

Albert Road, Colne Conservation Area Appraisal and Management Plan

Draft October 2026

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1 Summary of special interest

- An early nucleated Medieval settlement, focussed around the Church of St Bartholomew, dating to the 12th century.
- A widened market town, with evidence retained through the large collection of inns dating to the circa 17th and 18th centuries.
- A wealth of large-scale late 19th and early 20th century commercial buildings, including the former Co-Operative Emporium (Norway House), Shackleton House, the Post Office and purpose-built parades of shops.
- The Neo Gothic Town Hall by AE Waterhouse, and its group value with other large-scale buildings.
- Rich variety in architectural style creating an extremely varied and interesting street scene, with Classical, Neo Tudor, Art Nouveau and Art Deco influences.
- A particularly dramatic roofline, heightened by the tower of the Town Hall, cupolas, gables and stone balustrades.
- Incredibly well-preserved public realm, including the largest paving slab in the world.
- An exceptionally high number of preserved sash windows and panelled 19th century doors.
- Use of sandstone throughout, unifying the variety of architecture.

Please note this appraisal and accompanying mapping is not exhaustive and other features of interest may be identified as part of the development management process.



Figure 1 New Market Street



Figure 2 The return to the Town Hall and 1 New Market Street create a varied roofline



Figure 3 Albert Road with the Town Hall (left), 34 Albert Road and Shakleton Hall



Figure 4 17th century Market Tavern and 19th-20th century re-fronted buildings

2 Introduction and background

- 2.1.1 This conservation area appraisal and management plan has been produced to provide an understanding of the importance (significance) of the Albert Road Conservation Area. It provides a summary of its special interest, identifies threats to its significance, makes suggestions for its management and future enhancements, and recommends boundary changes.
- 2.1.2 It will be subject to a statutory public consultation period when the community will be invited to provide comments on the document, including the proposed boundary changes. Any suggestions must be considered by the Council before the document and any boundary amendment are adopted.

3 Planning Policy and Legal Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.1 Conservation areas are designated heritage assets. They are designated by local planning authorities through Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 3.1.2 Section 72(2) of the Act places a duty on local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, in development proposals that affect them.

National Planning Policy

- 3.1.3 The National Planning Policy Framework provides the national policies relating to heritage that the local authority must consider when making a decision on the suitability of a proposal in or affecting a conservation area. The Council's decision must comply with the policies contained in the NPPF.

Local Planning Policy

- 3.1.4 The Pendle Local Plan Fourth Edition 2021-2040 (the Local Plan) was formally adopted at a meeting of Full Council on Thursday 18 December 2025.
- 3.1.5 The Local Plan now forms part of the statutory development plan for Pendle and is used in the determination of planning applications throughout the borough. Policies SP11 and DM18 control development that impacts the historic environment.
- 3.1.6 Policy SP11, Historic environment, recognises the importance of local vernacular, pre-industrial farming heritage and the textile trade and its physical evidence in historic buildings. This policy seeks to protect these elements in

development proposals that affect them, and emphasises the importance of a clear understanding of significance to inform development proposals.

- 3.1.7 Policy DM18, Heritage assets, highlights that new development should consider scale, materials, and architectural detail, and make a positive contribution to local character and distinctiveness.
- 3.1.8 This appraisal is intended to highlight areas that make a contribution to its character, so that these significant features are given special consideration in any planning decisions that affect it. It is also intended to inform development proposals, so that they are appropriate to the conservation area, by ensuring its significance is clearly articulated.

The Effects of Designation

- 3.1.9 Buildings over 115 cubic metres within a conservation area become subject to special controls to prevent their demolition without express planning permission, known as relevant demolition. Some permitted development rights, or works that can be carried out without the need for express planning permission, are slightly more restricted within conservation areas.
- 3.1.10 Works to trees requires an application to be submitted to the LPA to allow the Tree Officer to consider the works, due to the contribution trees make to conservation areas.
- 3.1.11 These extra controls are in place to ensure the significance of the conservation area is protected by works that might impact on any of its special features.
- 3.1.12 Additional information on works that require consent can be found on the Planning Portal.

4 Existing conservation area boundary

- 4.1.1 The existing conservation area boundary is focussed around Albert Road, running east to west, and terminates to the west at Primet Hill, and to the east it includes Church Street and some of Market Street, terminating at Market Place. To the north it takes in a row of back-to-back mill workers' houses on Spring Lane.

5 Location

- 5.1.1 Albert Road conservation area is located in the centre of Colne, to the south of the Vivary Way bypass. It represents the oldest part of the settlement, focused around St Bartholomew's Church, the former market area to the east and later Victorian development to the west.

6 Landscape character

- 6.1.1 Located in the east Pennines, Colne's town centre is focused on the top of a hill and the ground rises steeply from west to east, where the large civic buildings are located.
- 6.1.2 The eastern edge of the conservation area is defined as Ancient and Post-Medieval settlement, including the nucleated early medieval settlement of the Church of St Bartholomew on the north side of Church Street.
- 6.1.3 The area to the west is defined as Modern Settlement and is characterised by 19th century commercial and civic buildings, and 19th century housing, some high status.

7 Summary of historic interest

- A very early medieval settlement focussed around the Church of St Bartholomew, a chapel of the mother church of St Mary's in Whalley, in existence by 1122. Three pillars in the church date to the 12th century, suggesting the present building dates to at least this time.
- Initially developing as a nucleated settlement around the church, it developed as a linear market town at the top of a ridge above Colne Water and a tributary of Pendle Water, with a widened street market, where the main road was used for cattle and produce markets.
- As a manorial centre within the de Lacy family's Honor of Clitheroe, this controlled the means of production for the principal products of the local economy. The manorial residence is thought to be at the site of Colne Hall.
- The circa 15th century market cross (Grade II listed – relocated, now outside the conservation area) suggests that Colne was a commercial centre by at least the late medieval period.
- Woollen textiles were a major source of income, attracting yeoman as a supplement to agricultural income or as a sole trade.
- By the 17th century, Colne was of a scale considered urban. Surviving early buildings, such as the Red Lion, Market Tavern and the Old Grammar School, reflect the earlier market town phase.
- In the later 18th century, some master weavers employed labour in purpose-built loom shops, and between the 1790s and 1810, There was an influx of handloom weavers, described as the golden age of handloom weaving.

- By the 1820s and 1830s, with the growth of power-loom weaving, handloom weavers struggled to survive, and rioting broke out sporadically from 1840 to 1842.
- By 1842, cotton had largely replaced woollen textile manufacturing, and the cotton depression hit Colne. The lack of direct link to the Leeds and Liverpool canal led to migration to larger industrial centres, but by 1870, the steam-powered mills had increased, and better wages and conditions led to an increase in population resulting in significant infill with workers' terraces to the north and south of the conservation area.
- During the 19th century, Colne developed as the administrative and commercial centre of the local textile industry, helped by road links between East Lancashire and West Yorkshire.
- Colne was not directly served by the Leeds and Liverpool Canal. The railway station was at Primet Bridge. The character of Albert Road reflects late Victorian and Edwardian development.
- In the mid-20th century, the piece hall, market, arcade, Wesleyan chapel, Ludgate Circus (with cattle market and public baths) and the courthouse were all demolished.

8 Architectural interest and built form

Mid-19th century middle class terraced housing is clustered towards the western end of the conservation area and is generally in two storeys and two bays with bay windows. Many fine examples are retained often with original windows and doors. Larger, detached dwellings include the former Rectory, built before the expansion of Colne in the later 19th century, set back in a large garden behind a tall stone wall. The high-status Princess House, 61-63 and 65 Albert Road (Stanley Villa and Bank House – built for mill owners), The Gables, built for a mill owner, and The Poplars reflect the town's affluent later 19th century inhabitants.

Georgian and early Victorian town houses in three storeys with shops at ground floor are focused to the east of the church, reflecting the town's earlier development around the church and market at the eastern end. 18th century buildings possess evidence of much earlier beginnings particularly to the rear and side elevations, as at 33 Market Street.

The 17th century Market Street Tavern, circa 18th century Crown Hotel, a former coaching inn with well-preserved outbuildings; The Red Lion Hotel, The Derby Arms, and The Kings Head Hotel/The Wallace Hartley (refaced in the early 20th

century) took advantage of passing trade. The 1892 OS map shows seven public houses and inns centred around Market Street at this time.

The three-storey late 19th century former textile waste warehouse on the east side of Derby Street retains its taking-in doors to each storey on the south side, and simple stone surrounds to openings. The west side is contrastingly higher status with a rusticated Classical door surround and moulded and shouldered architraves to windows. It reflects the importance of the cotton industry in the 19th century.

The former Wesleyan School, on the east side of Exchange Street, and the Grade II listed Church of England St Bartholomew's School opposite illustrate the way education was funded by denominations prior to the creation of Board Schools in the late 19th century.

The Muni Theatre of 1901 and the Hippodrome Theatre, formerly the Derby Arms, and later cinema for silent films reflect the prosperity of the town in the early 20th century.

Purpose-built parades of shops at 91-103 and 74-80 represent the infill as the town expanded to the west, and shopping arcades the former Co-Operative Emporium (Norway House), Shackleton House, and 10-14a Market street reflect the prosperity of the town in the latter part of the 19th century.

Civic and larger scale commercial buildings are focused to the west of St Bartholomew's Church and the former market site, and include the Town Hall, Norway House, Shackleton House (all Grade II listed) and the Post Office.



Figure 5 Well-preserved outbuildings to the rear of the Crown Hotel



Figure 6 The Hippodrome (formerly Derby Arms)



Figure 7 Early Victorian town houses at Ivegate and Market Street



Figure 8 Stanley Villa, 61 Albert Road

9 Building types

Listed buildings

- 9.1.1 There are 12 listed buildings in the conservation area, the early Medieval Church of St Bartholomew is Grade I listed, the others are all listed at Grade II, including the medieval cross in the churchyard to St Bartholomew's, the Neo Tudor St Bartholomew's Church School, the early 19th century Sunday School to St Bartholomew's, the Wallace Hartley Memorial and War Memorial, Princess House, dating to 1867, a house in heavy Gothic Revival style; The Red Lion, a circa 16th century inn, Norway House, the early 19th century former Co-operative, two K6 telephone kiosks by Giles Gilbert Scott outside the post office; the Town Hall of 1893 by A E Waterhouse, and late 19th century shops and offices Shackleton Hall. Each makes a major contribution to significance, reflecting its early medieval beginnings and commercial success from the 17th through to the early 20th century.

Town Hall

- 9.1.2 The Grade II listed Town Hall was constructed in 1893 By A E Waterhouse, responsible for Manchester Town Hall and the Natural History Museum.
- 9.1.3 Located at the top of the hill, its central clock tower in six stages, with ornately carved oriel window, its steep slated roofs and paired lancet windows in deep relief, framed by corbels and trefoil frieze above, highlight Colne's prosperity in the late 19th century, and the tower's prominence in views from the south helps to signify the town's importance. Lanterns either side of the entrance are also retained.



Figure 9 The Grade II listed Shackleton Hall (right)

10 Building materials and detailing

Masonry

- 10.1.1 Sandstone unifies the variation of styles in the conservation area, good quality sandstone (millstone grit) being available from nearby quarries. Historic England's Strategic Stone study identifies the Town Hall is constructed from Woodhouse Flags and Midgley Grit (West Yorkshire, part of the Rossendale formation).
- 10.1.2 The Church is constructed from Rough Rock sandstone, part of the Rossendale formation. 18th Century/Georgian three storey townhouses with shops at ground floor at the eastern end of the conservation area, are constructed from gritstone though these were likely rendered, as suggested by the rubble walling.
- 10.1.3 The national amalgamation of styles in the 19th century onwards is reflected throughout the conservation area in its exceptionally high-quality buildings, including:
 - Early Victorian three storey townhouses with shops at ground floor adjacent to the church, faced in fine tooled ashlar.
 - The Classically inspired 1 Market Street, showcasing Ionic columns framing tall semi-circular windows and projecting keystones; and Shackleton Hall, with its

segmental and Dutch style pediments, and stone balustrades topped with urns and ball finials. Stone balustrades are preserved on 34 Market Street, 63 Albert Road and Stanley Villas.

- The Rococo-inspired former bank with balustraded cupola, and shell motif in the tympana above the door, and in the voluted BANK sign, at 34 Albert Road described by Pevsner as 'A veritable architectural flight of fancy'.
- European Neo Gothic at the Town Hall, the Gothic inspired The Poplars with cusped second floor paired windows, heavy Neo Gothic Princess House (formerly Colne Hall) with steeply pitched gables, and The Gables.
- Neo Jacobean/Palladian-inspired 3-9 New Market Street with 17th century style mullioned windows and voluted pilasters and consoles to shopfronts; the Jacobean-inspired Municipal Hall (Muni Theatre), with entrances carved in relief, Dutch gable and 17th century style finials and mullioned windows and hood moulds, but with distinct early 20th century heavy massing countered by the cupola.
- The Art Nouveau and Baroque-inspired Norway House (former Co-Op) with Art Nouveau carved stone corbels, cupola, and Baroque-inspired swags over the entrance and deeply recessed soffits to window openings.
- Tudor-inspired design such as the two storey squared bays as at Stanley Villas with fluted jambs and stone balustrade, and at 55-59 Albert Road, and the Neo Tudor St Bartholomew's Church School with three light mullioned windows, stone kneelers and finials.
- Edwardian buildings with simplified Classical design are prevalent: The Marsden Building Society, the Skipton Building Society and the former Yorkshire Bank at the corner of Market Street and Colne Lane.
- The Art Deco former Burton's Building on the south side of Market Street, influenced by the motifs of ancient Egypt, has first floor windows framed with pilasters and sweeping recessed concentric curves above, accentuating its square massing. The Kings Head/The Wallace Hartley possesses a subtle Grecian-inspired Art Deco entrance. The former Yorkshire Bank possesses restrained Classicism/Art Deco with pared back motifs. Their projecting parapets lead the eye along Market Street.
- Italianate design such as the well-proportioned, Villa style 61 Albert Road, with deep eaves, hipped roof, symmetrical frontage and paired semi-circular headed windows.



Figure 10 34 Albert Road



Figure 113-9 New Market Street



Figure 11 The Kings Head Hotel / Wallace Hartley



Figure 12 The Muni Theatre



Figure 13 The Burton's Building at 14-16 Market Street and 14a Market Street



Figure 14 Former Yorkshire Bank in pared back Classicism / Art Deco

Joinery

- 10.1.4 There is a wealth of historic sash windows and timber panelled doors, primarily later victorian single pane sashes, though some two over two sashes and earlier six over six sashes are also retained. The number of preserved joinery features is considered remarkable. Details of surviving examples can be found at Appendix 2.
- 10.1.5 Where retained, doors and windows complete the intended design of both domestic and commercial buildings, and shape the character of the conservation area. Where replaced with unsympathetic PVC replacements, particularly top-hung casement windows, these have a detrimental impact on the character and appearance of the conservation area due to overly wide and clumsily detailed frames, and through the projection from the face of the walling, causing a visual distraction from the building's intended design.

Shopfronts

- 10.1.6 The commercial success of Colne in the late 19th century is evident in the amount and high quality of surviving shopfronts, many purpose-built as arcades and parades. The quality and number of surviving historic shopfronts is exceptional.
- 10.1.7 Also of note are the remarkably well-preserved , high quality tesserae to recessed shop entrances.
- The Grade II listed Norway House, the former Co-Operative Emporium, dates to 1906 and was constructed as an arcade with central entrance, which still retains its ornate checkerboard floor. The shopfront fascias are original: TAILORS. FURNISHERS. CONFECTIONARY. GROCERY. are still legible in gold lettering. The granite consoles are topped with Art Nouveau corbels which tell the story of the Co-operative movement.
 - 74-80 Albert Road retain stone pilasters and narrow fascias.
 - 3-11 New Market Street retain fluted consoles and voluted corbels
 - 13-31 New Market Street have elegant proportions with central recessed entrance, fascias and simple consoles
 - 62 Albert Road is exceptionally well-preserved and maintained, featuring curved glazing and a central entrance with mosaic floor to the entrance.
 - 123 Albert Road appears to retain an original well-designed timber shopfront with simple moulding to cornice, narrow fascia and ventilation below.

- The Grade II listed Shackleton Hall has replacement shopfronts but retains its original moulded stone cornice on scrolled brackets and fluted pilasters.



Figure 15 Preserved shopfront at 80 Albert Road



Figure 16 preserved shopfront at 74 Albert Road



Figure 17 Example of well-preserved mosaic flooring at 62 Albert Road



Figure 18 Well-preserved mosaic flooring to shop entrance

Roof details

10.1.8 Roofs shapes are varied. The smaller houses tend to be gabled with ridge line parallel to the road, some larger detached houses are hipped, and the Gothic houses have gabled wings and characteristically steep pitches. These tend to be covered in Welsh slate.

- The late 18th century houses are gabled, traditionally with stone slate roofs.
- The larger commercial buildings have more complex gabled and hipped roofs, the roofs of Norway House and Shackleton House are hidden behind their prominent parapets.
- The slated, steep roof to the Gothic Town Hall with its pyramidal clock tower framed by tourelles, the stone chimneys rising from gables in the centre of each wing and the steep gables add interest in long range views.
- Dormers are common and help to further enliven the roofline, and lead the eye up the hill travelling east. French Baroque-inspired roofs are prevalent, as at 103 and 74-80 Albert Road, where the gabled, pedimented dormers accentuate the staggered roofline. Pedimented dormers are retained at New Market Street.
- The mansard roof of 103 Albert Road acts as a visual anchor to Crabtree Street and Albert Road; and at the old Post Office the steep mansard roof emphasises the Classically-inspired alternating segmental pediments and squared dormers in the roof space.
- Tudor inspired stone pedimented dormers with stone finials breaking through the prominent stone eaves are preserved at 45-47 Albert Road.
- Squared Art Deco inspired dormers in the roof space are retained at the Kings Head Hotel/The Wallace Hartley.
- The large Dutch and oversize segmental pedimented gables to Shackleton Hall are a prominent feature and add to the remarkably varied roofline alongside the tower of the town hall, and the cupola of 34 Albert Road.



Figure 15 Dormers in the roof space at 74-80 Albert Road in French Baroque style



Figure 16 The Town Hall (left) 34 Albert Road and Shackleton Hall

Chimneys

- 10.1.9 Chimneys tend to be constructed in coursed stone set across the ridge.

Ironmongery

- 10.1.10 Norway House retains an Art Nouveau curved iron balustrade at first floor and railings to the basements with Art Nouveau flower motif.
- 10.1.11 The former Post Office retains original iron balustrade to the Albert Road frontage.

11 Spatial analysis

Layout, plan form and streets

- 11.1.1 Originally laid out as a nucleated settlement around the church, the layout of the conservation area today is linear, with the principal route of Albert Road running east to west. Development is arranged perpendicular with the road, with principal elevations facing into it. Albert Road becomes Church Street and then Market Street travelling east. The historic burgage plots along Church Street and Market Street, aligned north to south to the rear of the plots, are still evident at 2-16 Church street, 1-5 Market Street and 2-16 Market Street.
- 11.1.2 Black Horse Yard, accessed from the north of Market Street, is a rare surviving courtyard, dating to at least the C19 but probably earlier.
- 11.1.3 Market Street is a typical medieval widened street and is the area historically used for holding markets. The Grade II listed Market Cross, now located to the east of the conservation area, dates to the 15th century, and was previously located at the corner of Windy Bank and Market Street, forming the oldest part of the settlement alongside the open space to the south of the Church. Development was originally nucleated and focussed around the church, developing north to south towards Waterside, and to the east to include the market area.
- 11.1.4 The Piece Hall or Cloth Hall was sited south of Albert Road, and aligned with principal elevation, central access and steps to the west, and does not appear to have related to the principal thoroughfare.
- 11.1.5 To the west of the church, large-scale civic buildings front directly onto the pavement, emphasising their presence in the street scene.

Landmarks and focal points

11.1.6 The variety of high quality, often large-scale built development creates multiple landmarks and focal points throughout the town. Important examples include:

- The Church of St Bartholomew, for its massing, fine architectural qualities and set-back position in the street scene, is a major focal point in the town and reflects the medieval origins of the settlement.
- The prominent tower of the former Wesleyan School on the east side of Exchange Street.
- Colne War Memorial, set back on the north side of Albert Road in front of The Gables, is framed by trees and provides a strong focal point in an otherwise established and almost continuous building line. Its set back position, forming a break in the building line, draws attention to its presence. Its relatively small scale is tempered by the Classical Temple design, reflecting its importance to the town.
- Norway House, with its cupola, is a prominent landmark particularly travelling eastward, emphasised by the rising topography of the street.
- The tower of the Town Hall travelling east, emphasised by its prominence on the hill.
- Shackleton Hall, due to its height and prominent pediments, the cupola of adjacent 34 Albert Road, and the Town Hall have good group value, their variety unified by use of stone, creating a lively and attractive roofscape, particularly from the east.
- The massing and scale of the former Post Office, emphasised by its mansard roof and the rhythm created by alternating semi-circular and flat headed openings across the frontage helps draw the eye up the street, complemented by 45-47 Albert Road with its Neo Tudor dormers.
- The former Burton's Building occupies a prominent corner location, enclosing the street and forming a positive approach to the conservation area from the east.



Figure 17 Church of St Bartholomew



Figure 18 The tower of the Wesleyan School on Exchange Street



Figure 19 The Post Office

Important open space and trees

11.1.7 The character of the conservation area is primarily linear, reflecting its later 19th century development along Keighley Road. However, development began around the Church of St Bartholomew in a nucleated pattern, and where open spaces exist these provide an interesting contrast to the otherwise continuous building line. Key open spaces and trees include:

- The open space of the War Memorial and Wallace Hartley Memorial, framed by small trees, provides a pleasant open space for reflection.
- The churchyard of St Bartholomew's Church and Sunday School which allows for appreciation of the fine architecture of the church. The large trees in the churchyard frame the church's tower.



Figure 20 The War Memorial



Figure 21 The churchyard of St Bartholomew's

Contribution made by setting

- 11.1.8 When considering proposals that affect a conservation area, the assessment of impacts on setting is not a statutory requirement, and there is no duty to preserve or enhance the setting of a conservation area at Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, when assessing impacts of proposals, the NPPF requires assessments to include effects on the contribution made by setting at policy HE5(1). Policy HE4(1) of the NPPF requires development proposals which would affect the significance of heritage assets, including any contribution made by their setting, to avoid or minimise harm.
- 11.1.9 Policy HE9(1) of the NPPF states development proposals within or affecting the significance of conservation areas should (a) retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible.
- 11.1.10 Paragraph 58 of the Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management (2019) states 'Heritage assets can gain significance from their relationship with their setting

whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.'

11.1.11 The town centre surrounding the conservation area is developed with standardised 19th and 20th century housing, and large-scale industrial units and associated hardstanding/parking. The immediate surrounding setting therefore does not make an obvious contribution to the significance of the conservation area or enable appreciation of it. However the setting to the south is open countryside, and this makes an important contribution in views facing south, forming an attractive backdrop.

Important views

- Approaching from the west, travelling eastwards up the hill taking in the varied rooflines of 91-103, and 74-80 Albert Road.
- From Albert Road facing north and south down the side streets, framed by development on Albert Road, towards the open countryside, assisted by continuous housing often with a staggered roofline. Particularly important examples are facing south down Sutherland Street, with the Masonic Hall to the immediate west; down River Street from the War Memorial, from Duke Street and Early Street, and towards New Market Street with the town hall to the west and Norway House to the east.
- Facing north from Albert Road down Parsonage Street, views are terminated by attractive late 19th century 2-4 Brown Street West.
- From Exchange Street facing north, views are terminated by the Town Hall and its imposing Italianate tower.
- Panoramas over the tops of buildings from St Bartholomew's Church facing west.
- Travelling east towards the town centre the cupola of Norway House, acting as a visual anchor, and the tower of the Town Hall invite exploration and allude to the town's commercial success.
- From New Market Street facing east towards the hippodrome and church tower of St Bartholomew's



Figure 22 Views to open countryside towards New Market Street with the Town Hall to the west and Norway House to the east



Figure 23 Facing east towards the town centre and cupola of Norway House



Figure 24 From New Market Street facing the Hippodrome and church tower of St Bartholomew's

Boundary treatments

11.1.12 Stone boundary walls are relatively rare as most development fronts directly onto the pavement, especially in the more commercial eastern end. The residential area to the west contains low boundary walls which help enclose the street and continue the building line where properties are slightly set back from the road. Key examples are:

- The high, coursed wall surrounding the parsonage on Albert Road and the return as a rubble wall to Parsonage Street, allowing for views of the Parsonage on the approach from the west. The wall reflects its construction prior to the development of the west of Albert Road.
- The attractive, low stone wall with rounded copings enclosing the church of St Bartholomew, and two pairs of tall gate piers with ball finials and wrought and cast iron gates to the east and west (the west is historic).
- The cast iron boundary railings surrounding the old Post Office appear to be original, and complement its distinctive Edwardian character.
- The cast iron railings that surround the basements to Norway House appear original and possess a subtle Art Nouveau flower motif.



Figure 25 The wrought and cast iron railings to the west of the churchyard

Public realm

11.1.13 Well-preserved historic public realm makes a considerable contribution to the Albert Road conservation area and complements the historic built environment. Important examples include:

- The huge monolithic York stone slab outside the entrance of the Town Hall, reportedly the largest paving slab in the world, from a quarry in Rossendale.
- Stone flags outside the Town Hall, on the west side of New Market Street adjacent to the Town Hall, along Back Bond street, and the setts along Back Bond Street.
- Setts along the back street behind the Town Hall, to the north of Albert Road accessed from New Market Street.
- Setts along Ivegate.
- The well-preserved stone flag pavement to the southern side of Back Brown street.
- Stone flags along Black Horse Yard.

- A wealth of historic street name plates such as the cast iron examples at Ivegate, slightly later examples at Stanley Street, the carved stone Stanley Street name plate embedded into the side return of Stanley House, and at Colne Lane, in Trajan lettering.

12 Assessment of condition and threats

- 12.1.1 The presence of traffic, particularly large trucks, impacts on the ability to appreciate the historic buildings and is an unwelcome, noisy intrusion.
- 12.1.2 The houses and major commercial buildings within the conservation area are generally in good condition and visibly well-maintained. However, some commercial premises are underused and in a poor state of repair and would benefit from routine maintenance.
- 12.1.3 Modern signage to historic shopfronts is often unsympathetic in character. Fascias are overly deep, and materials are plastic with a stark sheen, bright lettering and unsympathetic modern style.
- 12.1.4 Historic shopfronts have been replaced with unsympathetic modern alternatives with poor modern materials which detract from the appearance of the conservation area, eroding its character.
- 12.1.5 Some windows have been replaced with poorly designed uPVC often with unsympathetic top-opening casements.
- 12.1.6 The Sunday School to St Bartholomew's, known as the Parish Rooms, requires replacement windows (the existing windows are 20th century) which is having a detrimental impact on its character.
- 12.1.7 Areas to the south of Albert Road have been redeveloped in the mid-to-late 20th century. Demolition has created some negative gap sites in the setting of the conservation area and some redevelopment does not follow the established building line, causing an erosion of the sense of enclosure along Albert Road and Market Street.



Figure 26 Heavy traffic through the town centre

13 Proposed conservation area boundary

- 13.1.1 33-39 Market Street lies to the immediate east of the existing conservation area boundary. Number 33 has distinctive projecting stone quoins. In three storeys and dating to at least the 18th century, the return elevation to Red Lion Street possesses evidence of an earlier building, with evidence of an earlier, lower roofline, suggesting a circa 17th century date. 33 and 35 retain mullioned weavers windows at second floor, suggesting a weaving function historically. They form part of the historic building line and they make a considerable contribution to an understanding of the oldest developed part of the conservation area, including evidence of weaving as a form of income. 43 Market Street has a pared back Art Deco frontage and 39 is three storeys plus attics, its prominent mansard roof and scale provides a visual bookend to the group approaching from the east.
- 13.1.2 To the north of the Crown Hotel on Back Brown Street is a collection of former industrial buildings dating to the later 19th century. These enclose the street and form a visual anchor to the conservation area approaching from the north, and reflect its industrial development in the later 19th century. Stone kneelers, an attached historic gas lamp, stone corbels and a semi-circular window head at first floor add architectural interest.

13.1.3 To the north, on the west side of Queen Street, the Scared Heart Church is a very well-preserved example of a late 19th century Roman Catholic Church, with paired lancet windows and a steep gabled pitch, faced in sandstone with red sandstone detailing.

13.1.4 It is proposed to include these buildings in the conservation area.



Figure 27 Market Street with evidence of an earlier building and weavers window to the rear

14 Management plan and guidance

Threats

- Heavy traffic impedes on the ability to appreciate the conservation area.
- Underused and undermaintained upper floors of commercial premises has impacted on condition.
- Replacement modern shopfronts in unsympathetic materials.
- Replacement PVC windows.
- Gap sites that erode the established building line, and redevelopment that hasn't always followed the established building line.
- The parish rooms adjacent to the church is in need of replacement windows.
- Negative gap sites in the setting of the conservation area.

Management Recommendations

- 14.1.1 Dwellings in the conservation area are subject to permitted development rights, which means certain works can take place without planning permission. It is currently possible to replace windows and doors in unlisted buildings without planning permission, but the replacements must be of a similar visual appearance. Therefore, a change from a sash window to a plastic casement, that is not of a similar visual appearance, would require planning permission. Where windows and doors have been installed that are not of a similar appearance, they have sometimes been installed without express planning permission. However, permitted development rights for commercial properties are more restricted.
- 14.1.2 It is recommended that residents and businesses are made aware of the need for planning permission for certain works, either via postal letter, or via an update to the Council's Conservation Area Design and Development Guidance Supplementary Planning Document (SPD).
- 14.1.3 The Council's Conservation Area Design and Development Guidance contains detailed guidance on the retention and repair of shopfronts, and their enhancement at section 4.100, and guidance on adverts at 4.800. The Council may wish to consider circulating the guidance to business owners in the conservation area.
- 14.1.4 The Council's Conservation Area Design and Development Guidance states at paragraph 2.31 'New development should use good quality and predominantly natural building materials, be well detailed, and respect local architectural detailing and styles.' The Council may wish to consider circulating the guidance to residents and businesses either as a link in a postal letter or by other means to act as a guide to those planning changes that may affect their building's character.
- 14.1.5 Policy SP11 states that proposals affecting any part of the historic environment should be informed by an understanding of the site's context and heritage significance. Policy DM18 states proposals which may affect a heritage asset or its setting must be accompanied by a Heritage Statement. This appraisal is intended to help inform development proposals, by providing an understanding of the conservation area's significance. It is therefore recommended the appraisal is circulated to residents planning proposals for alterations or extensions.
- 14.1.6 Policy SP11 also states that development proposals should seek to retain features that help to establish the Borough's identity. Those making a positive contribution to the local character and distinctiveness of Pendle include buildings constructed of natural sandstone and stone slates of traditional local

vernacular, cobbled streets and stone paving, pre-industrial farming heritage of the 16th-18th centuries including houses, barns and weavers' cottages.

- 14.1.7 Policy DM18 of the Local Plan states the Council will support proposals which conserve, and where appropriate, enhance Pendle's historic environment in accordance with Policy SP11 and Chapter 16 of the NPPF. Proposals that affect a heritage asset, or its setting, should be designed so that they conserve the historic environment by sustaining and enhancing the significance of the heritage asset, considering elements of built form, in particular scale, materials, and architectural detail, making a positive contribution to local character and distinctiveness.
- 14.1.8 The features identified in Policy SP11 are prevalent in the conservation area. The Council may therefore wish to consider updating the Council's Conservation Area Design and Development Guidance Supplementary Planning Document (SPD) to include the new Local Plan policies SP11 and DM18, relating to the historic built environment.
- 14.1.9 Historic England's Heritage at Risk Capital Fund, has funding of up to £60 million for allocation over the next four years. This fund provides grants for the conservation, repair and conversion listed buildings of all grades, historic buildings in conservation areas, registered parks and gardens and scheduled monuments, with priority given to projects in areas of highest deprivation. Grants of up to £1 million are available. The Council may wish to consider applying for funding for buildings identified at risk in the conservation area.
- 14.1.10 Historic England's funding programme The Places of Worship Renewal Fund supports urgent repairs and essential improvements to listed places of worship in England. Grants ranging from £10,000 to £1,000,000 are available for capital works that keep buildings safe, open and in public use. The scheme is open until 2030.
- 14.1.11 To lessen the negative impact on large gap sites, and development that hasn't typically followed the established building line, the Council should continue to support sensitive redevelopment of gap sites and less sympathetic 20th century development to re-create the sense of enclosure typically found along Market Street and Albert Road. The Council's Conservation Area Design and Development Guidance Supplementary Planning Document (SPD) discusses new development at Section 2 onwards provides detailed guidance on following the established building line at paragraph 2.16.

Appendix 1

Pendle Local Plan Fourth Edition (2021-2040)

Policy SP11

1. The historic environment, including designated and non-designated heritage assets, must be conserved and, where possible, enhanced in a manner appropriate to its significance (Policy DM18).
2. Proposals affecting any part of the historic environment should be informed by an understanding of the site's context and heritage significance.
3. Proposals should explore opportunities to aid the promotion, understanding and interpretation of heritage assets as a means of reinforcing local distinctiveness maximising wider public benefits.
4. Recognising the positive contribution that heritage assets and the historic environment can make to supporting sustainable communities and promoting economic vitality, viable uses, which are consistent with the conservation and enhancement of a heritage asset, will be supported.
5. Development proposals should seek to retain features that help to establish the Borough's identity. Those making a positive contribution to the local character and distinctiveness of Pendle include:
 - (a) Buildings constructed of natural sandstone and stone slates of traditional local vernacular.
 - (b) Regular urban street pattern with distant views of the open countryside.
 - (c) Cobbled streets and stone paving – i.e. natural stone setts and flags.
 - (d) Textile mills and their associated infrastructure including north-light weaving sheds, engine houses, chimneys, mill lodges, leats and channelled watercourses.
 - (e) Traditional shop frontages (Policy DM16)
 - (f) Pre-industrial farming heritage of the 16th-18th centuries: including houses, barns and weavers' cottages.

(g) The Leeds and Liverpool Canal corridor (Policy DM19), which is an important non-designated heritage asset and an integral part of the green infrastructure network.³⁶ (h) Non-designated heritage assets (Policy DM18), particularly those reflecting the borough's industrial legacy, which could be under threat from loss.

Policy DM18

1. The Council will support proposals which conserve, and where appropriate, enhance Pendle's historic environment in accordance with Policy SP11 and paragraph 196 of the NPPF.

2. Proposals that affect a heritage asset, or its setting, should be designed so that they conserve the historic environment, by: (a) Sustaining and enhancing the significance of the heritage asset. (b) Considering elements of built form, in particular scale, materials, and architectural detail. (c) Making a positive contribution to local character and distinctiveness.

3. Proposals affecting any part of the historic environment should be informed by an understanding of the site's context and heritage significance.

4. Proposals which may affect a heritage asset or its setting, must be accompanied by a heritage statement. The information provided in this statement should be proportionate to the significance of the heritage asset and the nature of the works proposed, but as a minimum must:

(a) Explain how the proposal has considered the significance of any designated, non-designated heritage assets, or archaeological site, including any contribution made by their setting.

(b) Evaluate any effect that the proposal would have on the significance of a heritage asset, and support the proposal by:

- i. Providing clear justification for any harm that would be caused.
- ii. Explaining how the mitigation of any harm has been fully considered.
- iii. Identifying any public benefits that would arise.

(c) Demonstrate that the proposal has been informed by all available evidence, including the Historic Environment Record (HER) for the site. Where relevant, the Council's published Conservation Area Character Appraisals, should be referenced as should the Historic Town Survey Reports and Historic Landscape Character Reports and the Lancashire Landscape Character Assessment. Where the HER identifies the potential for the site to include assets of

archaeological interest, the heritage statement should include a desk based archaeological assessment of the site and, where necessary, the results of an on-site survey.

5. Recognising the positive contribution that the heritage assets and the historic environment can make to supporting sustainable communities and promoting economic vitality, viable uses that are consistent with the conservation and enhancement of a heritage asset will be supported.

6. Where there is evidence of deliberate neglect of and/or damage to a heritage asset; to help justify a development proposal, the deteriorated state of that asset will be disregarded when determining applications.

Appendix 2

Details of remaining sash windows and panelled doors

Albert Road, south side

- One over one sashes with decorative leaded lights, and double leaf panelled door to the former Masonic Hall (91 Albert Road); one over one sashes and six panelled door to 77 Albert Road, one over one sashes and four panelled door at 113 Albert Road, one over one sashes at 73 Albert Road, one over one sashes at 65 and 63 Albert Road, along with moulded original door, single pane sashes and original door with three glazed panels with semi-circular heads and a single panel below a 61 Albert Road.
- Two over two sashes to 87 Albert Road, two over two sashes and four panelled door with semi-circular heads at 67 Albert Road, two over two sashes to the first floor of 10 Albert Road, two over two sashes at 15 Albert Road.
- Four panelled bolection moulded doors to 87 and 85 Albert Road.
- Six panelled door with semi-circular heads at 81 Albert Road.
- One over one sashes to the Hill Street return to 59 Albert Road and six panelled door to Albert Road frontage.
- One over one sashes with highly decorative leaded upper lights to 57 Albert Road, including curved glazing at ground floor.
- One over one sashes to 47 Albert Road and 99 Albert Road.
- One six over six sash at 123 Albert Road.

Albert road, north side

- One over one sashes at the Crown Hotel, one over one sashes at 74 Albert Road to the frontage and return to Parsonage Street.

New Market Street

- 11-31 New Market Street retains replacement single light sashes with semi-circular heads along the entire street frontage and some historic shopfronts.

- Two over one round headed sashes at first floor and the three over one sashes to the ground floor of the Derby Arms (Pendle Hippodrome).

Market Street

- One over one sashes at the first floor and dormers of the Kings Head/Wallace Hartley and adjacent 33 Albert Road, one over one sashes to the Market Street Tavern, one over one sashes at the second floor of the Red Lion.

Church Street

- One six over six, bow fronted tripartite sash and 3 six over six sashes to 28 Church Street. Six over six sashes to 26 Church Street.

Appendix 3

Summary of the development of the textile industry in Pendle

Development of the cotton weaving industry

Cotton weaving became a most important factor in the development of the Colne district from the second half of the eighteenth century onwards. Textiles had been important before this but with wool and worsted rather than cotton. Cotton weaving had two distinct phases; the handloom dominated from around 1790 to 1840 and the power loom dominated thereafter.

The handloom industry was cottage-based and scattered across the countryside while the succeeding power loom industry was highly concentrated in new factories in the towns. The story of the handloom weavers and their plight at the change-over is a specific aspect of the social and economic history of Lancashire and the north-west.

Prior to the industrial revolution textile production was one activity amongst many carried out in the houses of a predominantly farming community. Sometimes houses were modified to accommodate weaving, and in particular to let in more daylight so that longer hours could be spent at the loom. Later, during the late eighteenth and early nineteenth centuries, specifically designed weavers' cottages were built where textile manufacture was segregated into a separate loomshop in the building, and weaving became a full-time occupation for one or more members of the family. These buildings were usually located near turnpike and packhorse routes in the rural areas near the edge of towns.

In the power loom era this segregation developed further and whole communities were to become dependant on the cotton industry. In contrast to earlier periods, this development was focussed on the towns. First there developed separate factories for weaving and loom-making which were built cheek-by-jowl with the workers' houses. Later however, mills and sheds were grouped together into physically separate areas from the houses. This can be seen, for example, at Primet Bridge, Colne. Thus in a little over 100 years the production of textiles changed from being fully integrated within buildings in the countryside to totally segregated across towns. This process transformed the appearance of the town and countryside and laid the foundations for twentieth century life. It is therefore appropriate that good surviving examples of this industrial heritage be conserved for future generations.

References

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