

Report Title:	Designation of new Conservation Area and Adoption of the Waterfoot Conservation Area Appraisal and Management Plan (CAAMP)		
Report to:	Council	Date:	8 th July 2026
Report of:	Head of Planning	Cabinet Portfolio:	Planning
Cabinet Lead Member:	Councillor S Barnes	Wards Affected:	Hareholme and Waterfoot
Key Decision:	<input checked="" type="checkbox"/> Forward Plan	<input checked="" type="checkbox"/> General Exception	<input type="checkbox"/> Special Urgency
Integrated Impact Assessment:	Required:	Yes	Attached: Yes
Contact Officer:	Anne Storah	Telephone:	01706 252418
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Valley Plan Priorities	Thriving Local Economy: This involves securing new inward investment, creating a sustainable economy, matching local skills with future job opportunities, and supporting town centres as unique destinations.	<input checked="" type="checkbox"/>
	High Quality Environment: This includes having a "clean and green" local environment, reducing the borough's carbon footprint, improving waste and recycling rates, and delivering new homes with a good mix of housing tenures.	<input checked="" type="checkbox"/>
	Healthy & Proud Communities: This priority focuses on improving the health and physical/mental wellbeing of residents, reducing health inequalities, ensuring access to better leisure facilities and health services, and fostering a sense of pride in the community.	<input type="checkbox"/>
	Effective & Efficient Council: The aim is to provide good quality and responsive services, embrace new technology, be a financially sustainable council with a commercial outlook, and ensure sound governance.	<input type="checkbox"/>

1. PURPOSE OF THE REPORT AND EXECUTIVE SUMMARY

- 1.1 It is being considered to designate a Conservation Area focussing on Waterfoot town centre. A Conservation Area Appraisal undertaken to understand Waterfoot's character, was consulted on in autumn 2025, together with an associated Management Plan. Following the consultation the proposed Conservation Area was enlarged to the north to include Gaghills and a further targeted consultation was undertaken. Please see para 4.1 below.
- 1.2 The Conservation Area Appraisal and Management Plan (CAAMP) highlights that Waterfoot has significant townscape quality including a number of interesting buildings of 19th and early 20th century origin (e.g. Trickett's Arcade, the former Lancashire and Yorkshire bank, and Bridge End House). Traditional craftsmanship and techniques can be found throughout, embodied in a range of architectural features. The Management Plan proposes measures to re-establish this character to enhance the appearance of the Conservation Area overall.
- 1.3 This report summarises the responses received and explains the next steps to designating the area as a Conservation Area and the implications of this designation and approval of the Conservation Area Appraisal and Management Plan (CAAMP).

2. RECOMMENDATIONS

That Council:

- 2.1 **Notes the responses received during the public consultations on the Draft Waterfoot Conservation Area Appraisal and Management Plan.**
- 2.2 **Approves the area highlighted in the Conservation Area Appraisal and Management Plan to be designated as a Conservation Area.**

- 2.3 Approves the formal adoption of the Waterfoot Conservation Area Appraisal and Management Plan to be used as guidance and be a material consideration in the determination of planning applications.
- 2.4 Delegates minor changes and updates to the Waterfoot CAAMP to the Head of Planning in consultation with the Lead Member.

3. BACKGROUND AND REASON FOR THE DECISION

- 3.1 Conservation Areas were first introduced by the Civic Amenities Act 1967. The Act has now been incorporated and expanded into the Planning (Listed Buildings and Conservation Areas) Act 1990 (referred to as the ‘Act’) which provides the statutory basis for planning control within Conservation Areas. This Act imposes a duty on the local planning authority to designate Conservation Areas (defined as areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance) where appropriate, and to bring forward policies and proposals for the preservation and enhancement of such areas.
- 3.2 The National Planning Policy Framework (NPPF): <https://www.gov.uk/guidance/national-planning-policy-framework/16-conservingand-enhancing-the-historic-environment> advises that heritage assets should be conserved in a manner appropriate to their significance (paragraph 189). The guidance goes on to state that local planning authorities should ensure that a Conservation Area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. A new draft NPPF has been published for consultation and is expected to come into force in summer 2026.
- 3.3 Conservation Area designation introduces controls over the way owners can alter or develop their properties, though it is not considered that designation will give rise to unduly onerous requirements for property owners in Waterfoot to obtain planning permission.
- 3.4 The proposal for Waterfoot Conservation Area was discussed at the Overview and Scrutiny Committee meeting of 20 September 2025. The committee agreed to approve the draft proposal for a 4-week formal public consultation.
- 3.5 The accompanying Consultation Statement contains details of the public consultation undertaken, the responses received and information about the proposed changes to the Conservation Area Appraisal and Management Plan and Conservation Area Boundary.
- 3.6 The 4-week formal public consultation started on Monday 22 September 2025 and ended on Monday 20 October 2025. Letters were posted to all properties identified as falling within the proposed boundary of the Conservation Area, site notices were put on lamp posts and other locations within the local area, emails were sent to consultees held in the Council’s Local Plan consultation database (including statutory consultees) and a drop-in event was organised at the Waterfoot Yard on 8 October 2025.
- 3.7 During the public consultation, a total of 22 comments were submitted, 7 from statutory consultees and 15 from residents or property owners. The complete responses are available to view on the Council’s website at <https://www.rossendale.gov.uk/heritage/heritage-1/3> .
- 3.8 Responses from the seven statutory consultees are summarised below:
 - National Highways has no objection as it does not have any significant effects on the Strategic Road Network.
 - The Coal Authority advised their records do not indicate the presence of any coal mining features at surface or shallow depth within the area which may pose a risk to surface stability and has no specific comments to make on the proposed Conservation Area.
 - Lancashire County Council as the Lead Local Flood Authority (LLFA) has no comments.
 - Natural England has no comments.

- Historic England is supportive of the production of the CAAMP for the proposed Conservation Area and welcomes the draft CAAMP setting out a positive strategy for historic environment but do not wish to make further comments on the detail.
- Homes England does not wish to make any representations.
- Theatres Trust welcomes the Appraisal's assessment of the former Liberal Club, now the Horse and Bamboo Theatre, as a notable key building within the Conservation Area which positively contributes to the street scene. The Map could include a category above the level of 'Positive Building of Medium Significance' to better identify and promote such important local assets. In relation to the Horse and Bamboo Theatre there should be a specific advertisement strategy within a broader guidance document which recognises and balances the need of the theatre to promote itself and upcoming events within the context of the building's character and significance as a key asset as there is ultimately a heritage benefit in supporting the theatre and ensuring the building remains in sensitive public use.

3.9 The first consultation showed that:

- 14 representations (64%) were in support of the designation of Waterfoot as a Conservation Area whilst 1 (4%) was against and 7 (32%) had no opinion;
- 6 consultees (27%) requested a reconsideration of the proposed boundary;
- 2 consultees (9%) disagreed with the assessment of character and appearance of the area, 11 (50%) were in favour and the remainder (41%) had no particular opinion;
- 12 consultees (54%) agreed with the threats identified in the Appraisal and Management Plan, the remainder (46%) were unsure or had no opinion;
- 10 consultees (45%) agreed with the management plan recommendations, 1 objected (4%) and the remainder (51%) were unsure or had no opinion on this matter.

3.10 The Table below summarises specific suggestions together with the Council's response. Please refer to the full comments table in the Consultation Statement for more detail.

Key comments received during the public consultation	Actions the Local Planning Authority is considering
Comments received on the proposed boundary of the Conservation Area	
Include Cowpe in the Conservation Area.	Cowpe is a distinct settlement with a different setting and character and should not be included in the proposed Waterfoot Conservation Area.
Remove the Woodlea Mission on Tenterfield Street from the Conservation Area.	The Woodlea Mission makes a positive contribution to the specific character and historic importance of the area and the proposed boundary should not be altered to exclude the Woodlea Mission.
Include Gaghills Mill, Gaghills House and Gaghills Cottage in the Conservation Area.	Gaghills Mill, House and Cottage adjoin the northern boundary of the proposed Conservation Area. The buildings, especially those from the Gaghills Mill complex were owned by Sir Henry Trickett and are of local historical significance and interest. They should be included in the Conservation Area along with the bowling green.
Include Rossendale Players Theatre in the Conservation Area.	Rossendale Players Theatre was a school and is located at 69 Burnley Road East. If the Conservation Area is extended to include the Gaghills area (see above) this stone-faced former school building would be included.

Key comments received during the public consultation	Actions the Local Planning Authority is considering
Include Trickett's Park in the Conservation Area.	Trickett's Park is 60m north of Gaghills Road and is identified in the draft local list of non-designated heritage assets (see Local List of Non-Designated Heritage Assets Heritage - Draft Rossendale Borough Council). The positive contribution of Trickett's Memorial Ground to local character and historic significance are in favour but the park is not adjoining the proposed Conservation Area and it is not suitable for inclusion within the boundary.
Comments received on the assessment of the character and appearance of the area	
For the Horse and Bamboo and other 'notable, key buildings' to be categorised above the 'positive building of medium significance'.	The categorisation of buildings in the Appraisal is adequate and there is no need for another category.
Refer to 'Stotts Buildings' instead of 'Rostron Buildings'.	Amend CAAMP to replace 'Rostron Buildings' with 'Stotts Buildings'.
719 Bacup Road is a great example of Victorian shop.	The special historic features of the shopfront at 719 Bacup Road are described in the Appraisal together with a photograph.
Woodlea Mission has undergone substantial alterations and its architectural integrity is limited.	Woodlea Mission building has had substantial alterations however the remaining features of the building provide a positive contribution to the character and appearance of the proposed Conservation Area.
Dwellings on Holt Street should not be 'neutral' as they are not in keeping with the character of historic buildings.	Although improvements could be made to the external appearance of the outdoor areas, the 'neutral' categorisation is still considered suitable.
Comments received on the main threats to the proposed Conservation Area	
Main threat is owners or tenants not complying with planning rules.	Refer to Bullet no. 3 which refers to inappropriate alterations to shopfronts and Bullet no. 4 which refers to installation of PVC windows and loss of sash windows.
Poor condition of Trickett's Arcade.	The last bullet point refers to Trickett's Arcade. Waterfoot Masterplan includes options for improvements to Trickett's Arcade. The designation of Waterfoot as a Conservation Area should help attract funding for renovating buildings.
Removal of flag stones.	Added as a threat in piecemeal repairs to surfaces.
Abandoned buildings and inability of retracing owners is a threat.	Bullet no. 6 refers to general lack of maintenance to some commercial premises, particularly Trickett's Arcade.
Comments received on the recommendations	
Request introduction of a specific advertisement strategy for the Horse and Bamboo.	To be considered in a possible future guidance document for businesses and homeowners.

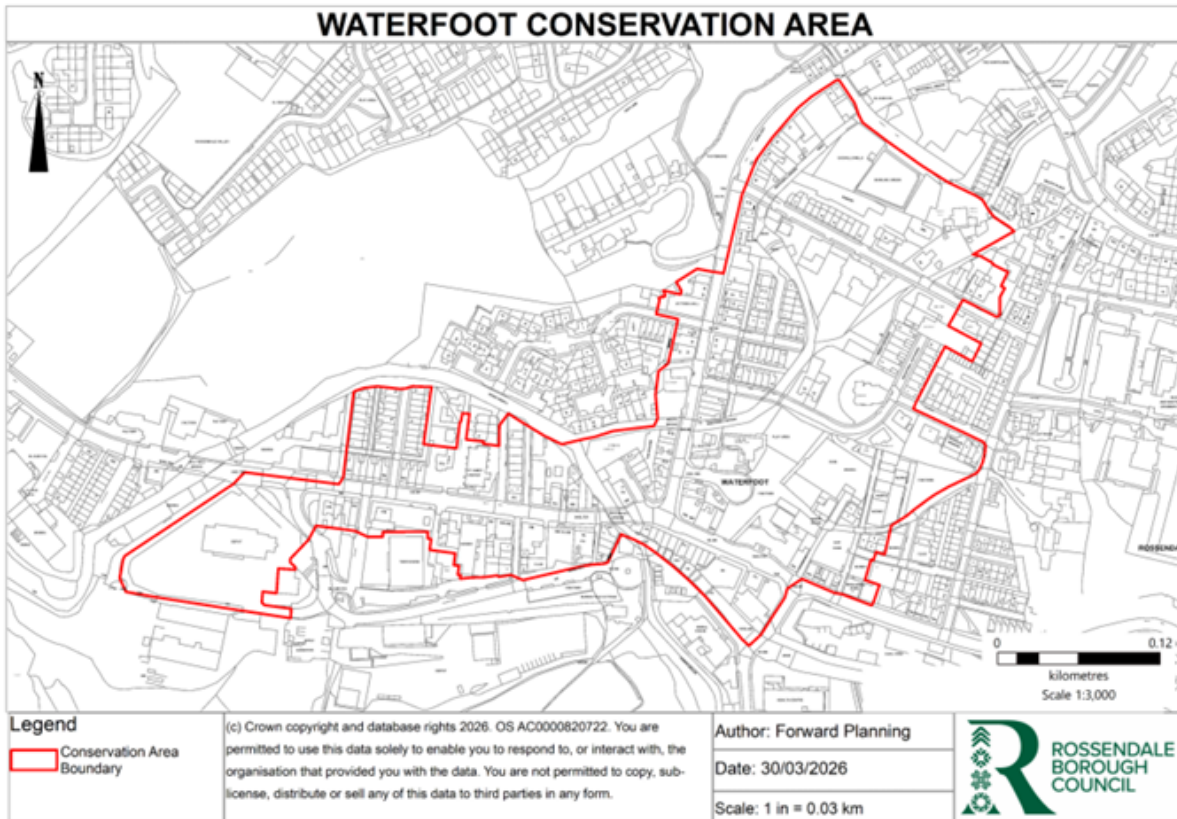
Key comments received during the public consultation	Actions the Local Planning Authority is considering
Action needed to stop degradation of Trickett's Arcade.	Considered in Waterfoot Masterplan.
Enforcement actions to revert changes to shop fronts not in character.	Enforcement actions are listed in the recommendations, especially for buildings that have been subject to unauthorised works.
Introduce cap to number of tattoo and takeaway shops.	Rossendale Local Plan contains a strict policy for hot food takeaways (Policy R5). However, there are no current local planning policies for location or number of tattoo shops. This could be considered as part of the new Local Plan.
Other general comments	
Planning enforcement should be tougher.	Enforcement actions are listed in the recommendations, especially for buildings that have been subject to unauthorised works.
Community of small businesses would help drive change.	Comments noted.
More parking needed.	Comments noted.
Designation would fit with the plans to develop Waterfoot as an 'arts town' and attract visitors.	Comments noted.

- 3.11 Following the first consultation, the Conservation Area Appraisal and Management Plan for Waterfoot was updated. In addition, the proposed Conservation Area Boundary was extended to include an area to the north containing Gaghills Mills, Gaghills House, Gaghills Cottage, a bakery, Nos 49-77 (inclusive) Burnley Road East and the bowling green.
- 3.12 A further 4-week public consultation was undertaken from Monday 23 February 2026 until Monday 23 March 2026 in order to give residents and stakeholders with property interests within the extended area an opportunity to comment. Letters were delivered to 23 properties directly affected by the boundary change and consultees were invited to submit their views on the boundary and, if they had not already done so, to comment on the proposed Conservation Area generally. All documents were available to view on the website or at Customer Services Hub at Futures Park and consultation responses were invited using a short online survey form or in writing.
- 3.13 There was one response to the second consultation on the proposed extended boundary from Gaghills Bowling Club. It was noted that the bowling green is on the boundary of the extension and Gaghills Bowling Club support the designation of Waterfoot Conservation Area provided it does not cost individuals or businesses money to change existing buildings.

4 DETAILS

Conservation Area Appraisal and Management Plan (CAAMP) for Waterfoot

- 4.1 Growth Lancashire were commissioned to work with the Council to prepare a Conservation Area Appraisal and Management Plan. This identifies measures that the Council could take to help re-establish the character in order to enhance the appearance of the Conservation Area overall. It has been updated following the public consultations. The proposed Conservation Area boundary is shown on page 6 of the CAAMP and reproduced below:



4.2 The Appraisal highlights that the special character of Waterfoot Conservation Area derives from the following elements:

- The group value and townscape quality of mid to late 19th century and early 20th century dwellings.
- Waterfoot's development as a main thoroughfare with a strong urban character derived from its manufacturing, commercial and residential buildings.
- Distinctive topography with rural views and a steep, verdant valley backdrop.
- Harmonious use of materials that unifies the contrasting architectural scale, massing and styles.
- Large-scale 19th and early 20th century commercial buildings, small-scale stone cottages and detached high status dwellings, which illustrate the town's development, and provide a distinctive townscape quality.
- Traditional, high-quality craftsmanship embodied in a range of well-preserved architectural features.
- Evidence of domestic woollen weaving with evidence of taking-in doors and mullioned windows.

4.3 The Management Plan sets out recommendations to support and encourage the long-term management of the proposed Conservation Area's significance, addressing threats identified in the Appraisal:

- Provide clear guidance to businesses and homeowners on works that require express planning consent, including best practice examples using sympathetic materials. Within the guidance, identify the kind of work that is not considered appropriate, such as roller shutters, deep fascia signage, illuminated signage and use of plastic materials.
- Create a shopfront guidance note specifically for the Trickett's Arcade that identifies original joinery features that should be retained, guidance on replicating traditional features and suitable paint colours. The guidance should state clearly that alterations that affect any of its features or character will require listed building consent.

- Where no justification is provided for removal of historic windows and doors, promote the use of secondary glazing and other measures as set out in Historic England guidance.
- Carry out a public realm audit to identify specific areas for improvement, and any areas where unnecessary and redundant signage and bollards can be removed. This process could be carried out by volunteers.
- Adopt a consistent design and material palette for benches and bollards. Materials chosen should be sympathetic to the area's character and appearance, and be hard wearing and easy to maintain and replace.
- Adopt a strategy to improve or enhance the quality of the public realm including reinstatement of more appropriate surfacing materials and consistency in the repair of pavements and roads, in consultation with all relevant statutory undertakers and Lancashire County Council.
- Identify buildings that have been subject to unauthorised works and take appropriate enforcement action.

Conservation Area Designation

- 4.4 Having resolved to designate a new Conservation Area at Waterfoot, the Council must:
- Publish a notice in the London Gazette and a local newspaper,
 - Notify the Secretary of State and Historic England,
 - Register the designation with the Land Registry, and
 - Update their planning records and publicly accessible maps.
- 4.5 The benefit of designating Waterfoot as Conservation Area is that it will support safeguarding the historic environment for all to appreciate it in the future. It will also help achieve the Council's aspirations in the Corporate Plan. It is the character of an area defined by its architectural and/or historical quality and interest that the legislation seeks to protect rather than simply individual buildings within the area.
- 4.6 The Appraisal document produced as part of the designation process is a key document to be used in the development management process. It will be used to manage positive change within the designated Conservation Area and its setting. This will help minimise harm and encourage preservation and enhancement of our heritage assets.
- 4.7 Designation of a Conservation Area does not preclude new development or alterations to existing buildings, but the Council will have a duty to ensure that any new development enhances or, at the very least, does not harm the character or appearance of the area. It is therefore important that the qualities and character of the area which resulted in the designation of the Conservation Area are identified and recognised.
- 4.8 The Council issued a document as part of the consultation to address Frequently Asked Questions (see <https://www.rossendale.gov.uk/downloads/file/19270/faqs>), highlighting the benefits as well as the implications for businesses and householders within a Conservation Area. Some permitted development rights will be affected, and so require property owners to apply for planning permission, for example, subject to certain criteria to install satellite dishes, demolish walls or buildings or to apply cladding. In addition, all trees within the Conservation Area will be treated as though they are protected by a Tree Preservation Order and so applications will be required for any works to trees. It should be noted that the designation will not apply retrospectively.
- 4.9 The Council can introduce an Article 4 Direction in Conservation Areas to further restrict permitted development rights (for example requiring permission to change to uPVC windows). It is not the intention to introduce an Article 4 Direction in the Waterfoot Conservation Area.

5. RISK

- 5.1 It will be necessary to ensure that the proposals set out in the Waterfoot Masterplan align with the purposes of designating a new Conservation Area at Waterfoot, including the Management Plan.
- 5.2 The designation of a Conservation Area may lead to more planning enforcement complaints.
- 5.3 Not designating Waterfoot as a Conservation Area will likely mean that its character will be further eroded and this may have a reputational risk for the Council.

6. SECTION 151 OFFICER COMMENTS (FINANCE)

- 6.1 The Council does not have a Conservation Officer in place. Growth Lancashire provide advice on heritage matters in relation to planning and listed building applications. The drafting of Conservation Area appraisals and management plans is outside of the scope of the Service Level Agreement.
- 6.2 The Conservation Area Appraisal was paid for out of existing budgets. The additional changes mainly relating to the more detailed Management Plan were paid for from the UK SPF Waterfoot monies. Other costs arising from this proposal related to the consultation itself (e.g. postage, venue hire, possible additional consultancy advice, and statutory notices) and officer time. These were managed within the existing budget. There are no other significant financial implications.
- 6.3 Designation of a new Conservation Area may increase the number of complaints to be investigated by the Planning Enforcement Team. In addition, there will be more planning applications, particularly for works to trees.

7. MONITORING OFFICER COMMENTS (LEGAL)

- 7.1 The Council is under a statutory duty by the Planning (Listed Buildings and Conservation Areas) Act 1990 to undertake periodic reviews of Conservation Areas, which are required by national planning policies set out in the National Planning Policy Framework. There are no data protection issues arising from these proposals and all third-party representations on these proposals will be dealt with in accordance with the Planning Service's privacy statement. Section 70 (5) of the Act requires the Council to notify the Secretary of State and Historic England of any new designations, and to advertise the designation in the London Gazette and a local newspaper.

8. INTEGRATED IMPACT ASSESSMENT IMPLICATIONS

- 8.1 The designation and associated planning guidance set out in the Management Plan will apply equally to all socio-economic groups and those with protected characteristics. Some local businesses which are already marginal could be disproportionately affected by increased costs of building works, however Conservation Area status may increase the opportunities for securing heritage-led grant funding for improvements such as shop fronts. An additional benefit for biodiversity is the protection of trees within the Conservation Area.

9. POLICY/STRATEGY FRAMEWORK IMPLICATIONS

- 9.1 Once designated, the Waterfoot Conservation Area will be a designated heritage asset. Proposals will be expected to preserve or enhance the character and appearance of the area.

Planning applications will be assessed according to their potential impact on the elements identified in the Conservation Area Appraisal as making a positive contribution to the significance of the area, in accordance with Rossendale Adopted Local Plan 2019 to 2036 Strategic Policy ENV2: Historic Environment.

10. LOCAL GOVERNMENT REORGANISATION IMPLICATIONS

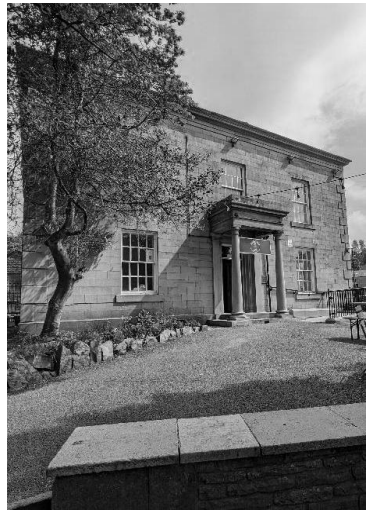
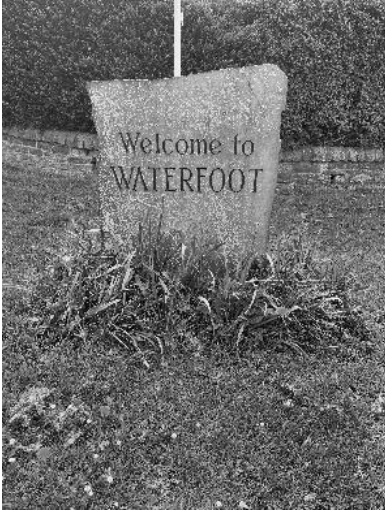
- 10.1 The Conservation Area designation will continue through to any new authority that is formed as a result of the imminent Local Government Re-organisation, due to take effect in 2028. The Conservation Area Appraisal and Management Plan may be reviewed in the future to ensure it aligns with strategic objectives and planning policies of the new Local Planning Authority, once established. All Conservation Area designations are expected to be kept under review.

11. BACKGROUND PAPERS

- 11.1 Designation of Waterfoot Conservation Area – consultation on the Conservation Area Appraisal and Management Plan, Overview and Scrutiny Committee meeting of 8 September 2025. [Overview and Scrutiny Committee 8th September 2025](#)
- 11.2 Draft Conservation Area Appraisal (including proposed boundary) and Management Plan for Waterfoot – attached.
- 11.3 Consultation Statement on the Proposed Waterfoot Conservation Area – attached
- 11.4 Responses received on the Consultation Proposed Waterfoot Conservation Area [Consultation responses](#)
- 11.5 Rossendale Local Plan 2019 to 2036. [Adopted Local Plan](#)
- 11.6 Integrated Impact Assessment – attached
- 11.7 Biodiversity Impact Assessment – attached

Waterfoot Conservation Area Appraisal and Management Plan

April 2026



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Executive Summary

An area of Waterfoot is proposed to be designated as a new conservation area. This appraisal will outline the special historic and architectural interest of the area that warrants its designation. The appraisal work was undertaken in June 2024 and updated in August 2025. Following public consultation further updates were made in February 2026.

The conservation area appraisal is supported by a management plan that sets out a series of recommendations following on from identification of issues that are threatening the special qualities of the proposed Waterfoot conservation area.

This document should be periodically reviewed to ensure that the information remains accurate and recommendations reflect the present condition of the conservation area.

1.0 Introduction

1.1 Proposed Waterfoot Conservation Area

A conservation area is an ‘area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’¹. Designation of a conservation area increases the control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area.

Section 71 of the Planning (Listed Buildings and conservation areas) Act 1990 imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals must be publicised and incorporate public comment. The purpose of a conservation area appraisal is, in accordance with the methodology recommended by Historic England, to define and record the special architectural and historic interest of the conservation area². A conservation area appraisal provides a basis for development management decisions which may impact on the area and for the development initiatives for improving the area. The appraisal also provides an opportunity to raise public awareness of the area’s historic character and engage the local community in the process.

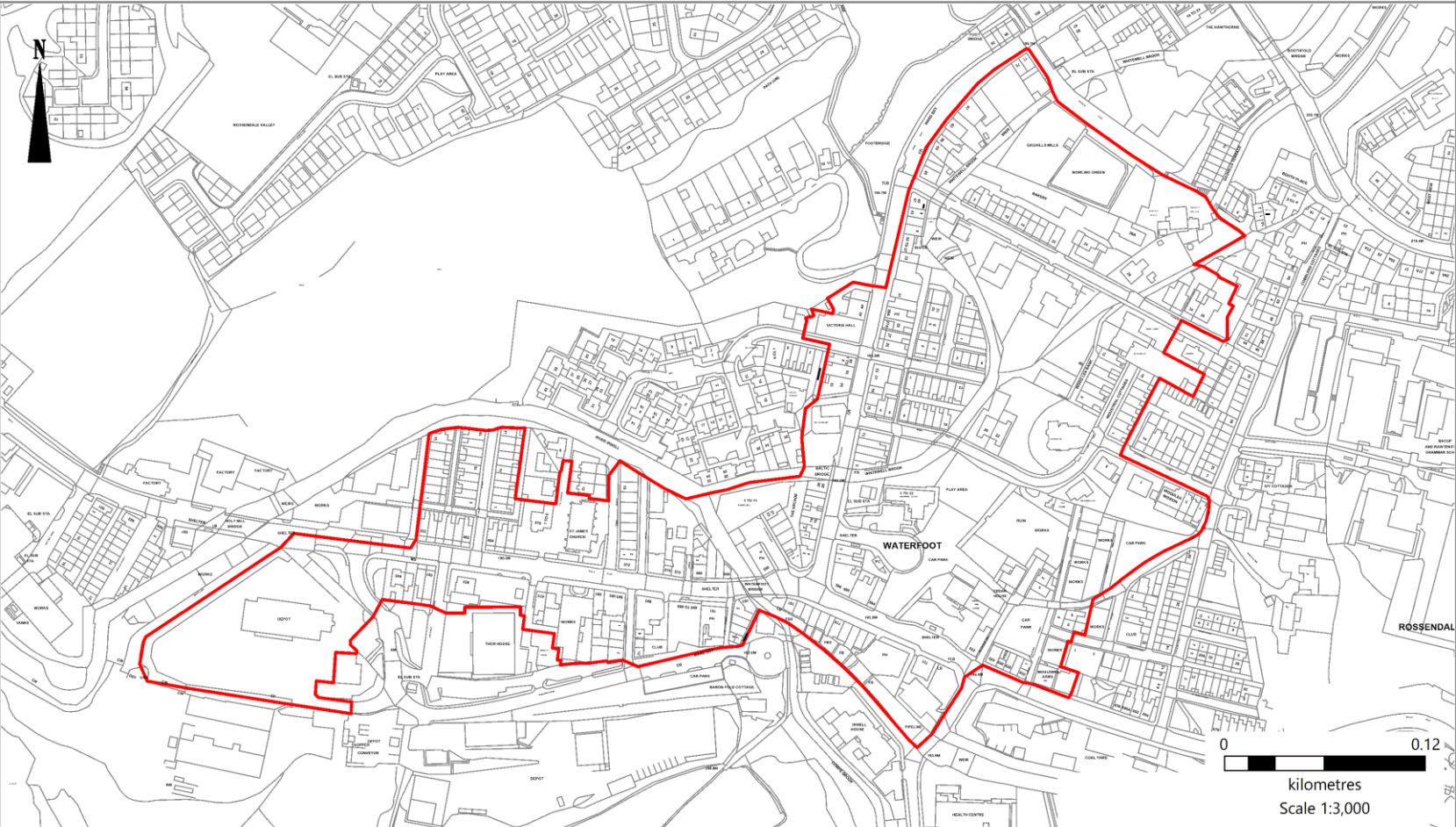
The proposed Conservation Area Boundary was extended in response to comments made during the first public consultation in September/October 2025 to include an additional area in the north around Gaghills Mills, Nos 49-77 (inclusive) Burnley Road East and the bowling green. A further focussed public consultation on the proposed boundary change was undertaken in February/March 2026. The final version of the boundary is shown on Waterfoot Conservation Area Map on page 6. For further information about the responses to the public consultations and how these have informed the Conservation Area Appraisal please refer to the Consultation Statement on the Proposed Waterfoot Conservation Area³.


¹ Planning (Listed Buildings and Conservation Areas) Act 1990.

² *Conservation Area Appraisal, Designation and Management*, Historic England Advice Note 1 2016.

³ Rossendale Borough Council / Planning and Building Control / Heritage / Conservation Areas.

WATERFOOT CONSERVATION AREA



Legend	
	Conservation Area Boundary

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Author: Forward Planning
 Date: 30/03/2026
 Scale: 1 in = 0.03 km



1.2 Statement of Special Interest

The special character of the proposed Waterfoot conservation area derives from the following elements:

- The group value and townscape quality of mid to late 19th century and early 20th century dwellings.
- Waterfoot's development as a main thoroughfare with a strong urban character derived from its manufacturing, commercial and residential buildings.
- Distinctive topography with rural views and a steep, verdant valley backdrop.
- Harmonious use of materials that unifies the contrasting architectural scale, massing and styles.
- Large-scale 19th and early 20th century commercial buildings, small-scale stone cottages and detached high status dwellings, which illustrate the town's development, and provide a distinctive townscape quality.
- Traditional, high-quality craftsmanship embodied in a range of well-preserved architectural features.
- Evidence of domestic woollen weaving with evidence of taking-in doors and mullioned windows.

2.0 Planning Policy Context

2.1 Conservation Areas

A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (referred to as ‘the Act’) as an ‘area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Designation places certain duties on local authorities including the requirement to review the overall extent of designation in their areas regularly and, if appropriate, to designate additional areas.

Buildings and some structures within a conservation area become subject to special controls to ensure the character or appearance of the conservation area is protected from inappropriate development. These are:

- Planning permission is required for total demolition of unlisted buildings over 115 cubic metres (known as relevant demolition).
- Planning permission is required for demolition of any gate, fence, wall or other means of enclosure with a height of one metre or more if next to a highway (including a public footpath or bridleway), waterway or open space, and a height of two metres or more elsewhere (relevant demolition).
- Minor development is slightly more controlled. Further information can be found in The Town and Country Planning (General Permitted Development) (England) Order 2015.
- Notification to the Council for works to trees is required.

Additional information on works that require consent can be found on the Planning Portal.

It is an offence for a person to carry out or cause or permit to be carried out relevant demolition without the required planning permission.

It is also an offence for a person to fail to comply with any condition to which planning permission for relevant demolition is granted.

Section 72(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'In the exercise, with respect to any building or any other land in a conservation area, of any functions... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. This places an increased weight on the consideration given to preserving or enhancing conservation areas in planning decisions that affect them.

2.2 Review and Updating

Section 69(2) of the Act imposes a duty on local authorities to review their conservation areas from time to time, to ensure that standards remain sufficiently high and their distinctive character is preserved and enhanced. Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. When reviewing a conservation area, it is important to reassess the special interest identified through surveying and recording the streets, buildings, thoroughfares and open spaces within the area's boundary. The assessment should be considered against the current legislation, planning policies and conservation principles. This will provide an accurate and valid appraisal. The designated conservation area boundary may also be reviewed as part of this process.

2.3 National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (the Framework), which was first published in March 2012. The policies directly addressing the conservation and enhancement of the historic environment are contained in Chapter 16. The Framework states 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'. Furthermore, when determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Local Planning Policy

The Rossendale Local Plan (2019-2036), adopted by the Council on 15th December 2021, provides guidance on planning and development across the area.

The planning policy guidance and strategy under Strategic Policy ENV2: Historic Environment in the Local Plan (2019-2036) is relevant to any development proposal in the conservation area.

3.0 Location and Setting

3.1 Geographical Location and Landscape Setting

Rossendale is located between the West Pennine Moors and the main range of the Pennines. The area is characterised by its steep sided valley, through which runs the River Irwell and its tributaries. The surrounding landscape is largely open, unwooded land and moorland. However, there are areas of tree cover on the valley slopes which include remnants of ancient woodland as well as newly planted woodland. The area is geologically made up of layers of gritstone and glacial deposits of sand and gravel.

Waterfoot is located along the River Irwell and Whitewell Brook, with the confluence of the two rivers located towards the centre of the town. The town is situated centrally in Rossendale and the immediate centre lies largely flat, rising upwards towards the east. The edges of the town rise further towards the surrounding landscape and adjacent areas. The principal route of Bacup Road travels through the

town, meeting Burnley Road East which travels north. Off these principal routes are smaller roads, including Millar Barn Lane, Wood Lea Road, and Thornfield Avenue.

3.2 Layout and Uses

The proposed Waterfoot Conservation Area focuses on the 19th century commercial centre of the town and includes several residential streets. The street pattern is made up of a central crossroads from which Bacup Road and Burnley Road East radiate. Numerous other streets radiate from these principal routes, including Thornfield Avenue, Millar Barn Lane, Tenterfield Street, and Wood Lea Road.

The residential streets of Wood Lea Road, Tenterfield Street and Thornfield Avenue occupy much of the north east corner of the proposed conservation area, with the west of Bacup Road also forming part of the residential extent of the proposed conservation area. The central core is made up of Bacup Road and Burnley Road East, joining together at a roundabout in the centre. Smaller residential streets such as Church Street, Victoria Street and St James Street lead off from the western stretch of Bacup Road. The roundabout creates a focal point within the town centre, with Bacup Road and Burnley Road East being made up of rows of two and three storey commercial/retail buildings, with shopfronts at ground floor level.

The central and western parts of the proposed conservation area have predominantly commercial/retail functions, whilst the areas to the north east and west of Bacup Road are largely residential. The two and three storey commercial/retail buildings found in the central core of the proposed conservation area generally have their principal elevations fronting onto the street level with the rear elevations accessed via secondary streets/alleyways. The commercial/retail buildings have varying plot sizes, with some of the larger, three storey buildings being more substantial in scale and therefore having larger plots. Many of the residential buildings within the proposed conservation area are positioned within rows, though some detached and semi-detached dwellings can be found throughout, most of which have front and rear gardens. Some of the dwellings, particularly those in terraced rows, front straight onto street level or have small front gardens bounded by low walls.

The rows of shops and commercial buildings are often grouped, with gaps between leading to residential streets. The bus turning circle in the centre of the proposed conservation area also creates a large open space between the buildings. Open spaces can be found elsewhere within the proposed conservation area, such as the green space to the front of the former Bridge End House which contains a

number of large trees, and a play park located to the north of this. Overall, the built environment is well defined with rows of buildings and streetscape making up much of the conservation area.

3.3 General Character, Form and Appearance

The central core is made up of tightly packed rows of buildings with shopfronts at ground floor level, as well as a number of individual commercial/retail buildings. The proposed conservation area is predominantly made up of commercial and residential buildings, with some large-scale former manufacturing buildings remaining such as Orchard Works and adjacent Preserve Works on Millar Barn Lane. The common building type found throughout the proposed conservation area are two or three storey 19th century buildings. Whilst the shopfronts of several commercial buildings have been altered and modernised, their general historic form has been retained. It is visually evident that many buildings were built in groups, with a large number of terraced rows found throughout the proposed conservation area. As a result, many of the building groups share architectural features with neighbouring properties and the lack of any substantial modern intervention means that many building clusters retain a good level of group value.

The continuous built development contrasts with larger, stand-alone buildings such as at the western boundary of the proposed conservation area which is dominated by the former Railway Goods Shed, a large and imposing building along Bacup Road, seen immediately upon entry to the proposed conservation area from the west. The Church of St James the Great and adjacent Vicarage are visually distinctive buildings located along Bacup Road, as well as the former Liberal Club, opposite the church. The former Bridge End House contrasts from the predominantly densely developed street scape found throughout, standing alone within an open garden fronting Bacup Road. Opposite the former Bridge End House sits a three-storey (with attic) former public house with Mansard roof and dormers, giving a distinct French Baroque appearance, and the three-storey former Lancashire and Yorkshire Bank, with a corner turret fronting the street. Along Burnley Road East sits the former Conservative Club (Victoria Hall) as well as the former Assembly Room, both of which break up the two-storey terraced form of the street with an increased scale of three storeys. The former Waterfoot Primary School also deviates from the principal building type and dominates the south side of Thornfield Avenue.

Whilst the majority of the proposed conservation area retains its historic form, some areas have been impacted by modern development and demolition. This includes the demolition of Myholme House, a 19th century dwelling, and its replacement with Whitewell Court, and

the adjacent bus turning circle and a substation. The 19th century Waterfoot Station building has also been demolished, leaving the exposed the gable end of the former Lancashire and Yorkshire Bank along Bacup Road. The area is now a small green space.



The former Lancashire and Yorkshire Bank and the Royal Hotel



Orchard Works



Former National Westminster Bank

4.0 Historical Development

4.1 Historical Development of Waterfoot

Waterfoot as a named district is relatively new and prior to the Norman Conquest, it was a largely unsettled area. Following the Conquest, the Chase, or hunting grounds, of Rossendale were part of the Honor of Clitheroe, a very large estate granted to the de Lacys. Place names such as Wolfenden Booth, Boarsgrave, Swinshaw and Stacksteads attest to the wolves, boars, swine and stags that lived here.⁴

The first part of the Waterfoot area settled was “the waste of Brandwood”, between the Irwell and Cowpe Brook, which was granted to the abbots of the Monastery of Stanlawe in around 1200, then to the abbots of Whalley in 1285. Families were brought from Ashworth, near Rochdale, to cultivate this land; there are still some thousands of people known as Ashworth in the valley.⁵ The forest was used for cattle rearing, and was divided into vaccaries, each kept by a herdsman who lived in a booth, which gave its name to hamlets such as Boothfold that grew up around their dwellings.⁶

The most important road through the valley did not traverse the muddy bottom, but along the northern hillside from Rawtenstall, through Newchurch and Boothfold, then through Higher Tunstead to Bacup and thus Rochdale. A church was built at Newchurch in 1511. Soon afterwards, a corn mill was erected by the Lord of the Manor at Boothfold, where residents were obliged to have their grain ground, thus making the village a more significant centre. The area was particularly known for cock-fighting. County matches between gentlemen of Lancashire and Yorkshire were frequently fought in Newchurch.⁷

The valley was then divided administratively by the River Irwell. The area now occupied by the town to the north of the Irwell was previously part of the parish of Newchurch; whilst the area to the south east was Brandwood (in the parish of Rochdale); and that to the south west

⁴ Jessop, 1880

⁵ Hardman, nd

⁶ Hartley, 2005

⁷ Hardman, nd

was Cowpe Lench and Hall Carr (in the parish of Bury). Most people worked the land, with spinning and handloom weaving in homes on the hillsides. The district was particularly known for production of baize, which was sold in a weekly market in Newchurch from 1746.

The earliest mention of the name Waterfoot was in a 1746 covenant, when it was agreed to keep the road in repair leading from Boothfold across the river to Cowpe. The road is described as leading down Millar Barn Lane to a place called “the Waterfoot”, which was a ford through the River Irwell, then up Carr Lane and over the newly erected stone bridge over Cowpe Brook at Hugh Mill. The residents of Lench, also on the south side of the Irwell, to the west of Cowpe Brook, covenanted to keep in repair Holt Bridge, the way over the bridge being described as their church road.⁸

Better roads brought travelling preachers such as William Darney, a Scottish pedlar and cobbler who moved to Millar Barn. Walking the packhorse trails, he formed the Darney societies on similar lines to Methodism. In 1748, John Wesley preached at his invitation, standing on a mounting block, to “the wild men of Millar Barn”.⁹ The United Gospel Mission Hall on Tenterfield Street, was built in 1886 close to the spot.¹⁰

The first mill of the modern age was Hareholme, built in 1798 and now demolished, which stood at the site of the brick Electricity Generation plant on Bacup Road to the west of the centre. It was built for the Dockray family, who were Quakers from Lancaster, to produce worsted, and was the first in Rossendale to be lit by gas.¹¹ The gasometer and mill ponds can be seen marked on the 1849 map.

Between 1800 and 1830, many more mills were built in the area on the river Irwell, Cowpe Brook and Whitewell Brook. A trade directory of 1828 lists 19 manufacturers of bockings, baizes and worsteds, four cotton manufacturers, two worsted spinners (including Hareholme Mill, later converted for cotton), and a reed maker. It does not mention Waterfoot, but gives their addresses variously as Newchurch, Boothfold, Waterbarn, Whitewell Bottom, Warth Mill, Holt Mill etc. Eight of the woollen mills were run by Ashworth families, including one woman, Ann Ashworth. Local historian W Hardman stated:

⁸ Hardman, nd

⁹ Jessop, 1880

¹⁰ LFHHS, nd

¹¹ Hardman, nd

They had been for five hundred years tending sheep on these hillsides, producing and utilising wool, trading in it, spinning and weaving it in their own homes, and when factory production began to take the place of homespuns, it might have been confidently expected they would take to wool as against cotton. The pioneer work of the Ashworth's in the valley received no recognition from the historian of Rossendale, which it certainly deserves to have done....

This was the hey-day of Rossendale's prosperity, which earned for it the name of the "Golden Valley."

There were at this time (1828) more mills in the Waterfoot district, or in Newchurch, as it then was, than in all Rossendale besides. Handsome private dwellings of the time include Baltic House, Mytholme House and the now rear of number 31a Burnley Road East. They all predate the creation of Burnley Road East, as can be seen from their orientation.

At the end of the 18th century, an Act was passed for the creation of the turnpike roads that brought Waterfoot as a settlement into existence, but it took some time for these to be constructed. The present main road from Rawtenstall to Waterfoot was created in 1826, and the road onwards to Bacup was completed in 1828. The tolls were collected at toll bars, which can be seen marked on the 1849 map as Mill End TP (turnpike) and Waterfoot TP. Willow House, Willow Street and Duke Street were all built immediately after the road was constructed. Burnley Road East was also constructed around this time. One of the tollhouses can still be seen at the corner of Duke Street and Stansfield Road.

Several blocks of houses were built in the valley bottom, which were subsequently demolished with the coming of the railway in 1848. The first station was called Newchurch station, and trains terminated there. It was another four years before the line



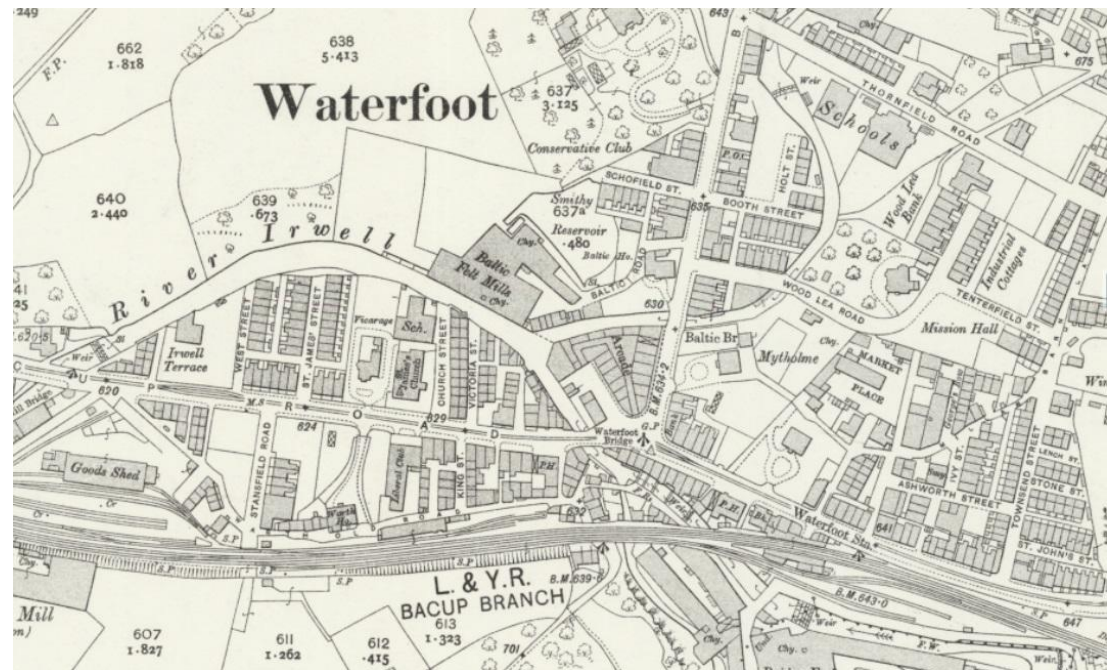
Waterfoot, 1830s-1880s OS Six Inch Map

extended on to Bacup due to the formidable engineering works required to go through the Thrutch.¹²

Waterfoot was officially recognised with the opening of the first post office on Bacup Road in 1851, on the corner of King Street.¹³ This block has since been given an Art Deco façade and is now a paint shop. The Post Office moved in to Trickett's Arcade in 1902 and shortly afterwards moved opposite the Conservative Club.

The Church of St James the Great was built on Bacup Road as an offshoot of Newchurch and opened in 1865. The spire was added in 1873. The church faced a crisis in 1994 when the long-standing vicar, who opposed the ordination of women, defected to the Roman Catholic Church. The last service was held in 1998, and the church is now in use as offices.¹⁴

The co-operative movement was strong in the Rossendale valley, with 21 co-operatively owned mills and about 9,000 shareholders by 1867. Absent landlords were rare and most mill owners remained to reinvest in their local communities.¹⁵ The prosperity of the later part of the Victorian age thus saw an increase in civic life. Public buildings still extant include the Brougham Club (Assembly Room), on the corner of



Waterfoot, 1892-1914 OS 25 Inch Map

¹² Wright and Young, 2017

¹³ Hardman, and

¹⁴ LFHSS c

¹⁵ Newbigging, 1867

Burnley Road East and Thornfield Avenue, which was built prior to 1870 with an assembly room for 200 people. Balls and musical evenings were held there for workers at Gagghills Mill.¹⁶

A Conservative Club opened 1890.¹⁷ It was described as the finest public room in the district with accommodation for 400 people in the ground floor assembly rooms, with club rooms on the first floor still in use. A former Baptist Chapel on the corner of King Street and Stansfield Road was used as a Liberal Club, then became the Palatine Club in 1913. An elegant new Liberal Club was opened 1895, which later became a cinema, and is now the Horse and Bamboo Theatre.¹⁸

During this period, Waterfoot's industry continued to evolve. It had become a centre of felt production, and it was common practice for workers to make themselves a pair of slippers from the tab ends of the roll to allow them to walk on the felt without damaging it. Many made a pair or two for their families. This practice grew into a major industry, starting with Mr J W Rothwell at his home on Millar Barn Lane, using material from his uncle's business at Bridge End Felt Works. The idea was later taken up by several other businessmen including Henry Trickett, later Sir Henry, who took over the disused Gagghills cotton mill in 1889, employing more than 1,000 people by 1900.¹⁹ Just behind Victoria Parade is one of the remaining mills, Victoria Mill, dated 1896, former premises of the British United Shoe Machinery Co.

The major trade union, the Rossendale Union of Boot, Shoe and Slipper Operatives, came about as a result of a strike by lasters and riveters at Gagghills, who met at the Brougham Club to discuss the formation of the union. The union was very successful, ultimately buying office premises in 1927 that can still be seen on Tenterfield Street.²⁰ The slipper trade brought more prosperity to the area, and in the commercial town centre, this wealth is shown by a number of fine late Victorian buildings, including the Royal Hotel. The most notable is Victoria Parade, also known as Trickett's Arcade after the sponsor Sir Henry Trickett, opened in 1899 on a triangular site with a glazed

¹⁶ Preston Herald, 1870

¹⁷ Manchester Courier, 1890

¹⁸ Rossendale Free Press, 1995

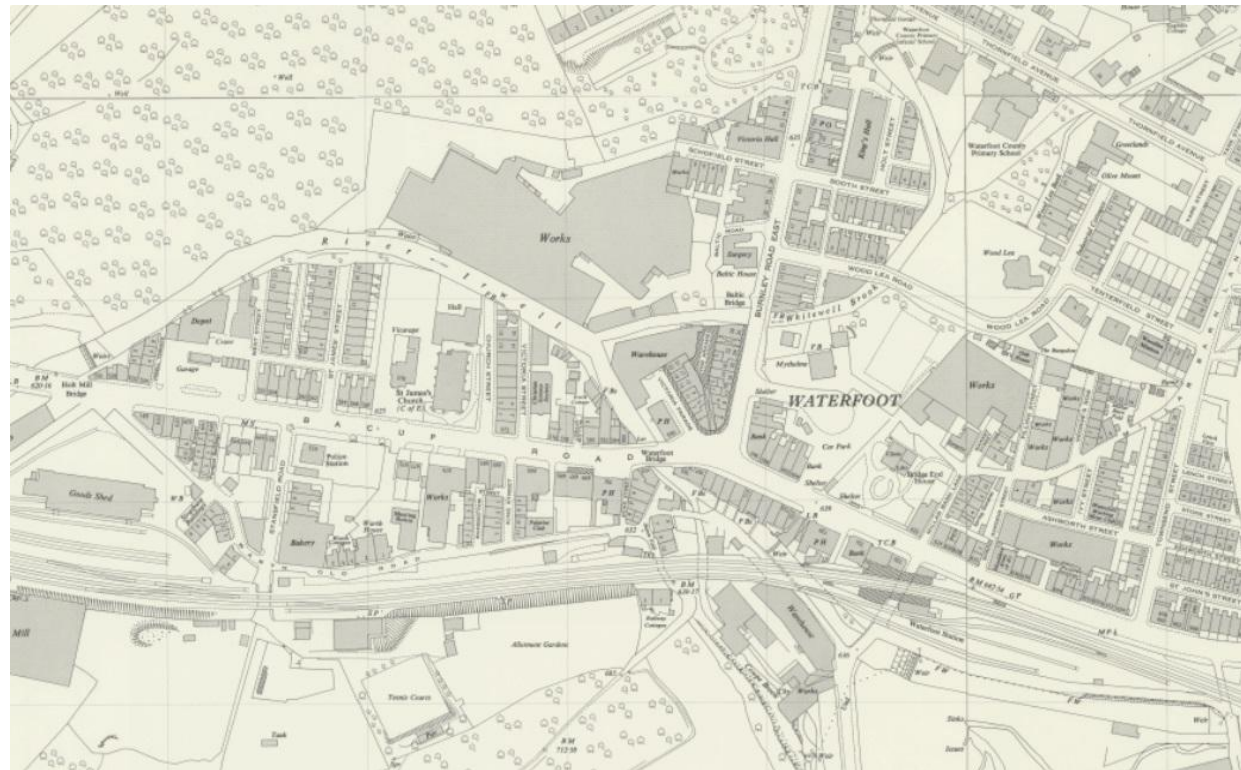
¹⁹ Hardman, nd

²⁰ Whalley, 1984

canopy and inner courtyard.²¹ Nearby is the former Lancashire and Yorkshire Bank, possibly rebuilt in the early 20th century with a polygonal turret.²²

The beginning of Waterfoot's decline was possibly the result of the First World War; however, the shoe, slipper, felt and associated box works industries retained some level of employment in the area. However, the felt and print works in the valleys were overtaken by modern industrial processes elsewhere and eventually closed down. The decline of the shoe and slipper works also occurred in the 1960/1970s with the introduction of outside imports.²³ Further decline occurred with the slum clearances which followed the 1957 Housing Act, as well as the loss of the railway line to Bacup.

From the 1920s to the 1950s, a cinema was located between Booth Street and Holt Street, though this was a small 'shed' like structure with an Art Deco façade. In the 1960s, this site became council housing. Other changes to the area during this period include the demolition of Mytholme House after the Second World War and the modernisation of the Co-operative store in the 1950s by architect Arthur Brocklehurst,



Waterfoot, 1944-1973 OS Map

²¹ Hartwell and Pevsner, 2009, page 568

²² Hartwell and Pevsner, 2009, page 567

²³ Fishwick, page 18

though the building's 19th century origins can still be seen despite its modern frontage.²⁴ Since the end of the 20th century, little development has occurred in Waterfoot, the most notable change has been the rebuilding of the sheltered accommodation along Burnley Road East, which stands out as the most modern development in the area. The slow decline of the area and lack of change has resulted in the historic core being substantially retained, though a number of buildings lack maintenance and cumulative alterations, such as modern signage and shopfronts, have had a negative impact on its overall character and appearance.

²⁴ Fishwick, page 19

5.0 Character and Appearance

5.1 Overview

Waterfoot is located to the east of Rawtenstall and west of Bacup, all of which is connected by a continuous route through the valley. The proposed conservation area consists of a relatively dense built environment which is surrounded by greenery from trees and fields, and the sloping valley sides providing an attractive backdrop. In the mid to late 19th century, the area developed a commercial and industrial core with three storey manufacturing buildings, such as Stotts buildings, small shops and larger banks and public houses. Dwellings were erected around the commercial centre, often in the form of two storey terraces, and larger higher status detached dwellings set back from the road. Some large buildings that predate the 19th century layout can be found at Baltic House, Mytholme House and the now rear of number 31a Burnley Road East.

The character and appearance of the proposed conservation area is derived primarily from its 19th century buildings, with some earlier and some 20th and 21st century development. The commercial centre has shopfronts at ground floor with associated uses at first floor or private flats, many of the shops are uniform in design and character with some unique examples. Earlier stone terraces are uniform in design, with later slightly higher status terraces possessing finer architectural embellishments.



Baltic House which predates the construction of Burnley Road East

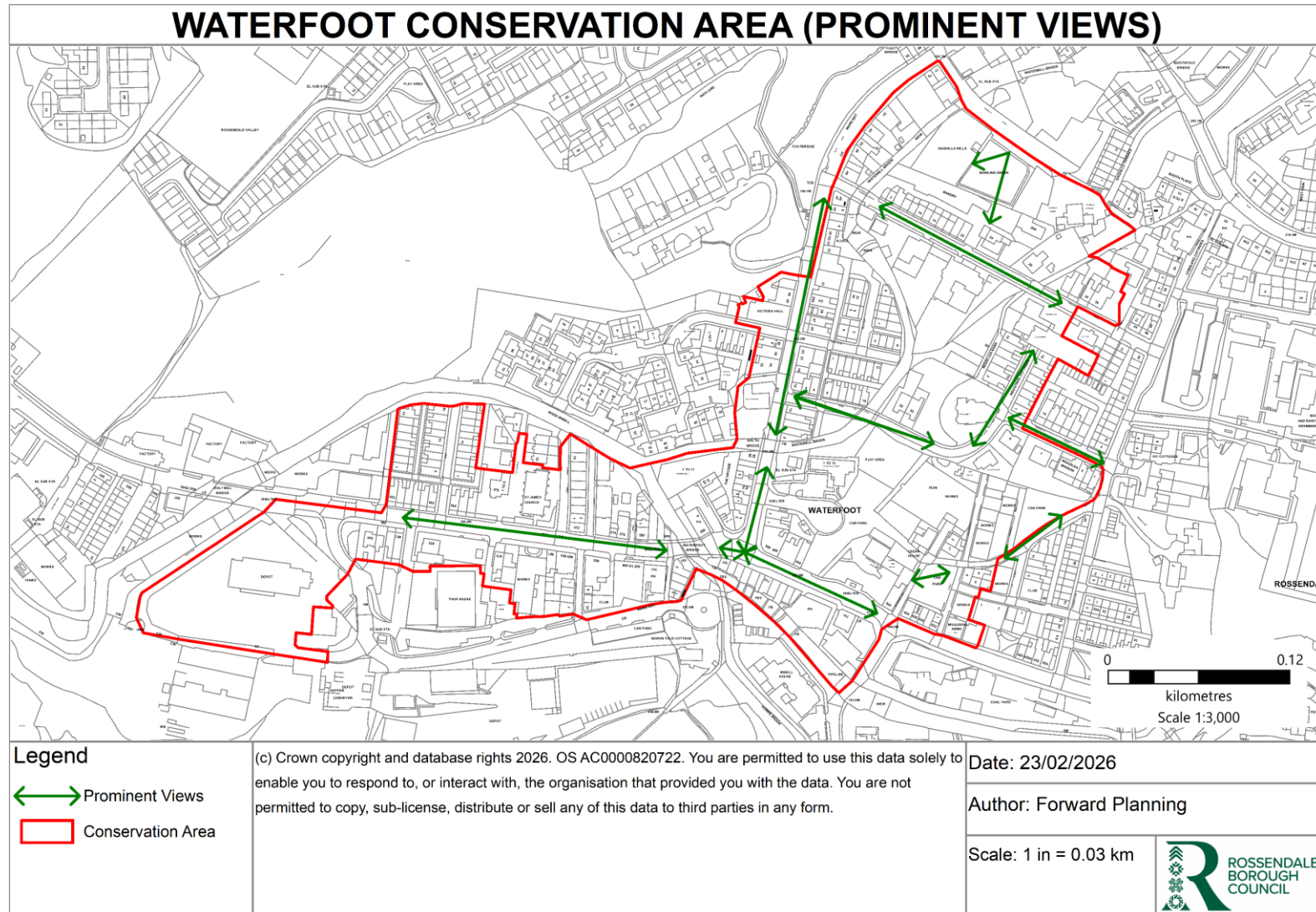


Detached higher status, symmetrically fronted 19th century dwellings



Three storey Stotts buildings

5.2 Setting, Views and Approach



Views in the proposed Waterfoot conservation area are made up of hard urban landscape which incorporate rows of commercial or residential buildings, though there are several open spaces which include trees or the river. Many perspectives within the proposed conservation area stretch beyond the boundary to include the landscape and valley beyond, which forms an important part of its setting.



Bacup Road



Wood Lea Road



Millar Barn Lane

When entering the proposed conservation area from the west along Bacup Road, views are dominated by the former Railway Goods Shed to the right and a petrol filling station and lumber yard to the left (which are excluded from the proposed conservation area boundary).



The Church of St James the Great



Former Lancashire and Yorkshire Bank

Beyond this lie rows of terraced, semi-detached, and detached dwellings which are set behind small front gardens. From this perspective, there are views directly into the commercial centre of the town, which are punctuated by the spire of the Church of St James the Great and tall trees. When entering the proposed conservation area from the east along Bacup Road, the views are less enclosed and include a row of three storey dwellings to the right and an open grassed area to the left, beyond which the former Waterfoot train station platform was located. The now exposed side elevation of the former Lancashire and Yorkshire Bank can be seen from this perspective; the open grassed area is where the train station building once stood. Views from this perspective are also terminated by the central commercial core of the town. From the green space outside Bridge End House, views encompass the imposing former Lancashire and Yorkshire Bank, the Royal Hotel, two storey shops and the continuous development line along Bacup Road, punctuated by the spire of St James the Great with a tree lined valley backdrop beyond.



View from Bacup Road including the former Lancashire and Yorkshire Bank, The Royal Hotel and the Church of St James the Great

The other key route into the proposed conservation area is from along Burnley Road East, with views terminated by buildings at the commercial centre. The left side of this perspective is dominated by the three-storey former Assembly Room and to the right, a sloped wooded area behind a retaining wall. From this perspective, there is a notable view of the valley beyond the proposed conservation area boundary. Important views of the valley can also be seen from Wood Lea Road, these views are enhanced by the gradient of the road resulting in lower rooflines and uninterrupted views of the hillside. The long view looking south east along Thornfield Avenue is terminated by the gradient of the road and Bacup and Rawtenstall Grammar School. This view is framed and screened by the mature trees which run along each side of the pavement. Looking north west along Thornfield Avenue, the view is also screened by the trees along the pavement, and it is terminated by the retaining wall and the sloping hillside along Burnley Road East.



View of the River Irwell and buildings along Bacup Road



Thornfield Avenue



View across the bowling green

There is a positive view across the bowling green facing southwest towards Thornfield Avenue with glimpses of varying rooflines including the gables of the old Waterfoot primary school.

5.3 Architectural Built Form

The proposed conservation area is largely characterised by impressive 19th century buildings and includes both commercial and residential buildings. The buildings range in size from the large-scale Trickett’s Arcade and former bank buildings, to the small-scale stone cottages. The proposed conservation area also features early-to-late 20th century and 21st century buildings. The small number of 20th and 21st century buildings are generally infill developments, constructed where there has been previous demolition or on gap sites. The later developments are largely residential, though there are a small number of early to mid-20th century commercial buildings found within the proposed conservation area.

The development of the commercial centre of Waterfoot started around the mid-19th century, and by the late 19th to early 20th century, the town had grown considerably larger in scale with development further to the north, east and west. The general layout and historic form of Waterfoot has largely been retained from the mid to late 19th century onwards though some mills and industrial buildings have been demolished. Later 19th century development included terraced dwellings, much of this development occurred to the north of the then existing railway line, with development spreading north to include other building types such as a school and Trickett’s shopping arcade.



Trickett’s Arcade



Waterfoot Primary School

The buildings within the proposed conservation area feature a range of design styles and are almost exclusively built of stone. Many are simple unembellished buildings whilst others are more ornate and include classical features, such as the Duke of Buccleugh, which appears to be a re-fronted earlier building, possibly associated with weaving/manufacture given the retained stone mullion windows to the return. Gothic design features can be found in the pointed arched doorway of the Vicarage adjacent to the Church of St James the Great, and at the Rossendale Players' Theatre on Burnley Road East, whilst Taylor's Paints features an art deco style façade treatment. Other buildings within the proposed conservation area feature distinctive designs, for example the former National Westminster Bank on the corner of Bacup Road and Burnley Road East features red brick, a material rarely seen throughout the area, a highly ornate oriel window and prominent Dutch gables. More visually prominent design can also be found at the former Lancashire and Yorkshire Bank further along Bacup Road which features a corner turret with a lantern above the arched doorway on the ground floor. The use of stone and slate unifies the buildings' contrasting scale, height and style.



Duke of Buccleugh



St James' Vicarage



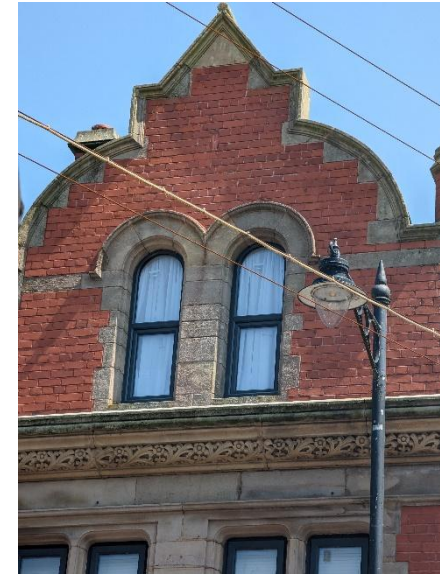
2 Market Street



Taylor's Paints, Bacup Road



Former National Westminster Bank



Former National Westminster Bank

There are numerous buildings which do not follow the traditional character, form or material type typical of the conservation area. This includes four modern bungalows on Tenterfield Street and Wood Lea Road, one of which is partially constructed from red brick, and the old Market Hall on Market Street, which is a large red brick building that is partially enclosed behind other buildings. One of the largest buildings in the proposed conservation area includes the former Railway Goods Shed, an imposing building with Classical influences including decorative blind arcading, set back from Bacup Road on the western boundary of the proposed conservation area. Further along Bacup Road sits the Neo Gothic Church of St James the Great, another prominent building in the street scene that breaks up the terraced form seen across this part of the proposed conservation area. The Neo Tudor former Waterfoot Primary School, built on a slope, is single, two and three storeys in height with a large footprint, standing out amongst the terraced rows on Thornfield Avenue. The shopfronts in the area are generally of a traditional timber or modern uPVC/aluminium design. A number of the traditional shopfronts have retained their general form and include features such as corbels, pilasters and stallrisers. One notably unique shopfront is Taylor's Paints which is a characterful early 20th century design with hand painted signage. These make a good contribution to the commercial core of the proposed conservation area.

5.4 Archaeology

Whilst there are a number of archaeological finds within the area, none fall within the proposed Waterfoot conservation area boundary.

5.5 Key Historic Buildings within the Proposed Conservation Area – Listed Buildings and Buildings of Local Importance

There are two Listed Buildings within the proposed conservation area, details provided below:

1. Church of St James the Great – Grade II listed (List entry number 1072791)
[CHURCH OF ST JAMES THE GREAT, Non Civil Parish - 1072791 | Historic England](#)
2. Nos.1 to 23 (odd) and Nos.2 to 28 (even) Victoria Parade (List entry number 1254284)
[Nos 1 to 23 \(odd\) and Nos 2 to 28 \(even\) Victoria Parade, Non Civil Parish - 1254284 | Historic England](#)

The appraisal map identifies buildings considered to contribute to the character and appearance of the conservation area, but this should not be treated as exhaustive. Other buildings of local significance may be identified as part of the planning process.

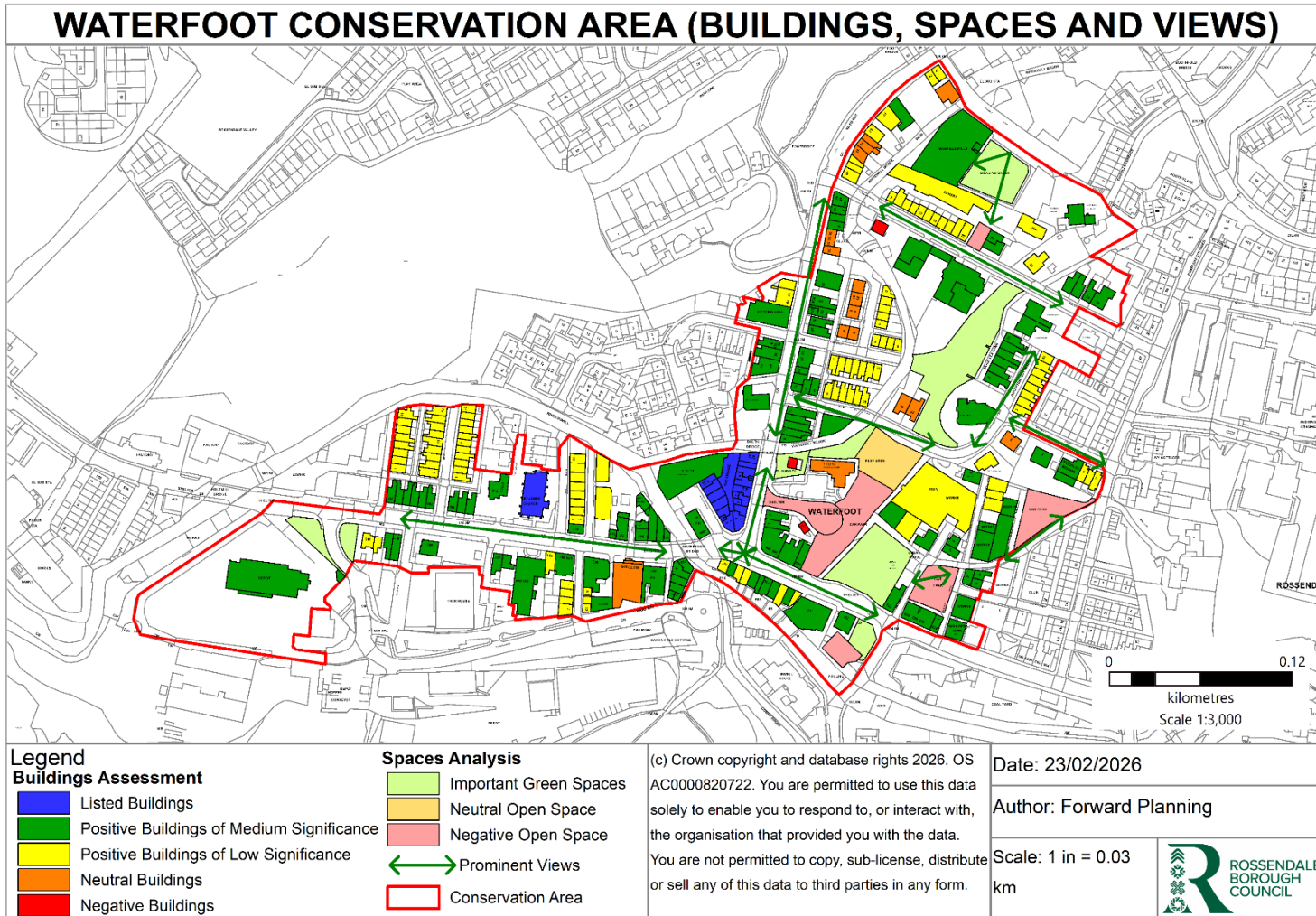
5.6 Negative Buildings and Areas

The quality of the buildings and open spaces within the proposed Waterfoot conservation area vary. A number of these building and open spaces conflict with the prevalent design, materials and form of the area and visually detract from the overall character.

1. Substation, Burnley Road East
2. Public toilet, off Burnley Road East
3. Car Park, Bacup Road
4. Car Park, Spring Gardens Street
5. Car Park, Millar Barn Lane
6. Ruinous building, Thornfield Avenue

5.7 Building Significance

The following map highlights the level of significance each individual building and area contributes to the proposed conservation area.



5.8 Open Spaces and Trees

The proposed Waterfoot conservation area has a largely defined urban grain, most of which developed in the 19th century. It is generally formed of long rows of continuous development, with buildings of differing scales and masses situated alongside terraced rows. Due to its position at the bottom of the valley and relatively dense urban grain, the area has a limited number of open spaces. However, the open spaces that do exist within the proposed conservation area include both positive spaces that contribute to its overall character and appearance, and spaces which could be further improved.



Bacup Road



Bacup Road

One of the main positive open green spaces is the area surrounding the former Bridge End House with mature trees, bushes and a flower planting area, set behind a low stone boundary wall. This area provides a break in the urban grain along Bacup Road and creates an attractive setting for the former Bridge End House, which is a characterful building of local significance. Further along, the continuous development of Bacup Road is also broken up by the river Irwell, which flows close to the commercial centre where Bacup Road meets

Burnley Road East. The Waterfoot bridge connects the west side of the river to the east with development occurring directly to each side of the river, as well as along its banks. The break in the development as a result of the river positively contributes to the appearance of the proposed conservation area and provides direct views to the hillside and trees beyond Waterfoot to both the north and the south. The eastern boundary of the proposed conservation area includes a small grassed area with a stone sign reading 'Welcome to Waterfoot'. This small open space provides an attractive entrance into the area.



Waterfoot Bridge, Bacup Road



View from St James Street

A second bridge, over Whitewell Brook, provides a similar break in the continuous development along Burnley Road East. Again, this open space contributes to the appearance of the proposed conservation area. Whitewell Brook also flows under Thornfield Avenue, where a third bridge is in situ. The rear elevations of a row of dwellings beyond the proposed conservation area boundary can be viewed here, as well as the rear elevation of the Assembly Room and Holt Street beyond. From the Holt Street perspective, the area along the river feels more enclosed, with the high wall of the former Waterfoot Primary School's playground and the primary school itself sitting higher above the riverside. A large, wooded area can be found at the end of Bolton Street, enclosed behind a low stone wall. The land slopes upwards

towards Wood Lea Bank and Woodleigh House providing a large enclosed green space within the centre of the proposed conservation area.

Whilst there are a limited number of open spaces within the proposed conservation area, mature trees are a relatively prominent feature and can be found across the area.

There are a few open spaces in the proposed conservation area where improvements could be made. Most notably, the bus turning circle which sits adjacent to the former Bridge End House. It is positioned centrally within the proposed conservation area and is largely tarmacked, contributing little to the appearance of the area, though it is somewhat enclosed behind the row of shops where Bacup Road meets Burnley Road East, reducing its overall visual impact. The proposed conservation area also includes three car parks, located along Spring Gardens Street, Millar Barn Lane and Bacup Road. These open spaces contribute little to the appearance of the area overall, though the trees within the Bacup Road car park provide verdant character and soften the large areas of hard landscaping.



Trees in the Bacup Road car park soften the hard landscaping

There are two Tree Preservation Orders (TPOs) within the proposed conservation area. TPO T2-98 includes the ash, sycamore and lime trees in the former Vicarage to the Church of St James, which overhang the pavement and enclose the vicarage. TPO 3 covers the beech and cheery trees that surround Bridge End House (the Old Library). Both groups of trees make a significant contribution to the character and appearance of Waterfoot.

Along Bacup Road, trees in private gardens contribute a verdant character, and soften the continuous built development. Trees along the banks of the river Irwell, which can be seen from the bridge along Bacup Road, also contribute. Trees can be found along the western and eastern edges of Burnley Road East, along both the banks of Whitewell Brook and to the front of Baltic House. Two rows of trees are located on each side of the pavement along Thornfield Avenue. These mature trees contribute significantly to the appearance of the street, enhancing the overall character of this part of the proposed conservation area.

It should be noted that trees in a conservation area that are not protected by a Tree Preservation Order, are usually protected by the provisions in section 211 of the Town and Country Planning Act 1990, so that an application must be made to the LPA for works to trees, allowing six weeks for the LPA to respond prior to works commencing.



Trees in the grounds of Bridge End House are covered by a TPO and make a significant contribution to character and appearance.

5.9 Boundaries

The buildings within the proposed Waterfoot conservation area are generally a mix of commercial and residential properties. As such, they either front directly onto the pavement or are set back behind small gardens or yards. The boundary treatments to the front gardens and yards generally include low coursed stone walls with or without railings or hedges above, or timber fencing. Some boundary walls, for example along 564-568 Bacup Road, are made of larger stone slabs rather than individual coursed stones. Some dry-stone walling is also retained. Boundary treatments are finished with decorative pillars, for example at the entrances to the Church of St James the Great and the Vicarage. The walls that form the bridges along Bacup Road and Burnley Road East are made of coursed stone with stone copings, which make a good contribution to significance.



Former Railway Goods Shed



The Church of St James the Great



Rear elevations of 1-15 West Street

5.10 Public Realm

The proposed Waterfoot conservation area has a variety of surfacing types with modern block paving and tarmac covering most areas. There are some instances of historic stone setts and flagstone paving covering alleyways and smaller side streets, for example along Duke Street. Flagstone pavements have been retained on Millar Barn Lane and Market Street. However, most pavements are either modern grey block paving or tarmac. The road surfaces are almost exclusively covered in tarmac but setts and flags are likely to be retained underneath.



Stone flags



Stone setts



Stone setts

The modern block paving generally has a neutral impact. The retained historic stone setts and flagstones contribute to its character and significance. Some of the repairs to the pavement and road surfacing have created an unattractive appearance and have a negative visual impact. The commercial areas have tall modern lamps and the residential areas feature shorter modern street lamps. There are four modern gas lamp style street lamps along Bacup Road, within the commercial centre.

One historic street lamp is located in the centre of the proposed conservation area, contributing to the appearance of this key focal point. The modern road signs and associated lighting have a negative visual impact on the appearance of the proposed conservation area.

Two Elizabeth II post boxes located on Bacup Road and Burnley Road East are in good condition. Utility boxes, and a modern telephone box are of a standard design. Wheelie bins have an unattractive visual impact on the proposed conservation area.



Traditional Street Lamp



Modern Street Lamp



Lamp over street sign

Some bollards are of a more traditional cast iron design that complement the surrounding area, but some standardised plastic types do not contribute and are in poor condition, and would benefit from maintenance. Along Bacup Road, there is a small area of public realm with planters, a timber bench with cast iron ends and the historic street lamp. This area is enclosed behind metal fencing that is of a complementary, traditional style. This small area of public realm contributes to the appearance and character of the proposed Waterfoot conservation area.

Bike locking stands are located along Bacup Road, the stands are simple metal arches which have a neutral impact on the appearance of the proposed conservation area. Bus stops are modern and have a generally neutral appearance. Benches are of simple timber design whilst a singular more traditional style bench can be found on Bacup Road. Planters along Bacup Road are timber or plastic tub type. Whilst not contributing to the historic character of the proposed conservation area, the planters provide some additional greenery.

5.11 Shopfronts and Upper Floors

Most 19th century retail buildings in Waterfoot have a traditional shopfront at ground floor with accommodation above. Trickett's Arcade retains its historic layout with shopfronts at ground floor and access to accommodation above to the side of each shopfront. Traditional 19th century style shopfronts, perhaps original or still retaining some of their original features, can be found along both Bacup Road and Burnley Road East. Individual architectural features, most notably corbels and pilasters, have either survived intact or have been replicated over the past few decades. Some reproduction shopfronts help preserve the appearance of the proposed conservation area, and follow the traditional 19th century design.



719 Bacup Road with traditional style shopfront



32-38 Burnley Road East with modern aluminium shopfronts

From the mid to late 20th century, traditional shopfronts began to be altered and modernised with new signs and layout. Many shopfronts across the proposed conservation area still retain a generally traditional layout, with numerous shopfronts having stall risers, corbels, pilasters and with doors having transom windows and sometimes recessed entryways.

Unsympathetic alterations, including overly deep fascias with inappropriately bright signage and lighting, illuminated, moving and flashing signage, inappropriate plastic materials, colours and lettering, removal of transoms and mullions resulting in large areas of glazing; and external roller shutters and boxes have caused loss of traditional architectural elements and detailing, and diminished the appearance and character of the area, creating an unwelcoming appearance and causing visual clutter. This issue is particularly evident along Bacup Road and Trickett's Arcade. Modern shopfronts do not possess the same refined proportions or fine detailing as the 19th century replicas, and are usually in PVC or aluminium. Where modern shopfronts have been installed into stone fronted buildings this has had an extremely detrimental impact on character and appearance. Poor quality, illuminated signage is particularly



707-717 Bacup Road

harmful to character and appearance, and in views facing south from Burnley Road East to the centre of Waterfoot, where the signage acts as a visual distraction to the area's well-preserved architectural character.



Trickett's Arcade

There are a number of upper floors which appear vacant or underused: The continued use of these spaces and retention of their traditional form contributes to the character and appearance of the proposed conservation area and is more likely to result in continued maintenance.

Poorly maintained and inappropriately altered shop fronts can be seen along the row of shops between numbers 707-727 Bacup Road. A number of the upper floors within this stretch of shops suffer from a lack of maintenance, discoloured or painted stonework and unsympathetic alterations, mainly with the installation of unsympathetic window types, most notably uPVC, resulting in loss of historic timber sashes. Trickett's Arcade also demonstrates under use and vacancy at upper floor levels, and lack of essential maintenance. The prolonged vacancy of the upper floors has the potential to result in the further decline of the historic properties in the area. The long-term vacancy of the upper floors creates the appearance of low economic activity in the area, which has an overall negative impact on the proposed conservation area.

5.12 Residential and Other Buildings

The residential buildings in the proposed conservation area are generally terraced dwellings, and are generally two storey stone buildings constructed in the mid to late 19th century or early 20th century. Those along Church Street and Duke Street possess the simplest appearance with uniform openings with stone cills, lintels and door surrounds. These may have been built as back-to-backs. The Duke Street was the old Toll House and possesses a curved elevation to the north. Terraces along Thornfield Avenue, Wood Lea Street and Booth Street possess simple stone architraves to openings with flat pediments to doors, and the later, higher status 552-560 Bacup Road have pointed stone heads to openings and are set back behind low stone walls, with a third storey in the roof space lit by a gabled dormer. 562-566 Bacup Road are higher status still with contrasting rock faced masonry walls, fine tooled chamfered lamb's stop moulding to openings and dormers in the roof space providing a second floor, set behind low walls. Terraces along Bacup Road are three storeys to the river with substantial stone balconies supported on deep stone cornices, enclosed by simple wrought iron railings.

A three-storey terrace along the east side of King Street has simple openings and appears to retain evidence of a former weaving or industrial function, with taking-in doors altered to form windows at first and second floor. Those on the west side of King Street appear to have been back to backs with two symmetrical windows in the roof space. Three storey terrace Stotts buildings on Bacup Road retains openings that resemble taking-in doors and supports for platforms (now removed). Higher status semi-detached late 19th century dwellings along Thornfield Avenue have two storey canted bays in stone and voluted corbels to the door pediments, and semi-detached Greetlands and Olive Mount have decorative bargeboards, and canted stone bay windows with balconies and decorative wrought iron railings.

The proposed conservation area's mid-19th century detached, high-status dwellings are primarily symmetrically fronted, with generous Classical proportions and centrally placed doors, such as 26 Thornfield Avenue, with symmetrical canted bays and semi-circular headed dormer in the roof space, and Bridge End House with Doric stone portico. The Vicarage along Bacup Road, is in distinct Neo Gothic with some lancet heads and a steep roof pitch. Many retain decorative gate pillars and pier caps. The Old Union House along Tenterfield Street is remarkable for its retention of all of its original decorative leaded glass windows and front door.



One of the former Toll Houses on Duke Street and evidence of altered taking-in doors on King Street at first and second floor.



Shops/cottages along Bacup Road are two storey to the road and three storeys to the river with substantial stone balconies.



The return of the Duke of Buccleugh, a possibly earlier, re-fronted building with evidence of weaving windows and a taking-in door (now blocked to form window) in the attic space.



Greetlands, Thornfield Avenue



Olive Mount, Thornfield Avenue

The Church of St James the Great, Waterfoot Primary School, the Conservative Club/Victoria Hall and the former Liberal Club (Horse and Bamboo) are notable, key buildings within the proposed conservation area. The former Liberal Club is a large, two storey building set back from the pavement behind a small garden. The building has some decorative detailing, including carved stone lintels above the window openings, and a carved stone coat of arms and datestone between ground and first floor level. The building is in a good condition and positively contributes to the street scene.

The Church of St James the Great is a Grade II listed building constructed 1863-5 by Robinson and Stephens. It is built from rock-face sandstone with a slate roof and south west steeple fronting Bacup Road. The principal elevation has its gable to the road and an arched doorway with two orders of moulding, with a three-light plate-traceried window above. The Church of St James the Great is an important building contributing substantially to the character and appearance of Bacup Road.

The former Waterfoot Primary School is a stone-built late 19th century school with a slate roof and gables fronting the road, with large arched windows. The school has string courses and finial details to the gables and is set behind a low stone wall with railings. The school and its playgrounds take up much of the south side of Thornfield Avenue, making it a key feature building within the street scene. The building has been converted into residential apartments and is in relatively good condition.

6.0 Assessment of Condition

The condition of the dwellings varies throughout the proposed conservation area, from excellent to somewhat deteriorated. A notable issue, mainly found on the terraced rows, is discoloured and weathered stonework or painted stonework that has suffered from a lack of maintenance. The rear elevations of dwellings are often in a poorer condition than the front elevations and as a number of rear elevations front onto alleyways or roads, they are visible from public vantage points. Examples include the rear elevations of West Street, St James Street and Wood Lea Bank.

A substantial issue found throughout the proposed conservation area is the widespread use of uPVC and unsympathetic window and door styles. The lack of appropriate windows and doors has had a considerable impact on the appearance of the proposed conservation area, altering the character and traditional form of the historic dwellings. Other key issues include the presence of satellite dishes and aerials, pipework and wires on the principal elevations of the dwellings, as well as unsympathetic masonry repair work and pointing. Bins stored at the front of properties is also a common issue throughout the proposed conservation area.

Some commercial/retail buildings suffer from unsympathetic alterations and a general lack of maintenance, with the most notable impact arising from the installation of modern shopfronts and windows that do not follow traditional designs. Generally unsympathetic 20th and 21st century alterations and developments have occurred primarily to the shopfronts of commercial buildings, and shopfronts have been inserted without express planning consent.

Multiple 19th century buildings along Bacup Road and Burnley Road East have modern ground floor shopfronts which contribute little and do not respect the historic character of the proposed conservation area. Some, but not all, of the buildings between 707-727 Bacup Road and all shops within Trickett's Arcade, a Grade II listed building, have undergone unsympathetic alterations and are generally neglected.

The impact of the lack of maintenance and subsequent poor condition is amplified by the arcade's large-scale three storey massing and its extremely prominent position in the centre of the proposed conservation area. There are several vacant shops within the conservation area which have been left to deteriorate and as such have a negative visual impact on its overall appearance.

Unsympathetic alterations also occur within the proposed conservation area, again this issue is largely found where modern shopfronts have been introduced resulting in the erosion of the historic character. Some upper floors have deteriorated timber windows or timber windows of an inappropriate design, and others have uPVC windows which appear unsympathetic and impact on the character of the proposed conservation area.

7.0 Management Plan

7.1 Introduction

The management plan sets out recommendations to support and encourage the long-term management of the proposed conservation area's significance, addressing threats identified in the appraisal above. The main threats to significance are:

- Piecemeal repairs to surfaces (including removal of flag stones) have created an unattractive appearance and have a negative visual impact.
- Bollards, bins and wheelie bins have a cluttering effect on the appearance of the conservation area.
- Inappropriate alterations to shopfronts, including removal of historic features, installation of roller shutters and box housing, overly deep fascias, inappropriate signage, materials, illuminated signage, and lighting have had a significant detrimental impact, and create a cluttered appearance.
- Installation of PVC windows and loss of sash windows causes harm to character and appearance.
- Vacant upper floors have contributed to a sense of economic decline.
- General lack of maintenance particular to some commercial premises, particularly Trickett's Arcade. This adds to the sense of economic decline.

7.2 Recommendations

- Consider providing clear guidance to businesses and homeowners on works that require express planning consent, including best practice examples using sympathetic materials. Within the guidance, identify the kind of work that is not considered appropriate, such as roller shutters, deep fascia signage, illuminated signage and use of plastic materials.
- Consider creation of a shopfront guidance note specifically for the Trickett's Arcade that identifies original joinery features that should be retained, guidance on replicating traditional features and suitable paint colours. The guidance should state clearly that alterations that affect any of its features or character will require listed building consent.
- Where no justification is provided for removal of historic windows and doors, promote the use of secondary glazing and other measures as set out in Historic England guidance.
- Consider carrying out a public realm audit to identify specific areas for improvement, and any areas where unnecessary and redundant signage and bollards can be removed. This process could be carried out by volunteers.
- Consider adoption of a consistent design and material palette for benches and bollards. Materials chosen should be sympathetic to the area's character and appearance, and be hard wearing and easy to maintain and replace.
- Consider adopting a strategy to improve or enhance the quality of the public realm including reinstatement of more appropriate surfacing materials and consistency in the repair of pavements and roads, in consultation with all relevant statutory undertakers and Lancashire County Council.
- Identify buildings that have been subject to unauthorised works and take appropriate enforcement action.

- Adopt a strategy to deal with sites and buildings that are considered to negatively affect the area. Consider investigating funding potential routes for buildings having the most detrimental impact, and sources of potential match funding.
- Update the Rossendale Shopfront Design Guide to include suggestions on potential colour schemes, lettering and materials, and circulate to owners and occupiers of commercial premises. Make residents and business owners aware of the Rossendale Shop Front Design Guide SPD.

7.3 Future Management Proposals

Future management proposals should aim to re-establish this character in order to enhance the appearance of the proposed conservation area overall.

8.0 Public Involvement

Public consultation is an important part of the appraisal process, not only to include the community but also to raise awareness and appreciation of heritage issues.

The need to explore the potential for parts of Waterfoot to be designated as a Conservation Area was a key highlight arising from various consultations on the 'Waterfoot Masterplan'. Public consultations on the Waterfoot Masterplan to date are listed below:

- Business drop in session (April 2023)
- Initial public engagement (July / August 2023) – 6 week consultation
- Draft Masterplan engagement (August 2024) – 5 week consultation
- Draft Masterplan drop-in session (August 2024)

As part of the public consultation carried out in July / August 2023, question 13 of the online and paper surveys asked “We are currently exploring the possibility of Waterfoot's centre becoming a conservation area. This will help to protect the unique character and heritage of the area. Does this pose any issues to you?” Of the 536 responses received, 479 answered “No”; amounting to 89% of the responses received. More information on the Waterfoot Masterplan can be found here: www.rossendale.gov.uk/regeneration-3/waterfoot-projects

At a Cabinet meeting on the 16th October 2024, it was resolved to approve the proposed Waterfoot Masterplan as a strategic document as well as begin work on designating areas of Waterfoot as a Conservation Area. This Cabinet meeting agenda, reports and minutes can be found here: www.rossendale.gov.uk/meetings/meeting/1415/cabinet

The proposal for Waterfoot Conservation Area was discussed at the Overview and Scrutiny Committee meeting of 20th September 2025. The committee agreed to approve the draft proposal for a 4-week public consultation from Monday 22nd September 2025 until Monday 20th October 2025. The consultation was well publicised and a drop-in event was held at the Waterfoot Yard on 8th October 2025. The responses are available to view on the Council's website at <https://www.rossendale.gov.uk/heritage/heritage-1/3>.

Following consideration of the responses the Council undertook a further targeted consultation focussing on the proposed extension to the Conservation Area Boundary for 4 weeks from Monday 23rd February 2026 until Monday 30th March 2026. A number of minor changes were made to the Conservation Area Appraisal and Management Plan and the updated version (February 2026) was published on the Council's website.

9.0 References

9.1 Legislation and Guidance

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Town and Country Planning Act 1990
- The Town and Country Planning (General Permitted Development) (England) Order 2015
- The National Planning Policy Framework (2024)
- Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management
- Rossendale Local Plan (2019-2036)
- Planning Portal

9.2 Other Sources

- National Library of Scotland (maps)
- Historic England Official Listings
- Bury Times, Saturday 23 October 1869, Page 3, *Opening of a Baptist new church at Waterfoot*
- W Hardman, *A History of Waterfoot*. Available at: <https://peterfisher.smugmug.com/History/Waterfoot-A-History-W-Hardman/i-gZKW2Df>
- Suzanne Hartley, 2005, *Rawtenstall Historic Town Assessment Report*, Lancashire County Council
- Clare Hartwell and Nikolaus Pevsner, 2009, *Lancashire North*, Yale University Press
- William Jessop, 1880, *An Account of Methodism in Rossendale and the Neighbourhood*, Tubbs, Brook and Chrystal. Available at: https://books.google.co.uk/books?id=T-ICAAAAQAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false

- Thomas Newbigging, 1867, *Historical Sketch of the Forest of Rossendale*, The Historic Society of Lancashire and Cheshire. Available at: <https://www.hslc.org.uk/wp-content/uploads/2017/08/19-3-Newbigging.pdf>
- The Lancashire Family History and Heraldry Society (LFHHS), Rossendale Branch, *The United Gospel Mission of Tenterfield Street*. Available at: http://www.rossendale-fhhs.org.uk/files/rawtenstall_churches/church_041.html
- The Lancashire Family History and Heraldry Society (LFHHS b), Rossendale Branch, *Bethel Baptist Church*. Available at: http://www.rossendale-fhhs.org.uk/files/rawtenstall_churches/church_031.html
- The Lancashire Family History and Heraldry Society (LFHHS b), *Rossendale Branch, Bethel, St James the Great*. Available at: http://www.rossendale-fhhs.org.uk/files/rawtenstall_churches/church_030.html
- Manchester Courier, Saturday 06 December 1890, page 20, *The Newchurch Conservative Club*
- Preston Herald, Saturday 17 December 1870, page 3, *Soiree and Entertainment to Workpeople at Brougham Hall*
- Rossendale Free Press, Friday 06 January 1995, page 38, *A Century of Date-stones*
- David A Whalley, 1984, *The Rossendale Slipper Union, 1895-1927*, Dissertation submitted to the University of Lancaster. Available at: <https://mrc-catalogue.warwick.ac.uk/records/BSO/4>
- Paul Wright and Alan Young, 2017, *Waterfoot for Newchurch, Disused Stations Site Record*. Available at: <http://disused-stations.org.uk/w/waterfoot/index.shtml>



Consultation Statement on the Proposed Waterfoot Conservation Area

April 2026



A High Quality Environment

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Responsible Service	Forward Planning	Version/Status	Final Version
Responsible Author	Forward Planning	Date Agreed/ Agreed At	
Date last Amended	30.03.2026	Due for Review	

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Consultation Statement on the Proposed Waterfoot Conservation Area

1.0 Introduction

- 1.1 The Waterfoot Masterplan was approved as a strategic document by Cabinet at its meeting on 16 October 2024. During the consultation on the masterplan, interest was expressed about designating parts of Waterfoot as a Conservation Area.
- 1.2 As a result, an appraisal of Waterfoot's special historic and architectural interest was undertaken in June 2024. This work highlighted that Waterfoot has significant townscape quality which includes a number of characterful buildings of the 19th century and early 20th century, (e.g. Trickett's Arcade, the former Lancashire and Yorkshire and National Westminster Banks, and the former Bridge End House). Traditional craftsmanship and techniques can be found throughout, embodied in a range of architectural features.
- 1.3 The associated Management Plan proposes measures to re-establish this character in order to enhance the appearance of the conservation area overall.
- 1.4 The proposal for Waterfoot Conservation area was discussed at the [Overview and Scrutiny Committee meeting of 20 September 2025](#). The committee agreed to approve the draft proposal for a 4-week public consultation.

2.0 Consultation Process

- 2.1 The public consultation started on Monday 22 September 2025 and ended on Monday 20 October 2025. Letters were posted to all properties identified as falling within the proposed boundary of the conservation area, sites notices were put on lamp posts and other locations within the local area, emails were sent to consultees held in the Council's Local Plan consultation database (including statutory consultees) and a drop-in event was organised at the Waterfoot Yard on 8 October 2025.
- 2.2 During the public consultation, a total of 22 comments were submitted, 7 from statutory consultees and 15 from residents or property owners. The responses are available to view on the Council's website at <https://www.rossendale.gov.uk/heritage/heritage-1/3>.
- 2.3 Following the consultation Waterfoot Conservation Area Appraisal was updated in response to comments made. The proposed Conservation Area Boundary was extended to include an area around Gaghills and a further public consultation was undertaken from Monday 23 February 2026 until Monday 30 March 2026 in order to give residents and stakeholders with property interests within the extended area an opportunity to comment. Letters were delivered to 23 properties directly affected by the boundary change and consultees were invited to submit their views on the boundary and, if they have not already done so, on the proposed Conservation Area generally. All documents were available to view on the website or at the Customer Services Hub at Futures Park and consultation responses were invited using a short online survey form or in writing.

3.0 Summary of Responses

3.1 Responses from the 7 statutory consultees are summarised below:

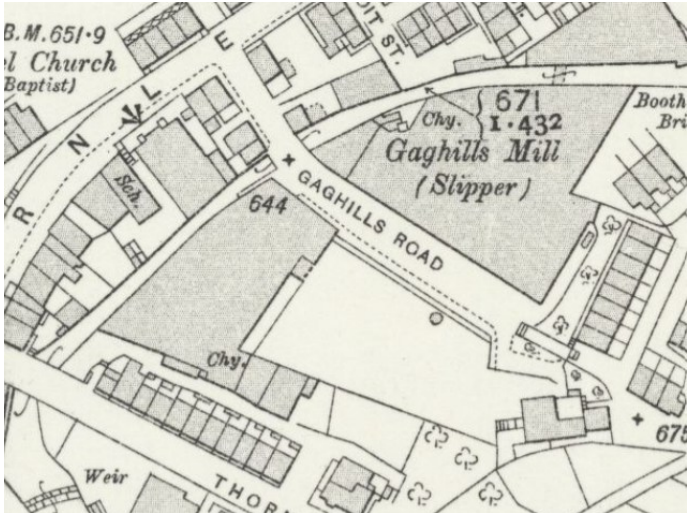
- National Highways has no objection as it does not have any significant effects on the Strategic Road Network.
- The Coal Authority advised that their records do not indicate the presence of any coal mining features at surface or shallow depth within the area which may pose a risk to surface stability and has no specific comments to make on the proposed Conservation Area.
- Lancashire County Council as the Lead Local Flood Authority (LLFA) has no comments.
- Natural England has no comments.
- Historic England is supportive of the production of the CAAMP for the proposed Conservation Area and welcomes the draft CAAMP setting out a positive strategy for historic environment but do not wish to make further comments on the detail.
- Homes England does not wish to make any representations.
- Theatres Trust welcomes the Appraisal's assessment of the former Liberal Club, now the Horse and Bamboo Theatre, as a notable key building within the Conservation Area which positively contributes to the street scene. The Map could include a category above the level of 'Positive Building of Medium Significance' to better identify and promote such important local assets. In relation to the Horse and Bamboo Theatre there should be a specific advertisement strategy within a broader guidance document which recognises and balances the need of the theatre to promote itself and upcoming events within the context of the building's character and significance as a key asset as there is ultimately a heritage benefit in supporting the theatre and ensuring the building remains in sensitive public use.

3.2 In summary the responses to the first online questionnaire consultation showed that:

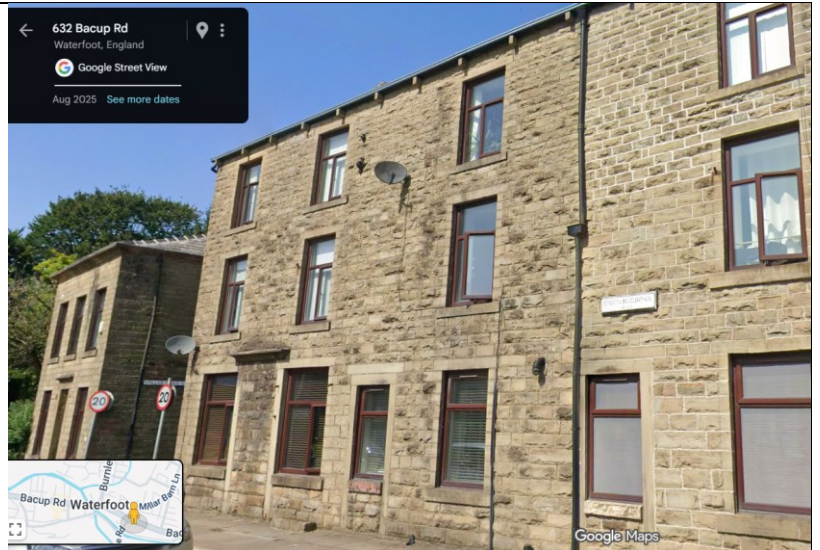
- 14 representations (64%) were in support of the designation of Waterfoot as a Conservation Area whilst 1 (4%) was against and 7 (32%) had no opinion;
- 6 consultees (27%) requested a reconsideration of the proposed boundary;
- 2 consultees (9%) disagreed with the assessment of character and appearance of the area, 11 (50%) were in favour and the remainder (41%) had no particular opinion;
- 12 consultees (54%) agreed with the threats identified in the Appraisal and Management Plan, the remainder (46%) were unsure or had no opinion;
- 10 consultees (45%) agreed with the management plan recommendations, 1 objected (4%) and the remainder (51%) were unsure or had no opinion on this matter.

3.3 There was one response to the second consultation from Gaghills Bowling Club. It was noted that the bowling green is on the boundary of the extension. The Bowling Club supports the designation of Waterfoot Conservation Area provided it does not cost individuals or businesses money to change existing buildings.

3.4 A summary of the comments received is outlined in the table below in the first column. The second column sets out the Local Planning Authority response and any actions undertaken. These include handwritten comments recorded on Post-It notes placed on maps at the drop in event on 8 October 2025 (see Appendix 1).

Key comments received during the public consultation	Actions the Local Planning Authority is considering
Comments received on the proposed boundary of the conservation area	
Including Cowpe in the conservation area	Cowpe is a distinct settlement with a different setting and character. It is not considered appropriate to include areas of Cowpe within the proposed Waterfoot Conservation Area.
Removing the Woodlea Mission on Tenterfield Street from the conservation area	The Woodlea Mission is identified as a positive building of medium significance in the Appraisal and Management Plan. It therefore makes a positive contribution to the specific character and historic importance of the local area. It also adjoins the Old Union House which is referred to as “remarkable for its retention of all of its original decorative leaded glass windows and front door”. The Woodlea Mission and the Old Union House are two positive buildings of medium significance to the character and appearance of the area. Their inclusion into the boundary of the conservation area is considered important. As such it is considered that the proposed boundary should not be altered to exclude the Woodlea Mission.
Including Gaghills Mill, Gaghills House, Gaghills Cottage, Tricketts House, Mytholme House, Booth Fold and the bowling green in the conservation area (mentioned at the drop-in event);	<p>Gaghills Mill, House and Cottage adjoin the northern boundary of the proposed conservation area. The Gaghills Mill (Slipper) shown on the historic map is now demolished.</p>  <p>The building to the south of Gaghills Road (numbered 644) which potentially formed part of the Gaghills Mill complex is still present, so is Gaghills House (now operating as a nursery) and Gaghills Cottage. Between the building numbered 644 and Gaghills House is a bowling green which can be considered as an important open space.</p> <p>There is an argument to include those buildings, especially those from the Gaghills Mill complex</p>

	previously owned by Sir Henry Trickett's due to his prominent role in the history of Waterfoot.
Including Rossendale Players Theatre to the conservation area	Rossendale Players Theatre shown as a School on the above historic map is located at 69 Burnley Road East. If the conservation area is extended to include Gaghills Mill, House and Cottage as well as the bowling green, it would be an opportunity to include this former school building. As a stone-faced building with the gable facing the road which features lancet windows either side of the central entrance, it makes a distinctive contribution to the street scape and conservation area.
Including Trickett's Park to the conservation area	Trickett's Park is located approximately 60m north of Gaghills Road. It is identified in the draft local list of non-designated heritage assets. Information regarding this proposed local list is available at Local List of Non-Designated Heritage Assets Heritage Rossendale Borough Council . The park was created in 1920-1922 and hosts a war memorial at the western gateway to workers from Trickett's Gaghills Mill who were killed during the first world war. The positive contribution of Trickett's Memorial Ground to the character and appearance of the local area together with its historic significance for the town are in favour of its inclusion in the proposed conservation area. However, the park is not adjoining the proposed conservation area and it is not deemed suitable to include it within the boundary of the conservation area.
The conservation area boundary is complicated, not straight lines.	A definitive boundary is required to inform planning decisions. However, there is a need to review the boundary in general so that the approach is consistent in terms of property boundaries, pavements and streets.
Comments received on the assessment of the character and appearance of the area	
For the Horse and Bamboo and other 'notable, key buildings' to be categorised above the 'positive building of medium significance'	It is felt that the categorisation of buildings in the appraisal is adequate and there is no need for another category to be introduced.
Refer to Stotts Buildings instead of Rostron Buildings in text and photo legend	We will amend the final version of the conservation area appraisal and management plan to replace Rostron Buildings by Stotts Buildings.



Shop at 719 Bacup Road is a great example of Victorian shop

The special historic features of the shopfront at 719 Bacup Road have been mentioned in the appraisal and highlighted by a photograph in page 46.

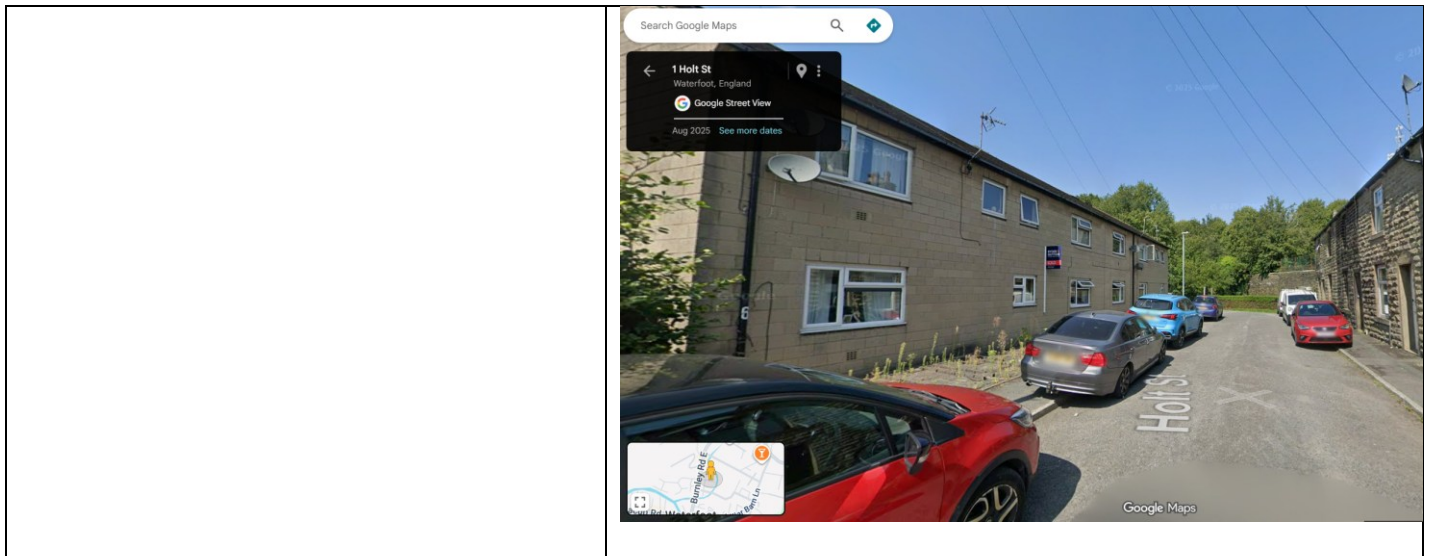
Woodlea Mission has undergone substantial alterations and its architectural integrity is limited compared to other buildings

It is agreed that the Woodlea Mission building on Tenterfield Street has had substantial alterations since the foundation stone of the United Gospel Mission Hall (Woodlea) was laid in 1894 (https://www.rossendale-fhhs.org.uk/files/rawtenstall_churches/church_041.html). Nonetheless the remaining features of the building (including its foundation stone) are sufficient to provide a positive contribution to the character and appearance of the proposed conservation area.

Dwellings on Holt Street should not be awarded the 'neutral' categorisation due to the fact that they are not in keeping with the character of historic buildings and there are maintenance issues (mentioned at the drop-in event)

Comments are noted. Although improvements could be made to the external appearance of the outdoor areas at these properties, the 'neutral' categorisation is still considered suitable.





The proposed extension of the conservation area boundary around Gaghills would result in an additional positive view: across the bowling green facing southwest towards Thornfield Avenue with glimpses of varying rooflines including the gables of the old Waterfoot primary school.

Agreed. We will amend the map of prominent views and add a photograph and short description in the Appraisal.

Comments received on the main threats to the proposed conservation area

Main threat are owners or tenants not complying to planning rules

Bullet no. 3 of the list of identified threats refers to inappropriate alterations to shopfronts which have had a significant detrimental impact. Bullet 4 also outlines the installation of PVC windows and loss of sash windows which causes harm to the character and appearance of the area.

Trickett's Arcade poor condition was highlighted

The last bullet point refers to Trickett's Arcade. Waterfoot Masterplan is looking at options to bring Trickett's Arcade into good condition. The designation of Waterfoot as a conservation area can help attract funding to renovate buildings.

Removal of flag stones

This has been inserted in the threat regarding piecemeal repairs to surfaces.

Abandoned buildings and inability of retracing owners is considered a threat

The sixth bullet point refers to the general lack of maintenance to some commercial premises, particularly Trickett's Arcade.

Comments received on the recommendations

Request the introduction of a specific advertisement strategy for the Horse and Bamboo within the proposed guidance document

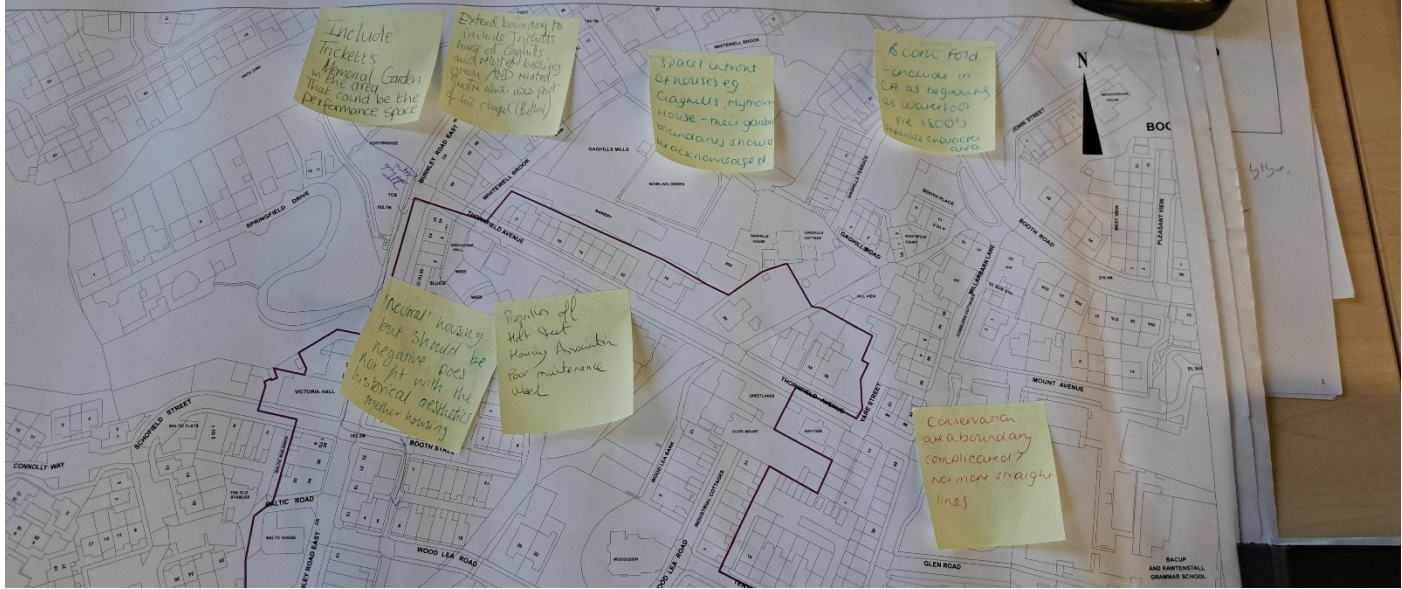
This can be considered during the preparation of a guidance document to businesses and homeowners.

Actions to stop the degradation of Trickett's Arcade should be taken	This is being considered as part of the Waterfoot Masterplan.
Enforcement actions to reverse changes to shop fronts not adequate with the character of the area	Enforcement actions are listed in the recommendations especially for buildings that have been subject to unauthorised works (last bullet point on page 57).
Introducing a cap to the number of tattoo and takeaway shops	The Rossendale Local Plan contains a strict policy regarding the development of hot food takeaways in the Borough (Policy R5). However, there are no current local planning policies regarding the location or number of tattoo shops. This can be considered as part of the Local Plan review.
Other general comments	
Planning enforcement should be tougher on works that do not fit with the surroundings or those that do not meet legal requirements	Enforcement actions are listed in the recommendations especially for buildings that have been subject to unauthorised works (last bullet point on page 57).
The creation of a community of small businesses can help drive change.	Comments noted.
More parking is needed	Comments noted.
The designation would fit with the plans to develop Waterfoot as an 'arts town' and attract visitors	Comments noted.
Suggestion for a youth space (mentioned at the drop-in event)	Comments noted.
Open space at Railway Inn a mess (mentioned at the drop-in event)	Comments noted.
Palatine Club is historical	Included in Appraisal.
Royal Hotel	Included in Appraisal.
Comments received during the second consultation on the proposed change to the Conservation Area boundary	
The bowling green is at boundary of extension. Supported provided it doesn't cost individuals or businesses money to change existing buildings etc.	Comments noted. Proposed changes to buildings in the conservation area should maintain or enhance the character of the conservation area and the use of more sensitive and traditional designs may incur additional costs. However these costs may be offset by possible uplifts in values resulting from a higher quality environment and conservation area status. Furthermore the designation of Waterfoot as a conservation area can help attract funding to renovate buildings.

4.0 Conclusion

- 4.1 The Waterfoot Conservation Area Appraisal was published for just over 4 weeks public consultation from 22 September 2025 until 20 October 2025. A drop-in event was organised at the Waterfoot Yard on 8 October 2025.
- 4.2 In total 22 comments were submitted, 7 from statutory consultees and 15 from residents or property owners.
- 4.3 In response to comments that the boundary should be changed to include a further area in the north around Gaghills Mill, an additional focussed consultation was undertaken on the proposed boundary change from 23 February until 30 March 2026 in order to give residents and stakeholders with property interests within the extended area an opportunity to comment. 1 response was submitted from the bowling green which supported the extension provided that it would not lead to increased costs.
- 4.4 The representations have been considered by the Forward Planning in consultation with the Council's heritage advisers Growth Lancashire, and a number of amendments are proposed to the Waterfoot Conservation Area Appraisal and Management Plan.

SED WATERFOOT CONSERVATION AREA



Integrated Impact Assessment

The council carry out Integrated Impact Assessments (IIA) to analyse the effects of our decisions, policies or practices. Throughout this document, policy refers to any policy, strategy, project, procedure, function, decision or delivery or service. The IIA should be undertaken/started at the beginning of the policy development process before any decisions are made. Policies are developed and reviewed using a consultative approach involving relevant internal and external stakeholders. Officers must consider what action needs to be taken to help overcome or minimise any disadvantages that people who share a protected characteristic will experience in compliance with the Equality Act 2010 and socio-economic disadvantage.

Name of policy:	Designation of the proposed Waterfoot Conservation Area and Adoption of the Waterfoot Conservation Area Appraisal and Management Plan (CAAMP)
Lead officer name	Anne Storah
Job title	Principal Planner
Service area	Planning
Telephone contact	01706 2522412
Email contact	annestorah@rossendalebc.gov.uk
Date Assessment commenced	25/03/2026
Date assessment completed	25/03/2026

The main aims/objectives of this policy are:

Once designated, the Conservation Area status for Waterfoot together with the adopted Conservation Area Appraisal and Management Plan (CAAMP) will be material considerations in the determination of planning applications.

Indicate the status of the policy or decision

New/proposed Modified/adapted Existing

Indicate protected characteristics have been assessed

Age Disability Gender reassignment
 Religion/belief Sexual orientation Sex
 Pregnancy/maternity Race Marriage or civil partnership

Indicate socio-economic disadvantage has been assessed

1. Identify any positive or negative impacts on protected characteristics and socio-economic disadvantage

Protected characteristic	Positive/Negative	How does it impact?
Age		The Conservation Area will not impact on any protected group in a different way to other people.
Disability		The Conservation Area will not impact on any protected group in a different way to other people.
Gender reassignment		The Conservation Area will not impact on any protected group in a different way to other people.
Marriage and civil partnership		The Conservation Area will not impact on any protected group in a different way to other people.
Pregnancy and maternity		The Conservation Area will not impact on any protected group in a different way to other people.
Race		The Conservation Area will not impact on any protected group in a different way to other people.
Religion or belief		The Conservation Area will not impact on any protected group in a different way to other people.
Sex		The Conservation Area will not impact on any protected group in a different way to other people.
Sexual orientation		The Conservation Area will not impact on any protected group in a different way to other people.
Socio-economic		Some of the local businesses and shops in the Conservation Area which are already marginal could be disproportionately affected by increased costs of building works and repairs. However, this may be offset by potential financial support for improvements eg to shopfronts from heritage associated grant funding schemes.

2. Explain and provide examples of any evidence/data used (add additional rows if needed)

Evidence	How does this have an impact on the protected characteristic?
ONS data, Indices of Deprivation, Census 2021, records from Planning & BC, Environmental Health	See https://deprivation.communities.gov.uk/ Most of the proposed Waterfoot Conservation Area is within Lower-layer Super Output Area (LSOA) Rossendale 010D. This is ranked around the middle for deprivation overall within Rossendale but is more deprived than 72% of neighbourhoods in England. In terms of living environment only 10% of neighbourhoods in Rossendale and only 3% of neighbourhoods in England are more deprived. Part of the Conservation Area is within LSOA Rossendale 10A. This area is more deprived than 83% of neighbourhoods in Rossendale and 86% of neighbourhoods in England. Only 2% of neighbourhoods in Rossendale and 9% of neighbourhoods in England are more deprived in terms of income.

3. Outcome of IIA

What course of action does this EIA suggest you take?	Please indicate
Outcome 1- The IIA has not identified any potential for negative impact on the protected characteristics. Progress to EIA approval – section 5	<input checked="" type="checkbox"/>
Outcome 2- The IIA has identified a possibility for negative impact on the protected characteristics. An IIA Action Plan must be completed to mitigate the negative impact – section 4 before approval section 5	<input type="checkbox"/>

4. IIA action plan

Based on the above impact assessment, findings/evidence and outcomes identified, please complete the Action Plan below. The action plan should address:

- Any gaps in findings/evidence research including any consultation or engagement regarding the policy and its actual/potential impacts
- How you will address any gaps
- What practical changes/action that will help reduce any negative impacts identified
- What practical changes/action that will help enhance any positive contributions to equality

Negative impact identified	Action required	Lead officer	To be completed

Monitoring and reviewing the effect of the policy

Please state how you will monitor the impact and effect of this policy

5. IIA approval (to be completed by the relevant Head of Service/Director)

- Outcome of IIA agreed/approved by Management Team: (date)
- Published on council website: (date)

Signed: (Head of Service/Director) (date)

BIODIVERSITY IMPACT ASSESSMENT

Name of Policy, Decision, Strategy, Service or Function, Other: (please indicate)	Waterfoot Conservation Area Appraisal and Management Plan	
Lead Officer Name(s) & Job Title(s) :	Anne Storaah – Principal Planning Officer Louise Kirkup – Senior Planning Officer	
Department/Service Area:	Planning	
Telephone & E-mail Contact:	01706 252418 and 01706 252412	
Date Assessment:	Commenced: 25/03/2026	Completed: 25/03/2026

The Council has a duty to protect and enhance biodiversity under the Environment Act 2021. This assessment must be completed for all key decisions included in the Forward Plan to analyse the effects of our decisions, policies or practices.

Stage 1 This stage determines whether a full assessment is required

1.1 Description of the proposed decision

Adoption of the updated Alterations and Extensions to Residential Properties Supplementary Planning Document (SPD).

1.2 Will the proposed decision have any impacts on the type, area (or length) or conditions of natural habitats within the Borough?

Yes No

If no, proceed no further if yes continue to stage 2

Stage 2 This stage helps understand whether any impact on biodiversity is positive or negative.

2.1 Will the proposed decision have a positive or negative impact on biodiversity? (A positive impact would increase the range of species or habitats or increase the protection of existing habitats, a negative impact would do the opposite.)

Positive Negative

2.2 Describe the impact, in particular drawing attention to scale. Also please state if the impact will affect a [Habitat or Species of Principal Importance](#), [Irreplaceable Habitat](#) (it is possible to check for those

on [PlanWeb](#) or [Magic](#) map) or if the project will affect a habitat or species identified on Lancashire's Biodiversity Action Plans (please visit <https://www.lbap.org.uk/home.htm> for more information).

Designation of a conservation area protects trees within its boundaries.

2.3 If the impact is positive you need go no further.

Stage 3 This stage allows any negative impact to be balanced against the other positive benefits of the proposed decision using the framework created by the wellbeing power set out in the Local Government Act 2000

3.1 **Indicate the benefits which will be delivered by this decision under the following headings. As far as possible quantify benefits (eg by jobs created).**

Economic

Environmental

Social

3.2 **Are there steps which are planned or could be taken to mitigate the impact on biodiversity (eg relocating certain species during building work, improving a natural habitat somewhere else to offset the impact of this project).**

Stage 4 This stage sets out the balance between the negative impacts on biodiversity and the other positive impacts so that Councillors can make an informed decision.

Positive impacts
(eg X jobs created)

Negative Impacts
(eg acres of habitat lost)