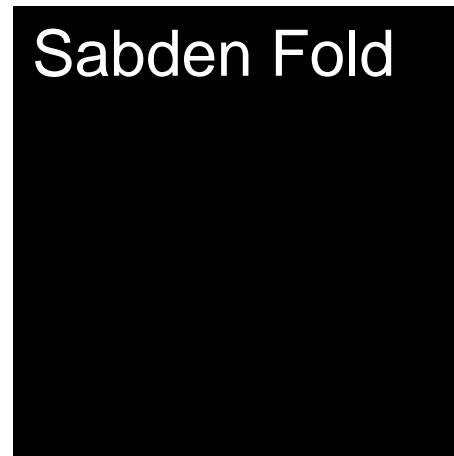
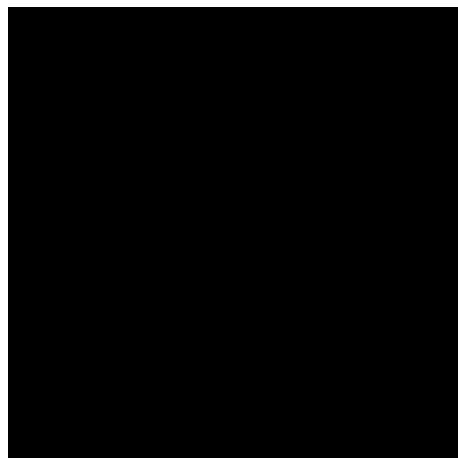


Conservation Area Character Appraisal



October 2011

£15.00

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1.0 Introduction

- 1.1 Pendle Borough Council has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 to designate as conservation areas any '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Where an area has special architectural or historic interest, a conservation area character appraisal is a way of recording and evaluating this. An appraisal should assess all the factors that are considered to create this special interest, which may include current and past land uses, topography, types and styles of buildings, architectural details or historic development.
- 1.2 A character appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of a conservation area. It defines, records and analyses the architecture and history of buildings and spaces, leading to an understanding of their townscape value and significance, and thus to establishing the qualities that make the area special. The appraisal can then provide a baseline for decisions about the area's future, as well as a useful tool for education and information.
- 1.3 The Sabden Fold Conservation Area was designated in October 2000, following the preparation of a Heritage Map by the Goldshaw Booth Parish Council, and a public consultation exercise. The conservation area includes the two hamlets of Sabden Fold and Lower Sabden Fold with their surrounding fields, and extends southwards across Sabden Brook to include Lower Houses.

2.0 Planning Policy Framework

- 2.1 Current legislation is set out in the *Town & Country Planning Act 1990* and the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Key government guidance is provided by *Planning Policy Statement 5 – 'Planning for the Historic Environment'*. The Council must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications.
- 2.2 The *Replacement Pendle Local Plan 2001-2016* sets out policies which relate to the historic environment, including conservation areas (policy 10), listed buildings (policy 9) and archaeology (policy 11), and which are designed to ensure that

new developments reflect the character and value of that environment. Designation of a conservation area provides the foundation for the application of these conservation policies. It also provides a sound starting point for any future initiatives for improving the area. www.pendle.gov.uk/localplan

- 2.3 More detailed policy guidance relating to conservation areas in Pendle was adopted in August 2008 in the form of a Supplementary Planning Document (SPD). This '*Pendle Conservation Areas Design and Development Guidance SPD*' expands policy 10 of the Local Plan and provides detailed information and guidance as to how the design of development, or alterations and repairs to buildings, can ensure that the character or appearance of conservation areas is preserved or enhanced. The SPD sets out general principles for good practice throughout all Pendle's conservation areas and should be referred to by anyone intending to carry out new development or alterations. www.pendle.gov.uk/conservationspd

3.0 Summary of Special Interest

- 3.1 The special interest of the conservation area results from a combination of many factors; the complex interaction of the built form and natural landscape, the traditional stones and slates of its construction, the past and present day land uses in the area, and the natural constraints created by the landscape, watercourses and roads. It can be summarised as follows:

- Historic farming hamlets and isolated farmsteads with their origins in the early vaccary farms of Goldshaw Booth;
- The Grade II* listed Sabden Great Hall, and other listed farmhouses of the 16th and 17th centuries at Green Top and Lower Houses;
- A variety of later farmhouses, stone barns and cottages;
- A predominance of local stone and slate together with simple and robust vernacular detailing to the built form;
- The surrounding landscape of dry stone walls and open pastureland;
- The setting of mature trees around the hamlet and lanes, and at Cock Clough wood.

4.0 Location and Setting

Location and context

- 4.1 Sabden Fold is a rural area lying three miles to the west of Nelson, within the valley of Sabden Brook, a tributary of the River Calder. It lies within the Parish of Goldshaw Booth, at the western edge of the Borough of Pendle. The conservation area includes the hamlets of Sabden Fold and Lower Sabden Fold, and several outlying farms. The boundary includes the early field boundaries around the settlements, Haddings Lane to the south, Sabden Brook, and Cock Clough Plantation to the north, which rises up to open moorland on the lower slopes of Pendle Hill.

General character and plan form

- 4.2 The character and appearance of the conservation area is still strongly influenced by its origins as scattered farming settlements; indeed it has changed very little over the last 200 years. The essential character of the area is of informally grouped buildings scattered within attractive pastureland bounded by dry stone walls. The buildings mainly follow the water courses of Sabden Brook and Cock Clough, and the ancient routes and crossing points which grew up within the Forest of Pendle. The way in which these buildings have developed over several hundred years, and the intervening spaces that have resulted, have contributed to a special historic character worthy of conservation area status.

Landscape setting

- 4.3 The landscape is fairly complex because of glacial deposition and subsequent erosion by water. Sabden Brook forms a natural divide between the northern and southern parts of the conservation area. The two main hamlets and their fields lie on more or less level land along the watercourses. To the north and south the land rises steeply; to the north Cock Clough Plantation rises towards the lower slopes of Pendle Hill, and to the south Haddings Lane rises to the ridge before descending towards Fence and Higham.

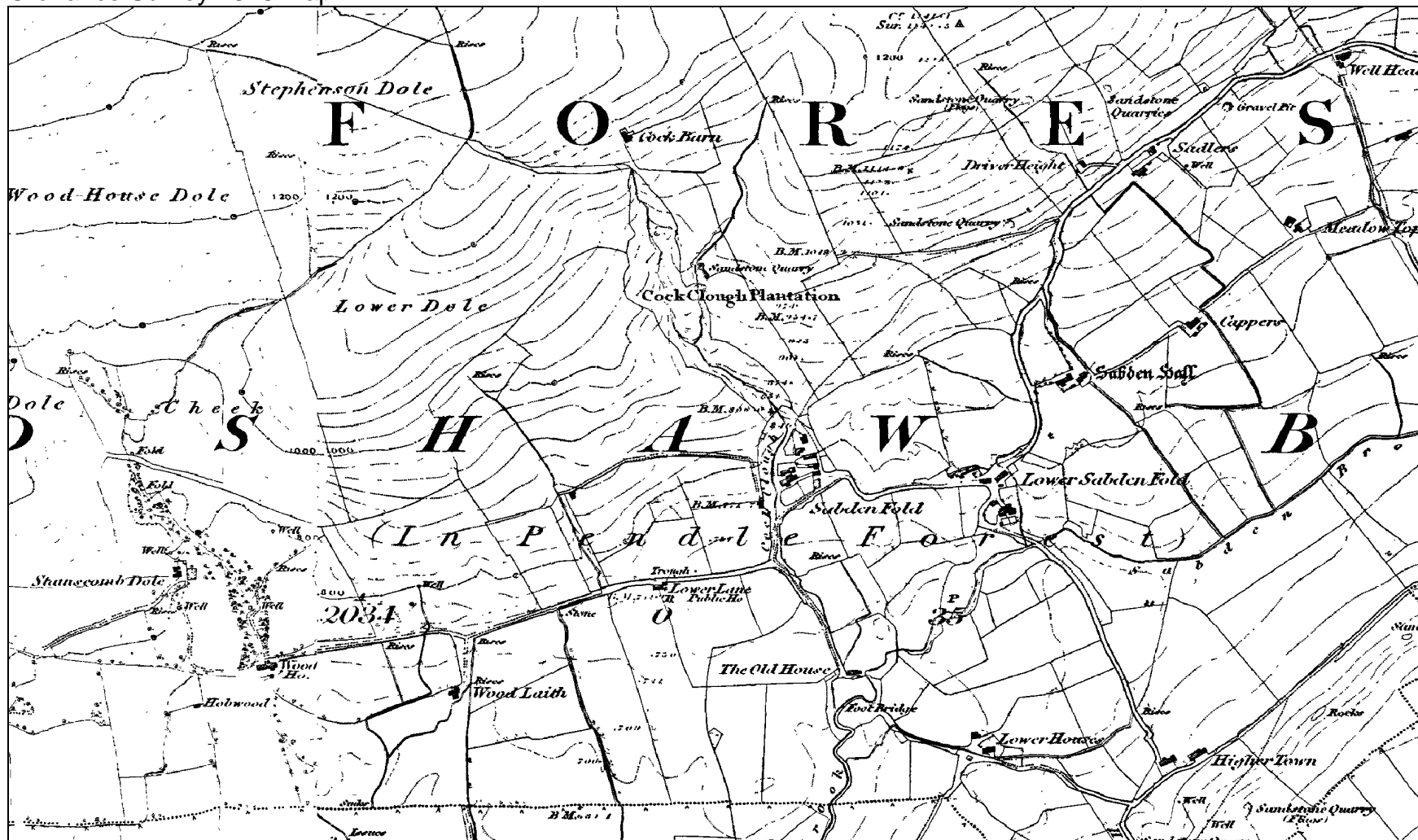
5.0 Historic Development and Archaeology

Origins and historic development

- 5.1 The early history of the Pendle Forest area prior to the Norman Conquest is at best extremely patchy, with little or no evidence of human settlement. Indeed, the Domesday Book, written in 1086, records the district as 'wastes'. These lands were to form part of the Hundred of Blackburnshire, which were handed to the Norman knight, Rodger de Poictou, who built Clitheroe Castle.
- 5.2 The scattered farmsteads in the Sabden Fold area grew up as agricultural hamlets in the early settlement of the Forest of Pendle in the 13th century. By 1323 there were three vaccaries (cattle farms) in Pendle Forest, two of these close to Sabden Fold. The settlements and landscape of Goldshaw are the result of a fascinating history since medieval times when these vaccary farms were established by the de Lacy family to produce draught oxen (as recorded in *The Early History of the Forest of Pendle* by Mary Brigg, 1989). These first vaccaries were like small islands of cultivation in the extensive hunting forest of Pendle. The 1295/96 accounts record eleven vaccary farms at Pendle (there were others at Trawden) with an average of 82 cattle per farm. Farms were at Over and Nether Goldshaw and the accounts record repairs made to houses for yearlings at Sabden in 1295. After a period of disorder, the two farms were leased to Richard de Whiteacre and John de Dyneley in 1324. A length of stone vaccary wall survives near Stainscomb, just to the west of the conservation area.
- 5.3 In 1506, the land was surveyed and partitioned by Royal Commissioners, thus ending the system of vaccaries, and let out to several different tenants. This 'deforestation' of the land was the origin of the modern farm system; many farm and place names have survived unchanged from the deforestation. Many tenants of the farms became copyholders, some of whom had the same surnames as the cattle farmers a hundred years before. Of the twelve tenants of the Over and Nether Goldshaw vaccaries, four were named Nutter, three Robinson, four Aspden and one Bybkeby.

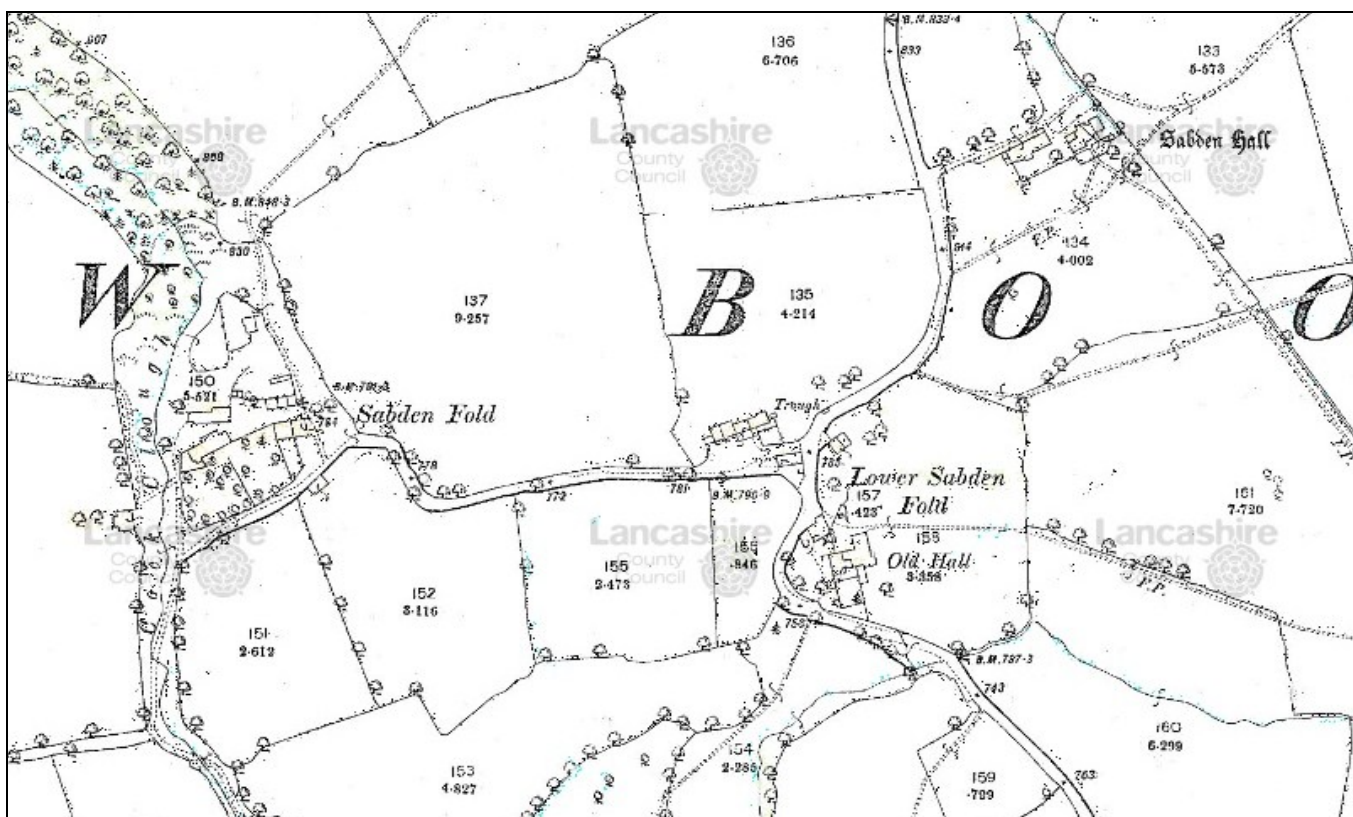
- 5.4 There followed a period of stability and growth in farming which supported a considerable period of building in the late 16th and early 17th centuries. Of this period the hamlet of Lower Sabden Fold is the most important group of buildings, with the imposing Sabden Great Hall being constructed around 1577, with later additions in the early 17th century. Green Top Farm nearby dates from the second half of the 17th century. To the south, Lower Houses is late 16th century, with 17th century additions.
- 5.5 In common with the greater part of the Pennines, the economy of the Pendle area from the 17th century onwards was based on a combination of husbandry with textile production on a domestic basis. It is possible that some small scale textile production was carried out within the farmhouses and cottages of Sabden Fold. Buildings of the early to mid 18th century are less well represented because of the success of the previous century.
- 5.6 The late 18th and 19th centuries saw the further development of agriculture with new farms built or older ones reconstructed. Lower Houses Farm is made up of several buildings of various ages, the original house dated 1592. The Old House appears on the 1848 OS map (below), but does not appear in the 1828 parish census by Laycock, suggesting a later reconstruction date of an earlier building. Other buildings shown on the 1848 map include Sabden Hall, possibly of 16th century origin, which was later to be demolished, and the present farmhouse rebuilt on the site. A Wesleyan Methodist chapel was also recorded at Sabden Hall, but is not shown. Lower Lane Farm appears on the 1848 map as a public house. Other houses built or rebuilt in the late 18th or early 19th centuries include Higher Town, Walden Cottage and Forest Cottage. Also apparent on the map are several sandstone quarries located on the higher valley slopes to the north and south; these were a plentiful supply of stone for the buildings in the area.

Ordnance Survey 1848 Map



- 5.7 The following extract from the 1891 OS map shows the two main hamlets of Sabden Fold and Lower Sabden Fold. It is evident that there was very little change between 1848 and 1891, with only some limited demolition of buildings at Sabden Fold having taken place. Indeed, all the main buildings of the conservation area that now exist are shown on this map, and with the exception of some modern agricultural buildings at Sabden Fold and Sabden Hall, there has been very little change up to the present day.

Ordnance Survey 1891 Map



Archaeology

- 5.8 There are no scheduled ancient monuments within the conservation area, however it is likely that there are various archaeological remains in the area. Recent investigations by the Friends of Pendle Heritage Centre Archaeological Group have established the likely boundaries of the ancient Goldshaw Booth vaccary farms. Excavations have been undertaken close to the Old House to investigate the possibility of a bloomery for iron smelting, following the discovery of iron slag adjacent to Sabden Brook. It is also believed that a mill and lodge could have been sited nearby as well as metalworking.

6.0 Spatial and Character Analysis

Character of spaces

- 6.1 The conservation area comprises extensive open pastureland, which with its open landscapes, scattered trees and dry stone walls provides an attractive setting for the buildings within it. To the north, rising up the valley side, the land becomes much steeper, giving way to open moorland on the lower slopes of Pendle Hill. As a contrast to the wide open slopes, the steeper valley of Cock Clough is planted with trees. As well as these extensive open areas, there are smaller more organic open spaces that have been left between individual buildings. A notable example is the space at the heart of the hamlet of Lower Sabden Fold. As Haddings Lane forks to meet Well Head Road behind Sabden Great Hall, the road widens to create an informal space which is dominated by Higher Barn. This barn together with Sabden Great Hall Barn informally enclose the space, with dry stone walls and grass verges adding to the rural character. Trees surround the buildings, allowing glimpses of the open countryside beyond.

Key views and vistas

- 6.2 The sloping valley side location and open countryside of much of the conservation area creates some attractive and wide-reaching views and vistas within, into and out of the area. A particularly notable view is that approaching the hamlet of Lower Sabden Fold from Haddings Lane, which is the usual approach into the area from the south. The view is marked on the Character Analysis Context Map below. Dropping down from the ridge at Higher Town the hamlet can be seen in the distance, nestling amongst trees on the valley floor, with open land rising beyond. This backdrop of green pastureland is criss-crossed by dry stone walls; above again is the higher moorland of Pendle Hill. Haddings Lane itself is enclosed by high grassy banks and dry stone walls, creating an atmospheric approach to the hamlet and a sense of anticipation as to what lies beyond. The imposing twin gables of Sabden Great Hall lie directly ahead, rising above the trees, and the fine mullioned

windows of the Hall become clearly visible the nearer one gets. The white-painted Forest Cottage creates another landmark to the right of the Hall. The road bends to the left as it crosses Sabden Brook before rising again towards the buildings.



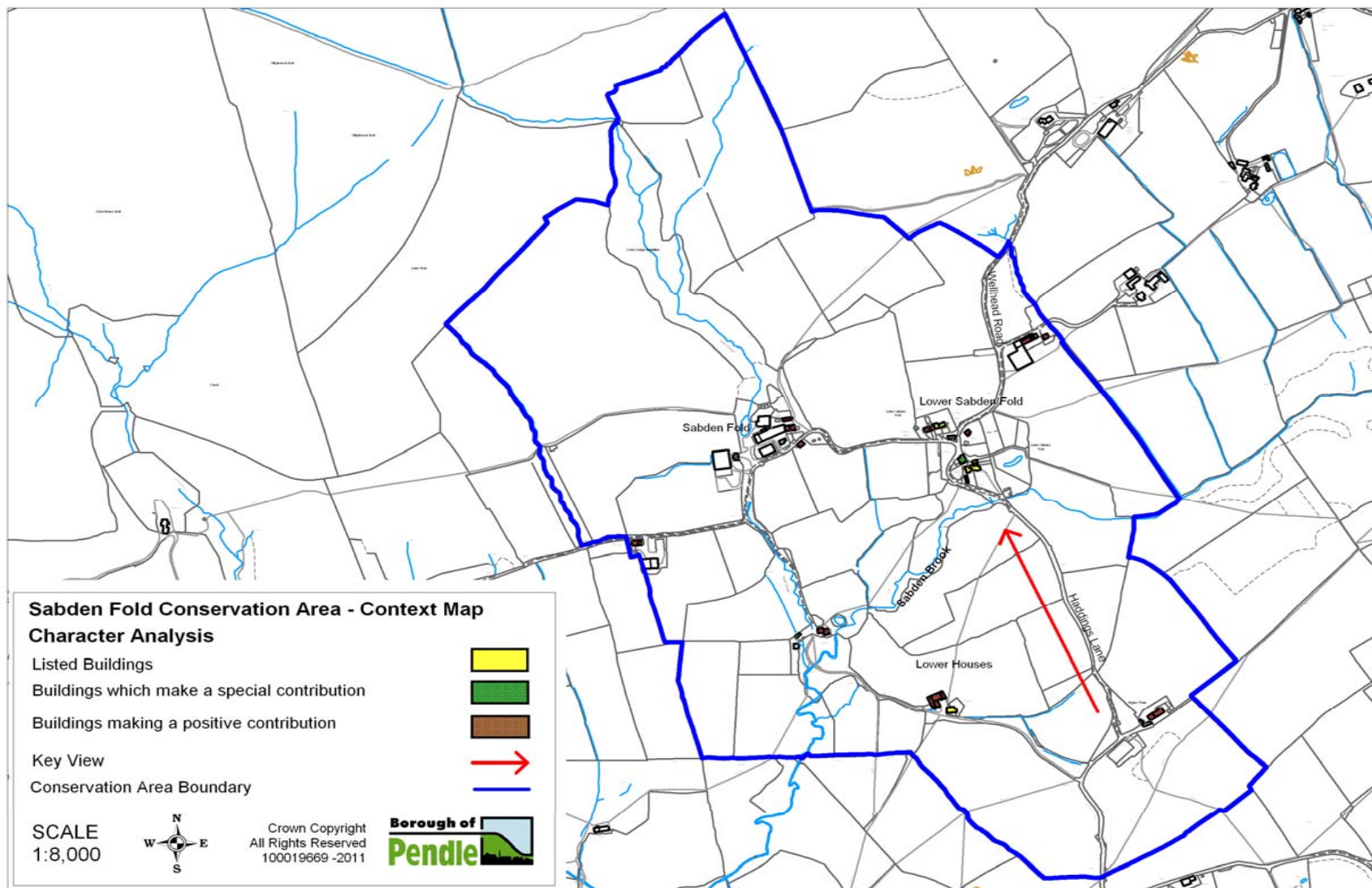
Entering the conservation area from Haddings Lane to the south, the hamlet is clearly visible amongst the trees



The view becomes concentrated on the strong gable forms of Sabden Great Hall and the white-painted Forest Cottage



Dry stone walls channel the view and the road bends as it crosses Sabden Brook at the lowest point. The mullioned windows of the Hall are clearly visible.



Character areas

- 6.3 Although the conservation area has a fairly consistent character of scattered farming settlements set within the open landscape, the main character area that can be identified is the hamlet of Lower Sabden Fold. This lies on the more level land at the heart of the conservation area close to Sabden Brook, and is dominated by the early listed houses of Sabden Great Hall and Green Top Farm. The settlement contrasts with the smaller and more remote farming settlements, of which Sabden Fold is the most notable example. The main elements which contribute to the essential character of Lower Sabden Fold 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.

Lower Sabden Fold

- 6.4 The hamlet of Lower Sabden Fold comprises around eight or nine dwellings, barns, and various outbuildings. The settlement grew up initially around Sabden Great Hall, which dates from the late 16th century, and then Green Top Farm which dates from the 17th. These two buildings lie close together, Green Top Farm being located behind the Hall, and most of the more recent buildings in the group were historically associated with them. The surrounding trees add to the seclusion and attractive atmosphere of the hamlet, with the sight and sound of Sabden Brook adding to the peaceful rural scene. The hamlet remains largely unspoilt. None of the buildings now remain in purely farming use; consequently the hamlet has more of a residential character compared to Sabden Fold which remains in farming use. The tall and imposing Sabden Great Hall dominates the hamlet and defines its character and appearance, imparting a robust sense of place. The bend in the road as it crosses the bridge allows the Hall to become a focal point in an informal cluster of buildings. Between Higher Barn and Green Top Farm lies an open grassed area, now common land, but possibly originally a section of track linking Well Head Road and Lower Lane.
- 6.5 Other buildings in the settlement are barns and cottages, the varying sizes and forms of which add interest to the street scene, and introducing variation in the building lines and juxtaposition to the road. The predominant material is the local gritstone and sandstone which is used both for walling and roofing, and for the dry stone boundary walls. A particular feature is the consistent use of stone roofing slates, which brings detail and texture to the roofscapes. This consistency in building materials brings unity to the scene and contributes to its special identity, which is very much in the local rural vernacular.

Buildings which are of different materials or finishes, such as the white-painted cottages, tend to stand out. Mature trees, primarily along the brook and the lanes, reinforce the distinct sense of place. A well or spring rises close to Green Top Farm, which originally supplied water to much of the hamlet. Water is culverted under and around the hamlet and re-issues at a second well south of Sabden Great Hall. Sabden Brook itself is culverted beneath Haddings Lane through a stone and wrought iron structure.



The western range of Sabden Great Hall, which dominates the hamlet



Higher Barn with Green Top Farm and cottages beyond



Green space behind Higher Barn, with Forest Cottage beyond. Stone slate roofs predominate.

Prevailing and former uses

- 6.6 Historic farming activity in the area and its influence on the character and appearance of both the built form and open spaces has already been outlined. The conservation area today is more residential in nature, but still owes much of its form and character to the farming activities of former times. Agricultural activity remains at Sabden Old Hall Farm, Higher Town, Lower Houses and Sabden Fold Farm. The area today remains relatively quiet and isolated within its valley setting, but is crossed by footpaths and is a popular area for walkers.

Buildings, materials and details

- 6.7 The conservation area has experienced very little change over the last 200 years or so, with most of the buildings dating from the early 19th century or before. In Lower Sabden Fold 16th and 17th century buildings sit cheek by jowl with early 19th century structures. Indeed it is unusual to find such a breadth of history (over 400 years) so well preserved in such a small place. Unity is created by the simplicity of building forms and detailing, and the consistent use of the buff coloured local sandstone and gritstone for walling and roofing. There are three listed buildings in the conservation area; Green Top Farm and Lower Houses Farm at Grade II and Sabden Great Hall at Grade II*. Many of the other buildings within the area are also of special interest, and make a positive contribution to the character and appearance of the conservation area. These are marked on the two plans below, which show the north and south sections of the conservation area, and are described in the following paragraphs.
- 6.8 Where several buildings are grouped together, as at Lower Sabden Fold, the relatively simple forms of the vernacular buildings and the repetition of architectural details such as chimney stacks and mullioned windows bring harmony and coherence to the scene. The texture and rich brown/grey tones of the stone walls and roofs contrast well with the greenery around them. Roofs are heavy and roof pitches are low. Eaves hardly overhang at all; gables (occasionally parapetted and with kneeler stones to the larger houses) are universal, and chimneys are usually positioned at the ends of the roofs.
- 6.9 Generally the vernacular building forms are simple, to suit the large roofing stones. For houses and cottages, facing stone is usually squared and coursed to front elevations, mostly with a rough quarry-faced finish. Coursed or random rubble is more

common to the side and rear walls. Sometimes the stone used in earlier houses is 'watershot', where each stone has a slightly angled front face in order to shed rainwater more effectively. Windows and doors to the simpler buildings are often surrounded by plain square stone jambs, lintels and sills; the local stone was commonly available in large pieces and easily cut when fresh from the quarry. Higher status mullioned windows and chamfered moulded door surrounds are found on the three listed earlier houses. Barns and other agricultural buildings are simple and robust in form, usually of coursed rubble throughout but with larger stone quoins to corners, and heavy stone roofs. Openings are minimal, with simple timber or stone lintels over cart doors and square plain jambs around square windows and doors. As there is still much farming activity carried out within the conservation area, more recent farm buildings have been built at many of the working farms; these are of modern and utilitarian construction in concrete block and timber, and contrast with the older stone barns.



Ranges of finely-carved mullioned and transomed windows at Sabden Great Hall

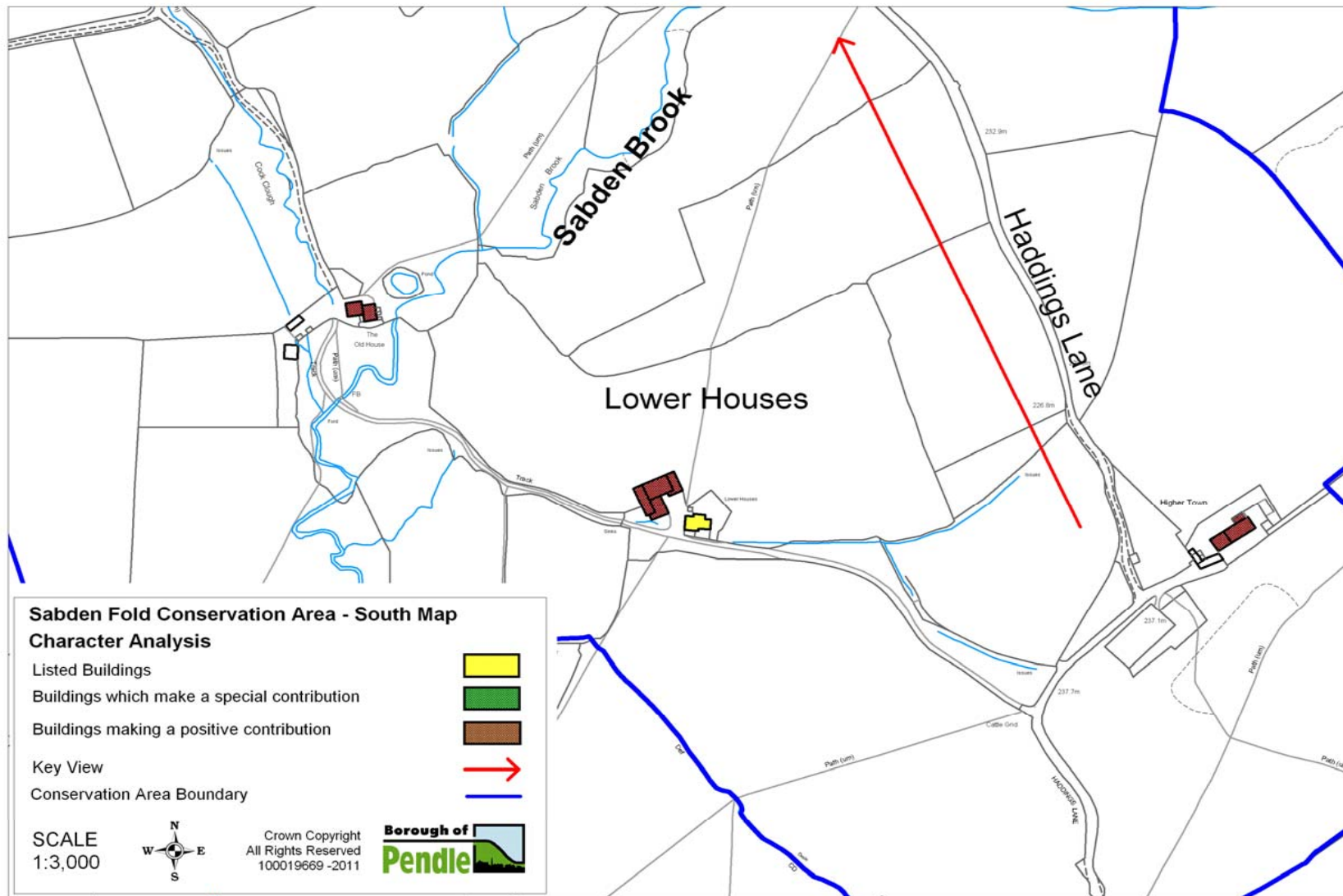


Simple linear building forms and typical heavy stone slate roofs at Sabden Old Hall Farm and barn



The characteristic textures and tones of the local stone and slate, with simple architectural detailing.





Listed buildings

6.10 Sabden Great Hall, listed Grade II*

The Hall is one of the finest early houses in Pendle, being listed at Grade II*. It has a two-storey central main range with two-storey gabled wings at each end, and is built of squared irregularly-coursed stone, with a stone slate roof. The fine stonework is notable, the large squared blocks of stone supported by a plinth to the base of the house and quoins to the corners. It is believed that the house was split into two dwellings in 1784; the eastern section now named Sabden Great Hall and the western section Sabden Great Hall Farm. The earliest part of the house is the truncated east wing which dates from 1577, and the main central range and west wing date from the early 17th century. A typical Elizabethan two-storey jettied porch (now altered) to the north side has a crudely carved tablet bearing the dates 1577 / 1877, and double roll-moulding around the door entrance, now used as a window. The west wall of the western wing was refaced, windows renewed or inserted and the gable added in the 19th century. One of the most attractive features of the house are the extensive ranges of mullioned windows, all the windows having ovolo-moulded mullions, and two ranges also with transoms and central king mullions. The window ranges have chamfered surrounds and drip mouldings above, which emphasises their importance visually on the front south-facing façade of the house.

- 6.11 To the rear of the Hall, **Rosedale** and **Sunny Cottage** are attached former outbuildings, converted into two cottages in 1906. They join on to the truncated east wing, with a common stone slate roof and several chimney stacks of different ages. The irregular rubble stonework has a white painted finish, which contrasts with the finer stonework of the Hall. Though the cottages have been altered and extended, they still retain their small square window openings, some with square-cut mullions. The cottages front onto a small courtyard at the rear of the Hall, which forms an attractive semi-private space enclosed by buildings. There is a further outbuilding to the front of Sabden Great Hall Farm; this comprises a small, linear single-storey range of typical farm outbuildings, probably 19th century, of stone and red brick, now whitewashed, with a blue slate roof.



The south front of Sabden Great Hall



The two gabled wings at each end of the main range clearly shown on an old photograph



Rosedale and Sunny Cottage attached to the rear of the Hall

6.12 Green Top Farm, listed Grade II

Also within the hamlet of Lower Sabden Fold and lying up a small incline a short distance behind the Great Hall is Green Top Farm. It is a two-cell house dating from the second half of the 17th century, and lies at the eastern end of a linear range of former farm buildings, including an attached barn and two cottages, originally three. The farmhouse is of free-stone with quoins and a stone slate roof. The front is notable for its ranges of chamfered stone mullioned windows; the ground floor has one 3-light and one 4-light window with an old blocked doorway to the left. The first floor has two 3-light windows and a small single-light window above the blocked door. The larger single-light openings are more recent insertions. On the gable wall is a large projecting chimney stack, a notable feature when seen from the east, together with the lower lean-to roof at the rear. The attached barn and cottages (**3 Green Top and Ashendean Cottage**) are of a later date, though the linear plan of the

farm range is typical of many in Pendle. The barn is of coursed rubble stone with a central cart door, and eaves corbels. The cottages have been altered, but retain their square window openings. The whole range of buildings lies under a long and continuous stone slate roof, which is a prominent feature in the landscape. The front garden dry stone walls add to the attractive rural setting of the buildings.



Green Top Farmhouse



Lower Houses Farmhouse – date stone and double-roll moulding to the porch



Lower Houses Farmhouse – the main range

6.13 Lower Houses Farmhouse, listed Grade II

Lower Houses lies at the southern end of the conservation area, being accessed from a track off Haddings Lane. It is another fine Elizabethan house, dated 1592 on a panel above the door, but the house is of several periods, possibly late 16th century, but certainly 17th century. It is of good quality stonework with a stone slate roof and stone copings to the gables. The main range and two-storey porch faces south, with a gabled wing added to the west side, attaching to the side of the porch. The earliest part is probably the gabled porch and the lower part of the south front of the main range, built of unusually large

blocks of stone. The upper part of the main range may be 17th century rebuilding, with the roof being renewed. The imposing front porch has a Tudor arched entrance, open to internal stone side benches and an inner Tudor doorway. There is fine double-roll moulding to the jetty, with the doorway being ovolo-moulded. Above is a datestone inscribed MS/1592/HS and a 2-light window with a returned dripstone. The west wing attached to the porch appears to be a 17th century rebuilding of an earlier end of the main range.

- 6.14 The house, in common with Sabden Great Hall and Green Top Farm, is notable for its ranges of mullioned windows and fine stone detailing. The main hall range has one 3-light and one 4-light window on each floor, some with chamfered and some with convex moulded mullions. A continuous drip label extends over the ground floor. The ground floor 3-light window has stained glass depicting birds and flowers, reputed to be from Whalley Abbey. There are further ranges of mullioned windows to the west gabled wing. The house is fronted by a low wall with round-topped coping stones. A separate barn stands to the north west, built of gritstone rubble, and has consent for conversion to residential use. An archaeological building recording carried out in 2006 notes that the main core of the building dates from the 18th century but probably with earlier origins, and it was extended in the 19th and 20th centuries. It has central arched cart entrances to both sides and a heavy stone slate roof.

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

- 6.15 Two barns within the Lower Sabden Fold hamlet are closely associated with Sabden Great Hall. These are **Higher Barn**, which stands in front of Green Top Farm, and **Sabden Great Hall Barn** standing just behind Sabden Great Hall and Farm. The two barns face each other at the heart of the Lower Sabden Fold hamlet, and though one is now converted to residential use, both impart a definite sense of place and a strong rural character to the settlement. Higher Barn is still owned by the Hall and lies on an informal grassed area fronting the road. It is robustly built of coursed rubble stone, with massive quoin stones to the corners, a low stone slate roof and two cart entrances. A lower addition with a lean-to roof infills an irregularly shaped piece of land at the front, and to the rear are several small blocked openings. Though it is clear that the barn has been altered over the years it still provides a strong townscape element at the heart of the hamlet.

- 6.16 Sabden Great Hall Barn has in recent years been converted to residential use, though this has been successfully done whilst retaining most of its essential external features, including the timber cart door. Its low sweep of stone slate roof is particularly characterful, with a forward lean-to emphasising its prominence. It is simply and robustly constructed of rubble stone, with large stone quoins. The stone front boundary wall onto the lane enhances the setting of the barn.



Higher Barn, Lower Sabden Fold



Higher Barn seen from Wellhead Road to the rear



Sabden Great Hall Barn, converted to residential use

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

- 6.17 Of the remaining pre-1918 buildings in Sabden Fold, all make a positive contribution to the character and appearance of the conservation area. Although there are several farms that are relatively isolated off the main roads, the network of footpaths through the area means that they are all visible from the public realm and therefore important to the character and appearance of the area. Within the hamlet of Lower Sabden Fold, **Forest Cottage** is a small late 18th or early 19th century cottage, now extended. It is built of stone, though with a white painted finish, and stone slate roof. Its colour creates a contrast with the other stone buildings in the hamlet, and it can be seen from a wide area. It appears on the 1848 map as a larger building, and it is possible that it could have been the chapel recorded at Sabden Hall in the early 19th century. Further along Well Head Road, **Sabden Old Hall Farm** bears a datestone 'Re-built 1898'; this farmhouse was built on the site of the 16th century Sabden Hall indicated on the 1840's map, no doubt using some of the stone from the demolished building. It is a relatively simple symmetrical house with plain door and window surrounds, a stone slate roof and chimneys at both gables. It is still a working farm, and its large old barn is very prominent in the landscape, with its expanse of blank stone wall and stone slate roof.
- 6.18 Sabden Fold is an even smaller cluster of buildings and has a much more pronounced farming character. The majority of buildings are now modern farm buildings, however there are several older ones. **Sabden Fold Farm** is another 18th or early 19th century stone farmhouse with an attached barn, in typical linear form. Sabden Fold is the probable site of one of the two medieval vaccary farms in Goldshaw Booth, and there was an earlier 16th century farmhouse on the site (listed Grade II in 1953 but subsequently de-listed), of which one wall remains, now part of a modern cowshed. There are two other old stone barns in the farm complex which also have historic interest. Behind Sabden Fold Farm is **Walden Cottage**, formerly a row of three farm cottages, now a single house. It is white-painted stone, has rows of square mullioned windows and is probably late 18th century in date. Behind is a walled garden enclosing the foundations of a cottage once occupied by a family of Flemish felt hatmakers. Walden Cottage was the venue for a weekend holiday cottage run by the local Labour Party; regular visitors included Dan Irvine, Burnley's first Labour MP.



Forest Cottage



Sabden Old Hall Farm



Lower Lane Farm

6.19 **Lower Lane Farm** is located on the lane beyond Sabden Fold at the far western end of the conservation area. It is another relatively simple stone farmhouse, probably built in the early 19th century. It is marked as a public house on the 1848 map. The door and window surrounds are plain, and painted black in the characteristic style of many old rural houses in Pendle. A barn with an arched cart opening is attached to the left hand side. Further to the south in open countryside is **The Old House**, another early 19th century farmhouse, much altered, with a larger attached barn. Both are of stone with stone slate roofs, also prominent in the landscape. **Higher Town Farm** marks the southern end of the conservation area. It is another early 19th century farmhouse with attached barn in typical linear form.

The public realm

- 6.20 The roads throughout the conservation area, though narrow country lanes, are predominantly metalled, which does not detract particularly from the character and appearance of the conservation area because of the softening presence of grassy verges, hedgerows and dry stone walls. Elsewhere the farm tracks are not usually hard-surfaced. There are no hard pavements and few kerbs, which adds to the natural character. There are some small areas of original stone setted and flagged surfaces remaining, though these are on private land around the older buildings and farms, and therefore do not contribute significantly to the public realm. Boundaries are predominantly dry stone walls, hedgerows and informal stock fences; in places there are stone stiles and roughly carved stone field gateposts. There are high grass banks to the ancient routes of Haddings Lane, Lower Lane and Well Head Road.



Stone stile and steps up the high bank on Well Head Road



Stone field gatepost and walls on Lower Lane



A double row of dry stone walls on Lower Lane

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

- 6.21 Sabden Fold conservation area is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), a designation which recognises and protects the area for its landscape quality. The main hamlet of Sabden Fold is situated in the valley bottom at the bottom of the south-facing valley slope. Other farm buildings are spread around the lower valley slopes.
- 6.22 Most of the conservation area boundary is defined by dry stone walls, but there are also some relict hedgerows and streams which are used. Sabden Brook runs north east to south west through the conservation area along the valley bottom separating the southern third of the conservation area. From here the land rises up to 350 metres and beyond the boundary to moorland in the north, and up to 280 metres in the south. The land is mostly agricultural grazing divided by dry stone walls or, nearer the valley bottom, fences and hedges but these are sparse. Trees are dotted about the lower field boundaries, and on some they are more closely grown, forming more prominent linear landscape features.
- 6.23 Cock Clough woodland runs north to south on the south-facing valley side and extends to the conservation area boundary at an elevation of 350 metres. It is semi-natural in character and is an important element in the landscape and also for biodiversity. There is one other small woodland at Lower Sabden Fold to the north east of Sabden Great Hall which provides enclosure to the hamlet and will be a feature in the landscape.
- 6.24 Haddings Lane runs into the hamlet from the south, and before it descends into the hamlet, there are extensive views of the valley and the moorland beyond with Cock Clough woodland prominently visible. From the point where Haddings Lane crosses Sabden Brook, it runs uphill and round the hamlet with intermittent trees either in the adjacent fields or gardens. These trees, coupled with embankments and stone walls, give the lane character and provide the hamlet with some shelter from the prevailing weather. Passing through the hamlet, garden trees and shrubs enclose the spaces, provide privacy to residents and restrict long distance views. Haddings Lane continues uphill into Well Head Road and as it passes the north end of the Lower Sabden Fold small woodland, trees are left behind and the landscape becomes more open, the road defined by drystone walls and the views more long distant.

- 6.25 The centre of the hamlet is marked by the junction of Haddings Lane, Well Head Lane and Lower Lane which leads west to Sabden Fold Farm. The junction has a more open character with the stone barn on the north west side of the road surrounded by a relatively wide grass verge. Old maps appear to show that the verge to the north of this building was once a track. The lane to the west meanders slightly, passing Sabden Fold Farm where there is a roadside line of four mature TPO trees before becoming only passable on foot at Lower Lane Farm which marks the west boundary of the conservation area. The approach to the farm along the lane is tightly enclosed by trees and hedges including a high proportion of evergreen holly which is in contrast to other roads and lanes in the conservation area. The view to the north from Lower Lane Farm is across the lower slopes of the south-facing valley side towards open moorland with Cock Clough woodland prominent in the landscape.



Cock Clough woodland extends to moorland



Field and garden trees on Haddings Lane



Holly enclosure on Lower Lane

Extent of intrusion or damage

- 6.26 There is little poor quality development in the area, and most of the buildings are generally well maintained. There are occasional examples of unsympathetic additions or alterations to buildings, but on the whole these do not have a significantly detrimental effect on the character and appearance of the conservation area. A few properties now display windows and doors in a variety of non-traditional styles, some in plastic, which can have a discordant effect.
- 6.27 In the public realm, there are occasional instances where traditional stone boundary walls or hedges have been lost and modern fences have been put up around property boundaries. Some of the dry stone walls around fields and lanes are in a poor condition, and where stones become loose they are more susceptible to theft.
- 6.28 There are many working farms in the conservation area and therefore there are several modern farm buildings in materials such as concrete block and metal panel. Some of the more recent are timber-boarded, and though these buildings can sometimes be visually intrusive and prominent in the landscape, this natural material will weather better into the surroundings. These buildings are to a large extent an inevitable part of farming areas, as is the related paraphernalia that can accompany farming activity. One of the most significant features of the conservation area is that, apart from these modern farm buildings, there are very few other post-1900's buildings. There has been some new building of garages and other outbuildings in the area, but it has generally been carried out to a good standard and does not detract from the special character of the area. Most of the new buildings are of stone and slate which tone reasonably well with the surroundings, and can be viewed as neutral areas which neither enhance nor detract from the character or appearance of the conservation area.

Problems, pressures and capacity for change

- 6.29 The conservation area has not experienced any significant physical change in recent years. There are currently few vacant buildings, although farming activity throughout Pendle has experienced decline in recent years. The Pendleside villages and surrounding rural areas are now seen as very attractive places to live, and it is possible that the loss of more farms and pressures for residential conversions of agricultural buildings could increase in the future. Similarly, there may be pressure for diversification of farms and buildings to other commercial uses.
- 6.30 It is unlikely that the open rural character of the conservation area will change significantly in the future. Current Local Plan allocations are protective of open farmland and moorland within and around the conservation area, with land allocated as open countryside, and also protected under AONB policies. Planning permission will not be granted for development that would detract from the natural beauty of the AONB (Local Plan Policy 2).
- 6.31 Dry stone walls, grass verges and banks, hedgerows and trees are important to the character and appearance of the area, and any proposals to remove or alter them should be given careful consideration. Any repairs or maintenance to stone boundary walls should be undertaken with care.
- 6.32 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 overall character and appearance. The visual impact of repairs such as re-roofing, stone cleaning or re-pointing could also be significant. Where old farm buildings are converted to residential use there is always a danger that these relatively simple buildings could lose their traditional agricultural character, becoming too domestic in appearance. The related clutter of garages, garden structures, fences etc. that are needed when barns are converted often contributes to this, and will sometimes adversely affect the setting and appearance of these buildings within the rural landscape.

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 new development preserves or enhances 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 conservation and restoration of buildings, and 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. Design guidance to control the conversion of farm buildings will need special attention in this conservation area.
- 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 key buildings, structures or sites that may be 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 countryside areas, in order to protect the amenity and appearance of the trees.
- 7.7 To encourage the on-going maintenance and repairs to roads and footpaths, to seek to ensure that future changes preserve the character of the area. Dry stone walls, stone field gateposts, stiles, hedgerows and grass verges should be retained and opportunities taken wherever possible to reintroduce traditional materials where these have been lost.

8.0 Local Conservation Area Guidance

What is a Conservation Area?

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

Caring for Conservation Areas

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

Planning Controls

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

Listed Buildings

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

Conservation Advice

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

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

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

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