

## GOODSHAWFOLD CONSERVATION AREA

### CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS PLAN

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



This document has been written for Rossendale Borough Council by:

The Conservation Studio  
1 Querns Lane,  
Cirencester,  
Glos GL7 1RL.

T: 01285 642428

E: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.uk)

W: [www.theconservationstudio.co.uk](http://www.theconservationstudio.co.uk)

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## EXECUTIVE SUMMARY

The Goodshawfold Conservation Area was designated in July 1978 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 Goodshawfold 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 public meeting in the village on 12 May 2010 with 15 representatives from the local community.

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a full public consultation exercise was undertaken, ending on 14 March 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council) and amendments to the text and mapping were made as appropriate.

These documents identify the character and positive qualities of the Goodshawfold 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 small number of changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Goodshawfold 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 – GOODSHAWFOLD CONSERVATION AREA CHARACTER APPRAISAL

## 1 INTRODUCTION

### 1.1 The Goodshawfold Conservation Area

The Goodshawfold Conservation Area was designated by Rossendale Borough Council in July 1978. Goodshawfold is a small village located to the west of the Burnley to Rawtenstall road (the A682), which is notable for its gradual descent from Nutshaw Hill along the steep-sided and wooded valley of the Limy Water which eventually joins the River Irwell at Rawtenstall. The use of the word 'fold' in the name of the Conservation Area is historic and relates to the 'fold' pattern of development which was common in east Lancashire and involved several cottages and farms sharing a common yard. The modestly sized Conservation Area therefore now encompasses a number of former farmhouses and barns, some dating to the 17<sup>th</sup> century, as well as terraced houses which were built in the mid to late 19<sup>th</sup> century as workers' cottages for the two adjoining cotton mills. These mills have since been demolished and the site of one of them replaced with a small group of modern houses which make up most of the western part of the Conservation Area.

Whilst nearly all of the buildings are in residential use, Goodshawfold Farm still operates as such from the buildings in Loveclough Road, although the listed barn has now been converted into a house and the farmer occupies a modern bungalow almost next door. The only other listed building in the Conservation Area is the grade II listed spring (the Spewing Duck – a derivation of 'duct') in the village centre, although there are a number of unlisted historic buildings which are considered to be 'positive' including the former Rehoboth Church dated 1852.



*View over Goodshawfold*

Goodshawfold is notable for its hidden and enclosed rural location on the steep slopes which encompass the Limy Water, which at this point flows in a roughly north to south direction along a narrow valley. To the north-west and west the skyline is defined by the high moorland of Goodshaw Hill and Cribden Moor, and, to the north-east and east, by the buildings which line the main A682. To the south, the land drops and slightly flattens around the river, allowing the creation of a modern industrial estate which is focused on the historic Kippax Mill, whose tall chimney dominates views along the river valley from Goodshawfold. The village is surrounded by stone-wall enclosed fields which are used for sheep grazing and, in the spring, for newly-born lambs. The sound of these animals is a pleasant

contribution to the special character of the area which is generally peaceful although the large lorries which access the Kippax Mill site along Goodshawfold Road are a major concern to the local community.

## 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 Goodshawfold 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 Goodshawfold 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

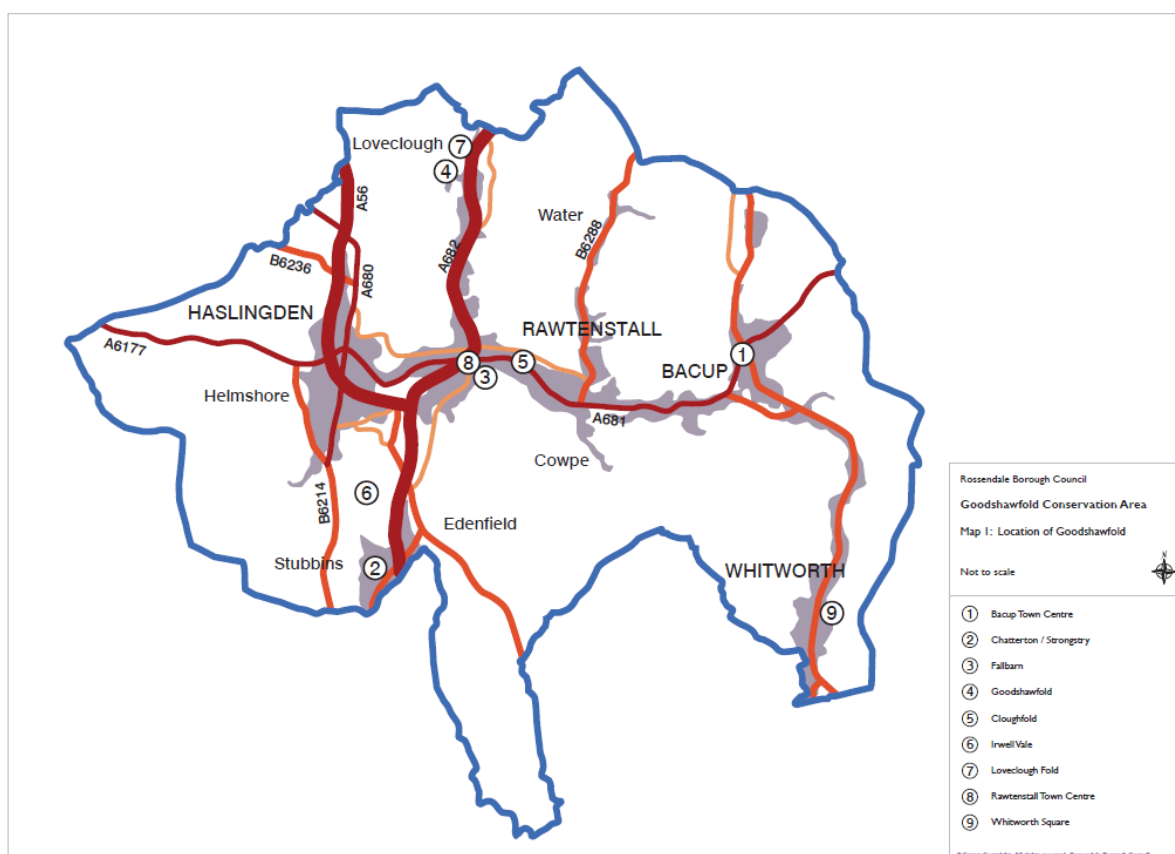
This document has been produced for Rossendale Borough Council following consultation with the local community. This exercise began with a walkabout with 15 residents on 12 May 2010. Following the initial drafting of the Character Appraisal and Management Proposals Plan, a full public consultation exercise was undertaken, ending on 14 March 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council) and amendments to the text and mapping were made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation some minor changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Goodshawfold 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

Goodshawfold is located within the former Forest of Rossendale in the Pennine hills of Lancashire. To the immediate east is the A682 which connects Burnley in the north to Rawtenstall in the south. Burnley is about four miles away, and Rawtenstall a similar distance in the opposite direction. From Rawtenstall, a main road, the A56(T), leads directly into the M66 and thence south to Manchester, some 25 miles distant.



Map 1 – Location of Goodshawfold

### 2.2 Landscape setting, topography and geology

Goodshawfold lies within the former Rossendale Forest, which covered a large part of what is now 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 Goodshawfold. 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. The millstone grit deposits have provided an important source of sandstone for building and paving (much of London is paved in sandstone flags from Rossendale).





*The landscape setting to Goodshawfold*

The location of the Conservation Area on either side of the Limy Water means that the village is enclosed by steeply rising moorland to the north, west and east, and slightly flatter land to the south around Kippax Mill and its surrounding warehouses. The highest point is Hameldon Hill, next to Nutshaw Hill, at some 1200 feet. Large fields used as sheep pasture surround Goodshawfold although the rougher summer pasture of the moorland is very close by. The Limy Water flows directly through the village and was in the past used as a source of power for the closer of the two former cotton mills. A small pond, which was all that was left of the old reservoir which lay next to Springbank Gardens, has recently been filled in. Modern and historic maps confirm the existence of many springs and streams, often not more than a trickle, which drop down the steeply sloping sides of the valley into the Limy Water.

Historic maps also confirm that there was a small sandstone quarry to the east of the hamlet and a large stone quarry at Crawshaw Booth, where millstone grit was extracted. It is also recorded that coal was extracted from coal mines on Goodshaw Hill and then transported in wagons down an inclined plain (shown on historic maps) to a coal staith (store) on the Burnley Road.

### **2.3 Biodiversity**

On the tops above the village, the open heather moorland environment provides examples of characteristic flora and fauna. Further down the hill slopes, closer to Goodshawfold, 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 Goodshawfold, the Limy Water provides some potential for fish and aquatic birds, although the rapidity of the flow does not suit many species.



*The Limy Water near Goodshawfold*

### 3 HISTORICAL DEVELOPMENT

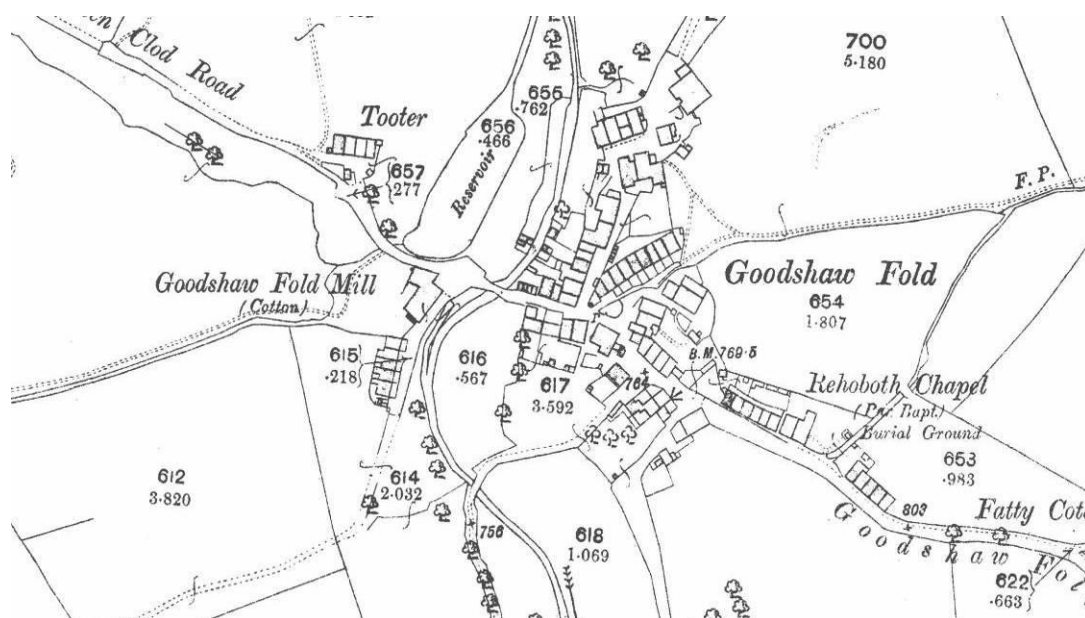
#### 3.1 Historical development

From Norman times until 1507 Rossendale was a royal hunting forest and settlement was not allowed, although the monks at Whalley in the north were permitted to keep cattle and sheep. Routes across the area went along or over the hillsides and only crossed the heavily wooded valleys in a few places. Goodshawfold is located on one of these ancient trackways, which connected Accrington to Bacup via Goodshawfold and Water.

In c1300 the area fell under the jurisdiction of the Lord of Clitheroe, and in 1311 five 'booths' or small farms were recorded in the immediate vicinity – Loveclough, Goodshaw (two areas), Crawshaw and Gambleside. By the 15<sup>th</sup> century these were let to tenant farmers. After about 1507, when more people were allowed to settle, the Hargreaves family became the most significant land owners in Goodshawfold. They built a 'great house' and a succession of farm buildings – the house lasted until 1968 and the barn, dated 1610, still survives and is now a listed building. Another farmhouse, now called by Mill Farm House, retains a probably reused date plaque of 1653 and lies to the south of Goodshawfold Road. The name 'Goodshawfold' relates to the creation of a 'fold' or communal yard where animals could be gathered. At this time, nucleated settlements in Lancashire were rare and most people inhabited small villages and isolated farmsteads, so Goodshawfold was typical of the area and appears to have developed during the late 16<sup>th</sup> and early 17<sup>th</sup> centuries at the junction of the ancient trackway and the Limy Water.



*Historic map of 1849*



Historic map of 1893

During the 16<sup>th</sup> and 17<sup>th</sup> centuries more forest was felled and new roads were built. A new chapel (St Mary's) was built in Goodshaw on the east side of the settlement in about 1540 to serve the expanding population. This was rebuilt in 1780 and again in 1828. A new stone bridge was built over the Limy Water in the 1700s, providing a means of access for the pack horses which carried cloth to market over the moors.



View down Goodshawfold Road

During the 18<sup>th</sup> century the cotton industry began to expand, first in Manchester then moving into Burnley and Preston – the factories needed to be near water, so they were usually based near a stream or river. The first textile factory in the area may have been Robert Peel's calico-printing works in Accrington, built in c1760. A small water powered mill was built to spin wool and later cotton in Goodshawfold at some stage in the late 18<sup>th</sup> century – initially this was distributed to weavers for processing at home. In the 1800s the new road was built to Burnley, possibly starting at Goodshaw where the road noticeably straightens out, and from the mid-19<sup>th</sup> century new cottages to house workers at the mills, stone quarries and coal pits were subsequently built along it towards Rawtenstall. The new road was wide with an easy gradient which put paid to the use of the old trackways, resulting in Goodshawfold and Goodshaw Chapel gradually becoming backwaters as activity concentrated along the main north-south route.

The 1848 map shows the mill on the west side of the Limy Water with reservoirs to the north and also to the west. In the centre of the hamlet, the buildings were much denser than as now, with a cluster of detached or terraced houses, barns and other outbuildings on the east side of the bridge over the Limy Water. Terraced housing (now demolished) is shown on the west side of Loveclough Road leading to a complex of buildings (the Hargreaves' 'Great House') which have, apart from the listed barn, all gone. Terraced houses also are shown on the site of the current public open space, and have similarly been demolished.

The Hargreaves family left Goodshawfold in the mid 19<sup>th</sup> century when the last two daughters married and moved away. They had inherited considerable wealth from their family's coal mining interests and in 1855, when their father John Hargreaves died, paid for a water supply in the centre of the village, now called the 'Spewing Duck'. This may be either a derivation of the word 'duct', or else a reference to the earliest spring on the site where the water gushed out of a metal pipe which curved like a duck's neck. The Rehoboth Church is dated 1852, and comprised a chapel which was entered from the first floor garden on the east side, and a Sunday School on the ground floor below, entered from the adjoining lane. It was, until converted recently into a house, a very good example of a Nonconformist 'self-built' chapel with a complete interior.



*The Spewing Duck*

The Hope Cotton Mill is noted on the 1893 map of Goodshawfold when it was called 'Goodshaw Fold Mill' but the map of 1906 suggests that by then it had been substantially extended or rebuilt. Sliven Clod Mill, located on Sliven Clod Road to the immediate west of Goodshawfold, is also noted on the 1893 map but was demolished at some stage in the 20<sup>th</sup> century. It was powered by the tiny stream which comes off the moors and which can still be seen outside the new houses next to the Limy Water (Nos. 1-9 odd Springbank Gardens). 'Hargreaves' Mill' is shown on the site of the current Kippax Mill. All are noted as being cotton mills. In 1891 T V Sykes and Sons are listed at Goodshaw Fold in a trade directory and are accredited with 30 looms, producing twilled sheets and calicoes.

In the late 19<sup>th</sup> century a group of local men formed a brass band which continued well into the 20<sup>th</sup> century, winning a number of prestigious competitions in the 1980s. The old trackway to Accrington was still used by walkers until the 1920s when the provision of buses and trams meant that there were alternative means of transport. The decline of both the Lancashire cotton industry (in the 1930s) and the Rossendale coal industry (in the 1950s) meant that many of Rossendale's workers were unemployed and properties became increasingly poorly maintained. Some of the cottages in the village next to Spring Terrace were therefore demolished in the 1960s as part of a slum clearance programme, and the Hargreaves 'great house', by then also in a parlous state, was demolished in 1968.

Goodshawfold Farmhouse is now in separate ownership and a new farmhouse (New Mansion House) and bungalow have been built for the family close to the listed barn which has been converted into residential use. The Spewing Duck was restored by the local community in 1978, although further work is now needed. The Conservation Area was designated in July of the same year.

Proposals by the Council for a range of enhancements in the 1980s included the provision of small car parking areas overlooking the Limy Water, the creation of a small green, and the provision of additional planting, but due to a shortage in funding only the last two have been implemented. Some of this was carried out under the Groundwork initiative, which sought to provide on-site training to the unemployed. Following a fire, the last cotton mill in Goodshawfold was demolished in the 1980s and the site used for new housing (Springbank Gardens) in the 1990s.

Today, most of the residents in Goodshawfold commute to work outside the immediate vicinity – there are no facilities in the immediate area although the adjoining Kippax Mill with its modern sheds provides some local employment. Goodshawfold Farm is still functioning, mainly for sheep rearing.

### **3.2 Historic Environment Record (HER)**

The HER provides details about the listed buildings (the Spewing Duck spring and the barn) and a description of the Rehoboth Church, noting its significance as a Nonconformist chapel. No other features are recorded.

### **3.3 Activities**

The buildings in the Conservation Area are all used as family houses and although Goodshawfold Farm is still operating within the village, the former barns associated with the agricultural use have all been converted into houses. The nearest shops and public houses are along the A682, and the nearest place of employment is provided by the modern warehouses and offices around Kippax Mill, just outside the Conservation Area.



*The Kippax Mill lies just outside the conservation area*

## 4 SPATIAL ANALYSIS

### 4.1 Layout and building pattern

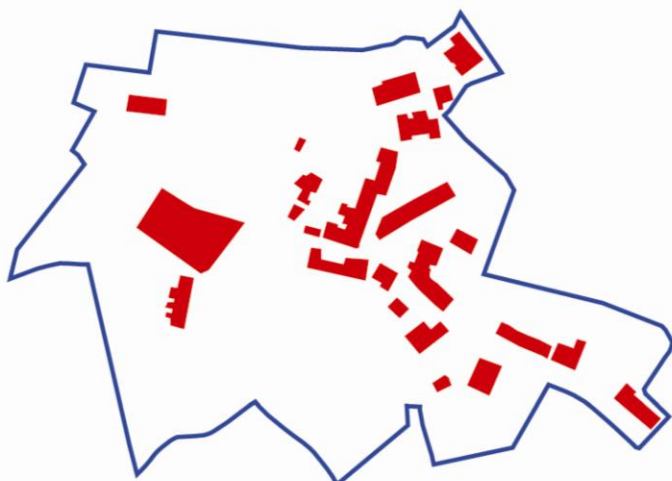
The layout of the streets in the Conservation Area is determined by the location of the historic bridge over the Limy Water which provides a central focus to the settlement. The village is compactly planned along the western end of Goodshawfold Road, the bridges over the Limy Water, and the beginning of Sliven Clod Road. The two principal roads wind gently down into the village and then similarly rise to the west, the lane being enclosed by high banks in several locations.

Loveclough Road is the only other route of any size and this leads northwards from the village centre along the Limy Water valley towards Loveclough. Historic maps show how Goodshawfold once lay on a major historic trackway which stretched from Bacup to Accrington and this is still recognised by the line of the public footpath which runs roughly parallel to Goodshawfold Road, drops down to the river next to Spring Terrace, and then rises out of the village to the west. Some of this footpath now forms part of the Rossendale Way. A branch off this trackway which is marked as a public footpath to the immediate east of the Rehoboth Church graveyard is overgrown and unused. The historic bridge may contain fabric relating to the early 18<sup>th</sup> century but it has been much altered and is not therefore considered to be listable although it is an important part of the Conservation Area. The adjoining bridge was constructed in the 1990s to access the new houses in Springbank Gardens.



*Springbank Gardens*

Before the clearances of the 1960s, the village was more concentrated around the Spewing Duck and there were far more buildings, positioned much closer together. Today, development is concentrated to the east of the village along Goodshawfold Road where the three groups of terraced houses on the north side are the most notable feature. These are located in parallel to the road and close to the pavement, although Spring Terrace sits at an odd angle which relates to the ancient trackway rather than Goodshawfold Road. Detached buildings, some of them modern, are located to the south of Goodshawfold Road. On the west side of Limy Water, Springbank Gardens sits around a small green which faces the old and the new river crossing, and beyond, Tooter is a detached terraced house of some historic interest which sits up the bank from Sliven Clod Road, where the land rises steeply to the west of the settlement. The farmyard to Goodshawfold Farm lies outside the Conservation Area boundary which only just encompasses the listed former barn. Any sense of historic context has been lost by the construction of the small bungalow between the listed barn and Loveclough Road and the addition of a number of modern barns beyond the listed barn.



Map data of 1919



Map data of 2010

## 4.2 Open spaces and trees

### Open spaces

The growth of Goodshawfold from a small agricultural village in the 17<sup>th</sup> century, through to the industrial development of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, means that there are no 'planned' open spaces in the village as buildings have been added in a totally functional way. There is a small area of grass which was provided as part of Springbank Gardens in the 1990s and another small area of grass and trees (called 'The Green') next to Goodshawfold Farmhouse. However, the demolition of a number of historic buildings close to Limy Water in the 1960s means that there is a degree of openness in the centre of the village between The Green and the Limy Water, with an area of informal car parking and rather overgrown trees just off Loveclough Road. The historic bridge, the modern bridge, and the land immediately to the east of the bridges as far as The Green, are all in need of some improvement.



*Burial ground to the former Rehoboth Church*

The undulating topography and expansive views both within and out of the Conservation Area provide it with a dramatic setting which adds to the feeling of spaciousness within the more built-up area. The low building densities, coupled with the large gardens to the south of Goodshawfold Road, add to the rural qualities of the Conservation Area and need to be protected from future development. Particularly, the low level field next to the original bridge over the Limy Water needs to be preserved as an open green space, although as this is within the floodplain of the Limy Water development of any kind is constrained.

Although it is elevated slightly above that of the adjacent highway, the burial ground to the former Rehoboth Church is a significant open space which remains accessible to the public and provides an important setting to the retained original facade of the converted property.

#### Trees:

The moorland setting and the effects of years of sheep farming around the village means that trees are quite rare, unlike the well wooded valley sides further south towards Rawtenstall. A number of silver birches add to the street scene near Springbank Gardens. Groups of conifers are located next to Tooter, and individual conifers can also be found elsewhere in the village, but add little to the streetscene and their removal would be welcome. Otherwise, the following groups of trees in three locations are more positive in their impact:

- Natural woodland with shrubbery on the west side of the Limy Water;
- A similar group of relatively low grade trees and shrubs between the Limy Water and Loveclough Road;
- A row of five trees on The Green, presumably planted as part of the Groundwork initiative in the 1980s.

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

#### Focal points and focal buildings:

The most obvious focal point in Goodshawfold is provided by the original bridge and its more recent replacement over the Limy Water, as there is some open space around these features with pleasant views along the river. The three groups of terraced houses have great scenic importance when viewed from both short and long distances in and around the village, but no one building stands out to any great extent.



## Views and vistas

The location of Goodshawfold within a river valley with steeply rising land on most sides provides many notable views. Generally long views out of the village to the south-west, west and north-east are defined by the moorland with its uninterrupted skyline and little obvious vegetation. To the north can be seen a long line of electricity pylons which cut across the skyline. The landscape is bare and dramatic with no buildings although further down the slopes are scattered farmsteads and barns, some of them historic. These moorlands are sometimes cut by small ravines which conceal streams which flow down towards the Limy Water and tend to contain a few more trees. There are further groups of trees and some individual trees (the density gets greater on approaching the village) but generally the moorland pasture appears relatively bleak. To the north-east and east, the views are terminated by the long line of terraced properties which face the main road, although the rising land in places means that these views are concealed. Views over the Conservation Area from these houses and from the adjoining access lane to Goodshawfold from the Burley Road are all important. Whilst the stone-built buildings generally merge into the landscape, the white-painted terraced properties in east Goodshawfold stand out dramatically, particularly when the trees are not in leaf. In the winter, the green of the grass and trees in the gardens contrasts with the much browner moorland grass which surrounds the village. Views of the warehouses which surround the Kippax Mill, particularly from Goodshawfold Road, are negative. Beyond the mill is a large area of woodland which appears to be mainly coniferous and may therefore be Forestry Commission planting.

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

- Down Goodshawfold Road, on entering the outskirts of the village;
- From Sliven Clod Road in a south westerly direction towards the enclosing moorland;
- From the lane to the south west of the village, overlooking Goodshawfold and the Limy Water;
- From the historic bridge overlooking the Limy Water with the open spaces between the bridge and the road to Kippax Mill;
- From Loveclough Road, taking in the river and the high moorland in the distance;
- From Goodshawfold Road looking southwards towards the Kippax Mill chimney over fields with grazing sheep.



*View from Goodshawfold Road towards the Kippax*

#### 4.4 Boundaries

There is a great variety of boundaries in the Conservation Area, the most appropriate being the historic stone walls of varying designs and the examples of historic wrought iron railings. Less appropriate are the many varieties of modern timber fencing, including over-fussy trellis panels.

The 'positive' boundaries are therefore all historic:

- Millstone grit sandstone rubble walls, unmortared, which provide a boundary to many of the fields – these have informal copings of stone blocks of varying sizes laid on edge;
- A higher quality ashlar stone wall on the road leading down to Kippax Mill, with square cut corner quoins;
- The rubble stone retaining wall to Tooters with half-round stone copings;
- The simple wrought iron railings on raised pavement in front of Nos. 13-25 Goodshawfold Road;
- Similar railings off the lane leading to the south west from Springbank Gardens;
- Simple wrought iron railings with original posts set into a stone plinth outside Spring Terrace.

The 'neutral' or 'negative' boundaries are:

- Clipped hedging (Hope Cottage);
- Vertical close boarded timber fencing about 4ft high next to Goodshawfold Farmhouse;
- Rendered posts with vertical boarding infilling to The Barn;
- Trellis panels with curved or flat heads, such as the ones behind No. 6 Calf Hey, Goodshawfold Road;
- Concrete post with chains to The Green (Goodshawfold Farmhouse);
- Timber posts and barbed wire (to field boundaries).

There are no front boundaries to Sliven Clod House and Rings Nook opposite The Green, rather the gardens are defined by simple areas of grass protected from vehicular overrun by 'traditional' black-painted bollards.

#### 4.5 Public realm

Whilst modern tarmacadam is used for most of the pavements and street surfaces in the Conservation Area, Goodshawfold is fortunate in retaining some substantial remains of the original (probably 19<sup>th</sup> century) paving which must once have ubiquitous. The survival of several stretches of simple but well detailed wrought iron railings is also very important. Street lighting is very mixed and dates to the 1950s onwards.

The most important historic features are:

- Sandstone flags (with narrow concrete kerbing) pavement next to The Green;
- Sandstone flags on raised pavement with wrought iron railings and chamfered stone edging in front of Nos. 13-25 Goodshawfold Road;
- Sandstone setts are various locations:
  - Outside The Barn, Goodshawfold Road;
  - Next to the historic bridge;
  - Two small sections of the lane leading south and west out of the village from Springbank Gardens;

- Remnants of sandstone flags and stone kerbs in Loveclough Road, an unadopted road, probably being remnants from the row of cottages that was demolished in the 1960s.



*Raised pavement in front of Nos. 13-25 Goodshawfold Road*

Another visible feature of note, although not within the public realm, is the paved courtyard in front of The Barn, which utilises local stone flags and setts, possibly reused, to create a simple and hard-wearing front yard.

## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 Building uses and dates

All of the historic buildings in the Conservation Area were built for agricultural or residential uses, apart from the Rehoboth Church which from the street matches the adjoining terraced house (although it does retain a side elevation facing the graveyard which clearly denotes its former role). There is an obvious difference in terms of building form, materials and details, between the earlier agricultural buildings – the listed barn, Goodshawfold Farmhouse, the adjoining barn (now a house), Mill Farm House and The Barn (which date to the 17<sup>th</sup> to early 19<sup>th</sup> century) – and the three terraces of mill workers' houses which appear to have been built in the mid to late-19<sup>th</sup> century. These are described in greater detail below.

The modern houses in Springbank Gardens and facing Goodshawfold Road are varied in their building form with examples of detached, paired and terraced properties. They are two storeys high and the use of relatively simple details, pitched roofs and artificial stone and slate helps them to blend into the Conservation Area. Rings Nook and Sliven Clod House are also modern but are rendered and painted a soft white, with stone corner quoins, long asymmetrical pitched roofs of varying lengths (following the local vernacular), and simple casement windows.

### 5.2 Listed buildings

There are only two listed structures in the Conservation Area, both listed grade II:

#### Goodshawfold Farm barn, Loveclough Road

This small single storey 'E' shaped barn retains a very worn datestone '1618 GH', presumably relating to the Hargreaves family which owned the adjoining farmhouse which was demolished in 1968 (the farmhouse had a datestone '1619 GH'). The barn has with a shallow pitched slated roof and a south-easterly elevation of roughly coursed sandstone rubble with larger blocks of stone.



*Goodshawfold Farm barn*

#### The Spewing Duck, Goodshawfold Road

The former village water supply once emerged (it is now dry) from a carved head in a stone plinth erected in 1855. The triangular-shaped coping is elegantly carved: *"Erected by Subscription by the Inhabitants and the Exors of the LATE John Hargreaves Esq. A D 1855"*.

Beneath the coping is the carved head with a stone shelf below for buckets. The well was reset and repaired in 1978, as recorded by further lettering below.



*Detail of the Spewing Duck spring*

### 5.3 Positive buildings

In addition to the listed buildings, a 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 Goodshaw Fold, most of these buildings date to the mid to late 19<sup>th</sup> century, but some are earlier.

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 Goodshaw Fold, these buildings have therefore been broken down into the following categories:

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

- The former Rehoboth Church dating to 1852;
- Mill House Farmhouse, a much restored possibly 17<sup>th</sup> century building (the house retains a date plaque "RPLH 1653" which may have been reset);
- The Barn, a converted agricultural building, with a long shallow pitched slated roof.



*The former Rehoboth Church*

The 'medium' quality positive buildings are marked blue and are considered to be:

- Goodshawfold Farmhouse and adjoining barn (now a house), two storey buildings with modern fenestration – this barn also has a typical shallow pitched stone slated roof;
- All three of the remaining terraces built for the cotton mill workers from the 1850s onwards – Calf Hey (Nos. 1-9 odd Goodshawfold Road), Nos. 15-25 odd Goodshawfold Road, and Spring Terrace – whilst all of these have lost their original joinery, their original slate roofs are largely intact;
- Tooters, Sliven Clod Road, a row of four possibly early 19<sup>th</sup> century cottages now one building.

The identification of these 'positive' buildings follows advice provided within English Heritage's guidance, which 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. Whilst this therefore implies that all buildings marked blue on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition, justification will also be required for the demolition or radical alteration of any building identified as contributing to the townscape character of the Conservation Area.

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

The historic buildings in the Conservation Area are mainly modest houses or terraced cottages, only one or two storeys high and constructed using millstone grit sandstone, sometimes roughcast or smooth rendered and painted, with simple dressed stone quoins to the windows and door openings. Stone lintels span all of the openings although for the terraced properties these are painted so cannot be easily seen. Thick stone sills can also be seen on many of the historic buildings. Most of the buildings in both Spring Terrace and Calf Hey have small front porches with double pitched slated roofs. There appear to be no original windows in the Conservation Area, as these have all been replaced with modern alternatives, but originally they would have been vertically sliding timber sashes or smaller side-hung timber casements. Similarly all of the front doors have been replaced with a variety of uPVC or timber examples apart from the double doors into the former Rehoboth Church, which are heavily panelled and presumably date to 1852. These must be retained as part of the conditions attached to the planning consent for the current conversion scheme.

Of note are the surviving natural slate roofs to the terraced houses and the stone slate roof on the converted barn next to Goodshawfold Farmhouse. The roofs of the terraced houses follow the sloping line of the hillside rather than being interrupted by party walls with horizontal ridges. Generally the slopes are relatively shallow, reflecting the local use of stone slate. Some of the chimneys retain attractive castellated pots, but many of the chimneys on the terraced houses have either been removed completely or altered. In Calf Hey, timber brackets at eaves level support heavy wooden gutters, a detail which can also be seen on other buildings in the Conservation Area such as Hope Cottage (although the brackets are also stone).



*Goodshawfold Farmhouse*

There are no examples of any prestigious village houses in the Conservation Area, the Hargreaves' mansion house having been demolished in the 1960s. Mill Farm House, the largest building in the Conservation Area, may retain some internal features of historic interest, but externally it has been heavily restored.

The prevalent building material in Goodshawfold is millstone grit, a Carboniferous sandstone which lies close to the coal measures which were successfully mined in Lancashire from the late medieval period onwards. The millstone grit is usually a dull buff or grey colour which is naturally resistant (unlike the Triassic sandstones which are also found in Lancashire) to the effect of smoke and other pollutants. Millstone grit rubble stone can either be dressed or used as rubble stone, sometimes being covered in lime render, as in the mill workers' terraced housing. The listed barn at Goodshawfold Farm retains an interesting elevation of rubble stone with much larger pieces of stone creating an almost chequer-work pattern more commonly found in brickwork. However, the three rows of workers' housing are all rendered or roughcast and painted white, as are several of the other historic buildings in the Conservation Area, which contrasts with the browny-grey of the adjoining stone buildings.

Millstone grit can also be split to form roofing slate, and once this would have been the prevalent roofing material (as can now only be seen on the converted barn next to Goodshawfold Farmhouse), although some Lancashire slate is also available from quarries in the north of the county. From the mid-19<sup>th</sup> century, Welsh slate was also used for roofing, the introduction of the railways providing quick and easy transport.

Another important use was for paving, and much of London is paved in Lancashire sandstone flags, despite the material being known more commonly as 'York stone'. Rossendale stone flags were in particular demand and the quarries between Rawtenstall and Burnley close to Goodshawfold were the preferred source of the material, as they produced a larger, thicker and darker stone flag which was also eminently suitable for use on roofs, their robustness meaning that shallow pitches (as can be seen on The Barn in Goodshawfold Road and the converted barn opposite) were possible. Goodshawfold retains several examples of historic stone paving, both in slab form as well as in setts.

## 6 SUMMARY OF POSITIVE AND NEGATIVE FEATURES

### 6.1 Key positive features

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

- Attractive setting on the northern edge of Rossendale district, north of Rawtenstall on the road leading to Burnley;
- Forms part of a long ribbon of mainly historic development (Loveclough, Goodshawfold, Goodshaw Chapel, Goodshaw, Crawshawbooth, and Higher Constable) which follows the Limy Water stream down a narrow valley from Nutshaw Hill to Rawtenstall;
- The small village has a feeling of isolation but is close to the busy A682 which connects Burnley to Rawtenstall;
- Goodshawfold sits in a landscape of steeply sloping fields, used mainly for sheep grazing, with the Limy Water flowing through the centre of the settlement;
- The ground rises steeply to the west towards Goodshaw Hill with Cribden Moor to the south west;
- On the north and west side of the village, there are long views to the enclosing hills, with a skyline of moorland and fields punctuated by trees;
- Views to the eastern skyline take in the buildings which line the A682;
- Long views across and slightly downwards along the Limy Water to the south of Goodshaw Fold, taking in the chimney of Kippax Mill, a 19<sup>th</sup> century cotton mill – the chimney and an adjoining stone building are all that is left of the original buildings and have been subsumed within modern warehousing;
- There are reminders of the historical importance of agriculture with the survival of a 17<sup>th</sup> century stone barn to the north of the Conservation Area, which is listed grade II
- The only other listed structure is the village well, called the Spewing Duck, dating to 1855;
- Goodshawfold Farmhouse lies further down the hill and is now in separate ownership – an adjoining barn has been converted into a house;
- Three groups of terraced 19<sup>th</sup> century cottages (Spring Terrace, Nos. 1-9 odd and Nos. 15-25 odd Goodshawfold Road) of which Spring Terrace is the most altered.



*Spring Terrace*

- Mill Farm House retains a probably reset plaque 'RPLH 1653';



- The Rehoboth Church is a significant building of townscape merit and has recently been converted into two dwellings;
- Springbank Gardens is a modern development of houses on the site of the former cotton mill – further late 20<sup>th</sup> century houses can be seen on the south side of Goodshawfold Road;
- Use of the local millstone grit sandstone for boundary walls, buildings and paving, the buildings being constructed using rubble stone (which is often rendered) as well as coursed roughly shaped ashlar blocks;
- Roofs were originally covered in stone slates but only a one example remains (the converted barn next to Goodshawfold Farmhouse) otherwise roofs are covered in natural slate or modern alternatives;
- The historic bridge over the Limy Water remains but a new bridge, to serve Springbank Gardens, has been built to one side;
- The only physical evidence for two cotton mills which once lay to the west of the stream are the three groups of workers' cottages, plus the traditional stone paving, both flags and setts, which can be seen in several locations, and the remains of the mill leat and holding pond (which has recently been filled in to create the site for a new house);
- More trees were planted next to Spring Terrace as part of a Groundwork initiative in the 1990s.

## 6.2 Key negative features

This Character Appraisal concludes that the most significant *negative* features of the Goodshawfold Conservation Area are:

### *Spatial:*

- Poor quality public realm in general, including the car parking area next to Spring Terrace, where the trees and other planting are also in need of improvement;



*The Green*

- The Green – the existing boundary is in poor condition and is made up from short concrete bollards connected by chains;
- The setting of the Spewing Duck and the spring itself both need improvement;
- The poor condition of the historic bridge over the Limy Water;

- Damaged gravestones and railings in the former burial ground of the Rehoboth Church;
- The street lighting is varied and generally poorly designed;
- Dominant overhead wires and telegraph poles;
- Rubbish along the banks of the Limy Water;
- Concrete bollard at the entrance to the historic bridge;
- Electricity substation or pumping substation or telemetry unit next to the Limy Water and the historic bridge;
- The poor condition of the historic paving in Goodshawfold Road;
- Various examples of poor quality boundaries including modern timber fencing.

*The buildings:*

- Several poorly designed sheds and modern garages, sometimes painted a discordant colour (e.g. the garage outside Tooters).
- The loss of chimney stacks and pots, and the use of modern rooflights in the slate roofs;
- Altered window and door openings, and the use of modern materials such as uPVC or stained hardwood;
- The poor condition of some of the buildings, such as the end elevation of No. 2 Spring Terrace Goodshawfold Road;
- Visible satellite dishes (e.g. Spring Terrace).

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

## **PART 2 THE GOODSHAWFOLD 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 Goodshawfold 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 *Guidance on the management of conservation areas* (2005). 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 Goodshawfold, this has been achieved by early consultation with the community via a public walkabout on 12 May 2010 after which these documents were drafted. A full public consultation exercise was then undertaken, ending on 14 March 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council) and amendments to the text and mapping were made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation a small number of changes have been recommended as set out in the following section.

The Goodshawfold 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 Agreed changes to the Conservation Area boundary

The major change to the village since the Conservation Area was designated in July 1978 has been the demolition of the cotton mill on the west side of the Limy Water, and the construction of Springbank Gardens, Rings Nook and Sliven Clod House. Generally, it is considered that whilst it is regrettable that the historic mill has been lost, the new development has been carefully sited and detailed and should remain within the Conservation Area. The draft Character Appraisal and Management Proposals Plan therefore proposed only very minor changes to the boundary, concentrating on making sure that it followed existing property boundaries where practical, rather than, for instance, cutting through the middle of buildings or through an established garden. The minor changes which are now recommended are:

- Follow (as far as possible) the existing garden boundaries to Tooter and Glenmore on the western and northern side of Goodshawfold;
- Include the whole of the garden to The Barn, to the south side of Goodshawfold Road.



*Tooter*



*View over garden to The Barn*

### 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 The control of unlisted houses

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

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

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

##### House extensions

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

##### Painting of dwelling houses

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

##### Roofs

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

### Chimneys

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



*Protect the roofs and chimneys of the unlisted properties from unsympathetic change*

### 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, including the requirement to install double glazing within new windows, can be relaxed in relation to historic buildings (which includes those in conservation areas and 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 Goodshawfold, the greatest threat appears to be to the slate roofs and chimneys, given that all of the windows and front doors in the Conservation Area have already been altered. The painting of existing buildings, the addition of porches, and the conversion of front gardens to car parking are also not particularly relevant.

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

- Changing roof materials
- The insertion of a roof light
- Alternations to chimney stacks, including its full or partial demolition
- Changes to the rainwater goods

### **RECOMMENDED ACTION 1:**

- The Borough Council will consider serving an Article 4 Direction on the Goodshawfold Conservation Area, to cover all of the unlisted dwelling houses which are marked as ‘positive’ on the Townscape Appraisal Map, affecting works to the roofs, chimneys and rainwater goods only.

### 3.2 The control of satellite dishes

During the survey work for the Goodshawfold Character Appraisal, it was noted that a number of satellite dishes were visible which presumably had not been granted 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.



*Satellite dishes in Spring Terrace*

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.

Whilst it is recognised that TV reception is impossible in Goodshawfold without a satellite dish, it is hoped that property owners will, as opportunities present themselves, ensure that any new satellite dishes are located as inconspicuously as possible. Any future underground cabling for telephone wires or electricity supplies could incorporate a facility for cable TV in the future.

#### **RECOMMENDED ACTION 2:**

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

### **3.3 The care and protection of trees**

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

There are a number of trees in the Goodshawfold Conservation Area and the most significant of these are marked on the Townscape Appraisal Map, some of which are specifically protected by a Tree Preservation Order dated 1954. Some of the trees, such as the ones off Loveclough Road, are the responsibility of the Borough Council, but the majority are in private ownership. Trees around the parking area to the rear of Spring Terrace are particularly in need of active management, a situation which has not changed since the last Conservation Area review. Individual owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant replacement trees where the removal of an existing significant tree has become necessary. For instance, the incremental replacement of the varied coniferous trees in the Conservation Area with deciduous trees would be advantageous.

#### **RECOMMENDED ACTION 3:**

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

### **3.4 The protection of views**

The Conservation Area sits on a sloping site next to the Limy Water river with long views in almost all directions, but particularly to the rising land on the other side of the river to the west and north. To the east the views are much more enclosed by the land which rises towards Burnley Road, and to the south, there are views down the sloping fields towards the river, with the Kippax factory complex beyond. There are also impressive views over the Conservation Area, the most obvious being from the land which drops down from Burnley Road. All of these views, but particularly the long views towards the Pennine hills to the west and north, need to be protected from unsuitable development which would impact negatively on the setting of the Conservation Area.

#### **RECOMMENDED ACTION 4:**

- The Borough Council will continue to protect the views into and out of the Goodshawfold Conservation Area, particularly by the careful control of future development in the surrounding countryside.

### **3.5 The enhancement of the Limy Water and the bridge**

The Limy Water is a key feature of the Conservation Area and the availability of clean water (the river and local springs) provided the impetus for its early development in the 17<sup>th</sup> century as a farmstead. Later, in the early 19<sup>th</sup> century, the fast flowing water was used to power the cotton mill which was located on its banks. Work to improve its bank, its wildlife and its



setting would be welcome, but any work must be carried out in consultation with an ecologist, to protect any wild life or plants.

The historic bridge over the Limy Water is also in need of some repairs, including re-pointing using the correct lime mortar. Rubbish on the adjoining river banks should also be cleared away, and the trees and other planting maintained. The bollard on the bridge could be replaced with a traditional cast iron bollard, which would be more appropriate, and the bridge could be repaved using recycled sandstone setts. The modern substation or telemetry unit next to the river, although not much more than a cupboard, would benefit from repositioning in a less conspicuous location.



*Bridge over the Limy Water*

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

- The Borough Council will work in partnership with the County Council and local stakeholders to ensure that the Limy Water, the two Goodshawfold bridges, and the river setting in general are well maintained and that enhancements are undertaken when funds allow.

### **3.6 The public realm**

#### Street lighting

It has been noted that previous proposals in the late 1970s to change the street lighting in Goodshawfold were not implemented due to a shortage in funding. It was hoped at that time that new street lighting, possibly using reproduction 'Victorian' street lights, would be installed, replacing the varied modern fittings which currently exist.

#### **RECOMMENDED ACTION 6:**

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

#### Telegraph poles

At various locations in Goodshawfold, 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 7:**

- The Borough Council will consider entering into a partnership with British Telecom to see if funding can be provided to underground the wires in Goodshawfold and remove the existing wiring and telegraph poles.

Traditional paving

It has been noted that areas of 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 upon completion of the work. In the long term, the installation of further areas of traditional paving would be advantageous, including the replacement of the concrete kerbs to the stone pavement next to The Green with sandstone or granite kerbing.



*Traditional paving in Goodshawfold*

**RECOMMENDED ACTION 8:**

- The County Council should 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.

**3.7 Traffic and pedestrian management**

Several members of the local community commented on the problems caused by large lorries and vans accessing the Kippax Mill site, which have to come through the eastern end of the village along Goodshawfold Road. Sometimes these lorries miss the turning to the mill, and end up in the centre of the village where it is very difficult to turn around. Improved signage would help to minimise such incidents, although it must be very carefully designed and consultation with local residents would be advisable.

**RECOMMENDATION 9:**

- The owners of the Kippax Mill site should provide additional signage to guide lorry drivers through the village, although any signage must be very carefully designed to fit in with the special character of the Conservation Area.

### 3.8 Site specific actions

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

#### 3.8.1 Parking area outside Spring Terrace

The area around the southern end of Loveclough Road has been identified as being in need of enhancement. Previous, un-implemented schemes proposed the formalisation of the car parking into allocated spaces, but this is no longer considered either desirable or realistic given the funding issues involved. However, the provision of carefully designed bin stores would help to tidy-up this area, and some minor works to the trees and shrubbery in this area, taking out dead wood and overgrown trees (as already noted in 3.3), would be welcome. In the long term, the addition of recycled traditional paving materials would be an improvement on the existing street surface, which is in very poor condition, presumably because it is not an 'adopted' highway.



*Looking along Loveclough Road*

#### 3.8.2 The Green and the setting of the Spewing Duck

The removal of the existing concrete bollards on The Green and their replacement with wrought iron railings, or perhaps cast iron bollards, would be a suitable enhancement, although care needs to be taken due to potential lorry over-run. Improved litter bin provision would be welcome.



*The Green with the Spewing Duck beyond*

The pathway next to Spring Terrace is presumably in public ownership and improvements could include the use of traditional stone paving or setts to replace the current tarmacadam. The land between the pathway and the Spewing Duck could be improved by the further removal of trees and the provision of more suitable planting (some work has recently commenced) subject of course to the owner's approval.

### 3.8.3 Provision of visitor interpretation

It would be helpful if some visitor interpretation could be provided within the Conservation Area, perhaps by siting a small plaque or map close to or on the historic bridge over the Limy Water. Any proposals should be subject to public consultation and should be robustly detailed to withstand the effects of weather and time.

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

- The Borough Council will work with the County Council and the local community to try and implement some or all of the above enhancement proposals.

## 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 Goodshawfold Conservation Area, and to involve the community in any proposals for enhancement (subject of course to the funding being available).

The Borough Council should therefore:

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

## 5 CONTACT DETAILS

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

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

Tel: 01706 238630

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

**APPENDIX**

**Appendix 1** Townscape Appraisal Map

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