

## 4 Alterations to buildings

### Alterations to buildings

Issue	Aim	Page Number
General principles	Alterations and extensions should not adversely affect the character or appearance of a building or a conservation area	46
Roofs	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	47
Chimneys	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.	48
Dormer windows	New dormer windows to visually prominent roof slopes will not normally be acceptable unless they are appropriate to the age and style of the building, and a feature of the surrounding architecture.	49
Rooflights	Rooflights should always be designed and positioned to respect the character of a building and the appearance of a conservation area	50
Windows	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	50
	UPVC windows cannot replicate the proportions, detailing and pleasing aesthetic qualities of timber windows and will not normally be appropriate in conservation areas	52
Doors	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	53
Satellite dishes and antennas	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	54
External cladding	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	55
Extensions	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	56
Ancillary buildings	Ancillary buildings such as garages, car ports, garden buildings and smoking shelters should be well designed and located in order to respect the character and appearance of the building they serve and the surrounding conservation area	58

## Alterations to buildings 4

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 20 <sup>th</sup> 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

## 4 Alterations to buildings

### 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).

## Alterations to buildings 4

## 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<sup>(19)</sup> 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 Alterations to buildings

- 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.



## Alterations to buildings 4

## 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

## 4 Alterations to buildings

### 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 roof slopes 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 earlier 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 18<sup>th</sup> century,

## Alterations to buildings 4

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



## 4 Alterations to buildings

### 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.

**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<sup>(20)</sup> 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.



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

**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 close to the original as possible, particularly if double-glazed units are to be

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

## Alterations to buildings 4

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 17<sup>th</sup> 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 17<sup>th</sup> to the 20<sup>th</sup> 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 Alterations to buildings

- 4.42** Panelled doors became commonly used from the 18<sup>th</sup> 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 18<sup>th</sup> century, but in the 19<sup>th</sup> 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

## Alterations to buildings 4

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*'<sup>(21)</sup> 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.



## 4 Alterations to buildings

### 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

## Alterations to buildings 4

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.

## 4 Alterations to buildings

### *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.

## Alterations to buildings 4

### 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 18<sup>th</sup> 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.<sup>(22)</sup>



## 4 Alterations to buildings

- 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.**

- 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.



**Picture 4.13** Domestic wind turbine

## Alterations to buildings 4

- 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'*<sup>(23)</sup>
- 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'*<sup>(24)</sup>
- 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

## 4 Alterations to buildings

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**

## Alterations to buildings 4

affect listed buildings or where access is considered problematic. English Heritage have produced detailed guidance on access issues: *'Easy Access to Historic Buildings'*<sup>(25)</sup>

### 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.



## 4 Alterations to 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

## Alterations to buildings 4

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.

## 4 Alterations to buildings

### *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*'<sup>x26)</sup> and '*Living buildings in a living landscape: finding a future for traditional farm buildings*'.<sup>x27)</sup>

## Shopfronts

### *Original shopfronts*

- 4.100** **Original shopfronts, or elements of original shopfronts, which date from before the mid 20<sup>th</sup> 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

## Alterations to buildings 4

***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.



## 4 Alterations to buildings

- 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<sup>(28)</sup>

### **Shopfront advertisements**

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

## Alterations to buildings 4

- 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.

## 4 Alterations to buildings

### *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



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

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.

### *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.

## Alterations to buildings 4

### 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 19<sup>th</sup> and early 20<sup>th</sup> 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



## 4 Alterations to buildings

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*'<sup>(29)</sup> sets out techniques and standards expected, and *Planning Policy Guidance Note 16: Planning and Archaeology*<sup>(30)</sup> 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*

## Alterations to buildings 4

**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*.<sup>(31)</sup> 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.