



# Proposed Haslingden Conservation Area

Conservation Area Appraisal

MARCH 2017

**Buttress**

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## Conservation Area Appraisal

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## Buttress

41 Bengal St.  
Manchester  
M4 6AF

T 0161 236 3303  
F 0161 236 3303  
E [contact@buttress.net](mailto:contact@buttress.net)

W [www.buttress.net](http://www.buttress.net)

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# 1 Executive Summary

Haslingden's Commercial Core is a significant historic streetscape with many positive features, including a rich variety of building types and key views. However, its character is significantly affected by widespread issues of inappropriate modern additions, including uPVC windows and doors, other modern materials, inappropriate shopfronts, neglected and vacant buildings, vacant first floor space, and unsympathetic modern buildings.

Despite their specific positive features, the rest of Haslingden's character areas are consistently degraded by the use of uPVC and other modern materials, the loss of historic fabric, poor quality additions and extensions, poor fabric conditions, traffic, and a proliferation of satellite dishes.

The conclusion is that Haslingden has a high-quality building stock that tells an interesting story about its community. There is a great amount of potential for the area to enhance both the aesthetics and the history of the town through careful alterations and cohesive future development. This can be achieved through a coherent and holistic management approach across the Conservation Area.

## 2 Introduction

### 2.1 Haslingden Conservation Area

Haslingden is characterised by building types and townscape at the junction of Manchester Road and Deardengate. It has distinctive townscape views from the crossroads particularly north and south along Deardengate. The focus of the Conservation Area is around the historic core of Haslingden. Deardengate is the primary street containing a number of impressive civic and commercial frontages. Collectively the consistency of scale and materials create an attractive market town vista, although some poor shop front designs detract from the quality they are not fatal to the overall area. There is some fragmentation within the townscape, especially to the northern side of the town centre between some of the oldest streets and the Listed Church of St James, incorporating this area into the Conservation Area will ensure future positive management of the area. The Conservation Area also picks up the main Listed assets within the immediate town centre.

### 2.2 The Control of Conservation Areas

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Building 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 authority 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 the area.

In response to these statutory requirements, this document defines and records the special architectural and historical interest of the Haslingden Conservation Area, and identifies opportunities for enhancement. It is in conformity with Historic

England's *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management* (2011). Additional government guidance regarding the management of historic buildings and conservation areas is set out within paragraphs 126 to 141 inclusive of the National Planning Policy Framework (NPPF) 2012.

### 2.3 Community Involvement

This document has been prepared for Rossendale Borough Council. The council conducted public consultation on the establishment of the Haslingden Conservation Area, which was widely available in the Borough. It was included in the Local Plan, which was available for drop in consultation, and online between August and October. There will be a further consultation before implementation of the Conservation Appraisal or following Management Plan.

## 3 Location & Landscape Setting

### 3.1 Location

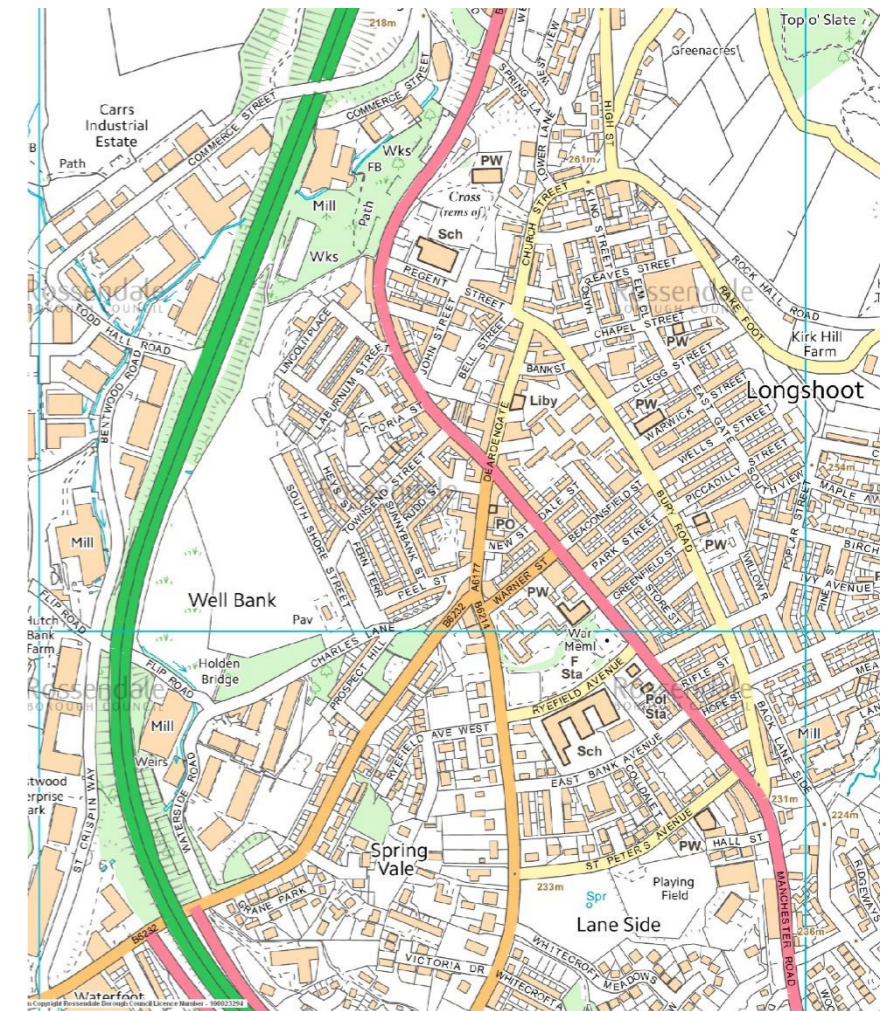


Figure 1 Haslingden, Scale 1/6000. The base map data used in Online Mapping is reproduced from Ordnance Survey map products with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Rossendale Borough Council License Number - 100023294

Haslingden is above the valley of the Swinnel Brook, and on a plateau below the higher slopes of Cribden Hill. The historic centre of Haslingden is situated approximately 2.5km west of Rawtenstall. It is near the southern boundary of modern Lancashire.<sup>1</sup>

<sup>1</sup> Lancashire County Council, *The Lancashire Historic Town Survey Programme: Haslingden Historic Town Assessment Report* (June 2005)



## 3.2 Landscape Setting, Topography & Geology

### 3.2.1 Landscape Setting

Haslingden is a nucleated settlement situated on a plateau situated between the valleys of the Rivers Swinnel, Ogden and Irwell. It lies on the edge of the Pennine hills and ranges in height from around 580m aOD at Height End to 250m aOD at Haslingden church and about 150m aOD at Ewood Bridge, next to the River Irwell.<sup>2</sup>

'The town centre is situated near the highest point of the plateau, close to its northern end, with the land dropping relatively gently to the south. The western edge of the plateau is defined by a small scarp marking the edge of the Swinnel Brook.'<sup>3</sup>

### 3.2.2 Geology

This section is extracted from the *Lancashire Historic Town Survey Programme: Haslingden, Historic Town Assessment Report (2005)* 9.<sup>4</sup>

'The underlying solid geology of the area consists of millstone grit of the carboniferous era (IGS 1969). Above this lie the lower coal measures which occur in association with sandstones, mudstones and shales, although in the vicinity of Haslingden itself, the millstone grit of the Rossendale anticline protrudes through the coalfield. Nevertheless, the proximity to coal was a decisive influence in ensuring the continuing concentration of the textile industry in the area during the nineteenth century.'<sup>5</sup>

The drift cover consists of the soils of the Rivington Association, which are generally found on the valley sides and foothills below 200m aOD although they can be found up to 300m aOD in Rossendale, and of the Wilcocks Association, which are found on the gentler footslopes of the Pennines above 200m aOD. They both consist of head and till associated with the carboniferous

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<sup>2</sup> Ibid., 9.

<sup>3</sup> Ibid., 9.

<sup>4</sup> Ibid., 9.

<sup>5</sup> Ashmore, Owen, *The Industrial Archaeology of Lancashire* (London, David & Charles, 1969) 15.

sandstones and shales but, whereas the Rivingtons are medium to coarse textured, the Wilcocks are fine to medium. Below 200m these soils are under permanent grass suitable for dairying and livestock rearing, but higher up they are only suitable for rough grazing. The soils are acidic and strongly leached, requiring frequent liming to prevent surface mat formation.<sup>6</sup>

## 3.3 Biodiversity

There are no highlighted areas of biodiversity within the Haslingden Conservation Area boundary, as informed by the National Biodiversity Network Atlas. Records for slightly outlying areas indicate the presence of common species, such as blue tit, pigeon, magpie, swift, and bluebell. Other examples include Japanese Knotweed, Indian Balsam and Pipistrelle bats. The highest concentration of biodiversity records is situated to the south east of the outlined site, with 2173 records.

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<sup>6</sup> Hall and Folland, *Soils of Lancashire* (1970) 47-54



## 4 Historical Development

### 4.1.1 Archaeology

There is potential for underground remains on the sites of demolished post-medieval buildings in the vicinity of Haslingden, such as Todd Hall and Holden Hall.

The town's earliest development was focussed to the north of the town, around the medieval church. Both residential and commercial activity was focussed here, meaning that there is potential hidden evidence of settlement, as well as evidence of how the town developed through the adaptation of existing buildings, the construction of new buildings, and the southward shift of the town centre.

Clearance schemes in the early 20<sup>th</sup> century has removed much evidence of the earlier street patterns and industrial housing. However, some below-ground evidence may remain under the more recent builds.

There has been very little archaeological investigation in Haslingden to date, making conclusions about the extent or nature of potential archaeological remains difficult to extrapolate.

After the town moved south towards Deardengate, there is surviving evidence of the Georgian configuration (i.e. the Lindens), and the space as a 19<sup>th</sup> century commercial centre.

It is important to consider that extant buildings may have further information to yield. We know that some buildings have been altered and present an outward image of particular period. However, buildings such as the New Inn (Veterans in Communities centre) are 18<sup>th</sup> century buildings with 19<sup>th</sup> century frontages. The same can be said for buildings in the commercial centre with 19<sup>th</sup> century shopfronts. All buildings, particularly the larger ones of higher status in the town centre, have the potential to yield earlier fabric. It is important to inspect the rear of properties, as well as their frontages, to understand their development.

There are 17 surviving mills in the wider Haslingden area, though none in the town centre. The chimney of the grade II\* Grane Mill

is the most prominent reminder of these industrial buildings, but it is only visible from the very edge of the Conservation Area.

### 4.1.2 Prehistoric

There are no known prehistoric sites within Haslingden.

### 4.1.3 Roman

There are no known Roman sites within Haslingden.

### 4.1.4 Post-Roman & Early Medieval

The base of a Saxon cross stands in the churchyard to the west of St James Church, though evidence of what may have been at Haslingden between 900-1066 is limited. It is likely that the area was settled by farmsteads not considered to be significant for mention in the Domesday Book of 1086. Haslingden 'may have been one of the subordinate manors held by 28 freemen or thegns in the Blackburn hundred.'<sup>7</sup>

### 4.1.5 Medieval

#### 4.1.5.1 Place Name

Also written as Heselingedon (1241), Haselingden and Hessclindene (1269).<sup>8</sup> The name comes from Old English and means "Valley of the Hazels."

#### 4.1.5.2 Settlement Origins

The first record of Haslingden is from 1241 when it was part of the de Lacy family's holdings of the Honor of Clitheroe. Later it was considered part of the manor of Accrington.<sup>9</sup> A message and associated 16 acres of land were documented in 1269 as being held by Robert de Haslingden from Hugh de Thewode.<sup>10</sup>

The Holdens were major landholders in Haslingden, indicated by 3 family members having free tenancy of 100 acres of land between them in 1311. The centres of their estates appear to have been Holden Hall, Todd Hall and Ewood. There were also

<sup>7</sup> Lancashire County Council (2005)

<sup>8</sup> A History of the County of Lancaster

<sup>9</sup> Lancashire County Council (2005) 15.

<sup>10</sup> Ibid.

'divers tenants at will' who held 183 acres, and some villeins.<sup>11</sup> This demonstrates that 'Haslingden was an established community before the middle of the thirteenth century.'<sup>12</sup>

It is possible that a chapel may have existed pre-Conquest, but there is no significant evidence for this. It is confirmed that there was a Chapel by 1296 as a dependant chapelry of St Mary's Church, Whalley.

A water corn mill existed in Haslingden by 1296, which would have been a draw for people from the surrounding areas, including Rawtenstall and Bacup, which did not have their own mills until the end of the medieval period.<sup>13</sup>

Haslingden's population increased throughout the late 13<sup>th</sup> and early 14<sup>th</sup> century.

### 4.1.6 Post-Medieval

Enclosure and the granting of copyholds<sup>14</sup> in the post medieval period meant that Haslingden developed more areas of personal ownership, which subsequently resulted in more house building. Large estates were also being broken up, and by the second half of the 16<sup>th</sup> century, 'there appears to have been an active land market,'<sup>15</sup> and as subtenants became owners, there are 'examples of tenant-farmers raising themselves to the status of small owners.'<sup>16</sup> Growth in the textile industry meant that landowners were able to supplement their income by keeping sheep to support the demand for wool.

In Speed's 1610 map of Lancashire, Haslingden is given greater prominence than previously significant neighbours such as Accrington and Rawtenstall, indicating the status of its successful development.

<sup>11</sup> Ibid., 16.

<sup>12</sup> Ibid., via Tupling 1927 16.

<sup>13</sup> Lancashire County Council (2005)

<sup>14</sup> A copyhold was a parcel of land granted to a peasant by the lord of the manor in return for agricultural services.

<sup>15</sup> Lancashire County Council (2005)

<sup>16</sup> Lancashire County Council (2005) via Tupling, 91.



Figure 2 Extract of Speed's 1610 Map of Lancashire, showing Haslingden at the bottom of the image.

18<sup>th</sup> century registers show many residents describing their occupation as connected with the textile industry. It has been suggested that those describing themselves as farmers may also have been part-time handloom weavers. The grade II listed 6 & 8 Church Street, and 4-14 Coal Hey (outside of the conservation area boundary) are evidence of 18<sup>th</sup> century weavers' cottages. These have now been converted, but retain interesting features, such as scarring of the external staircase.

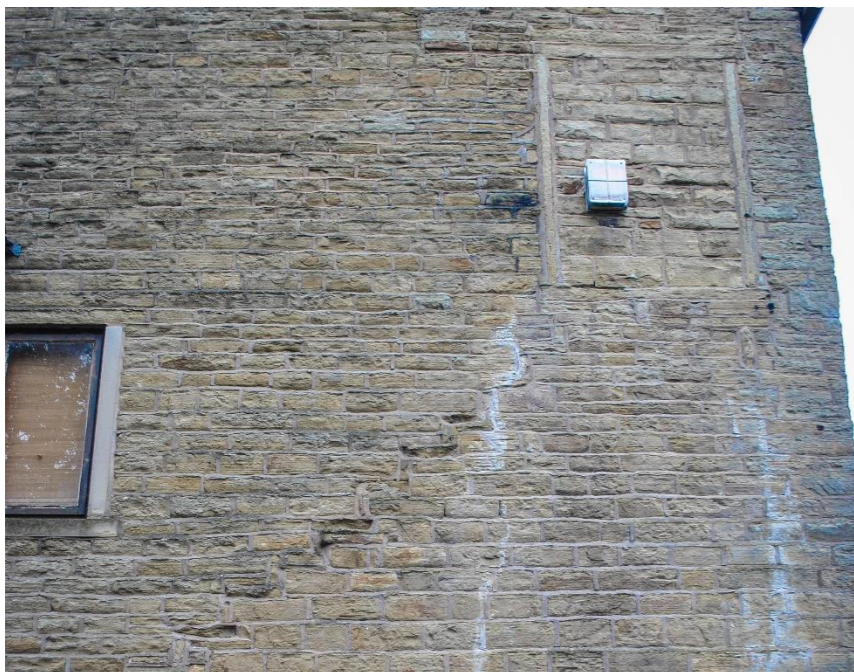


Figure 3 Staircase scarring on 4-14 Coal Hey

The town centre appears to have been higher up the town, adjacent to Church Street, known as Town Green and Town

Gate, which is now lost. Town Gate was the main route north from the town.



Figure 4 Town Gate (n.d.) <http://haslingdens.blogspot.co.uk/2014/04/a-lovely-old-photograph-of-top-of-the-town.html>

Church Street was the principal thoroughfare, potentially bounded to the south by what is now Chapel Street, although there is evidence of development further south along what is now Deardengate.



Figure 5 Marsden Square (n.d.) <http://haslingdens.blogspot.co.uk/2011/05/marsden-square-or-square-pot-fairs.html>

Marsden Square was the Georgian centre of the town, which was described by Aikin as being 'lately planned' and had 'some

capital houses already built upon it.'<sup>17</sup> This square was largely lost in 20<sup>th</sup> century clearance schemes, though there are remnants in the grade II listed The Lindens and the unlisted Fountain House (outside the conservation area boundary).

Haslingden was described as a 'small market town upon the turnpike road leading from Bury to Blackburn'<sup>18</sup> by Aikin in 1795. He also described it as having 'been greatly improved within the last twenty years, chiefly from the increase of the woollen manufacture.'<sup>19</sup> The town centre also appears to have shifted slightly south by this time.

The estimated population of Haslingden in 1750 was 1,000 people; by 1801 this number was over 4,000. The town grew substantially in the second half of the 18<sup>th</sup> century, and 'certainly by 1786, Haslingden had developed into a substantial nucleated settlement.'<sup>20</sup>

#### 4.1.7 Industrial & Modern

Between 1801 and 1851, Haslingden's population had more than doubled from 4,040 to 9,030. By the end of the century, it stood at 16,327. Despite the introduction of cotton manufacture, wool remained Haslingden's principal output, which resulted in a slower growth of population than nearby cotton towns. The population was therefore more manageable, and its tradition of markets and wool trade meant that it was self-sufficient as a significant urban settlement.<sup>21</sup>

The town extended from Marsden Square and Deardengate, towards Swinnel Brook and the Foot of Laund Hey, which increased the symmetry of the town.<sup>22</sup>

##### 4.1.7.1 Woollen Textile Industry

The mass production of wool began to take hold at the end of the 18<sup>th</sup>/beginning of the 19<sup>th</sup> century. Paghouse is the earliest

<sup>17</sup> Aikin, John, *A description of the country from thirty to forty miles around Manchester* (London, John Stockdale, 1795) 276.

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*

<sup>20</sup> Lancashire County Council (2005)

<sup>21</sup> *Ibid.*

<sup>22</sup> Lancashire County Council (2005) via Baines 1824, 644





known fulling mill in the Haslingden area. The earliest carding mill was Flash Mill at Holden.<sup>23</sup>

Loomshops remained in use into the 1880s. Pleasant Street had loomshops with two or three machines in the 1830s, and they were found above houses at Coal Hey, and in separate buildings at Radcliffe Fold.<sup>24</sup> Some mills converted to cotton mills, while some added cotton manufacture to their existing woollen output.

#### 4.1.7.2 Cotton Textile Industry

The production of cotton cloth has taken place in Haslingden since the late 18<sup>th</sup> century. The size works at Laneside (1775) and the steam mill at Clough End (c1790) were the first known associated buildings. Steam power helped the mechanised production of cotton, and therefore increased the production and expansion of the industry.

However, Haslingden had the benefit of fast running streams, meaning that steam did not outstrip water power until much later.

Holden, Duckworth, Clough, Higher and Bridge End Mills converted to cotton production, or expanded their woollen production.<sup>25</sup> However, over half the textile business in Haslingden by 1824 were in the woollen trade.<sup>26</sup>

#### 4.1.7.3 Mid 19<sup>th</sup> Century

There were at least 48 mills in Haslingden by 1844.

The railway arrived in Haslingden in 1848, spurring the construction of many new factories along the railway, rather than the river. It was considered that this could greater enhance the town's profile to that of nearby Rossendale. Newspapers from 1857 refer to the enhanced architectural stock of Haslingden since the arrival of the railway, suggesting heightened affluence and investment in the town.

By 1876, Haslingden was a 'populous and thriving town.'<sup>27</sup>

#### 4.1.7.4 Urban Expansion in the Later 19<sup>th</sup> Century

Haslingden had 14 listed cotton spinning mills in 1870, though it is likely that existing mills were converted or adapted for cotton production, too.

In 1913, the number of cotton mills (including weaving sheds) was 38.<sup>28</sup>

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<sup>25</sup> Lancashire County Council (2005) via Tupling 1927, 212

<sup>26</sup> Lancashire County Council (2005)

<sup>27</sup> Whitaker, Thomas Dunham, *An History of the Original Parish of Whalley, and Honor of Clitheroe* (Manchester, L.C. Gent, 1872) 301.

The population continued to grow in the later 19<sup>th</sup> century, and mill owners were building worker's housing close to mills. The Public Health Act of 1875 introduced new sanitation, housing and road building standards. There were more extensive areas of grid-iron development, but Haslingden's expansion was relatively modest in comparison to its neighbours.

In 1891, Haslingden was incorporated as a municipal borough.

#### 4.1.7.5 Mining and Quarrying

Haslingden had a major stone quarrying industry, dating back to the 15<sup>th</sup> century; the stone was used for local building. Despite decline in production of slate mines, quarrying continued into the 19<sup>th</sup> century, supported by the population growth.

Increased demand saw the use of 'lonky' beds of fine grained sandstone, and the development of open quarries. Hutch Bank quarry produced many of the items required to meet the needs of expanding urban areas, including setts, kerbs and flagstones.<sup>29</sup>

Despite being largely stone-built, Haslingden produced both brick and slate in addition.

#### 4.1.7.6 Other Industries

In addition to wool, cotton and stone, Haslingden had a large iron and brass industry, supplying steam engines and boilers for the textile industry. There was a brass foundry on what is now Blackburn Road by 1849, and this is named the Union Foundry in 1911.

Machinery from the Stott & Co Laneside Foundry is now in the nearby Grane Mill.

Other industries existed to serve the needs of local people, including rope and twiner makers, brewers, and tinplate workers.<sup>30</sup>

#### 4.1.7.7 Commercial Development

Haslingden has had a market since at least 1555. The original market was held at Town Gate, close to the Parish Church. As it

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<sup>28</sup> Lancashire County Council (2005) via Halstead 1916, 16

<sup>29</sup> Lancashire County Council (2005)

<sup>30</sup> Ibid.

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<sup>23</sup> Lancashire County Council (2005)

<sup>24</sup> Ibid.



expanded, the market moved south into New Market Place and Deardengate.

Church Street and Deardengate are the historical shopping streets from the early 19<sup>th</sup> century, but commercial premises were also found in adjacent streets, including Pleasant Street, Bury Road, and High Street. The goods on offer were principally clothing and clothing makers and food, including butchers, grocers and tea merchants.

Blackburn Road and the Manchester Turnpike began to develop a commercial presence by 1854. By 1879, the crossroads of Deardengate, Blackburn Road and Manchester Road had become the focussed centre of commercial activity, as it is today.

The covered market was built on Bury Road in 1932.

#### 4.1.7.8 Pubs, Inns and Hotels

The Roebuck on Deardengate and the New Inn on Bury Road are the only 2 of the earliest hostelries to have survived the 1930s clearance schemes. All other properties known in 1824, focussed around Towngate/Church Street, were lost.<sup>31</sup> The Roebuck and the New Inn (now the Veterans in Communities centre) are therefore the oldest surviving hotels in Haslingden. Both have been extensively altered, with the Roebuck being rebuilt in 1896, and the façade of the New Inn being reconfigured.

There were later additions appearing by 1854, including the Grey Mare (the Regent Hotel), the Commercial and Black Bull Hotel, focussed around the Deardengate crossroads.

#### 4.1.7.9 Non-conformist Chapels

The rapid expansion of industrial Haslingden led to increased Christian activity, including associated building.

Non-conformist organisations established themselves in Haslingden from the 18<sup>th</sup> century. The Wesleyans are first recorded in 1796, opening a new chapel in 1798. They built a chapel on

Manchester Road in 1857 and closed their previous home, though reopened it in 1868 to meet the community requirements. Another, separate Wesley Chapel was built in 1884 and demolished in the 1980s.

The Primitive Methodists formed in 1824 and opened a Sunday School on Deardengate in 1831. A new chapel was built on Grane road in 1880, but closed in 1956 and later demolished. The Primitive Free Church branch splintered from the Primitive Methodists was founded in 1850 and their Beaconsfield Street chapel opened in 1881, closing in 1881. The Salem United Methodist Free Church followed suit, with their own chapel built in 1861. Their later 1882 chapel was demolished in 1967.

At a similar time to the Wesleyans, the Independents (Congregationalists) built their first chapel and established themselves in Haslingden in 1787. This, and their later 1855 chapel on Grane Road have been demolished, but a graveyard is retained off Lower Deardengate. A splinter group joined the Independents in 1803, and another formed a Baptist Church in Pleasant Street, later building Trinity Baptist Chapel on Blackburn Road in 1872 which was demolished in 1969.

The Ebenezer Baptist Church was founded in 1842 by a further splinter group. They established themselves on Bury Road in 1845, and the foundation stone of the current chapel was laid in 1899.

Cave Adullam Chapel was opened in 1860 by the Particular Baptists, who had formed in 1845.

The New Jerusalem Church on John Street was built in 1891 by the Swedenborgians. They had previously had a church on Pleasant Street in 1815, and a chapel on Blackburn Road in 1840.

Founded in 1855, the Haslingden Gospel Mission opened a hall on George Street in 1896, which has since been demolished.

#### 4.1.7.10 Anglican and Roman Catholic Churches

The Church of St James was Haslingden's first Anglican Church. It was rebuilt in 1780, enlarged with the tower built in 1827, and was extensively restored in the Victorian period.

St Paul's Church opened on Townsend Street in 1878 for the Free Church of England. It is now a motor garage.

Haslingden's first Roman Catholic mission started above cottages 22-24 on Wilkinson Street, later taking the top floor of a building on Hawes Street.

St Mary's Church on Bury Road was opened in 1859 as the Church of the Immaculate Conception.

#### 4.1.7.11 Schools

The first school in Haslingden was established in 1749, to 'provide instruction to the children of the poor in reading and writing and in the principles of the Church of England.'<sup>32</sup>

Non-conformist Sunday schools were drivers of mass education, including the Wesleyan chapel on Bury Road (1788), and its purpose-built school room opened on King Street in 1824 and Manchester Road in 1863.<sup>33</sup>

In 1831 the Primitive Methodists opened a Sunday School on Deardengate. Lower Deardengate was the home of the Congregationalists school between 1802 and 1891, when a new Sunday school was constructed.

In 1845, the Ebenezer Baptists opened a Sunday school, and completed a new building in 1877.

The Cave Adullam Chapel, of the Particular Baptists, opened their Sunday school in 1860, after the Chapel was constructed in 1859.

Evening classes for working men were held in the vestry of the Wesleyan School on King Street from 1838.

The Mechanics Institute was formed in 1846. It originally operated inside a warehouse near the Commercial Hotel, then the Old Mansion House in Church Street. The Institute folded in 1850, but a new Institute was built in Deardengate in 1859. This building is now the public library.

<sup>31</sup> Old and new Hare and Hounds, the (Golden) Cup, the White Horse, the Black Dog, the George, the Mason's Arms and the Bulls Head.

<sup>32</sup> Lancashire County Council (2005)

<sup>33</sup> Ibid.



There was an endowed grammar school from 1824, and the Town Council opened the Technical school on Bury Road in 1904. This was to become the grammar school's home, but it was demolished in 1997.

#### 4.1.7.12 Public Buildings

The 19<sup>th</sup> century saw the development of many public buildings, including the Pike Low Institute (1870), the Town Hall (c1850), and the Mechanics Institute (1859).

The creation of the municipal borough meant that the council purchased and converted properties, such as the residential West View on Bury Road which became offices in 1894.

#### 4.1.7.13 Public Utilities

Gas was the first public utility in Haslingden, initially supplied in 1838 by the private Haslingden Gas Company. The original building closed, but it now part of the cottages on Northcote Street.

Street lighting was installed in 1872.

In 1853, the Haslingden and Rawtenstall Waterworks Company was established by an act of parliament. This was succeeded by the Bury Corporation Waterworks in 1872, and later the Irwell Valley Water Board.<sup>34</sup>

The Haslingden Rural Sanitary Authority was set up in 1873 in an attempt to deal with sewage and cholera issues, but no real progress was demonstrated until the 1880s.

## 4.2 The Historic Environment Record

The Historic Environment Record for Haslingden lies with Lancashire Borough Council. It includes the Historic Towns Survey, upon which the history and development covered in this document has been based.

## 4.3 Activities

The Conservation Area focuses around the commercial town centre of Haslingden, taking in residential and industrial

expansion. The Deardengate crossroads forms the centre of the area, around which commercial activity is focussed. There is a good mix of local independent and national chain stores present. There also appears to be a large amount of vacant floor space, particularly at first floor level.

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<sup>34</sup> Ibid.

# 5 Spatial Analysis

## 5.1 Layout and Building Pattern



Figure 6 Haslingden, 1849. Lancashire LXXI (includes: Haslingden; Oswaldtwistle) - Ordnance Survey Six-inch England and Wales, 1842-1952

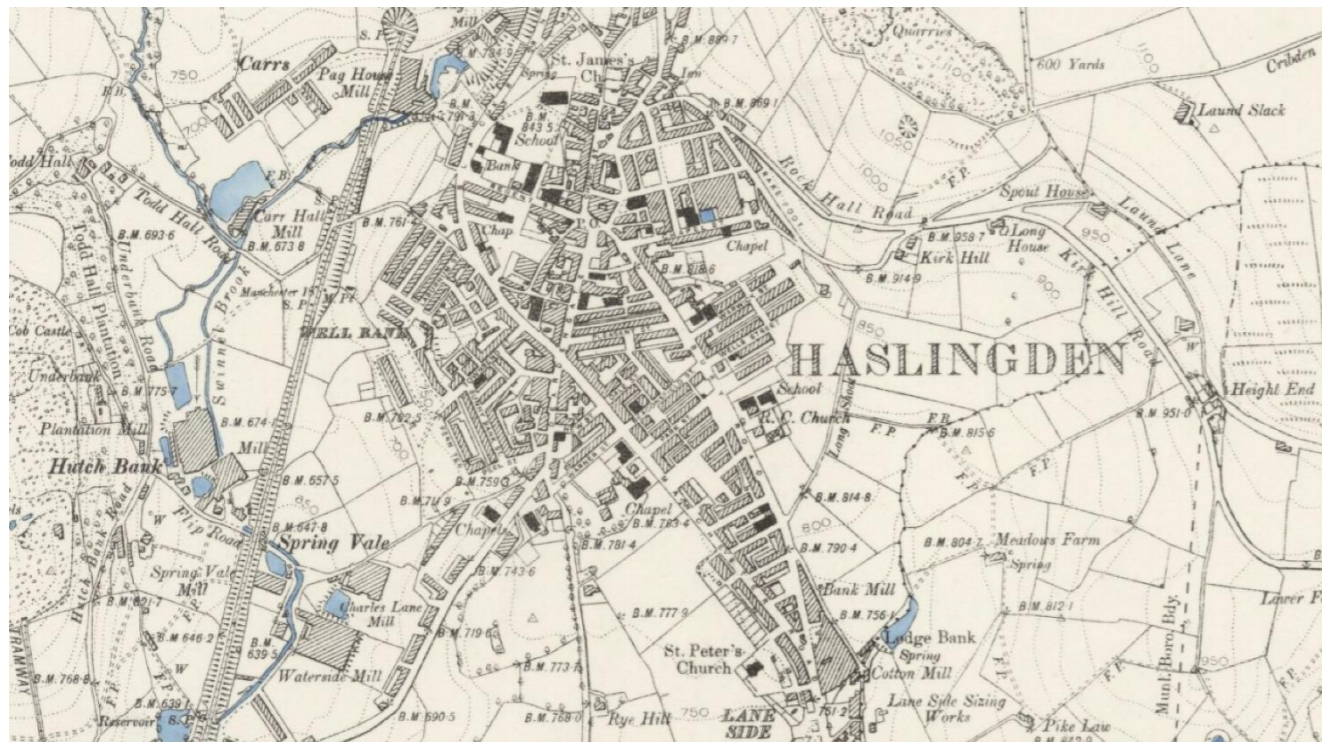


Figure 7 Haslingden, 1894. Lancashire LXXI.SE (includes: Haslingden.) - Ordnance Survey Six-inch England and Wales, 1842-1952.

The spatial layout of Haslingden is similar to many other Lancashire towns, and is a result of a variety of factors. Broadly, these can be separated down into the following phases of development:

- **Existing topography:** Haslingden's situation on the plateau between the valleys of the Rivers Swinnel, Ogden and Irwell, whilst lying on the edge of the Pennine hills, giving it its curving and sloping arrangement.
- **Early development:** Principally relating to the medieval settlement of Haslingden and the associated street pattern.
- **Industrial development:** The result of Haslingden's industrial and economic growth from the mid-18<sup>th</sup> century through to the late 19<sup>th</sup> century. Principally associated with industrial buildings and residential properties.
- **20<sup>th</sup> century clearance:** Areas where evidence of earlier settlement patterns has been erased and either built over or left vacant.

This development pattern has resulted in changes in density of construction and building types, with most of development focussed on the central point around the Deardengate crossroads. The crossroads form the central focal point of the Conservation Area.

The Church of St James at the north of the town was originally the focus for activity, probably due to its high vantage point as a result of the local topography.

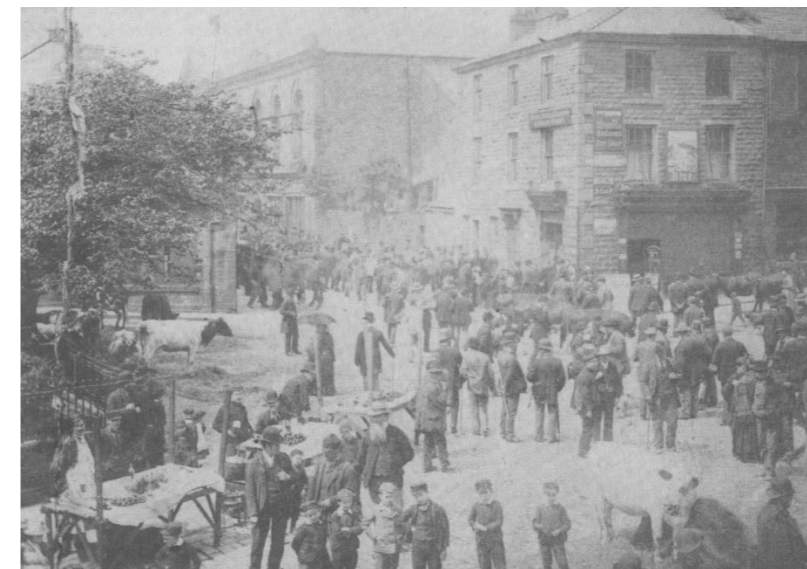


Figure 8 Market Place c1900

Residential areas developed alongside this area. The significance of this area as a town centre is marked by the four corner buildings that respond to the curving spaces.

Haslingden's mills were generally situated along the Swinnel Brook to the west of the town. They had good access to watercourses, and later, railways.

The original town centre is marked by the remaining Georgian houses, The Lindens, which would have formed the southern boundary of the market place, and Fountain House on King Street. The centre shifted further south by the mid-19<sup>th</sup> century because of the development and commercial activity on Deardengate, Blackburn Road and Manchester Road.

## 5.2 Spatial Analysis Map

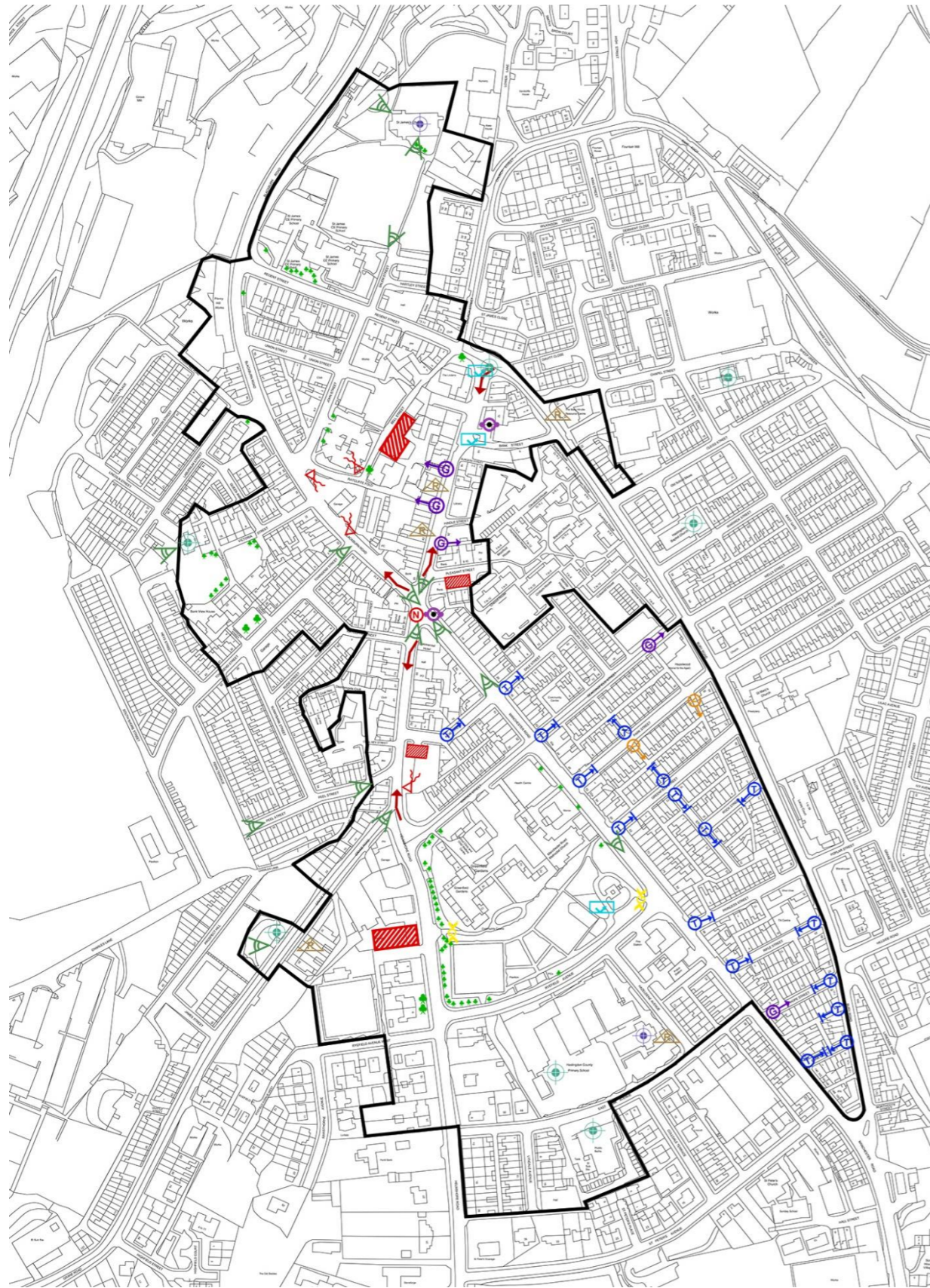


Figure 9 Spatial Analysis Map. A higher resolution version of the map can be found in the appendices, for reference.















-  Significant view/panorama
-  Satisfying narrow/enclosed view
-  Terminated view
-  Glimpse - e.g. satisfying view down an alley/gate
-  Area defined by noise
-  Gateway - significant/memorable entry point
-  Special sense of place
-  Nodal point/place of congregation
-  Negative space, detracting from the character of the area
-  Space leak
-  Deflected view - inviting view round a bend
-  Major landmark, building or feature
-  Locally important landmark, building or feature
-  Significant roofscape
-  Positive trees

Figure 10 Spatial Analysis Map Key

The spatial analysis highlights the key attributes of each character area. The town is principally characterised by significant views, glimpse views, deflected views, and terminated views. The glimpse and deflected views are particularly concentrated around the commercial core, whereas the terminated views are most present in the terraced housing areas to the south east of the Conservation Area. This reflects the organic development of the centre of Haslingden, along historic street patterns relating directly to the location of the market, in comparison with housing associated with the town's industrial development and increased population.

### 5.3 Open Spaces and Trees

There are some open spaces dotted around the Haslingden Conservation Area, though they vary in character and quality. For example, the privately owned and maintained bowling greens are valuable social green spaces that make a positive contribution to the visual appearance of the area, as well as supporting community activity.



Figure 11 Bowling Green on Helmshore Road/Ryefield Avenue, adjacent to memorial gardens (2017).



Figure 12 Bowling Green on Ryefield Avenue West (2017)

There is also high quality open space in the Memorial Gardens, and the churchyard around the Church of St James.

Other areas of open space have the potential to make positive contributions to the area, if they are approached correctly, including spaces outside the boundary of the Conservation Area.

For example, the open space off Victoria Street, and the nearby Well Bank, could provide open green leisure space for local residents. Alternatively, open spaces such as the disused area on Bell Street (Figure 14) were caused by the demolition of existing properties. Therefore this space has the potential for future development, which would give this area a purpose, which it is currently lacking.



Figure 13 Open space on Victoria Street.



Figure 14 Overgrown, disused space on Bell Street.

The children's play area off Radcliffe Street has potential to be a valuable community leisure facility, if the area is managed and maintained in an appropriate manner.



Figure 15 Children's play area, off Radcliffe Street

Trees are situated around the Conservation Area, especially outside of the commercial centre, which tend to add most aesthetic value when aligned aside a road. For example, the view south west from Grane Road is framed by both private and public trees.

Individual trees outside The Lindens (Figure 49) also provide positive contribution to the public realm, whilst signalling the northern boundary of the commercial town centre and transition into residential spaces. Other existing trees within the Conservation Area are considered to have a positive impact on the townscape, and are marked on the Townscape Appraisal Map.

Rossendale Borough Council has specific Tree Preservation Orders (TPO) on the area of Well Bank. The following map illustrates protected areas in and adjacent to the Conservation Area.

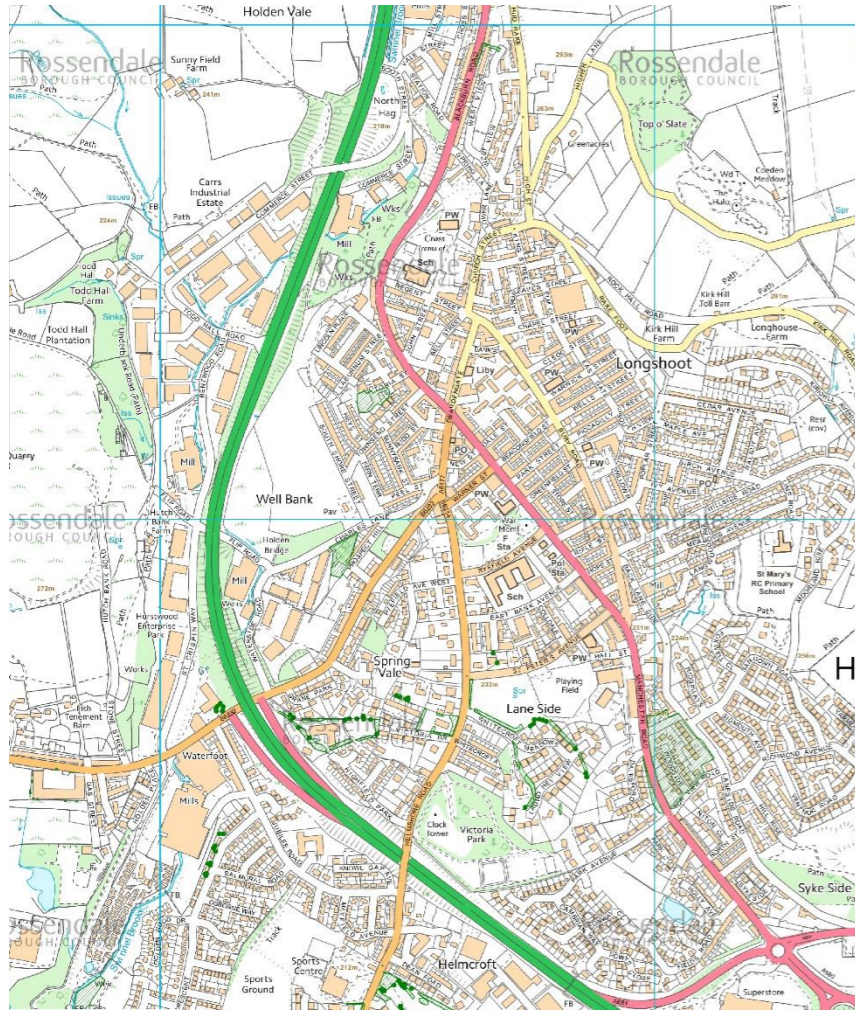


Figure 16 Haslingden TPO Map © Rossendale Borough Council

### 5.4 Focal Points

The Conservation Area is focussed on the crossroads of Deardengate, Manchester Road, and Blackburn Road. This is the principal shopping area of Haslingden, with the highest concentration of commercial property and associated traffic. There are also some historic buildings that draw focus due to their size and position.



Figure 17 Looking north to Deardengate (2017)

The Market Place at the top of Deardengate is also a focal point with a special sense of place due to the way the space opens out in relation to the dense nearby development. However, it appears to be an area of reduced activity in comparison to the commercial areas further south. The Memorial Gardens is also considered to have a special sense of place.

### 5.5 Focal Buildings

The most imposing and noticeable buildings in the townscape are principally municipal, civic, and polite buildings. Those properties listed by Historic England are naturally focal buildings due to their significance; these are explored in further detail in 6.3, but include buildings such as the Church of St James (Figure 18).



Figure 18 Church of St James

However, there are a number of focal, interesting and significant buildings within the Conservation Area, and outside its boundary, that provide a positive contribution to Haslingden. These are explored in 6.5 Positive Buildings.



Figure 19 Haslingden Primary School

Some of these buildings provide natural focal points within the Conservation Area, such as Haslingden Primary School (Figure 19) which provides a southern boundary to the Conservation Area.

## 5.6 Views and Vistas

The sloping topography of Haslingden creates many views of its countryside surroundings. The configuration of some of the longer streets create extended distance views that draw the eye. Due to the legacy of street patterns, Haslingden also benefits from many interesting glimpse views and terminated vistas, which can be explored on the Spatial Analysis map in Figure 9.

One of the principal long vistas begins at the Deardengate, Manchester Road, and Blackburn Road crossroads; the nucleus of the Conservation Area. The view down Manchester Road links Haslingden with the surrounding countryside, whilst the views up and down Deardengate highlight the curving nature of the centre of the town, highlighting by the diminishing perspective of the properties lining the road.



Figure 20 Looking south east to Manchester Road



Figure 21 Looking north up Deardengate

Haslingden benefits from a variety of view types. There are views out to the surrounding countryside which are intrinsically positive. There are also views and vistas within the commercial and residential areas that help to make Haslingden's townscape more visually interesting. These include terminated, glimpse and curving views, all of which can be explored in more detail on the Spatial Analysis map in Figure 9. These are characterised principally by sloping and curving streets, and narrow passageways.



Figure 22 Terminated view of Townsend Street from Radcliffe Street.



Figure 23 View from the Church of St James





Figure 24 Glimpse View



Figure 26 Curved view

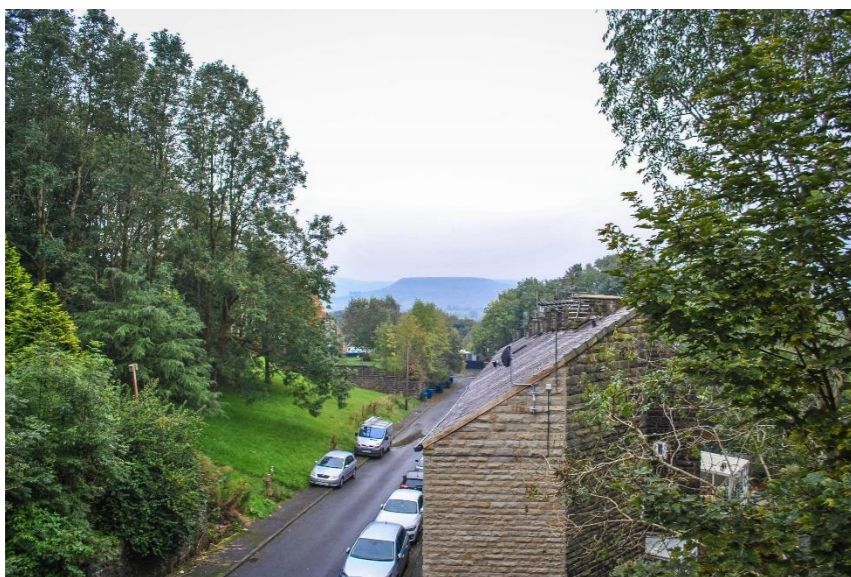


Figure 25 View towards the countryside from Peel Street

## 5.7 Boundaries

The majority of properties within the town centre face directly onto the street pavement, meaning that there are no visible boundaries. Where residential areas are characterised by terraces, boundaries are marked by walls, though evidence suggests that many of these walls have been altered from their original form and materials. However, some examples of early features remain in these boundary walls.

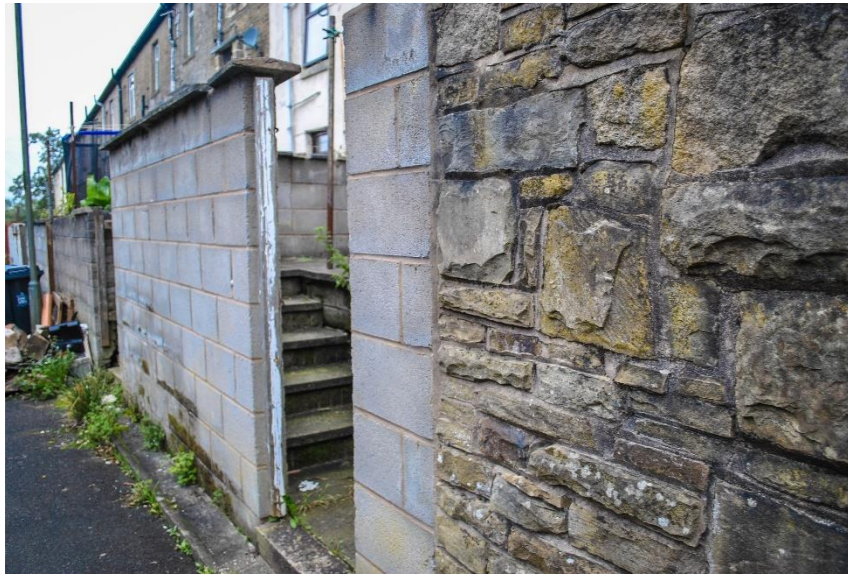


Figure 27 Example of historic boundary wall adjacent a modern block replacement between Charles Lane and Peel Street, adjacent to the Conservation Area boundary.



Figure 28 Back Regent Street

Boundaries of newer residential developments within the town centre are suggested by the transition to grass and public footways.



Figure 29 Boundary of the Foresters Arms on Pleasant Street

Some high quality residential boundary wall examples still exist, such as the group of 6 houses on Grane Road (Figure 30) and properties along Helmshore Road, where properties are of higher status; larger in size and with more attached land.



Figure 30 Group of houses on Grane Road



Figure 31 Helmshore Road looking south

There is also an interesting example of a boundary wall associated with a former mill. The wall is of high quality, and appears to retain some features from its original use, including a potential waste disposal area.



Figure 32 Feature of historic wall on Bell Street

## 5.8 Public Realm

The public realm of Haslingden is almost exclusively modern; very few historic finishes or active furniture and infrastructure remain. There is evidence of historic cobbles underneath modern tarmac, implying that these have either been extensively covered throughout the town, or removed. There are a handful of examples of retained cobbles, such as Back Regent Street (Figure 34), and Market Place at the top of Deardengate, which are positive features of the town.



Figure 33 Evidence of earlier cobbles visible through a hole in modern tarmac.



Figure 34 Secondary public realm, Back Regent Street from Blackburn Road.



Figure 35 Illustrative secondary passageway.

Footpaths are also modern, though some are tarmacked and others are block paved. Some secondary backstreet spaces are either tarmacked or left with exposed ground. These secondary public realm spaces are also consistently cluttered by household

waste and bins (**Error! Reference source not found.**), including an abundance of litter. Due to the loss of the historic boundary walls in these spaces, the character is already reduced, and further degraded by lack of maintenance.



Figure 36 Example of cluttered highway signage.

Highways signage is cluttered, and items such as railings and bollards are distinctly modern. Lamp posts along Deardengate have been more sensitively designed than in other areas, particularly secondary or backstreet spaces. There is a moderate number of projecting signs, meaning that key sight lines are not overly cluttered by advertising.

The public realm on the Pleasant Street Square is an example of open space that has the potential to provide a greater contribution to the surrounding streetscape and business as it is currently unused.



Figure 37 Pleasant Street Square

The area was previously occupied by terraced housing and associated commercial properties (photo right). The new properties being set back from the road disrupts the traditional street layout of this area, creating dead space.



Figure 38 Pleasant Street, looking towards Deardengate, before clearance (n.d.) <http://haslingdens.blogspot.co.uk/2015/08/before-central-flats.html>

There are other examples of empty space throughout the Conservation Area, including the gap site on Helmshore Road (Figure 39) and the overgrown gap site on Bell Street (Figure 14)



Figure 39 Disused space adjacent to Texaco on Helmshore Road

The public realm on Grane Road is an example of one of those spaces with potential for future use and enjoyment. The area has clearly been laid out as a place intended for leisure, with a footpath marked by stone setts hidden beneath overgrowth. There is a bench and a historic lamp post, which is hidden from view. It appears as though this area was used as a viewing platform, but the adjacent trees are overgrown and obstructing any view.



Figure 40 Disused public realm on Grane Road.

### 5.8.1 Edges & Setts

The paving along Blackburn Road, Manchester Road and Deardengate is generally herringbone orientation, some with

borders, and tactile paving at crossing points. Main roads are tarmac. There are limited stone setts within the town, but examples are principally focused around the commercial core, namely at the north of Deardengate, and in historic secondary spaces. The residential areas, and streets leading towards the main crossroads, are characterised by tarmac road and pavement surfaces.



Figure 41 Stone setts at the north of Deardengate

Generally, there is room for improvement for Haslingden's public realm to meet its potential.

## 5.9 Commemorative Plaques

There are some commemorative plaques on buildings within and adjacent to the Haslingden Conservation Area, relating to local individuals and interesting buildings with strong links to the area's industrial past.



Figure 42 Examples of plaques in Haslingden.

These are valuable insights into the hidden history of the area, and should be maintained. Where possible, relevant and appropriate, it would be valuable to erect more of these plaques throughout the town and to expand upon the stories within the existing plaques.

## 6 The Buildings of the Conservation Area

### 6.1 Building Styles, Materials and Colours

#### 6.1.1 Materials



Figure 43 Example of watershot coursing

Haslingden is a principally stone-built town, using stone from local quarries, and many of its earlier vernacular buildings have watershot coursing (Figure 43). The civic buildings of Haslingden town centre have ashlar façades. There are some examples of

brick buildings, though these are few in comparison. Local quarries also provided the materials for the public realm, including stone setts and slabs, though most of these appear to have been removed.

#### 6.1.2 Housing Types

Very little of the earliest housing, dating from the 18<sup>th</sup> century and the 1790s development around Marsden Square, in Haslingden survives. Early 20<sup>th</sup> century clearance schemes removed much of this early housing. Of the examples remaining, The Lindens and Fountain House are wealthier merchants' houses, and 6-8 Church Street were hand-loom shops for cotton weavers, though have been altered. From the same period, Coal Hey is a block of six back-to-back terraced houses that retain much of their external appearance, and demonstrate where things have been taken away, such as the staircase and doorway on the gable end.

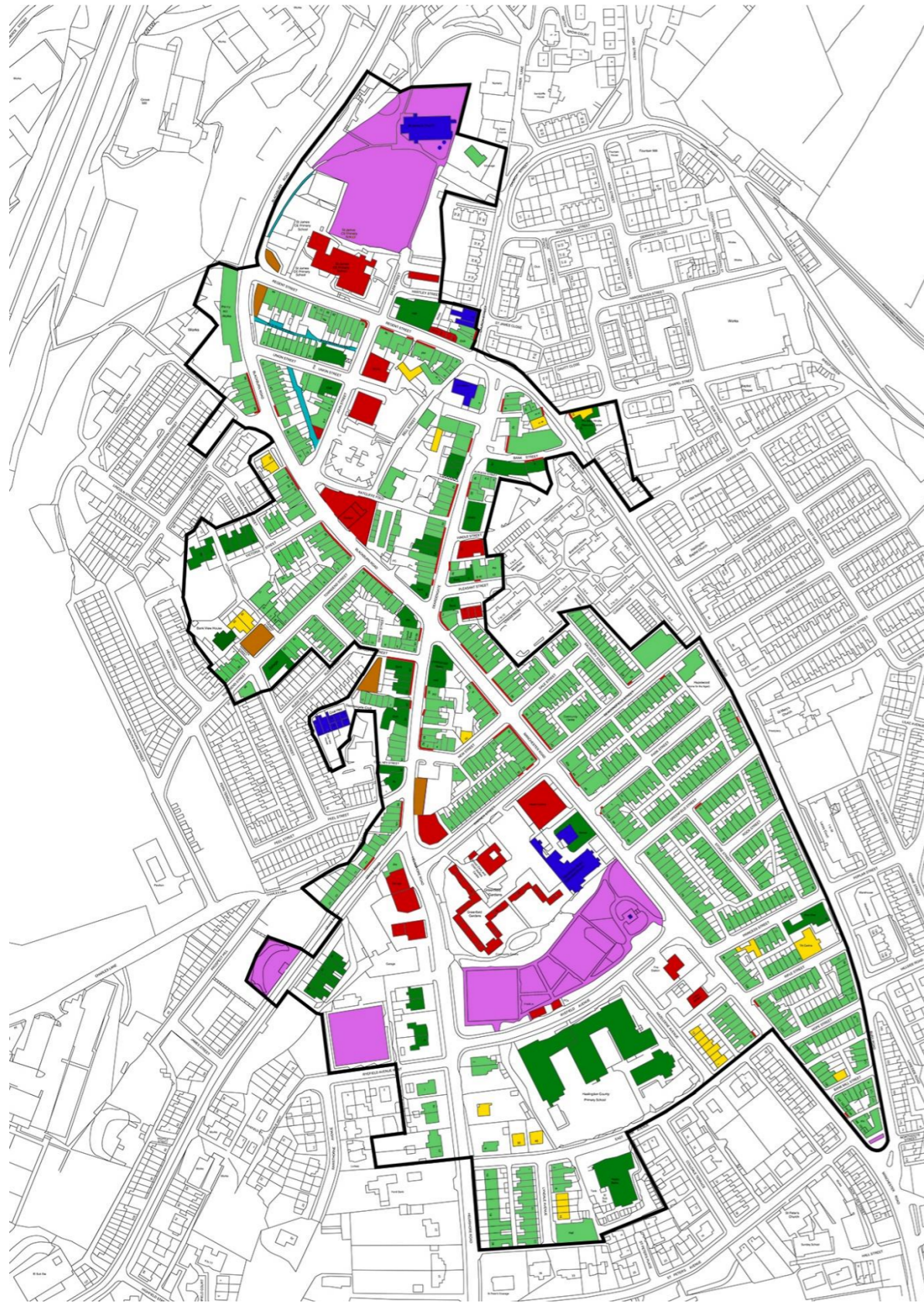
The earliest examples of residential properties in Haslingden, dating from the early 19<sup>th</sup> century, are 4-6 Townsend Street. They are built with watershot coursing, and date from 1842. It is possible that some of the properties along Ratcliffe street also date back to this period, particularly 5-9 and 13-15.

The most densely residential areas of Haslingden lie to the south-east of Pleasant Street, and the south-west of Blackburn Road. Dating from the 1870s-90s, these workers' terraces are uniform stone with pitched roofs, conforming to the minimum standards of the Public Health Act of 1875. Most of these workers houses did not have higher status features such as bay windows.

Pre-20<sup>th</sup> century high status housing is limited. The most evidence for non-worker dwellings is the collection of semi-detached stone buildings in Well Bank. Built in the 1870s, these properties would have been arranged around a formal garden. This garden space still exists, though it is neglected.

The majority of high-status mill-owner properties are south of Haslingden, towards Helmshore.

## 6.2 Positive and Negative Buildings



- Listed assets
- Buildings making a positive contribution (overall)
- Buildings making a significant contribution (overall)
- Buildings making a neutral contribution (overall)
- Buildings & fronts making a negative contribution
- Positive space & public realm.
- Public space in need of improvement.
- Historic space.

Figure 45 Map Key

Though there are not many listed assets within the boundary of the Conservation Area, the townscape is defined by good quality building stock in need of improvement and repair, as well as key buildings that define the space through their size, historic function, or architectural style. Haslingden is a densely built town, though some pockets of positive public green space, such as the memorial gardens and the churchyard of St James provide a valuable variation in character. There are other, smaller pockets of underutilised public realm that have the potential for enhancement.

Some areas in particular would benefit from improvement, and some negative buildings and areas generally detract from the character of the area. There are also a few surviving historic streets, secondary circulation spaces at the north of the Conservation Area boundary. These are rare within the townscape, and contribute greatly to the character of Haslingden.

Figure 44 Positive & Negative Spatial Analysis. A higher resolution version of the map can be found in the appendices, for reference.

## 6.3 Listed Buildings

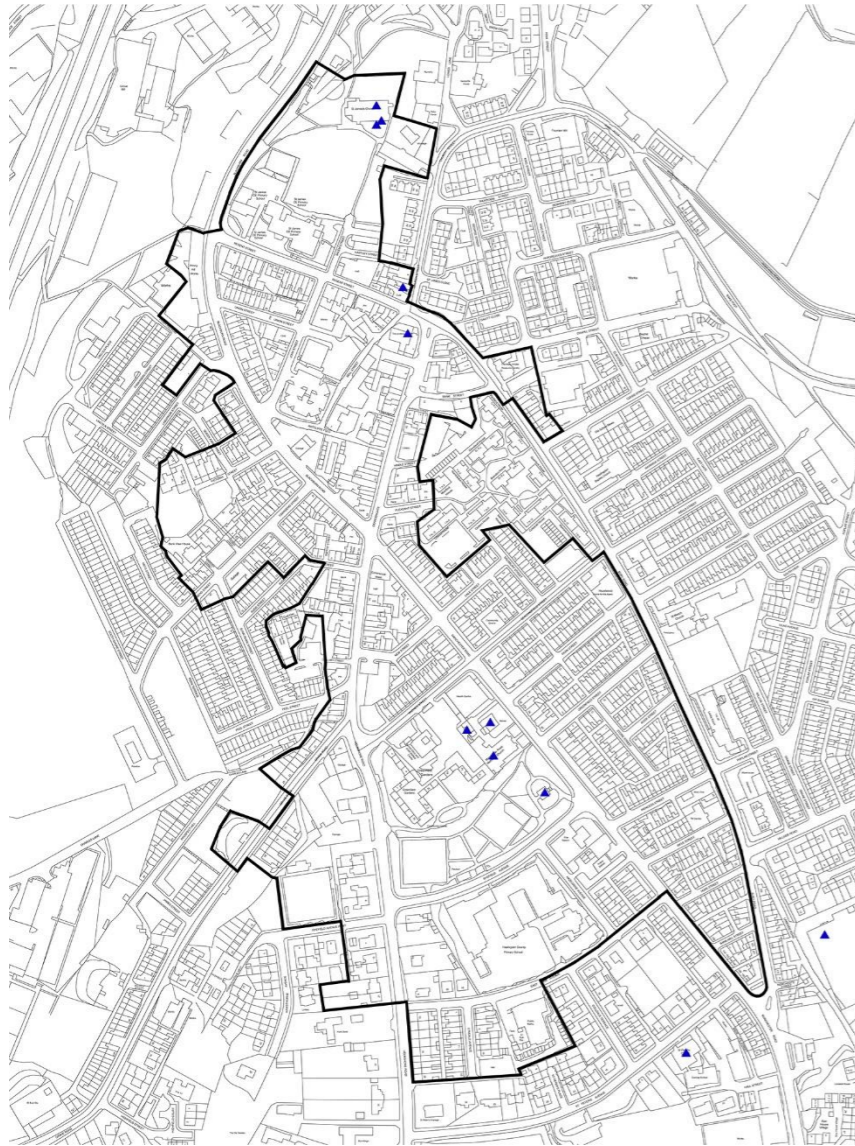


Figure 46 Map showing designated assets (blue triangles) within, and adjacent to, the boundary of the Conservation Area.

There are no grade I listed buildings within the defined urban area of Haslingden, though there are 30 grade II listed structures, and 2 grade II\* buildings, Ewood Hall, dating from 1641.

There are 9 designated heritage assets within the boundary of the conservation area. They are all grade II listed, and 3 of them are monuments. There are two listed buildings outside the boundary, which are also grade II listed.

### 6.3.1 Church of St James



Figure 47 Church of St James

The Church of St James was built in 1780, enlarged and the tower added in 1827, and underwent further alterations in the 19<sup>th</sup> century. The building is watershot coursed, which is a characteristic of historic buildings in this area.

<https://historicengland.org.uk/listing/the-list/list-entry/1361943>

### 6.3.2 Duckworth Monument c10 metres south of Church of St James

Tomb chest to Elizabeth (sic), Daughter of James Schofield, wife of Hugh Duckworth, d.1754. Dressed stone, with panelled sides, lettered lid with some incised decorations.

<https://historicengland.org.uk/listing/the-list/list-entry/1072847>

### 6.3.3 Three linked monuments to members of Lonsdale family, c12 metres south of church of St James.

Three tomb chests with side walls abutting one another. Dedicated to Richard Lonsdale (d.1776), Ellen Lonsdale (d.1770) and John Lonsdale (d.1816). Dressed stone with panelled sides, lettered and decorated lids.

<https://historicengland.org.uk/listing/the-list/list-entry/1163505>

### 6.3.4 6 and 8, Church Street



Figure 48 6 & 8 Church Street

Late 18<sup>th</sup> century house, probably for putting-out manufacturer. Altered in 19<sup>th</sup> century, now 2 shops. Watershot coursed sandstone, in the traditional method for this area.

<https://historicengland.org.uk/listing/the-list/list-entry/1361944>

### 6.3.5 The Lindens



Figure 49 The Lindens

Late 18<sup>th</sup> century merchant's house. Watershot coursed sandstone in the traditional manner, slate roof, with end wall chimneys.

<https://historicengland.org.uk/listing/the-list/list-entry/1163615>



6.3.6 29 Manchester Road



Figure 50 © Robert Wade 2009  
<https://www.flickr.com/photos/rossendalewadey/3984008906/>

Mid-19<sup>th</sup> century caretaker's house to Manchester Road Methodist Church. Rock-faced sandstone with quoins, steeply-pitched slate roof with gable chimneys and stone copings. Included for group value with the Methodist church and 31 Manchester Road.

<https://historicengland.org.uk/listing/the-list/list-entry/1361965>

6.3.7 31 Manchester Road



Figure 51 © Robert Wade 2009  
<https://www.flickr.com/photos/rossendalewadey/3983249939/>

Late 19<sup>th</sup> century Methodist manse. Rock-faced sandstone with dressed bands and carved dressings. Included for group value with the Methodist church.

<https://historicengland.org.uk/listing/the-list/list-entry/1072817>

6.3.8 Methodist Church



Figure 52 Manchester Road Methodist Church, © Robert Wade 2015  
<https://www.flickr.com/photos/rossendalewadey/22644618737>  
<https://www.flickr.com/photos/rossendalewadey/8737376351/>

The church was originally built in 1780; it was later enlarged and the tower added in 1827, and further changed in the later 19<sup>th</sup> century. It is built of watershot coursed sandstone with rusticated quoins and a slate roof.

<https://historicengland.org.uk/listing/the-list/list-entry/1163587>

6.3.9 War Memorial in Memorial Gardens

The war memorial, in polished granite and bronze statuary, dates from 1924. The inscription on the right of the base reads R F Roslyn RSS, and on the left, 1924 E J Parlanti Founder London.

<https://historicengland.org.uk/listing/the-list/list-entry/1163597>

Altogether, listed buildings are very under-represented in Haslingden, although of the structures which are listed, domestic buildings have the best representation, particularly those pre-dating the mid-19<sup>th</sup> century. Industrial structures are very under represented especially given the relatively large proportion of early industrial fabric. This may reflect the poor quality of the

surviving fabric and the substantial alterations for later industrial use.

## 6.4 Locally Listed Buildings

There is no active local list for Haslingden, but Rossendale Borough Council are currently in the process of developing one. Suggestions for the local list should be appropriately scrutinised against criteria laid out by Historic England in *Historic England Advice Note 7: Local Heritage Listing*. Buildings specifically noted throughout this document might provide nominations for the emerging Local List.

## 6.5 Positive Buildings

In addition to the listed buildings named in 6.3 Listed Buildings, there are a large number of unlisted buildings identified in 6.2 Positive and Negative Buildings as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the Conservation Area. Buildings included here have been assessed externally as no internal access was available at the time of inspection. It should also be recognised that buildings not included within this designation still provide a positive contribution to the townscape of Haslingden, particularly in group values of terraces of residential and commercial properties.

### 6.5.1 Residential Buildings

#### 6.5.1.1 7, Helmshore Road.



Figure 53 Rosslye House

Dated 1914, Rosslye House and its neighbours represent the wealthier residential area of Haslingden, situated primarily to the south west. The projecting bays with pitched gables and large glazed windows highlight the status of the buildings.

#### 6.5.1.2 10-20(???) Group of 6 houses (Grane Road)



Figure 54 Grane Road

This terrace group on Grane Road is an attractive and self contained development, responding to the slope of the Road to the south west. The properties appear to be in good condition and retain their boundary wall and gate. One house looks to have retained its original decorative fascias.

#### 6.5.1.3 Unknown address



Figure 55 Unknown

This property sits to the westernmost boundary, as the terrace housing begins to break up towards Well Bank. Its size and design are unique in Haslingden, making it an interesting and important residential building. It is one of the properties dating from the 1870s, laid out around a formal square.

### 6.5.2 Public Buildings

#### 6.5.2.1 Haslingden Primary School, Ryefield Avenue.



Figure 56 Haslingden Primary School

The Central Council School was built in 1914 and opened by Mayor Tom Baxter on the 21<sup>st</sup> August 1915. It forms a distinct and characterful southern boundary to the Conservation Area

6.5.2.2 75 Deardengate, The British Legion



Figure 57 The British Legion, Deardengate

In comparison to some of the more central or significant public buildings, the British Legion building is relatively plainly detailed. However, it retains some interesting features, despite inappropriate modern alterations, and evidence of some condition and damp issues. This building has great potential for enhancing the Deardengate approach.

6.5.2.3 55 Deardengate



Figure 58 55 Deardengate

55 Deardengate is one of the four corners forming the central Conservation Area crossroads. It is one of the most richly

decorated buildings in the whole town, and has a distinctive shape dictated by the corner plot.

6.5.2.4 Haslingden Library, Deardengate



Figure 59 Haslingden Library © Brian Evans 2016  
<https://www.flickr.com/photos/stagedoorjohnnie/27468371136/>

The public library was originally built as the Mechanic's Institute in 1859. Its ashlar facing and grand central porch marks it out as a significant building within the Deardengate streetscape. Though the windows have been replaced with plastic frames, the size of the mullions and transoms remains appropriate for the façade. The attached water fountain has been repurposed into an attractive street planting.

6.5.2.5 Public Hall, Regent Street

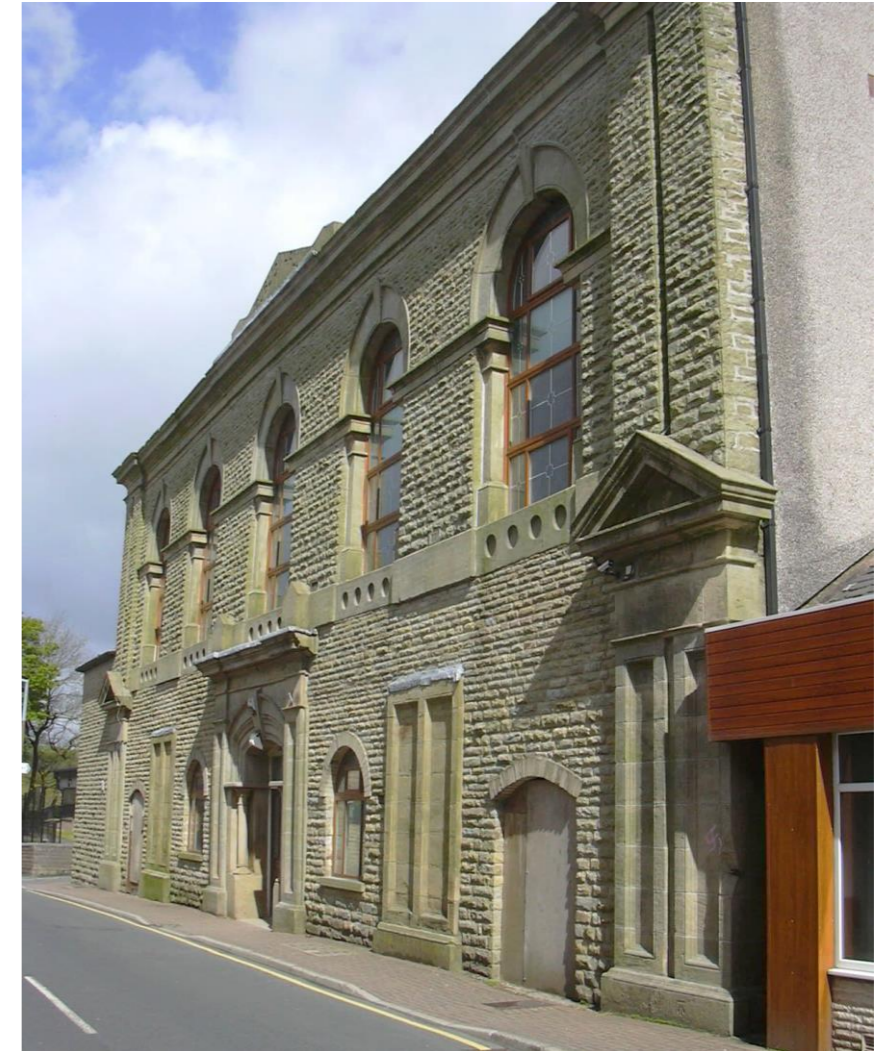


Figure 60 Public Hall © Robert Wade 2012  
<https://www.flickr.com/photos/rossendalewadey/7195381822/>

Built by a private company in 1868, purchased by the council in 1898. It does not appear to presently be in use, and it has undergone some inappropriate alterations, such as window replacements. However, detail of the principal façade on Regent Street is interesting and stands out as an important building in juxtaposition to the surrounding area.

6.5.2.6 The Post Office, Deardengate



Figure 61 Post Office



Figure 62 Post Office building (n.d.)  
<http://haslingdens.blogspot.co.uk/2009/01/deardengate-shops-of-50s60s70s-etc.html>

The Post Office was originally situated in the right hand side of the building (photo above), with a tobacconists occupying a large curved glazed shopfront, which is now lost.

6.5.2.7 Dearden House, 16 Deardengate



Figure 63 Dearden House



Figure 64 Dearden House, (n.d.)  
<http://haslingdens.blogspot.co.uk/2009/01/deardengate-shops-of-50s60s70s-etc.html>

Dearden House is a focal building at the top of Deardengate, facing onto Market Place. It is stylistically noticeable different from the more restrained properties around it. Upon first viewing, it appears that the building has only had minimal external alterations.

6.5.2.8 The Registry Office, Union Street



Figure 65 The Registry Office

This building on the corner of Union Street and John Street was built in the 1890s by the Haslingden Blue Ribbon club, and used as a gym. In 1901 it was opened at the Haslingden Picturedrome, and by 1912 it was the Haslingden Weavers' Institute. It operated as the registry office during the 20<sup>th</sup> century. Most recently, it operated as the Bait-ul-Mukarram Mosque and Islamic Centre, however the property was considered too small to meet the needs of the community. Presently, the building appears to be unoccupied.

6.6.1 Pubs/Commercial Buildings

6.6.1.1 The Bay Horse

The Bay Horse is the second of its name; the first was located on York Avenue. The current Bay Horse received a transferred licence from the York Avenue premises around 1858/9

6.6.1.2 The Roebuck (Charles Lane/Deardengate)



Figure 66 The Roebuck.

The Roebuck survived 20<sup>th</sup> century clearance schemes, when many other inns were taken down. With the New Inn on Bury Road, it is one of the oldest surviving inns in Haslingden. It was built in the 18<sup>th</sup> century, but has been extensively altered since, including a rebuilding scheme in 1896.

The curvature of The Roebuck on the corner of Charles Lane and Deardengate highlights the sweeping topography of Haslingden. It is a low building, and less richly detailed than buildings closer to the town centre, but the retained details are fine and interesting. It has some inappropriate window replacements, drainage facilities and a poorly located satellite dish. The building currently appears to be under or unused, and would benefit from repurposing in order to contribute to the sustainability of the building in the future.

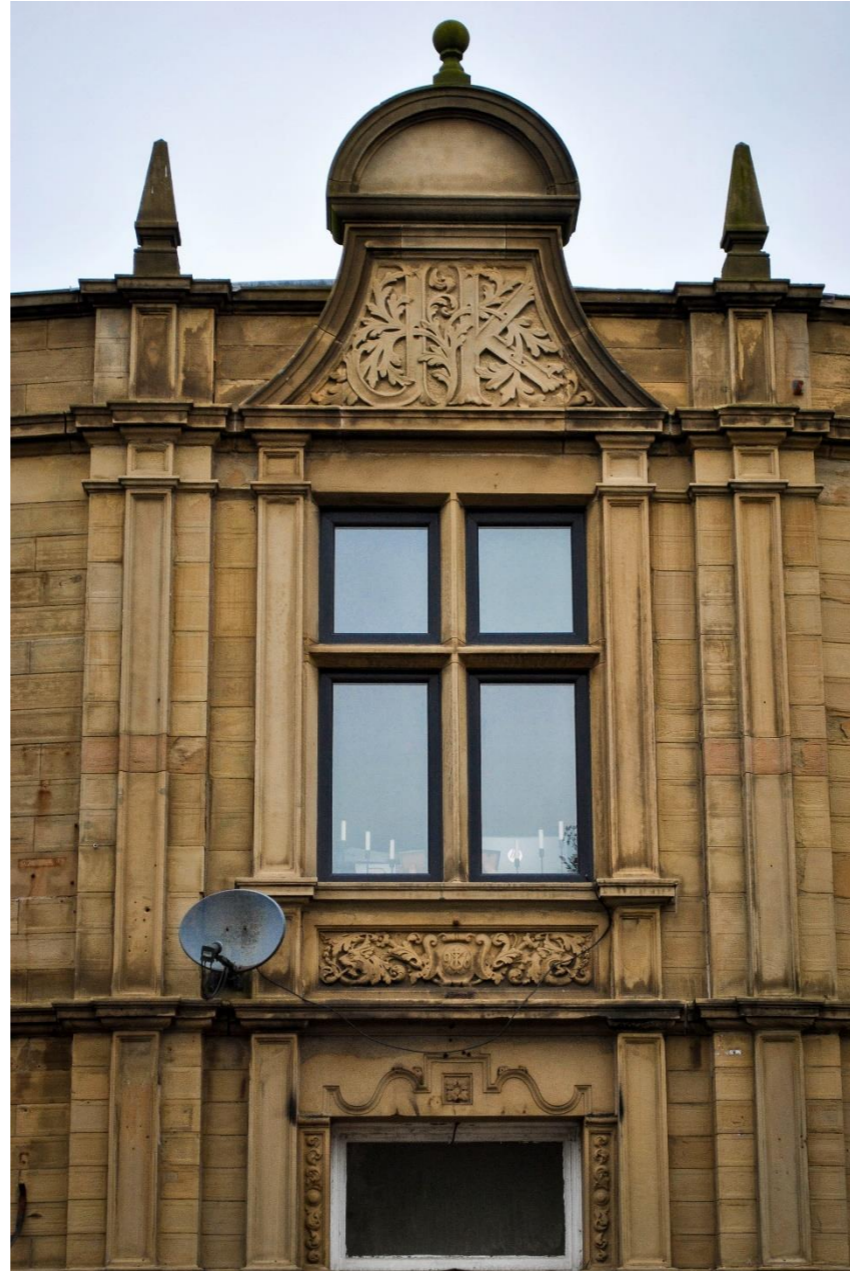


Figure 67 The Roebuck, detail.

6.6.1.3 The New Inn/Veterans in Communities, 12 Bury Road



Figure 68 The New Inn/Veterans in Communities

The New Inn was built in 1790 and survived, along with The Roebuck, the clearance schemes of the 20<sup>th</sup> century, though it was refaced in the 19<sup>th</sup> century, which is when the first-floor bays and associated gables were constructed. It was later renamed the Thorn Inn, and also operated as The Mary Hindle Resource Centre until the Veterans in Communities group took over in 2013-14. During the power loom riots of 1826, the building is said to have housed prisoners. The building has a distinctive triple pitched gable on projecting bays, making it a grand addition to the north of Haslingden.



Figure 69 Invoice from 1800s <http://haslingdens.blogspot.co.uk/2011/05/pubs-that-had-been-there-and-some-which.html>

6.6.1.4 1 Manchester Road, Commercial Hotel



Figure 70 Commercial Hotel

Built around 1830, the Commercial Hotel responds to the curving lines of the Haslingden town centre and contributes to the creation of the Deardengate Crossing. The pub is relatively simple in comparison to other prominent buildings, but moulding and dentilling and ground floor level ads visual interest.

6.6.1.5 The Black Bull Hotel



Figure 71 The Black Bull Hotel

Much like the Roebuck, the Black Bull Hotel responds to the curving lines of Haslingden town centre, meaning that it has a unique and interesting shape. It also forms one of the four corners of the central crossroads, around which the whole Conservation Area is focussed. Built around 1830.

6.6.1.6 39-43 Deardengate



Figure 72 39-43 Deardengate

This property's distinctive triple pitched gables make it stand out on a street predominantly made of smaller 2 storey and larger 3 storey commercial premises. At a high level, it adds visual interest to the view up Deardengate. Unfortunately, bulky modern shopfronts at the ground floor level have either removed, damaged or obscured the original frontage of this building. Sensitive shopfront treatment and associated fabric repairs would help to elevate this building.



Figure 73 39-43 Deardengate (1965)

<http://haslingdens.blogspot.co.uk/2009/02/deardengate-shops-in-1950s-to-1970s-etc.html>

Number 39 has been in known use as a green grocer since c1965. Around this time, the middle unit of 41 was a chip shop, and the current Gregg's at 43 was a bread shop

The triple pitched gable feature is repeated further up the street at 17-21 Deardengate, where the commercial properties at ground floor level have better responded to the interest of the buildings above, creating a more coherent whole.

6.6.1.7 17-21 Deardengate



Figure 74 17-21 Deardengate

17-21 Deardengate have the distinctive triple pitched gables that are more prominent in the north of the Haslingden Conservation Area. At ground floor level, the shopfront pilasters are stone ashlar, which have been retained and well used in the context of modern premises.

6.6.1.8 77 Deardengate



Figure 75 77 Deardengate

In 1851 John Whitaker and his daughter Sarah founded a confectionary shop in 77 Deardengate. Richard Holland was hired to help the business, in 1866, but in 1969 married Sarah and bought into the business. John retired from the business, Richard took over, and the business was renamed to Holland's. Their son Walter expanded the business in the following decades, growing demand in Haslingden and beyond, founding what is now known as Holland's Pies. The present day Holland's Pies is a ubiquitous North West brand, with apparently 92% of North West residents knowing of the company.<sup>35</sup>

<sup>35</sup> <http://www.hollandspies.co.uk/about-us/our-amazing-brand/>

6.6.1.9 32 Deardengate



Figure 76 32 Deardengate, TSB Bank



Figure 77 Trustee Savings Bank c1965  
<http://haslingdens.blogspot.co.uk/2015/08/before-central-flats.html>

6.6.1.10 34 Deardengate



Figure 78 34 Deardengate



Figure 79 34 Deardengate

34 Deardengate is not currently in use. It retains many of its interesting decorative features. External investigation suggests that the building has undergone some alterations, but they have not irretrievably damaged the character of the building.

6.6.2 Ecclesiastical Buildings

6.6.2.1 Church of St James, Church Street



Figure 80 Church of St James

One of the few listed buildings within the Haslingden Conservation Area. The church is situated in an elevated position, looking over the rest of the town to the south.

6.6.2.2 Methodist Church, Manchester Road



Figure 81 Manchester Road Methodist Church, © Robert Wade 2015 (<https://www.flickr.com/photos/rossendalewadey/22644618737><https://www.flickr.com/photos/rossendalewadey/8737376351/>)

The Manchester Methodist Church has a prominent position on the Manchester Road entrance to the town centre. It is situated within a principally residential area, with modern buildings in its near vicinity, therefore it stands out as a landmark building.

6.6.2.3 New Jerusalem Church, John Street



Figure 82 New Jerusalem Church

This Swedenborgian church of 1891, closed in the 90s, and is now used as a gym. It is slightly isolated, situated towards the north-west boundary of the Conservation Area. However, it sits adjacent to the 20<sup>th</sup> Century clearance Character Area and has a positive influence.



6.6.3 Cave Adullam Particular Baptist Chapel



Figure 83 Cave Adullam Chapel

The chapel is not within the Conservation Area boundary, but it is considered to contribute to the variety and interest of the area, especially in the context of other ecclesiastical buildings in the town. It was built in 1859 and opened in 1860.

## 6.8 Negative Buildings

There are some buildings in the town centre of Haslingden that detract from the historic character of the place due to their style and appearance. such as the garage on Helmshore Road (Figure 84). There are also some buildings that have not been cared for properly, and subsequently have a negative impact on the surrounding area, and on the importance of the individual building (Figure 85). In some places, buildings have had extensions or alterations that appear at odds with the character of the area.

### 6.8.1 Helmshore Road Garage



Figure 84 (Disused?) Garage on the corner of Helmshore Road and Warner Street.

The Helmshore Road garage is one of the corner properties visible when approaching the town from the south. Its scale, materials, design, signage are not compatible with the historic buildings in its immediate vicinity. The building is also having a negative impact due to its neglect and closed off street level frontage.

### 6.8.2 67 Deardengate

67 Deardengate has the potential to be a significantly positive building, though currently it is undermined. At street level, inappropriate bin storage obscures the façade onto the principal street. The signage has been placed over the frieze, which retains

the dentil, cornice and moulding, though may be hiding detail behind. It is lit by an inappropriate strip light.

At first floor level, the building appears vacant. The left window underneath the pediment is completely missing, leaving the interior open to the elements.



Figure 85 67 Deardengate



Figure 86 67 Deardengate from Ratcliffe Street

6.8.3 14 Deardengate



Figure 87 14 Deardengate

The former Empire Cinema on Deardengate, looking onto the Market Place, has been extensively altered and refaced, drastically changing its character and having a negative impact on the surrounding buildings. This is generally an area of better quality buildings with appropriate shopfront treatments, therefore it stands out in comparison.



Figure 88 Empire Cinema, c.1960  
<http://haslingdens.blogspot.co.uk/2011/05/empire-and-palace-flicks-and-chips-cost.html>

6.8.4 26 Deardengate



Figure 89 26 Deardengate

26 Deardengate stands out in contrast to its historic neighbours. Its architectural style and materials are entirely at odds with the prevailing character of the historic high street. Due to the significance of Deardengate in the history and development of Haslingden, the building is a momentous detractor. This is heightened by the use of public pavement as unorganised retail space.

6.8.5 Petrol Station on Blackburn Road



Figure 90 Petrol Station Forecourt

It is recognised that the petrol station is a functional space. However, the forecourt creates a space leak on Blackburn road,

breaking up the historic street pattern of the area, and detracting from the terrace housing opposite.

6.8.6 Shopfronts

One of the principal issues reducing the quality of spaces in Haslingden is inappropriate shopfronts, particularly where modern shopfronts have replaced Victorian interventions 18<sup>th</sup> and early 19<sup>th</sup> century buildings. Inappropriate shopfronts can both harm existing fabric, and draw attention from the historic buildings above and surrounding them. There are many examples throughout the town, with a few used here for reference.



Figure 91 11 Grane Road



Figure 92 58, 60 and 62 Deardengate.



Figure 93 2-4 Manchester Road



Figure 94 Deardengate c1900 with 2-4 Manchester Road in the background

## 6.9 Shops and Shopfronts

The active shopping centre of Haslingden is focussed along Manchester Road and Deardengate. It has a mix of independent businesses and high street operators, including many national banks.

The quality of the shopfronts in the area is generally poor and inappropriate. Some examples are provided in 0

Shopfronts. There is evidence of some historic shopfrontages remaining behind modern signage, though they are mostly obscured. In the majority of cases, the buildings containing the shopfronts are also in poor condition, or have undergone modern changes such as uPVC windows, which has a negative impact on the overall view of the façade.

Rossendale Borough Council issued the *Shopfront Design Guide* in 2010, which should be used to guide positive change in regard to shopfronts upon the adoption of the conservation area.

Some properties in the town have already undergone changes to improve their external appearance.

The best examples of shopfronts in Haslingden are:

### 6.9.1 Mannings, 33 Deardengate



Figure 95 Mannings, 33 Deardengate

33 Deardengate retains many of its key features, including timber plinth, moulded panel pilasters and corbels, a large window with narrow mullions, an appropriate fascia size and typography and a retractable canopy.

Unfortunately, the shopfront is obscured by a bin in front of principal window, and highway signage at fascia level.

### 6.9.2 Thomson Barber Shop, 63 Deardengate,



Figure 96 Thomson Barber Shop, 63 Deardengate

63 Deardengate retains many of the desirable shopfront features, including a recessed door, fanlight, large windows with slim millions and transoms, stone pilaster, timber corbels and an appropriately sized fascia.



Figure 97 Thomson Barber Shop, 63 Deardengate - detail

### 6.9.3 Cissy Greens Haslingden, 30 Deardengate

The 30 Deardengate shopfront is generally appropriate, retaining a plinth with a rounded cill, a recessed door with a timber surround, a corbelled and moulded cornice. It has a dutch canopy, in matching colours, though this does not appear to detract and is not an original feature. Photographic evidence suggests that simple straight canvas canopies were historically favoured in Haslingden.

### 6.9.4 Ruby & Daisy, 15 Deardengate



Figure 98 Ruby & Daisy, 15 Deardengate

Ruby & Daisy, and its associated premises, have made good use of their historic shopfronts to present contemporary designs. Unlike shopfront properties further south, these have stone ashlar pilasters with carved corbels. The fascia sizes, typography and colouring are all appropriate. They have retained the large windows, with details in the window lights and recessed doorways.

### 6.9.5 PJ Brown Antiques, 6 and 8, Church Street



Figure 99 PJ Brown Antiques, 6 & 8 Church Street

& 8 Church Street is perhaps the most complete example of a historic shopfront in Haslingden. It retains its 17<sup>th</sup> century proportions, but alterations in the 19<sup>th</sup> century gave the ground floor its extensively glazed shopfront. It retains its stone plinths, recessed doors, pilasters and corbels, though its fascias are narrow and unused.



Figure 100 Haslingden Tyres, 2-4 Regent Street

A unique and characterful shopfront, retaining many original features, but requiring some fabric repair. This shopfront makes interesting use of its corner position by angling the door and using feature columns to mark the entrance, along with tile work. The cornice is richly dentilled and corbelled, and the paint scheme is appropriate.



#### 6.9.6 Hamers Solicitors, 6 Manchester Road

6 Manchester road has a double fronted shopfront with a recessed central doorway. The door surrounds and plinth are panelled, and the fascia is appropriately sized, although does not currently bear any advertising.

# 8 Character Areas

## 8.1 Introduction

The Haslingden Conservation Area is a complex collection of buildings and spaces that has developed over centuries. The Character Areas outlined below aim to separate the whole Conservation Area into 5 distinct parts that are defined by shared elements. 5 Character Areas have been established, with a general description and summary of positive and negative features listed here for reference.

- Character Area 5: Public Buildings/Spaces & Individual Housing



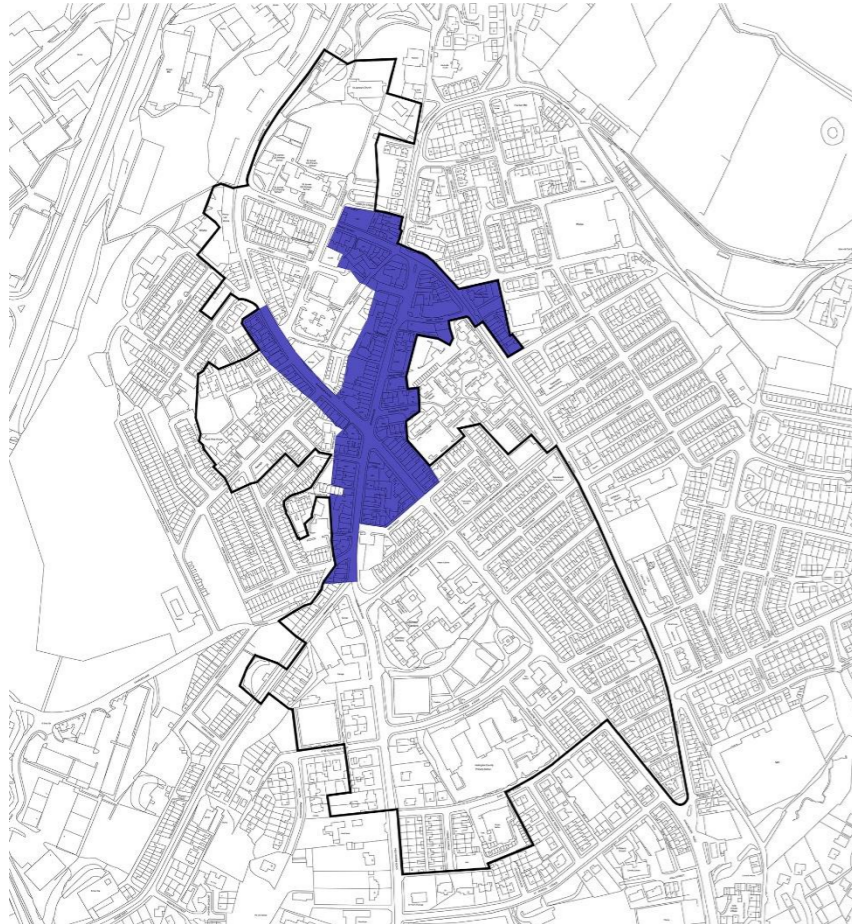
Figure 101 Character Area Map

The 5 Character Areas are:

- Character Area 1: Commercial Centre
- Character Area 2: Terraces (including Byelaw)
- Character Area 3: Church & Yard
- Character Area 4: 20<sup>th</sup> Century Clearance & Rebuild

## 8.2 Character Area 1: Commercial Centre

### 8.2.1 General Description



The commercial centre is focussed along Deardengate, Manchester Road and Blackburn Road, extending to the Market Place north of Deardengate.

### 8.2.2 Key Positive Features

- The Lindens and adjacent tree.
- The replacement Big Lamp.
- Variety of two and three storey properties from different periods, in different styles.
- Deardengate crossroads.
- Market place (Figure 102).
- Outward views down Manchester Road.
- Glimpse views.
- Local businesses, such as bakeries and butchers.

- A variety of municipal and public buildings with interesting detail.
- The Roebuck, one of the oldest surviving pubs in Haslingden.



Figure 102 Market Place



Figure 103 The original Big Lamp, date unknown.



Figure 104 View from Deardengate looking down Ratcliffe Fold.

### 8.2.3 Key Negative Features

- Pervasive nature of inappropriate modern additions, most especially uPVC windows and doors, other modern materials, and satellite dishes.
- Neglected buildings in decline.
- Vacant buildings.
- Vacant first floors.
- Heavy traffic.
- Poor quality shopfronts.
- Inappropriate modern buildings.
- Loss of historic surfaces.



## 8.3 Character Area 2: Terraces (including Byelaw)

### 8.3.1 General Description



The byelaw terraces make a valuable contribution to the understanding and character of Haslingden. Their densely packed grid system gives the area order, whilst also creating interesting and terminated views due to the street patterns in collaboration with the sloping topography of the town. Some byelaw terrace properties still have associated outhouse structures visible against the boundary walls. These areas are interspersed with ecclesiastical buildings that break up the consistency of the terrace rows. Most terraces are two storeys, but some three storey properties exist, including those on Park Street.

### 8.3.2 Key Positive Features

- Some properties with boundary walls and bay windows.
- Sloping topography.

- Terminated views.
- Potential evidence of mason marks.
- Consistent aesthetic approach, forming a straight line down Manchester Road into the town centre.
- Additional higher status buildings as the terraces break up.
- The Well Bank and associated semi-detached houses
- Coal Hey.
- Pre-19<sup>th</sup> century houses on Townsend Street.



Figure 105 Example terminated view through terraces



Figure 106 Corner of Manchester Road & Rifle Street

### 8.3.3 Key Negative Features

- Poor fabric condition.
- Poor quality additions and extensions.
- Loss of historic boundary walls.
- Extensive use of uPVC and other modern materials.
- Traffic and parking.
- Satellite dishes.
- Loss of historic street finishes.

## 8.4 Character Area 3: Church & Yard

### 8.4.1 General Description

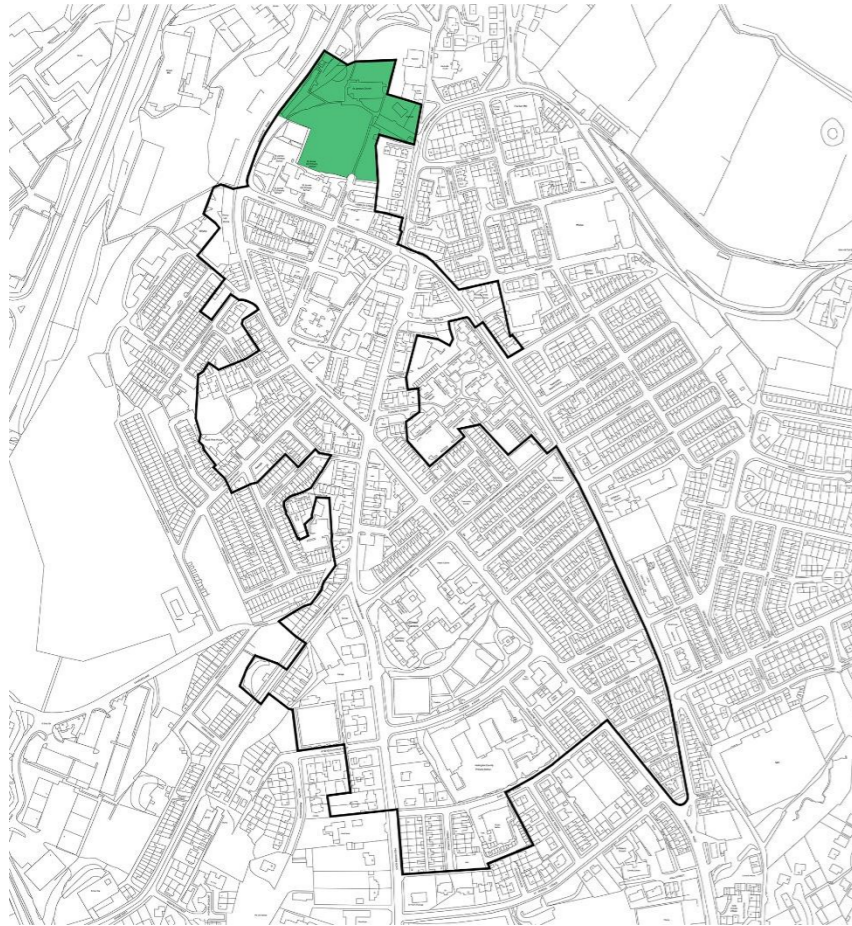


Figure 107 View from the Church of St James

### 8.4.3 Key Negative Features

- View over carpark.
- View of the back of the school.
- Green security fence.

Although there are a variety of ecclesiastical buildings throughout Haslingden, the Church of St James has the most prominent position and amount of associated land. It is also the only church that is listed, and the significance is enhanced through the designation of monuments within the church yard, also. The area is not available for change and development, but should be carefully managed to preserve its character.

### 8.4.2 Key Positive Features

- The Church of St James.
- Listed monuments in the church yard.
- Views to and from the church.

## 8.5 Character Area 4: 20<sup>th</sup> Century Clearance & Rebuild

### 8.5.1 General Description



This is not the only area of 20<sup>th</sup> century clearance in Haslingden, but it falls in the centre of the Conservation Area, adjacent to the commercial centre.

### 8.5.2 Key Positive Features

- Haslingden Market's potential as a community space
- Interesting historic features, such as the wall along Bell Street with associated industrial elements.
- Potential for reuse of a gap site.



Figure 108 Haslingden Market

### 8.5.3 Key Negative Features

- Haslingden Market is closed most of the week and thus creates dead space in a central location.
- Neglected gap site, post-demolition.
- Breaking up of space between the modern buildings and additional car parking.
- Concentration of modern buildings without much character in the transitional space between the large houses of Character Area 5 and the more densely populated housing and commercial spaces from Character Areas 1 and 2.
- Haslingden Health Centre

## 8.6 Character Area 5: Public Buildings/Spaces & Individual Housing

### 8.6.1 General Description



The south of Haslingden Town Centre is less densely populated. It has a wealth of buildings dating from the beginning of the 20<sup>th</sup> century. These are of high quality, and add value to the area.

### 8.6.2 Key Positive Features

- Memorial Garden.
- Public open space, including bowling greens.
- Haslingden Primary School.
- Individual and semi-detached large properties along Helmshore Road.
- Sympathetic modern buildings.
- Group of 6 houses on Grane Road.
- Methodist Chapel.
- Public Baths



Figure 109 Example of higher status terrace on Helmshore Road

### 8.6.3 Key Negative Features

- Gap site adjacent the petrol garage.
- Use of uPVC windows and doors.
- Use of other unsympathetic modern materials.

## 9 Summary of Key Features

### 9.1 Key Positive Features

- Interesting and varied layout and building pattern due to topography, medieval settlement, and subsequent phases of development.
- Wide views looking outwards to surrounding countryside.
- Narrow views internally, creating visual interest and framing.
- The commercial centre around the Deardengate crossroads, which has been the focus of Haslingden for over 150 years.
- Associated interesting building stock that intrinsically inform the character of the area.
- An extensive array of ecclesiastical buildings from a variety of denominations, in a variety of active and contemporary uses.
- 19<sup>th</sup> century shop conversions of earlier properties.
- Interesting local histories and stories, such as those marked by blue plaques, and the foundation of Holland's Pies.

### 9.2 Key Negative Features

- **Conservation Area Boundary.**  
The originally proposed Conservation Area Boundary was found to exclude much of Haslingden's special interest. It was not representative of the variety of spaces in the town, and their corresponding areas of history. The revised boundary is intended to better encapsulate Haslingden's unique sense of place.
- **Traffic management, car parking and pedestrian priority.**  
The centre of Haslingden is dominated by cars, despite the area being a key shopping area. A traffic management strategy may help to ease the volume of both cars and lorries using this space. On-street parking also restricts some of the central roads.

- **Public realm strategy and funding to implement it.**  
With a few noted exceptions, most of the public realm areas are poorly managed. Where they remain, historic street surfaces should be retained and protected.
- **Care of open spaces.**  
As Haslingden has a limited amount of green space, areas such as Well Bank need better management to preserve the significance of this group of houses, subsequently enhancing their significance.
- **Building condition and associated investment.**  
Ranging from small workers' terraces to large public buildings, there is a high number of buildings in Haslingden that have been neglected, or poorly cared for, that would benefit from investment. Some buildings are also at risk due to either total or partial vacancy. Funding streams to support these vital works should be explored, such as the Heritage Lottery Fund.
- **Shopfronts.**  
Poor quality and inappropriate shopfronts in historic buildings are one of the key factors contributing to the degradation of Haslingden's character and sense of place. There is some potential for evidence of historic shopfronts behind modern alterations, which should be explored. Shopfront Design Guidance should be developed specifically for Haslingden to control the management of change in the town centre.
- **Article 4 direction.**  
Article 4 directions seek to limit the permitted development rights on designated areas to control changes to the building and environment. The implementation of limited and specific Article 4 direction in Haslingden, covering items such as satellite dishes, advertising signage, and new construction, could help to greatly improve the character of the area moving

forward. The Article 4 is not intended to restrict development, but instead to encourage development that is sympathetic to the context of the Conservation Area.



- **Statutory list.**

The stock of historic buildings in Haslingden should be reviewed to establish whether there are any properties that would benefit from Historic England designation and protection.

- **Unlisted buildings.**

Haslingden has a good selection of buildings that are of special local interest and suitable candidates for a local list. There is no currently adopted local list available. Rossendale Borough Council are developing a list, which should be made readily available.

- **The care of trees.**

There are very few trees in Haslingden town centre, though there are more as the street patterns diffuse to the south and west. Some are protected by TPO, and should be treated with special care. Opportunities for further tree planting should be explored whenever possible.

- **The control of satellite dishes.**

Satellite dishes are prevalent on principal street-facing facades throughout Haslingden. Especially in terraced areas, these significantly alter the character of the area.

- **Site specific improvements.**

Many sites throughout the Conservation Area require work, however the following have been isolated for priority.

- Streetscape and shopfronts around Deardengate, Manchester Road and Blackburn Road.
- Appropriate development of gap sites on Helmshore Road and Bell Street.
- Public Baths.
- Haslingden Market.
- Gap site adjacent to Texaco on Helmshore Road.
- Site of former Police Station.



## 10 Conservation Area Management

### 10.1 Introduction

#### 10.1.1 The Purpose of the Management Proposals Plan

The first part of this document, the *Character Appraisal*, has identified the special positive qualities of the Haslingden Conservation Area, which make the conservation area unique. This section of the document, the *Management Proposals Plan*, builds upon the positive features and addresses the negative features that have been identified. This identifies 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 Historic England, *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.

It is recommended that this document be developed into a comprehensive Conservation Area Management Plan, to address specific requirements of the area.

The council conducted public consultation on the establishment of the Haslingden Conservation Area, which was widely available in the Borough. It was included in the Local Plan, which was available for drop in consultation, and online between August and October. There will be a further consultation before implementation of the Conservation Appraisal or following Management Plan.

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.

Adoption of this document will be the responsibility of the Rossendale Borough Council committee.

### 10.2 Conservation Area Boundary Review

The originally proposed Conservation Area Boundary was found to exclude much of Haslingden's special interest. It was not representative of the variety of spaces in the town, and their corresponding areas of history. The revised boundary is intended to better encapsulate Haslingden's unique sense of place.

### 10.3 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 that could be implemented in the future, if 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.

#### 10.3.1 Traffic Management, Car Parking & Pedestrian Priority

Despite being a compact area, there are high volumes of traffic through Haslingden's main streets, causing difficulties for drivers and pedestrians alike.

Areas of particular concern are:

- Deardengate – high volumes of traffic, including large vans and lorries. On-street parking restricting access in some places.
- Deardengate crossroads – high volumes of traffic, including large vans and lorries. Difficult for pedestrians to cross.
- Manchester Road – high volumes of traffic, including large vans and lorries.
- Blackburn Road – high volumes of traffic, including large vans and lorries.

#### **RECOMMENDED ACTION 1**



If opportunity and resources permit, the Borough Council should work with the County Council to improve pedestrian and cycle safety in the town centre. There should be a comprehensive review of traffic flow, pedestrian crossings, pedestrianised areas, and facilities for cyclists.

### 10.3.2 Public Realm Strategy

The quality of public realm in Haslingden is generally poor. There are some examples of historic street surfaces, which should be retained and protected. Haslingden would benefit from a coherent scheme of improvements based on a strategy of key specific area improvements, and a programme for their management. There is also potential to engage the local community.

#### **RECOMMENDED ACTION 2**

The Borough Council should work with the County Council to bring forward improvements to the public realm in Haslingden, including the provision of a Public Realm Strategy and associated design guidance.

### 10.3.3 Building Condition & Associated Investment

There are a number of high quality historic buildings in the conservation area that are at risk due to vacancy, neglect, and previous modern interventions. Some of these have been identified in 6.5 Positive Buildings.

#### **RECOMMENDED ACTION 3**

Prioritise the repair and reuse of any vacant building or floor space. This will reduce the risk of vandalism and arson. The Borough Council should seek to negotiate with building owners, implementing statutory powers if resolution cannot be reached.

The Borough Council should also seek sources of funding to support the care of these buildings on different scales. The priority funding source would be the Heritage Lottery Fund, to apply to their Townscape Heritage funding stream before the organisation's funding review. The deadline for applications is December 2017.

Other funding bodies that could be consulted include the Haslingden Task Force and Architectural Heritage Fund.

### 10.3.4 Shopfronts

The overall quality of shopfronts in Haslingden is poor. There is evidence of retained historic shopfronts, and these should be preserved and enhanced. There are also modern shopfronts that have a harmful impact on the sense of place and detract from the quality of the building they are situated in.

In 2017, some shopfronts have undergone works due to grant funding.

#### **RECOMMENDED ACTION 4**

If resources and opportunity arise, the Borough Council should seek to develop a Haslingden-specific Shopfront Design Guide, based on fabric investigations and historical research. This will help to manage alterations and new shopfronts moving forward.

The Borough Council should seek to negotiate with business owners, perhaps as part of a funding programme, to make changes to shopfronts harming the character of the area.

### 10.3.5 Article 4 Direction

There is a great deal of high quality, mainly 19<sup>th</sup> century housing within the conservation area. An Article 4 direction may help to limit further inappropriate development, such as the ubiquitous use of uPVC windows and doors and other modern materials.

#### **RECOMMENDED ACTION 5**

The Borough Council should consider implementing Article 4 directions on those areas most at risk of further inappropriate changes and development. They should communicate the purpose and impact of the Article 4 direction to all owners potentially affected. Details of any forthcoming Article 4 direction should be covered in more depth in a future Conservation Area Management Plan.

### 10.3.6 Statutory List

Historic England may be prepared to consider a small number of new listings if sufficient information is provided about the proposed listed building. This could be provided by local amenity groups. Given the shortage of resources, this could focus initially on the Conservation Area but could move into areas beyond the designated boundaries in due course. At the very least, some of these could also be considered for the creation of a new Local List for Haslingden.

#### **RECOMMENDED ACTION 6**

Working with local amenity groups, the Borough Council should consider requesting that additional buildings are added to the statutory list for Haslingden.

### 10.3.7 Unlisted Buildings

Haslingden should be assessed for buildings that should be considered for local, or even statutory listing. Initial analysis has highlighted the following buildings as potential candidates for local listing:

- Public baths.
- 10-20 Grane Road
- Well Bank houses, off Victoria Square
- Haslingden Primary School
- The British Legion, 75 Deardengate
- 55 Deardengate
- Haslingden Library, Deardengate
- Dearden House, 16 Deardengate
- The Registry Office, Union Street
- The Bay Horse
- The Roebuck
- The New Inn/Veterans in Communities
- The Black Bull Hotel
- 39-43 Deardengate
- 17-21 Deardengate
- 77 Deardengate
- 32 Deardengate
- 34 Deardengate





- Methodist Church, Manchester Road
- New Jerusalem Church, John Street

**RECOMMENDED ACTION 7**

The Borough Council should seek to complete the evolving local list, and make it publicly accessible. It is recommended to work with local community groups to develop the understanding of Haslingden's heritage assets, and keep a comprehensive list.

**10.3.8 The Care of Trees**

Within all conservation areas, anyone intending to carry out works to a tree greater than 75mm diameter at 1.5 metres above the ground must give the Borough Council six weeks written notice before starting work. 'Work' is defined as lopping, topping, or felling, and includes heavy pruning of branches. This 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.

The most significant trees within the Haslingden Conservation Area are marked on the Townscape Appraisal Map.

**RECOMMENDED ACTION 8**

The Borough Council should continue to monitor the management of trees within the conservation area, and consider serving Tree Preservation Orders where a particular tree is under threat.

Where possible, new street trees should be included in any enhancement proposals.

Private owners should be encouraged to care for their trees and to plant new trees, of the correct species, where appropriate.

**10.3.9 The Control of Satellite Dishes**

Satellite dishes currently present on buildings within the Haslingden Conservation Area were erected before it was designated as such. However, efforts should be made to avoid further installation of satellite dishes in prominent places in the future, and to facilitate the removal of redundant units, where possible.

**RECOMMENDED ACTION 9**

No further satellite dishes should be allowed on front roof slopes or elevations within the Conservation Area.

**10.3.10 Site Specific Improvements**

Several sites or buildings within the Conservation Area need enhancement or redevelopment.

Some key buildings identified for investment include:

- The British Legion, 75 Deardengate
- Haslingden Library, Deardengate
- The Post Office, Deardengate
- 67 Deardengate
- Public Hall, Regent Street
- The Registry Office, Union Street

**RECOMMENDED ACTION 10**

The Borough Council should work with property owners, the County Council, and the local community to try and ensure that at risk buildings are improved and redeveloped where appropriate. The enhancement of key buildings within the Conservation Area has the potential to increase the aesthetic value of the place, enhancing public enjoyment of the town centre.

**10.4 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. As a result, a five year review cycle is now considered 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 Haslingden Conservation Area, and to involve the community in any proposals for enhancement (subject 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 Haslingden Conservation Area on a three yearly basis;
- Review the Haslingden Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Haslingden Conservation Area Management Proposals Plan on an annual basis.



## 11 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,  
The Business Centre,  
Futures Park,  
Bacup,  
OL13 0BB

Tel: 01706 238630

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



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4. 'Townships: Haslingden', in *A History of the County of Lancaster: Volume 6*, ed. William Farrer and J Brownbill (London, 1911), pp. 427-433. British History Online <http://www.british-history.ac.uk/vch/lancs/vol6/pp427-433> [accessed 19
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7. Woodcock, Thomas. *Haslingden: A Topographical History*. Manchester: Chetham Society, 1952.

Lancashire LXXI.SE (includes: Haslingden.) Revised: 1938  
Published: 1947

## 13 Appendices

### 13.1 Maps

Lancashire LXXI (includes: Haslingden; Oswaldtwistle.) Surveyed: 1844 to 1845 Published: 1849

Lancashire LXXI.SE (includes: Haslingden.) Surveyed: 1891 to 1892  
Published: 1894

Lancashire LXXI.12 (includes: Haslingden; Rawtenstall) Revised: 1909  
Published: 1911

Lancashire LXXI.12 (includes: Haslingden; Rawtenstall) Revised: 1928  
Published: 1930

Lancashire LXXI.SE (includes: Haslingden.) Revised: 1928  
Published: 1931