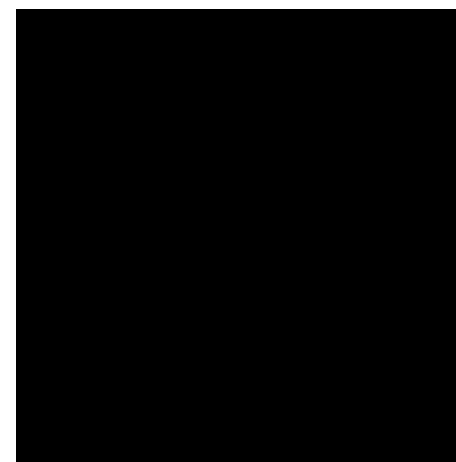


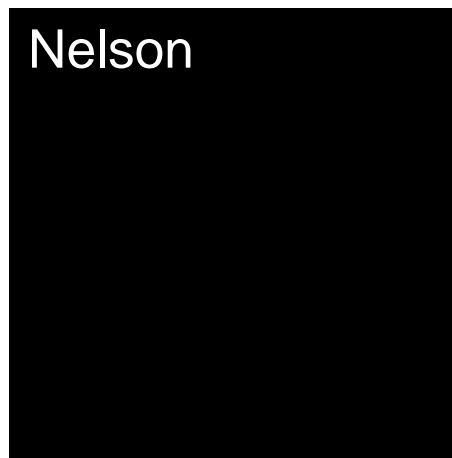
# Conservation Area Character Appraisal



## Lomeshaye Industrial Hamlet



## Nelson



January 1995  
Updated 2005 and 2010

£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 Lomeshaye Industrial Hamlet Conservation Area was designated in August 1994. It is a relatively small conservation area on the western edge of Nelson, focussed around Lomeshaye Mill and the workers' housing that was associated with it.

## 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](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). 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](http://www.pendle.gov.uk/conservationspd)

### 3.0 Summary of Special Interest

- 3.1 The conservation area is a small and self-contained group of buildings, historically separate from the surrounding development of Nelson. With its origins in the textile industry, it can be seen as a microcosm of much of the history and change which has taken place in Pendle over the last 250 years. It is a good example of a typical small industrial hamlet consisting of a mill and terraced housing which a paternalistic Victorian owner built for his workforce in the mid 19<sup>th</sup> century. The special interest of the conservation area derives particularly from the following elements:

- A relatively concealed location on the flat valley bottom of Pendle Water, set amidst mature trees.
- Textile mill buildings of the mid 19<sup>th</sup> century, some enhanced with classical architectural detailing.
- A tall, elegant and visually prominent mill chimney which acts as a landmark for the hamlet.
- Four terraces of workers' housing, closely related to the mill; their quality and layout strongly influencing the subsequent development of terraced housing in Nelson.
- A visual unity resulting from the predominance of local stone and slate.

## 4.0 Location and Setting

### *Location and context*

- 4.1 The Lomeshaye Industrial Hamlet Conservation Area is located to the west of Nelson but is separated from the Whitefield area of the town by the Leeds-Liverpool canal and more recently also by the M65 motorway. The conservation area forms an approximate triangle bounded to the north by Pendle Water, to the west and south by the Lomeshaye industrial estate, and to the east by the M65 motorway. Over time the hamlet has become enclosed by development, but the appearance of the conservation area has only been affected by modern development to a limited extent. Originally the hamlet would have been quite distinct from Nelson, with no other development in the immediate environs. Although this has changed with the creation of the industrial estate immediately to the west, the isolated feel of the village has been retained when approaching from the east, by its positioning in the valley bottom, and the large number of mature trees that surround the area.

### *General character and plan form*

- 4.2 Development comprises the large mill building, which has been added to over the years, with four terraces of workers' housing set in a rectilinear grid immediately to the north side. As the area was mainly developed around the same period in the 19<sup>th</sup> century, or using materials from that time, it has a largely homogenous character, with the use of local stone for walling and roofing. The main element of modern development that has extended into the area is on the land opposite Lomeshaye Place, where a large metal-clad industrial building has been built, which is at odds with the traditional construction and materials used throughout the rest of the conservation area.

### *Landscape setting*

- 4.3 The hamlet is set within the valley bottom of Pendle Water, with rolling countryside and Pendle Hill providing an attractive rural backdrop further to the north. The football ground and allotments provide an open aspect and immediate setting to the conservation area to the north. Behind the gardens on Calder Terrace in the north west of the conservation area is an area of woodland called Loamy Wood. This creates a buffer between the hamlet and the modern Lomeshaye industrial estate, and has a number of mature trees that provide a pleasant setting for the terraces.

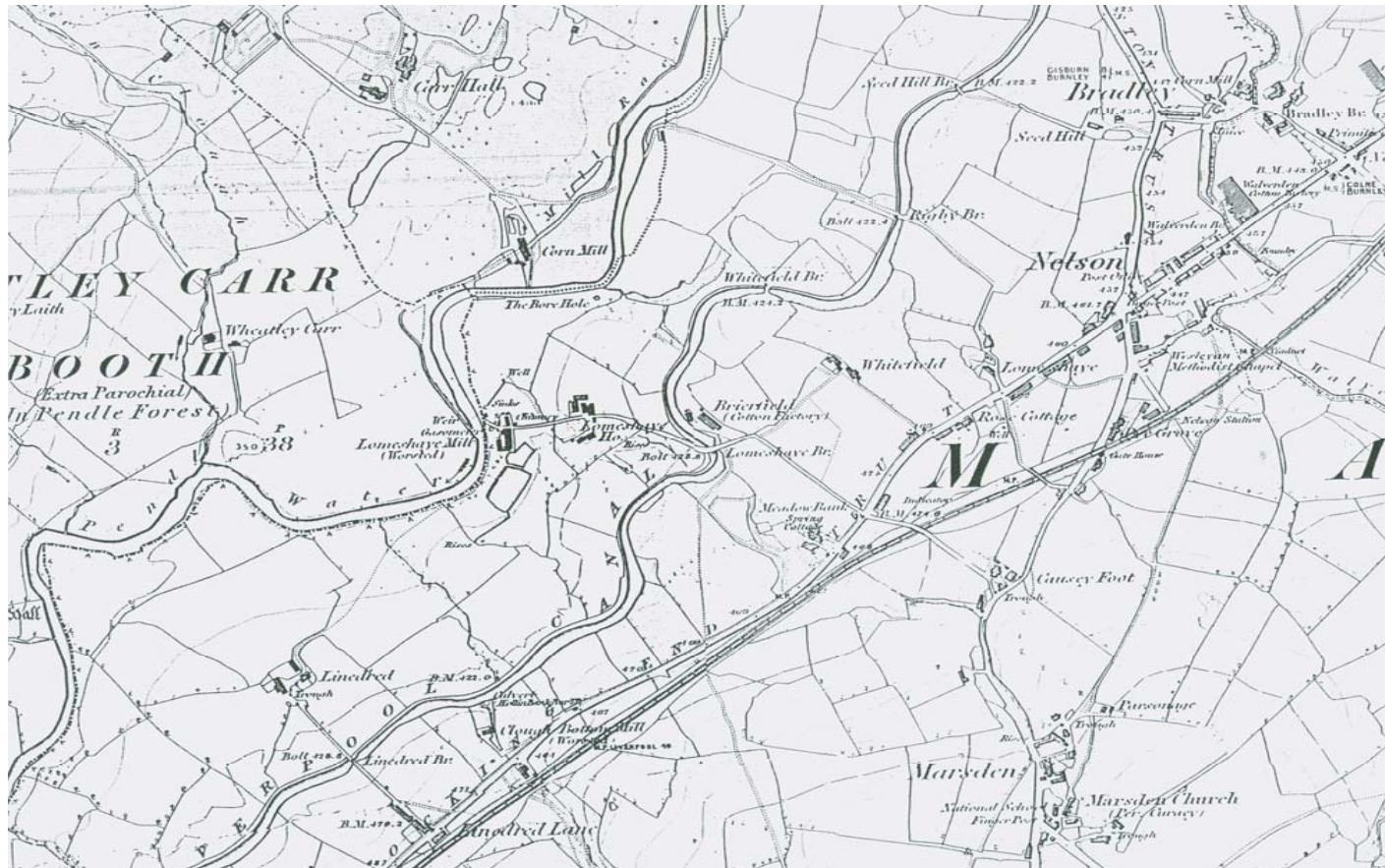
## 5.0 Historic Development and Archaeology

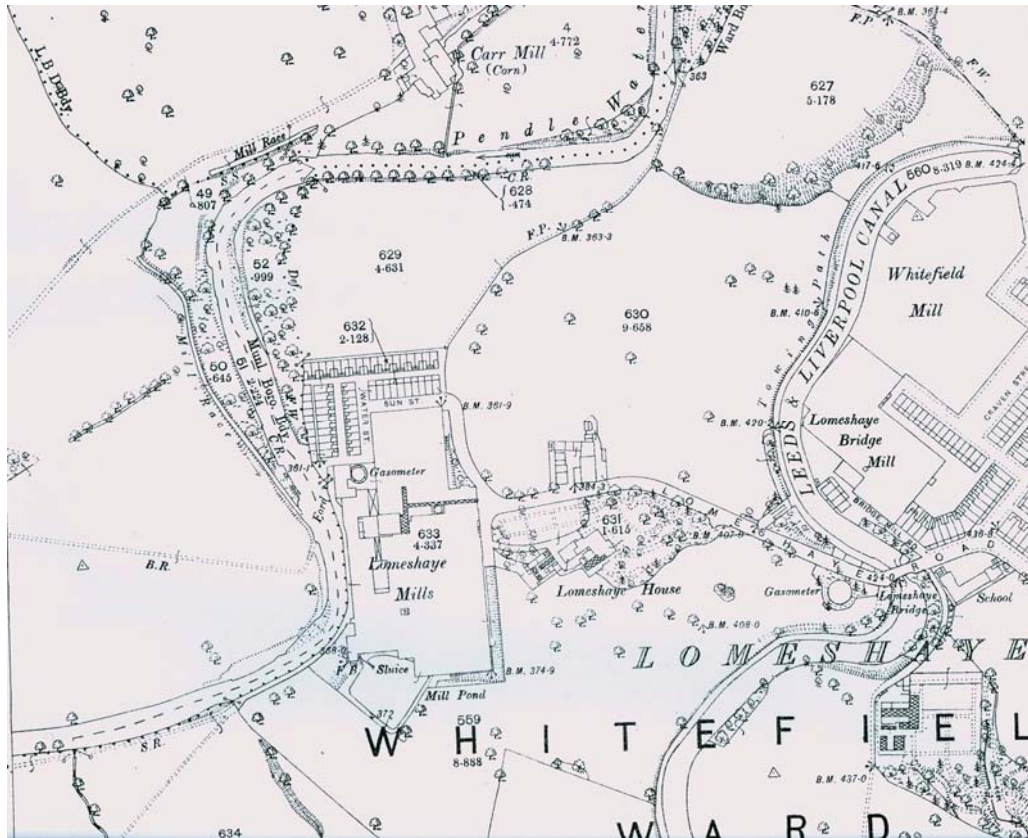
### *Origins and historic development*

- 5.1 In the Middle Ages the area around *Lomeshagh* (Lomeshaye) was a 'loamy' wood in the rural and remote Pendle Water valley high in the Pennines, where agriculture with some domestic weaving was the predominant activity. In the 18<sup>th</sup> century the Ecroyd family moved to the area, purchasing a 45-acre site, and in 1757 building Lomeshaye House, a Georgian stone mansion. In 1780 they constructed a three-storey stone water-powered mill with associated dams fed by the river, and the rural character of the area began to change. Initially, seven cottages were erected just to the north of the mill; the beginnings of Lomeshaye hamlet. Later, steam power was introduced, and by 1850 the mill had expanded eastwards with a new loom shop. The hamlet still had links with its agricultural past however, with a farmhouse and shippon still present to the north east of the mill, but an indication of the changing times was that there was also a combing shop.
- 5.2 The development of Lomeshaye Industrial Hamlet is therefore inextricably linked to the Ecroyd family. The family had been in the Marsden area since 1544, residing at Folds House, Briercliffe. In 1721 John Ecroyd inherited the family house, and with his brother Richard, purchased Edge End House in Marsden and the 45-acre estate at Lomeshaye. The two brothers, together with a third, Henry, founded a worsted manufacturing business at Edge End. As the business expanded, all work was transferred to the new mill at Lomeshaye. The cottages were built in the mid 19<sup>th</sup> century to provide accommodation for the mill workers. The mill was run on a "putter out" system, whereby the mill was used for spinning, with weaving, combing and dyeing being carried out in the workers' cottages. A steam engine was incorporated into the mill in 1836 and in 1840 a gas works was built.
- 5.3 In 1819 William Ecroyd took over the mill. The business became internationally famous, with a variety of types of cloth being exported as far afield as Brazil, Italy, Spain, China, Japan and America. In 1849, William's son, William Farrer Ecroyd became a partner in the business and helped introduce power looms to Lomeshaye Mill despite opposition from the hand loom weavers. The mill had already been expanded in 1845, and in 1863 Jacquard looms were introduced to Lomeshaye despite opposition, and the mill was extended again, now accommodating 2,345 power looms. The Ecroyds had also constructed a school, church and shop for their employees across the canal in Whitefield.



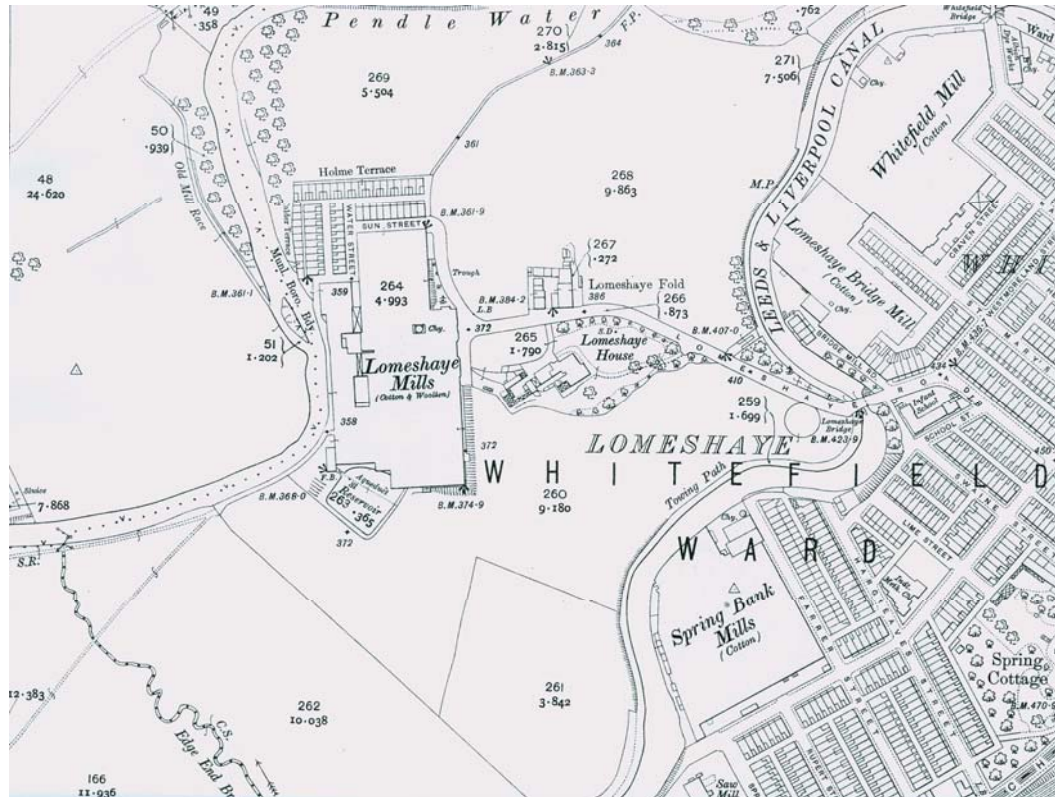
- 5.4 The **1844 OS map** indicates that Lomeshaye at this time was still an isolated hamlet to the west of the villages of Nelson and Marsden, set between Pendle Water and the canal. The mill is named as 'Lomeshaye Mill (Worsted)' and shows as an irregular U-shaped building set back from the river. Large reservoirs, a chimney, gasometer and weir are also named, as well as Lomeshaye House, the now demolished residence of the Ecroyds. Farm buildings and early weavers' cottages are shown close to the house, and a track leads across the canal at Lomeshaye Bridge towards the turnpike road and Nelson.



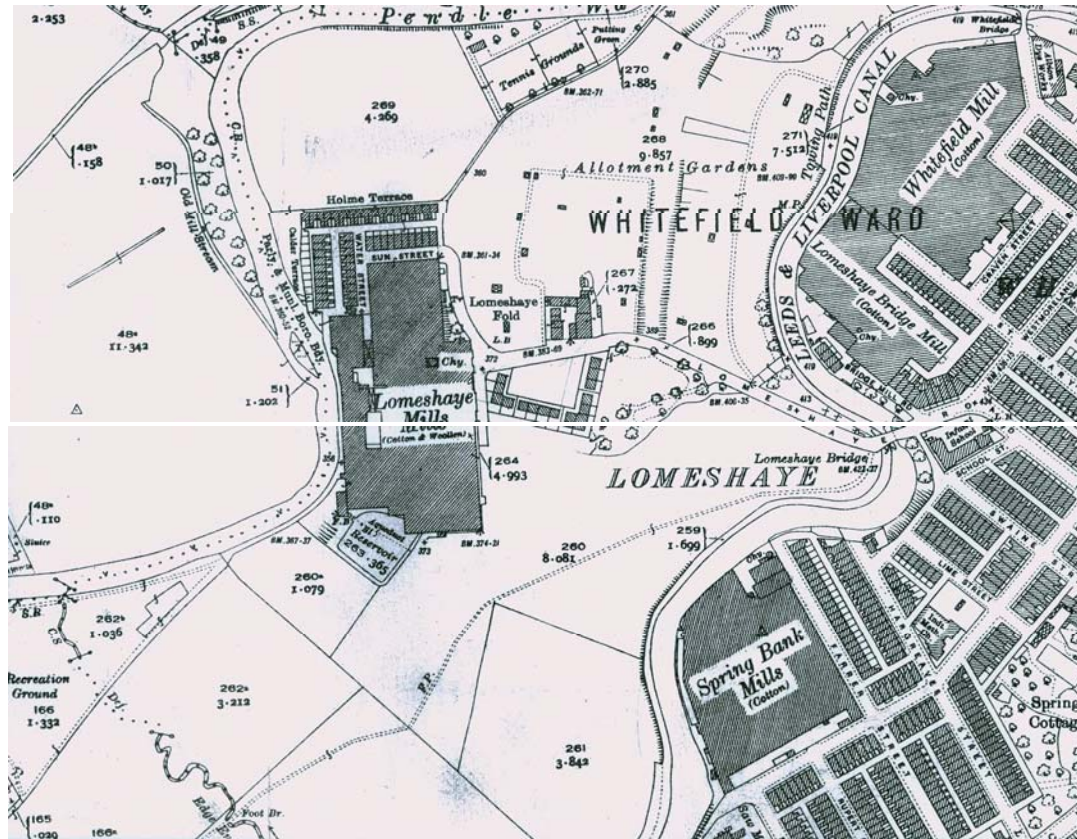


5.5 The 1893 OS map shows the larger mill that extended and replaced the earlier water-powered mill after 1845. To the north are the four terraces built for the workers shortly after the extension of the mill, now known as Holme Terrace, Water (subsequently renamed Ecroyd) Street, Calder Street and Sun Street. Lomeshaye House is shown within wooded grounds. The group of buildings opposite were originally weavers' cottages built in 1780.





5.6 By 1912 the OS map shows that there was little observable physical change in the area, only relatively small scale additions to the mill. The group of buildings opposite Lomeshaye House are now labelled as 'Lomeshaye Fold' and it is known that they were used as a farm up until their demolition in 1963. Nelson had expanded up to the line of the canal by this time.



5.7 The Ecroyds may have found Lomeshaye Mill inadequately small as business boomed at the turn of the century, as from 1891 until 1933 the Ecroyds jointly owned Lomeshaye Bridge Mill. By the early 1920's Lomeshaye House, the Ecroyd's main residence, had been demolished, and the stone used to build the bungalows at Lomeshaye Place, adjacent to the mill, which were retirement homes for ex-mill workers. By **1935** the largest impact on the area for several years is clear. Lomeshaye House and its landscaped grounds have been replaced

with the row of bungalows. Victoria Park has also extended into the northern part of the conservation area, with tennis courts and a putting green. The mill closed in 1933 at the height of the depression. From 1933 until 1939 the building was occupied by the London Rubber Company, and in 1941 the mill was occupied by Thompson & Taylor Ltd, cotton manufacturers, and then as a 'shadow' depot as insurance against the extensive German raids on Hull. The mill closed in 1987 until the Glenfield Park Group bought it in 1989 to refurbish it for renting out the space to businesses. The motorway was constructed through Nelson in 1988. This cut off the road access to the area from Lomeshaye Road, and Lomeshaye Way, previously a footpath, became the only road access into the hamlet. The river was diverted away from the mill complex in order to accommodate the industrial estate.

### ***Archaeology***

- 5.8 There are no Scheduled Ancient Monuments within the conservation area, however there are sites of archaeological interest, including the original Lomeshaye Mill site and the site of Lomeshaye House.

## **6.0 Spatial and Character Analysis**

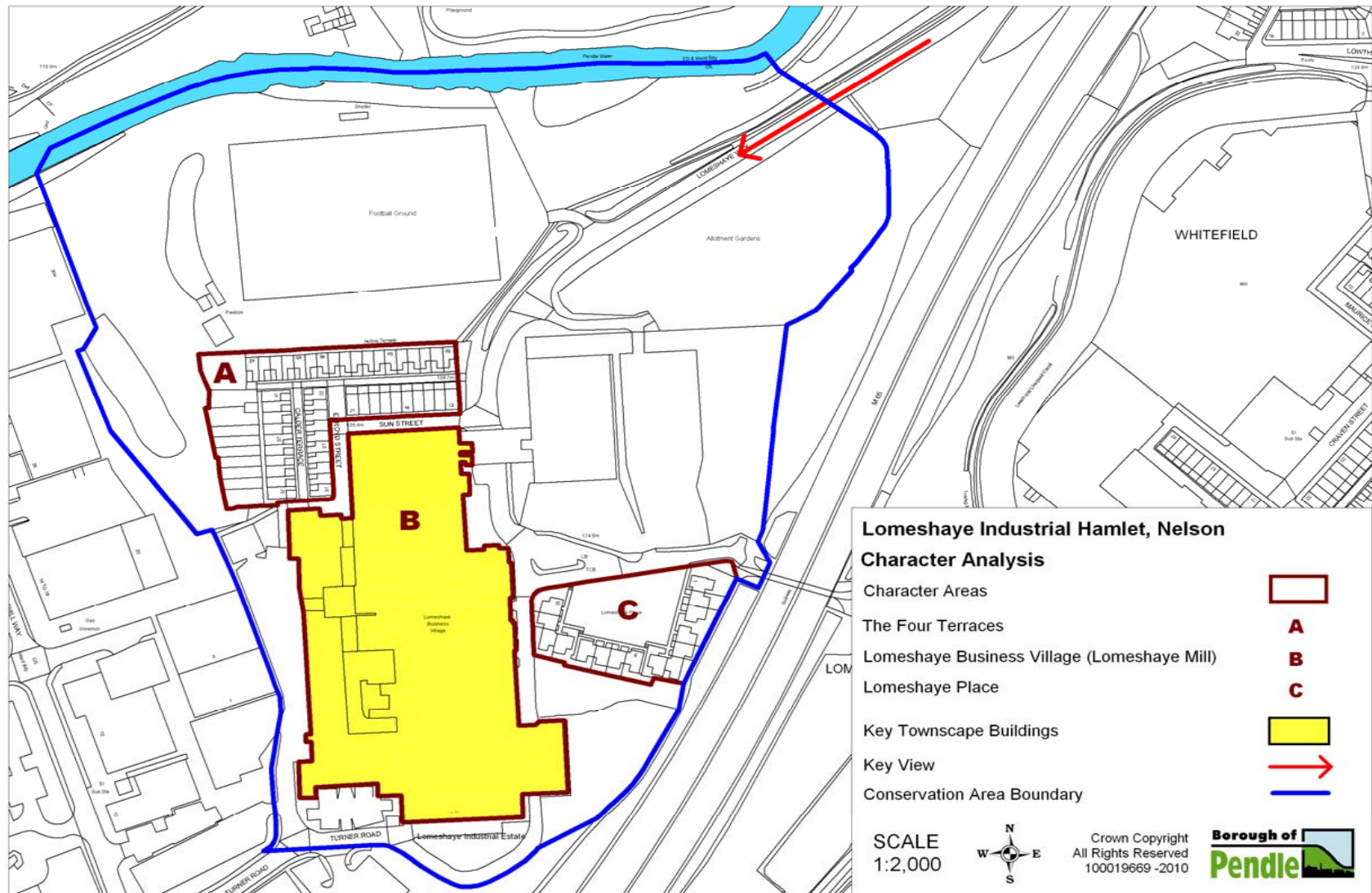
### ***Character of spaces***

- 6.1 There is a larger area of open space at the northern side of the conservation area, as well as the smaller more confined spaces that have been left between individual buildings and terrace rows. The larger area comprises the football ground and allotments. The green open spaces found here contrast markedly with the much more enclosed urban spaces to be found within the terraces, and between the terraces and the mill. There is a relatively formal open space at Lomeshaye Place, where a green lawn fronts the stone houses, enclosed by them to three sides.

### ***Key views and vistas***

- 6.2 Due to the enclosed nature of the conservation area, there are few significant views or vistas. Despite its valley-bottom location, panoramic views are prevented either by the tightly knit nature of development or by the large trees in the area. There are glimpses of long distance views from eastern parts of the conservation area out towards the undulating hilly landscape to the north, with occasional glimpses of Pendle Hill. The mill chimney is a key focal point of views from outside the area; the most significant view, from Lomeshaye Way, is marked on the Character Analysis Plan (below) and shown in photographs at paragraph 6.28. The chimney protrudes above the tree line, as the only identifying element of the hamlet from immediately outside the conservation area. Within the hamlet itself, the grid nature of the streets concentrates and encloses views along the rows, each time terminated by other terraced rows.







**Character areas**

- 6.3 There are three distinct areas of differing character within the conservation area. These are the four terraces (Sun Street, Ecroyd Street, Calder Terrace and Holme Terrace), Lomeshaye Business Village (the former Lomeshaye Mill), and Lomeshaye Place. These reflect the historic character and land uses of earlier periods. They are identified on the Character Analysis Plan and described below. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.

**The four terraces (A)**

- 6.4 The housing was built by the Ecroyd family in the 1840's to serve the mill. It gives a clear indication of what the mill owners of the time considered to be the most important locational factor – close proximity to the mill itself and within earshot of the bell above the main entrance. The houses are arranged in four terraces, built in an L-shape on the north side of the mill. Back lanes separate the blocks, providing easy access to the rear of each house. Holme Terrace and Calder Terrace are garden-fronted, facing onto open space, whilst Sun Street and Ecroyd Street front directly onto the street. The special quality of this part of the conservation area lies in the tight urban form, simplicity and unity of materials of the sandstone terraces, allied to their close proximity to the mill.

**Lomeshaye Business Village (the former Lomeshaye Mill) (B)**

- 6.5 The mill buildings, now known collectively as the Lomeshaye Business Village, are subdivided into a series of small business units. The mill is the key building in the conservation area. Despite its subdivision, it is still a robust and imposing structure, with the sandstone blocks of its construction bringing an overall unity to the different elements. The elegant chimney is by far the most prominent townscape feature. The mill is now an important employment centre, with access mainly via Lomeshaye Way to the north east and, to a lesser extent through the industrial estate. There is also a pedestrian and cycle route under the motorway to Lomeshaye Bridge, connecting with the residential areas of Whitefield. Diversion of the river in the 1970's has left space on the west side of the mill for a parking area between the mill and the neighbouring industrial estate, with which it now has a close functional relationship. This has however somewhat divorced the mill from its historic setting and context.

**Lomeshaye Place (C)**

- 6.6 This development of fifteen retirement bungalows was built by Nelson Corporation on the site of the Ecroyds' home, Lomeshaye House, after it was demolished in the 1930's. The development still retains an attractive character, being formally grouped around a lawn, this open aspect contrasting with the much more compact layout of the four terraces.



The terrace at Sun Street



Lomeshaye Mill – the west range and chimney



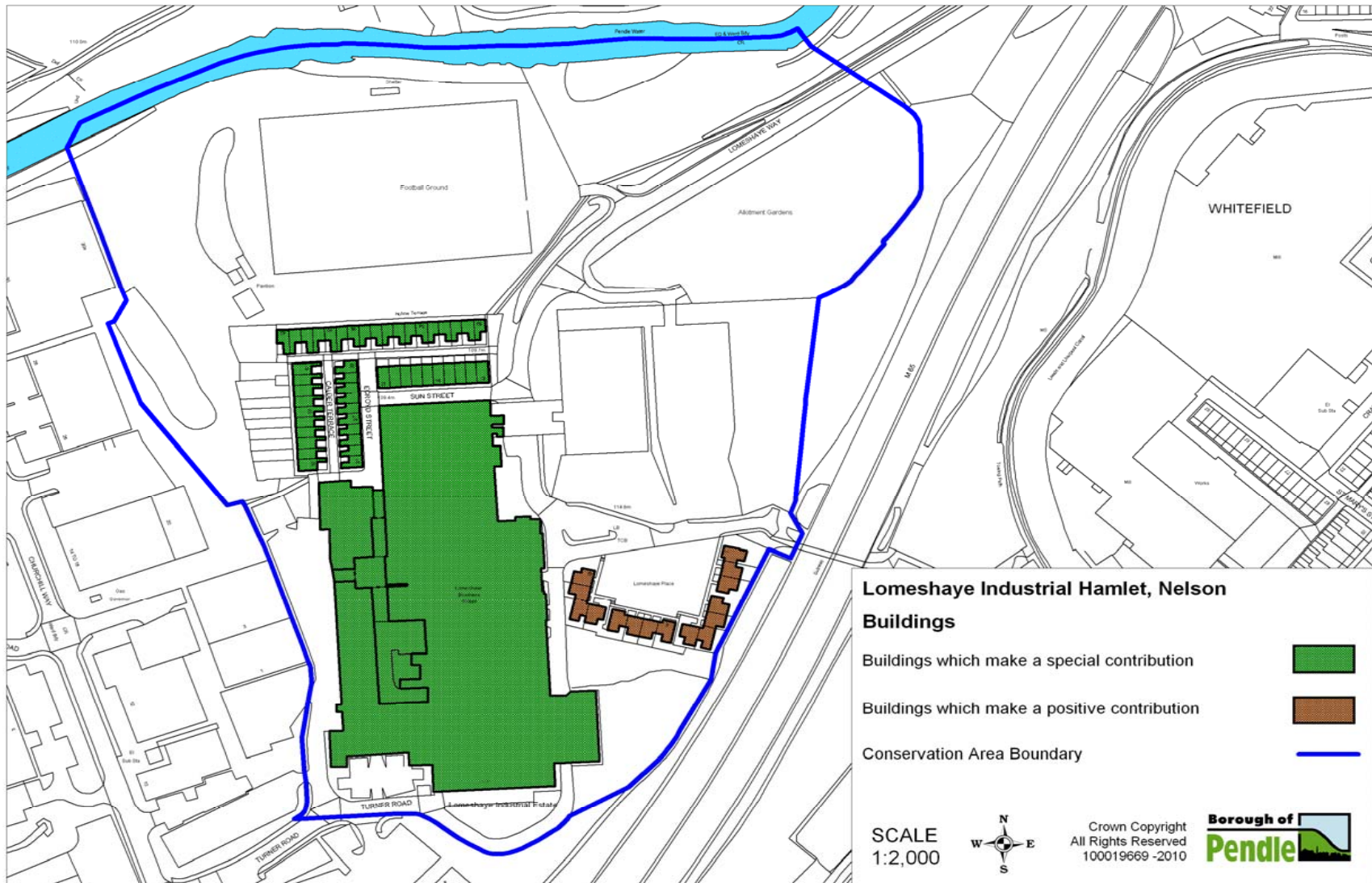
The bungalows at Lomeshaye Place fronted by the original stone boundary wall to Lomeshaye House

### ***Prevailing and former uses***

- 6.7 Historically the land uses in the conservation area were related both to farming and the production of cloth. The mill buildings were constructed first, followed by the terraced housing for the workers. This continued for many years until textile production was no longer profitable. After a period of redundancy the mill was split into units in the 1980's, allowing numerous smaller businesses to take over space. Parts of the mill have also been utilised for services such as a children's nursery and a radio station. The houses were over the years sold off to private individuals, and it remains this way today. The proximity of mill and houses however means that employment and residential uses here are very closely juxtaposed.

### ***Buildings, materials and details***

- 6.8 Lomeshaye Industrial Hamlet is a small conservation area with its boundaries drawn relatively closely round the buildings. Most of the buildings relating to the model village, i.e. the mill and terraces, remain. The Ecroyds' house has been demolished, but is recalled in the materials of the later Lomeshaye Place housing. As such, the majority of buildings within the area are of historic interest, and make a positive contribution to the character and appearance of the conservation area. These are marked on the Buildings Plan below, and described in the following sections.
- 6.9 The principal material used in the building of the terraces and mill buildings is the locally-quarried buff coloured Pennine sandstone. This brings an overall unity to the built form. On the mill buildings, this is used in large, rough, regularly coursed blocks with a finer ashlar for the dressings. For the houses, the walls are squared uncoursed rubble stone with ashlar dressings, and roofs are local sandstone slates. Sandstone is also used for back-street setts, kerbs and paving flags. The mill buildings are generally roofed with blue Welsh slate, which became more plentiful with the expansion of the railway from the mid 19<sup>th</sup> century. The weaving sheds have been re-roofed more recently using profiled steel sheets. Boundary walls are generally stone, some with original half-round or chamfered copings. There are some metal railings and timber picket fences at Calder Terrace and there is a high fence of concrete panels to the football ground on Lomeshaye Way. A modern steel-frame industrial building has been built on Lomeshaye Way; it is the only permanent non-stone structure within the conservation area, and consequently its appearance is at odds with the predominantly stone surroundings.



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

**Lomeshaye Mill**

- 6.10 Although there were mill buildings on the site in the 18<sup>th</sup> century, nothing survives from before the rebuilding phase of the mid-19<sup>th</sup> century. The single storey office range and north-light shed to the east have a datestone '1845 to 1859' and it seems that the three storey west range followed in about 1850, including a small engine house. Weaving sheds were added to the south in 1863 and to the north in 1871 and, in the course of this development as power requirements increased, four boilers and a five-bay engine house were accommodated in the central yard. With these came the tall octagonal chimney with its elegant mouldings at the cap.
- 6.11 Lomeshaye Mill is by far the largest building in the conservation area and historically the reason why the hamlet developed here. Though some of the architectural interest of the building has been damaged by unsympathetic alterations and additions, there are still some impressive features that make the mill stand out. Most of the buildings are of stone rubble, which is generally squared and coursed, and vary from one to three storeys in height. They are generally simple and robust buildings but with added refinements in places, such as ashlar, cornicing and classical detailing in stone. This imparts a sense of grandeur that gives some impression of the wealth of the family that built the mill. Many local mills at this time were purely functional and had less emphasis on aesthetics. Whilst the mill is utilitarian to the west, the south and east sides have Italianate classical elements, such as bracketed copings or a moulded parapet cornice, corners with expressed quoins, and openings with keystones and rusticated voussoirs.
- 6.12 The office range is single-storeyed and grandly Italianate in style. This formality and classical detailing contributes strongly to the mill's special character. It has a five-bay front elevation of ashlar, with a wide, arched vehicle entrance to the south end and then four bays with round headed openings, three of them windows with moulded archivolts with keyblocks, and one a door with a rusticated head. The north wall of the office and the walls of the shed are of squared stone rubble, the datestone set over a round-headed doorway with a stone surround with pilasters and a rusticated head with a keyblock. The multi-storey west building is simpler in design, and incorporates a beam engine house with round-headed windows. To the north of the engine house the west mill was two-storeyed originally but was later increased to three.



- 6.13 The weaving sheds are all fairly similar in design. The south weaving shed has the date 1863 on the keyblock of its south doorway. It is L-shaped and built of squared rubble, its south wall with round headed ventilation openings into the north-light roof. The weaving shed which stands between the 1845-1859 block and the 1863 shed is dated 1871 on the keyblock over its east door. It also has round-headed ventilation openings in both its east and west parapet walls. The weaving shed at the north end of the site is undated. Its outer walls are of rubble with quoined corners, surmounted by tapering piers with shaped tops, and with round-headed ventilation openings, both similar to those on the 1871 weaving shed. The latter two sheds are characterised particularly by their parapet walls which are supported by decorative stone corbelling. Part of the special character of this area is the strong and dramatic appearance of the weaving shed walls, which rise sheer from the side of the road opposite the terraces on Sun and Ecroyd Streets.
- 6.14 At the centre of the site is the impressive stone chimney with its slender octagonal shaft tapering to a moulded cap. The stonework has been reinforced with iron banding, giving a distinctive striped appearance. The chimney is one of the best examples remaining in Pendle. To its west is the tall engine house and the boiler house with its four round-headed boiler openings.
- 6.15 The conversion into business units in 1989 brought about some change to the original fabric. Most of the mill doors were altered and the windows replaced with plastic frames. The slates on the north light roof have been replaced with tiles and metal sheeting, which although regrettable does not detract too greatly from the character and appearance of the conservation area, as there are not many vantage points from where this is visible.



Office range - rusticated arched doorway with keyblock



Office range - classical detailing below the windows



Northern weaving shed wall – stone corbelling to the parapet and round-headed ventilation openings

**Workers' terraced housing (Sun Street, Water Street, Holme Terrace and Calder Terrace)**

- 6.16 The workers' terraces (now in private ownership) comprise four rows of terraced houses, which have a total of 48 dwellings. They date to between 1845 and 1859, and were built by the Ecroyd family to a high standard, with their own yards and privies, water and gas supplies. The houses are significant in that they were built prior to the formation of the Nelson Local Board in 1864, and hence were not constrained by local bye-laws in their standards of construction. Their standards and design were purely regulated by the provider, and the result was accommodation better than average for the early date. In particular, the layout, with individual yards and back lanes to facilitate refuse removal, were highly influential and later became enshrined in Nelson's building bye-laws. The simple non-architect designed look of the terraces was also influential in determining the appearance of the later terraces of working class housing in Nelson. The houses are also significant in the early history of housing provision by employers alongside better known examples, such as Bank Top at Bolton, and Copley and Akroyden at Halifax. The English Heritage study *'By Industry and Integrity – Nelson, a late 19<sup>th</sup> century industrial town'* (2001) provides further detailed information on the terrace design.
- 6.17 The terraces are consistently two storeys in height and are stone built. The use of local rubble stone gives a vernacular look, though tempered by the use of large more formal sash windows in the front elevations. The terraces have a superficially consistent appearance, with squared uncoursed rubble stone walls, quoins to the corners, and chamfered plain stone surrounds to door and window openings, the lintels being segmental-arched. The roofs are of stone slate, with stone gutter ledges supported on square stone brackets at the eaves. The rears of the properties are more basic in design, with the majority of doors and windows having flat lintels and sills, without jambs. Many of the windows are much smaller than at the fronts, probably originally having casement frames, and indicative of the more usual size of cottage window prior to regulation by the Local Board. Internal plans show that Calder Terrace provided larger accommodation than Sun Street, whilst Ecroyd Street and Holme Terrace were slightly smaller. This hierarchy had less to do with social status than the relative earning capacity of families where several members were working.
- 6.18 Each row has subtly different characteristics, the main variations being at the rear, which reflect the different plan layouts. Holme Terrace, the longest terrace of 18 houses, has paired front doorways, shared four-flue ridge stacks and shared two-storey scullery wings to the rear. The other terraces each have 10 houses. Ecroyd Street has a similar layout to Holme Terrace, although the doorways are not paired and each house has an individual two-flue ridge stack. The sculleries are in

single-storey outshots which also incorporate the privy and ashpit. The construction of these houses is unusual in that larger blocks of coursed, squared stone have been used for the gable and rear walls. Sun Street again has separated doorways and two-flue ridge stacks, but the houses are two rooms deep with no outshot, as are those at Calder Terrace.



Surviving original four-panelled front door



House frontage, Sun Street

- 6.19 Out of all of the buildings in the area, the houses remain predominantly as built. The stone 'envelope' of the terraces is remarkably robust and changes over time have mainly been limited to windows and doors. Most of the stout chimney stacks with bracketed copings survive. The windows were originally timber sliding sashes (or casements to the rear), but all have been replaced with a variety of modern top-hung casements in timber or plastic. Of the doors, at least two survive (see photographs above). These have four panels, with the top edges curved under the arch of the opening, and detailed with bolection mouldings.
- 6.20 The pavements in front of Holme Terrace and Calder Terrace retain the original sandstone flags, and the two back streets retain their sandstone setts edged with flags, but otherwise street surfaces are tarmac with some surviving stone kerbs.

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

**Lomeshaye Place**

- 6.21 This development of fifteen retirement bungalows was built by Nelson Corporation on the site of the Ecroyds' home, Lomeshaye House, after it was demolished in the 1930's. The use of materials from the house accounts for the heavy stone coursing, rusticated quoins and large roof slates as well as the chamfered coping to the boundary wall. Modernisation has not improved their appearance, with tall metal flues extending above the chimney stacks, and plastic doors and windows to all the openings. However they still retain an attractive character and appearance, being formally grouped around three sides of a lawn, this open aspect contrasting with the much more compact grid layout of the four terraces.



### ***The public realm***

- 6.22 The public realm in the conservation area is typified by a mix of original and modern materials. Over the years the traditional stone setts and flags have gradually been replaced (or covered over) with more modern and less aesthetically pleasing materials. However the two backstreets both retain original setts and stone edgings, whilst Calder and Holme Terraces retain some flags and edgings to the garden fronts. These traditional elements contribute greatly to the area's special historic character.



Back Holme Terrace



Calder Terrace - sandstone paving flags and kerb edgings



Back Calder Terrace

- 6.23 In Sun Street and Ecroyd Street the roads and pavements were covered by tarmac in 1978, and consequently this detracts somewhat from the character and appearance of these terraces. The original cast iron street signs for Sun Street and Ecroyd Street remain, and these bring some sense of the age of the terraces to these streets. There are also some examples of early ironwork fittings, including original rainwater grates and bollards that were installed to prevent vehicle damage to the mill. In general the terraced streets are relatively uncluttered in terms of traffic signs and other paraphernalia, however the parking and loading areas around the mill are more functional in appearance.



Tarmac road and pavement in Sun Street



Original cast iron bollard

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

- 6.24 Open land forming the northern third of the area includes the football ground and some allotment gardens. Lomeshaye Way leads into the conservation area by vehicle from the north east and views are constrained by the allotments to the south east and a densely tree-planted embankment to the north west. This route provides a pleasant landscaped approach to the hamlet. The road turns to the south just prior to the gable end of Holme Terrace and the tree planting closes the view. The only visible hint of the hamlet ahead is the mill chimney rising above the trees. As the road straightens the view of the mill is exposed ahead with the chimney centrally dominating.
- 6.25 From the same direction, an alternative pedestrian route can be taken from the east side of Victoria Park. The path passes through the park and enters the conservation area at a narrow point pinched between a bend in the river and Lomeshaye Way. The path passes behind the tree-planted embankment with views across the open grass to Victoria Park over the river and Nelson Football Club backed by a group of large mature trees. The path leads to the gable end of Holme Terrace.
- 6.26 The football club is the largest formal open green space in the conservation area and is screened and sheltered by trees to the west, north and east. The pitch is edged by a post and rail fence which carries advertisement hoardings, while the boundary to Lomeshaye Way is formed by a concrete panel fence. There is a small pavilion and spectators' shelter and four floodlight masts. The river to the north marks the conservation area boundary. The trees beyond the football club to the west are growing in an enclosed area which used to be the route of the river before it was diverted to the west. The trees originally would have been growing along the banks of the river. The area is now a community nature garden known as Loamy Wood and provides a pleasant natural haven for wildlife and relaxation for residents.
- 6.27 There are two other entrances into the conservation area but both are for pedestrians only. The first approaches from the west passing along the south boundary of the community garden, the gable end of Calder Terrace and into Ecroyd Street. The houses on Calder Terrace have gardens extending to the west towards the community garden and there are a number of mature trees within the gardens which are protected by TPO No. 11, 1997. The TPO trees, along with mature trees and other vegetation in Loamy Wood community garden, provide an important visual screen and buffer to the industrial estate to the west beyond.



- 6.28 The second pedestrian entrance approaches from the east and, prior to the construction of the M65 motorway, would have been a vehicular access allowing a vehicular route through the hamlet. Now the approach is via a pedestrian tunnel under the motorway where, upon exit from the tunnel, the view is of the mill and its chimney ahead and Lomeshaye Place sheltered housing. To the east of the mill, there is a large yew tree and two limes. Lomeshaye Place encloses a well-kept green which is the second such formal space in the hamlet. Elsewhere in this part of the conservation area, open space is largely car parking associated with the Lomeshaye Business Village. Views of the motorway are screened by the extensive tree planting on the embankment behind the houses of Lomeshaye Place.



The landscaped approach from Lomeshaye Way with the chimney visible in the distance



Calder Terrace forms the backdrop to the nature garden



The approach from beneath the motorway with the chimney and yew tree dominating the view

***Extent of intrusion or damage***

- 6.29 Within the residential areas there is little poor quality development. On the whole most properties are well maintained, with some examples of unsympathetic additions or alterations to buildings, however these do not have a significantly detrimental effect on the character and appearance of the conservation area. Examples of such alterations are the use of non-traditional doors and windows, either uPVC or stained timber. A number of large rear extensions have also been built using felted flat roofs, which are at odds with the more traditional pitched, lean-to or flagged roofs found on the original extensions and outbuildings.
- 6.30 The industrial sector around the mill is the area that has seen the most damaging development carried out. Lomeshaye Mill itself has seen changes typical of a building sub-divided into individual units. Many window frames have been replaced with standard uPVC units with little consideration given to the size or shape of openings. The number of new businesses has seen a proliferation of signs, but on the whole these tend to be kept quite small and are not as visually disruptive as they could be.
- 6.31 The main example of damage to the character and appearance of the conservation area is the large modern industrial unit adjacent to the mill and directly opposite Lomeshaye Place. The construction and materials of the unit and its boundary fence are in stark contrast to the traditional vernacular materials used in the rest of the conservation area.
- 6.32 The M65 is raised above the eastern side of the conservation area on an elevated embankment, where it divides the hamlet from Whitefield. The motorway is not immediately apparent at most times of the year due to a number of mature trees and screening planting along its route. However a large sign is visible on the embankment where it cannot be screened, which increases the prominence of the motorway, along with noise in the immediate area around Lomeshaye Place.
- 6.33 The adjacent Lomeshaye Industrial Estate, although in very close proximity to the hamlet, does not detract to a great extent from the character or appearance of the conservation area due to being shielded from most views by Lomeshaye Mill, the terraced rows and the mature trees of Loamy Wood.



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

- 6.34 As the conservation area is quite tightly drawn there is relatively little capacity for large scale change or new development. However there are some open spaces which may be more susceptible to development pressure. The football ground and allotment gardens are currently designated as open spaces in the Pendle Replacement Local Plan and are also in active use, however should they become redundant in future such spaces may become a target for development. This could impact on the openness and setting of this part of the conservation area.
- 6.35 The open area next to the modern industrial unit may be a more immediately available site due to its allocation as a Protected Employment Area in the Local Plan, however the design of any such building would be crucial. Any building similar to the existing industrial unit would further compound the negative effect this building has on the character and appearance of the conservation area, and would perhaps necessitate a review of the conservation area boundary in this area.
- 6.36 Boundary walls and trees are important to the character and appearance of the conservation 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. Similarly, the remaining areas of original stone pavings might be susceptible to alteration.
- 6.37 The terraced cottages have a generally uniform appearance. Incremental or ill-considered alterations, such as extensions, porches, conservatories, or new windows or front doors, are therefore likely to have a significant impact on overall character and appearance. 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.
- 6.38 With many different businesses now occupying the mill, there is also increased potential for incremental alterations or extensions to these buildings, which cumulatively could be damaging to the historic character and appearance. Whilst the piecemeal use of the mill has given it a viable future, there is a clear risk to its appearance from a proliferation of signs and services, such as exposed plumbing, wiring, flues and air-conditioning units.

## 7.0 Management strategy

- 7.1 In order to preserve and enhance the conservation area over the longer term, the following 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.
- 7.3 The on-going 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 website publication of an explanatory leaflet about conservation areas, to include best practice advice on carrying out alterations, maintenance and repairs. The introduction of an Article 4 Direction, which grants the local planning authority the power to restrict householders' permitted development rights, could be considered as a means of controlling potentially harmful changes to the four terraces. Change at the mill also needs to be managed positively and sensitively.
- 7.4 A photographic survey will be maintained 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.
- 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 appraisal as making a special contribution to the character and 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 spaces, in order to protect the amenity and appearance of the trees and other areas of landscape. Further tree and shrub planting to shield the effects of the motorway would benefit the conservation area.
- 7.7 To encourage on-going maintenance and repairs to roads and footpaths, and to seek to ensure that future changes in the public realm preserve the character of the area. The areas of traditional setts and flagged paving that do exist should be retained and repaired, and opportunities taken wherever possible to reintroduce traditional materials where these have been lost or covered over.

## 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 661333), 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)

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Website: [www.pendle.gov.uk/conservation](http://www.pendle.gov.uk/conservation)

**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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