

Conservation Area Appraisal



**Lidgett & Bents
Colne**
1999



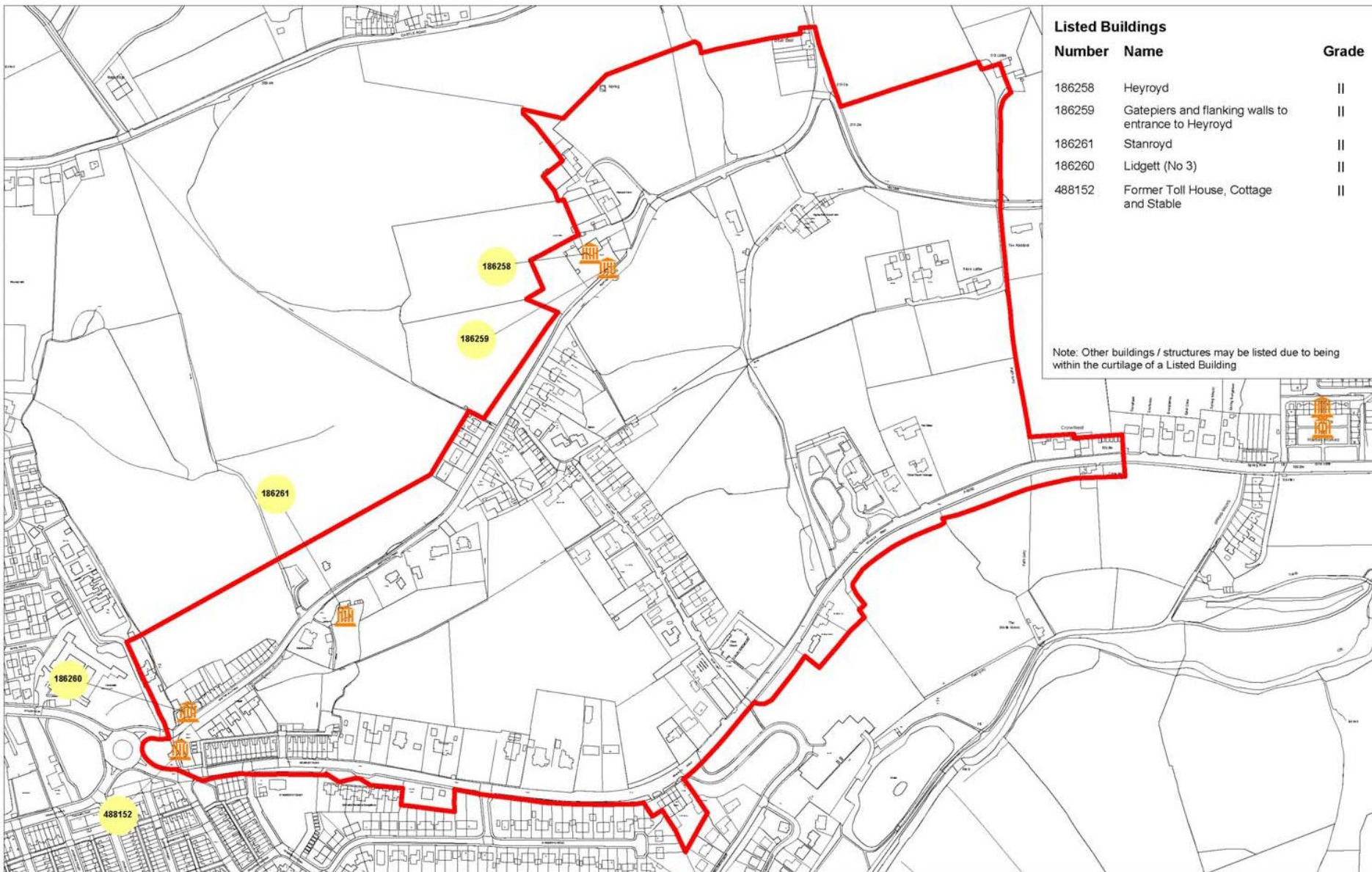
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Appraisal of Special Interest and Character

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Listed Buildings

Number	Name	Grade
186258	Heyroyd	II
186259	Gatepiers and flanking walls to entrance to Heyroyd	II
186261	Stanroyd	II
186260	Lidgett (No 3)	II
488152	Former Toll House, Cottage and Stable	II

Note: Other buildings / structures may be listed due to being within the curtilage of a Listed Building

Conservation Area: LIDGETT AND BENTS, COLNE

Year Designated: 1999

— Conservation Area Boundary 000000 Listed Building Reference Number

 Listed Building

For more information on Listed Buildings go to:
www.pendle.gov.uk/listedbuildings



Appraisal of Special Interest and Character

1. Context

Development of the cotton weaving industry

- 1.1 Cotton weaving became a most important factor in the development of the Colne district from the second half of the eighteenth century onwards. Textiles had been important before this but with wool and worsted rather than cotton. Cotton weaving had two distinct phases; the handloom dominated from around 1790 to 1840 and the power loom dominated thereafter. The handloom industry was cottage-based and scattered across the countryside while the succeeding power loom industry was highly concentrated in new factories in the towns. The story of the handloom weavers and their plight at the change-over is a specific aspect of the social and economic history of Lancashire and the north-west.
- 1.2 Prior to the industrial revolution textile production was one activity amongst many carried out in the houses of a predominantly farming community. Sometimes houses were modified to accommodate weaving, and in particular to let in more daylight so that longer hours could be spent at the loom.
- 1.3 Later, during the late eighteenth and early nineteenth centuries, specifically designed weavers' cottages were built where textile manufacture was segregated into a separate loomshop in the building, and weaving became a full time occupation for one or more members of the family. These buildings were usually located near turnpike and packhorse routes in the rural areas near the edge of towns.
- 1.4 Buildings of these two periods are well represented at Lidgett and Bents.
- 1.5 In the power loom era this segregation developed further and whole communities were to become dependant on the cotton industry. In contrast to earlier periods, this development was focussed on the towns. First there developed separate factories for weaving and loom-making which were built cheek-by-jowl with the workers' houses. Later however, mills and sheds were grouped together into physically separate areas from the houses. This phase of the cotton industry is not represented at Lidgett and Bents but can be seen, for example, at Primet Bridge, Colne.
- 1.6 Thus in a little over 100 years the production of textiles changed from being fully integrated within buildings in the countryside to totally segregated across towns. This process transformed the appearance of the town and countryside and laid the foundations for twentieth century life. It is therefore appropriate that good surviving examples of this industrial heritage be conserved for future generations.

Appraisal of Special Interest and Character

2. Location, origin and development

- 2.1 The special interest of the area resides in its history, architecture and its contrasting rural appearance and character. Lidgett, Bents, Skipton Old Road, Keighley Road and the fields around the two settlements combine to form a very attractive rural place at the edge of Colne.



Cottages, Lidgett

- 2.2 Lidgett and Bents began as a farming area, developed into cotton handloom weaving in the 18th and 19th centuries whilst retaining its farms, stagnated in the later 19th century as the industry moved to the towns, and has found a new role as an attractive residential area set in farmland. Today, most of the farms have converted to residential and non-farming uses but the land continues to be grazed. The heritage of the handloom industry and small-scale farming combine with a variety of later residential house types to give the area its architectural and historic character.
- 2.3 The area is located on the northern valley slope of Colne Water and faces southwards with Keighley Road marking its lowest and most southerly extent. It has an open aspect and very attractive views towards Winewall and Boulsworth Hill on the opposite side of the valley.

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View from Skipton Old Road

- 2.4 Lidgett and Bents lie astride the Skipton Old Road from Burnley to Skipton which broadly marks the northernmost boundary of the area, and terminates at the former Blue Bell Inn. Hereon the road leaves the valley. The Skipton Old Road and the later Keighley Road meet at the former Toll House, forming the westernmost point of the area. The eastern boundary is marked by the farms of Crow Nest and Plush Laithe and the north-south footpath/roadway linking the two.
- 2.5 The Skipton Old Road became a turnpike in the 1760's and a toll bar was located at the bottom of the hill. The toll house and cottage still survive at the entrance to the Conservation Area. The route was important for trade and especially the movement of cotton goods until the mid-nineteenth century when a new lowland route to Skipton was built via Foulridge. The old road was used by the Cheshire salt industry, something recorded in nearby property names such as Salter Syke.



Toll House, Lidgett

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- 2.6 Historically, the main settlements were Lidgett, Standroyd, Bents and Heyroyd – all four being named on a 1790's map of Lancashire.
- 2.7 The earliest surviving building is Standroyd Farm which was constructed in the late 1600's. It is a quality yeoman's farmhouse and is listed Grade II. It is located on the rising land between Lidgett and Bents, and the Standroyd barn, in particular, is a prominent feature in the landscape.
- 2.8 Heyroyd (listed Grade II) was built c1777, probably on an earlier base and is a fine example of a well preserved classical styled house. Other buildings at the settlement are also of interest, including a large barn and the gatepiers and walls (also Grade II).



Heyroyd, Skipton Old Road

- 2.9 Higher Standroyd, Higher Bent and Lower Bent were constructed in the following century. These are all grouped together at Bents which, unlike Lidgett, began as a farming settlement and developed into a mixed weaving and farming hamlet in the early nineteenth century.

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- 2.10 An estate map of 1814 records the field names and boundaries of Higher Standroyd, Higher Bent and Lower Bent Farms. The farmland between Lidgett and Bents that remains today belonged to Higher Standroyd, where the fields were named Little Meadow, Middle Meadow, Little Field and Great Field. In the 1851 census Standroyd Farm cultivated 72 acres, Higher Standroyd 17 acres and the two Bent Farms 22 acres and 35 acres.
- 2.11 Of the other historic farms in the area, Plush Laithe and Crow Nest should be singled out for their attractive appearance and good state of preservation.
- 2.12 The name 'Lidgett' comes from 'lee gate' which means 'road to the common' referring to a medieval common and pinfold on the hillside above the settlement. A pinfold is where straying animals were confined. A manor house existed here in 1200 but its precise location is not known.
- 2.13 No.3 Lidgett has an inscription dated 1749 and is the oldest building in the row. Originally purely a house, it has a number of alterations to its windows which show it was subsequently modified for handlooms. It is listed Grade II. The other buildings of the row are specialized handloom cottages built in stages between approximately 1790 and 1820. The buildings are of two or three storeys and with the loomshop located on the first floor. Similar handloom cottages were also built at Bents. None are presently listed although some may have potential for this.



No.3, Lidgett, Listed Grade 2



No.3 Lidgett, Date Stone

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- 2.14 The hand weaving of cotton began in earnest around 1790 and had replaced wool and worsted weaving by the 1840's, by which time Lidgett and Bents had fully developed. Power loom cotton weaving developed quickly after this and the settlement went into decline. However, weaving in the area appears to have lasted longer than in most other areas of Lancashire, and the weavers reverted to weaving worsteds or a mixed cotton/worsted cloth known as 'mousseline-de-laine' to survive. Sometimes the husband would weave cotton in a factory on a power loom while the wife or the eldest child would weave worsteds at home on the handloom. There is evidence that hand weaving in some of the cottages survived into the 1860's and 70's which is very late indeed.

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3. Appearance and character

3.1 This is best described from the vantage of the four principal axes in the area:

1. Skipton Old Road
2. Keighley Road
3. Central footpath running from Lidgett to Plush Laithe
4. Bents Lane

1. Skipton Old Road

3.2 Five areas of distinct character can be identified along the axis:

3.3 **Lidgett** is defined by the Toll House marking the entrance from the traffic island, the long terrace of (mostly) weavers' cottages and the Standroyd Barn and nearby trees which enclose the view. Twentieth century houses to the south help enclose the space.

3.4 **Standroyd** marks a change in character; the lane is sunken as it negotiates the steepening slope, creating a dark damp enclosure of trees, hedges and earth banks. On the southern bank behind the trees lie Standroyd and a line of large detached houses sitting in gardens. From the raised land either side of the lane there are views across the fields to the north, which are invisible from the lane.



Cottages on Bents

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- 3.5 **Bents** is a block of three storey eighteenth century weavers' cottages and twentieth century semis give this section a mixed pleasant character. Tall mature trees establish the character north of Bent Lane, maintaining the character of the Standroyd section but without the sunken lane. The character of Bents hamlet is considered under Bent Lane below.
- 3.6 **Heyroyd** – the trees continue up to and then enclose the settlement of Heyroyd on the northern side of the road. Heyroyd is a formal house and garden with associated farm and barn to the rear. The historic character is all pervasive.
- 3.7 **Higher Ball Grove Farm** – the trees begin to die away, and for the first time, fields and open views dominate. This is the highest part of the Conservation Area with lovely views either side of the road, particularly to the south where one can see the open moorlands of Boulsworth Hill. The tower of Christ Church is visible and a number of isolated farms and twentieth century houses

2. Keighley Road

- 3.8 The road follows the side of the valley and is relatively wide and flat compared to Skipton Old Road. The south side is open with good views over the valley. A number of buildings on the side act as focal points and markers along the route. They are Standroyd House, a well cared for Victorian house of plain classical appearance, The Old Brewery (now converted to residential), prominent on the corner, Bent Clough and Crow Nest and Barn, the eastern gateway to the Conservation Area.



The Old Brewery, Keighley Road

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- 3.9 The north side has two terraces of Edwardian houses in the west leading to a line of large generally high-quality houses in substantial gardens with large trees. At the Old Brewery the road turns northwards.
- 3.10 The junction with Bent Lane is dominated by Christ Church and School after which the character becomes more rural with views into adjacent fields. The largest house in the Conservation Area, Craigmere, is largely hidden by mature planting, its gables and chimneys providing skyline interest from a number of viewpoints. The eastern boundary is marked by Crow Nest and barn.
- 3.11 The juxtaposition of the small, narrow vernacular buildings and the larger, squarer and more architectural nineteenth and twentieth century buildings is one of the themes of the Conservation Area and part of its attraction. Here the traditional buildings are built right to the road edge while later buildings are set back into tree lined gardens, something which helps the two characters to co-exist well.

3. Central footpath running from Lidgett to Plush Laithe

- 3.12 The public footpath linking Bents, Lidgett and Plush Laithe allows access to the fields between the two road axes. Here one can readily appreciate the hillside setting, superb views towards Boulsworth and elsewhere, and the farming tradition of the area. There are two areas, the western fields and the eastern fields, with respect to Bent Lane.
- 3.13 The western fields maintain the important physical separation of Lidgett and Bents and the later linear development lining the three sides of the so-called Lidgett Triangle. The path across the fields is open, elevated and has exhilarating views to the south which contrast well with the enclosed linear spaces of Skipton Old Road. Trees provide a green foil for the surrounding buildings, and the broad sweep of countryside character from across the valley continues through the site and northwards across Skipton Old Road without significant disruption. A recently constructed prominent house provides a strong visual marker as the path crosses Bent Lane.
- 3.14 The eastern fields form a larger open landscape within which a number of traditional and early twentieth century buildings are located as landmarks. A footpath and green lane linking Keighley Road to Skipton Old Road crosses the footpath in the centre of the area. The views are similar to those in the western fields. The path ends at Plush Laithe Farm.

Appraisal of Special Interest and Character**4. Bents Lane**

- 3.15 Bents Lane has a strong and contrasting townscape at each end. At the north end is Bents hamlet formed from three farms and three rows of weavers' cottages, and a number of modern houses built around a tight junction of lanes, roughly set at right angles to one another. The character is enclosed and visually rich with the modern buildings broadly respecting the old. At the south end, Christ Church and the School create a simple, robust and bold character which is very Victorian.
- 3.16 Between the two ends, the lane is straight and enclosed by a variety of twentieth century suburban houses. A pleasing rhythm is created by the stone wall punctuated by openings either side of the lane. However, the appearance is marred by unsuitable alterations to many houses.

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4. Building Materials

- 4.1 The predominant building materials are stone and slate, which give the area its unity. However, many buildings of the early twentieth century are of red brick, render and ed tile, creating variety and interest without undermining the overall character.

5. Aspects which detract from the Conservation Area

- 5.1 Some of the weavers' cottages are suffering from 'over improvement' which dilutes the historic patina of the area. This is a common problem in parts of Pendle and is a reflection of changing ownerships and aspirations. However, most of these alterations are reversible, and the acknowledgement of the area's heritage through a Conservation Area designation is the first step towards improving conservation standards through advice and development control.
- 5.2 Some recent housing has not respected the character of the settlements in design and materials. Nevertheless, new houses have tended to respect the layout of the place, so that the grain of the landscape and settlements has been preserved.
- 5.3 A number of walls, hedges and footpaths are in need of repair, maintenance and improvement.

Pendle Council
Planning, Building Control & Regulatory Services
Town Hall
Market Street
Nelson
Lancashire
BB9 7LG

Tel: 01282 661330

Email planning@pendle.gov.uk

Website: www.pendle.gov.uk/planning



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Liberata

