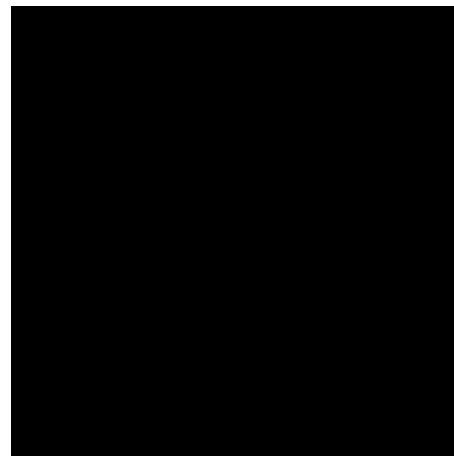
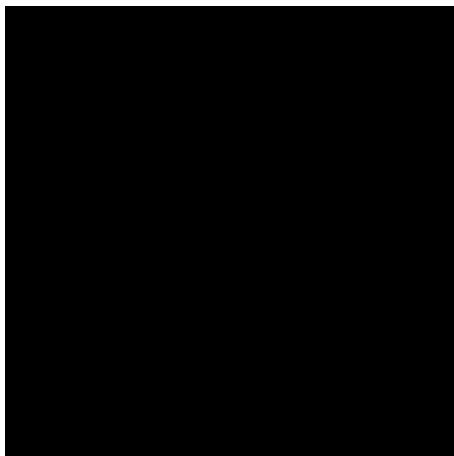
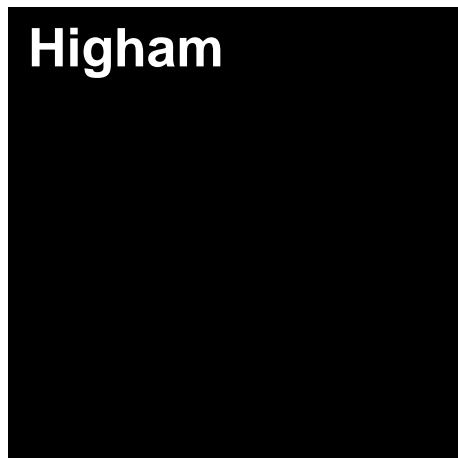


# Conservation Area Character Appraisal



## Higham



October 2011

£15.00

## Contents

---

|            |  |           |
|------------|--|-----------|
| <b>1.0</b> | <b>Introduction.....</b>   | <b>3</b>  |
| <b>2.0</b> | <b>Planning Policy Framework.....</b>  | <b>3</b>  |
| <b>3.0</b> | <b>Summary of Special Interest .....</b>   | <b>4</b>  |
| <b>4.0</b> | <b>Location and Setting .....</b>  | <b>5</b>  |
|            | Location and context .....   | 5         |
|            | General character and plan form .....  | 5         |
| <b>5.0</b> | <b>Historic Development and Archaeology .....</b>  | <b>6</b>  |
|            | Origins and historic development .....   | 6         |
|            | Archaeology.....   | 11        |
| <b>6.0</b> | <b>Spatial and Character Analysis .....</b>  | <b>12</b> |
|            | Key views and vistas .....   | 12        |
|            | Character areas.....   | 14        |
|            | Prevailing and former uses .....   | 16        |
|            | Buildings, materials and details .....   | 17        |
|            | Listed buildings.....  | 19        |
|            | Buildings which make a special contribution to the character and appearance of the conservation area.....  | 22        |
|            | Buildings which make a positive contribution to the character and appearance of the conservation area..... | 23        |
|            | The public realm .....   | 28        |
|            | Contribution made to the character of the area by green spaces and trees .....                             | 29        |
|            | Extent of intrusion or damage.....   | 31        |
|            | Problems, pressures and capacity for change.....   | 32        |
| <b>7.0</b> | <b>Management Strategy .....</b>   | <b>32</b> |
| <b>8.0</b> | <b>Local Conservation Area Guidance .....</b>  | <b>34</b> |

## 1.0 Introduction

- 1.1 Pendle Borough Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any “*areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance*”. Where it is considered that an area has special architectural or historic interest, a conservation area appraisal is a way of recording this. An appraisal should assess all the factors that are considered to create this interest, which may include such things as current and past land uses, topography, types and styles of buildings, architectural detail and an area’s social and economic background.
- 1.2 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding of their townscape value and significance, and thus to establishing the qualities that make the area special. The appraisal can then provide a baseline for decisions about the area’s future, as well as a useful tool for education and information.
- 1.3 The Higham Conservation Area was designated in July 1981, to include properties on the north side of Higham Hall Road from St. John’s Church to the Four Alls Inn, and the east and south-facing elevations of Clover Croft Mill, and land on the south side of Higham Hall Road between No.25 and No.69 Higham Hall Road. The conservation area was extended in November 1999 to include Clover Croft Mill in its entirety and properties at Rake Top and Pinfold.

## 2.0 Planning Policy Framework

- 2.1 Current legislation is set out in the *Town & Country Planning Act 1990* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Key government guidance is provided by *Planning Policy Statement 5 – ‘Planning for the Historic Environment’*. The Council must pay special attention to the significance of conservation areas and the contribution of the setting to that significance when determining planning applications.

- 2.2 The *Replacement Pendle Local Plan 2001-2016* sets out policies which relate to the historic environment, including conservation areas (policy 10), listed buildings (policy 9) and archaeology (policy 11), and which are designed to ensure that new developments reflect the character and value of that environment. Designation of a conservation area provides the foundation for the application of these conservation policies. It also provides a sound starting point for any future initiatives for improving the area. [www.pendle.gov.uk/localplan](http://www.pendle.gov.uk/localplan)
- 2.3 More detailed policy guidance relating to conservation areas in Pendle was adopted in August 2008 in the form of a Supplementary Planning Document (SPD). The '*Pendle Conservation Areas Design and Development Guidance SPD*' expands policy 10 of the Local Plan and provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character and appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle's conservation areas and should be referred to by anyone intending to carry out new development or alterations. [www.pendle.gov.uk/conservationspd](http://www.pendle.gov.uk/conservationspd)

### 3.0 Summary of Special Interest

Higham Conservation Area retains much of the character and appearance of a traditional farming village, which saw later additions in both housing and industrial buildings as a result of the textile industry. The settlement pattern or 'urban grain' is typical of such villages; clusters of older buildings have developed in an organic fashion with some general orientation around the medieval road pattern. The special interest can be summarised as follows:

- The origins as an early farming settlement, with old farmhouses and barns still evident;
- Later diversification to handloom and factory weaving, and the construction of cottages and mills to accommodate this;
- Key individual buildings of Higham Hall, the Four Alls Inn, the Village Hall and St John's Church, as well as a wide variety of smaller cottages and rows;
- The group value of stone buildings of 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> century origins;
- Visual harmony resulting from a limited palette of local stone and slate;
- The setting of mature trees and green spaces.

## **4.0 Location and Setting**

### **Location and context**

- 4.1 Higham is a small village that is located at the far western end of the Borough of Pendle. It sits in open countryside to the south side of Pendle Hill, situated just to the north of the A6068 which links the settlements of Nelson and Padiham. This road was built in the 20<sup>th</sup> century to bypass the village and relieve traffic congestion. Modern houses have grown up around the older core of the village predominantly to the west, although a band of 20th century housing also runs along the main road to the east. To the north the land rises up gradually towards Pendle Hill, whilst to the south the land slopes down to the valley bottom of the River Calder.

### **General character and plan form**

- 4.2 The character and appearance of the conservation area is still strongly influenced by its origins as a farming settlement which later diversified into textile production. Much of the textile work would have taken place in domestic properties before becoming factory based. The plan form is organic, with buildings both detached and terraced informally grouped around the main street, Higham Hall Road, and Sabden Road which runs off to the north. Higham Hall Road runs east to west through the centre of the conservation area. South of the road is a mix of tight terraced streets, former farm buildings, detached dwellings and open spaces. To the north side the cottages follow a more organic form, also terraced but interspersed with former farm buildings. There are also community buildings namely a public house, village hall (the former National School) and church.
- 4.3 The conservation area includes buildings from a number of periods, with differing architectural styles and uses, but predominantly 18th and early 19th century houses and cottages. Although the conservation area covers a relatively small area there are five listed buildings, which gives some indication of the historical importance and special character of the old village core.

## 5.0 Historic Development and Archaeology

### Origins and historic development

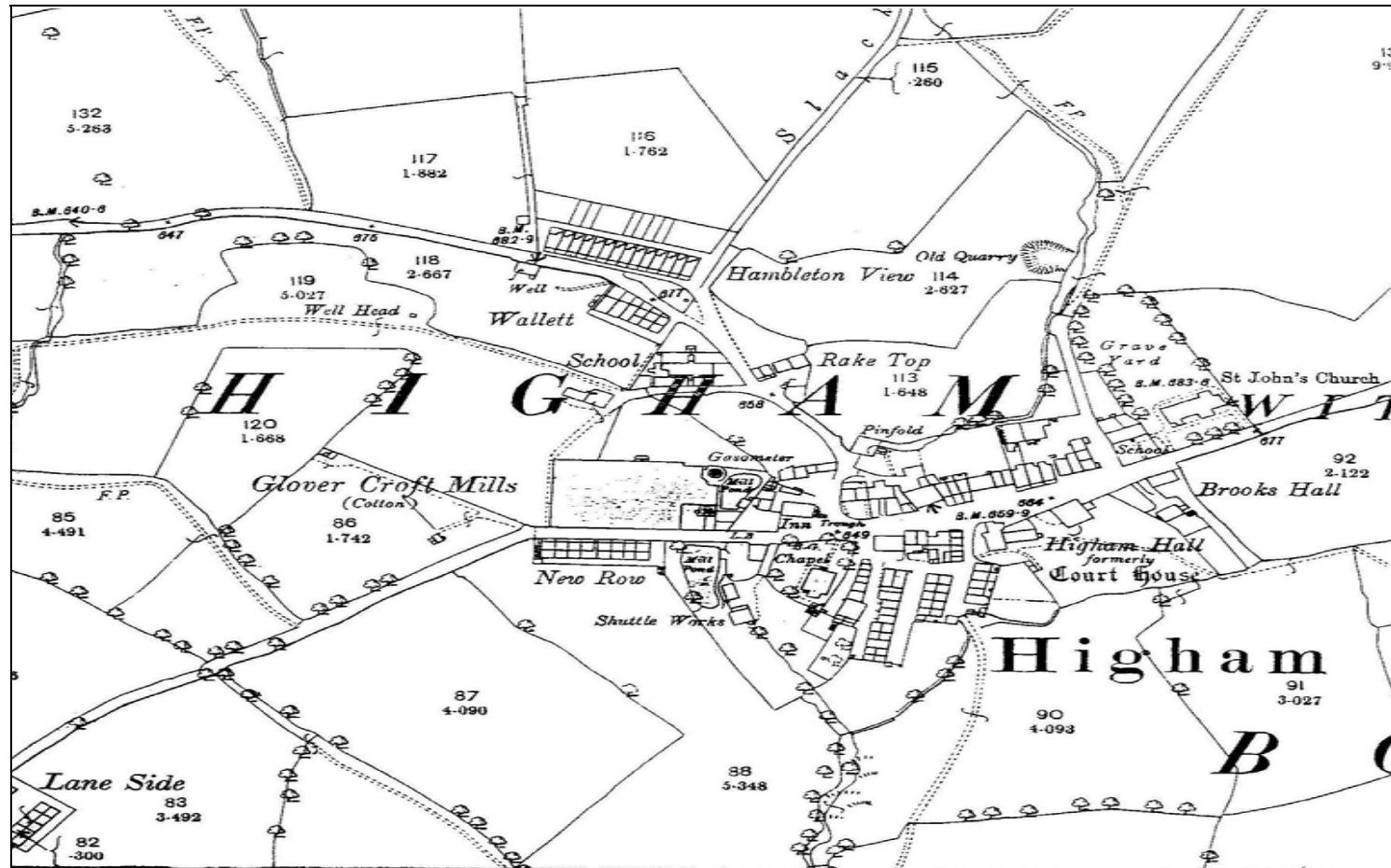
- 5.1 Higham was known to exist in Roman times, being positioned between the Roman camp at Ribchester and the Roman colony at Colne. The name Higham though derives from the Saxon language; *'heg'* meaning high and *'ham'* meaning small place or village.
- 5.2 Medieval Higham was at one time part of the honour of Clitheroe and the parish of Whalley. The scattered farmsteads in the area grew up as agricultural hamlets in the early settlement of the Forest of Pendle in the 13<sup>th</sup> century. The Higham area contained three vaccaries (cattle breeding farms owned by the manor). These were West Close and Hunterholme, Higham Booth and Higham Close (formerly Nether Higham), which represented small islands of cultivation in the extensive forest. The Forest of Pendle, as a royal hunting forest, belonged to the monarch. This was broken down into various administrative areas called booths and launds, which were presided over by the local manors. Although technically not a manor, Higham had some importance in the Forest due to the 'Halmote' or courts, which were held there from 1522. The Halmote was presided over by a steward and had a jury of ten to twelve men (known as homagers), who were selected from all the Forests' booths. The Court House is shown on the 1848 OS Map (below) as the 17<sup>th</sup> century Higham Hall, which possibly had earlier origins. Higham Hall was found to be unsuitable for the court around the mid 19<sup>th</sup> century, so it was transferred to the Four Alls Inn. The Halmote court, though shorn of its old powers, continued to be held in Higham until the early 20<sup>th</sup> century.
- 5.3 Until the mid 18<sup>th</sup> century Higham would have been a small hamlet with a few farm buildings and scattered cottages, albeit with some relationship to the existing road structure. In the late 18<sup>th</sup> and early 19<sup>th</sup> centuries the growth towards more of a coherent village would have taken place, prompted by the introduction of handloom weaving in the Pendle area. This would have seen the building of more cottages, some 'back to back' particularly in the Cross Street area, to house the workers using handlooms in their homes. A survey carried out in 1829 indicated that over 120 families in the area were dependent on handloom weaving for their living. The 1848 map shows the nucleus of the current village already in existence, with notable buildings including the Court House, National School, Methodist Chapel (now demolished) and the Four Alls Inn.



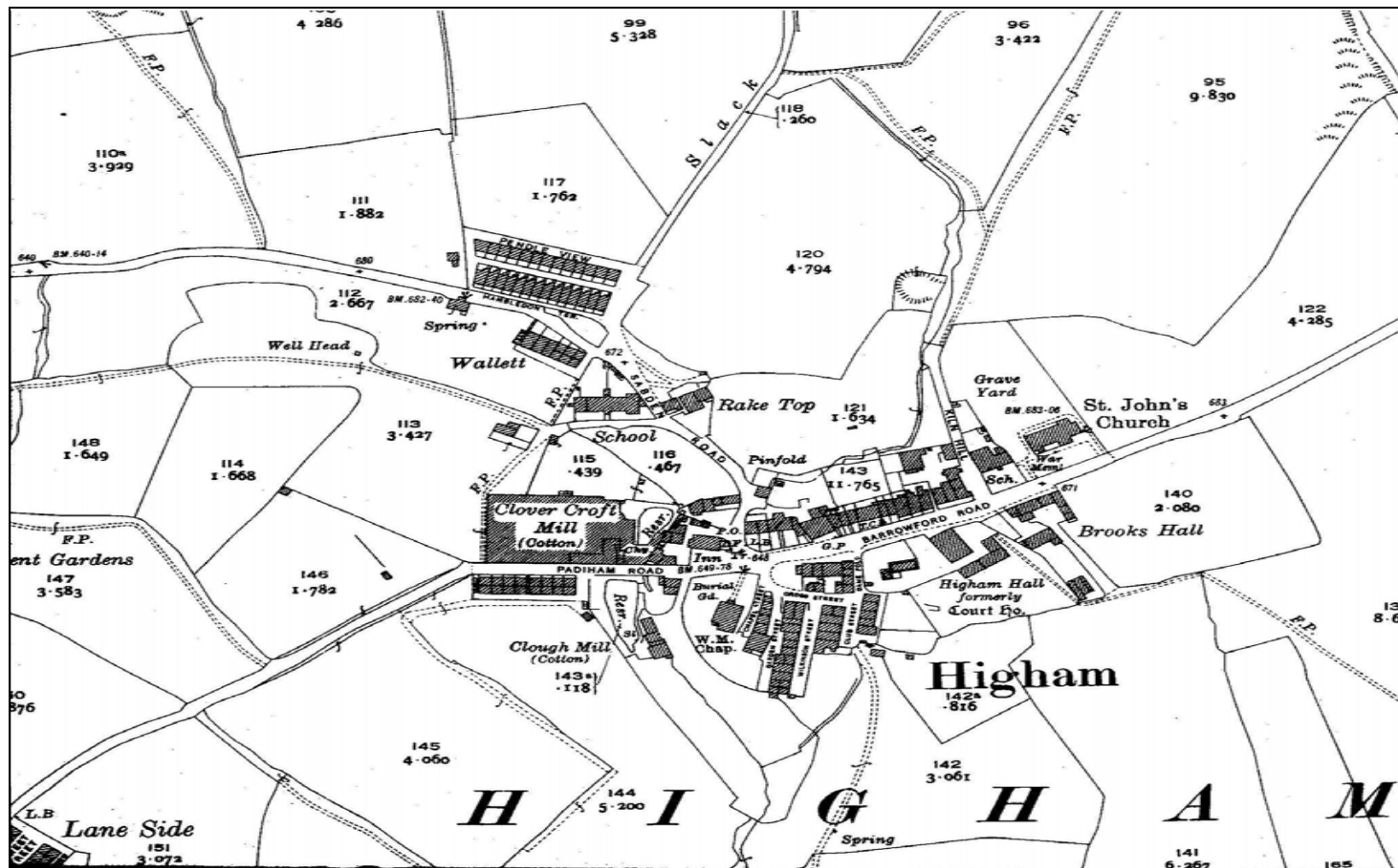
1848 Ordnance Survey Map

- 5.4 A small water powered mill existed in the village from before 1844, together with a mill pond. This manufactured shuttles for the handloom weavers, and later on power looms, and is clearly shown as 'shuttle works' on the 1891 map (below). Shuttle making ended before the First World War. By 1929 the mill had been extended for mechanised cotton manufacture and was known as Clough Mill. Cotton weaving became a major industry in the village with the construction of the much larger Clover Croft Mill in the mid 19<sup>th</sup> century for steam powered cotton weaving. The mill was built in 1852 by the Higham Cotton Company as a response to poverty in the local handloom trade. It ran a shed for 400 looms and was leased on a 'room and power' basis. The village consequently looked to this large mill as the focus for employment, and handloom weaving at home largely ceased. The 1891 map shows the development of some later terraced housing related to the mill, such as New Row, although the maps indicate that the village did not expand significantly following the construction of the mill.
- 5.5 Comparing the OS maps of 1848 and 1929 shows that remarkably little change had taken place in the village core between these dates, with the exception of the construction of St. John's Church to offer a place of worship in addition to the chapel. The later 20<sup>th</sup> century however has seen the most significant change to the village, with modern housing development taking place around the older core, and the construction of a new primary school. The Methodist Chapel was demolished though the graveyard remains as open space. In more recent years Clover Croft Mill fell into disuse and was eventually purchased by a housing developer wishing to convert the multi-storey mill buildings into flats, and demolish the weaving shed to build new houses on the site. Unfortunately structural problems meant that the mill could not be viably converted and this too was demolished, leaving no visible reminder of this important element of the village's history and development. The development of the mill site is now nearing completion.





1891 Ordnance Survey Map



1929 Ordnance Survey map

## Archaeology

- 5.6 There are no scheduled ancient monuments within the Higham conservation area, however, like many settlements, the village does contain archaeological evidence of its origins and the lifestyles of its forebears. For instance the village water spout can still be found next to the Four Alls Inn, and the site of the pinfold where stray animals were kept still exists off Sabden Road. There is likely to be good potential for underground archaeology of pre- and post-medieval dates due to the age and history of the village.



The village water spout or trough



The site of the village pinfold off Sabden Road



Remains of cast iron railings on Higham Hall Road

## 6.0 Spatial and Character Analysis

### Key views and vistas

- 6.1 The compact nature of the village means that opportunities for particularly important views or vistas are limited. However, there are distant views southwards out of the conservation area from Garden Street, Wilkinson Street and Gawthorpe View. The terraces frame the view out over the valley to the hills beyond; indeed Gawthorpe View takes its name from the views of Gawthorpe Hall in Padiham. On a clear day it is possible to see for miles. Another important view is at the centre of the village. Sabden Road meanders between the gables of Town Gate to the right and Jackson Fold to the left, leading the eye around and serving to centre the views towards the trees beyond. The view from the opposite direction is also interesting, with the bend in the road allowing only glimpses of what lies beyond. The views are marked on the Character Analysis Plan.



1. The terraces off Cross Street frame distant views over the valley to the hills beyond

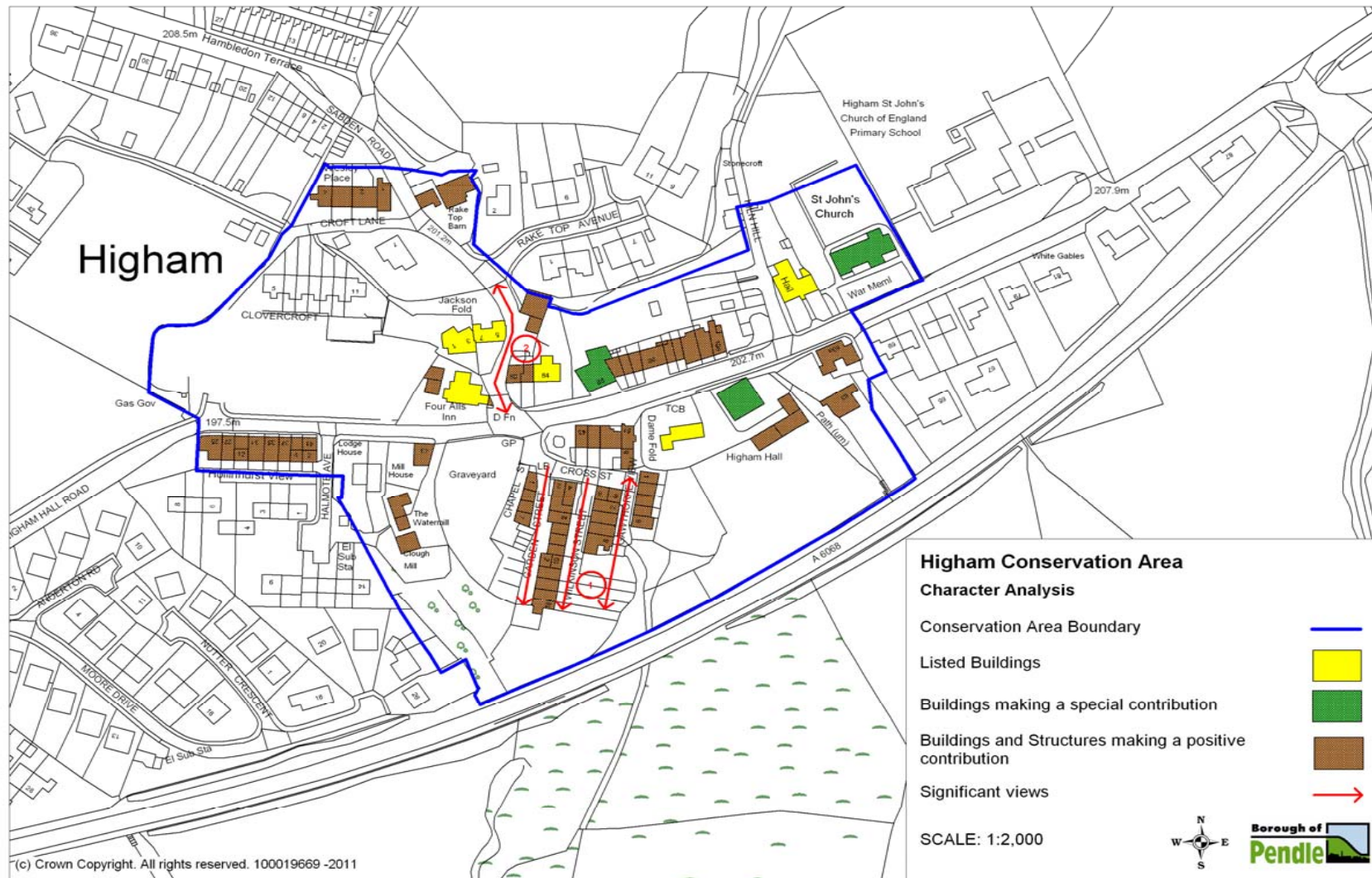


2. Sabden Road looking north – the road curves around the houses drawing views towards trees in the distance



2. Sabden Road looking south - the curvature of the road and stone boundary wall creates anticipation as to what lies beyond





## Character areas

- 6.2 The conservation area is relatively tightly drawn around the historic core of Higham village. Overall, there is a fairly consistent character which results primarily from the use of the local building stone and slate, but also from a relatively organic layout with variation in the building line. Despite this it is still possible to identify two distinct character areas. Higham Hall Road and Sabden Road comprise the oldest part of the village and still bear signs of its farming past in the ancient farmhouses and barns that cluster around the road junction. Cross Street and the four streets that run off it represent a later addition to the old village, comprising more formally designed terraces of workers' housing related to the textile trade. The main elements which contribute to the essential character of these two areas are outlined below. As in the subsequent sections, the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

### Higham Hall Road and Sabden Road

- 6.3 This area is characterised by buildings of different ages, and varying architectural styles and forms. Interspersed with the smaller cottages are former barns and schools, larger detached farmhouses, a church and an inn. There is no real consistency in building line or alignment to the roads, although most buildings are set back from the road with small gardens to the front. Architectural styles and periods of construction of buildings can vary in the same row and there is a real sense of ad hoc growth, and buildings being added onto the end of existing rows as needed. Older (pre-1840's) cottages can be distinguished by their smaller scale, and smaller, squarer window openings, some to accommodate handloom weaving. These often rub shoulders with later 19<sup>th</sup> century cottages which are larger, with more vertical window openings. Different building types such as St John's Church and the village hall represent a different building typology, and add to the interest and variation in the street scene, as do the two converted barns with their large cart door openings.
- 6.4 Despite the feeling of enclosure created by the layout and number of buildings, the area also has a more rural feel, with trees and green spaces much in evidence. The historic farming origins of the village are clearly apparent, with old farmhouses, former barns and farm cottages scattered along Higham Hall Road. Sabden Road winds uphill from Higham Hall Road, gently at first but increasing in steepness to another old farmhouse and barn at Jackson Fold and Rake Top, with the former Wesleyan school opposite.



Terraced houses on Higham Hall Road built in varying styles at different times



A converted barn attached to the end of a row of cottages on Higham Hall Road



St John's Church forms a focal point at the eastern end of the conservation area

### **Cross Street, Chapel Street, Garden Street, Wilkinson Street and Gawthorpe View**

- 6.5 To the south of Higham Hall Road there is a subtle difference in character. The Cross Street area is a rather more planned settlement of weavers' cottages, added on to the village in the early 19<sup>th</sup> century as a result of the growth in the textile trade. Four terraces run at right angles to Cross Street itself; the roads are straight and the cottages are built at a higher density than the older part of the village in order to make the most of the land available. These would originally have been back to back terraces, and the original configuration still exists in some places. The terraces vary in length; they are built to follow the fall in the land and overlook the valley beyond. The height of the terraces varies; some cottages are built at two-storey and some at three, though the building line is relatively straight. The 'grain' of development is clearly different to that on Higham Hall Road, although there is overall consistency in the building materials used.



- 6.6 The repetition of architectural detail and form throughout most of the terraces, and the relatively straight building line and frontages directly onto the streets, contrasts with the older village core. The terraces in this area are relatively simple with no architectural decoration; they were utilitarian dwellings built purely to serve the purposes of domestic handloom weaving. At the top end of Chapel Street and Garden Street the rows finish in hipped roofs; the cottage to Chapel Street making use of the fall in the land to terminate at single-storey level. This creates a particularly attractive streetscene.



Looking along Cross Street to cottages at  
Gawthorpe View



Two and three-storey cottages on Wilkinson Street



Single-storey front to cottage at the end of Chapel  
Street

### Prevailing and former uses

- 6.7 The historic farming and textile activities in the area, and their impact on the character and appearance of the built form has already been outlined. The conservation area today is predominantly residential in nature, but the area still has clear references to its farming and textile heritage. The only other uses in the conservation area are the Four Alls Inn and St John's Church and Village Hall. The village is relatively quiet with through traffic using the A6068 to the south.



## **Buildings, materials and details**

- 6.8 The conservation area has experienced little change over the last 150 years or so, with most of the buildings dating from the first half of the 19<sup>th</sup> century, or earlier. Buildings from the 17<sup>th</sup> and 18<sup>th</sup> centuries sit cheek by jowl with 19<sup>th</sup> century buildings. Although there is some variation in architectural style, unity is created by the consistent use of the buff coloured local sandstone for walling and roofing. There are five listed buildings in the conservation area, all at Grade II; the Four Alls Inn, Jackson Fold, Lower House Farmhouse, Higham Hall and the Village Hall next to St John's Church (the former National school). Most other buildings are of interest and make a positive contribution to the character and appearance of the conservation area. These are marked on the plan at page 13 and described in the following paragraphs.
- 6.9 Vernacular building forms predominate throughout the conservation area, bringing relatively simple forms and the repetition of architectural detailing. This brings harmony and coherence to the street scene. The texture and rich brown/grey tones of the stone walls and roofs contrast well with the greenery around them. For houses and cottages, the building stone is generally roughly squared and set to courses, usually with a rough quarry-faced finish. The larger and higher status houses generally have finer stonework with larger more regular blocks. Some random rubble stone is apparent in side and rear walls, but also on some frontages of the simpler back-to-back cottages. Most windows and doors are surrounded by plain sawn square stone jambs, lintels and sills. However several cottages on Higham Hall Road have a simple classical stone cornice above the door. This is a particularly attractive detail that is not commonly found on cottages of a similar age in other parts of Pendle, and brings a degree of formality to otherwise simple vernacular cottages. The terraces have varying types and sizes of openings depending on the age of each cottage; older windows are smaller and square whilst later cottages have more vertical openings which would originally have held sash windows. Some of the older cottages would originally have had simple casement windows. Cottages built or adapted for handloom weaving can usually be distinguished by the presence of two square windows, providing light for the loomshops, which were usually at first floor level.

- 6.10 The barns bring a different vernacular to the street scene. They are very simple and robust in form, of squared coursed rubble but with large stone quoins to corners, and heavy stone slate roofs which sweep down low. Openings are minimal, save for the large arched and recessed cart doors to the front elevations. St John's Church at the eastern boundary of the conservation area is a more formally designed building following the common architectural styles of the Victorian period. With its tall spire and steeply pitched blue slate roof it brings a different character to the area.



Detail of stone cornice to doorcase, Higham Hall Road



Higham Hall Barn - arched and recessed cart door opening with large stone quoins to the corners



The church and village war memorial represent a more formal architectural style

## Listed Buildings

### Four Alls Inn, Listed Grade II

- 6.11 The Inn is a purpose-built public house which has a datestone of 1790 in the stone pediment over the front door. Built of squared local sandstone, it now has a blue slate roof, though this originally would have been stone slate. It is symmetrical in composition and three bays wide, with paired windows to either side subdivided by squared stone mullions. It has moulded kneelers at the roofline and gable chimney stacks, ashlar quoins, a line of corbels at eaves level, and a string course running just below first floor window level. The doorway has moulded stone architraves, decorated frieze and triangular pediment. The Inn is prominently located at the heart of the village and set back from the road. Its formal and symmetrical architecture contrasts with the more vernacular building styles along Higham Hall Road, and this gives it additional presence. In the 1930's it was the home of the Higham Balloon Juice Company – a fictitious company that was set up with the pretence that board meetings and AGM's would be carried out by the regulars. It became widely known in the area and some of the group's plaques are still located on the walls of the pub. To the left hand side of the Inn is a plain stone barn or outbuilding.



Four Alls Inn



Jackson Fold



Rear elevation of Higham Hall

**Jackson Fold (Nos 1,3,5,7), listed Grade II**

- 6.12 Behind the Inn on Sabden Road is Jackson Fold, a row of four cottages of mainly 18<sup>th</sup> century date. No.3 bears a tablet inscribed JM/1782, although Nos. 5 and 7 to the right have some chamfered mullions to the paired windows, which is indicative of an earlier date. All the door surrounds are plain. No.3 has a 3-light stepped window with flat stone mullions above an altered window on the ground floor. Nos. 5 and 7 are of coursed squared rubble and have a stone slate roof. Nos. 1 and 3 are rendered to the front and painted white. No.1 is larger than the other cottages with more vertical window openings, indicative of a later date. The row could have initially been farm labourers' accommodation, and later occupied by handloom weavers.

**Higham Hall, listed Grade II**

- 6.13 Higham Hall is one of the oldest buildings in Higham. It sits back from the road with only the rear elevation readily visible; the front looking over the valley to the south. The hall dates from the 17<sup>th</sup> century, though possibly has earlier origins as the venue for the halmote courts for Pendle Forest from the 14<sup>th</sup> century. It is an imposing building, constructed from squared coursed rubble stone with quoins to the corners. It has a stone slate roof, and an unusual lean-to extension to the left hand side. The front of the hall is impressive, with a Tudor arched doorway and ranges of fine mullioned windows at both ground and first floors. At ground floor level are 2, 3 and 4-light chamfered mullion windows with a continuous drip label over. The first floor has a moulded stone motif above the door. The rear has altered widows and openings with square stone mullions and surrounds. The Hall has a barn and outhouses, now converted to residential use.

**Former school adjacent to St John's Church (now Village Hall), listed Grade II**

- 6.14 The National School was built by public subscription in 1837, and was also used for church services until the adjacent St John's Church was built in 1872. It continued to be used as an infant classroom and dining room until the late 1970's, when it was purchased to be used as the village hall. It is an attractive building with a pleasing contrast between the vernacular and more polite architecture. It is of one storey and symmetrical in composition with 6 bays around a central porch. It is built from local stone with a stone slate roof, with coping and kneelers, and with a classical-influenced central bell turret consisting of



delicate pillars and ball finial. However the remainder of the building is gothic-influenced with 2-light moulded arch-headed windows with dripstones.



Former school, now the village hall



Village hall - detail of the bell turret, Tudor gothic windows and central porch



Lower House Farmhouse

### Lower House Farmhouse

- 6.15 This farmhouse of the second half of the 17<sup>th</sup> century is a reminder of Higham's farming origins. It stands back from the road at the centre of the village, with two later cottages built onto the left (west) side at Towngate. It is built of rubble stone with quoins, and a stone slate roof with gable end chimneys. There are rows of mullioned windows to the ground and first floor; all older windows have ovolo moulded stone mullions; those to the east gable are chamfered. The central porch is a recent addition; the original entrance was probably to the west gable wall.

### Buildings which make a special contribution to the character and appearance of the conservation area

- 6.16 **Higham Hall Barn** is a prominent building in the streetscene and the large gable is prominent when approaching from the eastern end of the conservation area. It was historically associated with Higham Hall, being converted to residential use in recent years. The vast stone slate catslide roof and the large arched and recessed cart door are key features of such old barns. The converted barn at **88 Higham Hall Road** is similar, and would originally have been associated with Lower House Farm. It is another prominent building in the streetscape by virtue of its non-domestic scale. Both barns have been sympathetically converted, and their traditional relatively blank walls and large recessed cart openings add variety to the streetscene. **St John's Church** was built in 1874 by William Waddington in the neo-gothic style, and takes its influence from the Early English period. The church is raised up on higher ground and creates a prominent landmark at the eastern end of the conservation area. The village war memorial lies in front of the church.



Higham Hall Barn



Converted barn at 88 Higham Hall Road



St John's Church



### Buildings which make a positive contribution to the character and appearance of the conservation area

- 6.17 At the western end of the conservation area, **Clough Mill** and the **Watermill** are a reminder of the industry that once took place here. Clough Mill was a former water-powered shuttle works that was later converted to a cotton mill, and the Watermill was part of the same complex, though has probably been rebuilt. Although now converted for residential use, the industrial form and scale of Clough Mill is still apparent. **Clough Cottage**, fronting Higham Hall Road, is a double fronted 19<sup>th</sup> century house built at split level to make good use of the drop in land levels. **Nos. 25 – 41 Higham Hall Road** (originally New Row) were built in the mid 1800's originally as back to back cottages, presumably to house workers at Clover Croft Mill. The width of the gable end (hipped as at Cross Street), shows their back to back origins, and creates a strong townscape feature on Higham Hall Road.



Clough Mill, now converted to residential use



Clough Cottage, Higham Hall Road



Back to back cottages at 25-41 Higham Hall Road

6.18 **Nos. 45-47 Higham Hall Road** is an early 19<sup>th</sup> century pair of three-storey houses, with a central double doorway with cornice above. This is one of the tallest buildings on the main road, its scale contrasting with the smaller cottages and the barn opposite. **No.51 Higham Hall Road** is another back to back cottage built up against a further cottage fronting Cross Street. It adjoins **No.49 Higham Hall Road (Higham House)** which is a much older house dating from the mid to late 1700's, said to have housed a gaol serving the Court House. Past Higham Hall is **No.63 Higham Hall Road**, a late 18<sup>th</sup> or early 19<sup>th</sup> century house known as **Brooks Hall**, possibly originally a farmhouse. It is symmetrically composed with gable chimney stacks and paired windows on the ground and upper floor either side of a projecting central porch. To the front is **Brooks Hall Barn**, No.63a Higham Hall Road, now altered. It is constructed from coursed rubble with a stone slate roof.



Higham House, 49 Higham Hall Road



51 Higham Hall Road, another back to back cottage with hipped stone slate roof



Three storey houses at 45-47 Higham Hall Road



- 6.19 To the south of the main street are the weavers' terraces of **Cross Street, Gawthorpe View, Wilkinson Street, Garden Street** and **Chapel Street**. These cottages are simple terraced cottages mainly of coursed rubble stone; most were originally back to back. Those fronting Cross Street and Chapel Street have higher quality squared stonework, eaves corbels and hipped roofs to the ends, although all have the same plain window and door surrounds. Some have rendered stonework, though all the terraces have stone slate roofs reflecting their early 19<sup>th</sup> century date. Some cottages retain pairs of square windows, usually at first floor level, indicative of the presence of loomshops. The cottages on Chapel Street were built by Henry Wilkinson (buried nearby in the chapel graveyard) to overlook the chapel, hence their higher quality stonework. The bottom house was used as the first village school and later as a Liberal Club.



Brooks Hall, with Brooks Hall Barn to the front,  
Higham Hall Road



Cottages on Wilkinson Street; coursed rubble  
stonework



Cottages on Chapel Street; higher quality squared  
and coursed stonework

6.20 To the northern side of Higham Hall Road, **Nos. 80-82 Higham Hall Road** are mid 19<sup>th</sup> century terraced cottages which were built onto the gable of Lower House Farm. They are built of coursed rubble stone and stone slate, in common with most of the cottages along this side of the street. They also exhibit the same stone corniced doorhead as the older cottages at Nos.90-100, although on No.80 the former door opening has been converted to a window. **Nos. 90 -100** are a row of early 1800's terraces, probably weavers' cottages, with similar stone detailing to the doorcases. **No.102 Higham Hall Road** is a slightly later cottage which has been added onto the end of the earlier row. **Nos.104** and **106 Higham Hall Road** are also later additions and are larger houses with better quality stonework. The doorcase detailing from the earlier properties has been repeated here but the overall style of the properties and the openings reflects a later date.



80 – 82 Higham Hall Road



90-100 Higham Hall Road



102, 104 & 106 Higham Hall Road



- 6.21 Sabden Road has a variety of older buildings and structures. The **water spout** or trough adjacent to the Inn, and the site of the village **pinfold** are interesting reminders of the village's history. **Rake Top Barn and Cottage** are located at the northern edge of the conservation area, and are another remnant of farming activity in the village. These buildings have a more rural character with random stone rubble walls and grey slate roof to the cottage. The barn has been substantially altered with its conversion to residential use. Opposite, the cottages at **Wesley Place** have been converted from the former Wesleyan Methodist School which was built in 1859. This closed in 1967, and has also been significantly altered with the conversion to residential use.



Rake Top Barn and Cottage, Sabden Road



The village water trough adjacent to the Four Alls Inn



The former Wesleyan School, though split into cottages its stone twin gables are still visible

## The public realm

- 6.22 The roads throughout the conservation area mainly have modern tarmac surfaces, and most pavements are also tarmac with concrete kerbs. Unfortunately there are few remnants of the original stone setted roads or flagged pavements; small areas of stone setts can be found close to the spout and pinfold, and there are some stone flags remaining in the Cross Street area and within individual house curtilages. A small public space has been created at the centre of the village using land where a barn was demolished; it is paved with stone flags. Nearby the cast iron finger post sign has been restored.
- 6.23 The conservation area is particularly well provided with stone boundary walls in a mixture of styles. Some walls are more formal such as the boundary wall to St John's Church, which is constructed from finely tooled stone with ashlar copings to reflect the style of the church. The chapel graveyard retains its attractive gate posts and boundary walls with railings. Other walls are of dry stone construction, which reflects the village's agricultural past, but also mortared walls with random rubble and tooled or rock faced copings, which show an evolution in boundary treatments to a more domestic style.



The original chapel boundary walls and gate



A dry stone and roughly mortared wall with simple gateposts at Lower House Farm



Simple carved gateposts and copings at 39 Higham Hall Rd



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

- 6.24 There are three road 'gateways' into the village; from the east and west along Higham Hall Road and from the north on Sabden Road. Approaching from the east the contiguous open grassed areas fronting the primary school, St John's Church and the village hall, with stone boundary walls and the line of mature trees along their frontages, lead the eye down the road towards the village centre. The trees in the grounds of the church and village hall are subject to Tree Preservation Orders.
- 6.25 In the opposite direction, the gateway from the west also along Higham Hall Road is not so well defined, having just a hedge with intermittent trees along the boundary wall frontage of the recreation ground to the north of the road. Finally, the village can be approached from the north along Sabden Road. Just outside the conservation area boundary and on the east side of the road is a small grassed area with trees and seating, which provides a sheltered sun-trap to watch the world go by. The stone built Pinfold to the east side of the road is not very prominent, although there is an interpretive plaque, but is more readily visible when looking north. Towards the village, the road then forms a shallow 'S'-bend with house gables, boundary walls and hedges constricting the view ahead towards the village centre and the closed churchyard trees.



Trees defining the road from the east



TPO trees along Higham Hall Road



The small seating area by the village hall

- 6.26 The village centre is built around the junction of Higham Hall Road with Sabden Road and Chapel Street /Cross Street with the adjacent closed churchyard surrounded with mature TPO trees, the Four Alls Inn and a small planted seating area at the gable of 45 Higham Hall Road. The Horse Chestnut in the raised bed in the centre of the seating area has outgrown its location as evidenced by the severe pruning which has been undertaken to keep it at a suitable scale. There is another small seating area with grass and trees to the west of the village hall at Kiln Hill.
- 6.27 There are two open spaces in the conservation area and both are churchyards. The first is the graveyard of the Methodist Chapel (demolished in 1982) in the village centre opposite the Four Alls Inn. It is now a closed churchyard. It retains attractive original railings to the Higham Hall Road frontage which were restored by the Parish Council, and has two separate character types to it, though both are generally informal. The northern section, which extends to the south end of Chapel Street, is open mown grass with a few headstones and monuments to the west side. The southern section by contrast is less manicured but characterful, with self-sown trees growing amongst the graves. The south end of the churchyard is a small wooded clough created by the stream, which once would have powered the adjacent mills to the north. The clough woodland is natural in appearance, provides screening of the by-pass to the south and is an important biodiversity habitat.



Southern area of Methodist Chapel churchyard,  
view to north



TPO trees define the churchyard boundary



Mature trees along Higham Hall Road

- 6.28 The second open space is the churchyard to St John's Church which is a more formally maintained area, surrounded and enclosed by mature TPO trees, providing shelter and seclusion and a place for peaceful solitude. The view to the east from the village centre is enhanced by the strong line of the mature trees along the boundary of the churchyard as well as by those along Higham Hall Road, most of which are growing in front gardens.
- 6.29 The north west boundary of the conservation area is defined by trees and hedges, beyond which is the open grassland of the recreation ground whose boundary trees provide screening of the more recent housing development beyond.

### **Extent of intrusion or damage**

- 6.30 There is little poor quality development in the conservation area and the buildings are generally well maintained. There are some examples of unsympathetic alterations or additions to buildings, such as porches, conservatories or other extensions, but on the whole these do not have a significantly detrimental effect on the character and appearance of the conservation area. Stone slate roofing material has in places been replaced with concrete tiles. Many buildings now display windows and doors in a variety of non-traditional styles, mainly in plastic. This is currently one of the major problems of the conservation area, which has resulted in some discordant and unfortunate changes, particularly so where it results in a lack of uniformity of style within terraces or rows of cottages.
- 6.31 In the public realm, the traditional stone pavings have been predominantly replaced with tarmac and concrete. The large tarmac-surfaced car park and forecourt to the Four Alls Inn is particularly prominent in the streetscene and does little to enhance the setting of the listed building. There are several instances where traditional stone boundary walls have been lost, and front gardens opened up to create parking space, which reduces the feeling of enclosure and consistency of the stone boundary walls along Higham Hall Road. In places, modern fences have been put up at the front of houses or around gardens. There have been recent initiatives to enhance the central open space opposite the road junction, but the blank rendered gable wall to No.45 Higham Hall Road still dominates the space.
- 6.32 One of the most significant features of the conservation area is that up until the last few years there have been few 20<sup>th</sup> or 21<sup>st</sup> century buildings. A new housing development is currently being completed on the former Clover Croft Mill site, and two

new houses have been built on the former mill lodge site opposite. The new development is to a relatively good standard and the houses have been built in natural stone and slate which tones reasonably well with the surroundings. These can be viewed as neutral areas which do not detract from the special character or appearance of the conservation area.

### **Problems, pressures and capacity for change**

- 6.33 There is limited space for speculative development in the conservation area due to the tightly drawn nature of the boundary. The largest site that was at threat from demolition and redevelopment was Clover Croft Mill, which has been demolished and is now a housing site. Higham is seen as an attractive place to live, and it is possible that commercial pressures for infill development could increase in the future. The clough woodland at the southern end of the graveyard is currently protected by its allocation as open space in the Local Plan, however gardens or other land in private ownership may be more susceptible to development pressure.
- 6.34 Much of the character of the conservation area derives from individual private houses, and there is likely to be continuing pressure from owners to make changes to these properties. Incremental or ill-considered alterations to buildings, such as extensions, porches, conservatories, or new windows or front doors, are likely to have a significant impact on the overall character and appearance of the area. Many of the cottages are small and therefore more likely to come under pressure for extensions or loft conversions. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant.
- 6.35 Boundary walls and trees are important to the character and appearance of the area, and any proposals to remove or alter them need to be given careful consideration. Any repairs or maintenance to stone boundary walls should also be undertaken with care. Similarly, the remaining areas of original stone paving might be susceptible to alteration.

## **7.0 Management strategy**

- 7.1 In order to further preserve and enhance the conservation area over the longer term, the following additional initiatives are proposed:



- 7.2 The consistent application of relevant Local Plan and Supplementary Planning Document policies to ensure that all developments preserve or enhance the character or appearance of the conservation area and its setting.
- 7.3 To encourage the conservation of historic buildings and open spaces by means of making advice available to owners on the conservation and restoration of buildings, and the protection and management of trees. This could include the publication of an explanatory leaflet about conservation areas, to include best practice advice on carrying out alterations, maintenance and repairs.
- 7.4 A photographic survey will be established to provide a baseline for monitoring change in the conservation area, to identify any buildings or sites which may be unsightly, in a poor condition or otherwise at risk. The use of the Council's legislative powers, including Urgent Works Notices, Repairs Notices or Section 215 Notices will be considered, to target any key buildings, structures or sites that may become unsightly or otherwise at risk.
- 7.5 A policy and criteria for a local list will be considered. A local list seeks to highlight buildings which are not listed nationally, but nonetheless have local significance. Such a list, as a starting point, could include those buildings identified in this document as making a special contribution to the character or appearance of the conservation area.
- 7.6 To encourage on-going woodland and tree management where possible throughout the conservation area and its setting, and particularly within the open areas, in order to protect the amenity and appearance of the trees.
- 7.7 To encourage on-going maintenance and repairs to roads and footpaths, to seek to ensure that future changes preserve the character of the area. Historic street surfaces should be retained and opportunities taken wherever possible to reintroduce traditional paving materials where these have been lost. Dry stone and other traditional walls, gateposts and grass verges should be retained.
- 7.8 The conservation area boundary will be kept under review, and adjoining areas may be considered for designation where this is merited. The area along Sabden Road just to the north of the current boundary, specifically Wallett, Hambledon Terrace and Pendle View, are cottage rows which are contemporary with others in the conservation area, and might offer future potential for designation.

## 8.0 Local Conservation Area Guidance

### What is a Conservation Area?

- 8.1 A Conservation Area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Pendle’s conservation areas contain the best of the older parts of the district; each one is distinctive with its own individual qualities, which together contribute to the diversity and attractiveness of the Borough.

### Caring for Conservation Areas

- 8.2 The Council has a duty to preserve and enhance the character and appearance of conservation areas. Thus, the various historic buildings, trees, open spaces and views that together make the area special need to be carefully conserved. In this way, local historic environments can be passed on to succeeding generations.
- 8.3 It is not the purpose of conservation areas to prevent change, but to carefully manage change by ensuring that it respects the character of the area. Even small alterations, over time, can disfigure a sensitive area where they fail to reflect its traditional character and materials. In particular, modern building materials often spoil the historic character of an area. Similarly the loss of original features such as timber sash windows and doors, iron railings, old signs and original road surfacing materials can easily damage the quality of the environment.
- 8.4 The ‘*Pendle Conservation Areas Design and Development Guidance SPD*’ provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle’s conservation areas and should be referred to by anyone intending to carry out new development or alterations. This document is available on the Council’s website at [www.pendle.gov.uk/planning](http://www.pendle.gov.uk/planning)

## Planning Controls

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

## Listed Buildings

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

## Conservation Advice

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

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

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

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

Tel: 01282 661788 or 661960  
Fax: 01282 699463  
Email: [conservation@pendle.gov.uk](mailto:conservation@pendle.gov.uk)  
Website: [www.pendle.gov.uk/planning](http://www.pendle.gov.uk/planning)



2006-2007  
Transforming the Delivery of  
Services Through Partnerships

