

**CONSERVATION AREAS -
PROPOSED ADDITIONS AND
EXTENSION**

**CONSULTATION ON THE DRAFT LOCAL
PLAN (REGULATION 18)**

24th July 2017 – 9th October 2017

Rossendale
BOROUGH COUNCIL

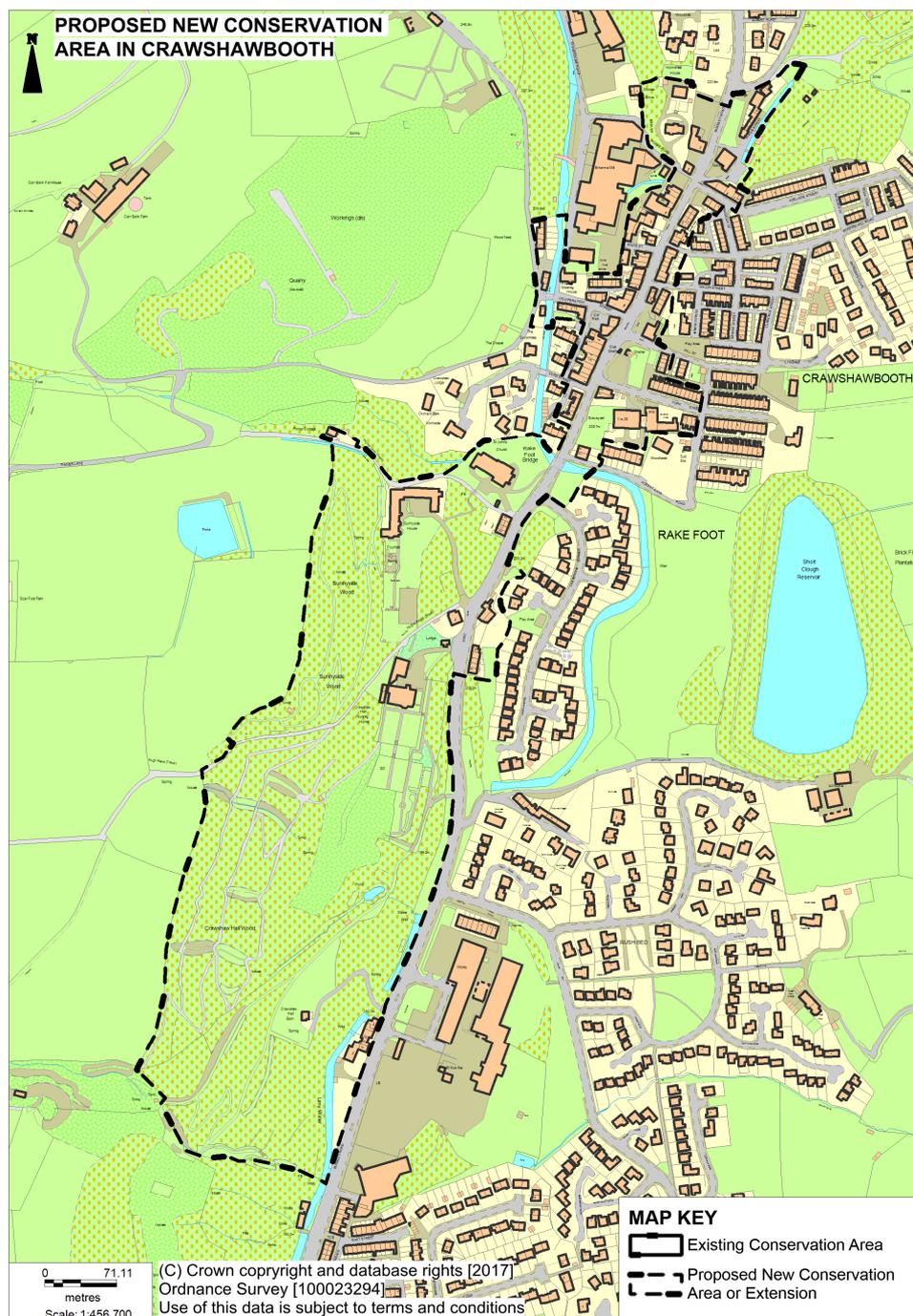
Introduction

The creation of Conservation Areas is undertaken by the Local Planning Authority where they have identified that an area has definite architectural quality and / or historic interest and it is worthy of protection. This protection, which is guided by Conservation Appraisals and Management Plans and the implementation of Article 4 directions, ensures that the area is managed and developed in an appropriate manner to ensure the retention of its special character.

Rossendale Borough Council is currently proposing the creation of four new Conservation Areas at Crawshawbooth, Haslingden, Helmshore and Newchurch. We are also proposing an extension to the existing Chatterton and Strongstry Conservation Area to include an area of Stubbins.

Crawshawbooth

The proposed area is justified by the variety and continuity of townscape and individual buildings. Crawshawbooth is a linear settlement of a type that is characteristic to the Rossendale Valley, grouped in a long single main route, constrained on either side by a river and the lower slopes of the valley. The best example of the townscape is on either side of Burnley Road north of the bridge over Limy water with stone built shopfronts and a mix of some large civic and commercial buildings which forms an attractive and well preserved street scene. To the south of the river, the character of the proposed area changes from townscape to landmark buildings in mature grounds. The architectural links such as the visibility of the church and the gatehouse group to the main house. There are also historic links through the former ownership of the parsonage which add to the justification of the inclusion of this area.



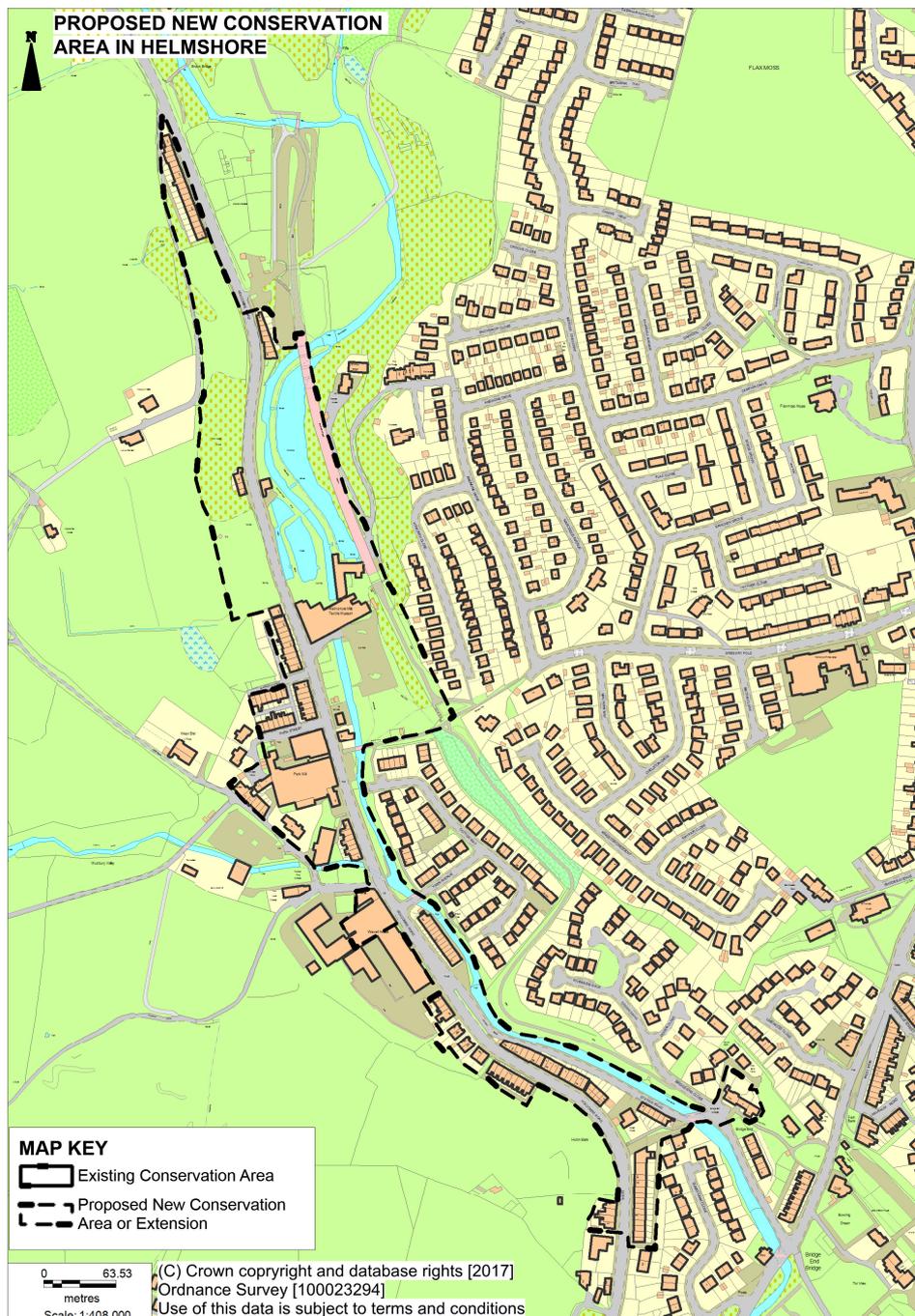
Haslingden

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.



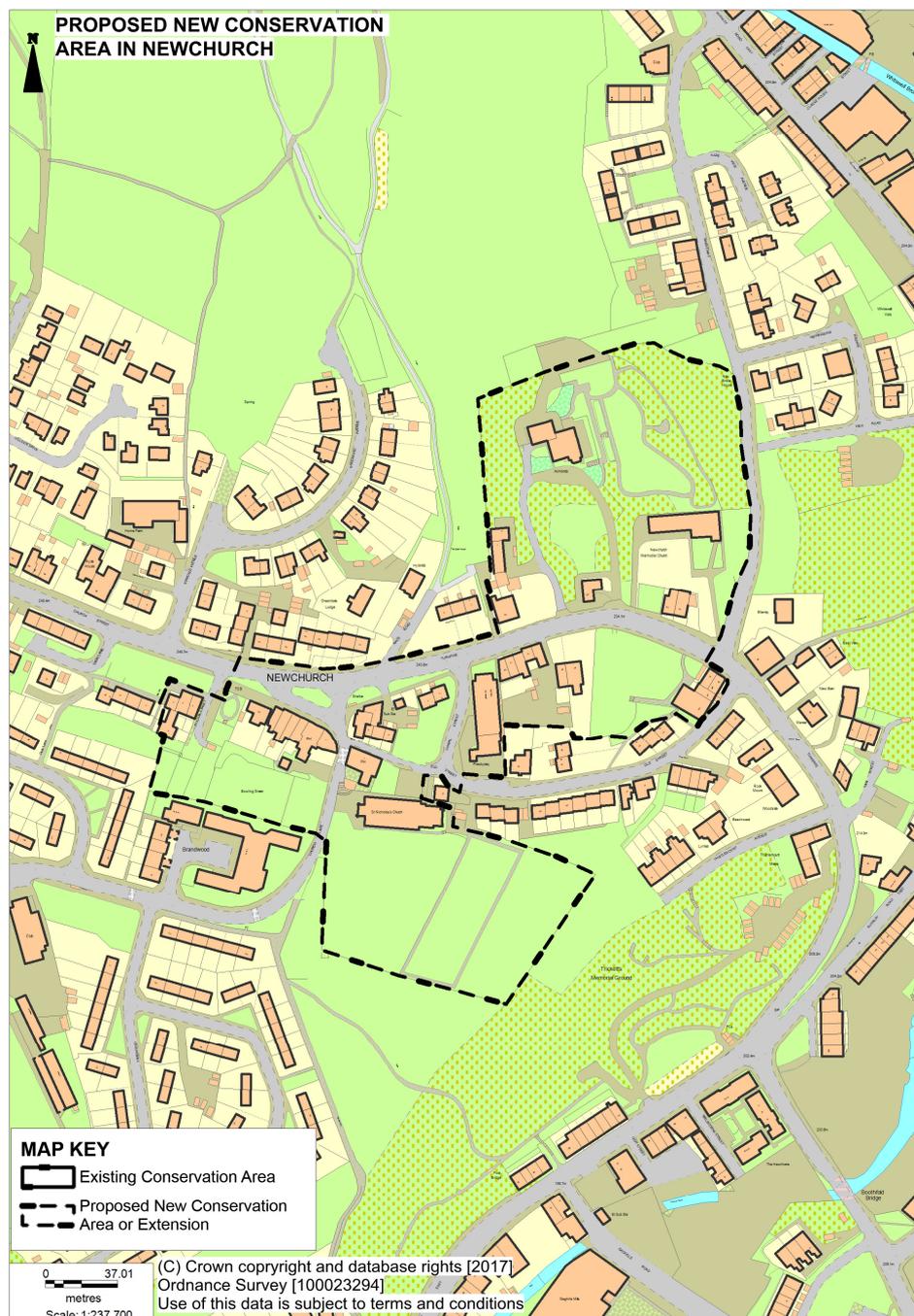
Helmshore

The proposed area for Helmshore focuses around the industrial heritage within the area. Helmshore again is a linear settlement. The proposed area has retained a large number of mill buildings fronting the main road, including the historic Higher Mill (Scheduled Ancient Monument) and its associated complex of mill ponds. The physical constraints within the area including the river Ogden and narrow valley have helped to protect the area and have made focal features. The topography has produced a distinctive pattern of resident development with a complete row of cellar-dwelling types of properties on Station Road. There is a variety of 19th Century housing types. While the most significant architectural group of Higher Mill is already protected by Listing and scheduling, this does not protect the wider group community including several other mills which are also an integral part of the area's industrial history.



Newchurch

The proposed area contains surviving elements from one of the earliest identified settlement sites in the Borough. The area focuses around the historic Grade II* Church of St Nicholas, which originally dates from the very early 16th Century, with several other properties within the immediate area being of a similar date. There has been redevelopment in the 20th Century especially on the north side of church street/Turnpike, which has seen the loss of the settlement's original character, but there are still intact groups of properties which survive at the west end of Old Street. To the west a second more dispersed group of properties, around the junction of Old Street and Turnpike along with the Listed grounds at Ashlands, are an addition to the proposed area which includes evidence of nonconformist chapels. Although the area has seen unsympathetic modern development, the core of this area retains its historic sense of place, scale and detail.



Addition – Chatterton and Strongstry

The proposed addition to the existing Conservation Area is the inclusion of a small hamlet to the South West. The area forms a mix of building types mostly associated with the woollen and print works that existed in the area, noting that the earliest dwellings in this area are from the early 1600's. The group occupies a quiet cul-de-sac and comprises short terraces of different types set at different levels. The majority of buildings front Stubbins Street and East View. Closer to the railway on Stubbins Vale Road is a group of more unusual domestic scaled properties with steep pitched roofs. The railway association also makes the inclusion of the skew arched bridge on Bolton Road north appropriate.

