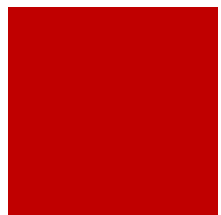
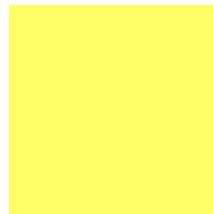


## LOVECLOUGH FOLD CONSERVATION AREA

### 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 Loveclough Fold Conservation Area was designated in September 1986 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 Loveclough Fold 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 June 2010 and July 2010, and included a walkabout which was attended by local stakeholders on 13 July 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.

These documents identify the character and positive qualities of the Loveclough Fold 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.

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As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation a number of changes have been made as set out in Section 2 of the Management Proposals Plan.

The Loveclough Fold 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 – LOVECLOUGH FOLD CONSERVATION AREA CHARACTER APPRAISAL

### 1 INTRODUCTION

#### 1.1 The Loveclough Fold Conservation Area

The Loveclough Fold Conservation Area was designated by Rossendale Borough Council in September 1986. Loveclough Fold is a small hamlet in the south Pennine hills to the immediate west of the main Blackburn to Rawtenstall road, the A682. The Conservation Area is based around a 17<sup>th</sup> century listed farmhouse, formerly called Love Clough Farm, which in the early 20<sup>th</sup> century became part of the adjoining Calico Print Works, a large factory which was demolished in the 1990s to make way for an estate of up-market detached houses. The factory made use of the abundant supply of clean water from the adjoining Limy Water, which flows southwards to Rawtenstall, where it joins the River Irwell.



*CPA Social Club*

The farmhouse continued to serve as a social centre for the neighbourhood and is now run as the CPA (Calico Printing Association) Social Club. A large bowling green, shown on the 1919 map, still lies to the back of the building and is well cared for and regularly used. The very small Conservation Area roughly encompasses the extent of the historic farmstead and is centred on the listed clubhouse, an adjoining listed barn, which has been converted into a house and further buildings which have been either rebuilt or heavily altered to make an additional five houses. Of note is the setting on the edge of moorland in a slight valley next to the Limy Water, with large lakes to the north, some of which were originally holding ponds for the printing works. Long views westwards up to Great Hamelden hill are of special significance.

Adjoining the Conservation Area, but presently excluded from it, the former factory canteen lies empty and is in the process of being converted into residential units. Along Commercial Street towards Burnley Road, two terraces of houses, dating to 1861, presumably mark the construction of the first calico printing factory. Facing the entrance to Commercial Street on Burnley Road, the former National School is dated 1846 and has been converted into a house, and close by, The Glory is a mid-19<sup>th</sup> century public house whose previous name, the Holt's Arms Hotel, reflected early landownership in the area. All are proposed for inclusion in a revised Conservation Area boundary as set out in 2.1 in the Management Proposals Plan.

Apart from the proposed changes to the boundary, other issues facing the Conservation Area include the protection of the views, the control of satellite dishes and boundary treatments, the care and possible enhancement of the trees, the control of boundary treatments, and the possible provision of some visitor interpretation. Site specific issues relate to the Limy Water river, the former canteen site and the listed clubhouse. Finally, if the Conservation Area is extended as suggested, it is proposed that additional controls are brought in to cover the unlisted family dwellings in Commercial Street and Burnley Road.

## **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 Loveclough Fold 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 Loveclough Fold 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**

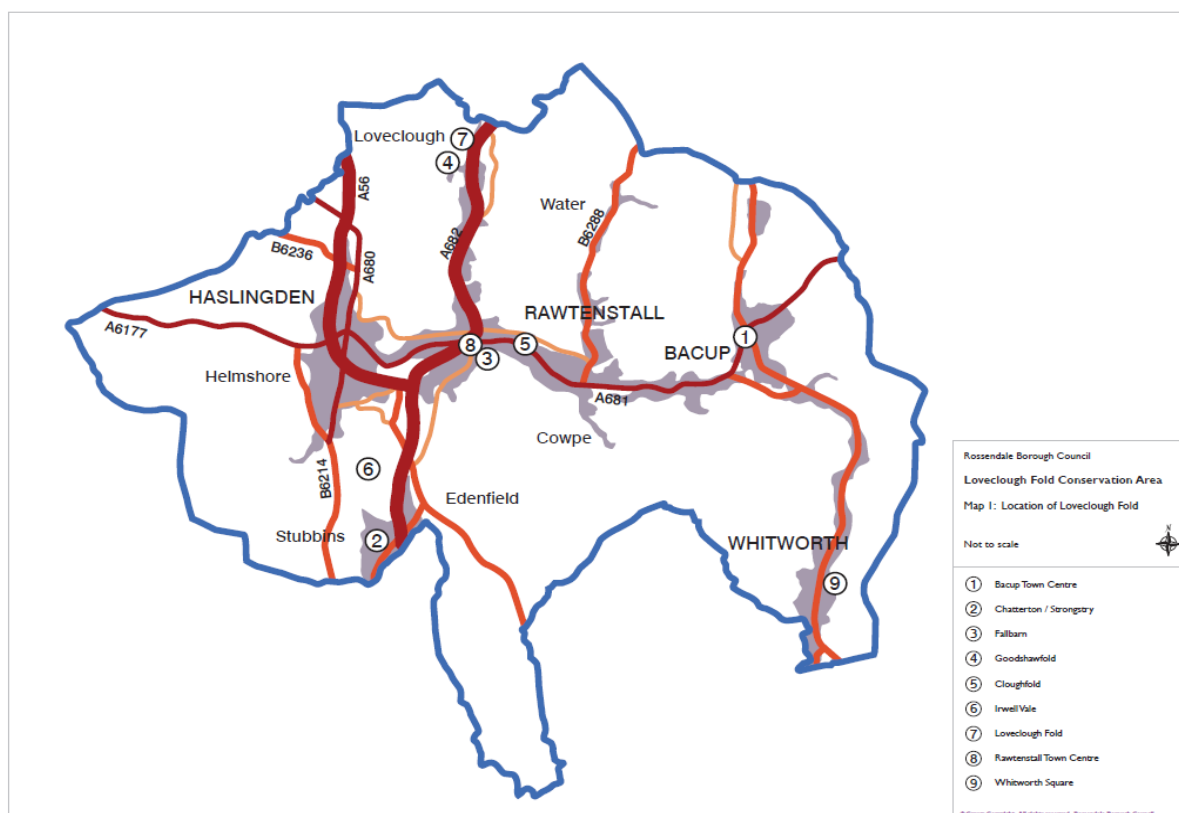
This document has been produced for Rossendale Borough Council following consultation with the local community, including a walkabout with over a dozen local stakeholders on 13 July 2010. Following the initial drafting of the Character Appraisal and Management Proposals Plan, a full public consultation 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 and a significant extension have been recommended as set out in Section 2 of the Management Proposals Plan.

The Loveclough Fold 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

Loveclough Fold is located at the northern edge of Rossendale Borough in the south Pennine hills between Burnley and Rawtenstall. The tiny hamlet lies a quarter of a mile to the west of the Burnley Road, the A682, which follows the line of the valley of the Limy Water river as it drops down from Nutshaw Hill towards Rawtenstall, some five miles to the south.



Map 1 – Location of Loveclough

### 2.2 Landscape setting, topography and geology

Loveclough Fold 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 Loveclough Fold. 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 Loveclough Fold*

The location of the Conservation Area on either side of the Limy Water means that the hamlet is enclosed by rising moorland to the north, west and east, and slightly flatter land to the south towards Goodshawfold. The highest point is Hameldon Hill, next to Nutshaw Hill, at some 1200 feet. Large fields used as sheep pasture surround Loveclough, although to the north, and partly hidden by the rising topography, some of the former holding ponds have been incorporated into a fishing business. From Loveclough Fold, the land also rises to the east up Commercial Street, which meets the main road at a T-junction. The Limy Water flows directly through the Conservation Area and was, from the 1860s onwards, used as a source of power for the calico-printing factory. The demolition of the factory in the 1900s and the construction of a new estate of detached houses have resulted in the course of the Limy Water to the south of the historic bridge next to the clubhouse being redefined by new stone-lined edges. A pleasant area of open land, simply grassed, has also been created between Penny Lodge Lane and the river.

Historic maps confirm that there was a large stone quarry at Crawshawbooth, to the south of the Conservation Area, where millstone grit was extracted, and it is 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 Loveclough Fold, 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.

### 3 HISTORICAL DEVELOPMENT

#### 3.1 Archaeology

There are no known prehistoric or Romano-British sites in Loveclough Fold, and no recorded settlement in the area before the late medieval period.

#### 3.2 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. Packhorse tracks across the area went along or over the hillsides and only crossed the heavily wooded valleys in a few places. Goodshawfold to the immediate south of Loveclough Fold 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 'Folds' were let to tenant farmers. The name 'Loveclough Fold' 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 Loveclough Fold was typical of the area. After about 1507, when more people were allowed to settle, the forest around Loveclough Fold was incrementally cleared and new farmsteads created. In 1540 the chapel of St Mary's and All Saints was built at Morrell Heights to serve the increasing populations of Crawshawbooth, Goodshaw, Gambleside and Loveclough. This was rebuilt in 1780 and again in 1828.



*Rear view of the CPA Social Club with its adjoining barn, now a house*

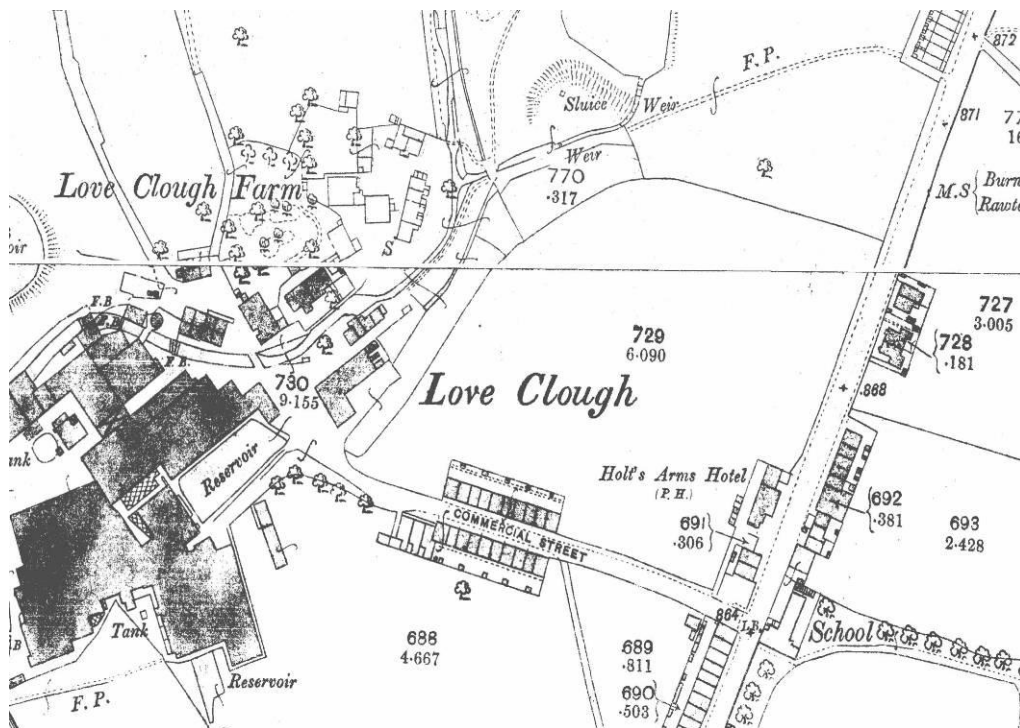
By 1609 John Hold was the principal tenant in Loveclough, and his son George is recorded in turn as the principal tenant in 1631. It is possible that it was George who built a new farmhouse which is now the listed clubhouse. Throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries, Loveclough continued as a small farmstead based on sheep farming, but from the mid-18<sup>th</sup> century the development of the cotton industry in Lancashire began to have some impact on the area as factories were built, first in Manchester then in 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 neighbouring 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 onwards new cottages to house workers at the mills, stone quarries and coal pits were 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.

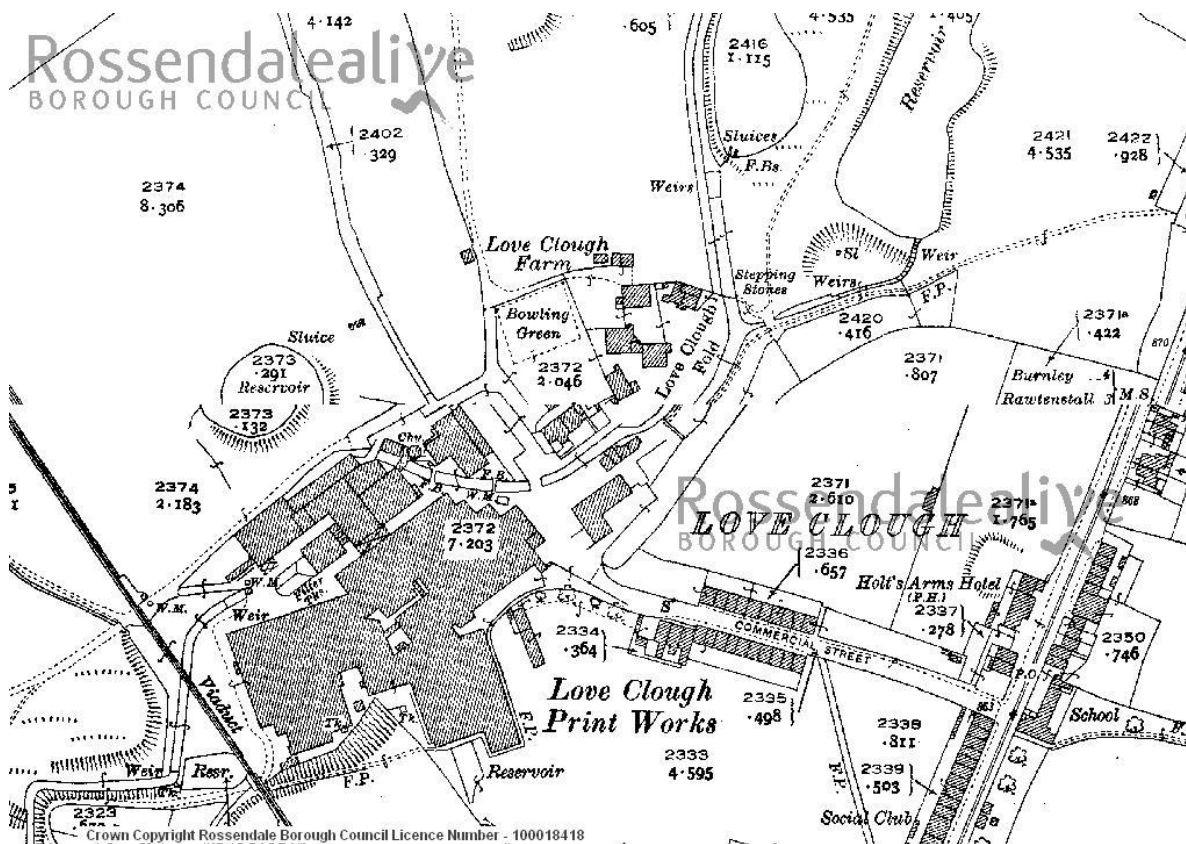
In 1830, John Brooks, one of the great calico printers, built himself a prestigious new house in Crawshaw about three mile south of Loveclough Fold, and the removal of excise duty on cotton in 1832 encouraged the development of new factories in the area. The 1848 map of Loveclough Fold shows a 'Print Works' already established on the site, with several substantial buildings and a reservoir. The houses in Commercial Street are dated 1861 and it may be that the factory was extended at about this time, as by 1893 the historic map confirms that the print works had been rebuilt and the earlier configuration of buildings subsumed within the new footprint. The 1848 map also shows the Holts Arms Public House on the east side of Burnley Road, but this had been demolished by 1893 and replaced with a terrace of houses facing a new public house on the opposite side of the road. The smithy shown on the 1848 map at the end of Commercial Street had also gone by 1893. The Providence Chapel was built on the Burnley Road in Loveclough in 1871, confirming the expansion of the existing settlement.



*Historic map of 1848*



Historic map of 1893



Historic map of 1919

The map of 1893 therefore shows a large complex of factory buildings next to the historic farmstead with four reservoirs containing water for the printing works close by. It also shows the Holt's Arms Hotel (now The Glory Public House) close to the junction of Commercial Street with the main road, and a school on the opposite side of the street. Otherwise, the farmstead is still surrounded by fields, although there is a tramway on the south-east side of the factory which crossed the valley of the Limy Water on a viaduct.



*The Glory Public House*

In 1899, the Calico Printers' Association (CPA) was established, representing all of the calico printers in Lancashire. The map of 1919 shows a bowling green at the back of the farmhouse, suggesting that it had gone into use as a social club for the workers in the factory at some stage between 1906 and 1919. However, 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 in the area became increasingly poorly maintained. The calico factory was closed and empty for some years before being demolished in the 1990s and new houses were built on the site in the early 2000s. Work to convert the former canteen next to the clubhouse was started in 2008 but has now stopped. Today, the only reminders of the factory's presence in the area are the name of the clubhouse (the CPA Social Club) and the sandstone setts on the bridge over the Limy Water, next to the clubhouse. Since the factory closed, the historic barns which once formed a group with the farmhouse have been converted into houses – these are now called The Barn, Clough Fold Barn, and Love Clough Fold Farm – this last building retaining a possibly reset datestone of 1774. A further pair of houses, The Old Croft and Cloughfold Barn, appears to be totally new, but built in a sympathetic way. A terrace of four cottages, shown on historic maps to the east of the former farmyard, has been demolished and a new access road built over the site. The clubhouse and the adjoining barn (called The Barn) are now both listed grade II.

Within the last two years, a new local pressure group has been formed called the Limy Valley Residents' Association (LVRA). This covers Crawshawbooth, Goodshaw, and Loveclough. Whilst the aims of the Association relate mainly to planning issues, the Association also exists to foster good community relations between the three dispersed settlements, and various social events have been organised and are well attended. Opposition to new development has also been successfully co-ordinated, and the organisation enjoys a good working relationship with the Borough Council. For more information, look at their website: [www.lvra.com](http://www.lvra.com)

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

The HER for Loveclough Fold records the two listed buildings (the CPA Social Club and The Barn), the former school in Burnley Road, and the demolition of the smithy, also on Burnley Road, which was shown on the 1848 map. Otherwise, there are no records of any archaeological features in the area.

### **3.4 Activities**

All of the buildings in the Conservation Area are used as family houses apart from the former farmhouse, which is owned and run by the CPA Social Club. The Club provides a bowling green, licensed bar and other facilities, and is used for a variety of social events such as parties and wedding receptions. For some of the year, the constant baaing of the lambs in the adjoining fields and the sounds of the river provide a pleasant background noise.

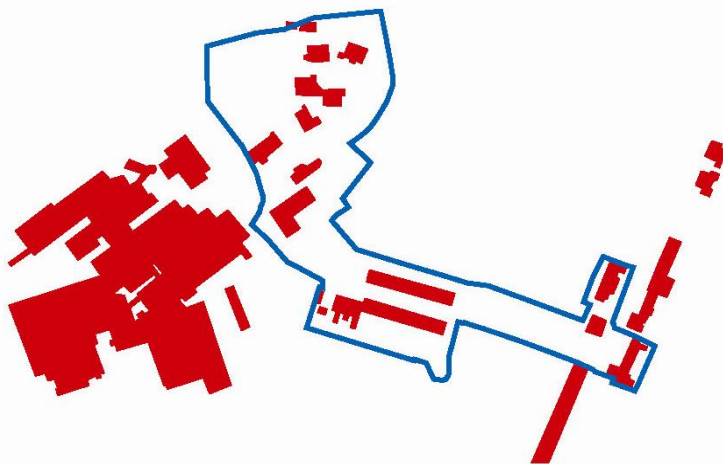
Further away at the top of Commercial Street on Burnley Road, a poorly presented, modern community centre; The Glory Public House and a retail shop, lie outside the Conservation Area and are useful local facilities. However, with the exception of the rather run down community centre, it is recommended that the Conservation Area boundary be extended to include these properties, together with the converted National School on Burnley Road and the intervening residential properties on Commercial Street, down to the former Calico canteen which is undergoing conversion.



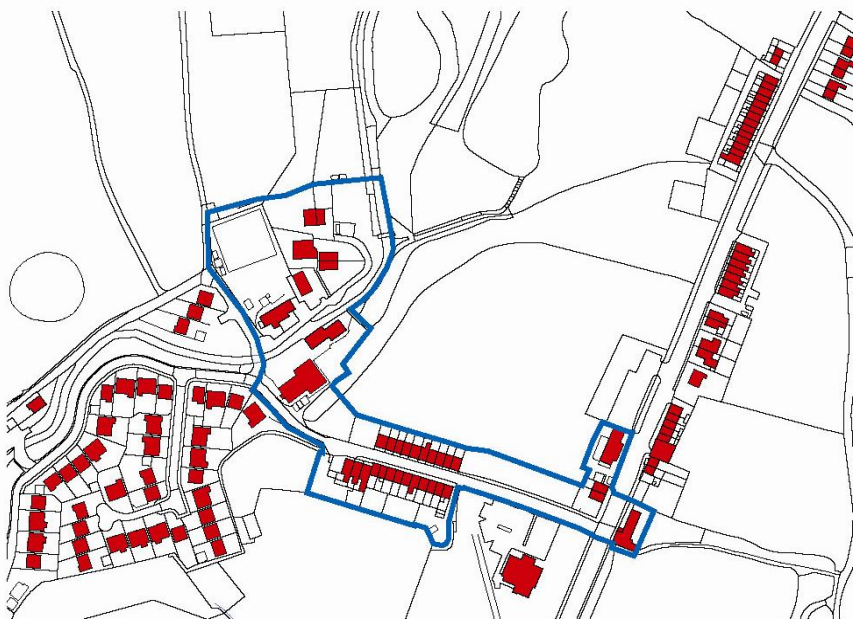
## 4 SPATIAL ANALYSIS

### 4.1 Layout and building pattern

The Conservation Area is roughly based on the extent of the historic farmstead although there have been several changes, most significantly the extension of the area to the north of the former farmhouse to create a well-tended bowling green, which is now surrounded by a high stone wall. The adjoining buildings, three out of five of which are historic, lie in an informal arrangement to the east and north of the farmhouse, with a modern access road sweeping around the edge of the site, next to the Limy Water. There is no sense of an historic farmyard as a result. The river wraps around the boundary to the Conservation Area, with fields lying to the east, north and west. To the east, the land rises particularly steeply and has clearly been disturbed by the need to create holding ponds for the former factory. Whilst two large former reservoirs lie just over the horizon, these are not visible from the Conservation Area although they can be glimpsed from footpaths and from the main road which lies along a ridge to the east end of Commercial Street.



Map data of 1919



Map data of 2010

There has been a large amount of new housing built around the south-western side of the Conservation Area but their impact has been reduced by the separation provided by the Limy Water and by their low density. Fortunately, no development has been allowed to the east, north or west of the Conservation Area, so the rural setting to the historic hamlet has largely been preserved.

Commercial Street, which currently lies outside the Conservation Area, joins the older settlement to Burnley Road and is fronted by two long terraced groups of houses. Further development clusters around the junction of the two roads, including The Glory Public House and the former National School.

#### **4.2 Open spaces and trees**

There are no open spaces in the Conservation Area as the land is mainly used for private houses, private gardens, or as the clubhouse. The bowling green does provide a very pleasant open space which is also notable for the well tended flower beds, but this space is not open to the public. Trees are important around the clubhouse where they form groups to the west and south of the listed building. Most of these trees are self-seeded sycamores, and the most significant are marked on the Townscape Appraisal Map, but the omission of any particular tree does not mean that it is of no importance.



*The Bowling Green*

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

There are no focal points in the Conservation Area although the listed clubhouse does provide a focal building which is well positioned in relation to the bridge over the Limy Water, so that the entrance to the Conservation Area is largely dominated by the sight of the south-west corner of the building. Unfortunately, the poor condition of the building, a modern fire escape, and the dominant signage do detract from these views.

Around the Conservation Area there are long views out across the surrounding moorland, the best views being seen from the bowling green to the north and north-west towards the high Pennine hills beyond. This moorland setting is a defining feature of the Conservation Area as the rougher grazing comes right up to the edges of the hamlet. To the north-east and east, rising land, some of it marked by earlier landscaping, encloses the Conservation Area. This is despite the valley of the Limy Water, and conceals two large reservoirs (now used for fishing) which once provided the water for the calico-printing works. The mainly historic buildings along the main Burnley Road can be seen from the Conservation Area to the south-



east and create a dominant skyline feature. There are also long views down Commercial Street as it drops down the hill towards the slight bend before reaching the former Calico canteen building.

#### 4.4 Boundaries

There is a little variety in the Conservation Area as nearly all of the boundaries are built from blocks of the local sandstone, either laid dry as sandstone rubble (so not coursed) or laid in thin courses but again without any mortar. Copings are varied and include the stone-on-edge detail, creating 'teeth', which can be seen outside the clubhouse as well as elsewhere. Where they lie around the front and western side of the clubhouse, the walls may be historic, at least in their footprint, but to the north they are modern. They vary in height between three to eight feet. One stone wall, facing The Barn, is made up of narrow coursed sandstone blocks, with a simple squared stone coping, slightly wider than the wall below to provide a drip.



*A mixture of boundary details next to the Limy Water*

Hedging has also been used to separate the gardens of the adjoining houses, such as between The Barn and the back garden of the clubhouse. Occasionally, and somewhat detrimentally, modern fencing has been added to low stone walls for additional privacy, such as the fence between Clough Fold Barn and the access road. Another timber palisade fence in front of the listed clubhouse is set on a low stone plinth, and could be advantageously replaced with a traditional stone wall. Between the access road and the Limy Water, a timber post-and-rail fence is much more in keeping with the rural location. Metal 'spiked' railings, creating an entrance gate to The Barn, is similarly a rather urban detail in this countryside setting.

#### 4.5 Public realm

The public realm usually covers the spaces between the buildings including pavements, roads, street lighting, street furniture, and any other features of local significance. However, in this very small Conservation Area, the only road is in private ownership (the access road to the houses beyond the clubhouse) and this is covered in concrete paviors. There is no street lighting. Outside the present Conservation Area boundary, a small area of traditional sandstone setts covers the bridge surface over the Limy Water, and although this may not be historic, it is typical of the type of paving which would once have been prevalent in the area.

## 5 THE BUILDINGS OF THE CONSERVATION AREA

### 5.1 Building uses and dates

There are just six buildings in the Conservation Area, namely the 17<sup>th</sup> century listed former farmhouse which is now used as the CPA Social Club, three historic former barns which have now been rebuilt as houses (The Barn, Clough Fold Barn and Love Clough Fold Farm) and a pair of houses (The Old Croft and Cloughfield Barn) which is totally modern, but which has been built to marry-in with the existing buildings on the site. Love Clough Fold Farm retains a datestone of 1774 but this may have been reset. Within the proposed extension to the Conservation Area, the houses in Commercial Street date to 1861 (date stone) and the properties facing Burnley Road are also mid-19<sup>th</sup> century – the former school is dated 1846.

### 5.2 Listed buildings

There are two listed building entries in the Conservation Area, namely the former farmhouse and the adjoining barn.

#### Loveclough Fold Farmhouse, now the CPA Social and Bowling Club – listed grade II

The list description describes this building as possibly early 18<sup>th</sup> century but stylistically it could be 17<sup>th</sup> century, with its two storey front porch with heavily moulded surround. It may have once been called Loveclough Hall. The four bay building is constructed from watershot coursed sandstone rubblestone, now mostly painted white, with a shallow pitched roof covered in sandstone stone slates. Wooden gutters are also evident, and a large brick chimney stack rises from the central ridge. A single storey extension to the north-east is probably early 20<sup>th</sup> century and a larger, also single storey extension to the back, is relatively recent. Both are roofed in natural slate. The paired windows have wooden casements or sashes, which may date to the conversion of the building into a clubhouse in the early 20<sup>th</sup> century. These sit in much older frames with central timber or stone mullions which are flush with the surrounding stonework. Presumably there were once iron casements with leaded lights. Larger sash windows have been inserted in the back, presumably when the building became a clubhouse. Internally, the building has been opened-out at both ground floor and first floor level, so there are few obvious features of any historic interest apart from a small late 19<sup>th</sup> century cast iron fireplace in one corner of the first floor principal room. The staircase against the back wall is clearly modern. There may be more of interest in the roof, which was not inspected. A fire escape has also been added at first floor level with a modern door and metal steps down to the pathway alongside the flank wall. The front door is modern.



*The CPA Club*



*Historic Photograph of Farmhouse and Barn*

### The Barn, next to Loveclough Fold Farmhouse – listed grade II

This former barn has been converted into a house. It probably dates to the early 18<sup>th</sup> century and is built using coursed sandstone rubble with stone quoins and a stone slate roof. It is a simple rectangular shape with a wagon entrance, now blocked. Both gables have triangular owl-holes in the apex and small round-headed lancet windows below. Inside, there are the original roof trusses and purlins, but otherwise the window openings, fittings and floor plan are all modern.



*Loveclough Farm barn is now a house*

### **5.3 Positive buildings**

In addition to the listed buildings, three unlisted buildings have been identified on the Townscape Appraisal Map as being *positive* buildings of architectural 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 locality with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Carefully selected modern buildings may also be considered as 'positive' buildings', but only where they are of the highest quality. A number of buildings within the proposed extension to the Conservation Area have also been identified as being *positive* unlisted buildings of medium quality.

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. Where appropriate, these buildings will in future be 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 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.

In Loveclough Fold, Clough Fold Barn, Love Clough Fold Farm and The Old Croft / Cloughfield Barn are considered to lie within category 3, namely 'Modern buildings which fit into the townscape, or historic buildings which have been altered'. All appear to have been heavily or totally rebuilt although elements of the previous buildings on the site may remain, albeit rather disguised. For instance, the datestone on Love Clough Fold Farm of 1774 is clearly an historic feature, but is not *in situ* and may have been reused from another building, either on the site or elsewhere. All utilise local stone, stone window surrounds, long, shallow-pitched roofs covered in stone slate, and simple building forms which fit in with the rural location.



*The Old Croft / Cloughfield Barn*

The *positive* properties in the proposed extension to the Conservation Area are described in some detail in section 2.1 of the Management Proposals Plan.

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

The five buildings of the Loveclough Fold Conservation Area are built exclusively from the local sandstone, which historically was quarried close to Loveclough Fold. Usually it is used as a rubble stone, with roughly coursed elevations, joined by soft lime mortar, although where it is used for boundary walling, the stone is dry-laid. The former farmhouse is the only example of higher quality 'watershot' stonework, where the smooth sandstone blocks are set at an angle, with angled mortar, both details designed to shed water more easily. However, the subsequent painting of the walls has virtually obliterated the evidence of this feature.

The roofs of all of the buildings are covered in sandstone slates or Welsh slate. The clubhouse has timber gutters but elsewhere they are cast iron, cast aluminium, or plastic. Details are very simple, with stone surrounds to the newer buildings, and original timber surrounds with moulded central mullions to the farmhouse. The Barn has reproduction 17<sup>th</sup> century drip moulds over the paired casement windows. Overall the colour is of the local stone – a warm light brown, with slightly darker roofs of stone or a darkish grey if the roofs are slate. The windows on the residential buildings area all modern, and are most commonly made using stained hardwood.

Further information about the historic properties in the proposed extension to the Conservation Area is described in some detail in section 2.1 of the Management Proposals Plan.



## 6 SUMMARY OF POSITIVE AND NEGATIVE FEATURES

### 6.1 Key positive features

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

- Location just off the main road between Burnley and Rawtenstall
- Rural setting in the valley of the Limy Water, which flows southwards towards Rawtenstall
- Very small conservation area with an historic farmstead with a 17<sup>th</sup> century grade II listed farmhouse and former barn (also listed) at its core
- Further buildings (Clough Fold Barn, Love Clough Fold Barn, The Old Croft and Cloughfield Barn) represent substantial reconstructions of the agricultural buildings shown on the historic maps
- The farmhouse is now used as the CPA Social Club and the back garden is a well tended bowling green – the adjoining barn has also been converted into a house
- A small area of sandstone setts over the bridge to the settlement, and the former canteen (both currently outside the Conservation Area), are the only reminders of the large calico-printing factory which once stood next to the farm
- Mature trees, surrounding fields (used for sheep grazing), and the rushing water of the Limy Water, all add to rural qualities of the Conservation Area
- Long views northwards and westwards out of the Conservation Area to rising moorland
- Historic reservoirs remain on the outskirts of the settlement beyond the Conservation Area boundary



*View towards Burnley Road over the Limy Water*

### 6.2 Key negative features

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

*Key Negative Features and Issues:*

- The control of satellite dishes;
- The care and possible enhancement of the trees;
- The control of boundary treatments, including gates;

- The protection of the views;
- The possible provision of some visitor interpretation.

*Site specific:*

- The preservation and potential improvement of the Limy Water and its setting, including the bridge with its traditional paving (although much has already been done on the west side of the bridge as part of the new housing development).
- Adjoining the Conservation Area, but presently excluded from it, the former factory canteen lies empty and half converted into residential units;
- The listed clubhouse – need for enhancements, further repairs and ongoing maintenance.

These are considered further in a series of recommendations which are contained within the Management Proposals Plan for Loveclough Fold.

## **PART 2 THE LOVECLOUGH FOLD 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 Lovelough Fold 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 Lovelough Fold, this has been achieved by early consultation with the community via a public walkabout on 13 July 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. Following public consultation a number of changes, including a significant extension to the boundary, have been recommended as set out in the following section.

The Lovelough Fold 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

As part of the survey work for the Character Appraisal, a full assessment of the existing Conservation Area boundary was carried out. The consultation draft Character Appraisal and Management Proposals Plan recommended a number of changes to the boundary as follows:

- Add to the Conservation Area – the adjoining former Calico canteen building; the terraced houses facing Commercial Street; the former National School, and other properties facing the Burnley Road next to and including The Glory Public House.



*Commercial Street*

The former Calico canteen building dates to the early 19<sup>th</sup> century and is a large double height rectangular building constructed from local rubble stone laid in rough courses, with stone quoins, string courses, and window surrounds. The roof is slated and now contains rooflights, inserted recently as part of the ongoing conversion scheme. An adjoining building, somewhat smaller, is currently roofless, but is shown on the map of 1919 and has some historic significance. Both buildings form part of the former factory complex and deserve to be retained – it is hoped that the recommended conversion work will be completed in the near future.

Commercial Street – there are two terraces of very similar houses facing each other in Commercial Street. The terrace on the north side retains a name plaque 'Commercial Terrace' and the date '1861'. They were probably built to provide accommodation for the first calico-printing factory at Loveclough Fold. Three slightly larger houses (nos. 22, 24 and 26) were built for managers and are set back from the building line of the adjoining terraced houses, which sit on the back of the pavement. The buildings are constructed from local rubblestone, although some have been covered in smooth or rough render. The end houses have stone corner quoins. Each house is two windows wide with shallow roofs above, punctuated by a rendered chimney which sits on the continuous ridge. Many of the houses retain their original slate roofs. In front of each front door is a large pavement slab of millstone grit, which originally contained a cast iron coal hole. All of the doors and windows are modern replacements, but the original openings, defined by simple grit-stone surrounds, remain. Views from the terrace, both along the terrace northwards towards the Conservation Area and the hills beyond, and across the surrounding fields, are of note.



*Former National School*

The former National School in Burnley Road is a long, two storey building which originally had a wing which stretched out into Burnley Road. This was partially demolished and the gable end rebuilt at some stage in the past when the road was widened. The windows are modern casements but a slate roof remains. The original datestone for the building remains on the front elevation, and says: 'National Day and Sunday School AD 1846'.

The Glory Public House dates to about the 1860s or 1870s and presumably followed the construction of the adjoining houses in Commercial Street, and further housing along the main road. It is a substantial two storey building with slightly secondary wings set back on either side. The front walls are made from high quality coursed ashlar blocks, with rubble stone for the flanks. The roof is slated with prominent stacks at either end of the central ridge. All of the windows are uPVC although the openings are original.

Next door, a pair of cottages is of note ((Nos. 1218 and 1220 Burnley Road) – one (No. 1218) is faced in ashlar blocks, similar to the public house, with a string course and slate roof. The windows have been replaced in uPVC. Next door, Riley Brothers Family Butcher (No. 1220) is slightly smaller and is faced in smaller blocks of coursed sandstone with a stone slate roof. It too has uPVC windows. In both properties, the original window openings remain.



*Nos. 1218 and 1220 Burnley Road*

### 3 RECOMMENDED ACTIONS

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

#### 3.1 The future control of the terraced houses in Commercial Street and Burnley Road

It has been noted that some of the unlisted 'positive' houses in Commercial Street and Burnley Road have been adversely affected by the alterations to the roofs, chimneys, windows and front doors. Even in a conservation area, 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. 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.

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. Changes to commercial properties are similarly controlled by existing planning restrictions, so, for instance, replacing windows or roof materials generally requires planning permission.

Whilst an Article 4 Direction cannot be retrospective, the serving of one would incrementally improve the character and appearance of the Loveclough Fold Conservation Area (were it to be extended as recommended). 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 would 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, where it has not been painted before.

### 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 the conservation area (or for listed buildings).

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

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

An Article 4 Direction can be ‘fine tuned’ to suit the particular circumstances of a conservation area. In an extended Loveclough Fold Conservation Area, the greatest threat would appear to be to the slate roofs and chimneys in Commercial Street and Burnley Road, given that all of the windows and front doors in the Conservation Area have already been altered. The addition of porches and the conversion of front gardens to car parking would not be physically possible and so are not particularly relevant.

Should the Conservation Area be extended as recommended, it is therefore suggested that the Council serve an Article 4 Direction to bring under planning control all alterations to the existing roofs in Commercial Street and Burnley Road including:

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



*Properties in Commercial Street*

### RECOMMENDED ACTION 1:

- Should the Loveclough Fold Conservation Area be extended as recommended, the Borough Council will consider serving an Article 4 Direction to cover all of the unlisted dwelling houses which are marked in blue as 'positive' on the Townscape Appraisal Map, affecting works to the roofs, chimneys and rainwater goods, and the painting of buildings, only.

### 3.2 The control of satellite dishes

During the survey work for the Loveclough Fold Character Appraisal, it was noted that a number of satellite dishes were visible (both within the existing Conservation Area and the proposed extended area) which presumably had not been granted planning permission or Listed Building Consent. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and have recently 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.

### RECOMMENDED ACTION 2:

- Where satellite dishes have been erected without planning permission or Listed Building Consent 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 permanently 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 several mature trees of importance in the Loveclough Fold Conservation Area and the most significant of these are marked on the Townscape Appraisal Map. All of these are



in private ownership, but perhaps the most important in terms of their impact on the Conservation Area are the trees which lie within the grounds of the CPA Social Club. 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.



*Mature trees in the existing conservation area  
(The Barn in the middle distance)*

### **RECOMMENDED ACTION 3:**

- The Borough Council will continue to monitor the management of trees within the Conservation Area, and will consider serving Tree Preservation Orders where a particular tree is under threat.

### **3.4 The control of boundary treatments, including gates**

Traditionally, the boundaries around the listed clubhouse would have been almost entirely made from local sandstone rubble, varying in height from around four to eight feet. Copings would have been very simple, if they existed at all. Since the conversion of the farm buildings into houses, and the use of the farmhouse as a club, incremental changes to the boundaries within the Conservation Area have occurred, some presumably with the benefit of planning permission.

In future, the Borough Council will need to ensure that all applications for new boundaries are carefully controlled so that no further erosion of the rural qualities of the Conservation Area occur. Traditional boundaries, using local stone, should be encouraged and non-traditional boundaries, such as timber fencing or metal railings, should be discouraged.

### **RECOMMENDED ACTION 4:**

- The Borough Council will ensure, through the planning process, that new boundaries within or on the edges of the Conservation Area (as existing or as extended) are appropriate to the rural setting.
- The Borough Council will consider the use of its enforcement powers where boundaries have been erected without planning permission, and negotiation fails to achieve a satisfactory result.

### **3.5 The protection of the views**

The Conservation Area sits in a slight valley next to the Limy Water river with long views in almost all directions, but particularly to the west and north. To the east the views are much more enclosed by the land which rises to the (hidden) reservoirs, which are now used as a fishing business. Shorter views can also be seen south-eastwards up the hill towards the properties which line Burnley Road. To the south and south-west, the flatter land which contains the river is more notable for the modern houses which can be seen beyond Penny Lodge Lane. All of these views, but particularly the long views towards the Pennine hills to the north and north-west, need to be protected from unsuitable development which would impact negatively on the setting of the Conservation Area.



*Protect long views out of the conservation area*

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

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

#### **3.6 The possible provision of some visitor interpretation**

Today, there is nothing to inform a visitor that the area around the CPA Club is a conservation area or that the area has a unique and important history. This could be provided by a modest plaque, perhaps on the wall of the clubhouse.

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

- Funding permitting, the Borough Council and / or a local community group could work together to provide a small plaque to inform visitors to the area of the status of the land as a Conservation Area and also provide some information about its history.

#### **3.7 The preservation and potential improvement of the Limy Water and its setting**

The Limy Water is a key feature of the Conservation Area and provided the initial reason for the early settlement, in the form of the farmstead, and later for industrial development, in the form of the calico-printing works. Some work to improve it was carried out as part of the residential development on the south side of Penny Lodge Lane, when the sides of the river were protected by new stone walls, and an area of open space was laid out next to the water. However, the more northerly section of the river, where it flows past the south-eastern boundary of the Conservation, would benefit from cleaning and from some landscaping work. Any work must however be carried out in consultation with an ecologist, to protect any wild

life or plants. Public footpaths also need to be redefined and rights of way clarified and ideally opened-up. The stepping stones across the river should also be restored. Any further work at the adjoining canteen site should also take the preservation of the Limy Water into consideration (see 3.8).



*The Limy Water*

#### **RECOMMENDED ACTION 7:**

- The Borough Council will seek improvements to the setting and ecology of the Limy Water as opportunities are provided by future development.

#### **3.8 Former canteen next to the Conservation Area**

Adjoining the Conservation Area, and presently excluded from it, the former canteen to the demolished Calico factory has been empty for some time but is now undergoing conversion into residential units. A second building at the back of the site, but next to the Limy Water, is derelict with the roof covering stripped off. Planning permission was given for the conversion of the buildings into a number of residential units, but progress was abandoned for a time. 'Temporary' site offices, site hoardings of varying colours, other old signage, derelict buildings and a general air of neglect characterised the site. In such circumstances the Borough Council could have considered serving a Section 215 notice to force the owners to tidy the site up and to clear away rubbish and other detritus. The inclusion of the site within an extended Conservation Area boundary would add strength to the Council's efforts to secure the restoration of these buildings of local significance, being the surviving elements of the former Calico Print Works.





*The former Canteen (work has re-started since this photograph was taken)*

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

- The Borough Council will try to ascertain whether the present owners of the site are prepared to improve the appearance of the site, and will consider whether or not it would be appropriate to serve a Section 215 Notice to ensure that the necessary works are carried out.

### **3.9 The CPA Social Club**

The grade II listed clubhouse is in need of a number of repairs and enhancements, including:

*Immediate:*

- Repairs to the roof, chimney stack, and rainwater goods

*Medium term:*

- Tidying-up of external drainage pipes and wiring, some of which may be redundant
- Painting of the walls, windows, front door surround and front door

*Long term:*

- Removal of external fire escape staircase
- Replacement of the modern windows on the front and rear elevations of the north-east extension
- Removal or replacement of signage and lighting
- Improvements to the front garden and boundaries
- There are a number of modern single storey outbuildings at the back of the listed building which are used by the gardener and users of the bowling green. While the building is in use as a Social Club, these obviously must remain, but if the building changes uses, they should be removed as part of any future planning/Listed Building Consent application.



*Repairs are need to the CPA Social Club*

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

- The Borough Council will work in partnership with the owners of the clubhouse to try and ensure that the listed building is kept in a good state of repair and that routine maintenance is regularly carried out.
- The setting of the listed building will be protected from inappropriate development, and the owners of the listed building will be encouraged to make improvements to the garden and boundaries as and when funding can be provided.

#### 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 Plans 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 Loveclough Fold 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 Loveclough Fold Conservation Area on a three yearly basis;
- Review the Loveclough Fold Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Loveclough Fold Conservation Area Management Proposals Plan on an annual basis.

#### 5 CONTACT DETAILS

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

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**APPENDIX**

**Appendix 1   Map 1   Townscape Appraisal Map**

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