fencing put in place by the Council, when the road through the Carr Hall estate was officially opened to the public in the 1890's, contributes to the historic character as well as to the appearance of the conservation area. The other boundary features that are considered to enhance the area are the high stone walls that define the boundaries to many gardens. A particularly prominent wall encloses Rosehill House, at the lower end of Carr Hall Road. It continues around the grounds, bordering a public footpath which runs westwards between Rosehill and the Carr Laund estate. Many dry stone walls remain in the area around Laund.



Decorative wrought iron 'kissing gate' on the footpath near Laund Farm



Ornamental stone gate pier at Laund Farm



Iron post and fencing at Carr Hall Road

- 6.33 In the fields around Laund Farm there are also interesting remnants of the farm estate. High quality tooled stone gate piers are still in situ on the track as it approaches the farmhouse. There are also more functional stone gate posts with latch markings at field entrances, and some unusual stones with herringbone tooling in field walls. At Higher Parrock some original wrought iron railings remain.



Herringbone tool-marks in quoin stone close to Laund Farm



Old gate post with carved latch markings



Original wrought iron railings at Higher Parrock

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

- 6.34 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. 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 a 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. There are some open green spaces which are mostly grazed agricultural land situated at the end and either side of Sandy Hall Lane, and to the north east of the houses on Carr Hall Road. The other significant open green space is the garden frontage to Carr Laund along Carr Hall Road, within which the most prominent line of Waterloo Limes are situated.
- 6.35 This conservation area is contiguous with Carr Hall Road to the south, being separated only by the A6068 Barrowford Road. It is characterised by having few large houses set in large gardens which are planted with trees and shrubs; consequently many of the houses are very secluded and not readily visible in the public domain.



A wall, trees and shrubs create a narrow entrance to Carr Hall Road



The Waterloo Limes dominate the view



Waterloo Limes on the right and tree and shrub screening to house curtilage on the left

- 6.36 There are only two through roads in the conservation area, Carr Hall Road and Wheatley Lane Road. Passing through on these roads, very few houses can be seen due to the density of trees and shrubs in residential gardens. There are, however, several public rights of way which, in some cases, pass between these large properties to access open fields beyond. Even these more intimate associations with the houses do not provide better views as the houses are still screened by trees and shrubs or high walls.
- 6.37 Entering the conservation area from the south along Carr Hall Road there is a narrow entrance created by the tall stone garden boundary wall and mature trees of 47 Carr Hall Road on the left, and the mature trees and shrubs in house gardens on the opposite side of the road. Further up the road, trees can be seen to line both sides.
- 6.38 After a short distance, the high wall gives way briefly to a wooden garden fence then another house and access to several properties, before then giving way to an open field fronted by black and white painted metal railings. This is the front garden/paddock to Carr Laund, and the front rank of the Waterloo Limes dominates the scene. Progressing further along the road, the second rank of Limes can be seen forming a circular group further back in the garden. There is a parallel line of Limes facing on the opposite side of the road, but these are not immediately obvious as they are set back from the road and are fronted by other mature trees and shrubs. The several large houses on the east side are scarcely visible through the trees and shrubs.
- 6.39 These Limes were planted by Colonel Thomas Clayton of the Royal Lancashire Volunteers in the autumn of 1815 to commemorate the battle of Waterloo. The trees have been planted to represent both the English and French soldiers in military formation on the battle field. Since these trees were planted there have been many new houses built and other trees planted, which makes it difficult to get a complete picture of the layout, except for the line and rear group in the curtilage of Carr Laund, frontaging onto Carr Hall Road. The majority of these Waterloo trees are protected by tree preservation order as well as conservation area but now, at an age of nearly 200 years, they are over-mature and some have already succumbed to disease or wind damage.



Views from public rights of way are screened



Wheatley Lane Road to the west



Wheatley Lane Road to the east

- 6.40 At the top of the slope Carr Hall Road meets Wheatley Lane Road. To the west the road follows the boundary of Carr Laund and is initially very rural in appearance with hedges and mature trees to the side. At the first bend, the hedges give way to walls with mature trees and shrubs behind. The tree canopies meet over the road giving a woodland tunnel effect but with the strong line of the stone walls either side. Along this section of road the houses are at their lowest density and are well set back from the road in very large gardens. The end of the boundary wall on the left marks the western boundary of the conservation area.
- 6.41 Wheatley Lane Road to the east from the top of Carr Hall Road is more residential in character, with the typical larger houses set back from the road behind boundary walls, mature trees and shrubs.
- 6.42 There are also two minor side roads which run off Wheatley Lane Road; Forest Lane and Sandy Hall Lane. Forest Lane is a cul de sac and is, relative to the rest of the conservation area, very open with three quite recent houses in full view (although mature trees are still visible beyond).
- 6.43 Sandy Hall Lane by contrast is a narrow road lined on both sides by trees and shrubs in residential gardens screening the houses from immediate view. In parts, the tree canopies meet over the road creating the impression of a tunnel. Towards

the top of the lane it becomes more rural in appearance, and at the end is Sandy Hall Farm which is as far as the metalled road goes. Thereafter, the lane exits the conservation area and is only passable as a definitive footpath through the fields.

- 6.44 Following any of the definitive rights of way which cross the conservation area will reveal grazed fields divided by dry stone walls or fences with a mature tree background. Whilst the trees are mostly situated in residential gardens, the appearance is one of woodland amongst which houses can only occasionally be seen.



Houses on Sandy Hall Lane are well screened



The top of Sandy Hall Lane is more rural



Dry stone field boundaries and glimpses of houses

Extent of intrusion or damage

- 6.45 There is very little poor quality development in the area, and it appears that almost all the buildings are well maintained. An exception is a ruined farm cottage and barn at Laund, but even this appears quite picturesque in the landscape. 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. There has been some minor loss of traditional features with the introduction of uPVC windows and doors, however a good number of the older properties retain their original timber windows, some with original coloured glass. Where modern ironwork railings or gates have been introduced these can sometimes appear inappropriate to the context.



Modern fencing along Carr Hall Road

- 6.46 In the public realm, the traditional stone pavings, both setts and flags, have been predominantly replaced with tarmac. There are some instances where modern boundary treatments can detract from the appearance of the area. Carr Hall Road is an example of this; one side retains historic iron railings but the other has modern lap panel fencing in places.

Problems, pressures and capacity for change

- 6.47 The conservation area has not experienced any significant change in recent years, however Carr Hall Road and Wheatley Lane Road are seen as attractive and desirable residential areas, and it is possible that development pressures could increase in the future. Large private gardens may be seen as having potential for sub division into smaller plots.
- 6.48 There remains much open space in the conservation area, and within its immediate setting, which may at some stage come under pressure for development. The land within the conservation area has three different designations within the Local Plan. The land to the west and north of Carr Hall Road and Wheatley Lane Road is designated as Green Belt. This is a restrictive designation which means that the openness of the area will be protected and inappropriate development will not be allowed. The houses to the east of Carr Hall Road have no particular designation. The open land to the east of these houses, up to the conservation area boundary at Laund Farm, is designated as a protected area. This land is protected from development which would prejudice the open character of the area or its potential for long term development. It is therefore possible in future that should development pressure on Green Belt land increase that this land would be considered for development. If pressure for development on the Green Belt does not materialise then consideration would be given to placing this land within the Green Belt. Should the land be considered necessary for development in future, careful consideration would need to be given to scale and layout to ensure that the setting of the listed Laund Farmhouse and Cottage, and the conservation area are not detrimentally affected.
- 6.49 Stone 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.
- 6.50 Incremental or ill-considered alterations to buildings, such as extensions, porches, conservatories, or new windows or front doors, could have a significant impact on overall character and appearance. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant.

7.0 Management 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 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 wherever 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

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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۔



2006-2007
Transforming the Delivery of
Services Through Partnerships

