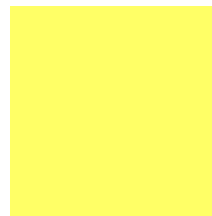


## RAWTENSTALL CONSERVATION AREA

### CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS PLAN

ADOPTED FOR DEVELOPMENT CONTROL PURPOSES FROM 1<sup>ST</sup> SEPTEMBER 2011



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## EXECUTIVE SUMMARY

The Rawtenstall Conservation Area was designated in December 1990 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.

This Rawtenstall Conservation Area Character Appraisal with its attendant Management Proposals Plan has been produced for Council by The Conservation Studio. The survey and background research were undertaken between April 2010 and May 2010, and included a walkabout which was attended by local councillors on 25 May 2010.

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation exercise was undertaken until 10 January 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council on request) and amendments to the text and mapping were made as appropriate.

These documents identify the character and positive qualities of the Rawtenstall Conservation Area, highlight key issues, and put forward proposals for its management over the next five 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 a number of changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Rawtenstall Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 1<sup>st</sup> September 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.

# PART 1 – RAWTENSTALL CONSERVATION AREA CHARACTER APPRAISAL

## 1 INTRODUCTION

### 1.1 The Rawtenstall Conservation Area

The Rawtenstall Conservation Area was designated by Rossendale Borough Council in December 1990. Rawtenstall is a medium-sized town located on the eastern boundary of Lancashire between Haslingden and Bacup at the intersection of two rivers – the Limy Water and the Irwell. The town is enclosed by hills and moorland, providing a dramatic setting and a large number of notable views across and out of the Conservation Area. From modest beginnings as a small agricultural settlement, Rawtenstall developed as a centre for the textile industry in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, and although many of the mills have been demolished, (including Lower Mill, which once dominated the town centre), Ilex Mill has recently been successfully converted into up-market apartments.

The provision of the Valley Centre, a new shopping centre off the main street (Bank Street) in the late 1960s and early 1970s was preceded by the demolition of most of the last examples of back-to-back workers' housing in Rawtenstall, although many streets of more comfortable mid to late-19<sup>th</sup> century terraced houses do remain, (some of which are recommended to be included within a revised Conservation Area boundary). At the same time, a new dual carriageway was built through the town (the A682) which is now dominated by a new Asda Supermarket, on the site of Lower Mill.



*Bank Street looking south*

Today, Rawtenstall provides a range of mainly family-owned shops and a busy Market which operates twice weekly from permanent premises off Newchurch Road. There are a number of listed buildings, mainly dating to the early or mid-19<sup>th</sup> century, most of which are connected in some way or another with the families who owned the large textile mills in the area. In addition, there are a substantial number of 'positive' unlisted buildings within the Conservation Area, in both commercial and residential uses.

Issues facing the town include the much-needed redevelopment of the Valley Shopping Centre, the control of traffic and the improvement of pedestrian facilities, the regeneration of the shopping area in general, and the improvement of the historic housing stock. The

protection of the existing historic street surfaces and improvements to the public realm in general, are also a high priority.

In 2005 Lancashire County Council published a detailed report on Rawtenstall as part of their Lancashire Historic Towns initiative. This Appraisal draws heavily on this Report as well as on information provided by the Rawtenstall Civic Trust.

The Conservation Area's most important features are considered to be:

- Attractive location in the Pennine hills between Manchester to the south and Burnley to the north
- Historic Lancashire mill town located in a valley at the junction of two rivers, the Limy Water, which flows southwards down a long valley leading from the moorland towards Burnley, and the River Irwell, which flows in an east-west direction
- Historic core of mainly 19<sup>th</sup> century commercial, institutional, and industrial buildings
- Areas of former mill workers' terraced housing scattered around the edges of the town
- Bank Street is a long, curving road which forms the commercial town centre
- Large areas of historic paving
- Several important open green spaces with mature trees

There are 19 listed buildings entries within the Conservation Area:

- The Ilex Mill, now sensitively converted into apartments, which together with its tall chimney is the most significant local landmark
- The Public Library, St Mary's Way, dating to 1906
- The War Memorial, St Mary's Way, unusually decorated with statues of both men and women
- St Mary's Church, dated 1829, with its later tower of 1881
- The former United Methodist Church, Haslingden Road
- The Queen's Arms Hotel, St Mary's Way
- Longholme Methodist Church, Bacup Road
- The gateway and railings to Longholme Methodist Church
- The former Longholme Parsonage (No. 2 Bacup Road)
- The Packhorse Bridge, Longholme Road, spanning over the River Irwell
- Nos. 1 and 3 Fallbarn Fold, a rare survival of a early weaver's cottage, now used by the Rawtenstall Civic Trust
- The National Westminster Bank, Bank Street
- Holly Mount, off St Mary's Way, now the centre-piece of a new housing development but as yet not restored
- The Rams Head Public House, Newchurch Road
- Nos. 1 and 3 Daisy Hill, early terraced cottages with stone slate roofs
- Nos. 5 to 11 (odd) Daisy Hill, a row of 18<sup>th</sup> century cottages in three different builds
- No. 25 Springside Cottage, Newchurch Road
- Rawtenstall Cemetery gate piers and gates, Burnley Road

Currently outside the Conservation Area but recommended for inclusion:

- Tower of the former Holly Mount School, St Mary's Way
- Nos. 1 – 7 odd Newhouse Cottages, Springfield Road, a row of 17<sup>th</sup> century cottages
- The Cemetery War Memorial, off Burnley Road

The unlisted buildings of note include:

- The Town Hall, dating to the late 19<sup>th</sup> century
- The Kingfisher Centre, a former mill now used as serviced offices
- The former Fire Station, Burnley Road
- Rawtenstall Railway Station, used by the East Lancashire Railway (a competent but hypothetical pastiche construction)
- The Magistrates Court, lodge and adjoining Hall, Haslingden Road
- The chapel and Sunday School in Kay Street



*The Baptist Chapel, Kay Street*

Other Important townscape features include:

- More trees and open spaces associated with the area behind the former United Methodist Chapel, Haslingden Road
- The trees, gardens and churchyard around the Public Library, War Memorial and St Mary's Church
- The Worswick Memorial Cricket Ground off Bacup Road
- The long curve of Bank Street and its traditional paving
- The many commercial premises in the town centre, including shops, banks, public houses, hotels, and Rawtenstall Market
- The glimpses and the more obvious views over the three water courses
- The contrast between the large scale of the surviving mills and the small scale of the terraced houses which once provided the mill workers' housing
- Areas of tightly packed terraced housing, often retaining historic paving
- Long views out of the town towards the surrounding hills and moorland

Currently outside the conservation area but proposed for inclusion:

- The open spaces, sloping grassed areas, and mature trees in Rawtenstall Cemetery, which provides an important backdrop to the northern part of the Conservation Area.

## **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 Rawtenstall 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* (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 Rawtenstall 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**

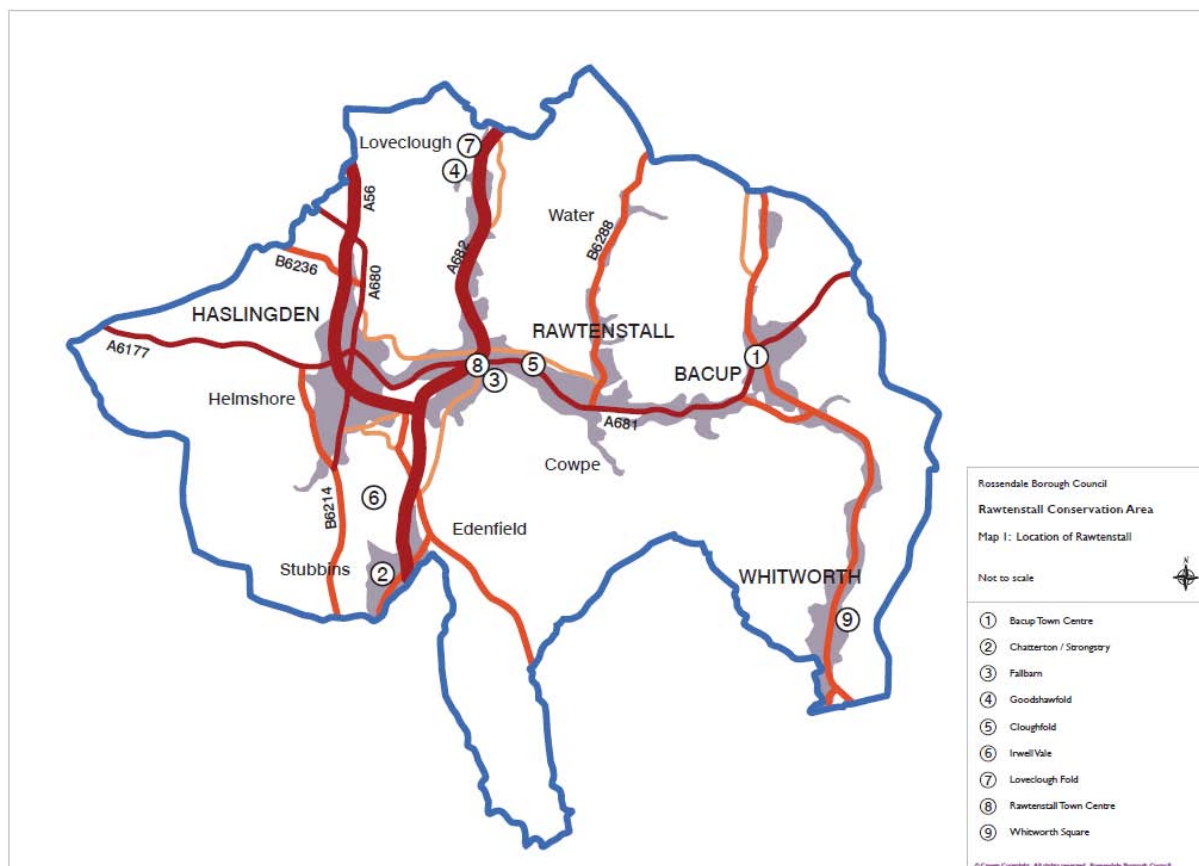
This document has been produced for Rossendale Borough Council following consultation with the local community, including a walkabout which included local councillors on 25 May 2010. Following the initial drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation exercise was undertaken until 10 January 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council on request) 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 some significant changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Rawtenstall Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 1<sup>st</sup> September 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 LOCATION AND LANDSCAPE SETTING

### 2.1 Location

Rawtenstall is located on the intersection of two rivers, the Limy Water and the Irwell, in the south Pennine hills of Lancashire. About one mile to the west is the historic settlement of Haslingden, with the larger town of Bacup about four miles to the east. The A682 connects the town to Burnley along the valley of the Limy Water which rises to the moorland associated with Nutshaw Hill in the north. Manchester is little more than 20 miles to the south and is connected by a fast dual carriageway (the A682/M66), passing by Ramsbottom and Bury on the way.



Map 1 Location of Rawtenstall

### 2.2 Landscape setting, topography and geology

Rawtenstall is a typical example of a Lancashire mill town, with intensive development along the two river valleys which is enclosed by steeply-sided valleys, leading to moorland above. The town lies within the former Rossendale Forest, which covered a large part of Rossendale Borough between Burnley and the River Irwell, which flows in a roughly east to west alignment. 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 former forest is now a mainly open moorland plateau which contrasts with the heavily wooded valleys along the River Irwell valley and its tributaries such as the Limy Water, which flows through Rawtenstall.



*The listed bridge over the River Irwell in Rawtenstall*

The 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 large sandstone quarries were once operational to the immediate north of Rawtenstall, at Crawshawbooth. Coal mines were historically also very important, with mining taking place to the north of Rawtenstall close to Goodshawfold, and to the east towards Bacup. The location of the Conservation Area on the joining of the Limy Water and the Irwell provides a flatter area of land to the south, around Bank Street, Bacup Road and Bury Road, with the land rising northwards on either side of the Limy Water as it flows down a steeply-sided valley from Nutshaw Hill. Therefore, whilst the town centre itself is relatively flat, it is enclosed to the immediate north, north-east and north-west by hills which eventually lead onto moorland. To the south, the valley of the Irwell provides an area of flatter land which eventually rises to Dearden Moor, which is nearly 350 metres high.



*The Limy Water next to St Mary's Way, Rawtenstall*

Surprisingly, accessibility to clean water in the centre of Rawtenstall was historically difficult despite the close proximity of two rivers, which throughout the 19<sup>th</sup> and early 20<sup>th</sup> century would have both been heavily polluted by industrial processes. A few wells did exist but generally water was brought down from the hillsides on either side of the Burnley Road, where there were natural springs which are still marked on the modern maps, or from the various reservoirs which were built around Rawtenstall in the 19<sup>th</sup> century.

### **2.3 Biodiversity**

On the tops above the Rawtenstall, the open heather moorland environment provides examples of characteristic flora and fauna. Further down the hill slopes, closer to Rawtenstall, 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. In the immediate vicinity of Rawtenstall, the River Irwell and the Limy Water provide some potential for fish and aquatic birds.

### 3 HISTORICAL DEVELOPMENT

#### 3.1 Archaeology

There are no known prehistoric or Romano-British sites in Rawtenstall, and no recorded settlement in the area before the Norman Conquest.

#### 3.2 Historical development

In the late 11<sup>th</sup> century the Forest of Rossendale was granted to the de Lacy family as hunting grounds, forming part of the Honor (estate) of Clitheroe. By the 13<sup>th</sup> century some of the forest had been cleared for cattle farming, and de Lacy accounts of the late 13<sup>th</sup> and early 14<sup>th</sup> century records eleven unnamed vaccaries (cattle farms) which may have formed part of the estates recorded in the Earl of Lancaster's list of rental properties of 1323-4 when Rawtenstall, Constable Lee and New Hall Hay are all mentioned for the first time. Cow herdsman were also known as 'boothsmen', hence the use of the word 'booth' to denote their dwelling-place. The derivation of the name 'Rawtenstall' appears to be from the Old English *ruh* 'rough' and *tun-stall* 'the site of a farm'.

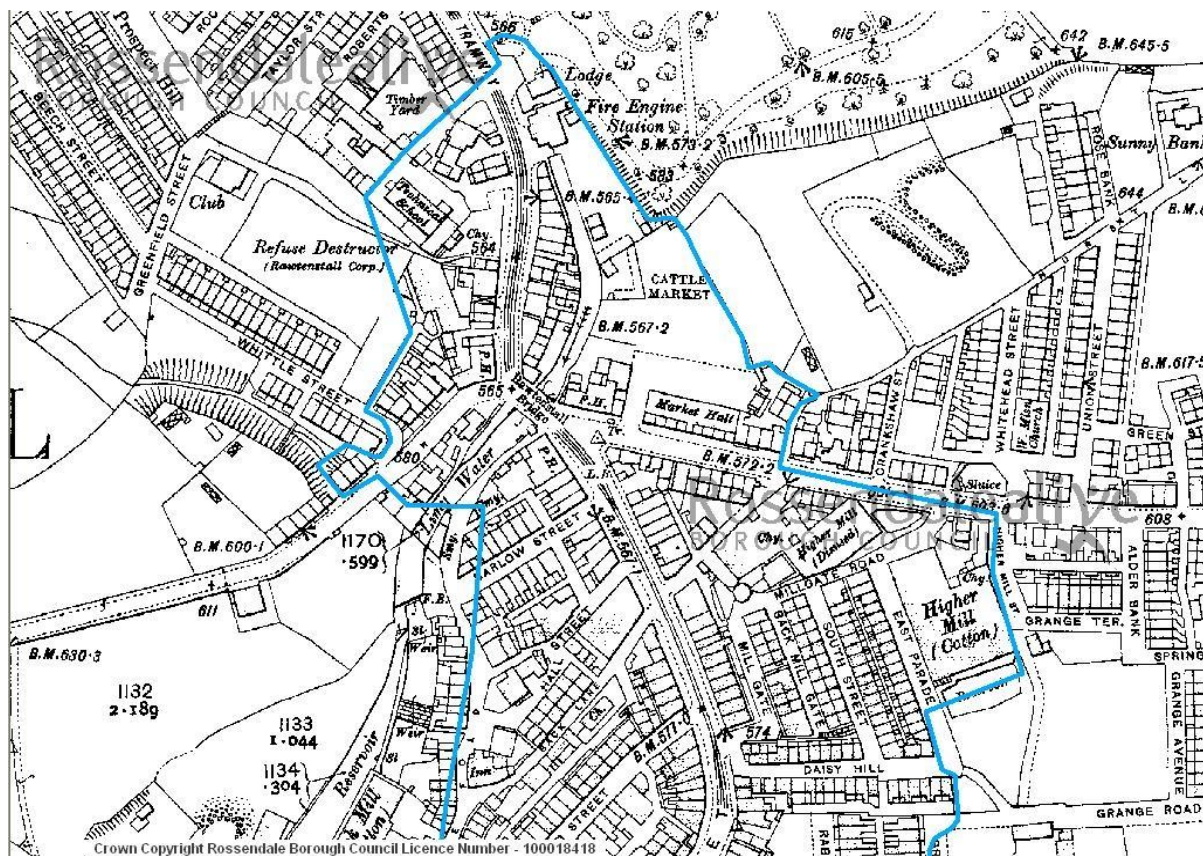
In 1459 Rawtenstall and Constable Lee were still let to the Earl of Lancaster's steward, by which time the upland pastures at Oakenheadwood appear to have been enclosed. In 1507 the King, as Duke of Lancaster, required the improvement of the land in the area, resulting in the deforestation of the hills around Rawtenstall and the leasing out of the land on copyhold tenancies. Rawtenstall, along with Constable Lee, New Hall Hey and Oakenheadwood were each divided into four holdings rather than being let in their entirety. By the later 16<sup>th</sup> century, the former vaccaries formed the township of the Lower Booths, part of the parish of Haslingden. Initially, wool was sold in the markets of Bury, Burnley, Bolton, Rochdale and Haslingden but there is evidence that weaving started in the Rawtenstall area quite early in the 16<sup>th</sup> century.



*An historic weaver's cottage - No. 3 Fall Barn Fold, Rawtenstall*

By 1609 a list of copyholders in Rawtenstall confirmed that the four copyholds had risen to ten, suggesting a degree of intensification, and a document of 1565 also confirmed that there was some kind of nucleated settlement in the area on the east side of the Limy Water which later became known as the Fold. A manorial mill was also located slightly to the north at Oakenheadwood from at least the early 16<sup>th</sup> century. At about this time, the development of

a home-based woollen cloth industry appears to take place, as agricultural workers supplemented their earnings by handloom weaving at home. However, development was very slow and a market is not recorded until 1701, although there may have been a sheep fair at Tup, or Rawtenstall, Bridge, as sheep rearing gradually replaced cattle. Two probably 18<sup>th</sup> century handloom weavers' cottages remain in Rawtenstall, the grade II listed building next to Ilex Mill (No. 3 Fall Barn Fold – now the offices of the Rawtenstall Civic Trust) and Nos. 26 and 28 Waingate Road, which are not listed.



Rawtenstall town centre in 1906

The principal development of Rawtenstall took place in the late-18<sup>th</sup> and 19<sup>th</sup> centuries due to its location near two water courses which were utilised for the emerging woollen textile industry. The first woollen processes to be power-driven were carding and fulling, however, the new machinery could be used for cotton as well as wool, and in 1825 the two mills in Rawtenstall were already engaged in cotton spinning and manufacture. The earliest mills appear to have been at Collinge Fold and Lower Constable Lee, which date to 1748 and pre-1790 respectively. Lower Laund Mill was in use by the late-18<sup>th</sup> century and was a water-powered woollen mill, as was Constable Lee Holmes Mill. All of these were located to the north of Rawtenstall and used the Limy Water as their source of power.

The Power Loom Riots of 1826, which resulted in the destruction of numerous machines, including those at Longholme and Higher Mills, was a setback to industrialisation but its effect was short lived, and by 1854 the number of mills in Rawtenstall had increased from the four recorded in 1834 to eighteen. At the same time, there was a switch from wool to cotton – by the mid-1840s cotton mills out-numbered woollen mills, and by 1879 there was only one woollen mill in production. In 1815 parts of the old Rawtenstall corn mill (a 1745 building which was presumed to be on the site of what became Platt Mill) was in use for wool carding – this building was rebuilt in 1857 by John Brooks of Sunnyside and converted to cotton-weaving.

Another major influence on the growth of Rawtenstall was the impetus provided by improvements to the local transport network. In 1789 the turnpike came through from Blackburn to Todmorden via Tup Bridge, and a similar road was provided in 1795 from Burnley to Edenfield. This required the bypassing of the older settlement at Fold and the creation of Bank Street. In 1826 the new valley bottom route from Blackburn to Todmorden opened up land by the river which could be used for industry (at first water powered). The coming of the railway in 1846 resulted in the further development in the area. This is reflected in the fact that in 1801 the population of the Lower Booths (including Rawtenstall) was just 934 but by 1861 it had reached 4,655.



*The Ilex Mill in Bacup Road still has a commanding presence in the town*

Throughout this period, the town was greatly influenced by influence of the Whitehead family, who built Lower Mill and also the adjoining Holly Mount – an unusual house which was always divided into three sections, once for each of three brothers. By 1849 the Whiteheads had also built two rows of terraced housing next to Higher Mill of which East Parade and South Street remain. As the number of mills grew from about 1840, the demand for new housing meant that over 2,000 back-to-back houses were built in Rawtenstall, partly to the south of the Fold but also along Haslingden Road and up the neighbouring hillsides. However, the Public Health Act of 1875 resulted in the abandonment of the old style workers' housing, and the provision of larger, more comfortable terraced housing, much of which remains in Rawtenstall today. Ilex Mill was built by Peter Whitehead in 1856, following the dissolution of his partnership with his brothers, which had its own sidings connecting directly to the new railway line. The railway had arrived in 1846 (the original East Lancashire Railway) and the line ran from Manchester via Radcliffe and Bury to Rawtenstall. In 1848 the line was extended from Stubbings Lane (north of Ramsbottom) to Accrington and by 1852 from Rawtenstall to Bacup.

By 1879 the textile industry in Rawtenstall had passed its peak, with the number of mills slipping slightly from fourteen in the mid-19<sup>th</sup> century to twelve. The only remaining woollen manufacturer was at the Hardman Brothers' factory at New Hall Hey which was also producing cotton from at least 1854. Felt making was another significant industry, using the waste combings from the wool carding industry, and had been carried out in the Rawtenstall area from the early 18<sup>th</sup> century at least. The most important place of production was Myrtle Grove Mill at Waterfoot, further east along the River Irwell towards Bacup.

Although Rawtenstall acquired a Local Board of Health in 1874 it was not formally incorporated until 1894 when the new Borough was established, taking in Haslingden and

Newchurch, by which time the total population was 31,053. The new Borough offices were in the former Stock Exchange building which had been built in Bacup Road in 1875. This was extended in 1910 and became known as the Town Hall. A Fire Station was built in Burnley Road in 1897 and a Museum opened in 1902 in Oakhill House, built in 1840 by George Hardman, the proprietor of New Hall Hey Mill, and given to the Borough by its then owner, Richard Whitaker.



*The Town Hall, Bacup Road*

Other important influences on the development of the town include the creation of improved roads, particularly the construction of a new Haslingden to Todmorden Turnpike in 1824 (along what is now Haslingden Road and Bacup Road), and improvements to the Burnley to Bury turnpike road through Rawtenstall. This required the construction of Bank Street, to bypass the congested streets in the Fold. The coming of the railway in 1846 also encouraged development, most notably of high status commercial buildings in the town centre, such as the grade II listed Queen's Hotel which dates to the 1830s. St Mary's Church was added in 1833 and was funded by public subscription and by Henry Hoyle of New Hall Hey, and the Public Library, paid for by the American philanthropist Andrew Carnegie, was completed in 1910. A National School was built next to St Mary's Church in 1826, and was rebuilt in Henry Street in 1883 but has since been demolished although the datestone and clock-tower are preserved in the Old Fold Garden which now stands on the school site. The Whitehead brothers also paid for a new school which was built next to Higher Mill in 1839, which was similarly demolished in the 1960s. A Liberal Club was added to the town's attractions in 1897 in Lord Street.

Between 1825 and the early 20<sup>th</sup> century the number of commercial premises in the town grew from just five to over 150, reflecting the growth in population. A similar growth in the provision of places of worship was also experienced, partly because Rawtenstall had long been a centre for non-conformism, starting with the Quakers in 1663, who had a meeting place and burial ground in Chapel Hill. The Congregationalists built a chapel in Rawtenstall in 1760 (probably in the Fold) and a new chapel off Bank Street in 1853 (which was replaced in 1971). A Baptist Chapel was built in Kay Street in 1877, and is now used as a Sunday School, a newer and larger building being built in front of it in 1901. The Methodists had a more meaningful presence in the town, and a Wesleyan Methodist Chapel and Sunday School was held in cottages built by Thomas Kay, the textile manufacturer of Longholme Mill, sometime before 1813. A new Methodist Chapel was built by the Whitehead brothers in 1826 off Bank Street, called Longholme Chapel, and this was replaced by a larger chapel in 1842 when the existing building became a Sunday school. This substantial building (now



listed grade II) was designed by James Simpson of Leeds and is built using ashlar blocks of sandstone. Following a disagreement with the Longholme Methodists, the Whitehead brothers subsequently sponsored another chapel, the United Methodist Church, in Haslingden Road, an even larger stone building which was completed in 1863.



*The former United Methodist Church in Haslingden Road (now St Mary's Chambers)*

20<sup>th</sup> century changes to the town centre include the clearance of slums in the Fold in the 1920s, and the development of the Valley Shopping Centre in the late 1960s, which required the demolition of back-to-back houses in the area between Bank Street and Bacup Road. The creation of the Bank Street relief road, the A682, also in the late 1960s, created a barrier to movement across the town. In 1974 the three towns of Bacup, Rawtenstall and Haslingden joined together to become the Borough of Rossendale. The Lower Mill was demolished incrementally but the last section was removed within the last ten years to make way for an Asda Supermarket and adjoining car park. Further supermarkets (Tesco and Lidl) have been added and are located close to the Conservation Area boundary. The grounds of Holly Mount have been developed for new housing but the listed building remains boarded up and 'at risk'.



*Rawtenstall Station*

The Bury to Rawtenstall railway continued to carry passengers until 1972 and goods traffic until 1980. In 1972 the Lancashire Railway Preservation Society established the Bury Transport Museum in the former railway premises in Castlecroft in Bury, and then in partnership with Bury and Rossendale Councils, raised sufficient funds to purchase the line between Bury and Rawtenstall. The first section reopened in 1987 and the final section to Rawtenstall opened in 1991, when a new station was built in pastiche style. A further section between Bury and Heywood opened in 2003. Today, the Society operates a mainly steam-hauled passenger service at weekends, Bank Holidays and on some days during the summer.

### 3.3 Historic Environment Record (HER)

The HER for Rawtenstall records all of the listed buildings (about 30% of the entries) plus a number of other buildings or features which have usually been identified from historic maps. Of the total, about 16% are known to have origins pre-dating 1800, although all are post-medieval in date. Many are covered elsewhere in this document, but notable exceptions include:

- A 19<sup>th</sup> century milestone between Nos. 7a and 9 Bank Street
- A Goods Shed at Rawtenstall Station, built in c1848
- Features in Rawtenstall cemetery – Mortuary Chapel, south-east corner, built in c1890 in the late Victorian Gothic style, and a WW1 War Memorial, erected in 1915 and the earliest example of a community war memorial, originally commemorating the dead from two local parishes but since extended
- Nos. 5, 7 and 7a Bank Street – originally part of a toll bar with weighbridge complex from 1800 to about 1860, then used as an inn called 'One Too Many'
- Gatehouse to Greenbank, Bacup Road – these date to 1864 and retain the Ashworth family initials and their coat-of-arms

Rawtenstall is recorded in the Lancashire Extensive Urban Survey which was conducted for Lancashire County Council between 2001 and 2006 as a Historic Town with a Historic Town Assessment Report dated July 2006.

### 3.4 Activities

Rawtenstall contains all of the mixed uses common to medium-sized towns although its industrial base has all but gone, as the former cotton mills have either been demolished or converted into housing (Ilex Mill) or other commercial uses, including offices and warehousing.

The town centre retains a large number of smaller, family-owned specialised shops, including a number of popular boutiques which draw in customers from as far away as Cheshire. Rawtenstall Market is located in a permanent single storey modern building, with lock up external stalls, off Newchurch Road but is only held twice a week. The early 1970s Valley Shopping Centre lies in the centre of the Conservation Area and is empty and decaying. Asda, Tesco, Lidl and the former Focus DIY Store, which recently ceased trading, are the most prominent shops in the town, all housed in large modern buildings of little architectural merit and all positioned on the edges of, but outside the Conservation Area.

Large areas of housing, of both historic and more recent buildings, can be found around the town centre, and also a variety of schools, care homes, nurseries and medical facilities. St Mary's Church and Longholme Methodist Chapel are the two major centres for religious worship. The former United Methodist Church in Haslingden Road is now offices and a Magistrates' Court, and the large 19<sup>th</sup> century villa behind it (formerly Ashdale Lea) is used by the Freemasons.



*Rawtenstall Market*

Within and at the eastern side of the current Conservation Area, the Worswick Memorial Cricket Ground, off Bacup Road, is an important open space that is still in regular use.

Recommended for inclusion into the Conservation Area, Rawtenstall Cemetery, off Burnley Road, which retains a large number of important tombs, a listed War Memorial, and an original chapel, is another important open space, the rising ground of which forms a backdrop to the north-eastern edge of the Conservation Area.

## 4 SPATIAL ANALYSIS

### 4.1 Layout and building pattern

Rawtenstall developed in a linear way along the two river valleys, initially next to Limy Water, then later along the Irwell, particularly after the railway arrived in the 1840s. Historic maps confirm that the first area of development in the 17<sup>th</sup> century was around the Fold, with further buildings close to the manorial corn mill at Oakenheadwood and still further north along the Limy Water towards Constable Lee, where two 17<sup>th</sup> century farmhouses still remain. The area was crossed by narrow pack-horse trackways, some of which can still be traced by the line of Waingate Road, Hurst Lane, and Longholme Road.

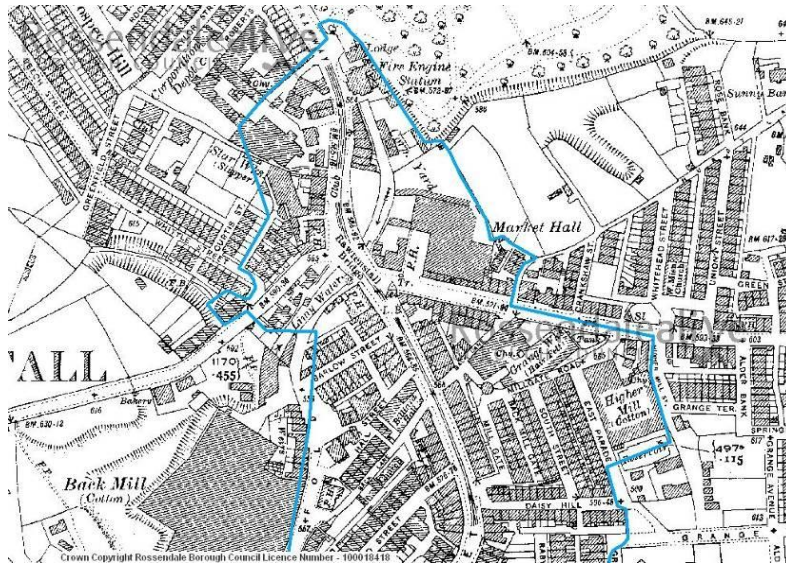
By 1859 development in Rawtenstall was still largely confined to the land between the Limy Water and what is now Bank Street, with two large mills at Constable Lee, Platt Mill just to the north of Tup Bridge, and Higher Mill on the east side of Bank Street, a late 18<sup>th</sup> century turnpike road which had been built to bypass the narrow streets of the Fold area. The most dominant building was Lower Mill, opposite the Fold, with the three houses of the Whitehead brothers next to it. To the south of the Irwell were two further mills, Longholme Mill and Hall Care Mill. The only areas of terraced housing were adjoining Higher Mill, now South Street and East Parade. However, by 1894 the area between the Fold and Bank Street had been completely filled with unplanned streets and buildings, whilst the Springside area between Bank Street and Newchurch Road had been developed with terraced housing, with similar blocks to the north of Tup Bridge and west of St Mary's Church. On the flat land next to the River Irwell, further mills (including the Ilex) had been built.



*Density of buildings in the town centre in 1919*

By about 1900, the town was nearly fully developed, with the built-up area focused along Bank Street and northwards along Burnley Road, and in the south along Bury Road, Haslingden Road and Bacup Road. The dominant building was still the Lower Mill which faced the historic core of buildings and narrow lanes in the Fold area, which were finally

demolished as part of a slum clearance programme in the 1920s and 1930s. Lower Mill was incrementally demolished from the 1960s onwards when the construction of St Mary's Way cut a swath through the town but did provide some relief to the traffic in Bank Street. The new roundabout at the junction of St Mary's Way and Bury Road/Haslingden Road is another major impediment to pedestrian movement across the town and has created an area of open land which is centred on a 1970s Fire Station. The construction of the Valley Shopping Centre in the late 1960s and early 1970s required the demolition of further back-to-back houses although a few remain on the Haslingden Road.

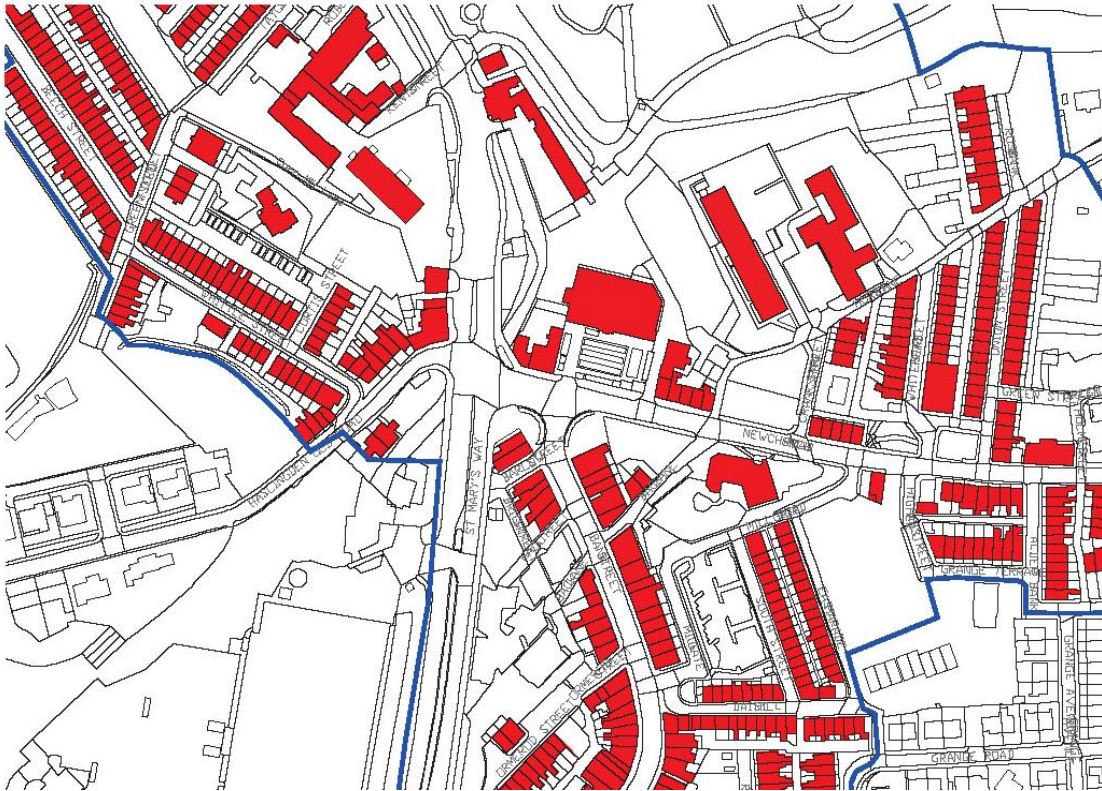


*The centre of Rawtenstall in 1919*

Today, the layout of the modern town is therefore dominated by the busy traffic along St Mary's Way/Burnley Road, and to a degree, along Haslingden Road, Bury Road and Bacup Road. However, away from these routes the streetscape remains as built in the 19<sup>th</sup> century, with commercial buildings close to the pavement along Bank Street and Bacup Road, and rows of terraced mid to late-19<sup>th</sup> century terraced houses behind these principal streets. There is a dearth of larger, detached or semi-detached houses in the Conservation Area apart from the more prestigious terraced houses in Raby Street, as in the 19<sup>th</sup> century most of the higher status houses were built away from the mills, mainly to the west along Haslingden Road. This means that the dominant building type for much of the Conservation Area is provided by neat rows of two storey terraced houses, almost always separated by narrow, stone paved back alleys. Few of these houses have any front gardens but all have small back yards of a variety of sizes, and in a few locations slightly larger gardens are evident. St Mary's Place is unusual in that the properties in this short terrace of just nine houses all have front gardens which are separated by boundaries made from large sandstone flagstones laid on edge – a detail more often seen in a more rural setting. These uniform terraces are most notable the north and east of Bank Street, on either side of Newchurch Road, around St Mary's Church, and to the east of Bury Road or south of Bacup Road. Those proposed for inclusion in the Conservation area to the west of Burnley Road are also notable.

In several locations, the impact of Post-War road building on the historic layout of the town has been immense, with a number of gap sites where the historic townscape has been lost due to demolition. This is most notable in the former Fold area which is now used as a car park and retains only one historic street – Ormerod Street – which is only partially complete. Other gap sites, also mainly used for car parking, can be seen off Newchurch Road, between South Street and Mill Gate, between Worswick Terrace and Kay Street, and to the south-east of the Valley Shopping centre towards Lord Street. Whilst some surface car parking is useful

for the vitality of the commercial centre, all of these spaces should be considered as 'negative' and as being in need of careful remodelling or even complete redevelopment.



*Density of buildings in 2010*

Asda Supermarket and its two storey car park lie just outside the Conservation Area boundary, but have an important impact on its setting. The size and general bulk of these two adjoining buildings, and the poor quality detailing and materials, is severely detrimental to the character of the Conservation Area which is further compromised by the deep cut of the modern road to one side (Holly Mount Way).

## 4.2 Open spaces and trees

### Open spaces

The growth of Rawtenstall from a small agricultural settlement in the 17<sup>th</sup> century, to a densely developed industrial town in the 19<sup>th</sup> century, means that there were no planned public open green spaces in the existing Conservation Area apart from the churchyards around St Mary's Church and Longholme Methodist Chapel. The nearest public park (Whitaker Park) lies further west along the Haslingden Road and therefore outside the Conservation Area. The park encompasses Oakhill House and garden, and was donated by the then owner Richard Whitaker in 1902 (the house was built in 1840 by George Hardman, the proprietor of New Hall Hey Mill).

Both of the churchyards contain large mature trees and traditional stone paving. In addition, once the Public Library was opened in 1910, a garden was created at the back which is now called the Library Gardens and is now centred on a listed War Memorial. This sits up a bank from St Mary's Road/Haslingden Road junction and the 'green' space continues in a highly visible way through the churchyard and then northwards along St Mary's Way to the Old Fold Garden, a paved and landscaped space which faces the main road. This was opened in 1979 and replaced the Whitehead brothers' Holly Mount School which was built in 1839. The

garden is made even more interesting by the re-use of the school's datestone (reset) and the survival of a stone clock-tower, an important focal feature with its four pinnacles.



*Library Gardens*

Linked to and to the south of this series of spaces, the roundabout on which the Fire Station sits is a significant but inaccessible landscaped open space, across which some good views can be had, subject to the incessant flow of traffic around the gyratory. South of this on Bury Road is the small Riverside Walk overlooking the River Irwell. This was created in 1991 and features public seating and planted areas as well as a metalwork archway. Although the adjacent planting is regularly maintained, it is in need of some enhancement.

The final open space in the Conservation Area of any impact is the Worswick Memorial Cricket Ground off Bacup Road, a large open grassed area which although essentially private, is easily visible from the adjoining streets. It acts as a significant buffer between the Conservation Area and other development to the east, along Bacup Road.

Although the two rivers, the Limy Water and the Irwell, provided the impetus for industrial development, their modern presence within the town is muted. The Limy Water has been culverted in places and adjacent to Asda it flows in a modern concrete-lined cut. However, further north, between Burnley Road and Rawtenstall market, the course of the river is more natural and a small public garden next to it provides a pleasant space to sit. Another small modern garden has been created almost exactly opposite, between St Mary's Way and the Old Haslingden Road, now in a somewhat neglected condition.

The Irwell, a much larger watercourse, flows largely outside the Conservation Area parallel to the modern Bocholt Way, which provides a bypass to Bacup Road. The river is most noticeable where it is crossed by the grade II Longholme Packhorse Bridge on Longholme Road, a pre-industrial route which is today hardly more than a wide pathway. This links pedestrians from the Railway Station and those visiting Tesco's Supermarket to the town centre past Longholme Chapel, and has been paved using traditional stone paviors, with public seating being carefully placed to provide views across the water.

Recommended for inclusion into the Conservation Area, and rising up dramatically from Burnley Road, is that part of the Rawtenstall Cemetery which was laid out by the Local Board in 1876. It now contains a large number of mature trees which are important in views across the town, as well as a number of tombstones of important local people. Also location within the Cemetery is believed to be the earliest Community War Memorial, erected during World

War I in 1915 and listed grade II. The area subsequently extended in 1910 from twelve to sixteen acres is excluded from this recommendation. The grade II listed Cemetery entrance gateway currently sits within but close to the northern boundary of the Conservation Area.



*Rawtenstall Cemetery*

### Trees:

There are few trees on private land apart from those in the garden to Holly Mount House (which are covered by a tree preservation order). Otherwise, the most notable trees are found in publicly accessible open spaces, namely St Mary's Churchyard (also covered by a tree preservation order), Longholme Chapel Churchyard, and in Library Gardens. With the adjoining Old Fold Garden, these green spaces create an important 'green lung' in the centre of Rawtenstall. Species are mixed but the most important trees are mainly deciduous. Public realm trees at the southern end of Bank Street are also subject to preservation orders. Trees next to the seating area on Burnley Road form an attractive setting to the south of the Cemetery. That part of the Cemetery which is recommended for inclusion within the Conservation Area also contains a large number of mature trees which are very important in views across the town and from Burnley Road, with those along the north-western boundary also being covered by a tree preservation order.



*Trees next to the small public seating area in Burnley Road*



The most significant trees are marked on the Townscape Appraisal Map, but the omission of any particular tree does not mean that it is of no importance.

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

##### Focal points and focal buildings:

There are no civic squares or other planned urban spaces in the Conservation Area, other than the open spaces detailed above of which the Library Garden, St Mary's Churchyard and Old Fold Garden, are most visible and accessible. Otherwise, focal points, where they exist, are created by the meeting of various roads, both historic and modern. Bank Street retains the character of a historic high street which is enhanced by the removal of through traffic from the late 1960s onwards. However, it does not contain any sitting-out space or indeed any space where public events could be based, apart from two small landscaped areas at its northern end, which appear to have been refurbished in 2002 to commemorate the twinning of Rawtenstall with Bochalt in Germany. A small square in the Valley Shopping Centre may once have fulfilled this function but is now surrounded by derelict buildings and is awaiting redevelopment. Another small area of trees and planting has also been created at the southern end of Bank Street facing St Mary's Way and linking in with the green spaces around Longholme Chapel. The most obvious focal points in the Conservation Area are therefore informal places where busy roads or pedestrian routes meet such as:

- The crossroads where Burnley Road, Newchurch Road, Bacup Road and St Mary's Way meet over the bridge crossing the Limy Water
- The junction of Bank Street with St Mary's Way – a particularly busy pedestrian route
- The roundabout at the junction of St Mary's Way with Haslingden Road, Bury Road and Bacup Road

The key focal buildings in Rawtenstall tend to be in non-residential uses and were all built in the 19<sup>th</sup> century. Many of them were clearly designed to impress, although some, such as the mills, were primarily functional. These larger buildings contrast with the small domestic scale of the surrounding 19<sup>th</sup> century terraced houses. They are (from the north):

- The former Fire Station, Burnley Road, a well detailed late Victorian building
- The Kingfisher Centre, Burnley Road, a large 19<sup>th</sup> century former cotton mill
- The Ram's Head, Newchurch Road, a grade II listed early 19<sup>th</sup> century public house
- The Natwest Bank, Bank Street, listed grade II
- Holly Mount House, also grade II listed, a substantial stone house built for the Whitehead brothers which sits above St Mary's Way
- St Mary's Church and the Public Library (both listed grade II), linked by the War Memorial and its surrounding gardens
- The Queen's Arms Hotel, St Mary's Way, at the junction of two former turn pike roads
- The Longholme Methodist Chapel, Bacup Road, also listed grade II
- The Ilex Mill, Bacup Road (the most important focal building in the whole of the town, particularly because of its tall chimney)
- St Mary's Chambers, the former United Methodist Church, in Haslingden Road

##### Views and vistas

Rawtenstall's location in the narrow valley of the Limy Water, which opens out into the wider valley of the River Irwell, means that there are steep hills to the immediate east, north and west of the town. To the south, the land flattens then rises to the more distant hills towards Ramsbottom and Bury. This undulating topography provides many views across and out of the town which are terminated by the high skyline of the enclosing moorland with its gently

curving and uninterrupted skyline. There is little obvious vegetation or trees, although further down the slopes are more fertile and enclosed fields with some former farmsteads and other lesser buildings.

Whilst there are many more views of almost equal significance, the following are considered to be the most important:

- From Burnley Road into Rawtenstall Cemetery
- From Burnley Road across to the Kingfisher Centre
- From Burnley Road across the Limy Water, taking in the trees and river bank which retain a more rural character Down Newchurch Road hill towards the junction with Bank Street, taking in the hills beyond



*View along Newchurch Road*

- Along St Mary's Way in both directions
- Along Bank Street from either end
- From Bacup Road focusing on the Ilex Mill (which features in many other views from across the town)
- From Bacup Road over the Worswick Memorial Cricket Ground
- From Bacup Road towards the south, taking in an area of trees on the opposite side of Bochalt Way
- From the end of Bochalt Way, north-west to St Mary's Chambers

Currently outside the Conservation Area but recommended for inclusion:

- From the higher parts of the Cemetery over the town

#### **4.4 Boundaries**

There is a great variety of boundaries in the Conservation Area, although due to the tight urban form, with buildings in the main streets being located on the backs of pavements, without any front gardens, they are largely hidden. The back alleys to the terraced houses are the most significant feature with their uniform stone walls of varying sizes, always plainly built from roughly coursed rubble stone with simple copings made from stone on edge or sometimes, a single piece of square stone, cut to fit the width of the wall. The sandstone flagstone boundaries to the front gardens in St Mary's Place are a unique feature. The majority of public boundary walls are built from coursed, rock-faced sandstone with fine joints

and chamfered stone copings (e.g. Whittle Street) and many once supported cast iron decorative railings; although in many instances they have been removed completely or replaced with more modern alternatives. Some of the higher status buildings have better quality stone walls with gate-piers with more decorative copings, such as the pyramid copings to Nos. 12 and 14 Haslingden Old Road, or the half round copings to the ashlar gate piers at the entrance to Longholme Chapel graveyard. A small section of very high quality stone walling built from coursed tooled ashlar blocks with a triangular coping remains in Bacup Road on Longholme Bridge where the Limy Water flows underneath. There are also several examples of particularly fine cast iron railings, the most notable being those around the churchyard to the Longholme Methodist Chapel. The railings in front of No. 2 Bacup Road (the former Longholme Parsonage) and those adjacent to the listed gateway to Rawtenstall Cemetery in Burnley Road are replicas.



*Listed gateway to Rawtenstall Cemetery with replica railings adjacent*

'Negative' boundaries include the metal crash barrier to the car park to the Kingfisher Centre, Burnley Road, and a few examples of modern timber fencing, such as the brown timber palisade fence to No. 6 Grange Street front garden, or the close boarded timber fence to the new development in East Parade.

#### **4.5 Public realm**

Whilst modern tarmacadam is used for many of the pavements and street surfaces in the Conservation Area, Rawtenstall is fortunate in retaining some substantial remains of the original (probably 19<sup>th</sup> century) sandstone setted or flagged paving which must once have ubiquitous.

Examples of positive features:

- Various examples of sandstone setted or flagged pavements and street surfaces, some of it recently installed, most notably in Bank Street, where the line of the old tramway has been retained
- Other setted streets or back alleys, all marked on the Townscape Appraisal Map
- Cast iron street nameplates fixed directly to the buildings
- Cast iron reproduction Victorian park seats with timber slatted seats in Bank Street, with cast aluminium litter bins, black
- Cast iron gas light, now disconnected, in the land around No. 3 Fall Barn Fold

- Plain black or dark green cast iron bollards in Bacup Road and next to Longholme Chapel



*Historic paving in Curtis Street*

Examples of neutral or negative features:

- Very plain tall white steel street lights in Burnley Road
- Plainly detailed modern bus shelters in black steel with advertising hoardings e.g. Burnley Road and Bacup Road
- Plain black circular litter bins
- Very plain and functional steel 'park seats' in Burnley Road
- Concrete paviors used in Newchurch Road
- The varied use of poor quality paving throughout the Conservation Area with uneven surfaces, badly maintained finishes, and poorly defined parking areas (particularly in the Lord Street/Valley Shopping Centre area)

#### **4.6 The Irwell Way Sculpture Trail and Shoe Trail**

The Irwell Way Trail connects the centre of Manchester at Salford Quays with the moors above Bacup, where it links with the Rossendale Trail. It passes through Bury, Ramsbottom and Rawtenstall, making use of a former railway line and following the line of the former Bolton to Bury canal in places. Since 1987 various sculptures have been sited along the Trail and on completion there will be 50 in all.

The Trail passes through the southern part of the Rawtenstall Conservation Area next to the East Lancashire Station, and one of the sculptures is located next to the river – the Bocholt Tree, made of painted metal. This celebrates Rossendale's links with Bocholt in Germany, with which it is twinned (Bocholt's civic symbol is a tree).



*The Bochalt Tree, Bury Road*

Another trail has recently been provided for hikers called the Shoe Trial, which is a two mile walk from East Lancashire Station to the Halo Panopticon Sculpture which is located on the top of an adjoining hill called Top O'Slate. A series of clay shoe sculptures can be found along this Trail, celebrating one of Rawtenstall's former industries.

## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 Building uses and dates

Whilst the majority of the historic buildings in the Conservation Area are in residential use, a large number can also be identified which were built in the 19<sup>th</sup> century for specific purposes including religious, commercial or industrial uses. These can be found facing the principal streets such as Bank Street, Kay Street, Bacup Road, and Bury Road. Churches, chapels, Sunday schools, inns, hotels and some purpose-built shops are all represented and some of them are listed. The obvious omission is that there are no historic schools left, most notably the two schools which were provided by the Whitehead brothers for their workers at Upper Mill and Lower Mill in the 1830s. The commercial core of Rawtenstall is surrounded by straight rows of terraced houses, mainly dating to between 1850 and 1900 and all built to house mill workers. Many of the houses retain date stones confirming their date of construction, and were clearly part of any overall scheme. The earlier back-to-back houses have all been demolished apart from some along the Haslingden Road, outside the Conservation Area.

Nos. 1/3 Fall Barn Fold, a grade II listed detached late 18<sup>th</sup> century weavers' cottage, is an early property and appears (from the historic maps) to have been surrounded by similar properties in the past. Other early terraced houses can be found in Daisy Hill, and are similarly listed – these appear to date to the late 18<sup>th</sup> century although they retain a date plaque of 1820 which may be when they were altered. Springside Cottage, No. 25 Newchurch Road, dates to 1795 (date stone).



*Listed cottages in Daisy Hill*

Recommended for inclusion into the Conservation Area are Nos. 1-7 Springfield Road, located close to Newchurch Road, which comprise a short terrace of stone-built cottages with stone slate roofs. It appears they would then be the oldest properties in the Conservation Area, with the middle cottage retaining a staircase extension which is dated 1691. Nos. 26 and 28 Waingate Road (also proposed for inclusion) are late 18<sup>th</sup> century weavers' cottages, similar to the property in Fall Barn Fold but not listed. Another 18<sup>th</sup> century building, Hurst Farmhouse, lies in a somewhat isolated position amongst modern housing on the outskirts of the town and outside the recommended extension to the Conservation Area.

## 5.2 Listed buildings

There are nineteen listed building entries in the Conservation Area, mainly dating to the late 18<sup>th</sup> or 19<sup>th</sup> centuries and all listed grade II. (An entry may include more than one building.)

### Weaver's Cottage, Nos. 1 and 3 Fall Barn Fold, Bacup Road

This building dates to the late 18<sup>th</sup> century and retains the characteristic triple-light windows used for to provide light for weaving. The building is faced in watershot coursed sandstone with a stone slate roof. It is now the offices of the Rawtenstall Civic Trust.

### Ilex Mill, Bacup Road

The mill was built in 1856 for Peter Whitehead in coursed squared rough-faced sandstone. It is mainly five storeys high with uniform nine-pane windows. The tall chimney is a prominent local landmark.

### Longholme Methodist Church, Bacup Road

This Wesleyan Methodist Chapel was built in 1841-2 to the designs of James Simpson of Leeds in sandstone ashlar, with a low pitched slate roof. Its most dominant feature is the Greek Revival frontage with an Ionic portico with pediment.

### Gateway and Railings to Longholme Methodist Church

Chunky cast iron railings with posts with acorn finials to south, west and part of north and east sides of churchyard.



*Longholme Methodist Church, Bacup Road including Gateway and Railings*

### Longholme Parsonage, No. 2 Bacup Road

Constructed using watershot sandstone, The Parsonage dates to c1840 and may predate the adjoining church.

### Packhorse Bridge, Longholme Road

This double span bridge over the River Irwell may date to the 17<sup>th</sup> century and is built using irregular rubblestone.

### Former Methodist Church, Haslingden Road (now St Mary's Chambers)

The church was built between 1855-7 to the designs of Noble and is now used as offices. It is constructed using ashlar blocks and has a regular plan of five by six bays. The front elevation is of particular merit with its giant tetrastyle Corinthian portico with a plain frieze.

### Central Library, St Mary's Way

The library was endowed by Andrew Carnegie and was built in 1906 to the designs of Crouch, Butler and Savage of Birmingham, in red brick with rock-faced sandstone elevations to the front. The roofs are covered in slate with original ridge ventilators in a classical style with some Baroque details.



*Central Library*

### War Memorial, St Mary's Way

The War memorial is a granite obelisk dating to the early 1920s. It is unusual for the inclusion of women and children, as well as men, on the sculptured figures around the Memorial.

### St Mary's Church, St Mary's Way

Dating to 1829 (Pevsner) this church is built using sandstone blocks with a slate roof in the Early English style. The tower was added, or rebuilt, in 1881.

### Holly Mount, St Mary's Way

This symmetrically arranged Georgian house was built as a terrace of three for the Whitehead brothers in 1835, and is constructed using sandstone ashlar blocks with a low pitched slate roof. The interior includes iron balustraded staircases and some moulded plasterwork. The building is currently (July 2010) empty and 'at risk'.

### Queen's Arms Hotel, St Mary's Way

The hotel was built in c1830 at the junction of the newly-constructed Burnley to Bury and Blackburn to Todmorden turnpike roads. In the mid-1840s it also took advantage of its



proximity to the newly arrived railway. It is built using dressed sandstone with a hipped slate roof and side wall chimneys with late Georgian details including a symmetrical front

#### National Westminster Bank, Bank Street

The bank was built in c1880 using sandstone ashlar blocks in the Renaissance style, with a corner turret which is an important focal point.



*The National Westminster Bank, Bank Street*

#### Gateway to Rawtenstall Cemetery, Burnley Road

Stone gate piers and iron gates in Gothic style, probably dating to 1876 when the cemetery was opened (the adjacent ornamental iron railings are recent replicas and are not listed).

#### The Rams Head Public House, Newchurch Road

Originally known as the Ram Inn, this three-bay building dates to the early 19<sup>th</sup> century and is built using coursed sandstone rubble with a slate roof.



*The Ram's Head Public House, Newchurch Road*

### Springside Cottage, Newchurch Road

A late 18<sup>th</sup> century house (dated 1795 above door) built from watershot coursed sandstone rubble with slate roof. It is two storeys high, with an almost symmetrical front elevation.

### Nos. 1 and 3 Daisy Hill

These two cottages appear to date to the late 18<sup>th</sup> century, although a date of 1820 may refer to a subsequent alteration. They are built using watershot sandstone blocks which has been colour washed, with stone slate roofs.

### Nos. 5 to 11 (odd) Daisy Hill

Row of cottages of three different builds, all c1800, built from watershot coursed sandstone and stone slate roofs. In 1970 the whole of Daisy Hill was listed, the idea being to show how local housing types developed over time – the listed was amended in 1984 when just Nos. 1-11 were retained at grade II.

Recommended for inclusion into the Conservation Area are:

### Tower of the former Holly Mount School, St Mary's Way

The tower is all that is left of the school erected by the Whitehead brothers in 1839 next to their Lower Mill. The sandstone structure is Gothic in style with four pinnacles.

### Nos. 1 to 7 (odd) Springfield Road

Former farmhouse (Nos. 3 to 7) dated 1691 with attached cottage to the eastern end (No. 1), now 3 dwellings.

### Rawtenstall Cemetery War Memorial

The War Memorial was added in 1915 and is the earliest known community war memorial, erected during World War I.

## **5.3 Positive buildings**

In addition to the listed buildings, a large number of unlisted buildings 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 Rawtenstall, most of these buildings date to the mid to late 19<sup>th</sup> century, but some (see below) are earlier. All of the mill workers' housing, and most of the 19<sup>th</sup> century commercial buildings in Bank Street, are considered to be 'positive'.

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 Rawtenstall, 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
- Modern 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 of ‘positive’ buildings in the Conservation Area include:



*The former gatehouse to Greenbank, Bucup Road*

- The gatehouse to Greenbank and gateposts, Bucup Road
- Nos. 5 (The Temperance Bar), 7 and 7a Bank Street
- The former Railway Goods Shed, Bury Road
- The Kingfisher Centre, Burnley Road
- The Old Fire Station, Burnley Road (1897)
- The Magistrates’ Court, Haslingden Road
- Ashdale Lea and gatehouse, Haslingden Road
- The Baptist Chapel in Key Street, dating to 1901
- St Mary’s Place and its sandstone slab front garden boundaries

#### **5.4 Building styles, materials and colours**

Rawtenstall is built almost exclusively from the local sandstone, which was quarried to the north of the town. A small brickworks is shown on one of the late 19<sup>th</sup> century maps, and some brick is used, for instance for the backs of houses in Raby Street, but generally the material of choice is sandstone, which can be in rough rubblestone form (mainly for boundary walls) or as coursed blocks, usually rock-faced or watershot. ‘Watershot’ sandstone is a typical feature of the area, the smooth sandstone blocks set at an angle, with angled mortar, both designed to shed water more easily. The mills were generally constructed using

coursed square rough-faced sandstone. Smooth blocks of stone called ashlar are used for the more prestigious buildings such as the 19<sup>th</sup> century churches and banks in Bank Street.



*An example of 'watershot' masonry in Hurst Lane*

The chosen styles tended to be simple Georgian, with sashed windows and, for churches and other important buildings, the addition of various porticoes, towers and door or window decoration. Most of the 19<sup>th</sup> century housing in Rawtenstall, however, is very plain with long stone slated roofs which rise up or down with the contours of the land, rather than stepping down or up a slope with party walls. Gutters can be wooden or cast iron. The use of sandstone stone slates would once have been widespread, the roofs having slates which decreased in size towards the ridge. After the railways arrived in the 1840s, it became possible to import much cheaper grey Welsh slate, and this became the material of choice almost universally from that date. Most of the terraced houses in Rawtenstall date from post 1850 and therefore they retain their original Welsh slate roofs, as well as their thick chimney stacks, often with decorative clay pots. Windows are defined by square-cut blocks of stone to form architraves, as are the front doors. Nearly all of the windows have been replaced in plastic. At the back, some of the terraced houses retain their original detached privies with an access hatch to the back alley for collecting soil.



*Raby Street*

Raby Street is an unusual example of a terrace of three storey houses with high quality joinery, bay windows and some original windows. Rose Bank, proposed for inclusion into the Conservation Area, is another example of higher quality terraced housing, also with much original joinery.

The light brown sandstone has, in most of the town, been heavily discoloured to a near-black due to long term exposure to smoke. Many of the properties have therefore been cleaned to reveal the original colour. Windows are generally white and doors (mainly modern) are a variety of colours. The brown colour of the buildings is enhanced by the use of sandstone setts and paving slabs which can be seen in many of the streets and back alleys.

## 6 CHARACTER AREAS

### 6.1 Introduction

The Rawtenstall Conservation Area is a medium-sized, relatively complex Conservation Area which encompasses a variety of buildings used in different ways and built at different times, as well as a variety of open (or enclosed) green spaces. This provides different parts of the Conservation Area with a different character. Taking these variations into account, it is considered that overall there are five areas of distinctive character, each of which is briefly described below. A summary of each area's 'Key Positive Features' and 'Key Negative Features' is also included which is subsequently used as a basis for the 'Issues' defined in Chapter 7.

The five Character Areas are shown on Map 3: *Rawtenstall Character Areas* and are considered to be as follows:

- Character Area 1: Burnley Road and Newchurch Road, (recommended changes to the Conservation Area would include Rawtenstall Cemetery)
- Character Area 2: Town Centre - Bank Street and St Mary's Way
- Character Area 3: Residential streets around Daisy Hill
- Character Area 4: Bacup Road
- Character Area 5: Haslingden Road and Bury Road

### 6.2 Character Area 1: Burnley Road and Newchurch Road, (including Rawtenstall Cemetery if included in the future)

#### Historical development

- Site of the earliest settlement of Rawtenstall around the Tup Bridge, where the two important historic routes from east to west and north to south met
- Historic routes leading to the north (to Burnley up the valley of the Limy Water) and to the east (to Newchurch, the site of the original parish church dating to 1511)



*Properties in Burnley Road*

- Burnley Road turnpiked in 1795

- Mid-19<sup>th</sup> century map shows large woollen mill on east side of Burnley Road (Platt Mill) with some smaller scale development on the opposite side of the road between the road and the river

Recommended for inclusion into the Conservation Area:

- Rawtenstall Cemetery (only that portion which was formed in 1876)
- Terraces of mill workers' houses west of Burnley Road which were added from the mid-19<sup>th</sup> century onwards

### Key Positive Features

- The Tup Bridge lies over the Limy Water, although this is not immediately evident
- Hilly topography with the Limy Water at the centre of a valley which gently drops down as the Burnley Road enters the town from the north
- Some wider and more limited views to the surrounding hills
- Two listed buildings – The Rams Head Public House, dating to the early 19<sup>th</sup> century, and Springside Cottage, No. 25 Newchurch Road, dating to 1795 (date stone)



*Springside Cottage, Newchurch Road*

- Other buildings of note include the Kingfisher Centre, a large stone former Corn Mill (built in 1857); the former Fire Station of 1897; and Nos. 12-14 Haslingden Old Road (an unusual example of a house built for multiple occupation)
- Rawtenstall Market was built in 1923 and is open two days per week – it is an important and popular local amenity
- Trees and small public garden off Burnley Road, and a smaller garden can also be seen off Haslingden Old Road
- Use of sandstone for most of the buildings (either watershot or pitched stone blocks from the mid-19<sup>th</sup> century); some use of ashlar for the higher status buildings, such as Nos. 12-14 Haslingden Old Road
- Welsh slate for most of the roofs

Recommended for inclusion into the Conservation Area:

- The attractive green spaces, trees and views within Rawtenstall Cemetery
- Views into the Cemetery through the listed entrance gateway and adjoining railings

### Key Negative Features

- Busy traffic, principally along Burnley Road
- Tall modern street lights and poor quality public realm generally (pavements, street furniture, litter bins)
- Overhead cables and telegraph poles
- Some buildings in poor condition on west side of Burnley Road and on the north side of Newchurch Road
- The historic roads have been widened and the sense of bridging over the Limy Water lost by culverting the river (mostly in connection with the construction of St Mary's Way)
- A general lack of enclosure to the street scene, with several large areas of car parking
- A small area of grass and public seating on the east side of Burnley Road has been improved, including the recent replacement of the seats, but the litter bins would benefit from replacing and also from being regularly being emptied
- The garden next to Haslingden Old Road is in need of improvement



*The public garden in Haslingden Old Road*

- There are several modern buildings of no merit, such as the Tup Bridge Day Centre, where redevelopment at some stage would be welcome
- Springside Cottage (grade II) is currently vacant and 'at risk'
- The redevelopment of the adjoining site (the former Upper Mill) is proceeding very slowly
- The former Fire Station has an inappropriate ground floor extension to the front of the building with poor quality signage
- Empty offices in the Kingfisher Centre
- Steel crash barrier on the west side of Burnley Road, separating the pavement from the car park to the Kingfisher Centre
- Visible satellite dishes on front elevations (e.g. Haslingden Old Road – Madisons)
- The small public garden off Haslingden Old Road is in need of improvement
- Bright red shutter and derelict shopfront in Haslingden Old Road



### 6.3 Character Area 2: Town Centre - Bank Street and St Mary's Way

#### Historical development

- This part of the modern town was the site of the earliest development with evidence in 1565 for a small nucleated settlement based in the Fold to the south of a bridge over the Limy Water
- By 1786 there was further ribbon development along the Burnley Road
- Turnpiking of the roads in the late 18<sup>th</sup> century brought further development
- Bank Street built in c1795
- Many of the commercial properties were added to Bank Street during the mid to late 19<sup>th</sup> century when cotton and woollen mills were being built and large areas of workers' housing were provided
- The construction of St Mary's Way in the 1960s required the demolition of Rawtenstall Lower Mill and the clearance of the old back street properties between the river and Bank Street
- The Valley Shopping Centre was built in the late 1960s but is now awaiting redevelopment



*The Valley Centre*

#### Key Positive Features

- The curve of Bank Street, which is paved in sandstone setts with more recently installed sandstone paving
- Modern, well designed steel street lights with curved lantern supports, sometimes fixed directly to the buildings
- Two or three storey buildings, mainly dating to between 1850 and 1900, creating continuous terraced groups
- A wide range of local shops
- A few remaining historic shopfronts
- Shallow pitched Welsh slated roofs, although Nos. 5, 7, 64, 66, 70 and part of 72 Bank Street have stone slate roofs
- Only one of these buildings, the Nat West Bank (No. 36 Bank Street), is listed but most of them are considered to be 'positive' historic buildings
- Notable unlisted buildings include another bank – the early 20<sup>th</sup> century HSBC Bank (No. 17 Bank Street) and Victoria Jubilee Buildings, which is dated 1887



*Victoria Jubilee Buildings, Bank Street*

- The small public sitting area at the northern end of the road facing the Ram's Head Public House
- Some areas of mature trees between Bank Street and St Mary's Way
- Long views to the surrounding hillsides

### Key Negative Features

#### *Bank Street*

- The Valley Shopping Centre is in urgent need of redevelopment
- Most of the windows in the commercial properties in Bank Street have been replaced
- Some of the shopfronts are poorly designed with over-dominant fascias e.g. Ethel Austin and Poze, and there are some empty shops
- On-street parking is useful but does result in additional traffic seeking spaces
- Some of the sandstone paving has been damaged by vehicular over-run
- The small parking area at the southern end of Bank Street is in need of improvement
- Some visible satellite dishes
- The Congregational Church of 1971 in Bank Street is a negative modern building (although it is screened from the road by some trees and an area of garden)

#### *St Mary's Way*

- St Mary's Way is a wide, dual-carriageway modern road, with busy traffic
- The historic Lower Mill was demolished to make way for the new road and for the Asda Supermarket and its adjoining car park, which are modern buildings of no merit which dominate the road
- Pedestrian movement is difficult across St Mary's Way between Bank Street and Asda
- Little remains of the earlier settlement which once lay on the east side of the Limy Water
- Negative views to St Mary's Way across open car parks and 'left-over' parcels of land
- Ormerod Street is packed with parked cars

## 6.4 Character Area 3: Residential streets around Daisy Hill

### Historical development

- This area did not develop as a residential suburb until after the 1795 turnpiking of Burnley Road which resulted in the creation of Bank Street
- It contains some of the earliest surviving mill workers' housing, most notably along Daisy Hill, where some of the cottages date to late 18<sup>th</sup> or early 19<sup>th</sup> century and were built to provide housing for the adjoining Upper Mill, which was extant by 1826
- East Parade and South Street were built before 1851
- Grange Street, Grange Crescent and Raby Street were built in the late 19<sup>th</sup> century



*Grange Street*

- There has been some 1920s development along Grange Crescent

### Key Positive Features

- One of the most cohesive groups of early workers' housing in the Conservation Area in Daisy Hill, East Parade and South Street
- Nos. 1 and 3 Daisy Hill are dated 1820 (though may be earlier) and are listed grade II
- Nos. 5 to 11 odd are c1800 and are also listed grade II
- All of these are built in watershot coursed sandstone with stone slate roofs
- Survival of both streets and alleys with early sandstone setted street surfaces
- Worswick Crescent looks in a south-west direction and sits in a green area of grass and trees – the backs are red brick (like Raby Street) and face a setted back lane
- Grange Street, Grange Terrace and Raby Street contain more substantial three storey stone houses dating to the late 19<sup>th</sup> century
- Raby Street is an unusual terrace of c1890 of three storey houses with canted bay windows and/or small gables facing the road – some original joinery and stained glass remains
- Long views down the hill towards the Irwell valley and across the town to the surrounding hills taking in the chimney of Ilex Mill



*View from Worswick Crescent*

### Key Negative Features

- Some of the listed cottages in Daisy Hill are in need of repair and restoration
- Some visible satellite dishes
- Site of the Higher Mill awaits development and is surrounded by hoardings
- Poor quality modern street surfaces and pavements
- Overhead cables and telegraph poles
- Most of the houses have modern windows and front doors apart from Raby Street
- Painting of the stonework
- 20<sup>th</sup> century development including a 1960s three storey office block on the eastern fringes of this Character Area
- Large residents' car park next to South Street is a useful facility but regrettable in terms of its impact on the historic grain of this part of Rawtenstall

## **6.5 Character Area 4: Bacup Road**

### Historical development

- Historic main route to Bacup – the oldest building is probably Weavers Cottage, Nos. 1 and 3 Fall Barn Fold, dating to the late 18<sup>th</sup> century
- Longholme Bridge is an old packhorse route from the Fold southwards over the River Irwell which leads into the alleyway past Longholme Methodist Church
- Longholme Methodist Church, Bacup Road, was built in 1841-2 with adjoining parsonage of slightly earlier date
- Houses built in Lord Street between 1861 and 1871
- Ilex Mill (cotton mill) and its associated housing in Peter Street built in 1856 by Peter Whitehead
- More mixed mainly late 19<sup>th</sup> century development on either side of Bacup Road

### Key Positive Features

- Mixture of 19<sup>th</sup> century buildings – religious, commercial, residential and industrial
- Ilex Mill and Longholme Methodist Church are the most important buildings, and both are listed grade II

- Ilex Mill has now been sensitively converted into residential accommodation and its chimney is an extremely important local landmark



*The churchyard and trees around the Methodist Church*

- Original cast iron railings outside the Methodist Church, which sits back from the road with a graveyard area with many mature trees providing an appropriate setting and an important green 'lung' in the centre of the town
- Weavers Cottage is grade II listed and is used by the Rawtenstall Civic Society as offices
- The well preserved Victorian lodge to Greenbank (No. 82) ends the designated area
- The Worswick Cricket Ground was donated to the town in 1958 and is an important open green space with mature trees marking the adjoining boundary with Bacup Road
- Kay Street retains some well detailed late 19<sup>th</sup> century shops and houses in two storey terraced buildings with a well detailed Baptist Church of 1877 and adjoining Sunday School
- The former Liberal Club of 1897 in Annie Street



*The former Liberal Club, Annie Street*

- The course of the Limy Water to the south of Bacup Road and the adjoining stone paved pedestrian footpath over the historic Longholme Packhorse Bridge (mainly used by pedestrians accessing Tesco's Supermarket)

### Key Negative Features

- The former Town Hall in Bacup Road is in need of improvement and backs onto modern buildings in Lord Street, part of which forms the derelict Valley Centre
- Further poor quality buildings in this area, including the Police Station and the Council 'One Stop' offices – these also back onto Kay Street
- Nos. 83-99 off Bacup Road form part of the original housing for Ilex Place, and are now in commercial or mixed uses with many poor quality modern alterations including dormer windows
- Other negative sites include the car park off Kay Street
- Some poor quality shopfronts in both Bacup Road and Kay Street
- Poor quality litter bins in the churchyard and poor quality pavements along Bacup Road
- No. 4 Bacup Road (dated 1867) is for sale and may be 'at risk'
- The Crown Public House (No. 20 Bacup Road) is also for sale
- Shops along Bacup Road appear to be struggling and some are empty and/or for sale
- Some poor quality shopfronts
- Adjoining the Conservation Area, the open Bus Station, Lidl store and recently vacated (2011) Focus DIY Store are all poor quality and negative

## **6.6 Character Area 5: Haslingden Road and Bury Road**

### Historical development

- This area developed incrementally after the Haslingden to Todmorden turnpike road was built in c1830
- In the 1830s St Mary's Church and Queen's Hotel, facing each other across the c1795 turnpike road from Bury to Burnley, were added
- The railway arrived in 1846 – it was closed in 1980, and re-opened by a Preservation Society in 1987
- The map of 1859 shows the old packhorse road over Longholme Bridge, the new Methodist Church in Haslingden Road, and some buildings (including the hotel) opposite St Mary's Church
- By 1894 Ashdale Lea had been built at the back of the Methodist Church and Sunday School, and several detached houses added along the south side of Haslingden Road, adding to the small group of agricultural buildings at New Hall Hey where Cow Lane met Captain Fold
- Terraced houses in Gordon Road, Henry Street, St Mary's Place and Schofield Road were built between 1859 and 1894 (Gordon Road and the southern part of Schofield Road are not currently within the Conservation Area but are recommended for inclusion)



*Terraced houses in St Mary's Place with distinctive stone slab front boundaries*

- Longholme Mill on the south side of the railway line was built between 1894 and 1906
- By 1919 semi-detached houses had been built on the north side of Haslingden Road and the Palace Theatre is shown opposite the Public Library of 1910
- A road improvement scheme in the late 1960s required the clearance of the densely developed streets close to St Mary's Church and the hamlet of New Hall Hey

#### Key Positive Features

- High concentration of many of Rawtenstall's key listed buildings – St Mary's Church, the Public Library, the War Memorial, Holly Mount and the tower to Holly Mount School, and the Methodist Church
- Mature trees and a certain amount of public open space, the most attractive being the Library Gardens
- The gardens around Ashdale Lea, now the Masonic Hall
- Impressive monuments in St Mary's Churchyard



*St Mary's Church and churchyard*

- Views across the River Irwell

- The railway station (although a pastiche design) and adjoining warehousing, the use of traditional paving, and the busy activity of the railway line and steam trains
- Large blocks of late 19<sup>th</sup> century development, most notably the impressive commercial buildings facing Bury Road
- Some with well preserved historic shopfronts
- Well detailed late 19<sup>th</sup> century terraced housing in several streets
- Hilly topography away from the main roads, with long views from streets like Henry Street across the town, taking in trees and distant chimneys
- Some examples of historic street surfaces remain such as between Parramatta Street and Queen Street, or outside Mount Terrace

### Key Negative Features

- The dominance of lorries and cars generally
- The loss of any sense of enclosure due to the dual carriageway roads and large roundabout
- The modern Shell Petrol-filling Station on the roundabout
- A plethora of street signage
- The 1970s Fire Station at the centre of the roundabout
- The inaccessibility of landscaped open space on 'Fire Station' roundabout
- Busy traffic and a lack of opportunities for pedestrians (there is an underpass but it is not very user-friendly despite 'planned' graffiti)
- Dominant signage on the Queen's Hotel
- Holly Mount, a grade II listed building, is partly boarded up and empty despite the garden being recently developed for housing
- Blue hoardings around the lower garden to Holly Mount House, facing St Mary's Way
- Poor quality single storey modern building in the garden of Ashdale Lea, facing Oakley Road
- The Riverside Walk landscaping overlooking the River Irwell in Bury Road is in need of improvement (seating, railings, signage, planting, lighting and litter bins)
- An area of 'left-over' and neglected land between Haslingden Road and the main road out of Rawtenstall, where New Hall Hey once stood
- The Old Fold Gardens are in need of improvement



*Old Fold Gardens*

- Functional street lighting and poor quality pavements generally



- Many of the commercial premises facing Bury Road appear to be struggling
- Poor quality shopfronts and the use of garish colours
- The setting of the former Methodist Church, now St Mary's Chambers and a grade II listed building, has been compromised by car parking
- Satellite dishes fixed to the front elevations of some of the houses
- Some poor quality timber fencing at the backs of the terraced houses

## 7 SUMMARY OF NEGATIVE FEATURES AND ISSUES

From the findings of the Key Negative Features in Chapter 6, it is considered that the following are considered to be the most significant matters which need to be addressed by the Management Proposals Plan.

- **Conservation area boundary review**

A number of additions have been identified as being desirable to reflect the historical and architectural interest of the 19<sup>th</sup> century housing which lies around the town.

- **Traffic management, car parking and pedestrian priority**

A comprehensive plan to address the issues of pedestrian priority, car parking, and traffic management is needed. Vacant sites or under-utilised sites also need to be considered.

- **Public realm strategy and funding to implement it**

It has been noted how poor the quality of some of the public realm is and also the need to protect the existing historic street surfaces. The provision of a public realm strategy to provide a comprehensive guide to all future initiatives is required.

- **Restoring buildings in Bacup Road around to Bank Street**

Some of the shops in the town are in need of repair or the restoration of lost architectural features.

- **Shopfront guidance needed**

New shopfront guidance is needed to address the use of colour and details.

- **Article 4 direction**

There is a great deal of high quality terraced 19<sup>th</sup> century houses, and some semi-detached pairs, within the existing and proposed Conservation Area which would benefit from additional controls.

- **Statutory list**

This urgently requires some updating.

- **Unlisted buildings of special but local interest**

As recommended in PPS5, preparation of a 'Local List' for the Borough should be a priority.

- **Satellite dishes**

A number of properties have very visible satellite dishes, presumably erected without planning permission.

- **Site specific improvements**

Several sites or buildings within the Conservation Area, mostly in Council ownership, are in need of enhancements.

## **PART 2 THE RAWTENSTALL 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 Rawtenstall 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 in *Understanding Place: Conservation Area Designation, Appraisal and Management* (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 Rawtenstall, this has been achieved by early consultation with the community via a public walkabout on 25 May 2010 after which these documents were drafted. Following the initial drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation exercise was undertaken until 10 January 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council on request) 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 a number of changes have been recommended as set out in the following section.

The Rawtenstall Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 1<sup>st</sup> September 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 Recommended changes to the Conservation Area boundary

A number of additions are considered desirable to reflect the historical and architectural interest of the 19<sup>th</sup> century housing which lies around the town, and following public consultation in 2010, they are recommended to be included within an extended Conservation Area boundary. These are (from the north):

- Mid to late-19<sup>th</sup> century housing to the north and west of Burnley Road (Whittle Street, Beech Street, Prospect Hill, Rockcliffe Street and Taylor Street) and more mixed historic development facing Burnley Road (Nos. 37-57 odd) including the former depot off Robert Street – this area was once the location of the manorial corn mill at Oakenheadwood, hence the name of ‘Corn Mill Lane’
- Rawtenstall Cemetery, that part which was first opened in 1876, and which contains an interesting historic chapel, an early listed war memorial and a number of important monuments to local people, as well as a large number of mature trees
- Mid to late-19<sup>th</sup> century housing on the north and south side of Newchurch Road (Crank Street, Whitehead Street, Union Street, Green Street, Rose Bank, part of Hurst Lane, Grange Terrace, Alder Bank, Nuttall Street, Springfield Road)
- Mid to late-19<sup>th</sup> century terraced housing to the north of Haslingden Road (Gordon Street and part of Schofield Road).

A small deletion, to rationalise the boundary behind Holly Mount, has also been recommended.



*Houses in Rose Bank are recommended to be included in the Conservation Area*

### 3 RECOMMENDED ACTIONS

The following recommendations are based on the key negative features 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 Traffic management, car parking and pedestrian priority

A comprehensive plan to address the issues of pedestrian priority, car parking, and traffic management is needed which should also consider the future of vacant sites or under-utilised sites. Improvements to pedestrian flows across the town are also important possibly allied to the down-grading of the A682 (St Mary's Way) to allow greater permeability. The redevelopment of the Valley Shopping Centre is now urgently required and should link in with comprehensive enhancement proposals for the whole area between Bank Street and Bacup Road. The demolition of buildings which are not marked as 'positive' on the Townscape Appraisal Map should be considered as part of these proposals. The reduction or consolidation of existing signage, using simple standard signs, should also be given a high priority. Other possible initiatives include the 'branding' of the Conservation Area, to provide a sense of entering a 'special' area. This might be achieved by adding 'Rawtenstall Conservation Area' to street signs, or else providing new free-standing signs, but any changes must be very carefully designed.

#### RECOMMENDED ACTION 1:

- The Borough Council should liaise with Lancashire County Council Highways to carry out an urgent Town Centre Review to address some of the issues detailed above.

#### 3.2 Public realm

##### Public realm strategy

Allied to any initiative above, the Borough Council and Lancashire County Council should work together to provide simple rules about the use of materials and details in the Rawtenstall Conservation Area. The provision of a 'public realm strategy' to provide a comprehensive guide to all future initiatives is required, which could include the identification of simple modern fittings which could be used as funding allowed, such as seating, street lights, litter bins, and other streetscape features.

#### RECOMMENDED ACTION 2:

- The Borough Council and County Council Highways will work together to ensure that phased improvements to the public realm take place as and when funding allows.

##### Telegraph poles

At various locations in Rawtenstall, dominant telegraph poles and wiring detract from the special interest of the Conservation Area. In the long term, and subject to funding, the undergrounding of these wires would greatly enhance the Conservation Area.

**RECOMMENDED ACTION 3:**

- The Borough Council will liaise with British Telecom to see if funding can be provided to underground the wires in Rawtenstall and remove the existing wiring and telegraph poles.

Traditional paving

Many areas of traditional sandstone flags and setts remain in the Conservation Area and these will have to 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 before work commenced. In the long term, the installation of further areas of traditional paving would be advantageous.

**RECOMMENDED ACTION 4:**

- The County Council will ensure that all works which involve traditional paving in the Conservation Area will be carried out carefully, and any disturbance to the paving is made good to exactly match its original appearance.

**3.3 Restoring buildings in Bacup Road around to Bank Street**

There has previously been a small amount of grant aid for the existing shops in Bank Street which achieved some simple new 'traditional' shopfronts. However, much remains to be achieved, and there is also a great deal of scope for general repairs to these commercial buildings, specifically to the roofs and chimney stacks. Some of the shops in the town are in also need of the restoration of a range of lost architectural features (such as traditional windows) and all of these things could also be achieved through a grant scheme. A grant scheme with English Heritage (a 'Partnership' Grant Scheme) or with the Heritage Lottery Fund (a 'Townscape Heritage Initiative' Grant Scheme, usually referred to as a THI) might be possible.

**RECOMMENDED ACTION 5:**

- Subject to funding, the Borough Council will consider applying for grant schemes to support the restoration of the buildings in the commercial centre of Rawtenstall.

**3.4 Shopfront guidance**

New Borough wide shopfront guidance has been prepared to address the use of materials, colour and details, including security and signage. Policies in the Local Plan have also been 'saved' to help enforce higher standards. Further issues include the proliferation of advertising banners and other poorly designed signage or lighting. A full survey of the existing shopfronts in the centre of Rawtenstall, recording the remaining historic shopfronts, and the need for improvements and replacement, would also be helpful. Consideration needs to be given to the enforcement of unauthorised shopfronts and signs. Grant aid, possible through a Partnership Scheme, or a THI, would help to persuade shop owners to invest in their properties.

**RECOMMENDED ACTION 6:**

- Having prepared detailed Shopfront Guidance, the Borough Council should give consideration to the enforcement of unauthorised shopfronts and signs.

### 3.5 Article 4 Direction

There is a great deal of high quality terraced 19<sup>th</sup> century family houses, and some semi-detached pairs, within the Conservation Area, and many of these retain a number of historic features, such as their original slate roofs (which make an important contribution to views across Rawtenstall), chimney stacks, wooden or cast iron gutters, and original window or door openings. However, most of them have lost their original joinery apart from properties in Raby Street (Rose Bank, recommended for inclusion, also retains original joinery). The loss of original chimney stacks, the addition of poorly detailed over-dominant dormers, unsympathetic changes to front boundary walls, sandblasting or painting stonework, and poor quality pointing, are all major issues in the Conservation Area. Also under threat are the remaining outbuildings and private back yards and boundaries which can still be seen throughout Rawtenstall.

Some of the changes which have taken place 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).

### 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 conservation areas (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 Rawtenstall, 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 is another issue which could usefully be controlled. For front doors and windows, a more focused Direction could be imposed on properties where these features remain, most notably Raby Street and, if included in the Conservation Area, Rose Bank.

It is therefore suggested that the Council serves an Article 4 Direction to bring under planning control all alterations to the existing roofs including:

- Painting previously unpainted stonework
- Changing roof materials
- The insertion of a roof light
- Alternations to chimney stacks, including full or partial demolition
- Changes to the rainwater goods
- Changes to the front doors and windows (specific properties only)
- The addition of porches (specific properties only)

### **RECOMMENDED ACTION 7:**

- The Borough Council will consider serving an Article 4 Direction on the Rawtenstall Conservation Area, to cover all of the unlisted dwelling houses which are marked as ‘positive’ on the Townscape Appraisal Map as detailed above.

### **3.6 Statutory list**

The Statutory List for the Rawtenstall 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 will consider asking local amenity groups to provide a proposed list of buildings to be added to the statutory list.



### 3.7 Unlisted buildings of special but local interest

As recommended in PPS5, the preparation of a 'Local List' for the Borough should be considered. 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, could also be added.

#### RECOMMENDED ACTION 9:

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

### 3.8 Satellite dishes

A number of satellite dishes within the Conservation Area are clearly visible and presumably these have been erected without the requisite planning permission. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and have recently (October 2008) been 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.

For listed buildings, Listed Building Consent is practically always required for the installation of 'antennas' and if the Borough Council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, Consent will usually be refused. Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

The provision of a building-by-building photographic survey, in connection with the recommended Article 4 Direction, will help the Borough Council decide whether enforcement action is appropriate or not.

#### RECOMMENDED ACTION 10:

- The Borough Council will consider taking enforcement action against owners of buildings where satellite dishes have been erected, or are erected in the future, without planning permission and where negotiation has failed to achieve a satisfactory result. As a general rule, no further satellite dishes on front roofslopes or front elevations will be allowed within the Rawtenstall Conservation Area.

### 3.9 Site or building specific improvements

Several sites within the Conservation Area are in need of enhancement. Most of these will be the responsibility of the Borough Council but some will also be owned or looked after by the County Council.

The following sites (some of which are just outside the Conservation Area but which have an impact upon it) are considered to be the ones which are most in need of enhancement:

- The Valley Shopping Centre – a comprehensive redevelopment package for the whole area between Bank Street and Bacup Road is required which could provide new shops, houses and a new civic square for the town – alternative, less costly options, including the retention of some of the buildings whilst creating improved frontages, may be possibilities that could be explored
- The public car parks in general, but particularly the car parks next to St Mary's Way and Newchurch Road, opposite Rawtenstall Market, and below Worswick Crescent
- An improvement scheme is needed for the backs of the properties in Bank Street where they face the car park in St Mary's Way
- The public gardens in Bank Street, off Haslingden Old Road, off Burnley Road (next to the Limy Water) and the Old Fold Garden
- The areas around Rawtenstall Market in Newchurch Road and the Old Fire Station in Burnley Road
- The front elevation of the Old Fire Station
- The former Depot site in Burnley Road, which is within an area that is recommended for inclusion in the Conservation Area, awaits redevelopment – some of the buildings are of historic interest and should be retained
- The frontage of Asda and its adjoining car park to St Mary's Way (although outside the Conservation Area but having a significant impact)
- The office building off Grange Road/Grange Crescent (adjacent to the Conservation Area, but with a definite impact)
- The brick flats behind Whittle Street (within an area that is recommended to be added to the Conservation Area)

Within the Conservation Area there are a number of 'Buildings-at-risk', which may require statutory action. The most obvious ones are:

- Holly Mount, St Mary's Way (grade II) – vacant and boarded up
- Springfield House, Newchurch Road (grade II) – vacant and for sale

#### **RECOMMENDED ACTION 11:**

- The Borough Council will actively seek the improvement of the sites detailed above including the repair or restoration of the listed buildings.

## 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 Rawtenstall 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 be required to:

- Carry out periodic reviews of the effectiveness with which the service addresses pressures for change;
- Update the baseline photographic survey of the Rawtenstall Conservation Area on a three yearly basis;
- Review the Rawtenstall Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Rawtenstall 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,  
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[www.rossendale.gov.uk](http://www.rossendale.gov.uk)

**APPENDICES**

Appendix 1	Map 2	Townscape Appraisal Map
	Map 2a	Townscape Appraisal Map – North
	Map 2b	Townscape Appraisal Map – South
	Map 3	Trees, open spaces and views
	Map 4	Character Areas
	Map 5	Building form
	Map 6	Urban Structure

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