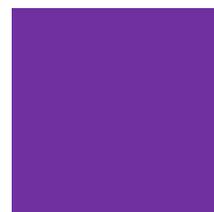
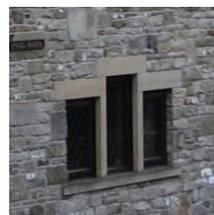


## CLOUGHFOLD CONSERVATION AREA

### CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS PLAN

ADOPTED FOR DEVELOPMENT CONTROL PURPOSES FROM 27<sup>TH</sup> OCTOBER 2011



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## EXECUTIVE SUMMARY

The Cloughfold Conservation Area was designated on 7 August 1974 by Rossendale Borough Council. The Council is required by law to periodically review its conservation areas and to consult local residents and business owners with any proposals for change. The production of up-to-date Character Appraisals also assists the Council in making decisions on planning applications within or on the edges of the Conservation Area.

Over time, and for no obvious reason, Cloughfold Conservation Area has become known as Higher Cloughfold. As part of this appraisal exercise it is proposed to restore the area to its originally designated name.

The Cloughfold Conservation Area Character Appraisal and Management Proposals Plan have been produced for Council by The Conservation Studio. The survey and background research were undertaken between October 2010 and December 2010, and included an initial consultation with the local community through the Council's website.

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a full public consultation exercise was carried out ending on 25 April 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council) and amendments to the text and mapping were made as appropriate.

These documents identify the character and positive qualities of the Cloughfold Conservation Area, highlight key issues, and put forward proposals for its management in future years. The general format of these documents follows guidance produced by English Heritage on the effective management of conservation areas.

As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation one change has been recommended as set out in Section 2 of the Management Proposals Plan.

The Cloughfold Conservation Area Character Appraisal was approved by the Borough Council as a material consideration for development control purposes with effect from 27<sup>th</sup> October 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.



Greenhill, Dobbin Lane

# PART 1 – CLOUGHFOLD CONSERVATION AREA CHARACTER APPRAISAL

## 1 INTRODUCTION

### 1.1 The Cloughfold Conservation Area

The Cloughfold Conservation Area was designated by Rossendale Borough Council on 7 August 1974. It lies one mile east of Rawtenstall on the northern slopes of the River Irwell valley, and forms part of an older area of development stretching from Rawtenstall to Waterfoot. Formerly known as *Deadwinclough*, the agricultural settlement was an important focal point from the late 1660s as a meeting place for Non-Conformists. It later became an early centre for the textile industry, and several buildings show clear evidence of loom-shop use, such as Nos. 423-425 Newchurch Road, dating to c1800. This was subsequently converted into a number of houses, probably in the later part of the 19<sup>th</sup> century, when home weaving was over-taken by water-powered factory production. In the later half of the 19<sup>th</sup> century, a large cotton-spinning mill (the Victoria Works) was built to the south of the Bacup Road, just beyond the Conservation Area boundary, taking advantage of the location next to the River Irwell. This appears to have been largely rebuilt within the last fifty years or so. Irwell Mill was added to the west at about the same time. The southern part of the Conservation Area contains mill workers' housing, presumably developed simultaneously with the mills.



Mill workers' houses in Peel Street

The earliest buildings in the Conservation Area date to the 17<sup>th</sup> century. Nos. 19-21 Dobbin Lane are mid-17<sup>th</sup> century houses with later alterations which have been recorded in some detail by the Royal Commission on Historic Monuments (RCHM) in their book *Rural Buildings of Lancashire* (1980). Polefield Cottage (now called The Cottage according to the latest map) off Edge Lane is dated 1642. Other buildings of note include terraced houses of the 18<sup>th</sup> century and 19<sup>th</sup> centuries, and several former barns which are now in residential use. Springhill House, close to Polefield Cottage, and opposite Nos. 423-425 Newchurch Road, also dates to c1800 and is a high status building which is constructed using precision-cut blocks of ashlar stone. Another building of note is the impressive former vicarage (The Old Rectory) to St John's Church, which sits off Dobbin Lane in a large plot and dates to c1890s. Unusually, the church it once served is located outside the Conservation Area further to the west along Bacup Road. The largest and most impressive building within the Conservation Area is the Sion Baptist Church, which dates to 1901. This was built as a Sunday School and was converted into a church in the late 1970s when the old church, a

substantial building which is shown on 1849 map, was demolished and replaced with Litchford House.



The Sion Baptist Church

Today, the historic settlement partially sits in an urban setting of mainly Post-war housing, although large open areas green fields lie to the immediate north of the Conservation Area, where the land rises towards the encompassing moorland. To the south, the ground drops steeply towards the river, providing views across the river and the modern industrial buildings of the Victorian Works. Above the river valley development, the land rises again to further moorland and shows clear signs of disturbance due to the extensive stone quarrying which once characterised the area.

Parts of the Conservation Area, particularly along Dobbin Lane, retain a rural character with spacious plots and several detached historic buildings. To the north and south of Dobbin Lane, the historic buildings are more closely grouped, creating a contrast between the open, 'greener' spaces in the middle of the Conservation Area and more built-up, enclosed spaces to either side. In all parts of the Conservation Area, future development must be very carefully controlled to prevent the rural qualities of the area being eroded by insensitive infilling or over-development.

## 1.2 The control of conservation areas

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. 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”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Cloughfold Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic buildings and

conservation areas is set out within “*Planning Policy Statement 5: Planning and the Historic Environment*” (PPS5).

This document therefore seeks to:

- Define the special interest of the Cloughfold Conservation Area and identify the issues which threaten its special qualities (in the form of the ‘Character Appraisal’);
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area (in the form of the ‘Management Proposals Plan’).

### **1.3 Community involvement**

This document has been produced for Rossendale Borough Council following consultation with the local community:

#### The Draft Cloughfold Conservation Area Character Appraisal and Management Proposals Plan 2011

Before the Appraisal was drafted, but after The Conservation Studio had carried out their survey work, a summary of the Conservation Area’s Key Positive and Key Negative Features and Issues, its Historical Development, and a Questionnaire, was put on the Council’s website for two weeks to encourage local feedback to the consultants.

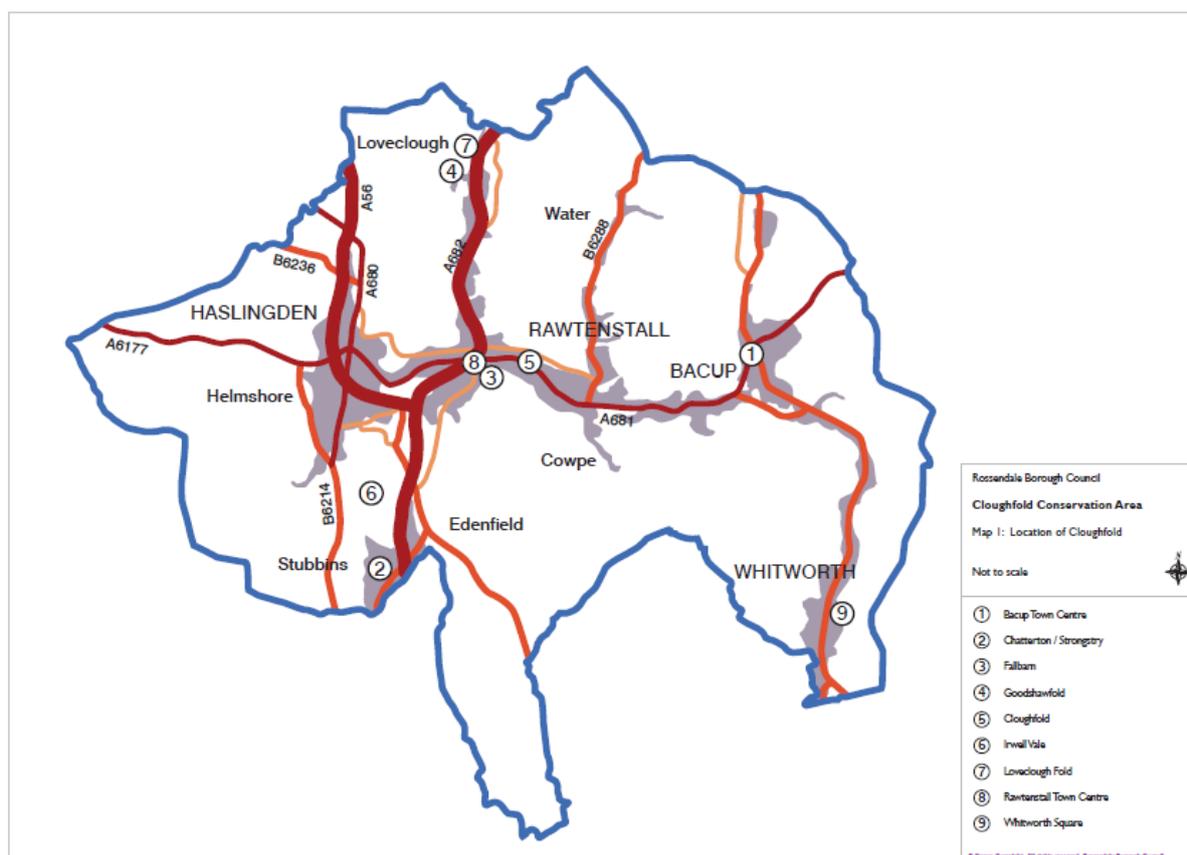
#### Final public consultation

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a full public consultation exercise was carried out ending on 25 April 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council) and amendments to the text and mapping were made as appropriate. Finally, the documents were approved by the Council as a material document for development control purposes.

## 2 LOCATION AND LANDSCAPE SETTING

### 2.1 Location

Cloughfold is situated about a mile from the eastern edge of Rawtenstall, immediately to the north of the Bacup Road (the A681) and the River Irwell. The historic settlement was located at the junction of the late medieval road (Newchurch Road) which followed the contour of the land above the floodplain of the river. This road connected a string of farmsteads between what is now Rawtenstall and Stacksteads. The town of Bacup lies about six miles to the east.



### 2.2 Landscape setting, topography and geology

Cloughfold lies within the valley of the River Irwell in the south Pennine hills on rising land with steep slopes which continue until they reach Cowpe Lowe hill, some distance away to the south. The hillside and tops are scarred by centuries of stone quarrying, which still takes place towards Scout Moor and Brandwood Lower End Moor. The southern boundary of the Conservation Area almost reaches the course of the River Irwell, which here flows in an east to west direction. The dominant topographical feature is the flatness of the land which follows the line of the river, which contrasts with the rising hillside which starts at the southern boundary of the Conservation Area and then rises steeply up Dobbin Lane and Peel Street to the junction with Newchurch Road, where the land flattens out slightly, before rising more gently beyond the boundary of the Conservation Area to the fields to the north.



View down Dobbin Lane

The Parrock stream (now largely culverted) flows through Cloughfold, dropping down the hill from the moorland above and joining the River Irwell close to the bridge. This stream may have provided an impetus to early settlement and other springs are noted on modern maps in the immediate locality. A village pump is shown on the 1849 map next to the Red Lion Inn.

Glacial action has been very important in influencing the landscape in Rossendale, both in terms of scouring out the valleys to leave more resistant and higher areas untouched, and through the deposit of drift material. The variable nature of this glacial action and deposition significantly contributes towards a similar variety of soil types, which in turn are instrumental in determining the type of agriculture most suitable in different areas. The Pennine moorland is characterised by large boggy areas of grass, heather, and peat, where the high altitude prevents any useful farming apart from summer grazing. These uplands are underlain by Carboniferous rocks, mainly millstone grit, sandstones and coal measures, and the soils are acidic and strongly leached, requiring frequent liming to prevent surface mat formation. However, the sandstone deposits have provided an important source of stone for building and paving – much of London is paved in sandstone flags from Rossendale, and sandstone quarries are marked on historic maps close to Cloughfold, and modern stone quarries are located not far away.

### **2.3 Biodiversity**

On the tops to the north and south of the River Irwell, the open heather moorland environment provides examples of characteristic flora and fauna. Further down the hill slopes, closer to Cloughfold, the hedges and groups of trees provide a more suitable environment for wildlife such as foxes, badgers, smaller mammals and a variety of wild birds. The scouts' training area off Dobbin Lane, with its many trees, particularly provides some opportunities for wildlife. The River Irwell is a further location with some potential for wildlife habitats.

### 3 HISTORICAL DEVELOPMENT

#### 3.1 Archaeology

There are no known prehistoric or Romano-British sites in Cloughfold, and no recorded settlement in the area before the late medieval period, although it is likely that small farmsteads may have existed. The earliest buildings within the Conservation Area date to the 17<sup>th</sup> century.

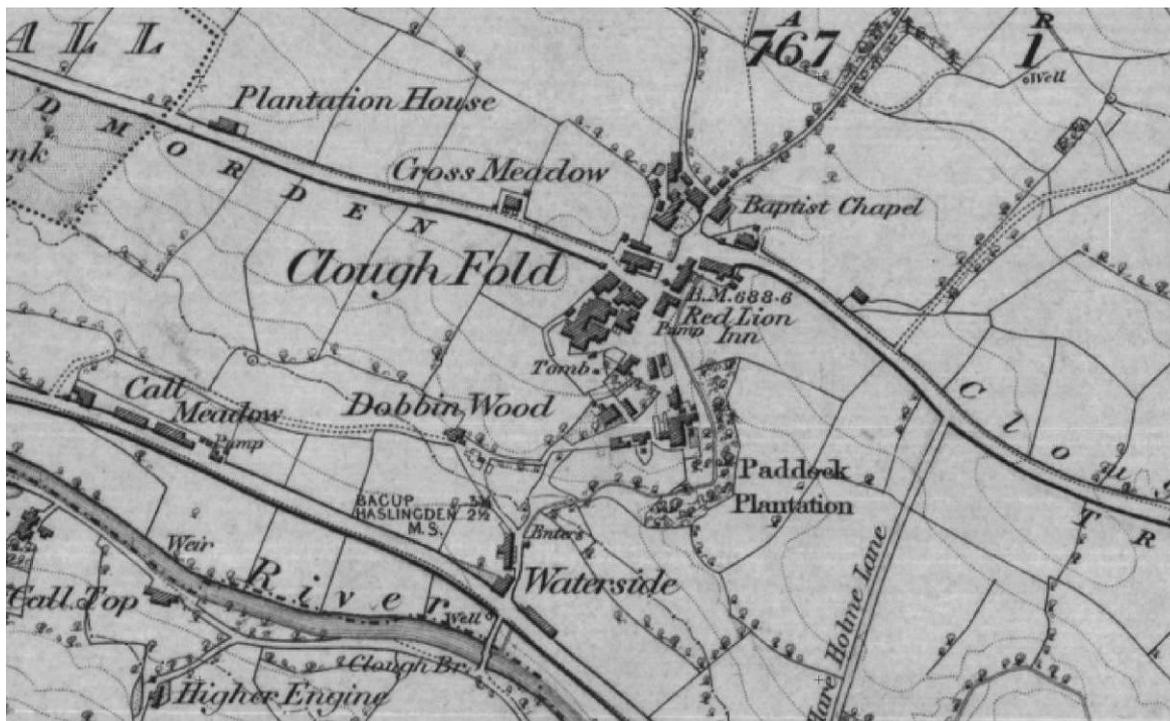
#### 3.2 Historical development

Cloughfold is located between Rawtenstall and Newchurch, the latter being the earliest settlement in the area, retaining a church (All Saints) which dates to the early 16<sup>th</sup> century. It is said that this church was the first to be built in Rossendale after 1507 when parts of the former Forest of Rossendale were sold off by the king. Originally known as *Deadwinclough*, the name *Clough Fold* related to the focused group of buildings where Newchurch Road crosses Dobbin Lane and Edge Lane. The lower part of the settlement next to the Bacup Road, and still not much more than three or four buildings in 1849, was referred to as *Waterside*.



No.19 Dobbin Lane

The earliest buildings in the Conservation Area date to the 17<sup>th</sup> century, when 'Higher' Cloughfold developed as a meeting place for Dissenters - a group of Baptists is said to have been established in Cloughfold by 1675. Nos. 19-21 Dobbin Lane contain features of this period, and Polefield Cottage off Edge Lane is dated 1642. Caleb Ashworth, DD, was born in Clough Fold in 1722 and became a well known Baptist. A house was purchased for conversion into a Baptist chapel in 1705, but a completely new purpose-built church was provided on the north side of Newchurch Road in Cloughfold in 1839 – this is shown clearly on the 1849 map. A large Sunday School was added in 1901, and has been used as a church since the late 1970s, when the original church was demolished and replaced with a new building containing sheltered housing. A tomb is shown on the 1849 map to the south of the buildings facing Newchurch Road/Dobbin Lane, but its site is now allotments. The tomb (or gravestone as it is titled), recently listed Grade II, belonged to James Ormerod, who committed suicide and could therefore not be buried in consecrated ground.



Historic map of 1849



Historic map of 1893

In the late 18<sup>th</sup> and throughout the 19<sup>th</sup> centuries, the economy of the area was based on textiles, agriculture and stone quarrying, and the site of a scrubbing mill (for preparing sandstone) can be seen above Hill End Lane to the south of the River Irwell. This site, which is the best preserved example of its kind use in Rossendale, provides a link to the Brooks family, who owned many stone quarries in the area. Nos. 423-425 Newchurch Road may have been built as a loom-shop in the late 18<sup>th</sup> century, as they retain fenestration typical of

this use, but from the mid-19<sup>th</sup> century onwards, the spinning of cotton, using water power, became the principal industry as small mills were established along the River Irwell, including the Victoria Works and Irwell Mill to the south of Cloughfold.

By the early 19<sup>th</sup> century, Cloughfold comprised two settlements, one centred on the junction of Dobbin Lane and Newchurch Road (Cloughfold), and one to the south where Peel Street and Bacup Road met (Waterside) - the two were separated by open rising land with trees and fields. Bacup Road was upgraded in 1836-8 as the main turnpike connecting Haslingden to Todmorden, and the line of this road is clearly shown on the 1849 map, running parallel to the river and to Newchurch Road. The map also confirms that the main focus of the settlement was to the north, above the floodplain of the river, and that at this time there were further buildings on the west side of Dobbin Lane which have since been demolished. The Red Lion Inn and the Baptist Church were the principal buildings at this time.

The industrialisation of the area appears to have started in the mid-19<sup>th</sup> century with the construction of the two cotton mills on the river. A small group of back-to-back houses (Greenhill) still remains in Dobbin Lane – these appear to date to c1835 and provide a rare example of industrial housing, provided before the Housing Acts in the 1870s. Further housing was added in Peel Street and along the line of Dobbin Lane – the older route. In 1890 St John's Church (C of E) was built in Cawlmeadow, just to the west of the current Conservation Area boundary, on the north side of Bacup Road. A large vicarage for the church, now called The Old Rectory, was built in Dobbin Lane in the 1890s and was connected to the church via Dobbin Lane and Ashworth Street, which is now a footpath. A Board School was built next to Bacup Road in 1892 and extended in 1899 – it is now the Cloughfold Junior and Infants School.



The Cloughfold Junior and Infants School

The map of 1893 shows how industrialised the area had become since the 1850s, with the construction of Victoria Works and Irwell Mill, both cotton-spinning factories, on the south side of the river. These mills were of some size - the Newchurch Spinning and Weaving Co Ltd is listed at Victoria Works in 1891 and is accredited with 55,000 spindles and 1,200 looms. A railway line is also shown on the map, running in an east-west direction between the river and Bacup Road, with a station next to the crossing by the river. Less attractive are the three large gas holders which are located behind Dobbin Lane, and close to the Victoria Works, all since removed.

Lea Bank, a substantial detached house in a large garden, can also be seen outside the Conservation Area on the east side of Hareholme Lane, and appears to be the only house of any consequence in the area. The house was built in c1865 as the home of Cowpe mill

owner Richard Ashworth, and it later became the home of Joshua Craven Hoyle, also a mill owner. The Ashworth's influence on the area is immense – their name is also recorded in the name of the public house further to the west along Bacup Road (the Ashworth Arms), and in the name of the terrace in Newchurch Road (Nos. Nos. 449, 451, 453 and 459).

In the early 20<sup>th</sup> century Cloughfold was the location of some of the country's first direct labour-built council houses in the country. In 1926 Lea Bank became a school whose headmasters were later to include Rhodes Boyson. Once part of Accrington and Rossendale College, it survived amazingly intact with its original staircase, stained glass windows and other features, but has now been converted into flats and new houses built in the garden. There was some Inter-war development along Newchurch Road and in the 1950s some of the houses shown on the historic maps off Dobbin Lane were demolished when Patrick Close was built. The Cloughfold Conservation Area was designated on 7 August 1974. The railway line, Cloughfold Station, and the some of the buildings associated with the industrialisation of the area, have all been removed since 1974. More surprisingly, the Sion Baptist Church, identified as the key historic building in the newly designated Conservation Area in 1974, has also been demolished and replaced with Litchford House.

### 3.3 Historic Environment Record (HER)

The HER for Cloughfold confirms that there is no evidence for any pre-17<sup>th</sup> century settlement in the area. The HER records most of the higher quality 'positive' buildings in the Conservation Area, although the property numbering on the HER does not match modern-day numbering, so care must be taken if referring to this source.

### 3.4 Activities

Historically, the area would once have relied on agriculture for an income, and several buildings remain which clearly had an agricultural use, namely Plantation House (probably a farmhouse) and the adjoining Plantation Barn (now a house). On the opposite side of Dobbin Lane, Cross Farm is marked on modern maps and forms a group with other buildings including what appears to be a former barn, now also converted into a house. Nos.19-21 Dobbin Lane lie close by and this whole collection of buildings may represent the earliest agricultural development of Cloughfold, dating back to the 17<sup>th</sup> century.



Converted barn in Dobbin Lane

Today however, Cloughfold is primarily a residential area although a variety of other uses can be found either close by or within the Conservation Area. The Village Stores at No. 425

Newchurch Road is now closed, and the Red Lion Public House is the only other (obvious) commercial building apart from a small car repair workshop in Peel Street (Downes Garage). The Cloughfold Junior and Infants School, close to Bacup Road, provides an educational facility, and the Scout Hut, also in Peel Street, sits on a large plot of land, possibly once a quarry. The Scouts also use a plot of land for outdoor activities on the west side of Dobbin Lane which links with an area of allotments and temporary buildings which lie to the south-east of Greenhill.

## 4 SPATIAL ANALYSIS

### 4.1 Layout and building pattern

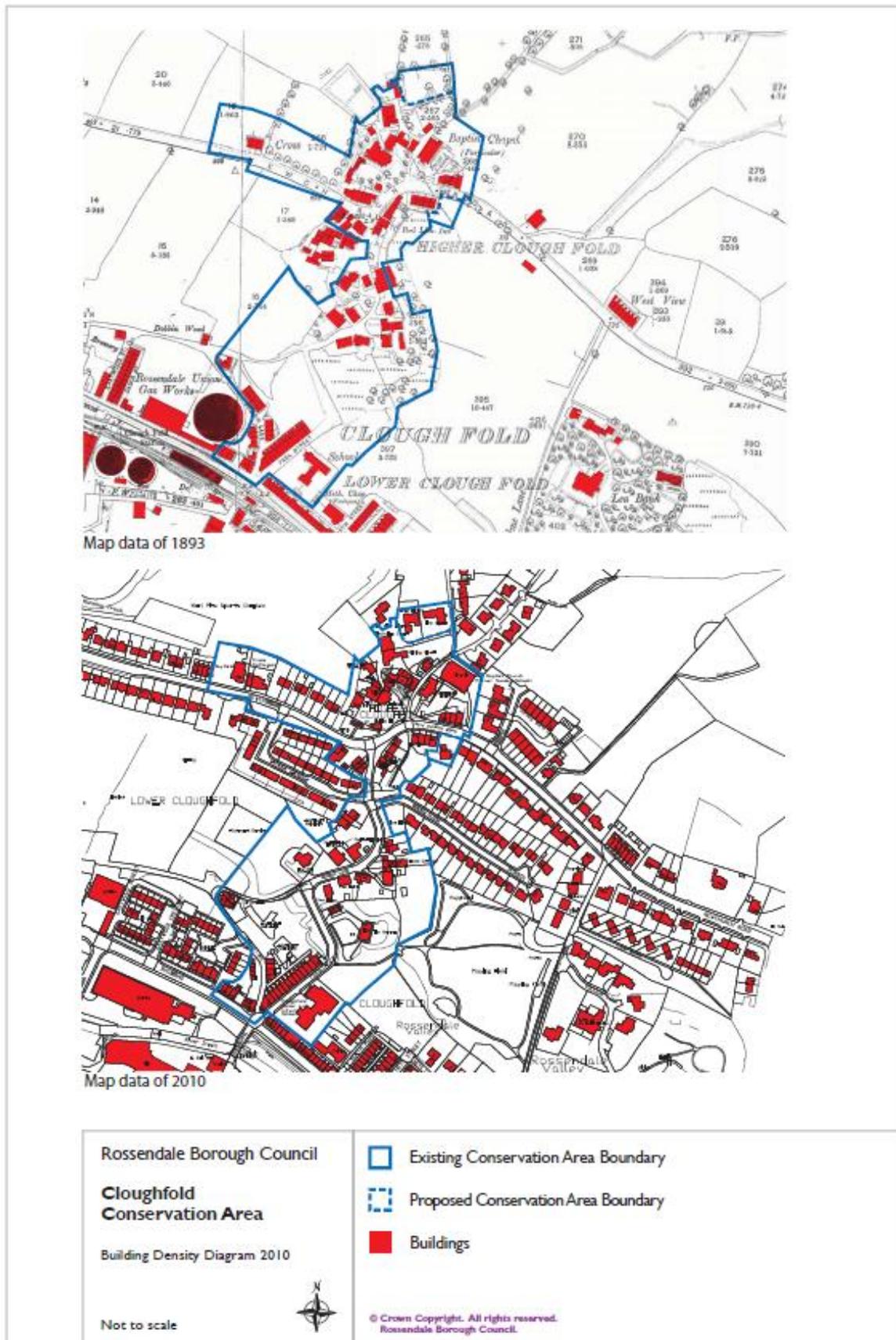
The layout of the Conservation Area is defined by the east-west orientation of both Newchurch Road and Bacup Road, which follows the line of River Irwell to the south. Newchurch Road sits higher up the hill above the river, following a contour of the land. Dobbin Lane is a narrow and steep zigzag lane, which connects the two. Peel Street was added between 1846 and 1893, bypassing the lower section of Dobbin Lane, when a long terrace of mill workers' cottages (Nos. 2-28) were built on the west side of the new road.

Originally, Dobbin Lane ran in a north-west direction from the junction with Bacup Road towards Greenhill, turning north-east briefly then turning north-west again to bring it up to Newchurch Road, which the map of 1849 suggests there may have been some sort of village square to the south of the Red Lion. Today, no semblance of this space remains although on the other side of the road, in front of the garden to Springhill House, is an area of public open space, with some disused public toilets partially hidden by shrubbery. The 1849 map confirms that this space was previously occupied by a large building (known as the Old Parsonage) which created a pinch-point to the entrance to the settlement from the west. The building, along with No. 447 Newchurch Road, was demolished in the Inter-war period as part of a road improvement scheme when many more properties were built along Newchurch Road.



Newchurch Road

The building pattern reflects the ages at which each street was developed. Further north, the older (17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century) buildings are informally positioned around the curve of Newchurch Road, facing the street. They sit back from the front boundaries, some having small gardens, although the front garden to Springhill House (which almost forms a corner plot) is sizeable. Whilst some are arranged in short terraces of three or four buildings, other are detached or paired. Overall, there is little symmetry although the houses close to the Sion Baptist Church do form a notable group around the road junction. The matching Inter-war stone houses on the north side of Newchurch Road (Nos. 406-420 even Newchurch Road) are arranged in pairs and whilst their regular design and layout is somewhat discordant, they sit back from the road and are well screened by a row of mature trees. These were the first Council houses to be built in the area, and are notable for their spacious plots and generous footprint.



The more informal arrangement of buildings continues with the more scattered houses further south in Dobbin Lane, some of which date to the 17<sup>th</sup> century and were in agricultural uses. Greenhill stands isolated on the older route of Dobbin Lane, marking the corner where

the lane turns sharply. This part of the Conservation Area falls steeply and is notable for the many trees and green spaces which remain, although to the west they are in private ownership. To the east, a sandstone paved trackway leads up the hill and connects Peel Street to the playing fields and playground above, which face Hareholme Lane and are outside the Conservation Area.

To the south, the buildings are later and more urban in their form. The houses probably date to the 1860s or 1870s when the Victoria Works and Irwell Mill were developed. They comprise matching (or very similar) groups of terraced properties, which sit tight on the back of the pavement without any front gardens or yards, and as such are typical of the industrial housing which was provided for mill workers in this period. These houses form a group with the adjoining school, which has a small amount of open space around it.

## 4.2 Open spaces and trees

There are no public open spaces in the Conservation Area apart from the widening of the grass verge outside the former public toilets between Springhill House and Newchurch Road. This was once occupied by a building and represents a road improvement scheme rather than any attempt to provide the community with usable green space, although a public seat has been provided next to the bus stop. This is an area for enhancement which is considered later in the Management Proposals Plan.

The most attractive open space, though not public, is the churchyard to the Sion Baptist Church, with its many historic tombs and gravestones. Trees in this area contribute very positively to the setting of the church and the historic monuments. Another public open space is provided by the playing field which lies on the eastern side of the Conservation Area, so although technically outside the designated area, it does provide an important local facility.



Trees on the north side of Newchurch Road

Trees are also important in a number of other locations in the Conservation Area and the most important are shown on the Townscape Appraisal Map. The omission of a tree does not, however, mean that it is of no significance.

## 4.3 Focal points, focal buildings, views and vistas

The layout of the Conservation Area, and the informal development of the area over a long period of time, means that there are no obvious 'focal points' within the Conservation Area, apart from (perhaps) where Dobbin Lane meets Newchurch Road. Historically this was an

important junction with a much denser level of development around it but any sense of enclosure has largely been lost as buildings have been demolished or altered. Because nearly all of the buildings were built as houses, none particularly stands out although Cloughfold Junior and Infants School and the Sion Baptist Church do tend to be 'focal' due to their size and their well detailed facades.

Due to the location of the Conservation Area on a south-facing slope, there are long views from many locations, but particularly from Newchurch Road and parts of Dobbin Lane. These take in the buildings which face Bacup Road, the line of the River Irwell, the industrial buildings on the Victoria Works site, and the rising slopes and moorland beyond. This open grassland is scarred by evident signs of past stone quarrying, and one particular feature is the surviving 'dolly-wagon' line, the remains of a steep chain-track for lowering wagons filled with stone from the quarries above. Views from Nos. 449-455 Newchurch Road, over the rooftops of the buildings in Dobbin Lane and across the valley, are of special merit.



View from Sion Baptist Church graveyard

Views are also important around the Sion Baptist Church. Some of these are to the north, where fields and moorland provide a rural setting to the Conservation Area, and some shorter views can be found across the historic graveyard, with its impressive tombs, which lies next to the Litchford House.

#### 4.4 Boundaries

In many parts of the Conservation Area, 'green' boundaries of hedging and trees are entirely appropriate. Otherwise, a number of the boundaries are built from local sandstone, although a large proportion of the walls, particularly along Dobbin Lane, are modern. The historic walls are usually dry laid using roughly coursed rubble stone with simple stone copings. Many of the walls are about a metre high and for the older walls, the stone is roughly laid in unequally sized courses. Dobbin Lane, close to Greenhill, retains the greatest proportion of historic stone walls, the walls here being topped by copings made of rubble stone laid on edge. Half round stone copings can be seen outside Plantation Barn in Dobbin Lane, and close by, outside Peel Edge, the stone wall is topped by rectangular blocks of sandstone. The modern walls tend to use more angular blocks of stone laid in more evenly-sized courses. Local residents have pointed out that if any dry stone walling is required, the Midlands Branch of the Drystone Walling Association can provide training and advice.

A good example of sandstone flags laid as a boundary can be seen on the east side of the driveway leading up to No. 422 Newchurch Road (the former back entrance to Springhill House), and a much shorter and more fragmented example can also be seen in Dobbin Lane, opposite Greenhill.



Sandstone paving slabs used as boundary next to No.422 Newchurch Road

There are some very fine, chunky, 19<sup>th</sup> century cast iron railings around the graveyard to the Sion Baptist Church facing Newchurch Road, although their poor condition is a source of concern. These are located on a sandstone retaining wall above the pavement to Newchurch Road and sit on either side of the entrance to the graveyard which is defined by high quality gatepiers built from ashlar blocks. Further cast iron railings, probably dating to the building of the former Sunday School in 1901, can be seen defining the separate vehicular entrance. Less appropriate are some modern interpretations of these railings which can be seen on the adjoining property (No. 464 Newchurch Road). No. 462 Newchurch Road also has modern metal railings, but these are simpler and more in keeping.

#### **4.5 Public realm**

The public realm covers the spaces between the buildings including pavements, roads, street lighting, street furniture, and any other features of local significance. Most of them will be the responsibility of the County Council Highways Department.

##### Street surfaces and pavements

Modern tarmacadam is used for most of the pavements and street surfaces in Cloughfold, although there are some examples of traditional street surfaces as follows:

- Wide sandstone kerbing in the north-eastern section of Dobbin Lane;
- Sandstone flagged pavement outside Nos.123-33 Dobbin Lane;
- The sandstone setted section of Dobbin Lane around Greenhill (partially covered in places by modern tarmacadam);
- Sandstone flagged pavement outside Nos. 2-28 Peel Street;
- A small section of sandstone flagged pavement outside Nos. 423-425 Newchurch Road;
- A section of irregular sandstone setts outside Springhill Cottages, off Edge Lane (private land);
- The partial remains of a setted back lane to Nos. 2-28 Peel Street (recent works have obliterated even more of the original surface, which is now partially covered by tarmacadam).

Local residents have confirmed that sandstone setts were removed from Dobbin Lane in the 1980s by contractors working for Ninex, and replaced with tarmacadam. Despite complaints to the Highways Authority, Lancashire County Council, the setts have not been replaced. There is concern that this erosion of the traditional surfaces will continue as the remaining

setts are continually being damaged by cars and lorries, which are also responsible for damaging some of the historic walls and paving in the same area around Greenhill.



Section of Dobbin Lane paving

#### Street lighting

Street lighting in the Conservation Area is modern and of no special merit. The only example of more appropriate lighting is in the graveyard to the Sion Baptist Church – simple white globes on plain black standards. Overhead wires and telegraph poles are also negative in their impact.

#### Street furniture and other features

There is virtually no street furniture or other features in the Conservation Area apart from a rudimentary timber seat, plastic litter bins and a green bus shelter, all located next to the former public toilets in Newchurch Road. This is an area which is in need of enhancement. Various highways signs and street signage are all modern and in places somewhat obtrusive. Local residents have complained that some of the signs are not necessary, and that all of them need cleaning. The only positive feature is the bright red cast iron postbox at Nos. 433/435 Newchurch Road.

## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 Building uses and dates

The historic buildings within the Conservation Area were largely built as houses although a few are barns which have been converted into residential use in more recent times. The age of these buildings ranges from the mid-17<sup>th</sup> century to the beginning of the 20<sup>th</sup> century. The oldest, both mid-17<sup>th</sup> century in date, are Polefield Cottage off Edge Lane (dated 1642) and Nos. 19-21 Dobbin Lane. Most of the buildings are two storeys high and built from local sandstone with either stone slate or Welsh slate roofs. Buildings forms are simple and vernacular, and can be arranged in pairs, small groups, or terraced. The only examples of more prestigious houses are Springhill House (c1800, later extended, and now sub-divided into two) and The Old Rectory, dating to c1890s. The more regimented terraced buildings close to Bacup Road provide a good example of mill workers' houses, a result of the industrialisation of the area which took place from the 1850s onwards. The largest and most prestigious building is the Sion Baptist Church, dating to 1901. The Red Lion Public House occupies an historic site but the basic building appears to be 19<sup>th</sup> century, and it has a 1920s or 1930s flat-roofed two storey extension. Along Newchurch Road are four pairs of Inter-war stone houses, simply detailed and not obtrusive. Detailed descriptions of the most important historic buildings are included in paragraph 5.4 below.



Springhill House and its lodge facing Newchurch Road



The Sion Baptist Church (the former Sunday School)

## 5.2 Listed buildings

There are no listed buildings in the Conservation Area, although a number have been identified as being of local interest, and some of these may even merit statutory listing.

## 5.3 Positive buildings

Most of the historic buildings in the Cloughfold Conservation Area have been identified on the Townscape Appraisal Map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. In the Conservation Area, these buildings date to between the mid-17<sup>th</sup> and the early 20<sup>th</sup> centuries.

The publication of PPS5 in the spring of 2010, which suggests that the significance of all 'heritage assets' needs to be recorded and assessed, has meant that further analysis of positive buildings is considered necessary, incorporating what in the past might have been considered to be 'neutral' or even 'negative' buildings. For Cloughfold, these buildings have therefore been broken down into the following categories:

- Positive unlisted buildings of high quality
- Positive buildings of medium quality
- Modern positive buildings which fit into the townscape, or historic buildings which have been altered
- Buildings where sensitive redevelopment (in time) would be welcome

The identification of these 'positive' buildings follows advice provided within English Heritage's *Guidance on conservation area appraisals*, which provides a helpful list of criteria in Appendix 2. The guidance advises that a general presumption exists in favour of retaining those buildings which make a 'positive' contribution to the character or appearance of a conservation area.

Proposals to demolish such buildings will therefore be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked blue and orange on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition.

The highest quality 'positive' buildings in the Conservation Area are marked blue with cross-hatching on the Map and are:

- Cloughfold Junior and Infants School
- Greenhill, Dobbin Lane
- Nos. 19-21 Dobbin Lane
- The Old Rectory, Dobbin Lane



The Old Rectory

- Nos. 423, 425, 427, and 429 Newchurch Road (one building)
- Nos. 441, 443, and 445 Newchurch Road (terrace)
- Nos. 449, 451, 453 and 459 Newchurch Road (terrace)
- Mayfield, No. 400 Newchurch Road
- Cross Cottages, No. 402 Newchurch Road
- No. 404 Newchurch Road
- The Cot, Sunset View and Springhill House (was once all Springhill House), Newchurch Road
- Rose Cottage, Polefield Cottage (now The Cottage according to modern maps), Nos. 2, 3 and 4 Springhill Cottages, and Springhill Farm form a group off Edge Lane



Springhill Farm

- The Sion Baptist Church (former Sunday School) Newchurch Road, including its railings

The medium quality 'positive' buildings are marked blue on the Map and include the terraced mill workers' houses in Peel Street, Bacup Road, and Dobbin Lane (south).

### 5.3 Building styles, materials and colours

The historic buildings of the Cloughfold Conservation Area are built exclusively from the local sandstone, the light brown stone being cut into regularly sized rectangular blocks with a roughly tooled outer face, usually referred to as 'rock-faced' stonework. The joints are relatively fine and traditionally were filled with small quantities of white lime mortar. Where the stone is weathered, it takes on a dark brown or even black tone. Higher quality stonework can be seen on No. 468 Newchurch Road, which is a good example of 'water-shot' stonework, where the stone is angled slightly to encourage water run-off. The eastern (original) section of Springhill House also has higher status ashlar stone details, and retains a late 19<sup>th</sup> century lodge which is shown on the 1893 map. Some of the buildings were obviously once barns, such as Plantation Barn, which has been converted to a house whilst retaining some of its original features, such as the blocked-up cart entrance.

The most important buildings are:

#### Cloughfold Junior and Infants School

This sizeable building is a good example of an early Board school, and was built in 1892 and extended in 1899. It is constructed in the local sandstone laid in roughly equal courses, with ashlar stone string courses and other decoration. The overall style is Gothic, with steeply pitched slate roofs, decorative bargeboards, and pointed windows.

#### Greenhill, Dobbin Lane

Greenhill probably dates to c1835 and was an early attempt at providing industrial workers' housing before the Housing Acts of the 1870s which stopped back-to-backs being built. There are four houses in the two storey group, with an unusual roof profile which is basically a hipped slate roof with a central, more steeply pitched, section which is located between two large chimney stacks.



Greenhill

#### Nos. 19-21 Dobbin Lane

This two storey pair of houses dates to c1650 but has been altered. The external elevations are very simple and are notable for the shallow pitched stone slated roofs and the lack of fenestration facing Dobbin Lane. Internally, there are, apparently, many original features such as flagstone floors and early timbers. The buildings were surveyed by Sarah Pearson as part of the *Rural Houses in Lancashire* survey in 1980 for the RCHM.

### The Old Rectory, Dobbin Lane

This substantial detached stone house was once the vicarage to St John's Church in Bacup Road, and was probably built at the same time as the church in the 1890s. The church was designed by Austin and Paley, and it is likely that the same architects were responsible for the vicarage, particularly as H J Austin was very interested in the Arts and Crafts movement and the vicarage demonstrates many of the characteristics of this style. The building is constructed in coursed sandstone blocks with large sandstone quoins, and the style mimics vernacular details of the 16<sup>th</sup> century, with mock Tudor details and mullioned windows below a stone slate roof, and several prominent gables facing the street or the large gardens. The building sits in a large garden with many mature trees which together contribute greatly to its setting.

### Nos. 423, 425, 427, and 429 Newchurch Road (one building)

This substantial three storey building probably dates to c1800 and may have been built as a loom-shop, as the first storey retains evidence of rows of partially blocked windows which were typical of this kind of building. It is now four back-to-back houses. It has been painted (to its detriment) and the former Village Stores in the ground floor of No. 425 is now closed.



Nos. 423, 425, 427 and 429 Newchurch Road

### Nos. 441, 443, and 445 Newchurch Road (terrace)



Nos. 441, 443, and 445 Newchurch Road (Ashfield Terrace)

This rather long and low terrace of houses probably dates to the 18<sup>th</sup> century although No. 445 is possibly later as the stonework is different. The shallow pitched stone slated roofs are subdivided by chunky axial stacks. All of the windows and doors are modern.

Nos. 449, 451, 453 and 459 Newchurch Road (Ashworth Buildings)

Built in c1840 as a row of eight back-to-back houses, the terrace was sensitively converted into four units in 1977. The very simply detailed, one or two window wide houses retain their original stone slate roofs although all of the windows have been modernised. The name reflects a local family of clothiers – see *Cross Cottage* below.



Nos. 449 – 459 (odd) Newchurch Road (Ashworth Buildings)

Mayfield, No. 400 Newchurch Road

Cross Cottages, No. 402 Newchurch Road and No. 404 Newchurch Road

These two properties lie close together on the western edge of the Conservation Area. Mayfield is dated 1895 and retains a name plaque 'JSH Mayfield' and the date. It was built for James Sellars Hardman, pastor at the Sion Baptist Church, and has carved barge boards on the tall gable which faces the street and has coursed stone elevations with corner quoins. Cross Cottages and no. 404 appear to be early 19<sup>th</sup> century, with a stone slate roof and modern sash windows – one of the only examples in the Conservation Area of this detail.



Cross Cottages and No.404 Newchurch Road

However, at the back of the building there are mullioned windows and a small stair-head gable, which are more typical of the early 18<sup>th</sup> century. It is said to have been occupied by Richard Ashworth, who was involved in the woollen trade, and he may have been responsible for the construction of the loomshop on the south side of the road (Nos. 423, 425, 427, and 429 Newchurch Road).

The Cottage, Sunset View and Springhill House (was once all Springhill House), Newchurch Road

Springhill House was at one time the largest and most prestigious house in the Conservation Area. It is noted on the 1849 map and its fine ashlar elevations, parapet roof, and general form suggest a date of c1800. It appears to have been doubled in size, possibly in the mid-19<sup>th</sup> century, when the building was extended westwards using coursed sandstone blocks, rather than ashlar (this part of the building is now called Sunset View). The principal six bay elevation faces south, looking over a large garden, with a three bay elevation facing Edge Lane.

Rose Cottage, Polefield Cottage (The Cottage on modern maps), Nos. 2, 3 and 4 Springhill Cottages, and Springhill Farm (form a group at right angles to Springfield House) off Edge Lane

Some of this group is shown on the 1849 map and one of the properties (Polefield Cottage) retains a date of 1642. The buildings are two storeys high and built from local sandstone, and some retain details of the late 18<sup>th</sup> century, such as stone corner quoins. Where they can be seen, the roofs are stone slated.



Springfield Farm (in centre), Edge Lane

The Sion Baptist Church (former Sunday School) Newchurch Road, including its railings

The original church was built by 1849 but was demolished in the late 1970s when the adjoining Sunday School was converted for worship. It is a large, somewhat austere building of 1901 with curved windows heads, built from local stone with a slate roof.

Nos. 2-28 Peel Street

This terrace of mill workers' houses dates to between 1860 and 1890. The buildings are typical of this period, with simple coursed 'rock-faced' sandstone elevations, stone architraves to the front doors, stone lintels to the windows, and stone gutters above. The only decoration is the slightly protruding doorhood which is made from sandstone with an ogee moulding. It appears that all of the windows and front doors are modern, but they do

fortunately sit within the original openings, reducing the impact of the modern details. The slate roof largely follows the change in level down the street, with simple chimney stacks marking each party wall, some of them retaining their original clay pots. This group is greatly enhanced by the survival of the sandstone flagged pavement outside.



Part of Peel Street Terrace (Nos. 2 – 28 (even))

## 6 SUMMARY OF POSITIVE AND NEGATIVE FEATURES

### 6.1 Key positive features

This Character Appraisal concludes that the most significant *positive* features of the Cloughfold Conservation Area are:

- Linear Conservation Area stretching northwards from the valley of the River Irwell towards steeply sloping valley sides
- Impressive views in a south-westerly direction towards rising ground beyond the River Irwell, taking in open landscape which shows the effects of stone quarrying
- Some more limited views to the north, over open countryside to moorland
- The curves of Dobbin Lane as it climbs the hill
- The groups of mature trees within or on the edges of the Conservation Area
- Spacious plot sizes and a low density of development in most of the Conservation Area, particularly Dobbin Lane, which retains a more open, rural character
- The buildings in the Conservation Area are usually arranged in small groups although Nos. 2-28 (even) Peel Street form a long terrace
- Most of the properties date to the mid to late 19<sup>th</sup> century although at least two are 17<sup>th</sup> century
- The earliest buildings in the Conservation Area would appear to be Nos. 19-21 Dobbin Lane and Polefield Cottage, Edge Lane, both mid-17<sup>th</sup> century houses
- Nos. 423-425 Newchurch Road may have been built as a loom-shop in the late 18<sup>th</sup> century, but was later converted into a number of houses, probably in the late 19<sup>th</sup> century
- Nos. 449-455 Newchurch Road (Ashworth Buildings) were built in c1840 as back-to-backs which were converted sensitively in 1977 to larger units
- Greenhill is an interesting example of a four-unit back-to-back group of houses dating to c1835
- The Old Rectory is a prestigious late 19<sup>th</sup> century house with a large garden
- A group of properties on the north side of Newchurch Road contains a former farm group – the old barns have been converted into houses – and there are other barn conversions in the Conservation Area
- The largest and most imposing building in the former Sion Baptist Sunday School (1901), now used as a church, which sits back from Newchurch Road with a graveyard in front of it
- Cloughfold Junior and Infant School is another substantial building, relatively unaltered and still in use – it dates to the 1890s
- Use of local sandstone, usually roughly coursed, although there is an occasional example of the use of ashlar blocks, such as Springhill House
- Natural slate or stone slate roofs, wood, stone or cast iron gutters, and simple building forms with long, shallow-pitched roofs
- Sandstone architraves to windows and simple sandstone lintels to both windows and front doors
- Some remaining traditional street or pavement surfaces
- Several lengths of flagstone walling remain
- Trees and open spaces, some used by the local Scout Group, lie within the Conservation Area

### 6.2 Key negative features and issues

This Character Appraisal concludes that the most significant *negative features and issues* for the Cloughfold Conservation Area are:

*Spatial:*

- The poor state of preservation of the remaining traditional street surfaces, particularly in Dobbin Lane and Peel Street, some of which some residents consider to be dangerous
- The poor condition of some of the traditional front boundary stone walls, and the loss of front boundaries to create car parking areas
- Some inappropriate boundary treatments
- Wheelie bins, telegraph poles and dominant wirescape in several locations
- Poor quality public realm including street lighting, bus shelters and litter bins
- The care and protection of the many trees in the Conservation Area
- Speeding traffic particularly in Newchurch Road close to the junction with Dobbin Lane
- Careless car parking which obstructs the pavements
- Some residents consider that a residents' parking scheme would be helpful
- Some residents support the idea of traffic calming, particularly in Newchurch Road

*The buildings:*

- Unsympathetic changes to some of the positive buildings, principally the use of uPVC for windows and doors
- The poor condition of some of the positive historic buildings
- Visible satellite dishes on front elevations in Newchurch Road, Bacup Road, Edge Lane and Peel Street, presumably erected without planning permission
- Painted or badly pointed sandstone elevations

*Site specific:*

- The neglected allotments within and on the edge of the Conservation Area
- A number of modern buildings of little merit, such as the modern garages behind the buildings on the west side of Peel Street, the Scout Hut and adjoining garage, and the structures on the allotments
- 'Left-over' neglected spaces such as the pavement/parking area in front of Nos. 425-431 Newchurch Road
- The closed and neglected public toilets in Newchurch Road
- The cast iron railings around Sion Baptist Church are in need of repair/redecoration
- The metal railings next to the school are in need of redecoration
- The 'Cash and Carry' advertising hoarding on flank wall of No. 238 Bacup Road (just outside the Conservation Area)
- Signage and car parking area to the Red Lion Public House, Dobbin Lane
- Poor quality signage on the Sion Baptist Church

The majority of these 'negative' features are considered further in a series of recommendations which are contained within the Management Proposals Plan for Cloughfold.

## **PART 2 THE CLOUGHFOLD CONSERVATION AREA MANAGEMENT PROPOSALS PLAN**

### **1 INTRODUCTION**

#### **1.1 The purpose of the Management Proposals Plan**

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Cloughfold Conservation Area which make the Conservation Area unique. Part 2 of this document, the *Management Proposals Plan*, builds upon the positive features and addresses the negative features which have been identified to provide a series of recommendations for improvement and change, most of which are the responsibility of Rossendale Borough Council or Lancashire County Council. The structure and scope of this document is based on the suggested framework published by English Heritage as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Both the Conservation Area Character Appraisal and the Management Proposals Plan should be subject to regular monitoring and reviews, as set out below.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals Plan will have greater impact and longevity. For Cloughfold, this has been achieved by early consultation with the community at the initial stage of drafting via the Council's website. These documents were subject to a six week public consultation exercise ending on 25 April 2011. After this a Public Consultations Report was prepared (copies are available on request from the Borough Council) and amendments to the text and mapping were made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation two changes have been recommended as set out in the following section.

The Chatterton / Strongstry Character Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 27<sup>th</sup> October 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.

## 2 CONSERVATION AREA BOUNDARY REVIEW

### 2.1 Conservation area boundary review

Two minor changes to the original Conservation Area Boundary have been proposed. They are as follows:

- (i) Delete Edge House and The Croft, Edge Lane



Delete this building (The Croft, Edge Lane) from the conservation area

- (ii) Delete No. 459 Newchurch Road



Delete No.459 Newchurch Road from the conservation area

These are modern houses of no special architectural or historic interest which lie on the edge of the Conservation Area and which make no positive contribution to the special interest of the area.

A few local residents suggested adding the open green space on the east side of the Conservation Area next to Dobbin Close to the Conservation Area. However, this space is not considered to have any special architectural or historic interest, so designation is not merited. However, it is acknowledged that there are particularly good views across the Irwell valley from this space which must be protected.

### 3 RECOMMENDED ACTIONS

The following recommendations are based on the key negative features and issues identified as part of the Character Appraisal. Some of them may have to remain aspirational for the time being, but it is considered 'good practice' to identify possible actions which could be implemented in the future if the funding is available. Other recommendations rely upon the Borough Council providing sufficient staff resources to ensure that the proposed actions are carried forward. All of the recommendations rely upon a successful partnership between the Borough Council and the local community, assisted by the County Council as appropriate.

#### 3.1 The control of unlisted houses

It has been noted that most of the unlisted 'positive' houses in the Conservation Area have been adversely affected by the alterations to the roofs, chimneys, windows and front doors. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. Article 4 Directions are made under the *General Permitted Development Order 1995*, and can be served by a local planning authority to remove permitted development rights where there is a real threat to a particular residential building or area due to unsuitable alterations or additions. An Article 4 Direction is accompanied by a Schedule that specifies the various changes to family dwellings which will now require planning permission. Usually, such Directions are used in conservation areas to protect unlisted houses in use as a family unit, rather than flats or bedsits where permitted development rights are already much fewer. It does not mean that development, such as changes to windows or doors, will necessarily be impossible. It does, however, mean that planning permission has to be sought and this allows for the merits of a proposal to be considered against the conservation interests.

Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the conservation area. An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as unlisted buildings of particular local significance and all 'positive' buildings. Any Direction will require an up to date photographic survey to record the present condition of the buildings concerned, and written guidance will need to be provided to householders. Where resources allow, the provision of grants to help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) can be helpful.

Under an Article 4 Direction, planning permission can be required for the following, depending on the permitted development right removed:

##### House extensions

Planning permission will be required for the enlargement, improvement or other alteration of a dwelling house (including entrance porches) which fronts a highway, private road or open space (this lowers the limit of 'permitted development' already imposed by conservation area designation).

##### Painting of dwelling houses

Planning permission will be required for the painting of the exterior of a dwelling house.

##### Roofs

A planning application will be required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights (new dormer windows already require planning permission under separate legislation).



Roofs are important in the conservation area (Dobbin Lane)

### Chimneys

The removal of a chimney or its partial demolition will require planning permission.

### Replacement windows and doors

The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, can be relaxed in the conservation area (or for listed buildings).

### The creation of car parking in front gardens and the removal or replacement of front boundaries

The creation of a parking space in a front garden, and or the removal of a front boundary, such as a low stone wall, will require planning permission.

An Article 4 Direction can be 'fine tuned' to suit the particular circumstances of a conservation area. In Cloughfold, the greatest threat appears to be to the slate roofs and chimneys, given that all of the windows and front doors in the conservation area have already been altered. The painting of existing buildings, the addition of porches, the conversion of front gardens to car parking, and the protection of historic front boundaries are also relevant.

It is therefore suggested that the Council serves an Article 4 Direction to bring under planning control the following alterations:

- Changing roof materials
- The insertion of a roof light
- Alternations to chimney stacks, including its full or partial demolition
- Changes to the rainwater goods
- Painting brick or stone
- The addition of a porch
- The conversion of front gardens to car parking, and changes to the front boundaries

### **RECOMMENDED ACTION 1:**

- The Borough Council should consider serving an Article 4 Direction on the Cloughfold Conservation Area, to cover all of the unlisted dwelling houses which are marked in blue or orange as 'positive' on the Townscape Appraisal Map

### 3.2 The control of satellite dishes

During the survey work for the Cloughfold Character Appraisal, it was noted that a number of satellite dishes were visible which presumably had not been granted planning permission. Some properties have two satellite dishes, both of which would normally require planning permission. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and were recently (October 2008) changed by a revision to the *General Permitted Development Order 1995*. This states that for all unlisted buildings in a conservation area, in whatever use and of whatever size, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope which face onto, and are visible, from a road. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex so it is always best to ask the local planning authority if planning permission is required before carrying out the work.



Satellite dishes in Peel Street

Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

(See also the DCLG pamphlet, *A Householders' Planning Guide to the Installation of Antennas* available on the DCLG website).

#### RECOMMENDED ACTION 2:

- Where satellite dishes have been erected without planning permission and negotiation has failed to achieve a satisfactory outcome The Borough Council should consider taking Enforcement Action against the owners of properties.

### 3.3 The care and protection of trees

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Borough Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling and includes heavy pruning of branches. This provision provides the Council with an opportunity of assessing whether the tree makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt,

although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

There are many mature trees of townscape importance in the Cloughfold Conservation Area and the most significant of these are marked on the Townscape Appraisal Map. Some of these are specifically protected by Tree Preservation Orders. Some are the responsibility of Borough Council, but the majority are in private ownership, including the Scouts who occupy the site in Dobbin Lane. Individual owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary.



Trees on the west side of Dobbin Lane

### **RECOMMENDED ACTION 3:**

- The Borough Council should continue to monitor the management of trees within the Conservation Area including those for which it has responsibility, and should consider the possible service of further Tree Preservation Orders where it is considered likely that the amenity value of significant trees is at risk.

### **3.4 The public realm**

#### Street lighting

The poor quality of the street lighting in the Conservation Area has been noted. It would be advantageous to replace them with modern fittings, perhaps utilising reproduction Victorian lamps which would enhance the character of the Conservation Area.

### **RECOMMENDED ACTION 4:**

- Funding permitting, the Borough Council and the County Council should consider replacing the street lighting with suitable new lamp standards, more appropriate to the historic setting.

#### Traditional paving

It has been noted that areas of sandstone flags and setts remain in the Conservation Area and these must be carefully maintained and protected from damage. This will generally be the responsibility of the County Council. If trenching is required, the statutory undertakers must reinstate the paving to its exact appearance upon completion of the work. In the long term, and funding permitting, the installation of further areas of traditional paving would be

advantageous, perhaps focusing on areas where there are particular clusters of historic buildings, or where there is existing historic paving. These could include:



Protect the existing examples of historic paving in the conservation area (Peel Street)

- The junction of Newchurch Road and Dobbin Lane
- Half way down Dobbin Lane, outside Plantation House (where the new paving should match existing historic paving on the opposite side of the street)
- Outside the school in Peel Street (where the new paving should also match existing historic paving on the opposite side of the street)

#### **RECOMMENDED ACTION 5:**

- The County Council should ensure that all works which involve traditional paving in the Conservation Area are carried out carefully, and any disturbance to the paving is made good to exactly match its original appearance. Further enhancement works should be carried out if funding becomes available.

#### Traffic signs and street clutter

Throughout the Conservation Area, there is a variety of traffic signs and other pieces of street 'clutter' which detract from the general appearance of the streets. Overhead wires and telegraph poles add to this visual confusion, which is not assisted by the modern roads (Patrick Crescent and Dobbin Close) which lie off Dobbin Lane – these create large openings in the historic street scene. Modern street signs also detract from the area.

The removal of redundant signs, the upgrading of existing street nameplates, and the removal of overhead telephone lines are all minor changes which would greatly enhance the Conservation Area. The enforcement of parking restrictions, to prevent cars parking on pavements, such as can be seen outside Nos. 431-435 Newchurch Road, in the adjoining driveway, and outside the Red Lion, would also be welcome and would make the pavements safer for pedestrians.



Untidy car parking outside Nos. 431 – 435 Newchurch Road

### RECOMMENDED ACTION 6:

- Subject to funding, the Borough and County Councils should work in partnership with the local community and possibly British Telecom, to carry out improvements to the wirescape, telegraph poles, traffic signs, and street name plates in the Conservation Area.

### 3.5 Building condition

The poor condition of some of the buildings and special features of the Conservation Area has already been noted. Whilst it is unlikely that a new grant scheme will be able to help in the immediate future, it is possible that in the future the Borough Council or some external funding agency (such as English Heritage or the Heritage Lottery Fund) may be able to help fund a grant scheme for the Conservation Area. Meanwhile, the Borough Council must continue to monitor the condition of the historic buildings and features in the Conservation Area and must ensure that they are properly maintained and cared for.



Nos. 423 and 425 Newchurch Road

### RECOMMENDED ACTION 7:

- The Borough Council should continue to monitor the condition of the buildings and monuments in the Conservation Area and when funding becomes available, should

work with the local community to improve and enhance these buildings and monuments.

### **3.6 Statutory list**

The Statutory List for the Cloughfold area was drawn up in the 1980s and has not been revised since. It therefore requires some updating, and English Heritage may be prepared to consider a small number of new listings if sufficient information is provided about the proposed listed building. This could be provided by local amenity groups such as the Rawtenstall Civic Trust. Given the shortage of resources, this could focus initially on the Conservation Area but could move into areas beyond the designated boundaries in due course.

#### **RECOMMENDED ACTION 8:**

- The Borough Council should consider asking local amenity groups to provide recommendations for proposed additions to the statutory list of buildings.

### **3.7 Unlisted buildings of special but local interest**

As recommended in PPS5, the preparation of a 'Local List' for the Borough should be a priority. The first action should be the drawing-up of a set of criteria, based on English Heritage guidance and local building types. All of the important 'positive' buildings in the Character Appraisal (section 5.3 *Positive Buildings*) should be included as a basic minimum. Further features, such as the setted streets, alleys and paths, where they are original, could also be added.

#### **RECOMMENDED ACTION 9:**

- The Borough Council should work with community groups to produce a new 'Local List' of buildings in Cloughfold.

### **3.8 Site specific actions**

The following sites within the Conservation Area are considered to be in need of enhancement. Most of the actions will be the responsibility of the Borough Council, perhaps working in partnership with the County Council, and the local community should be consulted first before any schemes for improvement are implemented. All proposals are dependent upon funding being made available although for some of them funding is less important than the availability of local effort.

#### **3.8.1 The neglected allotments within and on the edge of the Conservation Area**

These allotments are overgrown and on some of them, untidy sheds and other structures have been erected which give a generally neglected appearance to the area. The Borough Council needs to find out who is responsible for these areas and see if a programme of incremental improvements can be carried out, including the provision of greater publicity to see if more of the community can be involved with the use of the allotments.



Neglected buildings and allotments off Dobbin Lane (south)

### 3.8.2 A number of modern buildings of little merit, such as the garage block off Peel Street, the Scout Hut and adjoining garage, and the structures on the allotments

In time, all of these structures will need to be replaced and whilst this will have to remain a long-term aspiration, they should be replaced by buildings which will positively enhance the character and appearance of the Conservation Area (since the publication of PPS5 it is no longer acceptable for new development to be merely 'neutral' in its impact – it must be positive).

### 3.8.3 'Left-over' neglected spaces such as the pavement/parking area in front of Nos. 425-431 Newchurch Road

This whole space, with the adjoining driveway and poor quality modern garages, needs to be improved by:

- The removal of the garages and their replacement with something more in keeping
- The removal of parked cars
- The definition of pedestrian-only pavements and the use of traditional paving materials such as sandstone kerbing, sandstone flags or sandstone setts
- The addition of better quality street lights

### 3.8.4 The closed and neglected public toilets in Newchurch Road

This whole area appears neglected and creates a poor impression in the centre of the Conservation Area. The public toilets should either be reopened and properly maintained, or demolished and the site cleared and landscaped. New litter bins and street lighting would greatly add to the special interest of this key site in the middle of the Conservation Area.

### 3.8.5 The cast iron railings around Sion Baptist Church are in need of repair/re-decoration

The railings are presumably in the care of the Baptist Church, which should be approached to see if basic maintenance work could be carried out. Painting these railings would greatly enhance the setting of the historic graveyard and the Sion Baptist Church, as well as the Conservation Area in general



Railings in front of the Sion Baptist Church churchyard

### 3.8.6 The metal railings next to the school are in need of redecoration

These railings are modern but would greatly benefit from a coat of paint, preferably black to match the railings to the adjoining school.

### 3.8.7 The 'Cash and Carry' advertising hoarding on flank wall of No. 238 Bacup Road (just outside the Conservation Area)

Although this hoarding lies just outside the Conservation Area, it is extremely visible in views along Bacup Road, through the lower part of the designated area. The hoarding is totally inappropriate and as and when Consent is sought for its replacement or renewal, the Borough Council should refuse any such application.



Advertising hoarding in Bacup Road

### 3.8.8 Signage and car parking area to the Red Lion Public House, Dobbin Lane

Both the building and the adjoining car parking area are in need of minor improvements. The Borough Council should approach the owner to see if funds might be available to make the site more attractive.

### 3.8.8 Signage and car parking area to the Red Lion Public House, Dobbin Lane

Both the building and the adjoining car parking area are in need of minor improvements. The Borough Council should approach the owner to see if funds might be available to make the site more attractive.



The Red Lion Public House, Dobbin Lane

#### **RECOMMENDED ACTION 10:**

- The Borough Council should work in partnership with the County Council, local property owners, local residents, local business owners, and local voluntary groups to ensure that these sites in the Conservation Area are improved as and when funding becomes available.
- The Borough Council should refuse applications for change which will result in a neutral or negative effect on the Conservation Area or its setting.

## 4 MONITORING AND REVIEW

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals Plans up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

Over the next five years the Borough Council should therefore be expected to regularly review the content of this document, to carefully monitor change within the Cloughfold Conservation Area, and to involve the community in any proposals for enhancement (subject of course to the funding being available).

The Borough Council should therefore:

- Carry out periodic reviews of the effectiveness with which the service addresses pressures for change;
- Update the baseline photographic survey of the Cloughfold Conservation Area on a three yearly basis;
- Review the Cloughfold Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Cloughfold Conservation Area Management Proposals Plan on an annual basis.

## 5 CONTACT DETAILS

For all enquiries relating to conservation areas and historic buildings, please contact:

The Conservation Officer,  
 Rossendale Borough Council,  
 Development Control,  
 One Stop Shop,  
 Town Centre Offices,  
 Lord Street,  
 Rossendale,  
 Lancashire BB4 7LZ.

Tel: 01706 238630

[www.rossendale.gov.uk](http://www.rossendale.gov.uk)

## APPENDIX

Appendix 1 Map 1 Townscape Appraisal Map

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