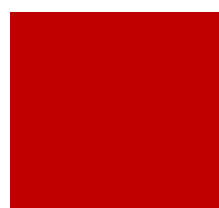
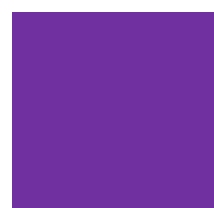
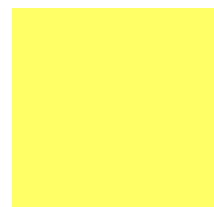


CHATTERTON/STRONGSTRY CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS PLAN

ADOPTED FOR DEVELOPMENT CONTROL PURPOSES FROM 26TH OCTOBER 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

W: www.theconservationstudio.co.uk

Contents

Executive Summary

PART 1 THE CHATTERTON/STRONGSTRY CONSERVATION AREA – CHARACTER APPRAISAL

Executive Summary

1 Introduction

- 1.1 The Chatterton/Strongstry Conservation Area
- 1.2 The control of conservation areas
- 1.3 Community involvement

2 Location and landscape setting

- 2.1 Location – including – Map 1 Location of Chatterton/Strongstry
- 2.2 Landscape setting, topography and geology
- 2.3 Biodiversity

3 Historical development

- 3.1 Archaeology
- 3.2 Historical development
- 3.3 Historic Environment Record
- 3.4 Activities

4 Spatial analysis

- 4.1 Layout and building pattern
- 4.2 Open spaces and trees
- 4.3 Focal points, focal buildings, views and vistas
- 4.4 Boundaries
- 4.5 Public realm

5 The buildings of the conservation area

- 5.1 Building uses and dates
- 5.2 Listed buildings
- 5.3 Positive buildings
- 5.4 Building styles, materials and colours

6 Summary of positive and negative features

- 6.1 Key positive features
- 6.2 Key negative features and issues

PART 2 THE CHATTERTON/STRONGSTRY CONSERVATION AREA - MANAGEMENT PROPOSALS PLAN

1 Introduction

1.1 The purpose of the Management Proposals Plan

2 Conservation area boundary review

2.1 Conservation area boundary review

3 Recommended actions

3.1 The control of unlisted houses

3.2 The control of satellite dishes

3.3 The care and protection of trees

3.4 The public realm

3.5 Unlisted buildings of special but local interest

3.6 The protection of the rural qualities of the Conservation Area

3.7 Car parking and front gardens

3.8 Site specific actions

4 Monitoring and review

5 Contact details

6 Bibliography

APPENDICES

Appendix 1 Map 1 Townscape Appraisal Map

EXECUTIVE SUMMARY

The Chatterton/Strongstry Conservation Area was designated on 7 March 1975 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 Chatterton/Strongstry 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 in November 2010 and an initial public consultation, via the Council's website, took place in February 2011.

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

These documents identify the character and positive qualities of the Chatterton/Strongstry 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 one small change has been recommended as set out in Section 2 of the Management Proposals Plan.

The Chatterton / Strongstry Character Appraisal was adopted by the Borough Council as a material consideration for development control purposed with effect from 26th October 2011 and the Recommended Actions in the Management Proposals, including the Area boundary revision, were agreed to be implemented as resources allow.



The entrance to the Conservation Area from Chatterton Road

PART 1 – CHATTERTON/STRONGSTRY CONSERVATION AREA CHARACTER APPRAISAL

1 INTRODUCTION

1.1 The Chatterton/Strongstry Conservation Area

The Chatterton/Strongstry Conservation Area was designated by Rossendale Borough Council in March 1975, and sits in a riverside location with fields and woodland on both sides. The Conservation Area developed from small rural hamlet from the late 18th century onwards as woollen mills were built in the vicinity, powered by streams which fell steeply down the valley sides of the River Irwell. Chatterton Mill appears to have been built as a fulling mill in the 1770s and later changed to cotton production – it was the location of the infamous ‘Power-loom Riots’ of 1826 when six people were killed by troops. In the 1840s the construction of two railway lines through nearby Stubbins led to the development of Stubbins Vale Mill under the supervision of the Porritt brothers, an important and influential Lancashire family who were based in Ramsbottom. The new mill required new housing, and the Porritts built several terraces of well detailed two storey houses in Strongstry, then little more than a farmstead. These remain in North Street and Stubbins Road, and form the north-western extent of the Conservation Area. The southern extent is defined by the River Irwell and Stubbins Bridge, with the small settlement of Chatterton in the middle.



North Street

Today Chatterton retains the character of a farming village, which is strengthened by the survival of Chatterton Farm in the centre of the hamlet. Long terraces of 19th century properties are generally well preserved and provide a link to the industrial past. Chatterton Mill was demolished in the 1890s, and the site donated by the Porritts to the local community in the 1920s as a peace memorial, but another small mill was built in c1913 on the edge of the village which remains to this day close to Stubbins Bridge. The surrounding fields, riverside and woodland have all been included within the Conservation Area boundary, and these form an attractive setting to the buildings. A Residents' Association is active and has campaigned on a variety of local issues.



View along the River Irwell from the pedestrian bridge to Strongstry

Issues facing the Conservation Area include protecting the rural qualities of the Conservation Area from unsympathetic new development; the control of the unlisted historic properties, and the need to review the existing Article 4 Direction; poor quality street lighting and signage; the protection of the existing traditional paving; the impact of car parking and the loss of front boundaries; the control of satellite dishes; and a number of site specific issues. One small change to the Conservation Area has been recommended: the inclusion of the Porritt graveyard off Bolton Road North together with the adjoining School-keeper's house, facing the modern roundabout at the top of Bolton Road North.

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 Chatterton/Strongstry Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Statement 5: Planning and the Historic Environment*” (PPS5).

This document therefore seeks to:

- Define the special interest of the Chatterton/Strongstry 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

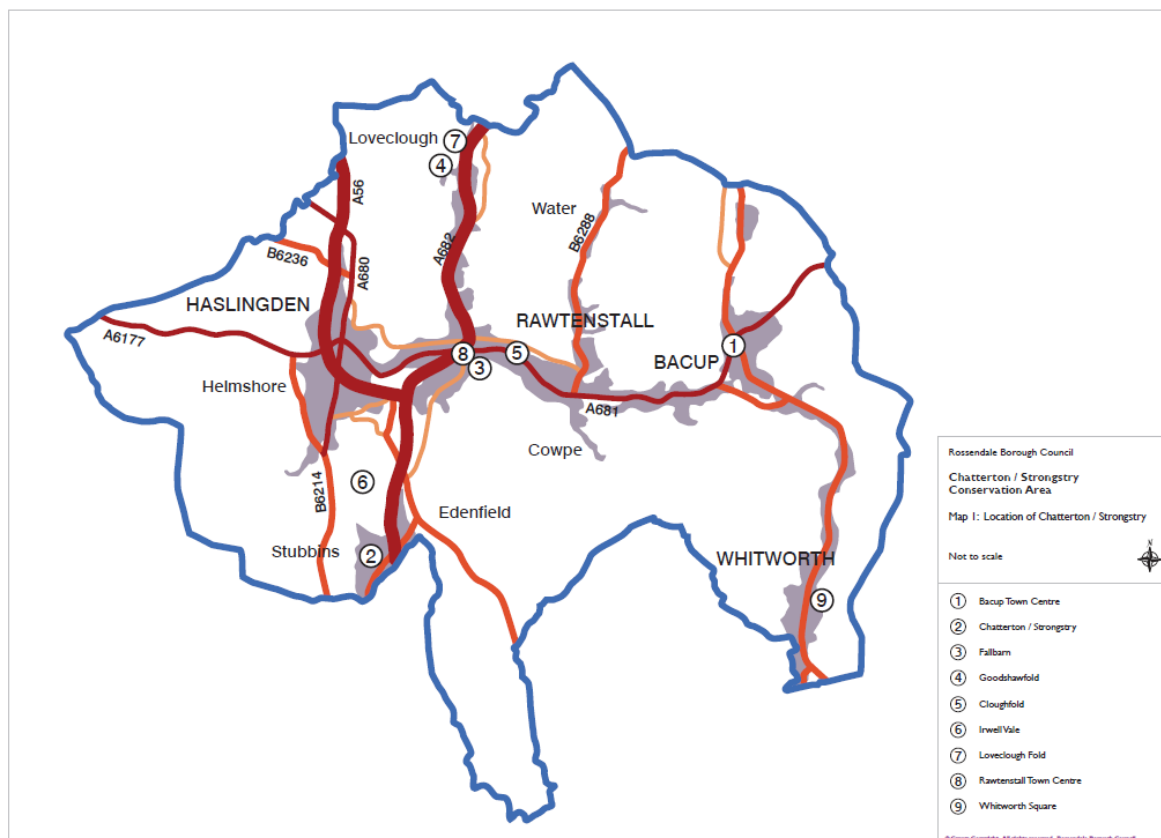
This document has been produced for Rossendale Borough Council following an initial consultation with the local community via the Council's website in February 2011. Following the drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation was undertaken which was completed on 25 April 2011. After this, a Public Consultations Report was prepared (copies are available from the Borough Council on request) and amendments to the text and mapping were made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation, one change has been recommended as set out in Section 2 of the Management Proposals Plan.

The Chatterton / Strongstry Character Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 26th October 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revision, were agreed to be implemented as resources allow.

2 LOCATION AND LANDSCAPE SETTING

2.1 Location

The Chatterton/Strongstry Conservation Area is located on the edge of the Pennine Hills in the valley of the River Irwell, which flows in a north-south direction. Ramsbottom is less than one mile to the south and Edenfield is only a mile to the east. At this point, the M66 motorway runs almost parallel to the River Irwell in a somewhat elevated location. Fortunately the road is concealed from the Conservation Area due to well designed landscaping and planting although some noise is audible. The A676 Bolton to Edenfield road runs past the Conservation Area.



Map 1 – Location of Chatterton/Strongstry

2.2 Landscape setting, topography and geology

Chatterton and Strongstry are located on the flattish river valley of the River Irwell, with rising land to both west and east, the latter lying within the Conservation Area. Chatterton itself sits on flat land close to the river, which curves around the western edge of the settlement and forms a break between the fields which surround Chatterton and the industrial development associated with Stubbins Vale Mill. Thick woodland or lines of mature trees are particularly important in views out of the Conservation Area to the west, north-west, north, and north-east. Whilst there is a certain amount of 20th century housing development to the east, this is not immediately evident from Chatterton, as the modern buildings are partly hidden by the changes in topography and the many trees. Views to the west take in the rising moorland behind Stubbins Vale Mill, and again, the many mature trees are of special note. The principal hill to the west is Holcombe Moor, an area of remote moorland which is hardly accessible, although the occasional footpath passes around it, such as the Rossendale Way, which follows the 250 metre contour to the west of Stubbins. Much of the land between the Conservation Area and Holcombe Moor is owned and managed by the National Trust. Whilst the M66 passes close to the Conservation Area at a higher level, it is only really

visible from the northern part of the village, particularly from Strongstry, where the vehicles can be seen on the top of a large embankment.



View westwards over Chatterton Park

The approaches to Chatterton are of special note, access being provided by two winding country lanes – one from the east, from Bolton Road North (the A676), which drops steeply down the hill to the village, and the second, a little wider, from the south, next to Stubbins Bridge (a particularly dangerous road junction). This lane meanders through the village, terminating close to the village Park next to the river, where a pedestrian-only track leads across the river to Strongstry. The Conservation Area boundary includes the field to the north which is largely contained by a loop of the river, the only buildings in this part being the terraced houses in North Street and an isolated building (The Barn) in the middle of the field.

Glacial action has been very important in influencing the landscape in Rossendale, both in terms of scouring out the valleys to leave more resistant and higher areas untouched, and through the deposit of drift material. The variable nature of this glacial action and deposition significantly contributes towards a similar variety of soil types, which in turn are instrumental in determining the type of agriculture most suitable in different areas. The Pennine moorland is characterised by large boggy areas of grass, heather, and peat, where the high altitude prevents any useful farming apart from summer grazing. These uplands are underlain by Carboniferous rocks, mainly millstone grit, sandstones and coal measures, and the soils are acidic and strongly leached, requiring frequent liming to prevent surface mat formation. However, the sandstone deposits have provided an important source of stone for building and paving – much of London is paved in sandstone flags from Rossendale, and sandstone quarries are marked on historic maps close to Whitworth. A small quarry is shown in Chatterton, close to the river, on the 1850 map.

2.3 Biodiversity

On the tops to the east of the Conservation Area, the open heather moorland environment provides examples of characteristic flora and fauna. Around Chatterton and Strongstry, the hedges and groups of trees provide a more suitable environment for wildlife such as foxes, badgers, and smaller mammals. Wild birds such as grey heron also use the river as a source of food.

3 HISTORICAL DEVELOPMENT

3.1 Archaeology

There are no known prehistoric or Romano-British sites in Chatterton/Strongstry, and no recorded settlement in the area before the late medieval period, although it is likely that small farmsteads may have existed.

3.2 Historical development

The Conservation Area encompasses Chatterton, a small historic farming hamlet on the east side of the River Irwell which from the late 18th century was also the site of a woollen, later cotton mill, and Strongstry, notable for the groups of houses which were built in association with the development of Stubbins Vale Mill on the west side of the river from the 1850s onwards.



Chatterton Farm lies in the centre of the Conservation Area

The earliest settlement at Chatterton was connected with the use of the area for farming although none of the buildings on the present site of Chatterton Farm in Chatterton Road appear to date to much earlier than the 19th century. In the surrounding area, a former 17th century farmhouse, now two listed cottages (Nos. 52 and 54 Stubbins Street), remain in the present village of Stubbins, about a quarter of a mile from the Conservation Area. A possibly 18th century barn (Buckden Cottage), now a house, also lies just outside the boundary at Strongstry. This may have been associated with Strongstry Farm, dating to 1701 (datestone) which was demolished in 1874 to build South Terrace, which lies just within the boundary.

Industrial development appears to have started in the area in the late 18th century, and Chatterton Mill was built between 1777 and 1790 for fulling woollen cloth. In 1818 it was owned by Edmund Sagar and Sons, cotton and woollen manufacturer, and the mill was located on what is now the village Park overlooking the River Irwell. It was a water mill but had power-looms (steam) by 1826, with a large reservoir which was fed by a long mill race or got it taken from the River Irwell. The mill is shown on Ashworth's map of c1830-32 as *Chadderton Mill*. Other industrial developments in the vicinity of Chatterton include the White Croft Bleach Mill, built on rising land to the immediate west of the current Conservation Area, which dates to the 1770s, and Rose Bank Woollen Mill, located on Dearden Brook to the south of Chatterton. This began printing calico in about 1834, when it was owned by Jackson, Watson and Greig, and it later became a bleaching mill. Further south, Stubbins

Mill was developed from a farm by Johnson and Lee before 1797 – by 1840 it had both water and steam-powered machinery. It is shown on the 1850 map with large reservoirs to the north-west towards Stubbins Street – all of these have now been replaced by a modern building. A sandstone quarry is shown on the 1850 map to the north of Chatterton, close to the river on rising land which led up to Chatterton Hey, and no doubt this provided the material for most of the buildings in the immediate vicinity.

Houses for the mill workers at Chatterton Mill must have been provided close to the mill by the end of the 18th century or the beginning of the 19th century, but a group shown on the 1850 map appear to have been replaced by the properties in Mint Street (which were built as back-to-backs) and Nos. 4-12 Well Street by the time of the 1893 map, although more research would be helpful. However, Chatterton Fold, now two properties, was apparently built for the mill manager and does appear on the 1850 map.



No.12 Well Street

In 1826, when this part of Lancashire was shaken by a succession of riots against the introduction of power-looms, which reduced the need for workers, Chatterton Mill was owned by Aitken and Lord (Thomas Aitken later also owned Irwell Vale Mill). The 'power-loom' riots in Chatterton are particularly notorious, as the men and women who were involved had been made desperate by 'hard times, heavy taxation, dear bread, little employment and dread of the power-loom'. Five men and one woman were killed by the soldiers who were brought in to disperse the rioters, and in all 42 rioters were arrested and were initially sentenced to death before having their sentences commuted to transportation to Australia. These riots also took place in other parts of Lancashire including Clitheroe, Blackburn and Darwen.

In 1846 the construction of the East Lancashire Railway from Manchester to Bacup, and the provision of a station at Stubbins, encouraged further industrial growth in the area. A further railway line, connecting to Accrington, was added a few years later, with the lines parting at Stubbins Station.

From about 1850, the Porritt family developed a large site on the west side of the River Irwell, opposite Chatterton, called Stubbins Vale Mill. Stubbins Fold lies close by and, like Chatterton, appears to have early origins as a small farming hamlet, with a former farmhouse which dates to the 17th century (now Nos. 52 and 54 Stubbins Street) remaining. The new mill took advantage of the close proximity of the new railway line and new sidings were built to provide direct access. The mill was powered by water which was collected in a large

reservoir to the west of the mill, which was fed by a stream (Buckden Clough) which joined the River Irwell close to Strongstry Bridge.



Historic map of 1850



Historic map of 1893

There were at least two branches of the Porritt family, whose main house was Nuttall Hall in Ramsbottom, and they made all kinds of felts, cotton and woollen cloths. Stubbins Vale Mill was opened by the Porritts in 1851, and at about the same time the three Porritt brothers (James, Samuel and Joseph) each built a large house for themselves, all close to the new

building. Stubbins Vale House, which cost £2,100, has since been demolished, as has Green Mount, which cost £1,820. However, The Cliffe, which cost £1,750 and was built for Samuel Porritt, remains and has recently been restored. The building sits in its original landscaped garden and its lodges remain and are notable in views along the lane towards Strongstry.

The Porritts needed new houses for their workers and these were provided over the next few years. In 1851 the cottages in East View, Strongstry, were built, to be followed in 1854 by the two impressive terraced blocks in North Street, Strongstry, which also included a shop. In the 1860s further cottages were built in North View and West View, Strongstry, and in 1871 Stubbins Vale Terrace was built, comprising five higher quality houses for the mill foremen. These more prestigious properties cost £1,440 in total. South Terrace, Strongstry, was built in 1874, requiring the demolition of Strongstry Farmhouse which retained a datestone of 1701. It is interesting to compare the cost of the three large houses for the Porritt brothers (between £1,750 and £2,100) with the cost of building 14 workers' cottages and one shop along one side of North Street, Strongstry, which cost much less (£1,500).



North view, Strongstry

The workers and their families also needed a place of worship and education, so in 1866 Samuel and James Porritt paid for a new Congregational Church and Sunday School on what is now Bolton Road North. These have now been demolished but the graveyard remains next to Crossmoor and contains many Porritt gravestones. A tenting tower close to the mill dates to 1866 and also still remains – it is an impressive structure with a castellated parapet. Close by, the mill lodge higher up the hill is now used by a fishing club.

From the 1850s onwards, the Porritts therefore dominated the locality and it is not surprising that by the end of the 19th century the rather old fashioned mill at Chatterton had been demolished, and the reservoir which lay to one side of it filled in. By 1893 the original Stubbins Vale Mill had also been considerably extended to the north, and in more recent years the oldest part of the building has been demolished and replaced with a car park.

Austin Porritt (who must have been Samuel Porritt's son) was born at The Cliffe in 1875. In 1943 he gave 436 acres to the NT in memory of his son Richard Porritt who was killed at Dunkirk in 1940. A War Memorial outside Stubbins Vale Mill records the death of Porritt employees in both world wars including Richard Porritt.

The Porritts left several legacies including giving many acres of land (including land between Buckden Clough to Holcombe Moor) to the National Trust. As a peace memorial the family also donated the former Chatterton Mill site to the village to use as a Park (1923). They also paid for a new church in Chatterton called St Philips Church, which was opened by Mrs Austin Porritt in 1926. A Sunday School was added in 1933.



St Philip's Church and the former Sunday School, Chatterton Road

In the early 20th century a large red brick cotton mill was built on the south side of Chatterton which is still in use. A terraced row of red brick cottages (Holcombe Terrace) was built in the centre of Chatterton, probably to serve the mill, and is dated 1913.

The Accrington to Ramsbottom railway was closed in 1966. Parts of Stubbins Vale Mill were demolished in 1978 but substantial single storey mill buildings of the later part of the 19th century remain and are now owned and operated by Voith Fabrics. The Congregational Church was later used as a United Reformed Church but was demolished in 1983. The adjoining Sunday School was demolished in the early 1990s and a new cul-de-sac of 11 houses was built (School Close).

3.3 Historic Environment Record (HER)

Within the Conservation Area, the HER for the Chatterton/Strongstry area records Chatterton Mill, Nos. 1-10 South Terrace, Strongstry, and the historic map evidence for a number of wells within the centre of the village. Outside the Conservation Area, the HER provides useful information about the development of the various industrial sites in the surrounding countryside from the late 18th century onwards, particularly sites in or close to Stubbins. These include:

- Austin Porritt's house, The Cliffe, in Stubbins Vale Road
- Stubbins Vale Mill
- Rosebank Print Works
- Stubbins Print Works
- Stubbins Station and railway features
- Listed buildings in Stubbins
- Buckden Cottage
- A tentering tower for Stubbins Vale Mill
- An old bleach mill (White Croft), close to the mill

Otherwise, there are no records of any archaeological features in the area.

3.4 Activities

Chatterton/Strongstry is almost entirely in residential uses apart from the mill buildings off Chatterton Road (used as furniture store), a children's nursery in the former Sunday School, and St Philip's Church, still used as a place of worship. Chatterton Farm may still have some agricultural focus to its activities but this is not clear from the street. A public cycleway passes to the west of the village, following the line of the former railway line, and passes over the bridge close to North Terrace – this is likely to be repaired as part of a Sustrans initiative.



Former mill buildings off Chatterton Road, now used as a furniture warehouse

4 SPATIAL ANALYSIS

4.1 Layout and building pattern

The hamlet of Chatterton, which provides the focus of the Conservation Area, is linear in form and stretches along the north-south route of Chatterton Road, which runs roughly parallel to the closest stretch of the River Irwell. The road bends in places so views along the road are truncated by buildings or trees. In the centre of the village, opposite St Philip's Church, Chatterton Old Lane leads steeply up the hill to Bolton Road North but the narrowness of this route means that vehicular access into Chatterton is usually provided by Chatterton Road, although the junction with Bolton Road North, close to Stubbins Bridge, is somewhat difficult.



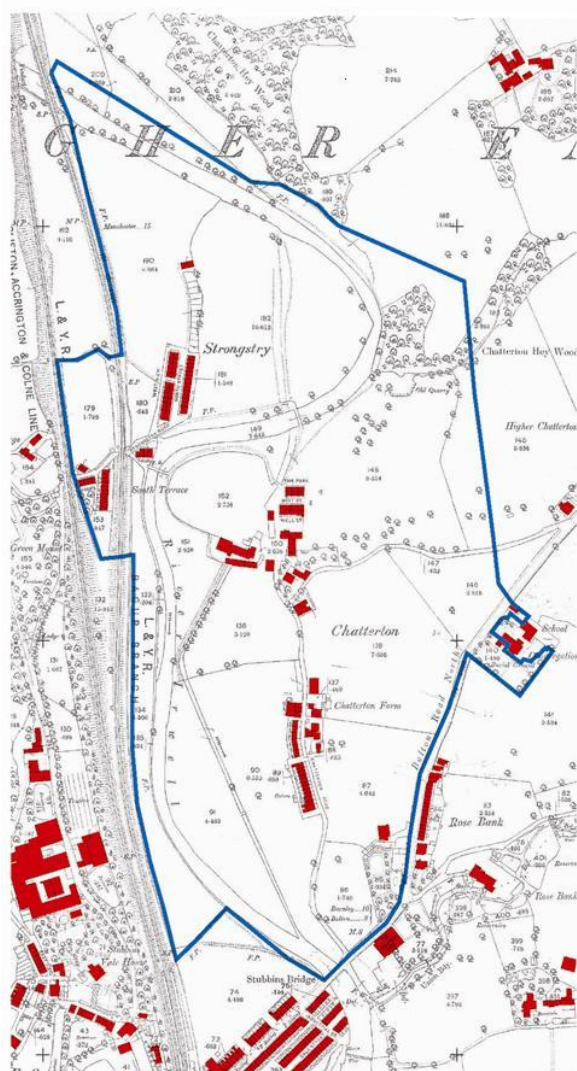
Chatterton Old Lane

After the church, Chatterton Road continues northwards past a number of historic houses and cottages, as far as the village Park. The road terminates at Mint Street, a short cul-de-sac, before continuing on as a pedestrian-only footpath across the river to Strongstry.

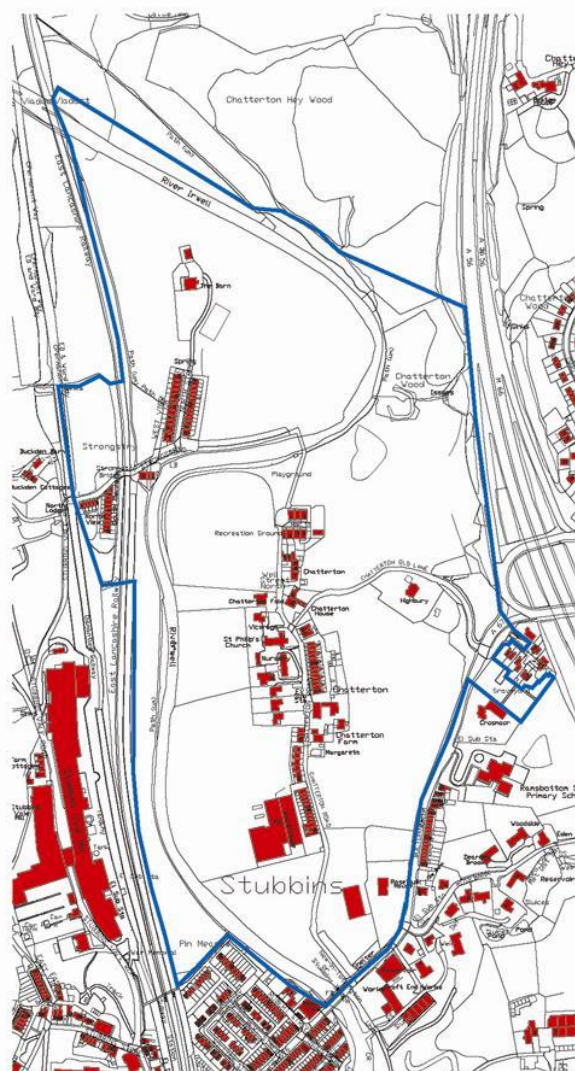
The layout of Strongstry is a little confusing because the area was developed along with the two railway lines (one now a cycleway and footpath) which lead northwards from Stubbins Railway Station. This explains why the buildings between the railway lines appear to be somewhat cramped. Strongstry Road passes beneath both of these lines, the Conservation Area boundary finishing opposite the former lodge to Samuel Porritt's house, The Cliffe.

Most of the historic buildings in the Conservation Area are terraced two storey houses which are arranged in long or short groups facing the road, with small front gardens separating them from the pavement (where these exist). Unusually, The Mint is a small (only seven properties in all) group of terraced houses which face each other across a setted cul-de-sac. North Street in Strongstry is another important group of terraced houses which face each

other, the urban character of this relatively short length of street contrasting with the rural setting of fields and woodland. This relationship of building to countryside setting is found throughout the Conservation Area as development is only one building deep in almost all locations. Some probably 1960s development is provided by four detached houses close to the church and this is somewhat discordant although fortunately the houses are set back and down from the street with large gardens and planting.



Map data of 1893



Map data of 2010

4.2 Open spaces and trees

Open spaces

The Conservation Area is notable for its rural setting and the inclusion of much open green space, mainly used for pasture, which surrounds Chatterton. However, there is little public access over this land apart from the occasional footpath, such as the one along the west bank of the River Irwell. The close proximity of the river, a long section of which is included in the Conservation Area boundary, reinforces the rural character. Close by, the access footpath from Chatterton to Strongstry is a pleasant route, with a narrow pathway leading over a small bridge, then through an avenue of mature trees to the end of Strongstry Road.



The footpath to Strongstry

The only public open space is the Chatterton Park at the northern end of Chatterton Road opposite Mint Street. This is an open area of grass, surrounded by trees, with a pleasant waterside location, the river bending around a long curve from the north.

Trees:

Trees are particularly significant in a number of places within the Conservation Area, or on its edges, where they make a major contribution to the streetscape and, or, to the setting of the historic buildings. A very large area of woodland (Chatterton Hey Wood) lies to the north of the Conservation Area boundary, which links into the Conservation Area via a smaller area of woodland (Chatterton Wood). Whilst the field around The Barn at Strongstry is open grassland, it is surrounded by strong boundaries of mature trees, some of which mark the line of the two railway lines. Further trees surround much of the Park. To the south, trees close to Bolton Road North frame views into the Conservation Area from the busy main route.



Trees along the River

The most significant trees are as follows:

- In Strongstry, around the bridges underneath the railway lines, and along the railway lines themselves
- To either side of the River Irwell, in many but not all locations
- Around Chatterton Wood and, although beyond the Conservation Area boundary, towards Chatterton Hey Wood
- Off the southern end of Chatterton Road and Bolton Road North, where they form a group

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

4.3 Focal points, focal buildings, views and vistas

Focal points and focal buildings:

There are no planned urban spaces in the Conservation Area, although the Park does provide some sort of focus to social and sporting activities at certain times of the year. St Philip's Church sits down from Chatterton Road and views over it are dominated by its steeply pitched slated roofs, so although it is clearly a building of some architectural merit, it cannot be said to be 'focal'. The only truly focal building is the large red brick former mill on the west side of Chatterton Road dating to c1913. This is particularly important in views on entering the hamlet from the south along Chatterton Road.

Views and vistas

Chatterton/Strongstry's location in the valley floor of the River Irwell, surrounded on two sides by rising ground, means that there are many views into, out of, and across the Conservation Area. Views are assisted by the dispersed settlement pattern which is surrounded by large areas of open pastureland or woodland. The River Irwell also provides ample opportunities for long views in many directions, particularly in the north where the river bends in a long curve around the field containing The Barn.



View eastwards from Chatterton Road

Chatterton Road has particularly good views across the surrounding fields, these being glimpsed in places in the breaks between the long terraces of houses. Longer views westwards tend to miss the railway line and buildings of Stubbins Vale Mill (which are largely hidden by trees) and take in instead the distant moorland. To the east, views take in the

immediate field and then the line of the terraced historic buildings on the east side of Bolton Road North. There are also good views from Bolton Road North over the Conservation Area, and from Stubbins Bridge along the River Irwell. Similar views along the river can be seen from the footbridge leading to Strongstry, and in Strongstry itself, there are very good views from the public footpath looking eastwards over the river towards Chatterton.

4.4 Boundaries

The relationship to the street of most of the terraced houses, with small front gardens, means that a variety of boundaries between these buildings and the pavement (or road, where there is no pavement) are very visible. Traditionally, these boundaries were provided by low sandstone walls (about three or four feet high), built from coursed sandstone blocks topped by well detailed copings, such as the tooled triangular copings outside Nos. 99-109 odd Chatterton Road and towards Rose Bank in Bolton Road North. Outside Nos. 75-97 odd Chesterton Road the stone walls are even lower and were originally topped by (presumably) cast iron railings – the holes for the uprights can still be seen in places. Some residents have reinstated these, but using modern equivalents which provide an unwelcome variety. Other buildings in this group have simply planted low hedging or other informal planting to provide some sort of barrier. On the opposite side of the road, creating a field boundary, the walls are typical of this part of Lancashire, being about four feet high and constructed from local sandstone rubble stone, dry laid, with half-round stone coping – this detail can be seen in many other locations in the Conservation Area, including in Well Street close to the Park. ‘Castellated’ stone copings can be seen on the stone walls in front of Nos. 4-8 even Well Street. In Mint Street, the small front gardens are fronted by low (about two feet) sandstone rubble walls with half round stone copings or with much thinner copings made from what appears to be paving stone. Simple metal railings between the Park and the footpath leading to Strongstry presumably date to 1923, and there are further metal railings, similarly simple, between the fields and the footpath to Strongstry.



Boundary wall outside No.101 Chatterton Road

Over the river in Strongstry, the North Street properties have very small front gardens fronted by three foot high stone walls topped by large half-round copings – all of these walls remain and make a particular contribution to the setting of these buildings. Over-fussy metal gates to The Barn at the end of North Street are somewhat out of character.

Less historic is the variety of boundary treatments closer to St Philip's Church, with modern metal railings and wood panelled fencing being somewhat discordant and untidy elements. Concrete block walling around the electricity sub-station next to the nursery in Chatterton

Road is in urgent need of replacement, and there are also several examples of timber panelled fencing elsewhere in the Conservation Area which although relatively unobtrusive is not traditional for the area.

4.5 Public realm

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

Street surfaces and pavements

Whilst modern tarmacadam or concrete paving slabs are used for nearly all of the pavements and street surfaces in the Conservation Area, Chatterton/Strongstry is fortunate in retaining one area of traditional materials and details must once have ubiquitous – Mint Street. Here, these materials provide an entirely appropriate setting for the adjoining terraced cottages. Of note are the large sandstone paving slabs, narrow sandstone kerbs, and sandstone setted carriageway. A very small area of sandstone slabs remains outside Nos. 111-115 odd Chatterton Road, and some sandstone paving can also be seen on private land outside South Terrace in Strongstry.



Traditional paving in Mint Street

The surface finish on parts of Strongstry Road is in very poor condition – a situation which was mentioned when the Conservation Area was first designated. Local residents are aware that the part of the road between North Street and the railway bridge is an adopted road and thus the responsibility of Lancashire County Council. This area also floods on occasions.

Street lighting

Street lighting in the Conservation Area is provided by modern 'hockey-stick' lamps, with either steel or concrete lamp standards. Upgrading this lighting would be very beneficial.

Street furniture and other features

There is no street furniture in the Conservation Area apart from a green-painted bench seat facing Strongstry Road and the adjoining Rossendale notice board – both low key. Close by, two tall blocks of stone with half-round heads mark the entrance to the pathway to Chatterton. In the Park, there are modern black plastic 'Rossendale' litter bins, as well as

earlier wooden bins on short poles. Both railway line bridges in Strongstry have their original cast iron balustrades.

Signage

There is no signage of any significance in the Conservation Area. Street names are marked by modern aluminium signs with black lettering on a white background.

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building uses and dates

Nearly all of the historic buildings in the Conservation Area are two storey sandstone terraced houses which were built following the construction of the Porritt's new mill in Stubbins Vale. Holcombe Terrace was built in red brick in the centre of Chatterton, probably to serve the near-by mill in Chatterton Road, and is dated 1913. Some of the terraces (west side of North Street, and Mint Street) were originally built as back-to-backs, but have since been converted into fewer, but larger properties, although a few back-to-backs may remain in West View, off North Street.



Holcombe Terrace 1913

The non-residential buildings are St Philip's Church and the adjoining Sunday School, now a nursery, which were added in the 1920s; the red brick mill in Chatterton Road, also dating to c1913; and a large stone barn, forming part of a farmyard at Chatterton Farm in the centre of the hamlet, which could be 18th or 19th century in date.



South Terrace

The oldest property in the Conservation Area appears to be Chatterton House, Nos. 2 and 2a Well Street, which is shown on the 1850 map. Stylistically, Nos. 8 and 10 Well Street and No. 12 Well Street may be of a similar age but the 1850 map is difficult to interpret. Certainly, two of them retain a stone slate roof and No. 12 has window openings which must have once contained casement rather than sash windows, suggesting an earlier date.

The dates of some of the Porritt terraces have been discovered by research which was undertaken by local historians – East View, Strongstry, dates to 1851 and North Street, Strongstry, to 1854. North View and West View, Strongstry, date to the 1860s. The dates of the terraced properties in Chatterton Road are uncertain, but stylistically they are similar to North View so it is likely that they were built in the 1860s as well. South Terrace, Strongstry, was built in 1874.

5.2 Listed buildings

There are no listed buildings in the Conservation Area.

5.3 Positive buildings

All of the historic buildings in the Conservation Area have been identified on the Townscape Appraisal Map as being *positive* buildings of townscape merit. These are buildings which are 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 Chatterton/Strongstry, most of these buildings date to the mid 19th to early 20th century, but some may be 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 Chatterton/Strongstry, these buildings have therefore been broken down into the following categories:

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

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

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

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

- South Terrace, Strongstry
- All of the houses in North Street/West View
- St Philip's Church



North Street and West Street

The medium quality 'positive' buildings (marked blue on the Map) are the remaining terraced houses including Holcombe Terrace.

5.4 Building styles, materials and colours

The historic buildings of the Chatterton/Strongstry Conservation Area have a very simple building form and are almost exclusively two storeys high and one bay wide. They are predominantly arranged in terraced form. Roofs are shallow pitched, with axial chimney stacks, and usually face the street, so there are no examples of frontage gables apart from South Terrace, where each of the buildings has a gable facing the river. This terrace is also unusual in that the buildings are three storeys (into the gable), rather than two storeys, high. Apart from the church, Chatterton Farm, and the red brick mill, they were all built to house mill workers in the 19th or early 20th century.



Nos. 8 and 10 Well Street

All of the roofs are covered in thick natural slate, although Nos. 8 and 10 Well Street have a stone slate roof. The chimneys are simple and undecorated, but many retain castellated

chimney pots, which add variety to the roofline. South Terrace seems to be particularly affected by rooflights on the rear roof slopes, which can be easily seen from the road.

Apart from Holcombe Terrace, these buildings are all constructed from the local sandstone, which was quarried nearby in what is now part of Chatterton Wood. The stone is usually cut into regularly sized rectangular blocks with a roughly tooled outer face, usually referred to as 'rock-faced' stonework, and is laid in courses. The joints, even on the more modest cottages, are relatively fine and traditionally were filled with small quantities of lime mortar. Higher quality stonework can be seen on Chesterton Farm, where the building retains an eaves string course and corner quoins, and on Nos. 140/142 Chatterton Road, where the eaves are decorated with stone corbels which support the gutter. North View in Strongstry has more unusual 'tooled' stonework, of higher quality, which may be the only example of 'watershot' stonework in the Conservation Area, where the smooth sandstone blocks are set at an angle, with angled mortar, both details designed to shed water more easily. However, the poor quality modern repointing has obliterated any evidence of this feature. Of note are the concealed stone gutters above which remain albeit in rather poor condition with evidence of leaking. On the south side of Mint Street, three of the cottages have been rendered and are painted pastel colours or white. Otherwise, in most locations the sandstone has weathered to a black-brown colour, but many of the properties have been cleaned, including the whole of the terraced houses in North Street, resulting in lighter brown elevations.

All of the terraced houses retain simple stone architraves to the window openings and front doors, and although most of the windows and front doors have been replaced with modern details and materials, the openings have largely been left unaltered. Originally, all of them would almost certainly have had vertically sliding timber sash windows, with either boarded or panelled timber doors.



This house (No.93) in Chatterton Road has been cleaned

Nos. 75-97 odd Chatterton Road are the first buildings to be seen on entering the village, and they provide a good example of the local vernacular style due to their use of simple building forms, coursed sandstone elevations, and slate roofs. The gutters are made from stone which keeps the eaves detail very neat and simple. Cast iron downpipes connect to the ground. Again, all of the windows have been changed and probably all of the front doors – No. 91 retains a four panelled timber front door which may be original although it is more likely that the original pattern would have been much simpler – perhaps boarded doors without any glazing. Above each door is a simple fanlight to provide light to the hallway behind. Some of the houses have, where space allows, added small porches with simple pitched roofs which are controlled by the existing Article 4 Direction (see 5.5).

The only buildings which have clear evidence for agricultural use relate to Chatterton Farm, where the large barn which immediately abuts the street is of particular significance with its simple building form, and unaltered elevations. It is built using rubble stone, with larger stones to create corner quoins and a shallow pitched slated roof. Smaller barns or stables lie behind the barn, creating a small farmyard. The adjoining farmhouse appears to date to the mid-19th century and retains an unusual circular window at first floor level.

Some of the buildings in the Conservation Area may be eligible for local listing – this is further discussed in the Management Proposals.

5.5 Article 4 Direction

An Article 4 Direction was authorised on 18th October 1983 which covered the whole Conservation Area and some of the agricultural land abutting it, although the extent of the Direction is uncertain as the map which accompanied the Direction is not available. The Direction removes 'permitted development rights' for a number of changes which could otherwise be undertaken without the need for planning permission.



A small porch has been added to this house in Mint Street

Part 1 of the Direction appears to affect all of the dwelling houses in the Conservation Area and covers the following:

- The addition of a porch (within certain constraints)
- The construction of a vehicular hardstanding

Part 2 of the Direction relates to development on agricultural land which would otherwise be 'permitted development', bringing under planning control new buildings of a certain size and location. This presumably was served to provide additional control over development in the fields which surround the buildings in the Conservation Area but which lie within its boundary.

6 SUMMARY OF POSITIVE AND NEGATIVE FEATURES

6.1 Key positive features

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

- The Conservation Area retains the character of a small rural hamlet, with dispersed settlement along Chatterton Road and Well Street leading to the footpath which proceeds over the River Irwell to Strongstry
- The Conservation Area is set in an enclosed valley with narrow winding lanes (Chatterton Road and Chatterton Old Lane) providing access from the east and south – these lanes reinforce the rural character of the settlement
- The attractive location on undulating topography within a pasture and woodland setting next to the River Irwell
- The impact of the River Irwell, which wraps around the Conservation Area to the north and west
- The long views across the river to the wooded hillside beyond to the west, and, to the east, shorter views across pasture to rising land along Bolton Road North and further 19th century houses and more modern development
- The large Park, donated by the Porritts family who owned Stubbins Vale Mill, is surrounded by lines of trees and located next to the River Irwell
- Chatterton and Strongstry have origins as small farmsteads which were further developed in the 18th and 19th centuries as industrialisation led to the construction of first woollen then cotton mills in the area
- This has provided long rows of well detailed mill workers' terraced housing principally dating to between the 1850s and the 1870s, set in a rural landscape
- Chesterton Farm retains a group of agricultural buildings including an unconverted barn which is important in views along the lane
- Close historical association with Stubbins Vale Mill, although this is located outside the Conservation Area boundary to the west of the river and the route of the East Lancashire Railway
- Mainly residential uses apart from St Philip's Church, the adjoining Sunday School (now used as a children's nursery), and the early 20th century mill on the west side of Chatterton Road
- St Philip's Church, Sunday School and Park were all given to the community by the Porritt family in the 1920s
- Use of coursed local sandstone for the walls; stone, cast iron or wood guttering; shallow pitched roofs covered in natural slate or stone slate; and simple building forms and details
- Some surviving traditional paving

6.2 Key negative features and issues

Spatial:

- The rural qualities of the Conservation Area are threatened by new development or inappropriate alterations to the existing buildings
- Some residents are concerned about the location of any new garages, which should not obstruct existing views
- The existing traditional street surfaces must be preserved
- Poor quality modern street lighting throughout the Conservation Area
- Some dominant overhead wires and telegraph poles
- Several untidy or 'negative' sites, often used for car parking, which although quite small have a cumulatively negative effect

- There is still a need for additional better quality parking areas or garaging
- Modern boundary treatments of little merit have been installed on the street frontages
- The existing historic stone walls need to be protected from demolition or unsympathetic changes
- Damage to the road surfaces and boundary walls caused by heavy goods vehicles accessing the furniture warehouse in Chatterton Road, and also by vehicles using the much narrower Chatterton Old Lane (by mistake)
- The loss of containment to the streetscape as new buildings have been provided and new driveways put in to modern-day standards

Buildings:

- A large number of visible satellite dishes on the front elevations or front roof slopes of the houses, presumably erected without planning permission
- The use of modern details and materials, mainly for the windows and front doors, on almost all of the terraced houses
- The rendering and painting of some of the stone buildings
- The existing Article 4 Direction needs to be reviewed
- Evidence of poor maintenance and a general lack of repairs
- Dominant external pipework and a plethora of rooflights on some of the 'positive' buildings

Site specific:

- Improvements are needed to the junction of Chatterton Road and Bolton Road North
- General improvements in the Strongstry Road area are needed to the paving and surface finishes
- The future of the red brick mill building in Chatterton Road
- The need to improve the footpaths in the locality
- The possible addition of new tree planting in various parts of the Conservation Area
- The poor condition of the unused railway bridge in Strongstry

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

PART 2 THE CHATTERTON/STRONGSTRY 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 Chatterton/Strongstry 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* (March 2011). Both the Conservation Area Character Appraisal and the Management Proposals Plan should be subject to regular monitoring and reviews, as set out below.

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

The Chatterton / Strongstry Character Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 26th October 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.

2 CONSERVATION AREA BOUNDARY REVIEW

2.1 Conservation area boundary review

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 one alteration to the boundary as follows:

- Add the graveyard in Bolton Road North to the Conservation Area together with the adjoining School-keeper's House, facing the modern roundabout at the top of Bolton Road North.

The graveyard originally served the Congregational Church which was built by Samuel and James Porritt in 1866, along with an adjoining Sunday School. These have now been demolished (although a very small section of church wall remains) but the graveyard remains next to Crossmoor and contains many Porritt gravestones. The graveyard therefore has historical and social significance to the communities in Chatterton, Strongstry and Stubbins. The old School-keeper's House for the now demolished Sunday School remains and has a clear historic relationship with the graveyard, church and Sunday School that once stood in this area.



The old School-keeper's house

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.

3.1 The control of unlisted houses

It has been noted that many of the unlisted 'positive' terraced or detached houses in the Conservation Area have been adversely affected by the alterations to the windows and front doors. Further changes to the roofs and front elevations have also taken place. These changes are 'permitted development' which can be controlled by the Council through the imposition of an Article 4 Direction. Although an Article 4 Direction was served on the Conservation Area in 1983, it was very limited in its scope and has not been well publicised.

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.



These unlisted buildings in North Street could be protected by a new Article 4 Direction

An Article 4 Direction can also be focused on groups of buildings, rather than the whole conservation area, such as unlisted buildings of particular local significance and all 'positive' buildings. Any Direction will require an up to date photographic survey to record the present

condition of the buildings concerned, and written guidance will need to be provided to householders. Where resources allow, the provision of grants to help with the additional costs associated with traditional materials or the reinstatement of lost architectural features (such as the replacement of uPVC windows with windows to a traditional design) can be helpful.

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

House extensions

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

Painting of dwelling houses

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

Roofs

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

Chimneys

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

Replacement windows and doors

The replacement of existing windows and doors which front a highway, private road or open space will require planning consent – note that part L of the Building Regulations, requiring double glazing for new windows, can be relaxed in 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 Chatterton/Strongstry, the greatest threat appears to be to the slate roofs and chimneys, given that all of the windows and front doors in the Conservation Area have already been altered. The painting of existing buildings, the addition of porches, the protection of front boundaries, and the conversion of front gardens to car parking are also relevant.

The Article 4 Direction which was served on the Conservation Area in 1983 is now in urgent need of being reviewed. The legislation has changed and a new Direction is called for. The need to extend the Direction to control development of the fields around the more built-up areas must also be considered.

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

- The addition of porches
- The painting of external elevations
- Changes to roof materials, the insertion of a roof light, alternations to chimney stacks (including its full or partial demolition) and changes to the rainwater goods

- The creation of vehicular hardstandings and changes to front boundaries (where they are not already controlled by existing legislation)

RECOMMENDED ACTION 1:

- The Borough Council will revoke the existing Article 4 Direction and will consider serving a new Article 4 Direction on the Chatterton/Strongstry Conservation Area, to cover all of the unlisted dwelling houses which are marked in blue as 'positive' on the Townscape Appraisal Map
- The Borough Council will review the need for additional controls on the agricultural land within the Conservation Area boundary

3.2 The control of satellite dishes

During the survey work for the Chatterton/Strongstry 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 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.



Satellite dishes in Chatterton Road

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 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.



Trees in the conservation area need to be protected (Chatterton Road)

There are many mature trees of townscape importance in the Chatterton/Strongstry Conservation Area and the most significant of these are marked on the Townscape Appraisal Map. Some of these may be specifically protected by Tree Preservation Orders. 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.

Previous reports on the Conservation Area have noted the need for additional tree planting in a number of different areas, specifically:

- At the northern end of North Street
- In Strongstry Road
- At the back of Holcombe Terrace
- Around the red brick mill in Chatterton Road
- At the top of the field where it abuts Bolton Road North

Most of these sites are in private ownership but some may be on land which is controlled by the County Council.

RECOMMENDED ACTION 3:

- The Borough Council will continue to monitor the management of trees within the Conservation Area, and will consider the possible serving of further Tree Preservation Orders where it is considered likely that the amenity value of significant trees is at risk.
- The Borough Council will encourage additional tree planting in appropriate locations in the Conservation Area.

3.4 The public realmStreet lighting

It has been noted that the existing street lighting is modern and of no special merit. Proposals for new street lighting, possibly using reproduction 'Victorian' style lamps, would be welcome.

RECOMMENDED ACTION 4:

- Funding permitting, the Borough Council and County Council will work together to provide new street lighting in the Conservation Area which is more appropriate to the historic setting.

Traditional paving

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 (stone setts and stone flags) would be advantageous, particularly along Chatterton Road, Wells Street and North Street.

However, it was noted that some local residents find the setts dangerous, particularly during wet weather. Mint Street is an unadopted road, so the traditional surfaces which remain are the responsibility of the adjoining owners.



Protect existing traditional paving (Mint Street / Well Street junction)

RECOMMENDED ACTION 5:

- 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. Further enhancement works will be carried out if funding is provided.

Overhead cables and telegraph poles

In several locations in the Conservation Area, overhead telephone or power lines, and dominant telegraph poles, are detrimental. In the long term, the undergrounding of these important facilities would be beneficial.

RECOMMENDED ACTION 6:

- The Borough Council, County Council, British Telecom and other service providers will work in partnership to achieve a reduction in overhead cables and other street clutter, funding permitting.

Street signs and the general 'branding' of the Conservation Area

There is no information about the historical development of the area, such as the public sign in the adjoining Irwell Vale Conservation Area, which would help visitors and local residents understand more about the area in which they live. The only indication of the past history of the area is provided by the brief text on the Chatterton Playing Field Peace Memorial sign on the Park. Street nameplates are standard, similar to the signs all over the Borough, and do not reflect the fact that the village is a Conservation Area. Further consideration to some additional signs could be given, subject to funding. Any new signage should be carefully positioned so that existing views are not blocked.



Chatterton Park memorial sign

RECOMMENDED ACTION 7:

- The Borough Council will consider ways of increasing local knowledge about the Conservation Area, such as the provision of an information board
- The County Council will consider the provision of more appropriate street signage in the Conservation Area.

3.5 Unlisted buildings of special but local interest

As recommended in PPS5, the preparation of a 'Local List' for the whole Borough should be a priority. The first action should be the drawing-up of a set of criteria, based on English Heritage guidance and local building types. All of the important 'positive' buildings in the Character Appraisal (section 5.3 *Positive Buildings*) should be included as a basic minimum. These are:

- South Terrace, Strongstry
- All of the houses in North Street/West View
- St Philip's Church



South Terrace

Further features, such as the setted pavements and street surfaces in Mint Street could also be added.

RECOMMENDED ACTION 8:

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

3.6 The protection of the rural qualities of the Conservation Area

The Chatterton-Strongstry Conservation Area is particularly notable for its landscape setting and for the fields which surround the more built-up streets. The Conservation Area therefore has a strong rural character which must be both preserved or enhanced. Any new

development must be very carefully controlled, and the impact of any new buildings minimised. The protection of views into, out of, and across the Conservation Area, is also paramount. Existing footpaths, such as the popular pathway which stretches along the west side of the River Irwell, must also be protected and kept open and passable. The addition of further controls on the agricultural land under a new Article 4 Direction has already been considered in para. 2.2. There are currently no proposals for major changes in the area but in the future, the existing red brick mill may possibly come up for redevelopment (see 2.9.3 below). There may some pressure for extensions to the existing buildings but the small rear gardens to most of these properties make such proposals unlikely. The creation of new access roads to modern-day standards (which impacts on views along Chatterton Road, for instance), and the use of poor quality boundary treatments in association with these new buildings, is another cause for concern.

RECOMMENDED ACTION 9:

- The Borough council will continue to monitor applications for change within the Conservation Area and will resist applications which do not either preserve or enhance the special character of the Conservation Area.

3.7 Car parking and front gardens

Within the Conservation Area are a number of rather detrimental sites, often used for car parking, where the loss of front boundaries impacts on views along the street. Most of these have been removed to facilitate car parking. Several buildings have untidy areas of hardstanding to one side of the buildings which are visible from the street. In Mint Street a pair of garages at the end of the road are relatively well designed but still incongruous. Informal parking on the grass verge next to the Park becomes a rather muddy patch in the middle of winter.



Car parking next to Chatterton Park

Previous reports on the Conservation Area anticipated the rise in car ownership, and the pressure this would put on the Conservation Area. Today, this pressure has resulted in some of the more negative aspects of the Conservation Area. The previous report recommended that a more holistic approach be taken, and that provision is made for more formalised car parking and possibly some increased garage provision, both of which would be beneficial, although funding would need to be provided.

RECOMMENDED ACTION 10:

- The Borough Council will explore ways of improving car parking provision in the whole of the Conservation Area, after consulting the local community.

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 Junction between Chatterton Road and Bolton Road North

This is a dangerous junction due to the parapet from the adjoining Stubbins Bridge which blocks views of oncoming traffic from the right. Improvements should be sought to make this junction safer, which could include the provision of traffic lights.

3.8.2 Strongstry Road area

This is an area of road, verge and pavement which is generally uncared for. Some sections of it are adopted highway.



Strongstry Road

The Borough Council and County Council need to discuss way of improving the road surface, street lighting and pavements in this part of the Conservation Area. The provision of sandstone paving to North Street would be particularly welcome. The road surface could be a textured gravel-type surface rather than tarmac.

3.8.3 The red brick mill building in Chatterton Road

This large building dates to c1912. Whilst it is of no special architectural merit, it has some historical interest due to its former use and because it is a fairly cohesive building which has appears to be well maintained and in full use, its removal should not be considered an urgent issue.



The red brick mill in Chatterton Road, viewed from Bolton Road North

If the building at some stage falls out of use, the Borough Council will need to ensure that any replacement building or buildings improve the setting of the adjoining historic terraced buildings, does not impact adversely on views across the open fields which surround it, and preserves the rural qualities of the Conservation Area. The provision of design guidance for any new building(s) would be helpful

3.8.4 Railway bridge in Strongstry

This bridge is the second of the bridges in Strongstry and passes underneath the now disused line of the Accrington branch of the railway which is now used as a footpath. It retains a cast iron balustrade and presumably dates to the mid-19th century. Proposals for its restoration would be very welcome, although it is not clear who is responsible for its upkeep.



Former railway bridge, Strongstry

3.8.5 Chatterton Park and the River Irwell

During the public consultation exercise, many residents expressed concern over the condition of the boundaries, grass and pathways within the Park or close by. Dog fouling in the Park and in the playground within it is a major problem. The use of the pathway to Strongstry by horse riders was also mentioned as a potential source of conflict. Many residents mentioned the condition of the mature trees within this part of the Conservation Area, and noted that they were losing branches and in need of replacement, but there is no agreed programme (or current source of funding) for this. The area also lies within a Flood Risk Area and there are concerns about the poor condition of the river banks, although the owners of the converted barn to the north of North Street, Strongstry, have had some repair work done recently to the river banks which lie within their ownership. These are all issues which need to be addressed by the community and Rossendale Borough Council working together.

RECOMMENDED ACTION 11:

- The Borough Council will work in partnership with the County Council and the local community to try and achieve some or all of the enhancements detailed above.

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 Chatterton/Strongstry 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 Chatterton/Strongstry Conservation Area on a three yearly basis;
- Review the Chatterton/Strongstry Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Chatterton/Strongstry 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,
 Chatterton/Strongstry,
 Rossendale,
 Lancashire BB4 7LZ.

Tel: 01706 238630

www.rossendale.gov.uk

6 BIBLIOGRAPHY

Chatterton Notes from Janet Smith, Marjorie Knight and Kate Slingsby
Strongstry and Stubbins Vale Notes from Janet Smith, Marjorie Knight and KS
Edenfield and District John Simpson Edenfield Local History Society 2003
Nineteenth century Ramsbottom Ramsbottom Heritage Society 2001

APPENDIX

Page intentionally blank

