Local Development Framework

for Pendle

Conservation Area Design and Development Guidance

Supplementary Planning Document

2008

Adopted: 14th August 2008

£20

For an alternative format of this document phone 01282 661960

Borough of Pendle

Putting people first

Contents

Contents

Addendum

On the 1st October 2008 changes made by the Government to the General Permitted Development Order came into effect. As a result section 1.14 of this SPD has been superseded and the following paragraph is added in replacement:

1.14 With this in mind, **planning permission** is needed for certain types of development in conservation areas which elsewhere would be classified as 'permitted development'. These include:

- Any side extension to a dwelling house;
- Any rear extension to a dwelling house over 1 storey high;
- Any enlargement of a dwelling house consisting of an addition or alteration to a roof;
- The erection of any outbuildings, means of enclosure, pool or containers to side of a dwelling house;
- The cladding of any part of the exterior of a dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- The installation, alteration, or replacement of a chimney, flue or soil and vent pipe to any wall or roof slope which fronts the highway and forms the principal elevation or side elevation of the house;
- The installation, alteration and replacement of a microwave antenna on any chimney, wall or roof slope which faces onto or is visible from a highway or on a building which exceeds 15m in height.

You should speak to a planning officer if considering any of these types of development to be clear whether planning permission is needed.

The purpose of this document

1.1 Pendle Borough Council has put in place a framework of local planning policies in order to ensure that all development within or adjacent to Pendle's conservation areas preserves or enhances the character of those areas. The adopted Pendle Local Plan[1] contains policies against which development proposals are assessed. In particular, Policy 10 sets out the Council's policy in relation to Areas of Special Architectural or Historic Interest:

POLICY 10 – AREAS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

10.1 *The Borough Council will seek to conserve areas of identified historic or architectural interest and their setting. These will be designated as Conservation Areas or Historic Parks. The Council will:*

1) seek to ensure a particularly high design standard that preserves or enhances the character and appearance of the area and its setting. In addition to general design criteria, any development proposals must have regard to the following matters:

- *the retention of historic buildings and materials, groups of buildings, building lines, vistas, street patterns and floor surfaces;*
- *the impact on open spaces and trees;*
- *the retention of architectural features such as boundary walls, shop fronts and other elements which contribute to the character of the area;*
- *the impact on the wider townscape and roofscape;*
- *the effect on land-use mix, activities, noise levels and sense of place.*

2) only grant consent for demolition (where permission is required) where a building is not of townscape, architectural or historic interest, and where an acceptable scheme of replacement or after-use for the site can be reasonably guaranteed.

3) designate new conservation areas where there is considered to be special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

4) seek to protect and enhance any parks, gardens and cemeteries of historic interest, and their setting, particularly those identified on the English Heritage Register of Parks and Gardens of Special Historic Interest.

Figure 1.1 Replacement Pendle Local Plan: Policy 10

1.2 This **Supplementary Planning Document (SPD)** expands Policy 10 and provides further information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of a conservation area is preserved or enhanced. The guidance aims to provide those considering works to buildings or sites within or adjacent to Pendle's conservation areas with advice on the design of new build, alterations, maintenance and repair. Much of the guidance is as applicable to newer buildings as it is to the older stock, although the focus is on the latter.

1 Borough of Pendle (2006): Replacement Pendle Local Plan 2001-2016

1 Introduction

1.3 This guidance has been adopted by Pendle Borough Council as a Supplementary Planning Document. It forms part of the Local Development Framework, and is a material consideration in the determination of planning applications within and adjacent to conservation areas.

1.4 The guidance in this document is generic in nature and sets out general principles for good practice in Pendle's conservation areas. However, to ensure that development is appropriate for a particular conservation area, it is important to refer also to individual **Conservation Area Character Appraisals** and **Management Plans**, which provide more detailed information for each one.

1.5 The SPD has the following **objectives:**

- To ensure new development will preserve or enhance the character of conservation areas and their settings in line with distinct settlement characteristics identified in conservation area appraisals;
- To provide guidance on the contribution of individual buildings and groups of buildings to the character of conservation areas and to provide information so that new development and repairs can respect this;
- To ensure that new development takes account of historic street patterns and built form, whilst encouraging improved linkages and accessibility;
- To ensure that new development respects and contributes to the overall quality of the roofscape and skyline, whilst acknowledging opportunities for design and improvement;
- To ensure that valued views and vistas are considered and where possible enhanced in the siting of new development, including proposals which are outside conservation areas but may affect views in or out;
- To ensure the use of traditional or other appropriate materials that preserve or enhance the character and appearance of conservation areas;
- To retain and where possible enhance the natural environment and landscape, including protecting and improving areas of open space and landscaping;
- To ensure the consideration of sustainability issues in the design of development and in the sourcing of materials within conservation areas;
- To encourage sustainable communities by supporting and facilitating the continued use and re-use of existing buildings, where they are considered to contribute positively to the character of conservation areas.

What is a Conservation Area

1.6 Conservation areas are designated by the Council where it is considered that an area has *'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'*. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. Buildings, open spaces and landscape features, including trees, may all contribute to the special character of a conservation area.

1.7 *Planning Policy Guidance 15: Planning and the Historic Environment*[2] points out that it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. The Council has a duty to ensure that any development preserves or enhances the special character or appearance that has been identified in conservation areas.

Conservation in Pendle

1.8 Pendle currently has 26 Conservation Areas, which together cover some 14% of the area of the Borough:

- Wycoller (designated 1972)
- Higherford (1981)
- Higham (1981)
- Carr Hall/Wheatley Lane Road (1984)
- Carr Hall Road, Barrowford (1984)
- Albert Road, Colne (1984)
- Barrowford (1987)
- Whitehough, Barley (1990)
- Greenfield, Colne (1991)
- Lomeshaye Industrial Hamlet, Nelson (1994)
- Barnoldswick (1997)
- Scholefield & Coldweather, Nelson (1999)
- Lidgett & Bents, Colne (1999)
- Primet Bridge, Colne (1999)
- St. Mary's, Nelson (2000)
- Sabden Fold (2000)
- Newchurch & Spenbrook (2000)
- Winewall & Cottontree (2002)
- Edge End, Nelson (2002)
- Cornmill & Valley Gardens, Barnoldswick (2003)
- Southfield, Nelson (2003)
- Earby (2004)
- Whitefield, Nelson (2004)
- Calf Hall & Gillians, Barnoldswick (2005)
- Trawden Forest (2006)
- Brierfield Mills (2006)

1.9 Further information and maps for each conservation area can be found on the Council's website www.pendle.gov.uk

1.10 The conservation areas range widely in character and have many different qualities. This is indicative of the extraordinarily wide variety to be found in Pendle's landscape and buildings, which range from the scattered pre-industrial farming settlements of the 16th, 17th and 18th centuries (for example those found at Whitehough, Wycoller,

2 Department of Environment (1994): Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment

1 Introduction

Greenfield, Scholefield & Coldweather, Sabden Fold, Edge End and Southfield), to the familiar urban legacy of Victorian terraced housing and textile mills (seen to good effect at Whitefield, Lomeshaye Hamlet, Primet Bridge and Brierfield Mills).

1.11 Many conservation areas derive much of their character from the interplay of the built form and the varied topography found in Pendle, which often imparts a dramatic spatial quality. Examples are Colne town centre (Albert Road) where the striking Victorian skyline is viewed astride its ridge, dominating the valleys to either side. Or Newchurch village, seen from across the valley as an appealing cluster of cottages clinging for shelter to the hillside. As a contrast, the wide open moorland spaces of Trawden Forest contain a unique historic landscape of field boundaries and farmsteads relating to the medieval vaccary farms and later copyhold farms.

Picture 1.1 Colne Conservation Area

1.12 A unifying feature common to all Pendle's conservation areas is the widespread use of local sandstone, gritstone and stone slate, fashioned into the relatively simple and robust building forms that are characteristic of the common local vernacular. It is often the texture and tones of the local stone set within dramatic landscape that many people would consider to epitomise the unique heritage and character of the Borough.

Additional planning controls in conservation areas

1.13 Although the principal form of protection in the historic environment is through the listing of buildings and the scheduling of ancient monuments, the designation of conservation areas brings additional protection, principally through the **control of demolition,** and the additional scrutiny given to planning applications for alterations to existing buildings and the construction of new ones. New development and alterations to existing buildings must preserve or enhance the character and appearance of conservation areas and their setting.

1.14 With this in mind, **planning permission** is needed for certain types of development in conservation areas which elsewhere would be classified as 'permitted development'. These include:

- Extensions to dwelling houses if they add more than 10 per cent or 50 cubic metres (whichever is the greater) to the volume of the original building;
- The erection or alteration of a building which is larger than 10 cubic metres, such as a garden shed or garage, in the curtilage of a dwelling house;

- The cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles;
- Any alterations to the roof of a dwelling house resulting in a material alteration to its shape, notably dormer windows;
- The erection of most satellite dishes, radio masts and equipment cabins.

1.15 You should speak to a Planning Officer if you are proposing any of these types of development.

1.16 In addition, the Council can introduce **Article 4 Directions** to control specific alterations to houses which would otherwise be automatically permitted under 'permitted development rights'. These are usually implemented in sensitive areas where change could be particularly damaging. So far, the Whitefield Conservation Area in Nelson is the only conservation area in Pendle where Article 4 Directions have been introduced.

1.17 Local Plan Policy 10, which this SPD supplements, encourages a high quality of design in conservation areas, and discourages development which would adversely affect the character of a conservation area, or result in a loss of architectural, historic or other features that contribute to its special interest. This can include not only man-made elements or materials, but also other factors such as important views or landmarks, open spaces or landscape, and land uses.

1.18 Some additional protection is also given to **trees** in a conservation area. Trees in conservation areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls. But the Town and Country Planning Act 1990 also makes special provision for trees in conservation areas which are not the subject of a TPO. Under Section 211 of the Act, anyone proposing to cut down or carry out work to a tree in a conservation area is required to give the Council six weeks prior notice (a 'Section 211 notice'). The purpose of this requirement is to give the Council an opportunity to consider whether a TPO should be made in respect of the tree. During this time no work should be undertaken on the tree.

1.19 Simple **repairs** to the existing fabric of most buildings, and exact **'like for like' replacement** do not normally require planning permission. Advice on appropriate maintenance and repairs is set out in the Appendix to this SPD. However, **Listed Building Consent** will be required for works to a listed building which affect its special interest and character. This includes work to the interior as well as the exterior, and to any structures within the curtilage of the building. Many of Pendle's listed buildings are located within conservation areas, and make an important contribution to their character.

1.20 Some of Pendle's conservation areas contain Scheduled Ancient Monuments. **Scheduled Monument Consent** is required from the Secretary of State for work that affects these.

1.21 Where appropriate the Council may produce further guidance for individual sites in the form of **design guides, site briefs or design codes**. These may be used where a particular site requires an individual approach, to ensure that the best development is achieved in that particular situation.

1 Introduction

Heritage Protection Reform

1.22 In the future changes will be made to the way heritage is identified and protected in this country. The following changes to the way heritage is managed in the planning process will take place, and this SPD will be revised to accommodate these changes when they take place:

1. A single 'Historic Asset Consent' will replace separate Listed Building and Scheduled Monument Consent. Conservation Area Consent will be merged with Planning Permission.
2. Local authorities will be given the powers to grant all new Historic Asset Consents. English Heritage will give expert advice where applicable, as it does currently.
3. Heritage Partnership Agreements between owners, local authorities and English Heritage will let agreed work take place without the need for time-consuming, repetitive consent applications for large or complex sites.

Ensuring your proposal is appropriate

1.23 There are several steps that you can take when considering submitting a planning application for development within or adjacent to a conservation area:

- Check that the proposal is acceptable in policy terms (refer to the policies in the Pendle Local Plan) and follow the guidance in this document;
- The Council may have prepared a **Conservation Area Character Appraisal** or **Management Plan** for the area where development is proposed. This will provide information on the special character of that area, which should be used to inform your proposals;
- Obtain advice from a suitably qualified architect or building surveyor for all major projects. Look for **Conservation Accredited architects or surveyors** who will have expertise in working with historic buildings;
- Discuss the proposal with Planning and Conservation Officers prior to submission. See **Section 5 - Useful Contacts** for more information;
- Demonstrate in your planning application, in text, drawings and photographs, that the design is appropriate to the character of the conservation area, and respects the existing buildings and other key features within it. A **Design and Access Statement** and a **Heritage Statement** must accompany all applications for development within conservation areas. More detailed guidance on the content of these can be found at www.pendle.gov.uk/planning .

How to use this SPD

1.24 The information above provides guidance on what extra controls conservation area designation brings, and also what duties the Council has with regard to maintaining the character and appearance of the area. The SPD will be used as a material consideration in the determination of planning applications.

1.25 **Sections 2, 3 and 4** set out policy guidance on **new development**, work to the **public realm,** and **alterations to buildings.**

1.26 The **Appendix** is provided as **best practice advice** relating to the maintenance and repair of buildings. **Repair and maintenance does not normally require planning permission,** but such advice is included because inappropriate incremental changes, although often well-intentioned, can have a significantly detrimental impact on the character and appearance of a conservation area. Equally, lack of maintenance and repair will also impact on character and appearance.

1.27 The Conservation Team are happy to provide advice on any issues concerning conservation areas, and contact details can be found in **Section 5.**

2 New development

New development

2.1 This section provides guidance on how new development can be successfully accommodated within and adjacent to conservation areas.

Issue	Aim	Page Number
General principles	Proposals for new development should always seek to preserve or enhance the character of the conservation area. Proposals should be developed taking into consideration the context of the conservation area and the buildings within it.	12
Local character and distinctiveness	New development should consider and respect local character and distinctiveness, as appropriate to each conservation area	13
Settlement pattern and urban grain	New development should respect the existing settlement pattern and urban grain	14
Building line	New development should normally respect the building line set by existing frontages	15
Groups of buildings	New development should demonstrate a relationship to existing groups of buildings, or take an opportunity to create new groups	16
Scale, proportion, height and massing	New development should respect the scale, proportion, height and massing of surrounding buildings	16
Roofscape and skyline	New development should preserve or enhance the characteristic skyline of an area	17
Building materials and architectural detailing	New development should use good quality and predominantly natural building materials, be well detailed, and respect local architectural detailing and styles	18
Views and vistas	New development should protect and enhance valued views and vistas	23
Open spaces and the natural landscape	Where open space and natural landscape forms a valuable part of a conservation area or its setting, the benefits of any new development should be assessed against the objective of preserving or enhancing the character of the conservation area	23
Landscaping	All new development in conservation areas should be appropriately landscaped	25
Conservation area setting	New development should not adversely affect the setting of a conservation area	26

Issue	Aim	Page Number
Land use mix and activities	The loss of land uses that are significant contributors to character and appearance in conservation areas will be resisted, as will the introduction of new uses considered harmful to the character	26
Housing Market Renewal	Housing Market Renewal initiatives within conservation areas must contribute to the character and appearance of those areas by incorporating sensitive and high quality design	27
Affordable housing	Where new affordable housing is proposed in conservation areas, imaginative design solutions and high quality materials will be sought which respect the context and character of the area.	27
Employment buildings	Where new buildings for employment purposes are proposed in conservation areas, imaginative and high quality contemporary design solutions will be sought which enhance their surroundings	28
Agricultural buildings	New agricultural buildings should be carefully sited and designed to ensure that the character and appearance of the conservation area is maintained	29
Telecommunications development	Preference should be given to sharing existing telecommunications equipment, wherever possible. Where new equipment is needed care should be taken to site it in locations where it blend well into the landscape or townscape	30
Outdoor advertising	Special care is needed to ensure that outdoor advertising preserves or enhances the character or appearance of a conservation area	31
Inclusive design	New development should allow inclusive access for all, whilst ensuring that the character and appearance of an area is not harmed	31
Designing for crime prevention	New development should incorporate measures to reduce crime, whilst ensuring the character or appearance of an area is protected	32
Archaeology	Development proposals should fully consider the possible implications for archaeological remains	33
Sustainable building and climate change	New development in conservation areas should contribute to a sustainable future for the Borough	34

2 New development

General principles

- **Proposals for new development should always seek to preserve or enhance the character of the conservation area.**
- **Proposals should be developed taking into consideration the context of the conservation area and the buildings within it.**

2.2 Some conservation areas include 'gap sites', or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area. Their replacement should be a stimulus to imaginative high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own. English Heritage and CABE have set out the following criteria in their document '*Building in Context – new development in historic areas*[3]:

- The best buildings in historic areas result from a creative dialogue between architects, clients, local planning authority and others; pre-application discussions are essential.
- Difficult sites should generate good architecture, and are not an excuse for not achieving it.
- With skill and care, it is possible to accommodate large modern uses within the grain of historic settings.
- Sensitivity to context and the use of traditional materials are not incompatible with contemporary architecture.
- High-density housing does not necessarily involve building high or disrupting the urban grain and it can be commercially highly successful.
- Successful architecture can be produced either by following historic precedents closely, by adapting them, or contrasting with them.
- In a diverse context a contemporary building may be less visually intrusive than one making a failed attempt to follow historic precedents.

2.3 A successful development will:

- Relate well to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through or around it;
- Respect important views;
- Respect the scale of neighbouring buildings;
- Use materials and building methods which are as high in quality as those used in existing buildings;
- Create new views and juxtapositions which add to the variety and texture of the setting.

3 English Heritage/CABE (2001): Building in Context - New Development in Historic Areas

2.4 *Planning Policy Statement 1: Delivering Sustainable Development*[4] underlines the importance of good design in securing high quality, inclusive, safe and sustainable developments that show respect for their surroundings and context. Design should take the opportunities available for improving the character and quality of an area and the way it functions. This key test applies to all development proposals, and the following guidance will assist in achieving this in conservation areas.

Local character and distinctiveness

2.5 **New development should consider and respect local character and distinctiveness, as appropriate to each conservation area.**

2.6 There are some common elements of Pendle conservation areas which are immediately obvious, such as the local traditions of built form, materials and craftsmanship. These include the use of local stone in construction, very often with stone or blue slate roofs. In many areas the surrounding countryside provides a dramatic landscape setting which is enhanced by the tones, forms and textures of this strong vernacular style of building. These characteristics give Pendle's conservation areas their own distinct character and atmosphere.

2.7 Development proposals within conservation areas should therefore reinforce and strengthen local distinctiveness and character, as these are the very reasons why a conservation area has been designated. Designs should be site-specific and should respond to the specific challenges of each location. The various conservation areas of the Borough all demand an individual response if bland design is to be avoided. A common concern is that new development tends to look the same and does not reflect the area or buildings around it. Some architects or developers tend to adopt a particular style and use it consistently at the expense of local character. In order to avoid this problem, the things that make places special should be considered and used when planning new development.

2.8 In general, villages and towns have not developed in an uncoordinated way. Even settlements that have developed in an organic fashion and appear haphazard and picturesque will have an underlying structure, for instance a relationship to previous or existing land uses, topography, or growth along transport routes. New development in conservation areas should respond positively to this context. This should include looking at street pattern, building scale and form, proportion and fenestration patterns, so creating an appropriate density, layout and building design that improves the qualities of the local area.

2.9 This approach treats the heritage of our conservation areas not as a ‘museum’ but as a ‘library’. The existing buildings of an area can be viewed as potential solutions in the continuing task of accommodating human needs in that place. Local forms of building that have proved most adaptable provide a basis for new designs that help to both maintain character and offer continued adaptability.

4 Office of the Deputy Prime Minister (2005): Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

2 New development

2.10 **'Sense of place'** is a component of cultural identity, and is therefore important for a feeling of identification with a particular place or culture. Sense of place is an intensely personal response to the environment - social and natural - which we all experience in daily life. Conservation areas tend to be particularly good places for generating a sense of place, often due to their history and associations. A common example in Pendle would be a family association with the textile mills, which provided work for many local people in the past. Inappropriate development or demolition can have a detrimental impact on how conservation areas are perceived, thereby weakening their sense of place. Trees can also contribute to this, and their protection and retention as part of new development is therefore important.

Picture 2.1 Buildings such as textile mills can often create a strong sense of place

2.11 The Conservation Area Character Appraisals for each area will be essential tools for applicants for planning permission to use alongside the principles in this document.

Settlement pattern and urban grain

2.12 **New development should respect the existing settlement pattern and urban grain.**

2.13 The way that buildings are sited is called the settlement pattern or urban 'grain'. In effect it is the pattern or the arrangement and size of buildings and their plots in a settlement, and to what extent an area is densely developed or more open in character.

Picture 2.2 Typical Victorian urban development - Rows of terraces

Picture 2.3 Modern developments often have no distinguishing pattern which can erode the character of the area

2.14 A way of ensuring that new development respects street patterns and built form is to look at the 'grain' of the conservation area. In many of the Victorian urban conservation areas, such as Whitefield or Lomeshaye, the grain is often a distinctive grid layout with tight terraced blocks. This type of layout enables good connections within the area, good natural surveillance and a clear sense of public and private space.

2.15 In the rural areas and smaller village settlements, such as Higham, Newchurch or Whitehough, the buildings often grew up around a land use such as farming, or the topography. The buildings are more organic in layout and plots tend to appear more 'scattered' throughout the settlement. The introduction of a rigid terraced layout in this context would therefore not be appropriate.

Picture 2.4 Rural areas often display a more organic layout

Building line

2.16 **New development should normally respect the building line set by existing frontages.**

2.17 Strong building lines can create a continuity of frontage and provide definition to streets and enclosure to outdoor spaces. This is especially important in areas where the terraced house predominates. Where a vacant plot exists in such areas, the character of the area would clearly be affected by development being set too far to the front of the plot or too far to the rear.

2.18 However in the more rural conservation areas such as Trawden or Southfield, development tends to be more organic, with settlements having grown up over many years. They can be either open in character, with sparsely scattered buildings, where it is partly this openness which creates the character of the area, or a tightly enclosed village set within the surrounding landscape. Clearly in these instances the placing of new buildings should respect this character, and very often building in a continuous straight line will not be appropriate.

Picture 2.5 A varied building line is often more appropriate for new development in rural areas

2 New development

Groups of buildings

2.19 **New development should demonstrate a relationship to existing groups of buildings, or take an opportunity to create new groups.**

2.20 Some buildings, as well as being important individually, were sometimes designed to be appreciated as part of a group, for instance a row of terraced houses. This group value can apply even to modest buildings. In designing new development there is an opportunity to use the built form to create new spaces, for example courtyards or squares that clearly define the buildings surrounding them and create a new group value. Good design will incorporate buildings that provide active and attractive frontages onto significant spaces or roads, with private garden space, car parking or service areas placed around the back or in a less prominent location. Design which 'turns its back' on public space or includes blank or 'dead' frontages will not normally be appropriate.

Scale, proportion, height and massing

2.21 **New development should respect the scale, proportion, height and massing of surrounding buildings.**

2.22 The scale, proportion, height and massing of proposed development in conservation areas should be carefully considered in relation to that of surrounding buildings and the area in general, to ensure that the character and appearance of the conservation area is not detrimentally affected.

2.23 The **scale** means the size of a building in relation to its function and surroundings. For instance, in rural conservation areas many buildings are usually relatively small in scale, whereas in more urban and town centre settings, the scale of buildings tends to increase. In order to make a positive contribution to their context and setting, new buildings should be of a similar scale to those around them.

2.24 **Proportion** is the relationship between different building elements such as walls and roofs, or window openings and solid walls. These proportions may relate to the large scale, for example the vertical sub-division of terraced housing, or to the small scale, such as the size and shape of windows on an adjacent building. New buildings should respect the proportions of existing buildings; this needs to be carefully considered when

Picture 2.6 Dispite the choice of materials the scale of this new building responds to its neighbours (source: Building in Context, English Heritage)

designing new buildings which often have lower ceiling heights than older buildings. This can give their elevations a more 'cramped' appearance and scale which can be at odds with that of older buildings.

2.25 The **height** of any new buildings in or adjacent to a conservation area is important, as any particularly tall buildings can have a visual impact over an extensive area. Careful consideration will need to be given to any proposal for a taller building and its potential impact on the character and appearance of a conservation area.

2.26 **Massing** is the three-dimensional form of a building or group of buildings resulting from the combined effect of the height, bulk and silhouette of the building or group. For instance an unusually large property of uncharacteristic shape, such as a modern industrial building, could well be of inappropriate massing.

2.27 This does not necessarily mean that development has to copy adjacent buildings, as the character of townscape depends on how individual buildings contribute to a harmonious whole, through relating to the scale of their neighbours. For example there may be instances where a new building could break from the predominant height in that location. This could be on a prominent corner location where a good design for a taller building would create a landmark and perhaps enclose a view or vista.

Roofscape and skyline

2.28 **New development should preserve or enhance the characteristic skyline of an area.**

2.29 The roofscape and skyline of a conservation area can be of significant visual interest. The character of a skyline is created by the massing of buildings and the shape and texture of roofs, as well as by the height of buildings. In Pendle, skylines are particularly important as the hilly topography creates many opportunities for views across roofscapes. The consistent use of natural slates also contributes much to this character in terms of colour and texture. New development should carefully blend into this skyline and should avoid inappropriate shapes, colours or textures.

2.30 In addition the skyline is often indicative of particular types of buildings or uses, for example churches, schools, mills, weaving sheds or terraced streets. New uses can also bring a positive impact or vibrancy to the skyline, especially if the development is a significant civic building such as a church or mosque.

Picture 2.7 Terracing and topography gives a distinctive roofscape to the area

2 New development

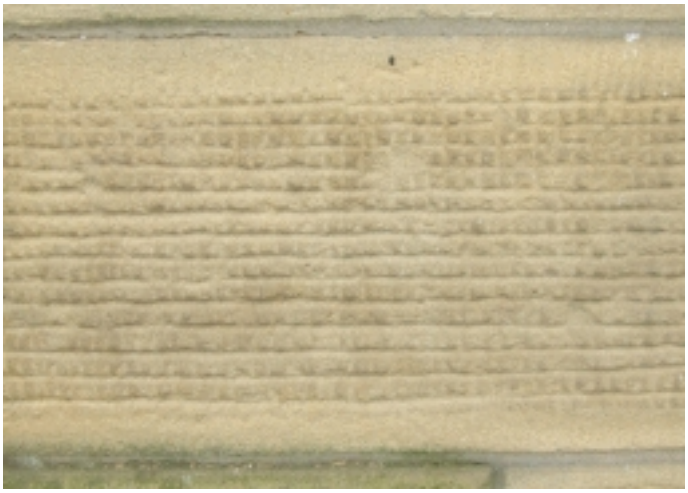
Building materials and architectural detailing

2.31 **New development should use good quality and predominantly natural building materials, be well detailed, and respect local architectural detailing and styles.**

2.32 There may be several styles of building that could be appropriate for a particular site in a conservation area. However, whatever the style, whether traditional or contemporary, a key issue will be the ability of the new development to respect the materials and architectural detailing of surrounding buildings. Choice of building materials and details should reflect and reinforce the character of each conservation area. Their use and application should respect local techniques and traditions.

2.33 New development should use materials appropriate to the context of the surrounding area. In most cases this means that matching natural stone and slates should be used; however there may be a place for other materials, such as timber, metals, render or glass, in more contemporary designs. Whatever the materials it is vital that they should be of good quality. Artificial stone and slates, or plastics such as uPVC, will not normally be acceptable in conservation areas. Timber should always be from sustainable sources, and good quality treated softwood is preferable to tropical hardwood.

2.34 In addition to good quality materials, the appropriate use of architectural detailing can ensure that a development blends well and contributes positively to a conservation area. Good use of detailing can often mean the difference between a bland development and one that enhances its surroundings. The use of local materials and details will help the building respect its context, and designers should be aware of the architectural language of the local vernacular, which adds to the richness of Pendle's conservation areas. Though details vary between different conservation areas, and according to the status and age of the building, some common themes are:



Picture 2.8 Tooled stonework

- **Coursed sandstone walling** – to vernacular buildings the stone is often rough or quarry-faced, or with tooled or ‘punched’ faces. The type of stone finishing and coursing is an important detail and varies between buildings of different ages and locations. Squared coursed rubble is generally used on older buildings, with straighter courses of more regular stone for later buildings. Random rubble construction is not generally found except to lower status buildings, and generally looks out of place on new buildings.

Picture 2.9 Rough or quarry faced stonework

Picture 2.10 Ashlar – blocks of accurately dressed, cut, squared and finished stone forming perfect courses

Picture 2.11 Use of ashlar and carved detailing for emphasis on public buildings

- **Ashlar or dressed stone** with carved detailing, to give emphasis to more 'polite' or town centre architecture, or public buildings.

2 New development

Picture 2.12 Leaded windows with chamfered mullions

- On many 16th, 17th and 18th century buildings, dressed and sometimes chamfered **stone mullions** to window openings, and stone lintels, sills and jambs around openings. Windows and facades to these earlier buildings generally have a more **horizontal** emphasis.

Picture 2.13 Typical example of stone slate roofing

- On later 18th or 19th century buildings, carved stone **mouldings or ornamentation** around doorways and to lintels, the windows and facades usually having a strong **vertical** emphasis and rhythm.
- **Stone slate roofs,** with kneeler stones and coping or ' tabling' stones to the gable ends of higher status buildings.

Picture 2.14 Well proportioned chimneys with traditional pots

- Prominent and well-detailed stone **chimney stacks.**

Picture 2.15 Side opening casement windows

- Fixed leaded, side opening **casement** or vertical **sliding sash** windows, as appropriate to the age and style of the building.

Picture 2.16 Early sliding sash window

Picture 2.17 New Victorian style sash windows

2 New development

Picture 2.18 A deep door reveal creates strong character

- **Deep reveals to openings** - setting doors and window frames well back into openings to create a shadow effect. This is particularly important and helps to give new buildings the necessary robustness so that they sit well amongst older buildings.

2.35 Though common in Pendle, these details will not always be appropriate for every particular area or style of building, and there are other details that may work just as well, particularly in more modern or contemporary designs. The best way of ensuring appropriate detailing is to look at neighbouring buildings, and use them as a starting point for developing good designs. 'Fitting-in' is not just about copying traditional styles, and it is important that new buildings incorporate contemporary design elements so that a building is clearly of its time, and so that 'pastiche' or bland copies of older styles are avoided.

Views and vistas

2.36 **New development should protect and enhance valued views and vistas.**

2.37 Views out from a conservation area can often help connect it to its surroundings and enable the conservation area to be 'rooted' in the town or landscape. There are also often attractive views into a conservation area from outside, such as the views of Colne town centre seen from the lower land surrounding it.

2.38 Vistas are enclosed views, usually long and narrow due to being enclosed and shaped by features such as buildings, streets and trees. Vistas aligned with key buildings can be particularly important in conservation areas. They often create a clear network of routes or paths which allow an easily usable series of connections between places, creating a favourable image in the memory. For example attractive vistas can be found in the 'linear' conservation areas of Barrowford and Higherford, often terminated by key buildings such as Higherford Mill.

Picture 2.19 A vista created by the mill and canal

2.39 It is important that new development respects valued views and vistas, and should not block or obstruct views of important landmarks either within or outside the conservation areas. Views and vistas for each conservation area are identified in the relevant conservation area appraisals.

Open spaces and the natural landscape

2.40 **Where open space and natural landscape forms a valuable part of a conservation area or its setting, the benefits of any new development should be assessed against the objective of preserving or enhancing the character of a conservation area.**

2.41 Open space which forms an important part of the character of an area should normally remain undeveloped. Open spaces can be as important to character as buildings. The character of a place can be influenced by the open spaces between buildings, whether formal spaces such as squares, or informal ones such as parks or open countryside. When existing spaces change or new ones are created, this can significantly alter the character of a conservation area.

2 New development

2.42 Trees, hedges and other street greenery can also be a vital element of conservation areas, not only in public places, but on private land as well. They can provide visual enclosure, act as a backdrop for buildings, and bring other benefits as a natural habitat. For these reasons it is important that wherever possible such features are retained and sensitively incorporated into any schemes for new development.

Picture 2.20 Open spaces can be dramatic and vital to the character of conservation areas

2.43 Some of the designated open spaces and natural heritage sites in the Borough play an important role as wildlife corridors and are protected through Policy 4D of the Pendle Local Plan. Wildlife corridors are an important informal network of open spaces which assist in the protection of wildlife. Many of these also contribute to the character of conservation areas, for example the Leeds - Liverpool Canal corridor where it passes through Brierfield and Whitefield. Policy 4D of the Local Plan requires that development should not significantly affect the function of wildlife corridors to maintain the migration and dispersal of wildlife.

2.44 When contemplating the development of land or the conversion of any building which may be occupied by a protected species, full consideration should be given to the **nature conservation** aspects of the proposal. Many species, such as nesting wild birds, bats, badgers, many reptiles and some amphibious species such as the great crested newt are fully protected. Some plants are also afforded protection. The presence of a protected species will always be taken into account when development proposals are being assessed. Further information on protected species and their implications for development can be obtained from Natural England, (www.naturalengland.org.uk).

2.45 In addition, some of the open spaces in or around conservation areas may be subject to proposals for **large energy generation technologies**, whether using wind, water or other sources of power. These can be on a wide scale and supply energy to the national grid.

2.46 It is likely that there are other parts of Pendle outside conservation areas which may well be better suited to the use of such technologies, and such sites would need to be fully explored. However, the consideration of any proposal in a conservation area should carefully assess the impact on its special character, spatial qualities and other attributes. The need to preserve or enhance the character and appearance of the area should be the main factor in deciding which technologies at which scale may be appropriate in different types of location. Individual conservation area appraisals are likely to be important tools in any such decisions.

2.47 It will also be important to assess the cumulative impact of such technologies on the conservation area or areas. There may be individual sites in conservation areas where such development may not detrimentally affect the character or appearance. However a cumulative impact could arise if another site in the locality were to be utilised for the same type of development. This could be where two or more of the same type of installation would be visible from the same point, or visible shortly after each other along the same route.

2.48 More specific guidance can be found in *Planning Policy Statement 22: Renewable Energy.*[5]

Landscaping

2.49 **All new development in conservation areas should be appropriately landscaped.**

2.50 Landscaping is often an important way of ensuring that the impact of new development in conservation areas is softened, and that new development respects its surroundings. As a result, hard and soft landscape must form an integral part of all designs for new development. **Section 3 - Public Realm** gives more detail on suitable materials for use in hard landscaping schemes.

2.51 It is important to carefully consider the choice of tree or shrub species to be included in landscaping schemes. Usually native and long established naturalised species should be the dominant and most common species in any proposal. Proposals for large scale tree planting in conservation areas will need to be carefully assessed in terms of the capacity of the area to accommodate woodland without detriment to its character and appearance. Deep rooted shrubs and trees should not be planted in the vicinity of utility services.

Picture 2.21 Tree planting can soften the visual impact of new industrial development

5 Office of the Deputy Prime Minister (2004) Planning Policy Statement 22: Renewable Energy

2 New development

Conservation area setting

2.52 **New development should not adversely affect the setting of a conservation area.**

2.53 The setting of a conservation area is created by the relationship of the conservation area with its surrounding landscape or townscape. These surrounding areas can contribute significantly to the atmosphere and character of a conservation area, and should always be considered when development is proposed close to a conservation area boundary.

2.54 Proposals that are not within a conservation area but could affect how a conservation area is viewed, or what is seen from within a conservation area, will need to be considered carefully. For instance a tall building on the edge of a conservation area could block an important view into or out of it. Similarly a new building on the edge of a conservation area could jar with the buildings and the character of the conservation area, if the style, scale and materials are inappropriate. The siting of buildings should also be considered carefully, for instance in terms of the impact on trees or other natural features that are considered to be part of the setting.

Picture 2.22 The landscape can play an important part in the setting of a conservation area

Land use mix and activities

2.55 **The loss of land uses that are significant contributors to character or appearance in conservation areas will be resisted, as will the introduction of new uses considered harmful to the character.**

2.56 Some conservation areas in Pendle derive much of their character from a predominant type of use or activity that is carried out, for instance, commerce in Colne and Barnoldswick town centres, and industry in Brierfield Mills and Primet Bridge. There are also conservation areas such as Earby, Barrowford and Higherford where there is a diverse mix of land uses, and the way that these interact also creates character. These areas are sometimes vulnerable to inappropriate changes of use, for example where there is pressure for the conversion of shop-fronted properties to residential use, or for the demolition or reuse of older industrial buildings. Another significant change would be the conversion of farm buildings to residential use. Certain land uses or activities often contribute to noise levels in an area, which can also impact on the character and feel of a conservation area.

Housing Market Renewal

2.57 **Housing Market Renewal initiatives within conservation areas must contribute to the character or appearance of those areas by incorporating sensitive and high quality design.**

2.58 The government has identified 'Pathfinder' areas in an attempt to re-create sustainable communities within areas of older terraced housing affected by low housing demand and abandonment of homes. Parts of Nelson, Colne and Brierfield have been identified as 'Intervention Areas', and the Brierfield Mills, Whitefield, Lomeshaye, Primet Bridge and Albert Road conservation areas are all affected by this initiative to varying degrees.

2.59 The aim of Housing Market Renewal is to create sustainable communities, including the provision of decent homes. Within conservation areas, the emphasis will be on 'heritage-led' regeneration, with the priority being to improve and repair the existing housing stock. The complete regeneration of an area such as Whitefield will involve not only the repair of existing homes, and where appropriate the development of imaginatively-designed new housing, but will also include the provision of quality open space, employment opportunities, leisure, education, health, community facilities and improved transport links. These initiatives represent an opportunity to introduce imaginative and sustainable new homes alongside the more traditional townscapes. Designs must be sensitive to their context however, and it is imperative that the starting point for any intervention should be a recognition and thorough understanding of the existing character and townscape qualities that make up a conservation area.

2.60 A set of *Quality Standards for the Group Repair of Housing (TFT 2005)*[6] has been prepared to recommend standards of design, finish and workmanship that should be attained in the repair of Victorian terraced housing in East Lancashire's conservation areas. These standards represent good conservation practice for repair of these homes, and are just as applicable to similar neighbourhoods outside the HMR areas. Once repaired, these terraced homes should form a valued focal point around which wider regeneration can take place.

Affordable housing

2.61 **Where new affordable housing is proposed in conservation areas, imaginative design solutions and high quality materials will be sought which respect the context and character of the area.**

2.62 Affordable housing is priced lower than that generally available in the local housing market, and is intended to provide for those who cannot afford housing on the open market. The government has stated in *Planning Policy Statement 3 'Housing'*[7] that it is committed to providing high quality housing for people who are unable to access or afford market housing. There are shortages of affordable accommodation in many

6 Tuffin Ferraby Taylor (TFT)(2005): Quality Standards for the Group repair of Housing
7 Communities and Local Government (2006): Planning Policy Statement 3 (PPS3): Housing

2 New development

parts of Pendle. In the rural areas house prices are high as a consequence of high demand. In many urban areas house prices have also increased beyond lower income levels.

2.63 In order to preserve the character and appearance of conservation areas, the design of any new affordable housing will require careful consideration. Most of the existing housing in Pendle's conservation areas is built using natural stone and slate, and these materials should be the norm for most new developments, including those with an affordable housing component. However it is acknowledged that these materials are sometimes more expensive than other materials that are available, and that their exclusive use in schemes which seek to deliver a significant amount of affordable housing could sometimes render a scheme unviable. Where this is the case, new and innovative solutions will be sought which explore contemporary design and materials, whilst respecting the form, colours and scale of surrounding buildings. The use of materials such as timber, metals, render or glass may be appropriate used in conjunction with natural stone and slate in more contemporary designs.

Picture 2.23 Well designed, contemporary affordable housing - Gun Wharf, Plymouth

2.64 In some of Pendle's rural villages and settlements, many of the stone cottages traditionally have a whitewashed finish, which could be used as a starting point to develop designs which make more use of renders in natural tones and textures to blend more easily with older buildings. The use of artificial stone and slate should be avoided as these materials always provide an inferior contrast when placed against natural materials, and will seldom preserve the character of a conservation area.

2.65 An important aspect to consider at the design stage is that affordable housing should always be well integrated into an overall development, so that there is no visible difference between housing types or tenures.

Employment buildings

2.66 **Where new buildings for employment purposes are proposed in conservation areas, imaginative and high quality contemporary design solutions will be sought which blend well with and enhance their surroundings.**

2.67 Some of the conservation areas in Pendle have areas of land designated for employment purposes. Traditional industrial areas often have an individual character created by the mix of buildings designed for different uses and of different ages. Pendle has a tradition of dramatic industrial buildings such as weaving sheds and mill chimneys, which add variety and richness to the townscape.

2.68 It is acknowledged that changing employment requirements can result in the need for building forms to change; however many modern industrial buildings follow the usual pattern of large and bulky rectangular 'sheds' faced in metal cladding, which do not sit easily within their context. Where this is the case, the designer should consider how the bulk of such large structures can be visually broken down, perhaps by the use of more varied materials and building heights. More use might be made of materials such as timber, glass or render, as well as stone and slate, in contemporary designs which make reference to traditional industrial forms in scale, detailing and colour.

Agricultural buildings

2.69 **New agricultural buildings should be carefully sited and designed to ensure that the character and appearance of a conservation area is maintained.**

2.70 The location of a new farm building is usually dependent on its function and the space available. There are other factors that should be taken into account such as the visual impact of the building, both in the wider landscape, and within the farm complex itself. A modern farm building, by nature of its size and often its materials, can become a prominent feature in the landscape. It is important, therefore, that views of the site from the surrounding area are taken into account. When considering the design of new buildings it is important to make a decision whether the building should blend into the landscape, or if it should make a more positive contribution to the conservation area. Wherever possible the form of the land or screen planting should be used to reduce the prominence of a building in the landscape.

Picture 2.24 The design, materials and location of modern agricultural buildings need to be carefully considered

2.71 The materials should also be chosen carefully, as inappropriate materials or colour can spoil a relatively well designed building:

- Stone is durable and relatively maintenance free. The only maintenance that may be needed is repointing after many years. Local stone will blend in well with

existing farm buildings and the landscape. Artificial stone or slate will not be appropriate. Stone or Welsh slate was the traditional roofing material for local farm buildings and will always perform well, both functionally and aesthetically.

- Concrete block is unattractive and not as versatile as stone. Colour treating the block work may improve its appearance in the landscape; however this is unlikely to improve its appearance from closer range, which will be a consideration if the building is in a prominent location. It can often be improved by the use of a timber superstructure.
- Metal sheeting or cladding is available in a variety of profiles, shapes and colours and is normally used for roofing. Whilst it has the advantage of being relatively lightweight, it can often look unsightly in a landscape setting, and will not be appropriate in prominent locations.
- Timber is a durable material which is easy to work with. Whilst it may need some form of treatment or maintenance, it has the advantage of being a natural material that has good structural capabilities and also looks appropriate in the landscape in most instances.

Telecommunications development

2.72 Preference should be given to sharing existing telecommunications equipment, wherever possible. Where new equipment is needed care should be taken to site it in locations where it blends well into the landscape or townscape.

2.73 Planning Policy Guidance Note 8: Telecommunications gives guidance on planning for such installations, and encourages the sharing of existing masts and sites by several developers. Use should also be made wherever possible of existing buildings and other structures, such as electricity pylons, to site new antennas. Where existing equipment cannot be used, the siting and design of new telecommunications equipment should be given careful consideration to ensure that it blends well into the landscape or townscape of the conservation area.

Picture 2.25 Telecommunication masts can be prominent in open areas therefore their siting needs careful consideration

2.74 Most proposals for telecommunications equipment in a conservation area will require planning permission. Equipment such as radio and phone masts and towers, antennas, equipment housing, public call boxes, cabinets, poles and overhead wires can all have a significant impact on existing buildings, views, vistas, landscape and the skyline. Proposals should be sensitively designed and sited in order to preserve the character or appearance of a conservation area, and a developer must demonstrate that there are no suitable alternative locations available in less environmentally

sensitive areas. Operators should use sympathetic design and camouflage to minimise the visual impact on a conservation area. Masts can often be designed to look like trees or street furniture, or can be carefully screened with planting.

Outdoor advertising

2.75 **Special care is needed to ensure that outdoor advertising preserves or enhances the character or appearance of a conservation area.**

2.76 Common forms of advertising include fascia signs and projecting signs on shops (see 4.12), pole signs at petrol filling stations or other premises, sign boards at factories, advance signs along the motorway and poster hoardings. Planning Policy Guidance Note 19: Outdoor Advertisement Control points out that *'the appearance of a good building can easily be spoiled by a poorly designed or insensitively placed sign, or by a choice of advertisement materials, colour, proportion or illumination which is alien to a building's design or fabric.'* Poorly designed signs or adverts can often have a similar negative impact on attractive open spaces, views, townscapes or landscapes.

2.77 Within both urban and rural areas, advertisements should be designed to harmonise with the scale and architecture of a building and blend well with the surrounding townscape or landscape. Although the normal range of adverts on commercial premises is to be expected in the town centre conservation areas, advertisement clutter can seriously detract from the street scene. Adverts that are individually designed to suit their context will normally be a better solution than standardised corporate or 'off the peg' designs.

2.78 Large poster hoardings will not usually be appropriate in conservation areas due to their size, scale and prominence. Advertising panels can often dilute the special identity of a place by introducing commercial messages that can be seen throughout the country. Well designed temporary panels may however be appropriate to screen a development site.

Inclusive design

2.79 **New development should allow inclusive access for all, whilst ensuring that the character and appearance of an area is not harmed.**

2.80 All people regardless of their disability, age or gender should be able to gain access to new buildings and use their facilities. This applies particularly to new community buildings, shops and places of employment, but also to housing, roads and footpaths and other public spaces. In conservation areas there needs to be careful consideration of accessibility issues at the design stage, to ensure that these requirements are compatible with protecting the character and appearance of an area.

2.81 With the opportunity for new development in conservation areas there should also be the opportunity to incorporate modern standards of access around and into buildings. This can be done in the following ways:

2 New development

- **Materials** - the use of appropriate and attractive paving materials which enable easy access for wheelchairs, pushchairs, etc., for example by incorporating areas of smooth stone paving into an existing area of setts or cobbles. This would allow for ease of access, but maintain the overall character and appearance of an area within its wider context;
- **Building siting and layout** - there should be ways of providing more generously-scaled circulation space around buildings without affecting the existing urban grain, if different layouts are explored at the design stage;
- **Scale and proportions** - level door openings which are sufficiently wide can be incorporated into buildings at the design stage, so that they become an integral part of the building and not an afterthought. In this way the proportions of a building, and its relationship to surrounding buildings, can be maintained.

Picture 2.26 Smooth paving provided through a setted area to enable easier access

2.82 Good design and inclusive access should allow everyone to use and enjoy new development in conservation areas. Good accessibility should be incorporated into proposals from the start rather than solutions being subsequently 'bolted on' to designs at a later stage. *Planning and Access for Disabled People: a Good Practice Guide*[8] gives further information.

Designing for crime prevention

2.83 **New development should incorporate measures to reduce crime, whilst ensuring the character and appearance of an area is protected.**

2.84 There are several ways in which new development can reduce the likelihood of crime occurring. At the design stage the following issues should be considered:

- The need for a high quality of architecture and landscaping;
- The opportunities for natural surveillance;
- The need for defensible space;
- The quality of building layout.

2.85 **High quality architecture and landscaping** which respect the urban context and local character are likely to enhance public perceptions of safety, and promote a greater sense of 'local ownership' and community identity, by encouraging residents to feel pride in their neighbourhood.

8 ODPM (2004) Planning and Access for Disabled People: A Good Practice Guide

2.86 **Natural surveillance** is based on the notion that places are safer when they are overlooked, and that those doing the overlooking will be a deterrent and take action if they witness a crime. Crime and antisocial behaviour can therefore be deterred by ensuring that all parts of the street, footpaths and public spaces are subject to casual supervision at all times. Designs and layouts that ensure that there are always 'eyes' give potential offenders the message that any criminal or antisocial activities will be observed.

2.87 **Defensible space** is created through establishing a clear distinction between public and private domains, so that people are fully aware of where they are allowed to go at all times of the day and night. Crime and anti-social behaviour is more likely to occur if users are unclear whether space is public or private, and unaware of the behaviour expected in each. Again, this principle should be relatively easy to incorporate into proposals without affecting the character or appearance of a conservation area.

2.88 **Good design and building layout** play a key role in tackling crime and social exclusion by creating a better connected and more accessible environment, without compromising security. Layouts with too many under-used connections, and large networks of indirect, poorly-lit and segregated pedestrian routes providing access to the rear of buildings, can create opportunities for crime and escape routes. On the other hand, layouts with too few connections to local amenities and public routes can restrict freedom of movement and create dead-ends. A good movement network provides convenient, overlooked and well used principal routes that lead directly where people want to go. This not only removes the need for underused alleys, footpaths, shortcuts and minor access points which are vulnerable to crime, but it is also likely to enhance the character and appearance of an area.

2.89 Further information can be found in *Safer Places: The Planning System and Crime Prevention*.[9]

Archaeology

2.90 **Development proposals should fully consider the possible implications for archaeological remains.**

2.91 Given that conservation areas cover many historic cores of the towns and villages of the Borough, it is only to be expected that proposals for new development may sometimes impact on historic and archaeological remains, particularly when a brownfield site or infill site is being redeveloped.

2.92 In some cases where nationally important remains would be damaged, it may not be possible for development to go ahead. In other cases careful design of foundations, or works to mitigate the impact, may make development acceptable. Where the importance of the remains, or the impact of the proposed development, is not known, the results of formal archaeological investigations may be required from the prospective developer before any decisions can be made. In all cases early discussion between potential developers, the Borough and their archaeological advisors can minimise delays and costs to the development process.

9 ODPM (2004) Safer Places: The Planning System and Crime Prevention

2 New development

2.93 Further advice and information can be found in PPG16: Archaeology and Planning.[10]

Sustainable building and climate change

2.94 **New development in conservation areas should contribute to a sustainable future for the Borough.**

2.95 DEFRA state that *"Climate change is the greatest challenge facing the world today. We need to reduce the risk of climate change by contributing less to the causes of it".*

2.96 The recently-published *Supplement to PPS1 ; Planning and Climate Change*[11] states that planning authorities, developers and other partners in the provision of new development should engage constructively and imaginatively to encourage the delivery of sustainable buildings. The Regional Spatial Strategy (RSS) for the North West requires a reduction in the region's contribution to climate change, and for the energy to be used in new development to come from decentralised and renewable sources.

2.97 It is often most efficient to 'build in' technologies to new development rather than add them retrospectively. Proposals for new development should therefore take the opportunity to incorporate technologies or appropriate design features. Siting, layout, landscaping, design and colour are factors that should be taken into account when considering sustainable building and the equipment needed for its implementation.

2.98 The following technologies should be considered:

2.99 **Combined heat and power (CHP)** – the simultaneous generation of useable heat and electricity. Electricity is generated at the point of use which makes it more efficient than traditional methods of generation. This is an ideal technology to incorporate into new developments, and the RSS sets a target for the North West to double its CHP capacity by 2010 (Policy EM15). CHP often needs associated plant that is located externally, and the opportunity should be taken to include this in designs from the outset and locate it unobtrusively.

2.100 **Biomass** – often called 'bioenergy' or 'biofuels'. These biofuels are produced from organic materials, either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. There are two main ways of using biomass to heat a property:

- Stand-alone stoves providing space heating for a room.
- Boilers connected to central heating and hot water systems.

2.101 External flues from biomass installations should be located in unobtrusive positions away from principal elevations of buildings or important architectural features (See A3.1)

10 DOE (1990) Planning Policy Guidance Note 16: Archaeology and Planning
11 Communities and Local Government (2007): Planning Policy Statement: Planning and Climate Change, Supplement to Planning Policy Statement 1

2.102 **Heat pumps** - these save energy by extracting heat from an outside source, i.e. from the ground, air or water, and transfer it to a heating distribution system. Ground source (GSHP) are the most common in the UK. Such technology is unlikely to have an impact on the character or appearance of a conservation area, but care may need to be taken when carrying out ground excavations (see Section 2.22 - Archaeology).

2.103 **Passive solar** - designing a building to take maximum advantage of sunlight. The location and orientation of buildings are key factors in maximising solar intake. Passive solar design can be best applied in new buildings, where the orientation of the building, the size and position of the glazed areas, the density of buildings, and materials used for the rest of the building are designed to maximise free solar gains. Designing a property to maximise free solar gain need not add to the price of construction. The orientation of a building should not compromise the valued character, distinctiveness, urban grain and building line of the existing conservation area (see Sections 2.2 -2.4).

2.104 **Solar thermal** –the use of the sun's energy for heating purposes, ideal for domestic water heaters. However care needs to be taken that the building will achieve the necessary amount of sunlight.

2.105 **Solar photovoltaic** – these use the sun's energy to create electricity rather than heat. The benefit of such panels is that they need only daylight rather than direct sunlight to generate electricity. The opportunity should be taken to include solar panels as part of overall designs so that they 'read' as part of the building, rather than as a later addition. When solar panels are used in this way they can be an impressive design feature.

2.106 **Building mounted wind turbines** – these are small scale turbines usually located on upper walls or roofs. They generate electricity at lower wind speeds than the larger stand alone turbines. Careful consideration needs to be given to the use of such turbines in conservation areas, particularly for small scale infill developments where the relationship with adjacent buildings and character of the area can easily be affected. However larger developments on stand alone sites should offer the opportunity to design in such features so they are less obtrusive and perhaps become a design feature of the buildings.

2.107 **Stand alone wind turbines** – these mostly suit large-scale non domestic developments. Careful consideration should be given to the character and appearance of a conservation area in choosing an appropriate location. Where the development is small-scale on an infill site there will be less opportunity for a stand alone wind turbine. However on larger sites there may be more opportunity to locate a turbine in a suitable area. The relationship with the building itself should be considered, so that the turbine is seen in context rather than in isolation. (See 2.10 for larger scale stand-alone energy generation schemes).

2 New development

2.108 **The Code for Sustainable Homes (CSH)** is the new national standard for sustainable design and construction of new homes. It measures the sustainability of a new home against categories of sustainable design, and seeks incremental increases in new home efficiency up to the the point of zero carbon homes by 2016. The consideration of sustainable design and construction issues at the outset should also help to raise the overall standard of design by ensuring that a formal design process is in place. For more information refer to DCLG's guidance *The Code for Sustainable Homes*[12]

Picture 2.27 New homes embracing sustainable concepts

2.109 **The Building Research Establishment Environmental Assessment Method (BREEAM)** was launched in 1990 and has been formally adopted by the Government as the benchmark to measure the environmental performance of all new buildings. BREEAM provides guidance on ways of minimising the adverse effects of buildings on the global and local environment. It aims to achieve this by reducing energy usage both in the construction and management of a building as well as promoting a healthy and comfortable indoor environment for the end users. An independent assessor, accredited by the Building Research Establishment (BRE), assesses the performance of a new building in the following areas:

- overall management policy, site management and procedural issues;
- operational energy use and carbon dioxide (CO2) issues;
- issues affecting health and well-being;
- air and water pollution issues;
- transport-related CO2 and location-related factors;
- the use of greenfield or brownfield sites;
- ecological conservation and enhancement of the site;
- environmental implications of building materials;
- water consumption and efficiency.

2.110 The building is then rated and a certificate awarded that can be used for promotional purposes. Developers and designers are encouraged to consider these issues at the earliest opportunity to maximise their chances of achieving a high BREEAM rating.

12 DCLG (2008) The Code for Sustainable Homes: Setting the Standard for Sustainability in New Homes

Public realm

Issue	Requirement	Page Number
General principles	The design of roads and other public areas should respect the character of their surroundings in layout, detailing and materials. Historic street surfaces, materials or furniture should be retained, repaired, and where appropriate reinstated	37
Movement and connections	New road layouts within and into conservation areas should be designed to respect their character and appearance	38
Road surfaces and verges	New highway surfaces or verges should complement the surrounding architecture in design, materials, colour, texture and detailing.	39
Footpaths, cycle paths and shared surfaces	Paths should complement their surroundings in design, materials, colour, texture and detailing.	40
Car parking	Street furniture, signs and lighting should be appropriate to their context in design, materials and location.	40
Street furniture	Street furniture, signs and lighting should be appropriate to their context in design, materials and location.	41
Street trees and planting	Tree planting and landscape features should be used selectively to enhance the space between buildings, reinforcing an area's character and distinctiveness.	43

General principles

3.1 **The design of roads and other public areas should respect the character of their surroundings in layout, detailing and materials. Historic street surfaces, materials or furniture should be retained, repaired, and where appropriate reinstated.**

3.2 Streets and other public spaces in conservation areas, collectively the 'public realm', range from town centre streets to country lanes. The design of public spaces around buildings requires attention to movement patterns, building lines, the size and dominance of buildings and other objects, and how the space can be brought to life with planting, street furniture or public art. In earlier times, spaces were often positively designed to be market places, meeting places, formal squares or boulevards that were planned as an integral part of the buildings around them. In order to continue to provide useable and attractive spaces, thought and coordination needs to go into the design of the public realm and the way it is used.

3.3 In Pendle there is a strong tradition of sett paved streets and stone flagged pavements, with these materials traditionally having been sourced locally. The local distinctiveness of the conservation areas is therefore to a large extent derived from the underlying geology of the area, and this can best be reinforced through the continued use of these local materials.

3 Public realm

3.4 PPG 15 Planning and the Historic Environment[13] states:

'*Floorscape and street furniture often make a vital contribution to the appearance of a conservation area. Traditional stone, or in some cases brick, surfaces and layouts should be retained wherever possible, or re-introduced where there is historical evidence for them. In particular, where there is a tradition of rectangular slab paving, small block paviours and arbitrary new patterns should be avoided.*'

3.5 Additional advice can be found in *Manual for Streets*[14] and *Streets for All, North West.*[15][16]

Movement and connections

3.6 **New road layouts within and into conservation areas should be designed to respect their character and appearance.**

3.7 The way streets are laid out and how they relate to the surrounding buildings and spaces has a great impact on the aesthetic and functional success of a conservation area.

3.8 When considering a development site there needs to be a broad understanding of its historical development and its relationship with other areas. Each of the conservation areas will illustrate different patterns of development over time and therefore will require an individual response. Designers should consider the general arrangement of buildings and spaces. New buildings and roads can then be laid out to suit the desired urban form, with footways and kerbs helping to define and emphasise spaces. Widths of carriageways, footways and verges need not necessarily be constant or standardised. Important elements of the streetscene, such as stone boundary walls, or areas of stone setts or flags, should be accommodated sensitively into new layouts rather than sacrificed to create wider vehicle sight lines or more standardised surfaces.

3.9 The design of new street systems in conservation areas should also start from the need to establish a clear, legible, 'joined-up' structure for the area, not purely from the technical demands of traffic. A new layout may, in part, be suggested by the topography, natural desire lines and access routes to the site. New routes should connect into existing routes and movement patterns, both for vehicles and pedestrians. It should be possible for pedestrians, including those with disabilities, and cyclists, to move freely between all parts of a layout, both locally and on a wider scale.

13 Department of the Environment (1994): Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment
14 Department for Transport / Communities and Local Government (2007): Manual for Streets
15 English Heritage / Department for Transport (2005): Streets for All, North West
16 PPG13: Transport, ODPM (2001)

3.10 CABE has produced a series of Briefing notes exploring good street design.[17]

17 CABE Space (2008): Civilised Streets; This Way to Better Streets; Living with Risk: Promoting Better Public Space Design

3 Public realm

Road surfaces and verges

3.11 **New highway surfaces or verges should complement the surrounding architecture in design, materials, colour, texture and detailing.**

3.12 Many of the conservation areas retain areas of **stone setts**, primarily in back streets, but to a lesser extent in front streets, which add a great deal to the character of the area, and should always be retained. Any necessary repairs should be done sympathetically using matching natural materials. Grassed or 'soft' verges commonly exist in the more rural areas, and these should normally be retained rather than paved over, in order to retain the rural character.

3.13 Where it is proposed to create new highway surfaces or verges these should complement the surrounding architecture in colour, texture and detailing. Surface materials should be appropriate to their surroundings and respect local traditions, and it will be important to ensure that the specification is appropriate to the intended use.

Picture 3.1 Stone setts add greatly to an area's character

3.14 Surface treatments should reflect their urban, suburban or rural character, as appropriate. It should be the aim in public realm schemes to retain or reinstate stone setted and 'flagged' surfaces, and grass verges, taking into account the needs of all users. Setts can have a positive effect in reducing traffic speed, although care should be taken not to reduce the mobility of pedestrians. PPG15 points out that tarmac, surface-dressed with a suitable local aggregate, remains an appropriate and inexpensive finish for many conservation areas. It may in some areas be a more suitable and less 'urban' alternative than setts, however it should always complement the surrounding architecture in colour. A plain black bitmac finish will not usually be appropriate in conservation areas.

3.15 **Kerbs** help to reinforce building and street alignment, and have been used traditionally to delineate pedestrian and vehicle space. If a street is to be pedestrianised, it is important to retain the traditional relationship between footways and carriageway, including kerb lines. Wall-to-wall surfaces are often unsuitable and the scale, texture, colour and laying patterns of any new materials should be sympathetic to the area's appearance. Local sandstone kerbs are common in the conservation areas, and should be retained wherever they exist. Plain concrete kerbing is not usually suitable for historic or rural locations. Drainage is an important consideration, expressed in paved channels and gullies and cast iron fitments (grates and coverings), that should be kept wherever possible. Historic back streets usually have their own configuration of stone setts, larger stones and edging stones that are locally distinctive. These are valuable features which add to the character and appearance of a conservation area.

Footpaths, cycle routes and shared surfaces

3.16 **Paths should complement their surroundings in design, materials, colour, texture and detailing.**

3.17 Some areas of original stone flag paving remain to pavements, although unfortunately most has now been replaced or covered over with tarmac. This historic paving contributes to local distinctiveness and should be retained wherever it exists. Flagstones are the preferred paving surface for new footways in conservation areas. Small paving modules do not normally reflect the scale of flagstones and should usually be avoided on pavements. Rural paths should be kept informal; paving such routes would give them an unnaturally urban appearance. Gravel surfaces are normally more appropriate. The more modern resin-bound gravel surfaces can be useful for paths in conservation areas as the colour and aggregate can be selected to suit the local context.

Picture 3.2 Original stone flag paving

3.18 In conservation areas, visually obtrusive coloured surfaces, such as those used for bus and cycle lanes, should normally be avoided. The interaction of pedestrian, cyclist and vehicle should be managed to avoid the need for rigid segregation, thereby reducing the need for road markings and physical barriers.

3.19 Conflict can arise where streets or spaces have uneven historic surfaces that are difficult for wheelchair users or the partially mobile. Whilst often it may be possible to sign an easier route, there will sometimes be the need for a carefully detailed level path around or across the historic surface as a necessary intervention (see *2.20 Inclusive Design*).

Car parking provision

3.20 **New car parking areas should not dominate the built form, and should respect the character and appearance of a conservation area in both design and location.**

3.21 There is often a conflict between the desire to own and park a car, and the collective desire to enjoy a safe and attractive place. A balance between the two needs to be reached to ensure the character of conservation areas is not compromised. Useful guidance can be found in *Car Parking: What Works Where.*[18]

18 English Partnerships (2006): Car Parking: What Works Where

3 Public realm

3.22 It is not only the amount of car parking for each individual development which needs to be considered (set out in the Pendle Local Plan as 'maximum parking standards'), but how and where it is accommodated in relation to the buildings and the street. In order to ensure that the character of an area is preserved, the following points should be taken into account when considering the design of parking areas:

- Achieving a **quality layout of buildings and spaces** should be the priority in any new housing development; quality of urban design is important above all else;
- Parking areas should be designed as an **integral part of the overall design** so that areas of car parking do not visually dominate;
- Car parking should be integrated into the design of the development to ensure that it is overlooked to increase natural surveillance;
- A single solution may not be achievable. A combination of on-plot, off-plot, and on-street may be appropriate, according to location and topography.

Street furniture

3.23 **Street furniture, signs and lighting should be appropriate to their context in design, materials and location.**

3.24 In some of Pendle's conservation areas there are examples of historic street furniture such as bollards, lamp posts, signs, ironwork, or old post boxes. These can sometimes display crests or manufacturer's marks. Where these exist they add much to the local distinctiveness of an area, and should therefore be retained.

3.25 The introduction of new street furniture requires careful thought and co-ordination. In many streets and public spaces, the clutter of unco-ordinated street furniture and signs gets in the way and masks local character. Materials, size and form should be inspired by the surrounding context, with existing building and pavement lines used to guide their placing. The best street furniture is often elegant and simple, yet functional and easily maintained. It should not dominate the street scene, nor add to street clutter. In some conservation areas, particularly town centres, bespoke seating, litter bins or other furniture may be appropriate, and can help to reinforce local character and create a sense of place.

3.26 Where **bollards or traffic guardrails** are necessary, standard 'catalogue' designs should be avoided, as these can dilute local character. For continuity it may be appropriate to use recast replicas of existing historic originals, or new designs based on these. However care should be taken not to detract from the integrity of the originals. New traffic barriers or guard rails should be well designed and finished in a black or other painted colour rather than a plain galvanised finish.

Picture 3.3 Historic street furniture adds richness and detail to the surroundings

3.27 Where older **signs** remain, they should be retained and restored, with their siting and style used to inform the design of new signs and nameplates. In most cases nameplates should be fixed to boundary walls or railings, or placed at the back edge of the footway. Other signs, such as information boards, finger posts or traffic signs, should as far as possible be combined with existing street furniture in order to reduce clutter.

Picture 3.4 Older road signs add to character

3 Public realm

3.28 **Lighting fixtures** should be appropriate to their context in material, scale, design, colour and illumination. Lights should be effective but unobtrusive in design. Particular care should be taken in rural settings where over-illumination can generate a more urban feel. When using traditional styles of lighting the head and column must be in proportion, as an oversized light on a slender or short support will appear awkward and top heavy.

3.29 Off-the-peg 'period' columns and lanterns are not universally appropriate in historic areas. Special designs reflecting established local styles or motifs, or simple modern designs, may be preferable. The most appropriate colour will often be black. Plain concrete or galvanised finishes will not usually be appropriate.

Picture 3.5 Examples of older lighting remain

Street trees and planting

3.30 **Tree planting and landscape features should be used selectively to enhance the space between buildings, reinforcing an area's character and distinctiveness.**

3.31 Trees, shrubs and other planting should be used to reflect the history, tradition and architecture of their setting, whether urban green spaces, or more rural village settings. Types and species used should be appropriate to the size, scale and formality of the public area or thoroughfare. Where level planting beds are used, care should be taken with design and positioning, to avoid areas being walked through or attracting litter. Raised planters should be well designed and sensitively placed.

Picture 3.6 Street trees can enhance public spaces

3.32 A well-designed landscaping scheme can make an important contribution to the appearance and impact of a building or group of buildings, can add to the quality of a development or open space, and can provide screening for unsightly features such as busy roads.

Alterations to buildings

4 Alterations to buildings

Issue	Aim	Page Number
Railings, gates and boundary walls	Original ironwork should always be retained. The reinstatement of historic replica railings and gates will be encouraged provided that there is some evidence for the original design, and if there is a co-ordinated approach where a building is now in more than one ownership, or where there is a terrace	59
	Original boundary walls should be retained, or wherever possible reinstated to an appropriate design where they have been lost	59
Small scale renewable energy	Small scale renewable energy technologies should always be sensitively located to respect the character and appearance of the building and the conservation area	60
Flooding	Alterations to buildings in order to protect against flooding should be in proportion to the likelihood of flooding, and should preserve the character and appearance of the building and the conservation area	61
Improving accessibility	Alterations to improve accessibility to buildings will be supported, where they preserve the character and appearance of the building and the conservation area	62
Farm buildings	Conversions of and alterations to traditional farm buildings should respect their layout, character and architectural form, and retain any distinctive features	63
Shopfronts	Original shopfronts, or elements of original shopfronts, which date from before the mid 20th century, should be retained	66
	New and replacement shopfronts should be of a high standard of design, of good quality materials, and well related to the individual building and the streetscene	67
	Signs should relate well to the building on which they are displayed and to the surrounding area	68
	Where a special case for illumination of a shopfront can be made, lighting should be sensitive to the design of the shopfront and the character of the streetscene	69
	The fitting of external security shutters to shopfronts will not normally be appropriate in conservation areas	70
	External ventilation flues, air conditioning plant or other machinery should be located inconspicuously on less prominent elevations or roofslopes which are not visible from public areas.	70
Industrial buildings	Alterations to, and conversions of traditional industrial buildings should respect the historic character of the building and its contribution to the character and appearance of the conservation area	71
Archaeological issues	A scheme of alterations to a building should fully consider any possible implications for archaeology	72
Demolition	There will be a presumption in favour of retaining buildings or structures that make a positive contribution to the character or appearance of a conservation area	72

General principles

4.1 **Alterations and extensions should not adversely affect the character or appearance of a building or a conservation area.**

4.2 There are many different building types within Pendle's conservation areas. As the requirements of occupants change, there is increased pressure to alter and extend buildings to adapt to modern lifestyles. Most houses in conservation areas were built in an age before internal plumbing, let alone en-suite bathrooms, central heating, satellite television, or the motor car. As house prices increase, there is more pressure to extend houses to provide increased space, for instance loft conversions, conservatories or garages, at a relatively cheaper cost than moving house.

4.3 In the rural parts of Pendle, many redundant farm buildings are being converted to residential use. In town and village centres commercial pressures mean that shops are subject to changes of use and alterations. Similarly there are pressures on older industrial buildings to accommodate more modern technology. Issues such as energy efficiency and flood prevention are also beginning to impact on our lives, and therefore our buildings.

4.4 Throughout the ages historic buildings have adapted to changing circumstances, and will continue to do so. If approached with understanding and sensitivity, there is no reason why alterations and extensions cannot be accommodated, provided that they do not adversely affect the character or appearance of the building or the conservation area. Well-intentioned but inappropriate updating and alterations will easily begin to erode the very components that make an area special.

4.5 Historic buildings and townscapes within Pendle's conservation areas are also important because of their value in establishing a sense of place and local distinctiveness, as well as providing a link to the past peoples and activities in an area. A historic structure is a record of the time in which it was originally constructed, but in its repairs, alterations and extensions it also charts changes of function, technology, social settings and economics. It is always best to see a structure in use, especially the use for which it was originally designed, than to try and preserve an empty, under-used and undervalued structure. As a consequence it is often necessary for changes and alterations to be made to buildings, as well as to maintain and repair them. Such changes and repairs are likely, if well executed, to benefit the long term future of the building and the conservation area in which it is situated, as well as being more sustainable and environmentally sound than demolition and replacement.

4.6 Most of the alterations to buildings covered in this section will need planning permission. It should be noted that dwelling houses enjoy permitted development rights which other properties such as flats, commercial or industrial uses, or other non-residential uses, do not have. Some of these alterations, such as window or door replacements, can therefore be carried out in dwelling houses without the need for planning permission. It should be noted, however, that certain dwelling houses may have had their permitted development rights removed, or may be subject to an Article 4 Direction, and in these cases planning permission for these changes will be needed. Alterations to Listed Buildings, both external and internal, which affect their special character, will also require Listed Building Consent. If in doubt, consult the Council's Development Control or Conservation Teams (see Section 5).

4 Alterations to buildings

Roofs

4.7 **Re-roofing should normally be carried out using only natural stone slate or blue Welsh slate, as appropriate to the age and style of the building.**

Roofing materials

4.8 The natural roofing materials commonly found in Pendle are local stone or 'grey' slate and Welsh 'blue' slate. It is important that these natural slates should always be used for any roof repair or replacement in conservation areas.

4.9 Originally **stone slate** was the only roofing material available locally, apart from thatch. Sandstone slating is a highly regionalised roofing form, and is fundamental to the distinctive local character of many of the buildings and conservation areas in Pendle. The natural tones and proportioning of stone slate gives the roofscape an attractive texture and unifying appearance, even if the buildings themselves vary in size, scale, age or original function. The slates are generally laid in diminishing courses and with stone ridges. The qualities of stone slate cannot be replicated convincingly, making this particular roofing material extremely valuable wherever it exists. English Heritage has produced a technical advice note[19] on stone slate roofing which provides further advice.

4.10 Although not a naturally occurring building material in the region, **Welsh blue slate** is synonymous with the Victorian era of rebuilding and expansion of towns. The use of blue slate began to take over with the establishment of the rail network from the second half of the nineteenth century, which allowed cheaper, lighter and thinner material than stone slate to be brought in.

4.11 These natural roofing materials, particularly the stone slate, give the conservation areas a distinctive skyline and roofscape, and so should be regularly maintained and carefully repaired. Maintenance will involve the removal of any vegetation or debris from the roof. Excess moss holds water and can speed up the deterioration of the slates, whilst creepers such as ivy can dislodge them.

Re-roofing

4.12 When re-roofing becomes necessary, it is important to always re-use as much of the existing slate as possible. If replacement stone slates are needed, these should have the same appearance and proportions as the existing slate, and should ideally be locally sourced. As with Welsh slate, if numbers of salvaged stone slates are particularly limited, they may best be used together on front-facing slopes to maintain the texture and appearance of the original roofing material as part of the streetscape.

4.13 Where a roof has at some time in the past been re-covered in concrete tiles or other artificial material, any replacement should be in natural slate appropriate to the age, style and status of the building. Artificial slates generally do not have the appearance or weathering qualities of natural ones, and should not be used in conservation areas.

19 English Heritage (2005): Stone slate roofing - Technical advice note

4.14 Any inappropriate change of the original roof structure, shape, pitch, cladding and ornament will have a detrimental impact on the character of a building and therefore a conservation area. It is important that the original detailing of eaves, verges and ridges is maintained, whether these are simple mortared verges and ridges or more elaborate details. A common feature on many of the earlier and grander houses in Pendle is the use of stone copings or 'tabling stones' and kneelers which provide a distinctive form of detailing to the gable ends. These details are especially valuable and should always be retained in their original form. Bargeboards should not be used on stone slate roofs, but may traditionally be found on some of the later Welsh slated roofs.

Picture 4.1 The removal and replacement of stone slate can cause harm to the character and appearance of a conservation area especially within a row of similar properties

Chimneys

4.15 **Chimney stacks and pots should always be retained, and where they have been capped-off or truncated, they should wherever possible be reinstated to their original profile.**

4.16 Chimneys are an important townscape element of conservation areas; they make a vital contribution to the characteristic skylines of Pendle, whether areas of Victorian terraced housing or single farmhouses or cottages set within the landscape. Their removal can therefore have a significant impact on the visual amenity of an area.

4.17 If chimneys need repair, this should always be done in matching stone to the original height and profile. Particular care should be taken to retain the stone coping detail, which may subtly vary from house to house or terrace to terrace. Taking down or capping-off original chimney stacks will never be appropriate in conservation areas.

4.18 Original clay chimney pots should always be retained and re-bedded, or where they have been lost, reinstated with a replica design. Many of the traditional styles are still manufactured today. The installation of modern flues in non-traditional materials can often be visually harmful and will not normally be appropriate, unless they can be placed in an unobtrusive position away from the public face of the building.

4 Alterations to buildings

Dormer windows

4.19 **New dormer windows will not normally be acceptable unless they are appropriate to the age and style of the building and a feature of the surrounding architecture.**

4.20 Some later Victorian and Edwardian properties retain original or early dormer windows which contribute to the character and appearance of conservation areas such as Whitefield, Barrowford or Barnoldswick. Traditional dormers in Pendle are usually of timber with pitched Welsh slated roofs which match the main roof covering. Where a dormer is considered to be an appropriate addition, using a similar design to these original dormers is often a way of retaining the existing character of a property. Dormers must usually be taller than they are wide, and in this way will respect the vertical emphasis of a Victorian or Edwardian facade. They must also be set back from the eaves line, and relate to the pattern of windows and the architecture of the façade below.

4.21 Dormer windows can greatly change the appearance and character of a building, and in conservation areas all new dormer windows will require planning permission. In particular, wide, flat-roofed dormers can detrimentally affect the character and appearance of an area by introducing a bulky shape which is at odds with an existing pitched roof.

Picture 4.2 An over-sized dormer addition which is out of scale and character with the original building

4.22 There may be an opportunity for new dormers to be located on some older buildings, but they should be out of public view and normally on the rear elevation. The design of dormers must always be sympathetic to the building in terms of position, scale, design and materials.

Picture 4.3 A well proportioned Victorian style dormer

Rooflights

4.23 Rooflights should always be designed and positioned to respect the character of a building and the appearance of a conservation area.

4.24 Small rooflights were traditionally used on some Victorian and later houses in Pendle, and there is also a tradition of their use on industrial or farm buildings. They are often likely to be more suitable for older properties where dormers are not appropriate. However care must always be taken when considering their position, size and detailing, to ensure that they do not harm the character of the building or become too prominent in public views within a conservation area. The following guidelines should be followed:

- Place new rooflights on less prominent roofslopes which do not overlook streets or other public areas. In this way the principal elevation of a house should retain its original appearance.
- The number and size of rooflights should be kept to a minimum.
- Rooflights should be sited in relationship to the windows and doors below, in order to respect the architectural composition of the building.
- Rooflights should not project above the plane of the roof. The use of 'conservation' or low profile rooflights is usually a way of ensuring this, but care should be taken to check that this is the case. Larger rooflights can be vertically subdivided with a mullion in order to reduce their scale.

Picture 4.4 A conservation rooflight lies flush with the existing roof

Windows

4.25 Where the replacement of an original window is unavoidable, any new window should as far as possible be an exact match of the original, or otherwise appropriate in design and materials to the age and style of the building.

4.26 Windows are the 'eyes' of a building, and a key element that if replaced unsympathetically, will do the most to damage the character of a building. The appearance of the windows, including the glazing bars and glass, makes a major contribution to the overall character of individual houses, groups and terraces, and to the streetscene in general.

4.27 In Pendle, many of the earl ier houses would originally have had leaded lights set within stone surrounds and mullions; these tended to be replaced subsequently with timber or metal side-opening casements, or later with small individual sliding sashes. The typical Georgian vertical sliding sash window developed from the 18th century,

4 Alterations to buildings

each sash initially comprising several smaller panes, before large plate glass became more widely available in the Victorian period, when pane size increased. Most of Pendle's typical Victorian housing stock would have had timber sliding sash windows, of either 'two over two' panes, or later 'one over one'. Occasionally the horizontal sliding sash or 'Yorkshire sash' window would have been used in squarer or wider openings.

Repair or replacement?

4.28 Unfortunately very few original windows now remain, and this has been to the considerable detriment of the character of conservation areas. Common reasons given for replacing old windows are that they are draughty or rotten, or that they stick or cannot be opened. All of these problems can be rectified by an experienced joiner, and serious consideration should always be given to **conservation rather than replacement.** Original softwood timber will be vastly more durable than any modern replacement, and there are now several specialist firms who will completely overhaul original windows, carrying out draught- and sound-proofing at the same time.

4.29 There is rarely an energy efficiency justification for replacing traditional windows. Competent repair can eliminate draughts, reduce energy bills and dramatically reduce noise transfer. Making use of internal shutters or thick curtains can also be considered as a very cost effective way of reducing energy consumption and increasing comfort. Alternatively, the installation of internally fitted secondary glazing is far less costly and environmentally wasteful than full replacement, and it will not affect the external appearance of the window.

4.30 There may be occasions where a window is beyond repair, in which case it should be replaced with a replica in the same material. A joiner should take particular care to match the details and dimensions of the sash boxes, glazing bars and patterns, and any horns or shutters of the original. New timber windows fitted with standard sealed double glazing units are unlikely to be visually acceptable, particularly on sash windows, unless the dimensions of the glazing bars can be satisfactorily reproduced. However the application of false glazing bars to the glass usually looks contrived, as do top-hung casement windows or 'mock' sashes, designed (when closed) to look like a sash window.

Picture 4.5 The weakened form of most mock sashes and their non-traditional appearance when open can detrimentally affect the character and appearance of a conservation area

UPVC windows

4.31 UPVC windows cannot replicate the proportions, detailing and pleasing aesthetic qualities of timber windows, and will not normally be appropriate in conservation areas.

4.32 Replacement windows in uPVC will never replicate the pleasing aesthetic finish that painted timber provides. Indeed plastic windows will 'deaden' façades as they lack the finish, detail and texture of the timber material. UPVC windows cannot reproduce the same size openings as those in timber windows as they have bulkier sections, particularly those frames which have opening lights. Unlike good quality timber windows, they are not durable and maintenance-free over the long term.

Picture 4.6 New windows and doors in uPVC can damage the character and appearance of buildings

4.33 Another important factor is that timber is a much more sustainable choice for new windows than plastic. Research by the WWF in their Window of Opportunity[20] publication compares the sustainability issues between uPVC and timber windows. Some of their conclusions follow:

- a product that uses a non-renewable resource (oil) cannot be sustainable;
- it takes eight times more energy to manufacture a uPVC window than an equivalent timber frame;
- timber windows are thermally efficient; slightly more so than uPVC windows;
- timber windows generate 43 per cent less waste than uPVC windows
- throughout the use and disposal of the product, the overall environmental burden is significantly less for timber windows than for uPVC windows.

4.34 Refer also to *Section A3.3 Sustainability*.

Timber windows

4.35 If modern windows in a period building are to be replaced, then the replacements should normally be in timber and a style that is appropriate to the age of the building. The Conservation Team is happy to advise on appropriate styles of window. The original depth of 'reveal' (or recess) of the windows should also be retained, as reducing this can also dilute the character of a building by reducing 'shadowing' on the facade. Particular care needs to be taken in a new design to ensure that the proportions and external appearance of original styles, whether sliding sashes or side-opening casements, are maintained. New detailing and mouldings should be as

20 World Wildlife Fund (2005): Window of Opportunity - The environmental and economic benefits of specifying timber window frames

close to the original as possible, particularly if double-glazed units are to be incorporated. It should be noted that the Building Regulations allow for more flexibility when replacing windows in historic buildings in conservation areas, to enable the character and appearance of a building to be maintained.

4.36 Georgian and earlier Victorian windows were often painted a variety of colours, including dark greens, reds, blues, or warmer, more complimentary colours such as off-white, stone or cream. Such colours blend very well with the natural stone in Pendle. Some of the later Victorian windows from the 1880's onwards were often painted white, possibly to minimise the light loss caused by glazing bars and to reflect the popular Queen Anne Style. However the white commonly used was not as brilliant as today's white paints can be.

4.37 Traditional window frames were almost always painted rather than stained. Woodstain is a modern finish now widely used as it is considered to be more durable than paint; however it is not usually an appropriate finish for a historic building. Modern gloss paint systems in heritage colour ranges perform well in terms of durability, and will have a much more satisfactory appearance.

4.38 Good quality treated softwood or traditional hardwood is preferable to stained hardwood or tropical hardwood . There is no reason why softwood windows cannot be maintained for many years through good painting regimes and timely repair. This is entirely preferable to replacement with modern, unsympathetic components and materials. Many replacement timber windows installed in recent years have been manufactured to such low standards that they deteriorate quickly. This has given timber windows a bad name and obscures the fact that well-made timber windows are a high quality product which, in terms of appearance, performance and longevity will provide very good value for money.

Doors

4.39 **Where the replacement of an original door is unavoidable, a new door should as far as possible be an exact match of the original, or otherwise appropriate to the age and style of the building. UPVC doors or other modern styles will not normally be appropriate in conservation areas.**

4.40 Doors perform an important social function and announce the entrance to a building. They play an important part in defining the age and character of a building and are therefore important to the character and appearance of conservation areas.

Door styles

4.41 The doors of the earliest buildings in Pendle were typically vertical boarded or plank doors in oak or similar timbers. Many houses from the 17th century and earlier have stone lintels over the door, often carved with the date and initials of the original builder or occupant. Ledged and braced doors, where the vertical boards were supported by three ledges on the internal face, evolved from these heavy plank doors and were used widely from the 17th to the 20th centuries, both inside and out. They are still in use today in many vernacular buildings, particularly the older cottages, and for back doors on later Victorian terraces.

4.42 Panelled doors became commonly used from the 18th century (usually 6-panel), with the ubiquitous 4-panel door becoming the norm for Victorian buildings. However some joiners would use their own arrangement of panels, whilst higher status houses might have specially designed panel doors, sometimes incorporating glazing.

4.43 Fanlights above doors became common in the 18th century, but in the 19th became simpler, usually in plain rectangular form. Doors on terrace houses were intended to demonstrate the unity of the block; uniformity rather than individuality was the aim. The degree of elaboration of the doors normally reflected the status of the housing and the social standing of the occupants.

Picture 4.7 A traditional panelled door within an elaborate stone doorcase

Alterations

4.44 Again, the replacement of period doors with inappropriate modern types, particularly in plastic, can significantly harm the overall character and appearance of buildings and conservation areas, and where original doors remain it is important that they should be repaired and retained. If a modern door is being replaced the opportunity can be taken to reinstate a more traditionally appropriate door. Often, looking at surrounding buildings with original doors can provide a basis to work from.

4.45 Traditionally, doors were usually painted in dark gloss paint colours. Staining was not usually a traditional finish for doors and is best avoided.

4.46 In Pendle some doors, particularly to pre-1840's cottages or farmhouses, have original stone porches or canopies formed from stone slabs. Where original porches or canopies remain, it is important that these are not removed, or replaced in modern styles or materials.

Satellite dishes and antennas

4.47 **Satellite dishes and other antennas should be located in unobtrusive positions and should not be unduly prominent in views from the street or other public spaces.**

4.48 In conservation areas, planning permission is required (in addition to where it is normally required) for the installation of a satellite dish on any wall, roof slope or chimney of a house that faces onto a public highway. Listed Building Consent will normally be needed for a satellite dish on a listed building. A dish will usually have

4 Alterations to buildings

less impact on the character or appearance of a conservation area if it is located at the rear or side of a house. It is advisable to keep dishes to locations where they will not disrupt the appearance of a clear expanse of wall or roof, such as tucked below the eaves, or next to a rainwater pipe. A suitable colour should be chosen to blend with the background.

4.49 Further guidance on installations and the need for planning permission is given in *'A Householder's Planning Guide for the Installation of Antennas and Satellite Dishes'*[21] which is available from the Planning Department.

Picture 4.8 Poorly situated satellite dish covering principle features

External Cladding

4.50 **External cladding should not be detrimental to the character and appearance of a building and a conservation area by virtue of its material and/or colour.**

4.51 External cladding can significantly change the outward appearance of a property and thus the contribution it makes to a conservation area. Planning permission will be needed for any external cladding in stone, artificial stone, timber, plastic or tiles.

4.52 The material and colour of any proposed cladding should respect and complement the materials common to other buildings in the local area. Where this is not the case it is likely the proposed material would fail to enhance the appearance of the building and the conservation area, and would therefore not be appropriate. Artificial cladding materials such as artificial stone or plastics will not normally be acceptable in conservation areas.

21 DCLG (2008) A Householder's Planning Guide for the Installation of Antennas and Satellite Dishes'

Extensions

4.53 Extensions to buildings should not dominate the existing building in their position, size or scale, and should be well designed and detailed, in matching or sympathetic materials.

4.54 Extensions should be sympathetic to the original form and design of the existing building. Particular attention should be paid to design, scale and materials. Successful extensions require a sound knowledge of the building type that is being extended, together with an understanding of how the building has developed over time, and the nature of its contribution to the conservation area.

Picture 4.9 Extensions using unsympathetic materials can have a detrimental effect on character and appearance

4.55 Although each building is different and demands an individual response, the following general principles should be followed:

- **Front extensions** will not normally be appropriate (see *Porches* below). There are relatively few buildings where a front extension could be successfully accommodated without any adverse impact on the appearance of the building and the streetscene;
- Extensions should be subservient to the original building; **side extensions** should usually be well set back from the front of the building, and should normally reflect the roof form of the main building;
- **Rear extensions** should respect the architectural form of rear facades, including the shape of roof slopes, and the size and positioning of window and door openings. Extensions which extend across the full rear width of a building are likely to be difficult to accommodate successfully without affecting the character and form of the building, particularly rear extensions of two-storey height or above;
- Rear extensions to **terraced houses** should not project further than the rear building line of the terrace as a whole and should not disrupt the rhythm of any existing rear extensions or 'outshots';
- Extensions should not result in the total or substantial **loss of garden or backyard areas**, or the erosion of their historic character;
- The **materials** for extensions should normally closely match those used on the original building; in most cases this will be natural stone and slate. Care should always be taken to ensure that the type, size, finish and coursing of the stone is a good match to the main building, otherwise the extension will not blend well with its surroundings. Where extensions are proposed in a more contemporary

4 Alterations to buildings

architectural style, the use of other high quality sympathetic materials such as glass, metals or timber may be appropriate;

- The **detailing** of extensions should normally match the features of the main building, for example, the size, shape and style of windows and doors and their surrounds, and the treatment of eaves, verges and other roof details.

Porches

4.56 Original porches or canopies are sometimes found on later Victorian and Edwardian buildings where they are an integral part of the original design. Older cottages or houses in Pendle may also have attractive stone porches or stone slab canopies. Porches located at the front of a building will often be very prominent in the street scene, and therefore new porches must be carefully considered. They will not be appropriate where the house is part of a terrace or group of houses where porches are not traditionally found. Where they can be accommodated however, they should be of modest proportions, well designed, and in materials that respect the age and style of the main building. The character and design of any existing traditional porches in the locality should be referred to as a guide.

Picture 4.10 A new uPVC porch will harm the character and appearance of a traditional building

Conservatories

4.57 Conservatories will only be appropriate where they are located to the rear or side of properties, away from important elevations, and are not prominent in the street scene. The design of conservatories should take a simple form, shape and style and avoid elaborate ‘period’ detailing, which is not normally appropriate for most of the building types found in Pendle. The conservatory should not impinge on or overlap first floor windows. Where a stone plinth is used, care should be taken to closely match the stone of the original house.

4.58 If an existing property retains timber windows and doors then it will be inappropriate for a conservatory to be built in non-traditional materials such as uPVC. Natural timber (good quality treated softwood rather than tropical hardwood) should normally be used, with a finish which is painted rather than stained. Alternatively, traditional hardwoods such as oak, in a natural finish, or colour-coated metal frames, may sometimes be appropriate in more contemporary designs.

External fire escapes or access stairs

4.59 Additional means of access are often needed when flats are created above shops, or where larger properties are subdivided into flats. This often leads to a demand for external fire escapes or general access staircases, which can often have a detrimental impact on the character or appearance of a building and the surrounding conservation area.

4.60 Additional means of access to upper floors should therefore be accommodated inside a building wherever possible. Where external fire escapes or other structures are unavoidable they should be located as unobtrusively as possible and away from public view, away from prominent facades and any key architectural features. Structures should be well designed, taking a simple form, shape and style and using good quality materials.

Picture 4.11 External access stairs

Ancillary buildings

4.61 **Ancillary buildings such as garages, car ports, garden buildings and smoking shelters should be well designed and located in order to respect the character or appearance of the building they serve and the surrounding conservation area.**

4.62 Where new garage buildings are proposed to serve period houses they are better designed as detached buildings or 'outhouses' rather than as extensions to houses. Garage extensions do not sit well with older buildings as they are not a traditional building type. A detached garage should normally be a simple stone building with a pitched roof in natural slate. Garage doors should ideally be a timber vertical boarded type, or similar, preferably side-hung double doors. Where a double garage is proposed, two single doors will normally look better than one wide double door. Prefabricated or panel construction garages with flat or almost flat roofs will not normally be appropriate in conservation areas.

4.63 Similar criteria will apply when other ancillary buildings or garden buildings are proposed, such as sheds, stores or summerhouses. If they can be seen from the public realm then particular care should be taken over design and materials. Simple building forms and natural materials will be the preferred approach.

4.64 Smoking shelters to serve leisure uses such as pubs or clubs should ideally be located in discreet positions away from prominent building elevations and views. They should be well designed, simple structures and respect the character of the adjacent building. The materials should be of good quality and predominantly natural. Shelters should not be located where they would obstruct pedestrian or vehicular movements.

4 Alterations to buildings

Railings, gates and boundary walls

Ironwork

4.65 Original ironwork should always be retained. The reinstatement of historic replica railings and gates will be encouraged provided that there is some evidence for the original design, and if there is a co-ordinated approach where a building is now in more than one ownership, or where there is a terrace.

4.66 Only very few examples of original ironwork survive within the conservation areas, most having been removed for the war effort, although evidence of old railings and gates can still be seen throughout Pendle. Where original ironwork does survive it is therefore extremely valuable and should be maintained and if necessary repaired. The remnants of old railings should also be retained along with the stone copings and walls.

Picture 4.12 Original Ironwork in situ

4.67 Ideally new railings should be of traditional wrought or cast iron. However in certain circumstances, the use of mild steel alternatives may be appropriate for simpler designs, provided that the original thickness, dimensions and detailing of bars and finials can be adequately replicated. Many off-the-peg modern designs are not appropriate as they lack the necessary period detailing and robustness, and are usually over-elaborate.

Boundary walls

4.68 Original boundary walls should be retained, or wherever possible reinstated to an appropriate design where they have been lost.

4.69 Many town and village conservation areas retain coursed stone boundary walls, which provide a consistent appearance. Many boundary walls are of the same period as the house and reflect the architectural style of the house and the status of its original occupier. Walls are also important features in many of the rural and semi-rural conservation areas. Much informal dry stone walling would have been built in the 18th century when much of the farmland was enclosed, and its extensive use has led to it becoming an essential part of the character of these areas. Of particular importance and value in the landscape are the highly individual field boundaries and walling types to be found in Trawden Forest conservation area, such as the stone slab or orthostat 'vaccary' walls. Further information on these can be found in the Trawden Forest Conservation Area Character Appraisal.[22]

22 Friends of Pendle Heritage Archaeological Group (2005): Trawden Forest Conservation Area Appraisal

4.70 Stone boundary walls are important contributors to the character of conservation areas, whether informal dry stone walls, or more formal dressed stone walls and gate posts. They define public and private space. The removal of walls and paving over of gardens is to be discouraged in conservation areas, as this has an undoubted impact on character and appearance. When repairs are needed, these should always be carried out in matching stone, coursing and detailing. It is particularly important to match the dimensions, detail and profile of any coping stones to the wall, as these tend to vary from area to area.

Small scale renewable energy

4.71 **Small scale renewable energy technologies should always be sensitively located to respect the character and appearance of the building and the conservation area.**

4.72 There are a variety of renewable technologies now on the market, of a scale suitable for use on individual properties. Examples are:

- **Domestic wind turbines;** these turbines operate in the same way as their larger counterparts, but as the blades have a diameter of 1 to 3 metres, they can be used at a variety of fixed locations.
- **Solar PV;** this type of solar power uses photo voltaic (PV) panels to transform the sun's energy into electricity.
- **Solar thermal;** this does not produce electricity, but heats water.
- **Combined Heat and Power (CHP);** the simultaneous generation of useable heat and power (usually electricity) in a single process, often capable of powering many buildings.

4.73 **Domestic wind turbines** are likely to be the form of small scale renewable technology that could potentially cause the most impact on the appearance of a conservation area. This is due to their size and design, and the fact that they often need to be sited in prominent, exposed locations, whether attached to a building or free-standing. **In some instances such technology may not be appropriate in a conservation area if it is overly prominent in public views.**

Picture 4.13 Domestic wind turbine

4.74 In order to ensure that the impact of a wind turbine is reduced the following issues should be considered before making a planning application:

- If the building is a period property, a structural survey by a specialist in the conservation of historic buildings is advisable to ensure that the building is capable of supporting the turbine.

4 Alterations to buildings

- It is rarely advisable to fit a turbine to a chimney stack. Chimneys are not constructed to take this type of structural loading, especially if the building is an older property.
- To minimise damage in the long term, the bracket arrangement should use the minimum number of fixing holes. Generally fixings should be installed into mortar joints to minimise damage to stonework.

4.75 Where a structure could potentially compromise the uniformity of a terraced row, or undermine valued views or landmarks, it should be located to the rear of a building and not prominent from the public realm. English Heritage have produced useful guidance on *'Micro Wind Generation and traditional Buildings'*[23]

4.76 The installation of **solar panels** on roof slopes or on an elevation that is overtly visible from a public area or view point could be visually intrusive. It is therefore preferable to locate panels in less prominent locations to minimise the visual impact on the building and on the streetscene. Providing that the panel is not overshadowed it should still provide the necessary energy required.

4.77 More recently such technologies as **Combined Heat and Power (CHP)** have come to the fore. This process often requires the installation of associated components or plant, often externally. In this instance (or indeed with any other technologies) these components should not be located in a position, or be of such a size or design, that the character or appearance of a conservation area would be detrimentally affected.

4.78 If a building is listed, guidance should be sought from the Conservation Team because particular care will need to be taken to ensure that any proposal will not affect the building's character, appearance or setting.

Flooding

4.79 **Alterations to buildings in order to protect against flooding should be in proportion to the actual likelihood of flooding, and should preserve the character and appearance of the building and the conservation area.**

4.80 There are things that can be done to protect a property from flooding, or to mitigate the effects of unavoidable floods, however **anti-flood measures must be applied with sensitivity in conservation areas, so that their character and appearance is preserved**. It is also important to keep a sense of proportion; flood-proofing works should be designed according to realistic assessments of the likelihood and severity of flooding. English Heritage have produced a Technical Advice Note: *'Flooding and Historic Buildings'*[24]

4.81 If you are planning new work to alter or extend your property, points to consider include:

- Hard surfaces such as tarmac or paving increase water run-off by making it impossible for water to soak into the earth. Unless all the falls on hard surfaces

23 English Heritage (2007) Micro Wind Generation and Traditional Buildings
24 English Heritage (2004); Flooding and Historic Buildings: Technical Advice Note

carry water well away from the building, consider using gravel for any footpaths and car parking spaces;

- Extensions (e.g. conservatories) increase water run-off from the roof and simultaneously reduce the area of ground into which water can drain;
- Any new drains must be adequate to cope with flooding;
- New plumbing can be fitted with backflow valves, to prevent water entering the building from drains and sewers. Manhole covers can be of a sealed type;
- In basements and ground floor rooms threatened by flooding, new electrical circuitry, fuse boxes and heaters can be installed at a higher level. Make sure that embedded or trunked power cables are carried down from the ceiling and not up from floor level;
- Investigate the possibility of raising above floodwater level storage tanks for hazardous materials such as oil or propane gas.

Improving Accessibility

4.82 **Alterations to improve accessibility to buildings will be supported, where they preserve the character and appearance of the building and the conservation area.**

4.83 When considering alterations to older buildings in conservation areas, the Building Regulations allow for some flexibility in design in order to protect the character of a building. The aim should be to improve accessibility into the building where and to the extent that it is practically possible, always provided that the work does not prejudice the character of a historic building, or increase the long term deterioration of a building's fabric or fittings. A common solution is to provide a ramped access into a shop or other public building, where there is adequate space to do so. Other options are the provision of small wheelchair lifts or grab handles to doorways. In all cases alterations must be well designed and use good quality materials.

4.84 There are often solutions to access problems that do not require changes to the character of a conservation area. These solutions may not be the most obvious or the cheapest, but with consideration at the design stage, inclusive access should be possible. The diversity of conservation areas often means that access improvements cannot be standard solutions. Early discussion with the Conservation Team is advised where access issues

Picture 4.14 Work in an appropriate style to improve access to a period building

4 Alterations to buildings

affect listed buildings or where access is considered problematic. English Heritage have produced detailed guidance on access issues: *'Easy Access to Historic Buildings'*[25]

Farm buildings

4.85 Conversions of and alterations to traditional farm buildings should respect their layout, character and architectural form, and retain any distinctive features.

4.86 Traditionally constructed farm buildings are part of Pendle's heritage. They contribute to the architectural and historic character of the area, and to its landscape quality. Many of them are located within conservation areas, and therefore make a substantial contribution to their character.

4.87 The most common type of farm building is the barn. Barns were first built to thresh and store cereal crops, but in upland areas such as Pendle many also included a cow-house or shippon to protect cattle from the harsh winter weather. Some of the earliest barns are found in Trawden, where they developed in association with the 'vaccaries' or medieval cattle farms. Many of these early barns have been altered over time, some of the older fabric being incorporated into later barns. Barns are often closely related to a farmhouse, either as part of a farmstead group or attached to a farmhouse or cottage; the latter are known as laithe barns.

Picture 4.15 A sympathetic barn conversion

General principles

4.88 Most traditional farm buildings in Pendle, whether barns, shippons, cart sheds, pigsties or stables, are relatively simple, robust and functional structures built from locally available materials with a minimum of decoration. Farmsteads and their buildings were typically designed for their purpose, which is clearly expressed in their siting, scale, arrangement and features. When significant change to a farm building is proposed it is important to come to an early understanding of its landscape setting, character and significance, including the value of the constituent parts of the farm group. This will help to establish the degree to which the building as a whole is capable of absorbing change without damage to its character and interest, and that of the conservation area in which it is located.

25 English Heritage (2004): Easy Access to Historic Buildings

4.89 It is important that farm buildings continue to reflect their original purpose even after conversion to a new use has taken place. The new use should therefore respect the original 'envelope' and interior volume of the building, and a successful conversion which has the least impact on the exterior of the building may well require a less conventional accommodation layout internally. Where a barn is attached to a farmhouse, the visual and functional contrast between the original residential and agricultural parts of the building should be maintained. It is important that farm buildings are preserved in their original form on the outside without unsympathetic additions or alterations. Changes to the roof slope, eaves line, and the addition of porches or conservatories are not usually appropriate, as they would be likely to compromise the original form of the building and lead to a loss of character.

Roofs

4.90 The roofs of farm buildings are often highly visible in the landscape and represent a very significant part of their character and that of the area. Any conversion proposal will need to be sensitive to this historic and dominant characteristic. Most of the farm buildings in Pendle are roofed in stone slate, with fewer in Welsh blue slate. Where re-roofing is necessary, it is important that as many as possible of the existing slates should be retained, with any new material closely matching the existing in colour, form and texture.

Picture 4.16 Roof shape and materials are significant elements in the landscape

4.91 Roof lights should be kept to a minimum, and positioned on the less prominent roof slope, in order to retain the character, integrity and 'sweep' of the roof as far as possible. Stone chimney stacks are domestic elements not traditionally found on barns and therefore should not normally be used as part of conversions. Where flues are necessary, small metal vent pipes finished in matt black or grey will be more appropriate. New gutters and downpipes should be discreetly positioned and soil pipes sited internally whenever possible.

External walls and openings

4.92 The external walls of farm buildings often retain distinctive features such as large cart doors, hayloft doors, ventilation or owl holes, that should be retained in any conversion. The historic pattern of openings is a direct result of the function of the building over time. Often ventilation was a more important consideration in determining the external form of most farm buildings than light. Consequently farm buildings are characterised

4 Alterations to buildings

by few external openings. But those that do exist are a fundamental element of a farm building's character, and their use to let in light should be maximised without changing their size. Original stone lintels or jambs should be retained unchanged.

4.93 The formation of new openings should be limited. Where new openings are added, or new windows inserted within existing door openings, care needs to be given to their placing and design, and the often 'random' placement of openings preserved. The use of 'domestic' window styles and standard 'off the peg' joinery should be avoided; the use of such window styles can have a dramatic impact on the appearance of farm buildings, which are essentially semi-industrial in character. Sash windows will not normally be appropriate for barns, where smaller panes and plainer 'hopper' opening types were often traditionally used.

Picture 4.17 Distinctive features of barns should be retained

4.94 The glazing of openings is an important consideration in conversion. In masonry structures setting glazing deep into the reveal of existing openings creates shadow lines, minimises reflections and therefore better preserves the character of the building. Incorporating glazing which is flush or almost flush to the original openings will make the windows appear unduly prominent, particularly the large cart door opening. In many cases the original cart doors can be retained and folded back outside a new recessed and simply glazed screen.

4.95 New window and door joinery should be in a painted timber finish; garish colours and brilliant white should be avoided in preference to dark or pale grey, grey green, off-white or similar recessive colours which will respect adjacent stonework. Alternatively hardwood joinery such as oak can be left to weather naturally. UPVC will never be appropriate for historic farm buildings.

4.96 The temptation to stone-clean farm buildings should be resisted, particularly where the buildings are in the countryside, or in a group with other buildings. Any repointing of masonry should always be in lime mortar, which will allow the building to 'breathe'. In order to enhance the attractive appearance of the stone, the pointing finish should be slightly recessed from the stone face (see the Appendix for advice on stone cleaning and pointing).

4.97 New pipes, flues, vents and other domestic paraphernalia such as external lighting, satellite dishes, burglar alarms or meter boxes should be carefully considered and discreetly located.

The setting of the building

4.98 In order to retain the character of the farmyard group and its setting in the landscape, it is important that the surroundings do not become too 'domestic' in character. If new garden areas are to be created the use of timber screen fences should be avoided; traditional dry stone walls are preferable. Private areas such as bin stores, fuel stores, drying areas and car parking should be sited as inconspicuously as possible and screened where necessary using either dry stone walls or areas of natural planting. Often smaller farmyard buildings can be reused for bin storage or garaging.

4.99 Further advice relating to the conversion of farm buildings can be found in the English Heritage publications: '*Conversion of Traditional Farm Buildings: A Guide to Good Practice*[26] *and 'Living buildings in a living landscape: finding a future for traditional farm buildings.*'[27]

Shopfronts

Original shopfronts

4.100 Original shopfronts, or elements of original shopfronts, which date from before the mid 20th century, should be retained.

4.101 Many of the conservation areas in Pendle, in particular Barnoldswick, Earby, Albert Road Colne, Barrowford and Whitefield, have shops that still retain their original shop fronts, or at least some element of the original fabric. These are susceptible to inappropriate change due to the nature of commercial uses, so it is important that those that remain are preserved and cared for. Many traditional shopfronts embody workmanship and joinery skills which today are often hard to find. The craftsmanship and appreciation of fine detail shown in many older shopfronts enriches the streetscene, and a good quality traditional shopfront will enhance the image of the business carried on there. In the past many shopfronts have been destroyed or damaged by the insertion of inappropriate modern shop fronts, or by the crude repair of the original fronts.

4.102 Regular maintenance and decoration is essential if original shop fronts are to remain attractive. This is particularly important in the case of joinery work and metal surfaces. Where traditional shop fronts have been mutilated by modern insertions or replacements, sufficient evidence may remain in the way of fragments on site or in the same row of shops, or documentary evidence in local libraries, to permit an accurate reconstruction to be made. In these cases, it is vital that details are correctly reproduced. The application of "stick on" timber mouldings to flat plywood sheets, or distorted proportions, will usually spoil the result.

---

26 English Heritage (2006): The conversion of traditional farm buildings: A guide to good practice

27 English Heritage / The Countryside Agency (2006): Living buildings in a living landscape: Finding a future for traditional farm buildings

4 Alterations to buildings

New and replacement shopfronts

4.103 New and replacement shopfronts should be of a high standard of design, of good quality materials, and well related to the individual building and the streetscene.

4.104 The design and condition of shopfronts are critical in defining the attractiveness of shopping areas within town centre conservation areas. New and replacement shopfronts will normally be approved only if they maintain or improve upon the quality of the front they are to replace, and where they relate well to the building and to the street scene in materials, form and proportion. The shopfront should not be designed in isolation but should be considered as part of the architectural composition of a building, and should respect its period and style.

4.105 In order to respect their context, designs for new shopfronts must reflect or interpret the basic elements of traditional shopfront design and proportion, which include the following:

- **Pilasters** as strong vertical elements to each end of the shopfront, which offer visual support to the building above; traditional fronts often have elaborate moulding to the pilasters and particularly the capitals. Pilasters are usually in timber but sometimes in stone or cast iron.
- A **timber fascia panel** to contain signage; this should not normally be deeper than 600mm, and the cornice should be kept below the sills of the first floor windows. Where separate buildings have been combined to form one shop, each building must retain its own shopfront and the same fascia must not be carried across both units. Often the fascia is angled rather than flat.
- A **stall riser and sill** which serves to act as a base and a visual anchor for the windows and the front as a whole. These are generally no higher than 600mm and will line-in with the pilaster plinths. They are usually in ashlar or coursed stone, or sometimes in timber.
- The **shop windows** can sometimes be subdivided vertically to maintain the proportions characteristic of the building and the individual conservation area. In Pendle, single window panes tend to be relatively large, but may have smaller top lights. Recessed doorways are a traditional feature and may be used to subdivide the window. Frames, mullions and sills are normally be of timber, and appropriately moulded.
- **Doorways** were traditionally recessed, either to the centre or side of the shop, and doors usually have a top light above. There are many surviving original shop doors in Pendle from which appropriate designs can be taken. The most usual pattern is a part-glazed door with timber panelling below; the height of the solid area normally matching the height of the stall riser. The doorway recess was traditionally lined with vertical tongue and groove boarding, and usually would have had a tiled floor and stone steps. New shopfronts should provide level access however, in order to allow accessibility for all users (see *sections 2.20 and 4.15*). Where level access needs to be provided to an older property, it may be necessary, if there is no other appropriate solution, to construct a ramped access to the front entrance. Ramps should always be of a simple design and constructed in robust good quality materials which will not detract from the shopfront. A simple stone plinth and painted metal rail will normally be sufficient.

- Only high quality finishes and **natural materials** should be used; the use of uPVC or other plastics for any elements of a shopfront in a conservation area will not be appropriate. Softwood timber was the standard shop front material of previous centuries. It is the most versatile of materials; it can be worked into almost any profile, it is durable, and repainting can freshen up or change the appearance of a shop front at minimum cost. Timber shopfronts should be painted rather than stained. There are many 'heritage' paint colours that are suitable for traditional shopfronts. These heritage colours can emphasise detail such as timber mouldings and really contribute to creating a vibrant street scene. The choice of colour should relate to the shop's location and context but very often rich dark colours or lighter muted tones are suitable as they do not detract from the window display, and enhance the colour of the stonework.
- If **blinds or canopies** are used, these should follow the traditional pattern by using only natural materials, should be retractable, and designed to appear as an integral part of the shopfront.

4.106 Shopfronts do not necessarily need to be 'traditional' in style, and a good simple contemporary design which reflects the above elements will often be preferable to a pastiche or reproduction one. Nevertheless, where a uniform terrace originally had identical or similar shopfronts and some of these have been lost or altered, it will normally be appropriate to reinstate shopfronts to follow their original form. The most important elements of a shopfront, of whatever style and period, are good proportions, details and materials, and a sensitive relationship to the building in question.

Picture 4.18 A traditional shopfront

4.107 The *English Historic Towns Forum* have produced useful guides to good practice in shopfront and advertisement design[28]

Shopfront advertisements

4.108 **Signs should relate well to the building on which they are displayed and to the surrounding area.**

28 EHTF (1993) : Book of Details and Good Practice in Shopfront Design ; EHTF (1991): Shopfronts and Advertisements in Historic Towns

4 Alterations to buildings

4.109 Advertisements play a vital role in the visual environment of a town centre, however more impact can often be achieved by good design and quality materials than by size and brightness. Simple and restrained signs are often more effective in advertising a business than over-large or garish ones.

4.110 Hand-painted lettering can look extremely effective on a painted timber fascia or hanging sign, and is the preferred solution for signage on traditional styles of shopfront. Corporate identity will need to be adapted to suit the context of conservation areas. Traditional materials, normally timber, should be used wherever possible, and more modern materials, particularly uPVC or other plastics, will not normally be appropriate.

4.111 New fascia signs should fit into the frame of the existing shop fascia board, and should not overlap to conceal architectural details, or project forward of the fascia. Hanging or projecting signs may be permitted where they respect the street scene and are traditional or simple in design, and slender in proportion. There should not be more than one projecting sign per business frontage, and these should not normally be placed any higher than fascia level.

Shopfront lighting

4.112 Where a special case for illumination of a shopfront can be made, lighting should be sensitive to the design of the shopfront and the character of the streetscene.

4.113 Shopfronts do not normally need special illumination if the level of street lighting and the light from shop windows is adequate for trade. However in certain circumstances it is accepted that certain late-opening premises such as public houses or restaurants may benefit from some form of illumination.

4.114 Where illumination is necessary it should be treated as an integral part of the design and not merely a means of drawing attention to an advertisement. The garish effect of excessively bright signs rarely enhances the environment. Internally illuminated box fascia or projecting signs will therefore not be appropriate in conservation areas, neither will the use of ‘swan neck’ or other obtrusive projecting spotlights and fluorescent lighting. Strip or pelmet lighting concealed within the design of the fascia may be acceptable if well designed. On well designed modern shopfronts ‘halo’ lighting, where individual letters are silhouetted against an illuminated background, may also be suitable.

Shopfront security

4.115 The fitting of external security shutters to shopfronts will not normally be appropriate in conservation areas.

4.116 External security shutters have a 'deadening' effect on the character of streets, and tend to create a fortress-like effect in the streetscene after business hours. This is especially the case with solid shutters, but punched or slotted shutters and lattice security grilles can still have an unacceptable impact on the character and appearance of an area, and will not normally be appropriate in conservation areas. Where security is an issue there are more visually acceptable ways of safeguarding the contents of a shop, by the use of toughened glass or internal metal grilles, and these solutions will always be preferable. Wrought iron, steel or timber gates may sometimes be used to secure recessed doorways.

Picture 4.19 A shutter has a negative effect on the appearance of the area

External flues, plant and machinery

4.117 External ventilation flues, air conditioning plant or other machinery should be located inconspicuously on less prominent elevations or roof slopes which are not visible from public areas.

4.118 Many shops such as hot food take-aways, pubs or restaurants often require large flues to ventilate cooking areas. Such equipment should be located inside a building wherever possible, making use of existing chimney stacks or roofspace. Where this is impossible, equipment should normally be confined to the rear or side of a building, avoiding any architectural features and out of public view. Particular care should be taken with equipment mounted on a roofslope. Most fittings are usually best painted a darker or matt colour.

4 Alterations to buildings

Industrial buildings

4.119 Alterations to, and conversions of traditional industrial buildings should respect the historic character of the building and its contribution to the character and appearance of the conservation area.

4.120 Some of the conservation areas in Pendle, such as Brierfield Mills and Primet Bridge contain some of the best examples of Pendle's industrial heritage. These areas often include complete industrial complexes of textile mills: weaving sheds, warehouses, engine and boiler houses, and mill chimneys, often with other types of buildings such as iron foundries, engineering and dye works, which were closely associated with the textile trade. However some of these industrial buildings, or their component parts, are slowly disappearing, and there is now a real danger that this industry and its buildings, which gave Pendle much of its character, will be gradually lost.

Picture 4.20 Pendle has many impressive mill buildings

4.121 Prominent local industrialists built the cotton mills in the 19th and early 20th centuries. Textile mill sites often include a mill or warehouse building of several storeys in height, a single storey weaving shed, engine and boiler houses and tall chimneys. These buildings are easily recognisable and very distinctive in the skyline of many conservation areas.

4.122 The taller mill buildings are sometimes up to four or five storeys in height. They are usually simply and robustly built of locally quarried stone, with stone or blue slate pitched roofs. They sometimes have distinctive architectural features such as elaborate stonework which made a statement about the wealth and standing of the owner. The weaving sheds are easily identifiable by their large expanses of north light roofs, which always form a highly distinctive element in the landscape. The mill chimneys are often visible from a wide distance and are often a significant feature of views into a conservation area. As a result there should always therefore be a presumption towards their retention. Many chimneys have already been lost, and where they occur in conservation areas they should remain if in a safe condition and can be maintained.

Conversion and reuse

4.123 These buildings are an important part of the area's heritage and landscape, however they are often considered to be high maintenance, and difficult to use for modern industrial processes. Some multi-storey mill buildings, particularly those attractively located along rivers or the canal, are finding a new role as flats or apartments. Weaving

sheds are particularly susceptible to change due mainly to the perceived high cost of maintaining a 'north light' roof, and the presence of internal columns which obstruct clear internal spaces. Chimneys too fulfil no purpose nowadays apart from often providing a home for mobile phone antennae.

4.124 The re-use of such buildings will be strongly supported, as their use is better than the probable deterioration if left empty. When alterations or conversions are proposed however, care should be taken to incorporate as much of the original design and existing fabric of the buildings as possible. Distinctive features such as masonry decoration, carving or name or date stones should always be retained. Conversions should use these features as an attribute that can add drama and character to proposals, whilst incorporating the best of contemporary design where appropriate.

Archaeological issues

4.125 A scheme of alterations to a building should fully consider any possible implications for archaeology.

4.126 When alterations are proposed it is necessary to consider the impact that they may have on the building and its setting, and on the historical record that is retained in the fabric of the structure. A well thought-out scheme incorporating as much of the historic fabric as possible can be much more effective than wholesale removal and replacement in retaining the character and local distinctiveness of a building. A heritage statement is required for all applications in a conservation area and it should consider these issues.

4.127 Where an impact on historic fabric is identified, and is not so severe as to require redesign or refusal of a proposal, a scheme of mitigation may well be necessary. This is likely to involve a careful and appropriate scheme of recording before the start of, and perhaps also during, any works. This would normally need to be undertaken by an appropriately qualified or experienced professional. The specification of such works is beyond the scope of this guidance, and will need to be agreed on a case-by-case basis with the Borough's Conservation Team and their archaeological advisors. The document '*Understanding Historic Buildings: a Guide to Good Recording Practice*'[29] sets out techniques and standards expected, and *Planning Policy Guidance Note 16: Planning and Archaeology*[30] sets out the context and planning requirements.

Demolition

4.128 There will be a presumption in favour of retaining buildings or structures which make a positive contribution to the character or appearance of a conservation area.

4.129 Conservation area designation introduces control over the demolition of most buildings in a conservation area. **Conservation Area Consent (CAC) is required for the total or substantial demolition of any building with a total cubic content in excess**

29 English Heritage (2006): Understanding Historic Buildings: A Guide to Good Recording Practice

30 Doe (1990): Planning Policy Guidance Note 16: Planning and Archaeology

4 Alterations to buildings

of 115 cubic metres in a conservation area. Consent is also required for the total or substantial demolition of a boundary wall over one metre high adjoining a highway, or over two metres elsewhere.

4.130 An application for CAC must be made to the Council when it is proposed to demolish. In considering such applications the Council will take into account the part played in the architectural or historic interest of the area by the building, and the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

4.131 In all cases, applications to demolish must be accompanied by a full justification statement setting out the reasons why demolition is proposed, in accordance with the requirements set out in *PPG 15: Planning and the Historic Environment.* [31] Full details must also be submitted of what is proposed to replace the building, so that the potential impact on the conservation area can be fully assessed. If consent for demolition is granted, it may require that an archaeological record of the building is taken before demolition.

31 DOE (1994): Planning Policy Guidance Note 15: Planning and the Historic Environment

Useful contacts

Planning & Building Control, Nelson Town Hall, Market Street, Nelson BB9 7LG

Conservation Team

To obtain advice on Conservation issues please contact the Conservation Team:

- **For building and conservation area issues**: tel 01282 661788 or 01282 661960 or email conservation@pendle.gov.uk
- **For tree and natural landscape issues**: tel 01282 661729 or email trees@pendle.gov.uk

Development Control Team

For enquiries relating to planning permission, please call 01282 661661 and ask for the duty planning officer.

- email: planning@pendle.gov.uk

Planning Policy Team

To obtain planning policy advice or to comment on any aspect of the Pendle Local Development Framework :

- Tel 01282 661330, 661723, or 661716
- email: ldf@pendle.gov.uk

Building Control Team

For advice relating to the Building Regulations please contact the Building Control Team:

- Tel 01282 661722
- email: building.control@pendle.gov.uk

6 References and further reading

References and further reading

General references

Pendle Borough Council (2006) Replacement Pendle Local Plan 2001-2016

Department of the Environment (1994) PPG15 – Planning and the Historic Environment

Department of the Environment (1990) Planning Policy Guidance Note 16 'Archaeology and Planning'

ODPM (2005) PPS1: Delivering Sustainable Development

ODPM (2004) PPS22: Renewable Energy

ODPM (2004) Planning for Renewable Energy – A Companion Guide to PPS22

New development and urban design

DETR (2000) By Design – Urban design in the planning system: towards better practice

English Heritage /CABE (2001) Building in context – New development in historic areas

English Heritage /CABE (2007) Guidance on tall buildings

English Heritage (2005) Regeneration and the Historic Environment – Heritage as a catalyst for better social and economic regeneration

English Heritage (2005) Low demand housing and the historic environment

English Heritage (2005) Retail development in historic areas

English Partnerships (2000) Urban Design Compendium

North West Regional Assembly (NWRA) (2007) North West Best Practice Design Guide

Public realm

Department for Transport / Communities and Local Government (2007) Manual for Streets

English Heritage / Department for Transport (2005) Streets for All, North West

English Partnerships (2006) Car parking –What works where

Alterations to buildings

English Heritage (2004) Easy access to historic buildings

English Heritage (2007) Energy conservation in traditional buildings

English Heritage (2005) Stone slate roofing – Technical advice note

English Heritage et al (2006) Heritage Works

References and further reading 6

English Heritage /The Countryside Agency (2006) Living buildings in a living landscape: finding a future for traditional farm buildings

English Heritage (2006) The conversion of traditional farm buildings: A guide to good practice

English Historic Towns Forum (1993) Book of details & good practice in shopfront design

English Historic Towns Forum (1991) Shopfronts & advertisements in historic towns

English Heritage (2007) Micro wind generation and traditional buildings

Housing Corporation, English Heritage & The Institute of Field Archaeologists (2003) Homes with History

World Wildlife Fund (2005) Window of opportunity – The environmental and economic benefits of specifying timber window frames

Maintenance and repairs

English Heritage (2001) Informed Conservation

English Heritage, C.Brereton (1995) The repair of historic buildings – Advice on principles and methods

IHBC /SPAB (2002) A Stitch in Time – Maintaining Your Property Makes Good Sense and Saves Money

Society for the Protection of Ancient Buildings (SPAB) - Technical pamphlets, Information Sheets and Guides

The Victorian Society - Care for Victorian Houses (advisory booklets on aspects of Victorian and Edwardian houses and interiors)

Georgian Group Guides - (Advisory booklets on aspects of Georgian houses and interiors)

A Appendix - Best practice advice

BEST PRACTICE ADVICE

This Appendix offers advice on best practice for maintenance, repairs and other improvements to buildings in conservation areas. The content of this section is not normally subject to planning control, and relates mainly to work which can be carried out without the need for planning permission. The wording in bold italics is not formal Council policy but is advice that can help ensure the character and appearance of Pendle's conservation areas is preserved or enhanced.

If you live in a Listed Building however, you will need to apply for Listed Building Consent before undertaking any work, whether externally or internally, which will affect the building's special character. The Conservation Team are happy to advise on any of these issues.

A.1 Maintenance

Issue	Aim	Page Number
Maintenance	***The regular maintenance of individual buildings within conservation areas is fundamental to preserving and enhancing their character and appearance.***	77

The regular maintenance of individual buildings within conservation areas is fundamental to preserving and enhancing their character and appearance.

Planning Policy Guidance Note 15: 'Planning and the Historic Environment'[32] states that:

"Regular maintenance and repair are the key to the preservation of all historic buildings. Modest expenditure on repairs keeps a building weathertight, and routine maintenance (especially roof repairs and the regular clearing of gutters and downpipes) can prevent much more expensive work becoming necessary at a later date. It is a common misunderstanding that historic buildings have a fixed life span and that gradual decay of their fabric is inevitable."

"On the contrary, unless there are intrinsic defects of design or materials, the life span of a historic building may be indefinite provided that timely maintenance, and occasional major repairs such as the renewal of roof coverings and other features, are regularly undertaken. Major problems are all too often the result of neglect and, if tackled earlier, can be prevented or reduced in scale. Regular inspection is invaluable."

32 DOE (1994): Planning Policy Guidance Note 15: Planning and the Historic Environment

Appendix - Best practice advice A

Poorly maintained buildings can have a significantly detrimental impact on the character and appearance of a conservation area. On-going maintenance in effect means less change in character or appearance and is entirely preferable to repair at a later date, both in principle and for economic reasons. Maintenance costs less if done regularly – if it is put off, it is likely that the problem will only get worse. If decay is ignored it can spiral out of control and beyond the financial reach of owners. On the other hand, if a building is regularly maintained it should retain its value.

Picture A.1 Lack of maintenance can lead to problems

Building owners and occupiers should inspect their properties regularly to ensure that they are kept in good order. The following items are the most important:

- Check gutters and rainwater pipes for blockages and leaks, particularly making sure that leaves are cleared in the Autumn;
- Check for loose or missing slates;
- Check mortar joints and render for cracks or signs of decay;
- Avoid any build up of earth at the base of walls and consider the control or removal of vegetation to avoid problems of damp;
- Remove bird droppings which contain damaging salts. Where there are large deposits they should be removed by a specialist firm for health and safety reasons;
- Check to ensure that any ventilation grilles or air bricks are clear. Lack of ventilation can lead to conditions where fungal decay could take hold;
- Repaint external woodwork and replace loose putty on historic window frames.

Further advice relating to maintenance is available from the Society for the Protection of Ancient Buildings (SPAB) in their technical pamphlets and guides. These are available to purchase from SPAB (www.spab.org.uk). In addition the Institute of Historic Building Conservation (IHBC) have produced a useful guide to maintenance *"A Stitch in Time"*.[33]

33 Institute of Historic Building Conservation (2002): A Stitch in Time - Maintaining Your Property Makes Good Sense and Saves Money

A Appendix - Best practice advice

A.2 Repairs

Issue	Aim	Page Number
The value of original fabric	When repairs are undertaken, as much as possible of the original fabric of a building should be retained	79
Roofs and chimneys	Any necessary repair or replacement to roofs and chimneys should aim to retain as much as possible of the existing material and detailing	80
Rainwater goods	Any necessary repair or replacement of rainwater goods should be carried out using the original material and detailing	81
External walls	Any repair, replacement or alteration to stonework should closely match the existing stone in type, texture, quality, finish, colour and coursing	81
Lime mortars and traditional construction	Buildings of traditional construction should be allowed to 'breathe' by using lime-based and other natural materials for repair	83
Re-pointing	Re-pointing should be carried out using lime based mortar to replicate the original pointing finish in texture colour and composition	83
Stone cleaning	Stone should only be cleaned when absolutely necessary, and when it is certain that the method proposed will not cause any damage to the condition of the stone or to its appearance	85

A2.1 The value of original fabric

When repairs are undertaken as much as possible of the original fabric of a building should be retained.

Regular maintenance should minimise the need for major repairs to buildings. However, some elements of the fabric of traditional buildings will eventually reach the end of their life, in which case consideration should be given to replacement using traditional materials and proven techniques of repair. The alternative is the loss of the historic value of individual buildings and the gradual erosion of local distinctiveness and the character of a conservation area in general.

The retention of as much original fabric as possible is vital as it enriches the character of buildings and conservation areas. Considerably more craftsmanship and care went into older buildings than is the case today. Original details, such as finely moulded timber window frames or stone carving, represent the 'authentic touch of the craftsman' from years gone by, and cannot easily be reproduced.

When repairs to buildings in conservation areas become necessary, they should be approached using the basic principle of conservation; that as much as possible of the original fabric of the building is retained. **Repair works should be kept to the minimum required to stabilise and conserve buildings, to ensure their long term survival.** The purpose of

repairs within conservation areas should be to prevent, or at least slow, the processes of decay without damaging or altering features which contribute to their historic or architectural importance.

All too often a decision is taken to strip away large parts of the original material, and to replace with poor copies in new materials. An older building however loses its historic integrity when a substantial proportion of its original fabric is replaced, as well as the patina which materials gain with age. The replacements used are often not exact replicas, and therefore also result in the loss of a building's educational value, as what we know about how buildings were constructed, and what materials were used, is lost. This is particularly the case with historic window frames and doors, which are all too readily replaced with modern styles, resulting in much needless loss of character. It is particularly important that only high quality materials are used; that is to say traditional materials which will 'weather' into their surroundings. Many modern materials, in particular uPVC and other types of plastic, will compromise the long term character and appearance of a conservation area.

Each building is different and once lost, historic fabric can never be replaced. Repairing original building elements is often cheaper than replacing with new. For these reasons it is recommended that for larger projects an architect or surveyor experienced in repairing older buildings is engaged. Professional guidance can often mean the difference between a smoothly run, successful scheme and one that results in the loss of much valuable material.

Even simple operations should be based on an understanding of the building type and style, and how it works in relation to its setting. Any work to larger buildings or listed buildings should be based on a fully researched conservation plan.

A2.2 Roofs and chimneys

Any necessary repair or replacement to roofs and chimneys should aim to retain as much as possible of the existing material and detailing.

It is good conservation practice to retain as much of the existing fabric as possible, when carrying out roofing repairs, as much of the character of a building will be created by the 'patina of age'. If the special qualities of our conservation areas are to be preserved, any repair or re-roofing should be based on the principle of replacing 'like with like'.

Refer to Sections 4.2 and 4.3 for further guidance on roofing and chimneys.

Picture A.2 Stone slate from different geological regions can impact on the character of an area

A Appendix - Best practice advice

A2.3 Rainwater goods

Any necessary repair or replacement of rainwater goods should be carried out using the original material and detailing.

Faults in rainwater goods will quickly lead to the saturation of adjacent areas of wall. In traditional buildings gutters and downpipes will usually be made from cast iron, however stone and timber gutters are also common in Pendle. Cast iron is a very resilient material and often will clean up very well. Stone gutters can be cleaned out and relined with lead where necessary.

Picture A.3 Detail is 'lost' if the wrong colours are used

Existing cast iron rainwater pipes and gutters should be repaired using new lengths of pipe or gutter of the correct profile. Attention should be paid to matching fixings and supports that form a part of the architecture of the building. Replacement should preferably be in cast iron. Modern lightweight alternatives such as aluminium or particularly plastic, as well as being out of place historically, are prone to impact and weather damage and will not be as durable. It is also important that when replacing gutters care should be taken not to alter any traditional eaves detail, for instance by introducing timber or uPVC fascia boards or soffits. Where features such as moulded stone gutter corbels are present they should always be retained as existing.

Cast iron gutters and downpipes were traditionally painted in restrained dark colours such as black, green or brown. They should not be hidden by painting them to match the background colour of the wall.

A2.4 External walls

Any repair, replacement or alteration to stonework should closely match the existing stone in type, texture, quality, finish, colour and coursing. Note: the application of cladding to external walls requires planning permission

Stonework in Pendle

The external walls of most traditional buildings in Pendle are constructed of the characteristic and attractive local sandstone, and to a lesser extent the harder local gritstone. The stones were originally bedded and pointed up in lime mortar. Because of the plentiful supply of good quality stone from local quarries there was little need to use brick, which is rarely found except on lower status buildings such as outhouses, rear yard walls or industrial buildings.

Render was sometimes used but usually only where stone was considered to be of a poorer quality or finish, which therefore needed to be covered. This usually comprised rear or side elevations of vernacular buildings, usually built in random or coursed rubble stone. Similarly,

some buildings, particularly in more exposed locations, were originally covered in limewash, which gave some protection from the elements. This tradition has continued today in Pendle where many stone houses are painted white, both in town and rural settings. This was perhaps originally a reaction to the grime of the industrial revolution, and a desire to introduce some brightness or cleanliness to the streetscene, but it has persisted particularly in the areas of terraced housing where sometimes whole facades as well as individual window and door jambs, have a painted finish.

There are subtle variations in the shape, dressing and coursing of stone depending on the age and status of a building. Earlier vernacular houses and cottages were often built of squared coursed rubble, the blocks having a roughly dressed finish, whilst architectural features such as window and door surrounds, and quoin stones were given a smoother finish. A 'watershot' façade, where the stones were slightly angled in order to encourage water run-off, was often used. Higher status houses, some larger mills or public buildings were built of stone that was more finely tooled or of a smooth ashlar finish. After the mid 19th century, stone often had more distinctive forms of tooling which could vary from terrace to terrace, such as punched-face, rock-or quarry-faced, with droved margins, reeded jambs, and so on. Lintels over windows and doors showed subtle variations in the use of finely-carved patterns and decoration.

The universal use of local stone throughout each conservation area gives them all a unity of appearance, with buildings of different ages, sizes and functions sharing the texture and earthy colours of sandstone. This is a crucial part of local distinctiveness and it is therefore important that stone continues to be used and looked after in an appropriate way.

Stonework repairs

Where individual stone blocks are badly eroded, these can often be turned and reused; alternatively replaced with a matching local stone. Poorly executed repairs or alterations to stone wall surfaces will usually be harmful to the character and appearance of buildings and conservation areas. Any replacement or alteration to stonework should always closely match the existing stone in type, texture, quality, colour and coursing. It is important that any distinctive surface tooling or dressing is closely matched. Stonework should not normally be rendered unless the surface was rendered originally. Modern artificial or reconstituted stone is a poor substitute for the real thing and should not be used in conservation areas, either in new construction or repairs.

Architectural elements

The character of many houses in conservation areas has been diminished by the removal of the original stone mullions within window openings. This is the case both with older pre-1800's houses and cottages which have squarer or more 'horizontal' shapes of window opening, as well as with some later Victorian terraces where paired sashes separated by a stone mullion have been converted to one larger opening. Reinstatement of these missing stone mullions to the original detailing will restore proportion and elegance to facades.

Where stone lintels, jambs, mullions or sills have become very badly eroded or damaged, they should be replaced on a like-for-like basis in matching stone. The use of concrete replacements will detract from the character of the building and the streetscene.

A Appendix - Best practice advice

A2.5 Lime mortars and traditional construction

Traditional buildings should be allowed to 'breathe' by using lime-based and other natural materials for repair.

In traditional construction, lime mortar is a fundamental part of the building and as important a material as the stone or brick used. After cement became widely available at the end of the 19th century, the use of lime and its processes was seen as slow and old fashioned, and the fast results that were obtainable with cement were considered far superior. Although cement has made possible the construction of many buildings which would not have been possible with lime, the consistent use of cement in the repair and maintenance of older buildings has led to increasing problems, especially with damp.

Lime-based buildings expand, contract and flex with changes in temperature and moisture. The use of lime also allows damp to be absorbed to a limited degree and then evaporate harmlessly away. Modern construction techniques generally rely on a cement mortar to create rigid foundations and walls which allow a minimum of movement and restrict the passage of moisture. Damp is kept out of the structure by damp proof courses, cement renders and cavity walls.

Although at first it might initially seem like a good idea to incorporate cement into a pointing mixture in order to provide a waterproof barrier, in practice such a rigid material cannot cope with the regular small movements of older buildings and the cement becomes cracked (often the cracks are too small to see). The problems then begin as the wall surface remains covered with a waterproof layer so evaporation cannot take place and the amount of damp in the wall increases.

If masonry is pointed with a cement mortar which is harder and less permeable than the stones, as most cement mortars are, then the moisture will be forced out of the wall through the stones themselves, causing erosion. In frosty weather this leads to the rapid deterioration of stones as the moisture in them freezes.

A2.6 Re-pointing

Re-pointing should be carried out using lime based mortar to replicate the original pointing finish in texture, colour and composition.

For the reasons set out above, re-pointing should always be done in the traditional way using lime mortar, and to the traditional finish. Poorly-executed re-pointing can drastically change the appearance of stonework as well as causing it to deteriorate. In particular, the use of hard cement 'strap pointing' tends to be visually prominent and can therefore harm the appearance of stone buildings, drawing attention to the pointing itself rather than the stone. Much cement pointing is of a grey colour which does not harmonise with the buff colour and texture of the stone common in Pendle. Many traditional buildings pointed in this way can therefore adversely affect the character of conservation areas.

Whilst the stone that makes up a wall can last indefinitely if well maintained, the mortar pointing between the stones is by nature temporary and will need renewal at some stage. The purpose of pointing is not only to hold stone or bricks together, but to keep the stone dry by absorbing moisture, and to give the stone room to expand during warm weather. This means that pointing will deteriorate over time, but this deterioration means that the mortar is doing its job effectively.

Examples of poorly executed re-pointing

Picture A.4 Poor pointing, smeared across the stonework

Picture A.5 Poor strap/ribbon pointing

Picture A.6 Inapropriate mortar colour dominates the stone

The Society for the Protection of Ancient Buildings (SPAB) produce information sheets and technical guides on re-pointing and the use of lime mortars (www.spab.org.uk).

The following advice should be followed:

- Check the condition of pointing every 4-5 years;
- Only re-point where it is very soft or loose. Sound old pointing should not be removed. Even if the pointing is of a hard, cement-rich type, wait until it is easy to remove without causing damage to the stonework;
- Carefully rake out defective pointing by hand to a depth of twice the width of the joint. Never use power tools as these are likely to damage the stonework;
- Ideally mortar should be entirely lime-based with proportions 1:3 or 1:5 lime:sand. A gritty, sharp sand should be used in a buff colour closely matching the original stone;
- Flush out the joints and beds with clean water before applying the new mortar into the joints and beds while they are still wet;
- Re-point as far back as possible, filling the vertical joints before the horizontal beds;

A Appendix - Best practice advice

- Ensure that the pointing finish is slightly recessed from the surface of the stone. If the stones are weathered and no longer have a flat face, mortar should only be applied to the actual joint width and not onto the face of the stone;.
- Once packed in and the mortar has started to set (when the mortar is too hard to dent with a knuckle, but soft enough to mark with a fingernail), it should be rubbed with a bristle brush to expose the aggregate of the mortar and the edge of the stones;.
- Hire builders or contractors who have experience of working with historic buildings and can provide good local examples of re-pointing in lime mortar. The Conservation Team are always happy to advise on mortar mixes, appropriate sands, and finishes.

A2.7 Stone-cleaning

Stone should only be cleaned when absolutely necessary, and when it is certain that the method proposed will not cause any damage to the condition of the stone or to its appearance.

The cleaning of buildings is very often undertaken purely for aesthetic reasons, but many cleaning methods can actually permanently damage the masonry to which they are applied. Intensive cleaning can also remove the patina of age, which will have taken many years to accumulate, whilst the benefits of a visually 'perfect' appearance are often short lived. Darkened stone is a sign of the age of a building and is evidence of Pendle's industrial history.

In some instances, however, cleaning can be beneficial as dirt can hide stonework decay. It may conceal fractures, de-lamination, or other defects.

The cleaning of individual houses which form part of a group, such as a terrace, or form part of an important view in a conservation area, can undermine the group value of houses by creating unharmonious contrasts. However if traditionally bare stonework has been painted over or rendered, it would be appropriate to clean off these coverings if this can be done without damage to the stonework.

Cleaning of buildings is therefore a matter of balance and judgement. It should only be undertaken when it is certain that the method proposed will not cause subsequent problems in appearance or condition of the material, and should always be carried out by specialist practitioners experienced in historic buildings.

A **low pressure wash** sufficient to enable brushing away the worst deposits is generally the safest way to approach cleaning of the sandstone and gritstones generally found in Pendle. However water at pressures that can damage the surface of masonry must never be used.

Picture A.7 Cleaned and uncleaned stonework in a terrace creating a inharmonious constrast

Chemical cleaning methods involve applying a substance which reacts with the stone and any discolouration that exists on the surface. Although less physically damaging than the cruder forms of mechanical cleaning, chemical techniques have often left a permanent legacy on the affected building by changing its colour, or by leaving residues on the stone. These effects are not only unsightly but can also accelerate stone decay.

Abrasive blasting is commonly used in Pendle, but as a general rule will not be appropriate for historic buildings. Sand or grit blasting commonly pits the surface of stone, especially softer sandstone, which will then soil and weather more rapidly. The face of the stone can be removed which is likely to lead to faster erosion of the softer underlying masonry.

Surface treatments are often applied to masonry following cleaning, usually in the form of water repellents or graffiti barriers. However, because of their impermeable nature they usually prevent the masonry from 'breathing', and moisture from evaporating, therefore often resulting in the degradation of the stone.

A.3 Other Improvements

Issue	Aim	Page Number
External pipework, vents and flues	Wherever possible, replacement external pipework, vents, flues or other plant should be located inconspicuously on elevations which are not architecturally important, or visible from public areas	86
Energy conservation	Energy conservation measures to buildings should aim to retain their external character and appearance	87
Sustainability	The sustainability of the sourcing and disposal of materials should, wherever possible, be considered in construction work	89

A3.1 External pipework, vents and flues

Wherever possible, replacement external pipework, vents, flues or other plant should be located inconspicuously on elevations which are not architecturally important, or visible from public areas.

Particular care should be taken with flues and other structures which are located at roof level, or project through the roof, particularly if they are visible from the public realm. Ensure that new pipework, such as soil vent pipes, is kept within the house wherever possible, and site flues and vents in unobtrusive locations, preferably grouped together where they will not stand out. Fittings are usually best painted a darker inconspicuous colour.

If space for plant or machinery is required this should be accommodated internally, or within the building envelope wherever possible.

A Appendix - Best practice advice

A3.2 Energy conservation

Energy conservation measures to buildings should aim to preserve their external character and appearance.

Part L of the Building Regulations (Conservation of Fuel and Power)[34] seeks to improve the energy performance of all buildings, both existing and newly constructed. The Regulations acknowledge that special considerations apply if the building on which the work is to be carried out has special historic or architectural value, and compliance with the energy efficiency requirements would unacceptably alter its character or appearance. Buildings within conservation areas fall within this definition.

The Council supports the aim of conserving fuel and power in all buildings provided that a balance is struck between reducing energy usage and the conservation of the historic environment. Therefore in considering improvements for energy conservation it is important to remember that many traditional buildings perform differently to modern buildings. Thought must be given to:

- the building's construction, to minimise damage or disturbance to existing fabric;
- the importance of moisture movement in historic buildings;
- the need to reverse any changes without causing further damage;
- whether the building is of such quality that it should not be altered, for example if it is a listed building.

Draught-proofing

Traditional buildings are often over-ventilated; therefore draught-proofing is one of the best and least visually intrusive ways of improving comfort and reducing heat loss, with little or no change to the building's appearance. One of the main sources of draughts is often badly fitting doors and windows. Repairing and improving such features can be achieved through steps such as introducing secondary glazing, draught proof strips, shutters or thick curtains. Sufficient ventilation must remain for the health of the building and its occupants, and the proper functioning of appliances such as heaters, boilers and cookers. If carried out carefully, many draught-proofing measures are compatible with the principles of building conservation, and will not cause any visual harm. Measures are typically reversible, with few lasting consequences and no loss of historic fabric.

Insulation

Installing appropriate insulation can be an important way of improving the energy efficiency of older buildings. The most appropriate types of insulation material for use in traditional buildings are natural fibre-based such as sheep's wool and hemp fibre. These materials have good thermal insulation properties and do not hinder the movement of moisture. Non-natural materials such as fibreglass and mineral wool tend to hold moisture, which in older buildings can increase the risk of damp, timber decay and mould growth.

One of the least invasive ways of adding insulation is in the roof space. However it is important to consider the construction of the roof and the risks of adding insulation such as the likelihood of increased condensation. Care should be taken if considering insulating walls (either

34 ODPM (revisions 2006) Building Regulations, Part L (Conservation of Fuel and Power)

internally or externally) as adding insulation can cause problems in some circumstances. Adding insulation externally is likely to require planning permission. In certain circumstances it may be possible to add insulation under the ground floor. Again care should be taken to ensure this would not disrupt the moisture balance of the building and cause damp problems.

Windows

Double glazing is now fitted as standard in all new homes and whenever replacement of a complete window is required. However this can often cause an undesirable change in the appearance and character of a building. An alternative to the installation of new double glazing is the use of secondary glazing, where a separate glazed unit is fitted inside the existing window. This retains the existing window and therefore preserves the property's external appearance. This can be particularly important where a window is particularly ornate, for instance with leaded or coloured lights. Whilst secondary glazing cannot achieve the same level of performance as a new double glazed window unit, it offers a considerable improvement in heat retention over single glazing. Secondary glazing ranges from simple, one-season plastic film methods to permanent, purpose built systems.

Further guidance on window alterations is set out in section 4.6.

Energy efficiency and Home Information Packs

Home Information Packs (HIPS) are compulsory for all homes being sold.The aim of a Home Information Pack is to assemble a range of essential information before a property is placed on the market. This includes information on energy efficiency, which is displayed by an Energy Performance Certificate (EPC). These assess the likely energy performance of homes and are similar to the labels provided with domestic appliances. They are a standard part of the Home Information Pack.

Standard methods and assumptions are used to grade the energy efficiency of buildings so that one property can be compared to another. Energy Performance Certificates indicate how energy efficient a home is on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A. The Certificate also rates, on a scale of A-G, the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO_2) emissions. However, due to the way older properties are constructed and the traditional building techniques used, these standard assumptions can produce less accurate ratings for historic and traditional homes. There is a danger that this could lead to increased pressure to carry out energy efficiency improvements that may put the home's historic character at risk.

Despite these issues with the assessment procedure, it is not to say historic or traditional buildings should not contribute to the aim of reducing energy usage and energy efficiency. Most homes can accommodate some energy improvements without harming either their character or physical performance.

When considering the results of an energy efficiency rating and any possible work resulting from it, it is important to consider:

- Compatibility with the fabric of the building
- Conservation of any historic interest of the building
- Statutory protection for listed buildings
- Cost of the works

A Appendix - Best practice advice

Further information on these topics can be found in publications from *English Heritage*[35] and the *Energy Saving Trust*[36]

A3.3 Sustainability

The sustainability of the sourcing and disposal of materials should, wherever possible, be considered in construction work.

A lot of energy used in this country is consumed by the construction industry. As concern grows about the impact of energy use, so does the importance of sustainable building. This is no different in conservation areas. The reuse of buildings is in itself a inherently sustainable principle, as the energy used at the time of construction is stored within them. However the principle of sustainability in conservation areas should not end there. Where extensions or repairs are needed, the way in which new materials are sourced and old ones disposed of, should be carefully considered. This in itself will contribute to conservation areas as a sustainable principle.

Sourcing of materials

Materials selection and sourcing can affect the sustainability of a building in a variety of ways. It is important to select materials which have the least environmental impact, not only in their extraction as raw materials, but also within the manufacturing process. Careful specification of materials can greatly enhance sustainable building. It is well worth identifying a source of materials before starting work as otherwise delays may be experienced, and your builder may press for the use of inferior or inappropriate modern materials in order to save time.

The following are some general principles to bear in mind when planning any building work:

- Repair rather than renew;
- Use salvaged or recycled products or materials, including aggregates. Check the source to ensure the materials have been obtained ethically;
- Buy locally;
- Minimise the use of non-renewable sources where possible;
- Avoid products whose manufacture, use or disposal causes harmful by-products;
- Choose materials with low embodied energy (the energy needed for extraction, processing, manufacture and transportation).

Stone or slate from countries such as India or China is widely available nowadays as a cheaper alternative to local stone or slate. Not only is the use of these products questionable on sustainability grounds, but also such materials usually have a different appearance, colour and texture to locally sourced materials, and will also weather differently.

35 English Heritage (2007):Energy Conservation in Traditional Buildings; (2006): Climate Change and the Historic Environment; (2007): Home Information Packs; Energy Performance Certificates for Historic and Traditional Homes; (2007): Understanding SAP ratings for historic and traditional homes

36 Energy Saving Trust (2005): Energy Efficient Homes- Case Studies

Re-use and disposal of materials

Before it is decided to dispose of any surplus building materials a conscious effort should be made to re-use as much of the original material as far as is practicable. Not only is this sound conservation practice, but it is also of value in sustainability terms. However, when doing repairs, maintenance or undertaking demolition it may be necessary to dispose of materials that are no longer required. Where this is the case as much material as possible should be recycled to ensure that the minimum amount will be disposed of at landfill sites.

However care should be taken when moving or re-using materials elsewhere in a development or even off site, as this removes them from their original historic context. Only in exceptional circumstances, where areas are undergoing significant redevelopment, and there is suitable justification, might it be considered appropriate to relocate original features to other areas that have lost them.

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

Tel:	**01282 661960**
Fax:	**01282 661390**
Email	**conservation@pendle.gov.uk**
Website:	**www.pendle.gov.uk/planning**

If you would like this document in large print, on audio cassette or in Urdu, please let us know and we will be happy to arrange it.

اگر آپ اس دستاویز کو بڑے پرنٹ، بریلی، آڈیو کیسٹ پر یا کسی دوسری زبان میں لینا چاہیں تو براہ مہربانی ہم سے رابطہ قائم کریں، اور جہاں بھی ممکن ہوا ہم آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں گے۔