

Report Title:	Designation of new Conservation Areas at Crawshawbooth and Helmshore – consultation on the Conservation Area Appraisal and Management Plans		
Report to:	Overview & Scrutiny	Date:	14 th September 2026
Report of:	Head of Planning	Cabinet Portfolio:	Planning
Cabinet Lead Member:	Cllr Samara Barnes	Wards Affected:	Goodshaw & Cribden ward and Helmshore ward
Key Decision:	☒ Forward Plan ☒	☐ General Exception	☐ Special Urgency
Integrated Impact Assessment:			
	Required:	Yes	Attached: Yes
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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.	☒
	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.	☒
	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.	☒
	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.	☒

1. PURPOSE OF THE REPORT AND EXECUTIVE SUMMARY

- 1.1 The adopted Rossendale Local Plan (2019-2036) proposes the designation of additional new Conservation Areas including Crawshawbooth and Helmshore. Conservation Areas have historic and architectural features which make them worthy of additional protection.
- 1.2 A Conservation Area Appraisal and Management Plan (CAAMP) has been prepared for each of these proposed Conservation Areas. These Conservation Area Appraisals will help to understand the history, local distinctiveness, character, setting and condition, which contribute to their sense of place. The Appraisals form part of the evidence base for the designation and identifies policies for positive management, which are included in the Management Plans.
- 1.3 This report discusses the consultation that will take place, the key components of the CAAMPs, the process towards formal designation and the implications of being designated as a Conservation Area.

2. RECOMMENDATIONS

- 2.1 That Overview & Scrutiny Committee consider the draft Conservation Area Appraisals and Management Plans for Crawshawbooth and Helmshore, and the details of the proposed consultation, which will inform the final version for consideration by the Council.

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://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf states that heritage assets, an irreplaceable resource, should be conserved in a manner appropriate to their significance. The NPPF advises 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 (policy HE2).
- 3.3 Rossendale has 11 conservation areas, including the recent Waterfoot Conservation Area, designated earlier this summer. 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 these areas to obtain planning permission. There are some minor permitted development rights which do not apply in conservation areas but, (other than in respect of demolition) these are not significant. For example, designation would not amend permitted development rights in relation to changing windows, so long as they match those used in the construction of a house, unless an Article 4 Direction is in place to require consent. Flats and non-residential properties do not have such permitted development rights. The additional controls within conservation areas include:
- the requirement in legislation and national planning policies to preserve and/or enhance;
 - local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area;
 - control over demolition of unlisted buildings;
 - control over works to trees;
 - fewer types of advertisements which can be displayed with deemed consent;
 - restriction on the types of development which can be carried out without the need for planning permission (permitted development rights);
 - the reinforcement of archaeological potential within the area.

4. DETAILS

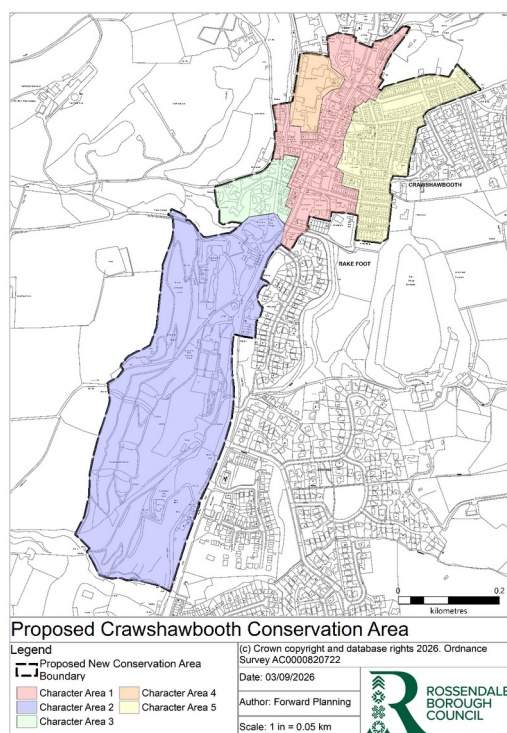
- 4.1 As part of the consultation on the emerging Local Plan undertaken in autumn 2017, the Council proposed creating several additional conservation areas, including within Crawshawbooth and Helmshore. Alexandra Fairclough from Heritarc was commissioned to work with the Council and other interested parties, including Rossendale Civic Trust, to prepare a Conservation Area Appraisal and Management Plan for these areas.

Conservation Area Appraisal and Management Plan (CAAMP) for Crawshawbooth

- 4.2 The CAAMP describes Crawshawbooth as “a Pennine village whose physical form and architectural character have been shaped by the valley landscape, historic industry, and the

influence of local estates. Its development pattern reflects both the constraints of its setting and the social history of the Rossendale Valley.”

- 4.3 The heritage consultant has advised that the boundary proposed in the Local Plan should be extended and include five character areas. This boundary will be consulted on.

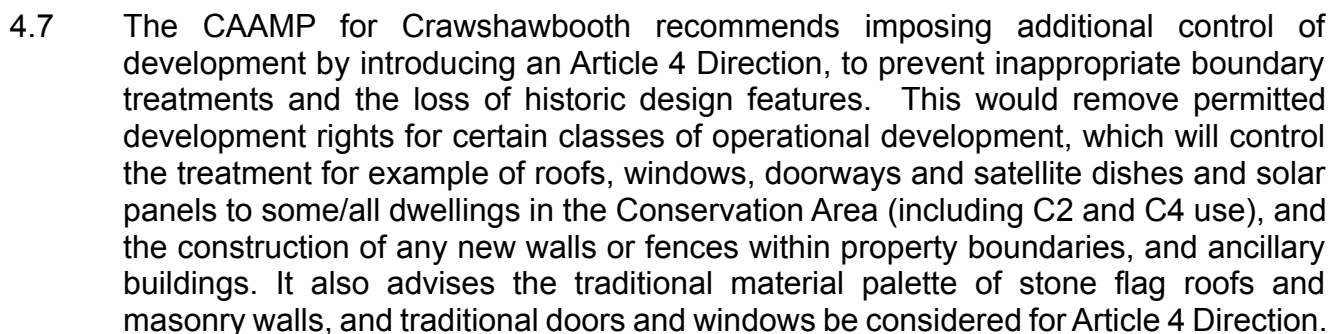


- 4.4 Each of the five character areas has a slightly different atmosphere and character, depending on street layout and traffic, building types, scale, design and uses:

Area	Name	Character
1	Tight linear historic core (Burnley Rd Spine)	Distinctive, dominant character area, the most coherent and legible Pennine industrial-village character
2	Landmark institutional and gentry zone (including St John's Church and Crawshaw Hall)	Defined by landmark buildings set within generous landscaped plots
3	Valley-Floor Industrial Fringe	Centred on former mill sites, yards etc. Larger plots, more block-like with long elevations. Industrial remnants often converted or redeveloped.
4	Peripheral Residential Edges (19 th - 20th-century expansion)	Later housing estates and infill with distinct, more suburban character, wider streets, set back buildings, varied materials
5	The Industrial Workers Housing	C19th workers housing inked to the village's textile and quarrying economy, forming a coherent belt of stone-built terraces, weaver's cottages, back-to-backs and later infill development.

- 4.5 The CAAMP includes a SWOT analysis to bridge the appraisal with the practical management of the conservation area, describing the area's significance whilst guiding its long-term care and enhancement. The SWOT informs the Management Plan. It is intended the Management Plan will provide a tool for supporting the care of the historic environment whilst guiding sensitive change. Several key themes have

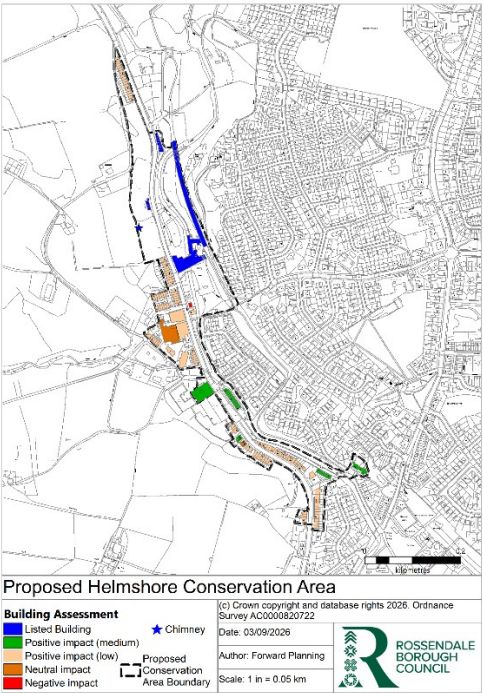
4.6 The map below shows the buildings and open space assessment within the proposed new boundary.



4.8 Helmsshore is described in the CAAMP as “a linear settlement that has developed along the river. It has undergone considerable change over the last century with many new developments. Helmsshore has an important complex of mills and related workers housing which illustrate how important the area was during the industrial revolution. With development pressures high and the threat of cumulative changes to domestic properties which could dilute this quality character and appearance”.

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4.9 The map below shows the proposed boundary for a new Helmshore Conservation Area, showing the proposed building assessments.



4.10 Unlike Crawshawbooth, the Helmshore proposal has not been divided into specific character areas. A SWOT analysis has been undertaken which will help to shape the management of this area.

4.11 The CAAMP suggests the Council should consider the use of Article 4 Directions to withdraw permitted development rights, as explained above (see paragraph 4.6).

Identified Actions for Management

4.12 The proposed actions identified in these CAAMPs are summarised below:

1	Repair and Maintenance of Heritage Assets	Preservation
2	Inappropriate Alterations	
3	Views and Setting	
4	Climate Change	
5	Public Realm and Green Spaces	Enhancement
6	Retail Frontage, Signage and Commercial Advertisements	
7	Vacant Heritage Assets and Sites	
8	Traffic and parking	
9	Demolition	Regeneration and new development
10	New development	
11	Adoption and Enforcement	Management

Next Steps

4.13 The Council must consult for at least four weeks with everyone who will be directly affected by this designation, including property owners and businesses, and statutory consultees. It is expected to begin this consultation the week commencing 14 September and to hold a drop-in event in the local area for each proposed Conservation Area. Subject to confirmation we intend the drop-in sessions to take

place at Helmshore Textile Museum and Crawshawbooth library between 4 and 7pm. Following the consultation, the comments will be assessed and changes made as appropriate. The comments received on the revised boundaries, area appraisals and management plans will be reported to Council, later this year/early 2027 for a decision whether the designations should proceed.

4.14 Should Council resolve to designate new Conservation Areas at Crawshawbooth and Helmshore, it will then be necessary to:

- 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 planning records and publicly accessible maps.

Conservation Area Designation

4.15 The benefit of designating these areas as Conservation Areas is to safeguard 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 just individual buildings within the area.

4.16 The Appraisal produced as part of the designation process is a key document and will be a material consideration 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 the Borough's key heritage assets.

4.17 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 important that the qualities and character of the area which resulted in the designation of the Conservation Area are identified and recognised.

4.18 The Council issued a document as part of the consultation to address Frequently Asked Questions for the recently designated Waterfoot Conservation Area (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.

4.19 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). The CAAMPs recommend this be considered for Crawshawbooth and Helmshore.

Future Work: Reappraisal of Conservation Areas and the Local List of Non-Designated Heritage Assets

4.20 The Conservation Area Appraisals and Management Plans that were undertaken for the existing Conservation Areas (other than for Waterfoot, which was adopted earlier this year) are in need of being reviewed to see if updates are necessary. Many of the CAAMPs which support the designation of the conservation areas were adopted in

2011 for development control purposes, more than 15 years ago. It is, therefore, proposed to consider how these appraisals can be updated, with an agreed programme to be established. This will help to inform planning applications and the wider site allocations process too.

- 4.21 The Council has consulted on a Draft Local List of Non-designated Heritage Assets in 2025. This can be viewed on the Council's website [Local List of Non-Designated Heritage Assets | Heritage | Rossendale Borough Council](#). The work is ongoing and is expected to be finalised next year, with a report brought back to members for approval.

5. RISK

- 5.1 The designation of a Conservation Area may lead to more planning enforcement complaints.
- 5.2 Not designating Crawshawbooth and Helmshore as Conservation Areas will likely mean that their 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 Appraisals were paid for out of existing budgets and the UK SPF 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 will be 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 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’ as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in conservation areas Rossendale Council is required to ensure that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’ (Section 72).

Rossendale Council has a duty ‘from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas’ (Section 71).

Once designated, these two areas will be designated heritage assets. 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 designations will continue through to any new authority that is formed as a result of the Local Government Re-organisation, due to take effect in 2028. The Conservation Area Appraisals and Management Plans may be reviewed in the future to ensure they align with strategic objectives and planning policies of the new Local Planning Authority, once established. All Conservation Area designations, including the underlying appraisals and management plans, are expected to be kept under review.

11. BACKGROUND PAPERS

- 11.1 Draft Conservation Area Appraisal (including proposed boundary) and Management Plan for Crawshawbooth and Appendices 1 to 4 - attached
- 11.2 Draft Conservation Area Appraisal (including proposed boundary) and Management Plan for Helmshore and Appendices 1 to 6 - attached
- 11.3 Rossendale Local Plan 2019 to 2036
<https://www.rossendale.gov.uk/local-plan/adopted-local-plan>
- 11.4 Draft Local List of Non-Designated Heritage Assets
<https://www.rossendale.gov.uk/heritage/heritage-1/5>
- 11.4 Integrated Impact Assessment
- attached
- 11.5 Biodiversity Impact Assessment
- attached



ROSSENDALE
BOROUGH
COUNCIL



Conservation Area Appraisal and Management Plan for Crawshawbooth

Draft Version for consultation

September 2026



A High Quality Environment

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ACKNOWLEDGEMENTS: We would like to thank the following for their additional assistance with this Appraisal: Kathy Fishwick (Rossendale Civic Society), John Simpson, Joanne Smith (Lancashire Historic Environment Record), Leah Newton, Anne Storah, Nathaele Davies and Jaid Flatley and the officers of Rossendale Borough Council.

PLEASE NOTE: No Conservation Area Appraisal can ever be completely comprehensive. Omission of any building, feature or space should not be taken to imply that it is of no interest or significance.

Executive Summary

An area of Crawshawbooth 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 early 2026.

The significance of the conservation area has been assessed, and those features that contribute to its special architectural or historic interest have been identified. The appraisal also considers what features are important to preserve or enhance, and what features would benefit with improvement. This is in accordance with national and local planning guidance contained in the National Planning Policy Framework on the historic environment and the local plan. The report makes further recommendations to support the area's special architectural or historic interest. These are contained within the Crawshawbooth Conservation Area Management Plan, which is in Part 2 of this document.

This appraisal and associated management plan has been undertaken by Alexandra Fairclough MA BSc(Hons) LLB(Hons) PGDpLP(Bar) IHBC MRTPI MITG of Heritarc on behalf of Rossendale Borough Council.

Policy HE9 of the National Planning Policy Framework (2026) states that Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

1.0 Introduction

1.1 Background

This conservation area appraisal has been commissioned by Rossendale Borough Council. It follows guidance produced by Historic England. The intention is to objectively record the existing character of the conservation area which is based on the area's special architectural and historic characteristics.

Crawshawbooth is a village situated in the Borough of Rossendale in Lancashire, positioned on the edge of the Pennines and lying just north of the market town of Rawtenstall. It occupies a place within the Rossendale Valley, historically an ancient royal hunting ground, and sits between the settlements of Goodshaw and Loveclough. Its coordinates place it at approximately 53.724°N, 2.286°W, giving it a landscape shaped by upland terrain and valley floors.

The report is set out in two parts.

The first part will comprise the character appraisal:

- Understanding the area: This consists of a summary of the area, its historic development and significance.
- Site appraisal: This sets out key elements of the Conservation Area (CA) and how they contribute to its character, appearance, and significance.

The second part comprises the Management Plan:

- Issues, threats, and management: The report continues with observations around specific issues and threats as well as strengths and weaknesses and sets out a series of Actions to help guide future development whilst ensuring that the special interest of the area is preserved and where possible enhanced.
- Opportunities: This section elaborates on opportunities that have been identified to inform the concluding section.

1.2 Definition of a Conservation Area

A conservation area is defined under S 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' The local planning authority has the responsibility for designating and reviewing the extent of designation and to designate further areas if appropriate. Section 71 of the Act imposes a duty on the local planning authority to formulate, communicate and publish proposals for the preservation and enhancement of conservation areas. Designation recognises the unique features that contributes to the distinctiveness of an area. This may also include its setting.

1.3 The Value of Conservation Area Appraisals

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Under the National Planning Policy Framework (NPPF), conservation areas are considered as 'designated heritage assets,' and their conservation is to be given great weight in planning permission decisions; any proposals for change or development must assess the effect the development might have on the character and appearance of the area.

Therefore, in a conservation area, changes to the external appearance of buildings may require planning permission which would not otherwise be needed.

Definition of a 'Heritage Asset': The NPPF defines a heritage asset as: *A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.* Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

The special interest and character of Conservation areas may be affected, both positively and negatively, by direct physical change or by changes in their setting.

Identifying an area's special architectural and historic interest is fundamental to understanding its locally distinctive character to designate it as a conservation area. Recording features in an appraisal ensures that a common ground is established, and is easily understood. It also identifies the capacity for future changes. An appraisal will lead to a better understanding of the area's history, local distinctiveness, character, setting, and condition, which together contribute to the place it is today.

This will form part of the evidence base for the designation and positive management of the conservation area in which changes can be considered within a robust policy framework, including Neighbourhood Plan policies and other planning guidance.

Once the conservation area is designated and the appraisal adopted by the local planning authority, it becomes a material consideration to use when making development decisions. It is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area.

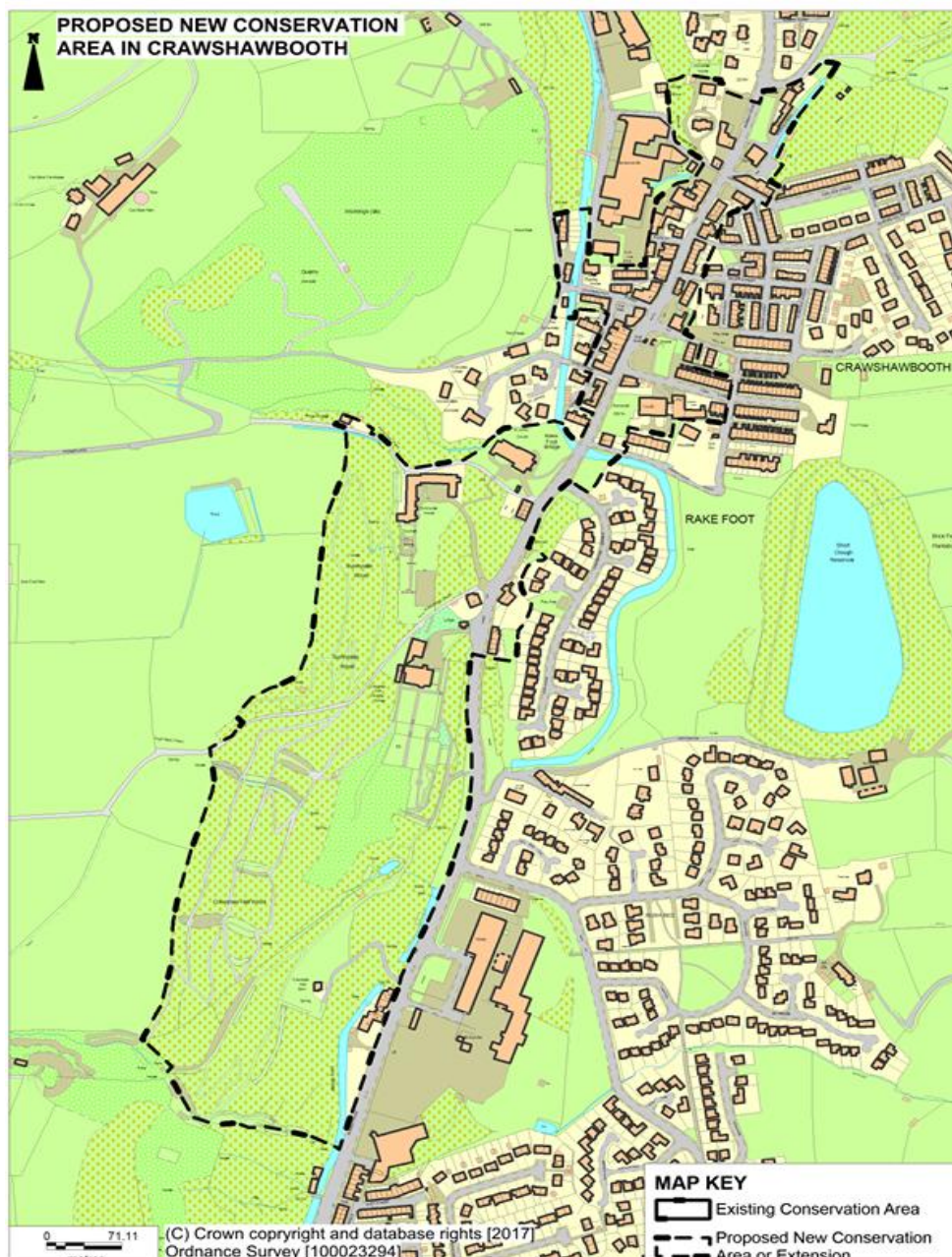
The characteristics of the conservation area defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and on those positive elements which make the Crawshawbooth Conservation Area significant.

The Proposed Crawshawbooth Conservation Area

The proposed area is justified by the variety and continuity of townscape and individual buildings. Crawshawbooth is a linear settlement of a type that is characteristic to the Rossendale Valley, grouped in a long single main route, constrained on either side by a river and the lower slopes of the valley.

The best example of the townscape is on either side of Burnley Road, north of the bridge over Limy Water with stone-built terraces some with shopfronts and a mix of some large former commercial building. Together they form an attractive and well-preserved street scene. To the south of the river, the character of the proposed area changes from townscape to landmark buildings in mature grounds. The architectural links such as the visibility of the church and the gatehouse group to the main house. There are also historic links through the former ownership of the parsonage which add to the justification of the inclusion of this area.

The proposed conservation area as shown on the Local Plan policies map (see overleaf) can be divided into two distinctive character areas, however it is suggested to enlarge the boundary to include a further three character areas. These will be described later in this document. The proposed Conservation Area, extract from Local Plan Policies Map, is shown below.



1.4 Methodology

The content of this report has been based on fieldwork analysis, which is summarised in this document. A key aspect of the survey work was to assess buildings of local interest and townscape merit. These are buildings that are not statutorily listed, nor likely to be, but are sufficiently important to reflect the distinct character of the area.

The appraisal summarises the area and sub-categorises it according to the contribution that the characteristics make to the overall townscape value and character of the conservation area.

These areas have been defined as: -

Critical - of key importance, defining the distinct character of the conservation area (designated heritage assets).

Positive - contributes strongly and positively to the character of the conservation area.

Neutral – neither positive nor negative features that contribute to the conservation area.

Negative – detracting from the character of the conservation area.

1.5 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. It may not include every feature or aspect located in or adjoining to the Conservation Area, which may be of significance as evidence emerges. Such information will be considered in conjunction with this appraisal during decision-making.

The appraisal recommends actions that will be supported in the Conservation Area Management Plan. Some of this will be through the Development Management process.

2.0 Legislative and Policy Context

2.1 Relevant Legislation and Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990, the Enterprise and Regulatory Reform Act 2013 and the National Planning Policy Framework (NPPF) provide the legislative and national policy framework for Conservation Area appraisals and management plans.

Under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, when assessing planning applications, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings. S. 72(1) of the same Act, states that the local planning authority must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.'

Policies in the National Planning Policy Framework (NPPF) and the local development plan, including neighbourhood plans, set out national and local planning policy in respect to the conservation of the historic environment.

2.2 Planning Constraints in a Conservation Area

Conservation Area Consent was abolished on 1st October 2013. However, Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following controls apply to any building or land within a Conservation Area:

- Planning permission will be required to demolish a building totally or substantially with a volume of 115 cubic metres or greater.
- Prior approval will be required, from the Authority's Planning Service, to demolish a building between 50 and 115 cubic metres.
- Planning permission will be required to demolish all or any part of a wall, fence, gate, or other means of enclosure one metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or two metres or more in height elsewhere.
- Planning permission will be required to demolish a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes.
- Planning permission may also be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority six weeks written notice of intent to do so.

The above guidance reflects legislation and guidance at the time this Appraisal was written. For further advice, please contact the Authority's Planning Service.

2.3 Definitions

A **heritage asset** is described in the glossary of the NPPF (Annex B) as a “building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).” (Annex B: Glossary, National Planning Policy Framework, 2026, Ministry of Housing, Communities & Local Government).

Designated heritage assets as those designated under legislation. These are a “World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.”

Non-Designated Heritage Assets (NDHA) are described in the NPPF as heritage assets. They are defined in the Planning Practice Guidance (PPG) as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).

The definition of **significance** in relation to heritage policy is defined in the glossary of the NPPF as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting..... “

The **setting** of a heritage asset is defined as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” Setting is not a heritage designation.

2.4 Local Policy Context

The development plan includes **the Rossendale Local Plan 2019 to 2036** adopted in 2021. [Rossendale Local Plan 2019 to 2036 | Rossendale Borough Council](#)

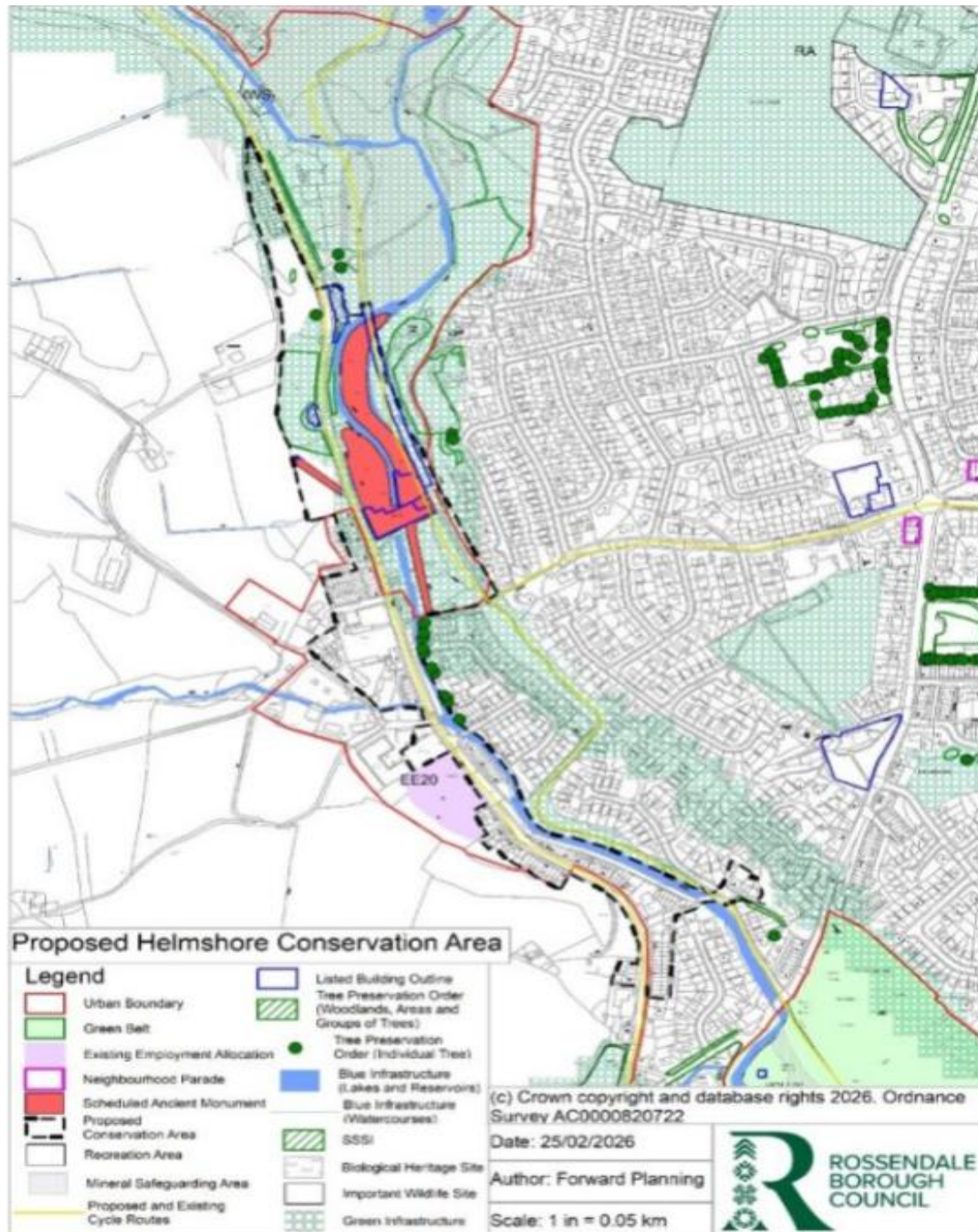
The most relevant policy is strategic **Policy ENV2: Historic Environment**. This seeks to ensure the significance of those elements of the historic environment which contribute most to the Borough’s distinctive identity and sense of place are not harmed.

Strategic Policy ENV1: High Quality Development in the Borough is important for new development in conservation areas. This requires good design in line with national policy and seeks to take account of the character and appearance of the local area.

Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside requires the careful consideration for the reuse and adaptation of rural building to ensure their character and architectural importance are retained.

Policy R6: Shopfronts the Council seeks to retain original shopfronts of architectural quality and character (particularly those in Conservation Areas) or when new shopfronts are unavoidable, sensitive replacements should be considered.

Extract from Rossendale Local Plan (2019-2034) Policies Map



Other relevant policy documents include Supplementary Planning Documents.

Rossendale Council - Supplementary Planning Documents

<https://www.rossendale.gov.uk/local-plan/supplementary-planning-documents-spds-guidance>

- Affordable Housing
- Alterations and extensions to residential properties
- Climate Change
- Conversion and re-use of buildings in the countryside
- Open Space and Sports Provision
- Re-use and re-development of employment land
- Shopfront design guide

Other Local Guidance:

<https://www.rossendale.gov.uk/local-plan/supplementary-planning-documents-spds-guidance>

- Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs)
- Guidance on landscape impacts of wind turbines under 60 metres
- Hot food takeaways
- Compensation Measures for Green Belt Release
- Playing Pitch and Outdoor Sport Strategy (adopted by the Council on 16 March 2022)
- Local Standards for Accessible and Adaptable New Housing

2.5 Conservation Area Policy Guidance

The following Historic England documents were consulted as part of this appraisal:-

- Conservation Principles, Policies and Guidance (2008)
- Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1
- Historic England 2017 The Setting of Heritage Assets, Second Edition, Good Practice Advice in Planning Note 3

Historic England's Streets for All (2018) provides advice for Highway and Public Realm works in Historic Places. This document sets out five goals for public realm enhancement as

- An inclusive environment
- Public safety and ease of movement
- A healthy environment that supports our wellbeing and cohesion
- A high-quality environment, and
- Economic benefit.

Identifying significance is contained in the Historic England document Conservation Principles, (2008). Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal, and aesthetic.

Ways to write the assessment is contained in the Historic England suite of documents Understanding Place, as well as Heritage Advice Note 1: Conservation Area Appraisal, Designation and Management 2019

Public consultation will be undertaken on the appraisal and its contents.

2.6 What Does Designation Mean?

This requirement, as set out in legislation, is reflected in national and local policy.

This is particularly relevant in determining applications for development. The legislative requirements are to encourage positive conservation and management. These include statutory permissions for: -

- **Demolition** - Planning permission is usually required to demolish buildings or structures totally or substantially within a conservation area.
- **Permitted development** - The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes.
- **Pruning or felling trees** – A Section 211 Notice is required to the local planning authority for such works to trees in the conservation area, which are over 75mm in trunk diameter, and higher than 1.5 metres above ground level. This is different to works to trees protected separately under a **Tree Preservation Order (TPO)** where the written consent of the Local Planning Authority is required. Should a tree be felled, a replacement is usually required.
- **Advertisements** - Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

2.7 Other Permissions

The Town and Country Planning Act (General Permitted Development) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e., development that may be legitimately undertaken without the need for planning permission.

A local planning authority can remove permitted development rights to positively enhance the special interest of a conservation area, under an Article 4 direction. This allows certain types of small-scale development to take place with the benefit of further discussion and if required, with planning permission. It is designed to further consider the impact of incremental changes to features such as windows, doors, chimneys boundary walls and gate posts and certain types of extensions before they are undertaken. It also allows for time to provide an agreed design solution that suits both the applicant and the special character of the conservation area.

3.0 Designation of Crawshawbooth Conservation Area

3.1 Introduction

The creation of several new Conservation Areas in Rossendale was proposed by Rossendale Borough Council. A consultation on the new Conservation Areas was undertaken as part of the draft Local Plan, ending on 9 October 2017. Four additional Conservation Areas were proposed. Crawshawbooth is one of the four proposed.

3.2 Location of Crawshawbooth

Crawshawbooth is a village in the Rossendale district of Lancashire, positioned north of the town of Rawtenstall. It lies within the Rossendale Valley, a landscape shaped by steep hills, wooded cloughs, and former industrial settlements. The valley was historically used as a royal hunting ground, with much of the surrounding land still consisting of farms, pasture, and open moorland. Its position north of Rawtenstall and south of Loveclough places it within a corridor of upland farms, moorland, and early rural industry. The Pennine terrain rises quickly to the east, giving the village a sheltered, linear layout along the A682. Crawshawbooth is part of a chain of settlements running along Burnley Road, which links Rawtenstall to Burnley.



Source: National Libraries of Scotland

3.3 Landscape Setting, topography and geology

Crawshawbooth sits within what was once the Rossendale Forest, a wide expanse that historically stretched across much of the area between Burnley and the River Irwell, which cuts through the valley on an east–west line. The modern landscape has been shaped heavily by glacial processes. Ice movement carved out the main valleys, leaving the harder, more elevated ground standing proud, while also depositing layers of glacial drift. Because this material varies so much from place to place, the soils across Rossendale are equally diverse, influencing land uses across the district.

To the west of the village the land rises steeply to Cribden Hill and Cribden Side and beyond the town of Haslingden. This prominent hill offers panoramic views of the surrounding moors including nearby windfarms and the Halo Panopticon, an art installation. To the east is Bonfire Hill, a similarly steeply rising hill with wind turbines.

What was dense forest has largely become an open moorland plateau, contrasting sharply with the wooded valleys that follow the river and its tributaries. Crawshawbooth has several streams running through it. The moorland itself is dominated by wet, peaty ground, with expanses of grass and heather. The altitude and exposure make most agriculture difficult, so the uplands are mainly used for seasonal grazing.

Beneath this landscape lie Carboniferous rocks, especially millstone grit sandstones and coal measures with alluvial deposits and boulder clay. The stone has been quarried nearby and is part of the vernacular material palette that has come to define the Rossendale valley. The gritstone has long been an important local resource, providing durable building stone and paving slabs - many of which were transported far beyond Rossendale, including to London.



View of Crawshawbooth (looking south)

3.4 Key Features of the local topography and landscape:

Geology

Crawshawbooth lies within a geological landscape dominated by Carboniferous sedimentary rocks, typical of the Rossendale uplands. According to British Geological Survey mapping for the borough, the area is underlain primarily by mudstone, siltstone, and sandstone formations, forming the bedrock beneath the village. In addition, lie extensive sandstone units, which have historically supported quarrying across Rossendale.

These rocks belong to the Millstone Grit and Coal Measures sequences that characterise much of the Pennine region. Their presence explains both the rugged terrain and the long tradition of stone quarrying in Rossendale, documented in archaeological assessments of the area's quarrying industry.

The combination of durable sandstones and softer mudstones has shaped the valley's steep slopes, drainage patterns, and the availability of local building stone, which is evident in the village's architecture.

Biodiversity and trees

The landscape around Crawshawbooth sits at a natural crossroads where upland moor, wooded cloughs and valley farmland meet. This transition zone creates a mosaic of habitats, supports a broad range of species typical of the western Pennines.

The higher ground above the village is shaped by heather moorland and acidic grassland; vegetation that thrives on the Millstone Grit soils of the Rossendale uplands. These open areas provide breeding ground for red grouse, meadow pipits, and skylarks, while kestrels and short-eared owls hunt across the slopes. Wet flushes and peatier patches add further ecological variety, attracting dragonflies and specialist upland invertebrates.

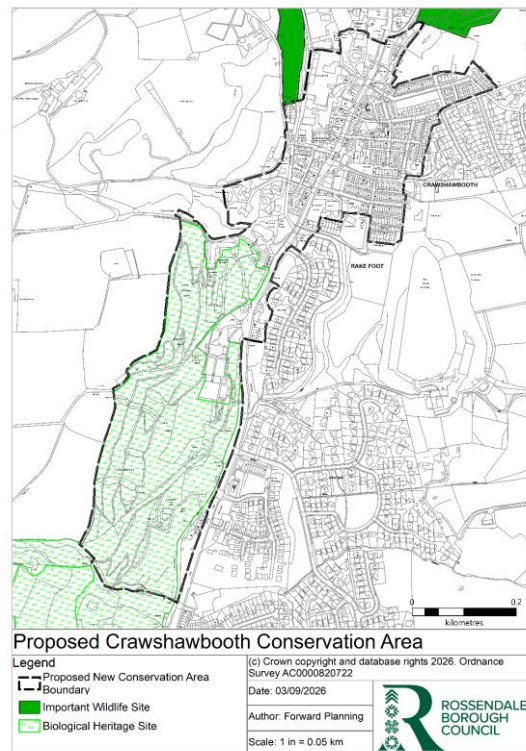
As the moorland drops into the valley, narrow wooded cloughs introduce a different ecological character. Oak, birch, rowan, and alder dominate these sheltered spaces, with ferns and shade-tolerant wildflowers carpeting the damp ground. These woodlands act as movement corridors for foxes and badgers and support birds such as tawny owls, woodpeckers, and nuthatches. Bats forage along the woodland edges where insects gather in the evening light.

Closer to the village, the landscape shifts again into pasture and enclosed fields. Dry-stone walls and hedgerows create a network of small habitats that sustain common farmland birds and a healthy population of small mammals, which in turn support barn owls and other predators. Field margins and less-intensively grazed areas offer nectar sources for bumblebees and other pollinators.

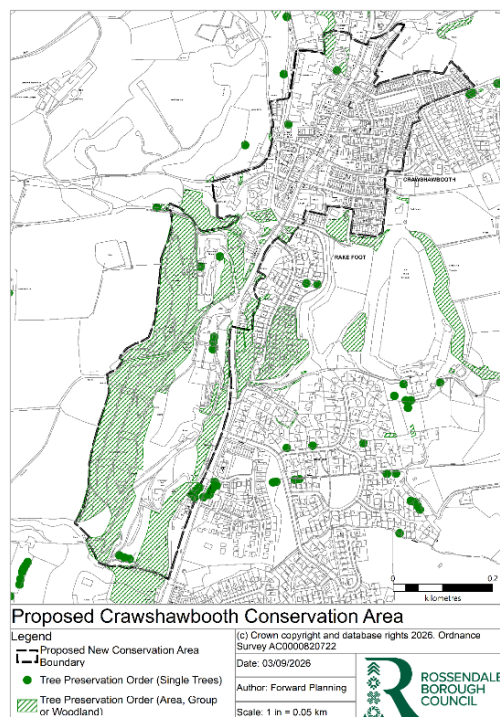
Watercourses descending from the moors add another layer of biodiversity. Fast-flowing becks provide feeding sites for dippers and grey wagtails, while quieter stretches support amphibians and a range of aquatic invertebrates. Wet grassland pockets occasionally attract waders such as snipe or curlew during parts of the year.

Even within Crawshawbooth itself, wildlife is woven into the fabric of the village. Gardens, allotments, and older stone buildings offer nesting sites for sparrows, starlings, and swifts, while hedgehogs move between green spaces where access allows. Mosses and lichens flourish on the sandstone walls, reflecting the area's clean air and damp Pennine climate.

The biodiversity around Crawshawbooth reflects the interplay of geology, topography, and long-established land use. The proximity of upland, woodland, farmland, and village habitats creates a landscape where species typical of both high moor and lowland valley coexist within a relatively compact area. The map below shows the areas of nature conservation within the context of the proposed conservation area.



Below is a map depicting the extensive woodland areas and individual trees that have been identified for protection.



4.0 Summary of Crawshawbooth's Historical Development

The village's origins stretch back to at least the 13th century, when it was known simply as *Crawshaw*. Its early development was shaped by agriculture and small-scale pastoral activity typical of upland Lancashire settlements.

Historically, Crawshawbooth belonged to the ancient Parish of Whalley, which in the middle of the Anglo-Saxon period became one of the largest parishes—not just in Lancashire, but in the whole Diocese of Lichfield, to which it originally belonged. The River Ribble marked the Diocese's northern edge, and the River Mersey marked the southern edge. However, the land between these rivers, known as *Inter Ripam et Mersham*, had very few records and was not well organised for many years.

Up to around 900 AD, one powerful family came to control Whalley parish. They held the position of hereditary Deans, which the Saxon Church accepted at the time. In most of Saxon England, land was divided into administrative areas called Hundreds, but *Inter Ripam et Mersham* was not divided in this way until after 937 AD, when King Athelstan took the throne and reorganised the area.

After becoming king in 937, Athelstan reorganised this previously unadministered territory into Hundreds, creating the Hundred of Blackburn, within which three tracts of rough, untaxable upland—Pendle, Trawden and Rossendale—were designated as Royal Forests with strict protections and limited access, though the Whalley Deans retained hunting rights. Following the Norman Conquest, William I granted the Hundred of Blackburn, much of Whalley parish and its Forests to the de Lacy family, who also held lands in Cheshire; like other Norman lords, they diverted church tithes to continental monasteries and in 1147 settled Sauvignac monks at Stanlawe before the Order was absorbed by the commercially astute Cistercians. By the later medieval period, the area now known as Crawshawbooth lay firmly within the Forest of Rossendale, whose boundaries—though imperfectly defined beyond the River Irwell—are consistently placed there by historians Thomas Newbiggin and Thomas Whitaker. (see bibliography)



Figure Extract of John Speed's Map 1610 courtesy of Lancaster University
<http://library.lancs.ac.uk/maps/speed1610.jpg>

4.1 Archaeology, Early Landscape and Pre-Industrial Crawshawbooth

Long before Crawshawbooth took on the form of a recognisable village, the area existed as part of a wider upland landscape shaped by woodland, rough pasture, and scattered farmsteads. In the medieval period, the area was incorporated into the Forest of Rossendale, a royal hunting reserve rather than a densely forested area. This status limited early development but preserved a landscape of open moorland, wooded cloughs, and small clearings where isolated farms gradually emerged.

During the 13th century, the de Lacy family fought a long battle with the Church, including sending representation to Rome to deal with the Pope himself, to receive permission to move the Monastic settlement at Stanlawe to Whalley, where it could be central to the administration of the Forests rather than out on the coast. They eventually gained permission and by 1296 began to build their Abbey at Whalley. There are three important points linked to this:

Farming by the de Lacy's had followed the development pattern of the Pennine uplands in as much as they had allocated and let much of their land to tenants for vaccaries, or cow pastures: Tupling's *Economic History of Rossendale* gives examples of dairy produce from these in the areas surrounding the Forests, where they were not encroaching. The reason that the monks of Whalley managed farming and development within the Forests was that their vaccaries were occupied and staffed by lay brothers, who were working for the Monastery and not as individuals or families, and therefore not breaking the Forest Laws on settlement.

These lay brothers or families lived in 'Booths', which were not, as often said to be, individual, small temporary shelters, but large and substantial communal halls - like Monastic dormitories. It is thought that the booth in Crawshawbooth originated from these structures.

By the mid-1300s, the de Lacys fell out of favour with Edward II, and their land was taken by the Crown. By this time the Monastery was in full development mode and the vaccary business highly profitable. There was no need for any break-up or redistribution of land, and the Crown was happy for the monasteries (including Whalley and Fountains etc..) to act as their management agents.

By the later 1300s, however, export of wool was creating wealth in England via the established links between the monasteries here and abroad and vaccaries that required labour were hit by diseases such as the 'Black Death' so there was a big shift towards sheep farming; it also favoured the open fields of the undivided uplands. This meant the monasteries continued to act as land managers for the Crown, and left them alone whilst pursuing wars in France.

The Wars of the Roses occupied the Crown for much of the 15th century and the Monasteries continued to build their finances and influence on the back of the wool trade. Although Crawshawbooth lay within the vast boundaries of the ancient parish of Whalley, it was not part of the Whalley Abbey landholdings. The land and ownership belonged to the Crown. Archaeological traces from this era are subtle—stone field boundaries, remnants of early trackways, and the outlines of small enclosures hint at the first attempts to tame the valley's slopes.

By the late medieval and early post-medieval periods, Crawshawbooth's surroundings were characterised by a pattern of vaccaries, or cattle-rearing farms, which were typical of forested upland economies. These holdings were often leased to tenants who managed livestock on behalf of the Crown or local lords. Over time, as forest law relaxed and population pressures increased, these vaccaries were subdivided into smaller farms. The resulting patchwork of irregular fields, many edged with dry-stone walls, still reflects this early agricultural phase. Archaeologically, this period is visible in the survival of boundary stones, early farm platforms, and the occasional long-abandoned building foundation tucked into the hillside.

Settlement remained dispersed, but the seeds of a community were beginning to form. The nearby Goodshaw Chapel, established in the medieval period, served as the religious centre for the scattered population. Its presence indicates that by the 16th and 17th centuries, Crawshawbooth was no longer an empty forest but a modest rural district with a growing sense of identity. Domestic industry also began to take root. Like much of Lancashire, the area saw the rise of cottage-based textile production, with families spinning and weaving wool or linen in their homes. Archaeological evidence for this stage is indirect—loom weights, spindle whorls, and the architectural features of early farmhouses—but it marks the beginning of the economic shift that would later transform the valley.



Extract of John Speed's Map 1610 courtesy Lancaster University

4.2 Medieval Foundations (13th–15th Centuries)

The earliest documentary traces of Crawshawbooth appear in the medieval period, when the Rossendale Valley formed part of the Forest of Rossendale—an expanse of royal hunting land administered from Clitheroe. The name *Crawshaw* is recorded from the 1200s and is thought to derive from Old English terms referring to scrub or crow-infested woodland, indicating the area's early landscape character. At this stage, settlement was sparse, consisting of dispersed farms and seasonal grazing sites rather than a nucleated village.

In 1507, King Henry VII realised that the monasteries were making significant incomes from crown land and the crown was not benefitting. Henry then wanted to redistribute to copyholders, for individual settlement and development: and this is where the break - up into smaller patches of land began. These leases were very popular as it provided a rare opportunity for an individual to acquire his own independence and not be subject to an overall and omnipresent Lord of the Manor.

The new population influx led to the need to build the first churches, Newchurch 1511 and Goodshaw in 1542, but being within the Forest boundary, these were linked to St. Michael at Clitheroe and rather than to Whalley. This led to a major dispute in the late 1500s as to which had the right to most of the then growing population, through which Goodshaw gained recognition of serving the northern part of the Valley, and although not a fully independent church, a major focal place of worship.

It should also be noted that both Newchurch and Goodshaw, like their much older neighbours outside the Forest in Haslingden, were built to be landmarks rather than where the population was in the sheltered valley bottom. Thus, Crawshawbooth itself, having grown around the old booth in the valley, did not get a central church and all the accompanying activity that went with it, as in a conventional village or town.

4.3 Early Rural Community (16th–17th Centuries)

Therefore, by the early modern period, Crawshawbooth had developed into a modest agricultural hamlet. The upland terrain supported sheep farming, smallholdings, and domestic textile production. Residents relied on Goodshaw Chapel—located nearby—for religious life, baptisms, and burials, as Crawshawbooth lacked its own ecclesiastical institutions (Victoria County History, 1911). The settlement's position along routes through the Rossendale Valley gradually increased its connectivity, though it remained primarily rural.

There is evidence that the Haworth family were originally the main copyholders for most of Crawshawbooth, and they sublet land to the Pilkington family, much of what we now know as the central village. Most of the remaining Haworth buildings are on the outskirts with the main Haworth house is also further down the valley known as Lower Constable Lee Farm, (Listed Grade II).

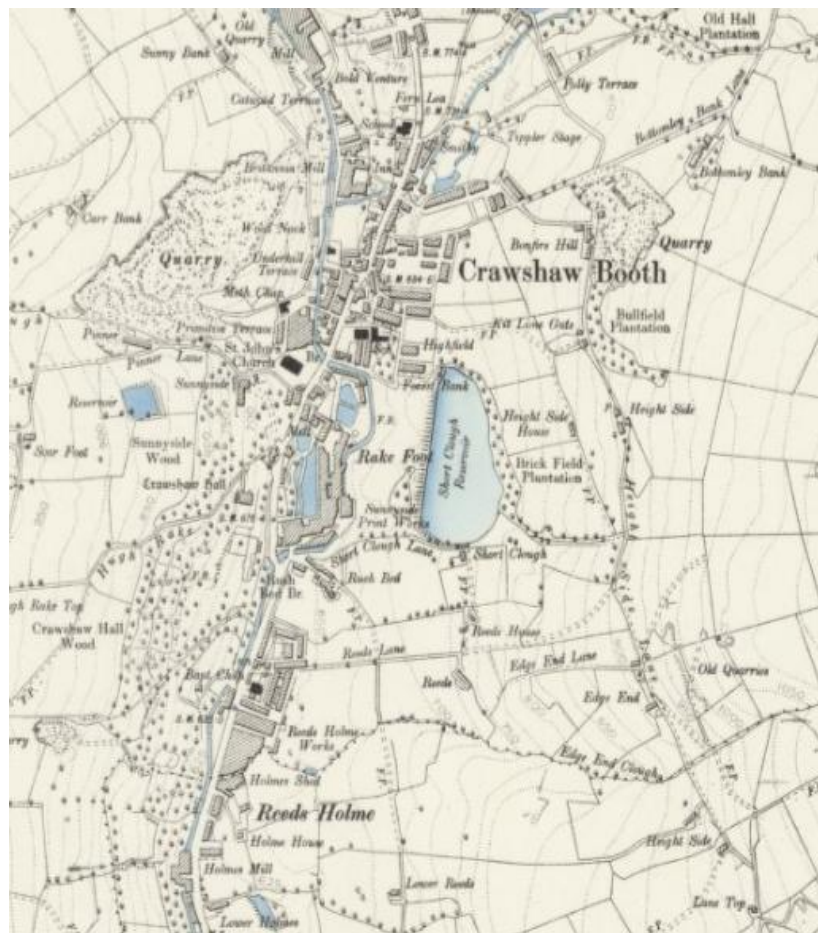
However, the Pilkingtons apparently acquired at some time, from a younger branch of the Haworth family, what was known as the Mansion House (never a Manor House because there was never a Manor) which had a date stone of 1610. This stood on the site of what is now a small, terraced row of houses on a south facing rise on the east of the river Limey Water. The river was originally known as the Lummy¹, but today is referred to as the Brook.

¹ Lummy - as it flowed through a narrow channel; a lumb was a term for a passage.

Non-Conformists came to the area from both the Pendle and Yorkshire areas, first to Goodshaw as it had the Chapel and the Quakers built another chapel in 1714 then a 'new hall' in 1736. Most of their members had both business acumen and money. The Friend's meeting House is located off the main road. Although there is mention that they were located deliberately in a discrete position, local historian Kathy Fishwick confirms that the 'side road' was one of the main routes through the village.

It was also during the mid-1700s that the Haworth family launched out on a major building spree, erecting dual purpose farm/ loom shops alongside the hillside tracks on both sides of the valley going north to south. This was continued by the Monck family. After the Civil War, King Charles II gave the Forest lands to General Monck as a reward for his services. This was the first time the land had been out of Crown hands for about 700 years. Monck and his successors sold off patches to individual speculators, and this was the period when the pattern of small farms and walled-off enclosures impacted the hillsides of Crawshawbooth.

This shift mirrored wider patterns across Lancashire, where cottage-based textile production laid the groundwork for later industrialisation. During this period, the Brooks family—originally cattle dealers from Whalley—settled in Crawshawbooth. Their arrival around the early 18th century marked the beginning of a lineage that would become central to the village's economic and social development.



Extract Lancashire Sheet LXXII.NW Surveyed: 1892, Published: 1894 Reuse CC-BY-(NLS)

4.5 Industrial Expansion and Social Transformation (late 18th–19th Centuries)

The Industrial Revolution profoundly reshaped Crawshawbooth. Textile production moved from cottages into mills, and the village became integrated into the booming Rossendale wool and cotton industries. Mills, print works, and quarries provided employment and attracted new residents, transforming the settlement into a more densely populated industrial village.

The Brooks family rose to prominence during this period. They acquired Sunnyside House and later Crawshaw Hall (built 1831), consolidating their status as major landowners. Their business interests included Sunnyside Print Works and several local quarries that supplied stone for mills and housing across Rossendale (Baines, 1825). Their influence culminated in Thomas Brooks' appointment as High Sheriff of Lancashire (1884) and elevation to Baron Crawshaw in 1892 (London Gazette, 1892).

Brooks Family impact The Brooks Family were cattle drovers from Whalley who saw the potential of settling in Crawshawbooth after seeing Sunnyside. Although John Marriott mysteriously disappears from the history of Crawshawbooth, it is thought he built the first large house at Sunnyside, a double-pile three-storey, Georgian mansion, which seems to have fallen into the hands of the Butterworth family, originally from Goodshaw. This is thought to date from c1780 when the first commercially useable turnpike road, a trade route², through the valley bottom was constructed. This linked the settlements in Rossendale to Manchester as seen on the 1786 Yates map below.



Extract from County Palatine of Lancaster Map 1786 (Centre southeast sheet) by William Yates [View map: Yates, William, 1738-1802 ; Billinge, Thomas, Centre southeast sheet - The county Palatine of Lancaster - Counties of Scotland, 1580-1928](#)

² It would have been picked up and improved by the 1795 Turnpike Road builders to connect with the 1789 E-W Turnpike (Newchurch to Haslingden) at what is now the crossroads by the original market and 'Ram's Head' Hotel (Tufties) in the then emerging town of Rawtenstall, still much smaller and less developed than Crawshawbooth.

The Pilkington family sold their land to enable the turnpike road to continue southwards through the Sunnyside Estate towards Edenfield where other turnpikes met from Rochdale, Bolton, Bury, Manchester, and Blackburn through Haslingden to Whalley. The 1795 Burnley-Edenfield Turnpike Road Act completed the network. There is evidence of a toll bar in Crawshawbooth, located on the northern edge of the estate near Croft House. Thus, it was likely that future industrial development was being planned. Following the turnpike road through the Sunnyside Estate, the Brooks began building the calico printing works, originally known as Butterworth and Brooks.

The early 1800s saw a move in textile production from traditional woollens to cotton, and the new steam powered mills resulted in an influx of people who no longer needed to work in their own homes. The Brooks were advertising for workers in 1815 and by then had probably begun building houses for the workers by the riverside, below the Black Dog Inn and the Friends' Meeting House. Most of this is now gone but photographic evidence exists. By 1840 the only available building land was further up the hillsides, and Hill Street, built in 1840, was one of the first to be supplied with running water, from a nearby spring.

The stone-built tower west of Sunnyside House, long recorded on nineteenth-century mapping simply as a *Tower*, warrants reinterpretation within the wider context of Crawshawbooth's early industrial infrastructure. Although later local folklore recast it as an ornamental factory chimney—an assumption perhaps encouraged by the known practice of siting early chimneys on elevated ground to improve draught—its material form and proportions diverge markedly from functional chimney design. The structure's substantial footprint, vertical walling, modest height of approximately fifteen feet, and the presence of decorative Gothic pinnacles at each corner collectively undermine its identification as an industrial flue. No physical evidence survives of a firebox, flue entry, or associated underground passage, despite persistent rumours of a concealed link to Sunnyside House. Instead, when read alongside recollections of cast-iron water tanks once positioned along the same contour, and the known dependence of both domestic and printing processes on reliable upland springs, the tower aligns more plausibly with a water-management function. Its construction coincides with the period in which the Brooks family—already prominent industrialists by the late 1820s—were investing heavily in local extractive industries and infrastructure, including quarrying and coal supply, and later supporting the ill-fated extension of the Manchester–Rawtenstall railway towards Crawshawbooth. Within this landscape of industrial ambition and constrained topography, a purpose-built water tower supplying Sunnyside House or the adjacent block-printing shop offers a more coherent explanation than the unsubstantiated claim, repeated by Alfred Peel in 1966, that it represents a “new chimney” of 1839. The persistence of the chimney narrative reflects the accretion of local myth and not architectural or historical probability so should be reconsidered in view of the robust hydrological interpretation.

A second generation of the Brooks family assumed control of Sunnyside House in the early nineteenth century, and the senior branch, led by John Brooks, consolidated its rising social status through the construction of the Gothic-inspired Crawshaw Hall in 1832, effectively introducing a new landowning elite into a district without such a tradition.

Photographic evidence suggests that contemporaneous alterations were also made to Sunnyside House prior to its later nineteenth-century embellishments. During the mid-Victorian period the Brooks family created a substantial estate on previously undeveloped land south-west of the river, while simultaneously extending housing around the historic village core. Their expanding textile enterprises to the north and west generated considerable prosperity, enabling the establishment of a National School in 1837 and contributing to Crawshawbooth's reputation as a well-managed industrial settlement. John Brooks' son Thomas exemplified the social mobility of successful manufacturers, being educated at Eton, entering regional politics, serving as High Sheriff of Lancashire in 1884, and marrying into the Cavendish family, relations of the Dukes of Devonshire, thereby reinforcing the family's elevated status.

Meanwhile, Rawtenstall's rapid growth following the arrival of the railway positioned it as the dominant local centre, and despite vocal dissatisfaction among Crawshawbooth residents—who regarded their older settlement and prominent families as more deserving—the village was incorporated into the Borough of Rawtenstall in 1891. Public transport evolved rapidly thereafter, progressing from wagonettes to steam trams in 1891, electric trams by 1910, and motor buses by 1912.



Extract Lancashire Sheet LXXII.NW Revised: 1928, Published: 1931 Reuse CC-BY-(NLS)

4.6 Religious and Civic Growth (19th Century)

Although Thomas Brooks lost political influence, his elevation as the first Baron Crawshaw in 1892 marked the culmination of a much longer religious and social trajectory in Crawshawbooth.

From the late Saxon period until disafforestation in 1507, the settlement was constrained, and the emergence of independent copyholders coincided with early-sixteenth-century religious dissent, enabling local communities to establish and finance their own forms of worship. The yeomen founders of Goodshaw Chapel in 1542 explicitly allowed for “mass or other divine service,” reflecting a pragmatic adaptability that continued as Rossendale aligned broadly with Puritanism during the Civil War and sheltered Nonconformist preaching through the Restoration until toleration in 1689. By the eighteenth century, distinct denominational geographies had emerged: Quakers, supported by the Pilkington’s, established a major meeting place at Crawshawbooth; Baptists consolidated their presence at Goodshaw from 1760 as trade routes shifted; and the Anglican Chapel of Ease, dedicated to St Mary and All Saints, became the settlement’s ecclesiastical anchor by 1704.

During the early nineteenth century, industrial expansion at Sunnyside brought Irish Catholic labourers to the village, and John Brooks—encouraged by Townley and Ashworth interests—provided successive worship spaces from 1828, contributing to the growth of Catholic infrastructure in the wider valley. Goodshaw Chapel became a parish church in 1847, yet by the 1860s denominational competition intensified, particularly after the Methodists rebuilt their large Rakefoot chapel in 1867.

It was in this context that Thomas Brooks intervened decisively, donating land in 1890 and funding the construction of St John the Evangelist by architects Austin & Paley which opened 1892 (now Grade II* listed), the first and only Church of England building within Crawshawbooth itself. Designed in a restrained Perpendicular idiom with Arts and Crafts inflections, St John’s asserted Brooks’ authority as principal landowner while avoiding conventional Victorian ecclesiastical display. Thereafter, in partnership with the National School, it became the dominant religious and communal institution in the district until the mid-twentieth century. These ecclesiastical buildings symbolise both civic pride and the consolidation of Crawshawbooth as a distinct community.



Figure Extract Lancashire Sheet LXXII.NW Revised: 1938, Published: 1947 Reuse CC-BY-(NLS)

4.7 Twentieth-Century Transition

At the turn of the nineteenth / twentieth century, Crawshawbooth experienced a shift in status being absorbed into the Borough of Rawtenstall, which resulted in the loss of its former administrative independence and a perceptible change in local identity. Despite this structural reorganisation, the Brooks family retained economic and social dominance in the early 1900s. This ended with the death of Thomas Brooks in 1908, when his heir (William) relocated to Long Whatton in Leicestershire, signalling the family's gradual withdrawal from direct village leadership. His brother Marshall Jones Brooks remained at Sunnyside House, and Cecily Kate Brooks at Crawshaw Hall.

Industrial control shifted during this period, with the Sunnyside Print Works passing to Steiners of Accrington. Social life, however, flourished under Marshall and Florence Brooks, who—along with Cecily Kate Brooks—played leading roles in organisations such as the Girls' Friendly Society and the Girl Guides. Their influence helped shape the village's participation in the wider Edwardian “golden summer”, centred on Crawshaw Hall, St John's Church, the old school, and the Assembly Rooms.

Modernisation accelerated between 1901 and 1912, marked by the arrival of steam trams, later electric trams, and finally motor buses linking Rawtenstall and Burnley. These developments prompted the demolition of several older buildings, including the re-aligned Black Dog Inn, roadside three-storey structures, and Lilac Grove, collectively creating the more open village centre visible today.

The First World War disrupted Crawshawbooth's social cohesion and contributed to its physical and communal fragmentation. A brief revival followed in the 1920s, when Pilkingtons' Britannia Mill was expanded and renamed Rhodeson's, sustaining cotton weaving during economically unstable years. Social renewal was symbolised by the 1921 Village Pageant, which raised substantial funds for St John's Church. Yet by 1926, contemporary accounts record the onset of industrial decline and rising unemployment, even as personal recollections emphasise a period remembered for long summers, agricultural work, and leisure in the village park.

The village did not experience a cohesive recovery. By the early twentieth century, Crawshawbooth had lost its former isolation as development expanded southwards toward Rawtenstall and northwards toward Burnley, reshaping both access and settlement form. The 1922 widening of the Sunnyside bridge and road further opened the physical and visual approach to the Print Works. A major rupture followed in 1936, when Sunnyside Printworks was destroyed by fire; given its age, the wider industrial downturn, and its subsidiary status to the Accrington works, it was not rebuilt.

The Second World War accelerated the deterioration of older housing, and inadequate post-war maintenance led to widespread condemnations under the 1957 Housing Act and slum clearances followed. Although the targeted houses were less architecturally distinctive than those in neighbouring settlements, their demolition resulted in significant loss of character, particularly in the area between the brook and Burnley Road below the church. Additional roadside clearances between Well Street and Goodshaw Lane removed further historic fabric, creating the more open northern approach to the former Pilkington estate seen today.

Therefore, the decline of the Lancashire textile industry in the 20th century reshaped Crawshawbooth's economic base. Many mills closed or were repurposed, and the village shifted toward residential and service-sector functions. Despite these changes, the physical landscape—stone terraces, former mill sites, and the surrounding moorland—continued to reflect its industrial past. Crawshaw Hall remains a prominent landmark, though its functions have evolved over time.

Today, Crawshawbooth retains a strong sense of historical continuity. Its built environment preserves layers of medieval, early modern, and industrial development. While no longer defined by textile production, the village has become a place where heritage, rural scenery, and community identity intersect. Its history—shaped by agricultural origins, industrial ambition, and influential local families—continues to inform its cultural character within the Rossendale district.

4.8 Notable People and Events

NOTABLE PEOPLE

Raleigh Croshaw (c.1584–1624)

Born in the area, he later became one of the early English settlers in Virginia, where he took part in colonial governance and served in the House of Burgesses. His life illustrates how people from small Lancashire communities sometimes played unexpected roles in the wider world

Thomas Brooks (1825-1908)

Brooks was the son of John Brooks, a quarry owner, of Crawshaw Hall, Lancashire. He served as High Sheriff of Lancashire in 1884. In 1891 he was created a Baronet, of Crawshaw Hall in the County of Lancaster, and in 1892 he was raised to the peerage as Baron Crawshaw,

Marshall Brooks (1855-1944)

Known for his athletic achievements and his involvement in rugby union. He was a member of the family living at Crawshaw Hall and set multiple high-jump world records and represented England at a time when organised sport was still developing its modern form.

Ernest Blackburn (no dates)

A clergyman and scholar whose inclusion among the village's notable residents reflects the area's contribution to religious and intellectual life.

Jimmy Dickinson (1899–1971)

A professional footballer born in Crawshawbooth in 1899, who went on to build a career in the early decades of the twentieth century

Ted Robbins (b1955)

Robbins is a comic, actor TV presenter and broadcaster

Phil Neville (b1977)

A former footballer, football manager and businessman. He is head coach of the Portland Timbers soccer team in Oregon USA.

These individuals show how a relatively small Lancashire village has produced or hosted people whose influence reached far beyond the Rossendale Valley.

NOTABLE EVENTS AND PLACES**The Establishment of the Quaker Meeting House (1716)**

One of the earliest and most important events was the founding of the Goodshaw Chapel and Quaker Meeting House, which became a focal point for non-conformist worship in the Rossendale Valley. Its presence marks Crawshawbooth as a centre of early Quaker activity in Lancashire, and the building remains one of the oldest surviving Quaker meeting houses in the region.

The Rise of the Brooks Family and the Building of Crawshaw Hall (1831)

The construction of Crawshaw Hall in 1831 by the Brooks family was a major turning point. The family's growing wealth—from cattle dealing, quarrying, and textile printing—turned the hall into a symbol of local power and prosperity. Their influence shaped employment, land ownership, and even politics in the area for decades.

Industrial Expansion in the 19th Century

The arrival and growth of mills, print works, and quarries transformed Crawshawbooth from a rural hamlet into a thriving industrial village. The establishment of Sunnyside Print Works and other mills brought workers, housing, and new infrastructure. This industrial boom is one of the most defining chapters in the village's development.

Overcrowding at nearby Goodshaw Chapel and the Founding of St John's Church (19th Century)

By the mid-1800s, the population had grown so rapidly that Goodshaw Chapel could no longer accommodate worshippers—reports describe dozens of people competing for each available pew. This pressure led to the creation of St John the Evangelist Church in Crawshawbooth, a major community milestone that reshaped religious life in the village.

Fires, Floods, and Local Disruptions

Like many Rossendale settlements, Crawshawbooth has experienced periodic flooding and mill fires, especially during the industrial era. These events often reshaped the built environment—destroying older structures, prompting rebuilding, and influencing the layout of the village.

Community Festivals and Local Traditions

Crawshawbooth has long hosted village fairs, church events, and community gatherings, many of which have roots in 19th-century religious and industrial life. While not “notable” in a national sense, these events have been central to the village's social fabric.

The Opening of the See Gallery (2000s)

In the early 21st century, Crawshawbooth unexpectedly became home to a respected contemporary art venue: the See Gallery, hosting exhibitions of northern artists which helped put the village on the cultural map. Its presence marked a shift from industrial heritage to creative identity. The gallery was run by David and Heather Smith, who developed it into a venue for exhibitions, book launches, and artist events. It became a cultural hub in a village better known for its industrial heritage than its art scene.

It is known for showcasing:

- Modern and contemporary art such as works by Ray Lowry, Liam Spencer and Dave Pearson.
- Printmaking and illustration
- Work by both local and nationally recognised artists
- Exhibitions connected to northern art traditions

4.8 Lancashire Historic Environment Record (HER)

The HER contains over 40,000 sites, including Roman-period entries, but Crawshawbooth's listings are dominated by the Industrial heritage (mills, stone dwellings including mansions and workers housing, religious buildings and textile sites), medieval/post-medieval features and local wells and landscape features (e.g., Robin Hood's Well).

There is list of features included on the HER in Appendix 3.



Above: Looking south along Burnley Road -Mid 20th Century author unknown

Below looking north along Burnley Road from Rakefoot Bridge



5.0 Summary of Special Interest - Significance

5.1 Context

Crawshawbooth is a Pennine village whose physical form and architectural character have been shaped by the valley landscape, historic industry, and the influence of local estates. Its development pattern reflects both the constraints of its setting and the social history of the Rossendale Valley.

The village occupies a narrow section of the Rossendale Valley, and this topography has dictated a predominantly linear pattern of growth. The main route through the settlement, Burnley Road, follows the valley floor and acts as the central organising spine. Most buildings and activities cluster along this corridor, giving the village a ribbon-like structure typical of many former industrial communities in the region.

From this central axis, short side streets rise steeply up the valley sides. These secondary routes are generally compact and intimate in scale, often terminating quickly due to the surrounding terrain. Historically, many of these streets were developed to accommodate workers employed in local mills and print works, resulting in dense clusters of terraced housing arranged in tight, efficient layouts.

5.2 Architectural Character and Built Form

Crawshawbooth's architecture is dominated using locally quarried stone, which gives the village a cohesive visual identity. Terraced cottages and houses from the 18th and 19th centuries form the backbone of the residential areas, reflecting the rapid population growth associated with the expansion of local industry. Their simple, robust construction of stone walls and stone flag roofs also gives it a strong vernacular character linked directly to the geology of the area.

Overlaying this industrial heritage is the architectural influence of local landowning families, most notably the Brooks family. Their presence is most clearly expressed through Crawshaw Hall, a prominent historic residence situated along Burnley Road. The hall and its grounds introduce a more formal architectural note into the village, contrasting with the modest scale of the surrounding workers' housing.

Religious and civic buildings add further layers to the architectural landscape. Structures such as St John the Evangelist Church were built during periods of population expansion and reflect both the social aspirations and the community investment of the era. These buildings often occupy visually prominent positions and contribute to the village's sense of identity.

The surrounding landscape plays a significant role in defining Crawshawbooth's character. The village is framed by farmland and rising moorland, creating a dramatic backdrop that reinforces its linear form. The close relationship between built form and natural topography is a defining feature, giving the settlement a strong sense of enclosure while also linking it visually to the wider Pennine environment.

5.3 Listed Buildings

Listed Buildings are designated by the Government for having special historic or architectural interest at a national level.

Within the conservation area, there are 12 listed building entries and an additional listed structure adjacent to the proposed conservation area boundary. Of these there are three Grade II* and ten Grade II listed buildings in Crawshawbooth.

The list comprises:

Grade II*

- Crawshawbooth Quaker Meeting House
- Crawshall Hall
- St John the Evangelist Church

Grade II

- Tower in the grounds of Sunnyside c100m west of Crawshaw Hall
- Gate piers to Crawshaw Hall
- Gate lodge to Crawshaw Hall
- Sunnyside Diocesan Conference Centre
- Bower attached to west side boundary wall of Sunnyside
- Pinner Lane Cottage
- Crawshaw War Memorial
- Former Rakefoot Methodist Church
- Former Rakefoot Methodist Church Day School and Sunday School
- Gravestone in the grounds of Orchard Cottage

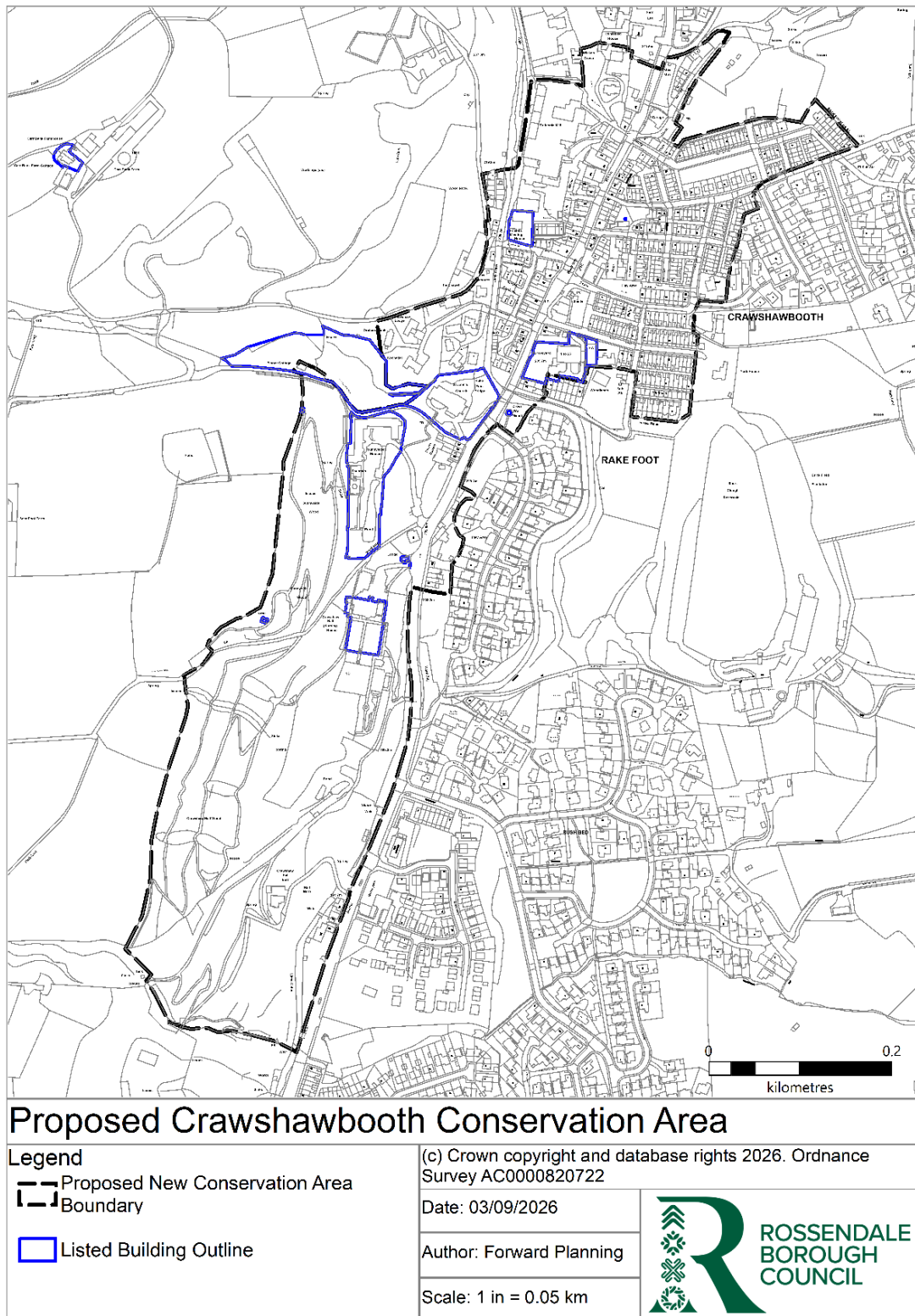
The listed buildings are considered to be of critical interest within the proposed Conservation Area. St Johns' Church, a prominent structure and a link between the main character areas is the most critical.

Further information can be found in the Appendices to this Report.

Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest or significance.

The listed buildings can be viewed here [Map Search | Search the List: Map Search | Historic England](#)

Map of Listed Buildings in Crawshawbooth



5.4 Buildings of Local Interest

Numerous buildings within the proposed conservation area make a positive contribution to its significance. Many can be considered as non-designated heritage assets for their architectural and/or historic interest, helping shape the character and appearance of the locality.

Non-designated heritage assets constitute most historic buildings within the conservation area. Whilst many may have suffered some form of superficial alteration, such as the insertion of a modern shopfront or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Crawshawbooth means it still makes a positive contribution to the locality.

Many non-designated heritage assets might also be worthy of being 'Locally Listed.' A locally listed building is one that has a degree of significance at a local level. Please refer to the [Local List of Non-Designated Heritage Assets | Heritage | Rossendale Borough Council](#) (see appendices)

This list is live and there are many buildings within the proposed conservation area should be included within the draft list. This needs to be reviewed.

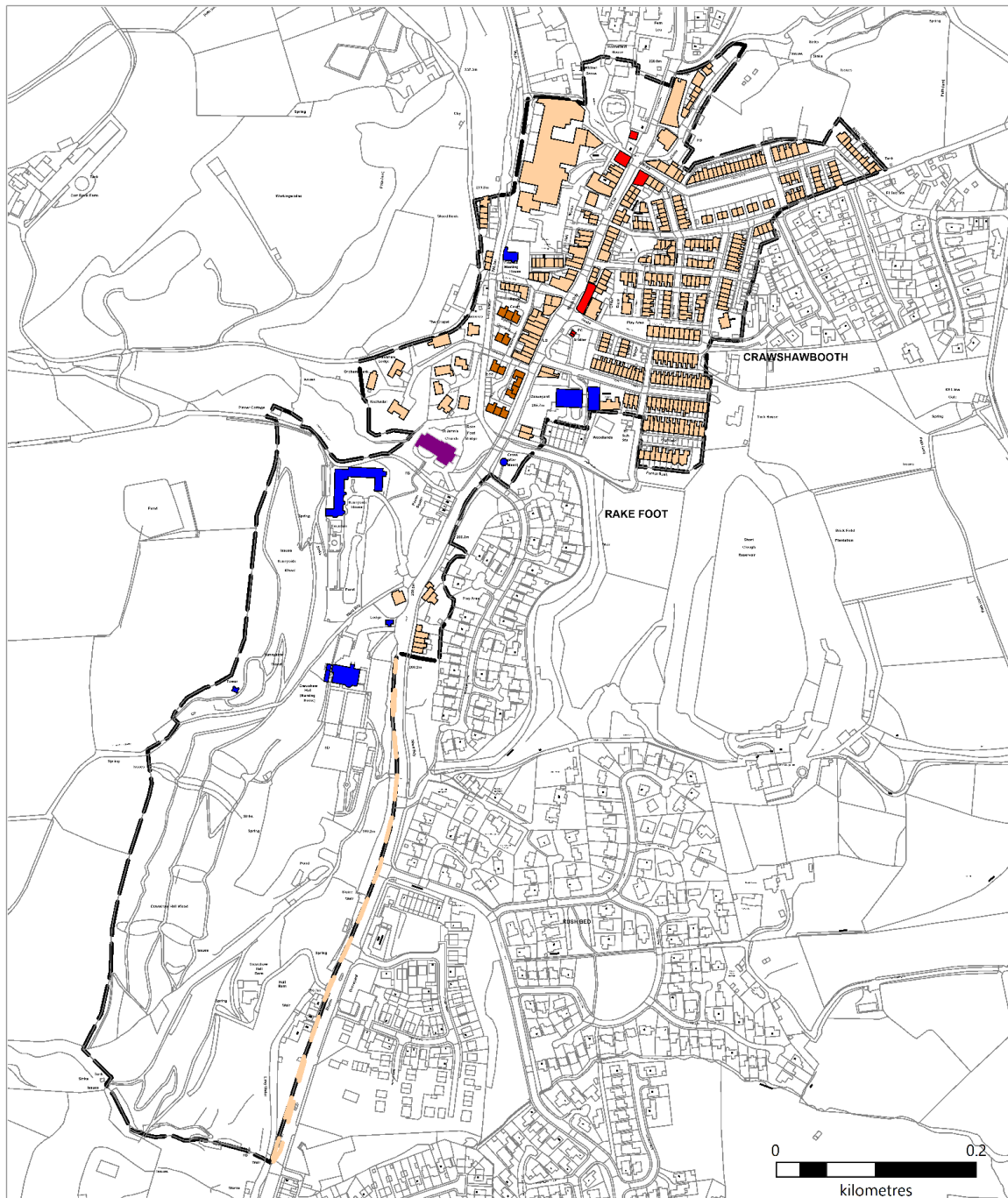
Building and Open Space Assessment

The map overleaf provides the Building and Open Space Assessment for the proposed Conservation Area. Each building has been colour-coded according to its contribution.

The assessment of the quality of built form is based on the following.

Critical	Of key importance, defining the distinct character of the conservation area (designated heritage assets)
Positive medium	Contributes strongly and positively to the character of the conservation area. Medium and Low. Medium are likely to be considered as having potential for a local list.
Positive low	Low are those that are more modern or older with alterations but overall have innate architectural quality)
Neutral	Neither positive nor negative features that contribute to the conservation area
Negative	Detracting from the character of the conservation area

Map showing the Building and Open Space Assessment



Proposed Crawshawbooth Conservation Area

Legend

Proposed New Conservation Area Boundary

Listed Building - Positive impact (critical)	Positive impact (low)
Listed Building - Positive impact (medium)	Neutral impact
Positive impact (low)	Negative impact

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Date: 04/09/2026

Author: Forward Planning

Scale: 1 in = 0.05 km



5.5 Scheduled Ancient Monuments

There are no scheduled monuments within the proposed Conservation Area.

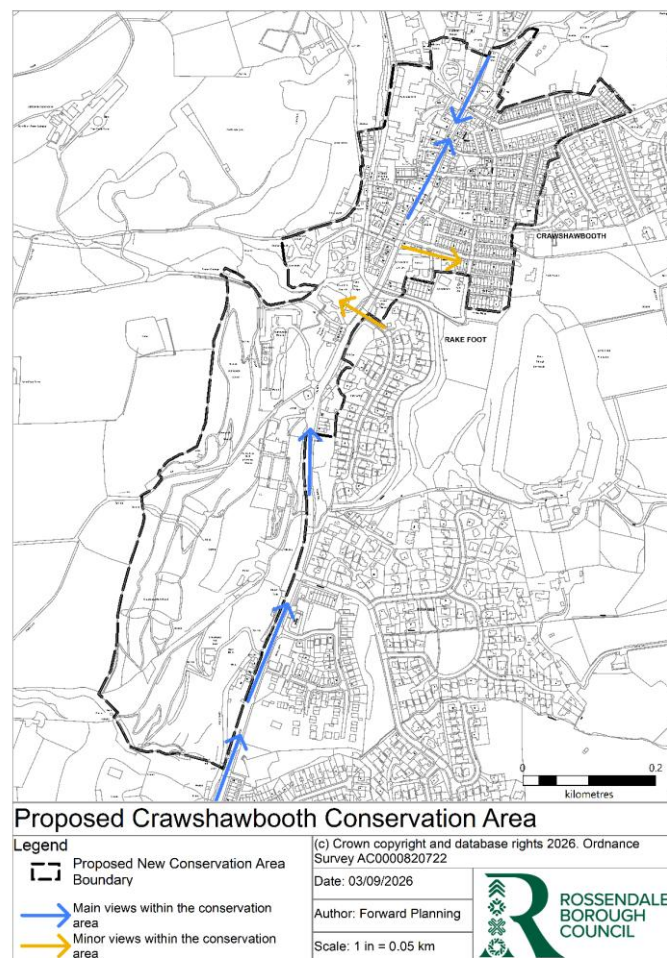
5.6 Views into, within and from the Conservation Area

The impact of proposed developments should include consideration of views into, within and from the CA. The A682 Burnley Road runs through the village of Crawshawbooth with the Limy Water and Folly Clough Brook watercourses nearby. Thus, the valley bottom with Burnley Road form the major linear landmark through the proposed Conservation Area.

Given that part of the southern area of the Conservation Area is heavily wooded on the western side, views into this area are limited. However, the main views along and within the Conservation Area are limited to along Burnley Road – approximately north-south. There are views along several side roads off Burnley Road. The built form of housing, commercial buildings, streets and hedges and general topography limit views beyond the proposed boundaries of the Conservation Area.

The following map shows the main and minor views within the enlarged proposed Conservation Area Boundary.

Map showing views into, within and from the Conservation Area



The images below illustrate the assessments.

Plate Entering the Proposed CA from the south along Burnley Road (north of the weir at Limy Water and No 329)



Plate Looking north along Burnley Road (with No 380 and the entrance to Crawshaw Hall Barn on the left)



Plate view to the west of Burnley Road towards Crawshaw Hall Wood



Plate Approaching Crawshawbooth with Short Clough Lane on the left



Plate Burnley Road Close to the entrance of Crawshaw Hall



Plate view of the Entrance to Crawshaw Hall including listed Gate Piers and listed Gate Lodge



Plate Nos 501 -509 Burnley Road



Plate Nos 484 and 507-511 Burnley Road with Victoria Place and the entrance to Sunnyside beyond



Plate Nos 512-518 and St John the Evangelist (Grade II*)



Plate view from Rake Foor Bridge including Nos 1-6 Kershaw Close and Nos 567-569 Burnley Road plus Rakefoot Methodist graveyard and church



Plate Crawshawbooth War Memorial



Plate Looking north into the village – Nos 530-562 Burnley Road on left with railings to Rakefoot Methodist Graveyard and former Church



Plate: looking north with Nos 540 -562 Burnley Road on left and Nos 571-573 on right



Plate View up York Street towards Former Rakefoot Methodist Day & Sunday School (listed Grade II)



Plate view of gardens adjacent to York Street and Black Dog (red brick)



Plate view along Co-operation Street towards Limy Water and The Quaker Meeting House (Grade II*)



Plate looking south towards St John the Evangelist Church and Rakefoot Bridge from Co-operation St



Plate Looking north along Burnley Road with No 564 on left and The Black Dog and Nos 593-611 on right



Plate looking north along Burnley Road with traditional shopfronts evident Nos 570-586 on left



Plate Looking south along Burnley Road at the shopfronts



Plate Looking north along Burnley Road Nos 596-610 Burnley Road on left and the library and garage on right.



Plate as above



Plate This terrace was built as back-to-back dwellings Nos 621-627 Burnley Road and 1-7 Parrock Parade



Plate Looking north towards the White Bull on right and garage on left



Plate Looking north with Water Street on right



Plate Water Street looking towards the cottages Nos 10-18 Water Street with flood treatment at Folly Clough Brook



Plate Looking south along Burnley Road into the proposed CA



5.7 Views across and out of the Conservation Area

Although the proposed Conservation Area runs along the valley and views are generally linear along Burnley Road other views are confined and limited due to the built form, curve of the road and tree cover. However, there are several views out from Conservation Area which offer wider street views. These include down Co-operation Street, York Street, Hill Street and Major Street.

5.8 Brief Chronology of the development of Crawshawbooth Village

Pre-Medieval to 16th Century: Origins and Early Religious Landscape

- Late Saxon / Early Medieval (pre-1100) — The wider Goodshaw–Crawshaw area develops as dispersed farmsteads and seasonal shielings on the edge of the Forest of Rossendale. The place-name *Crawshaw* “crow-wood” or “woodland clearing”) indicates early woodland clearance for grazing.
- 12th–14th centuries — Establishment of scattered vaccaries (forest farms) under the Honour of Clitheroe. No built fabric survives, but the settlement pattern of isolated farmsteads originates here.
- 1542 — Goodshaw Chapel (outside proposed CA to the north) founded as a chapel-of-ease for the dispersed upland population. Its survival (and later rebuilding) anchors the earliest phase of formalised built form in the district.

17th Century: Emergence of a Linear Village

- 1600–1700 — Crawshawbooth begins to coalesce as a linear roadside settlement along what becomes Burnley Road. Buildings are small vernacular farmhouses and loom-shop dwellings in local sandstone with stone flag roofs.
- 1650s–1690s — Growth of Nonconformist activity (Quakers, Baptists, early Independents). Meeting houses and cottage-based worship spaces appear, though most early structures are later rebuilt.
- Late 1600s — Surviving farmsteads and cottages from this period establish the characteristic Rossendale vernacular: stone slate roofs, mullioned windows, and simple rectangular plans.

18th Century: Proto-Industrial Expansion

- 1700–1770 — Domestic textile production intensifies. Many cottages incorporate loom shops with larger first-floor windows. The settlement extends north–south along the turnpike route.
- 1760s–1790s — Construction of early Nonconformist chapels, including Baptist and Methodist buildings, reflecting Crawshawbooth’s strong dissenting culture.
- Late 18th century — Small quarries and coal pits open around the village, influencing the economy and providing the stone that defines the built character.

Early Mid-19th Century: Industrial Wealth and Institutional Buildings

- 1800–1830 — Crawshawbooth grows as a mixed industrial village: handloom weaving, calico printing, quarrying, and small-scale coal extraction. Rows of workers' cottages appear, still in local stone but more regular in form.
- 1831–1832 — Crawshaw Hall constructed by John Brooks, a calico printer and quarry owner. This Gothic-inspired mansion marks the arrival of industrial gentry architecture and reshapes the local landscape.
- 1837 — The Brooks family establishes the National School, a key institutional building (demolished 1970s).
- 1840s–1860s — Expansion of mills, printworks, and industrial yards on the valley floor. Terraced housing becomes more formalised, with long rows aligned to the road and topography.
- Mid-19th century — The Brooks family supports the proposed railway extension from Rawtenstall; although never completed, associated infrastructure planning influences settlement form.

Late 19th Century: Consolidation, Civic Identity, and Religious Flourishing

- 1870s–1890s — Crawshawbooth reaches its peak Victorian form: dense terraces, shops, chapels, and civic buildings along Burnley Road.
- 1891 — Incorporation into the Borough of Rawtenstall. Municipal improvements follow, including paving, drainage, and public services.
- 1892 — Construction of St John the Evangelist, a major Anglican church funded by Thomas Brooks (later 1st Baron Crawshaw). This becomes the dominant ecclesiastical landmark.
- Late 19th century — Multiple Nonconformist chapels rebuilt or enlarged in stone with Gothic or classical detailing, reinforcing the village's religious diversity.

Early 20th Century: Stability, Limited Expansion, and Civic Improvements

- 1900–1930 — Built form remains largely stable. Small infill terraces and modest villas appear, but the steep topography restricts large-scale expansion.
- Interwar period — Minor suburbanisation at the village edges; improvements to shopfronts and public realm along Burnley Road.
- Industrial decline begins to slow new construction, preserving the Victorian and earlier fabric.

Mid–Late 20th Century: Decline, Demolition, and Selective Modernisation

- 1950s–1970s — Closure of mills and printworks. Some industrial buildings are demolished or converted to workshops.
- 1970s — Demolition of the 1837 National School and clearance of some older cottages. Introduction of modern housing estates on peripheral land.

- 1980s–1990s — Renewed interest in heritage leads to selective conservation, though some insensitive alterations occur (uPVC windows, concrete tiles, widened shopfronts).

21st Century: Conservation, Adaptive Reuse, and Incremental Change

- 2000–present — Increasing recognition of Crawshawbooth’s historic character. Former mills and chapels converted to residential, commercial and community use or redeveloped
- Streetscape improvements and small-scale infill continue, generally respecting the established stone vernacular.
- The settlement’s core-built form remains dominated by:
 - 17th–18th century vernacular cottages
 - 19th century industrial terraces
 - Landmark religious and gentry buildings (Goodshaw Chapel, Crawshaw Hall, St John’s)

Summary Character Trajectory

Crawshawbooth’s built form evolves through five clear phases:

- 1. Medieval dispersed farms**
- 2. 17th-century linear vernacular village**
- 3. 18th-century proto-industrial expansion**
- 4. 19th-century industrial and civic consolidation**
- 5. 20th–21st century adaptation and conservation**

5.9 Architectural character - Materials and Palette

Crawshawbooth’s built fabric is dominated by locally quarried stone, reflecting wider Rossendale and Pennine vernacular practice. The Friends’ Meeting House—one of the village’s earliest surviving structures—illustrates this tradition clearly: it is constructed in a vernacular style using local materials, typical of early eighteenth-century building practice in the region . This reliance on stone is echoed in other historic buildings, including Crawshaw Hall, a Grade II* listed mansion built in 1831, also constructed in stone and representative of the area’s nineteenth-century architectural character.

Across the village, this stone-based vernacular is complemented by stone boundary walls, simple rectangular forms, and modest detailing, all of which contribute to a cohesive architectural identity. Later Victorian development introduced brick in isolated cases—such as the rebuilt Black Dog Inn—but the dominant material character remains firmly rooted in local stone traditions, shaped by the availability of Pennine gritstone and the needs of early industrial and religious communities.

5.10 Architectural Character - Building Form, Grain, Scale, Mass and Roofscape

Crawshawbooth's architectural character is defined by a tight, linear Pennine village grain shaped by the valley topography and the Burnley Road spine, with narrow frontages, shallow plots, and buildings set hard to the street creating strong enclosure. Its built form is dominated by two-storey sandstone vernacular cottages and farmhouses—often with stone surrounds to the windows, stone-slate roofs, and occasional loom shop windows—alongside long 19th-century industrial terraces with consistent eaves lines and repetitive bay rhythms. Larger former mills and workshops on the valley floor (e.g. Britannia Mills just beyond the proposed Conservation Area boundary) introduce coarser grain and block-like massing, contrasting with the fine domestic scale. Religious and institutional buildings, especially the landmark St John the Evangelist with its green Cumberland slate roof and vertical Gothic massing, punctuate the otherwise low, horizontal skyline, while Nonconformist chapels add mid-scale gable-fronted forms.

Crawshaw Hall contributes a more formal gentry architectural language within landscaped grounds. Across the village, massing remains simple and rectilinear, stepping with the hillside to produce staggered eaves and an undulating roofscape marked by stone chimneys and strong parapet details. The result is a cohesive, topographically responsive Pennine industrial village where consistent sandstone materials, modest scale, and a unified roofscape are offset by a small number of prominent ecclesiastical and gentry landmarks



5.11 Architectural Character – Styles, Details and Craftsmanship

Crawshawbooth's architectural character is defined by a coherent Pennine vernacular that draws heavily on locally quarried gritstone and expresses a restrained but distinctive tradition of craftsmanship. Buildings are predominantly Style, in coursed rubble or snacked stone, with tooled quoins, plain stone lintels and cills, and stone-slate roofs that create the low, weighty silhouettes typical of upland Lancashire.

The settlement's historic core is shaped by simple rectilinear forms, narrow gables, and two-storey elevations, a pattern visible in early structures such as the Friends' Meeting House, where architectural expression relies on proportion and material quality rather than ornament. Nineteenth-century industrial expansion introduced stone-built terraces, weaving cottages, and small workshops characterised by regular fenestration, functional detailing, and occasional mullioned windows, with craftsmanship evident in the consistency of masonry and the durability of stone boundary walls that structure the village's steep topography.

More formal architectural language appears in estate buildings such as Crawshaw Hall, where ashlar stonework and Gothic-influenced detailing reflect gentry aspirations while remaining materially consistent with the wider village. Early twentieth-century interventions introduced limited stylistic departures—most notably the red-brick rebuilding of the Black Dog Inn—but these remain exceptions within an otherwise unified stone palette.

Across the settlement, architectural character is reinforced by stone boundary walls, modest eaves treatments, traditional timber joinery, and a general absence of applied ornament, producing a built environment in which craftsmanship is expressed through material integrity, proportion, and continuity, rather than decorative display.

5.12 Streetscape and Townscape Qualities

Crawshawbooth's streetscape and townscape character is shaped by its linear valley-side settlement, where buildings follow the line of Burnley Road and the rising topography of the Rossendale Valley. The village presents a cohesive stone vernacular, with tightly arranged two-storey gritstone terraces, former weaving cottages, and small workshops forming a continuous built edge that reinforces the narrow, enclosed quality of the main street.

The steep valley sides generate dramatic level changes, producing stepped rooflines, retaining walls, and layered views across and along the settlement.

Streetscape character is further defined by stone boundary walls, narrow footways, and the intimate relationship between buildings and the roadside, creating a sense of compression typical of Pennine industrial villages. Overall, the townscape retains a strong sense of vernacular continuity, with long views framed by rising landform, stone-built landmarks such as St John's Church, and a streetscape where topography, materiality, and industrial heritage remain the dominant structuring elements.

In terms of spatial character, there are open areas within the proposed Conservation Area. However, these relate to car parking associated with commercial properties, open grassland and verges. Several of these appear unsightly and require careful sensitive enclosure or redevelopment.

Regarding street patterns, Crawshawbooth is defined by a strong linear hierarchy, with Burnley Road functioning as the dominant primary route that carries movement through the valley and organises the entire settlement form. This spine is lined by continuous frontages that create a pronounced sense of enclosure, reinforced by narrow pavements and buildings set hard to the street edge.



Plate Former Primitive Methodist Church and Sunday School, Lord Street

From this main axis, short, steep, and irregular secondary streets climb the valley sides, providing limited but essential permeability; their alignment is dictated by topography rather than planned geometry, producing a fine, organic grain.

Tertiary routes are few and often take the form of narrow lanes, ginnels, or former industrial access ways, contributing to a permeable but intimate pedestrian network. The overall grain is tight and compact, with small plots, narrow frontages, and shallow building depths creating a dense, enclosed streetscape in the historic core. Enclosure varies subtly: the main street is strongly defined by continuous two-storey terraces, while side streets feel more episodic, with stepped building lines and changing levels creating shifting degrees of openness. Industrial sites on the valley floor introduce a coarser grain and occasional breaks in enclosure, but these remain secondary to the overwhelmingly fine-grained, topographically responsive pattern.

The result is a settlement where hierarchy is clear, permeability is functional but constrained by terrain, and enclosure is consistently strong, producing the characteristic spatial drama of a Pennine industrial village.

5.13 Landmarks and Focal Points

Crawshawbooth's townscape is organised around a series of landmarks and focal features that articulate its linear valley-side form and industrial heritage. The most prominent architectural landmark is St John's Church, whose elevated position, tower, and churchyard create a strong visual anchor above Burnley Road.

Crawshaw Hall, set within its historic grounds, and is screened from view when the tree leaf cover is present, forms the principal gentry-era landmark, distinguished by its ashlar stonework and landscaped setting.

St John's, the former Methodist Church and the Friends' Meeting House (located off Burnley Road) are important buildings and provide focal points giving the village symbolic important faith identity.

Industrial heritage is marked by the surviving structures and spatial remnants of the Pilkington estate (now new housing development) and the former Britannia/Rhodeson's Mill, which once dominated the economic life of the settlement.

At street level, the bridge at Sunnyside and the open spaces created by twentieth-century clearances function as focal nodes, shaping movement and views along the main road. Together, these elements create a townscape in which religious, industrial, and vernacular landmarks punctuate the linear settlement, providing orientation, visual hierarchy, and a strong sense of historic continuity.

5.14 Public Realm

Crawshawbooth's public realm is modest in scale but distinctive, shaped by the linear form of Burnley Road, the tight enclosure of historic buildings, and its topography.

The primary public realm comprises a main street corridor, where narrow pavements, stone boundary walls, and continuous frontages create a strongly defined streetscape.

Public open spaces are limited, with most activity occurring in incidental spaces rather than formal squares. Small forecourts to chapels, widened pavements at junctions, and occasional set-backs around shops provide the few areas of civic breathing space.

Traditional materials, namely sandstone walls, stone kerbs, and historic surfacing remnants—survive in places, though often interrupted by later tarmac and concrete repairs.

The churchyard of St John the Evangelist forms the most significant green public space, offering a landmark setting and visual relief within the dense village core. Additional green edges occur at the periphery where the settlement meets the valley sides, but these function more as landscape margins than designed public realm.

Street furniture is minimal, and lighting columns and signage are functional rather than character-defining. Overall, Crawshawbooth's public realm is characterised by narrow, enclosed streets, incremental spaces shaped by historic buildings, and a strong relationship between built form and valley landscape, with very limited formal civic space but a coherent vernacular streetscape.

6.0 Character Areas

This section divides the proposed conservation area into smaller character areas. Each area has a slightly different atmosphere and character depending on street layout and traffic, building types, scale, design and uses, amongst other things.

The boundary was set by the Council as part of the local plan process. This boundary follows the strongest architectural and historic character of the settlement and excludes some of the modern development. However, there are areas outside of this boundary which are of some merit to be considered for inclusion either now or in the future. It is considered they at least form part of the setting for the conservation area.

As such it is considered that Crawshawbooth contains five discernible areas of architectural character, each shaped by topography, historic function, and building form. These areas are not formally designated but emerge clearly from settlement morphology and fabric.

Within these character areas, there are:

- Several buildings or monuments listed or of local architectural or historic interest as well as buildings considered to be of local interest.
- Traditional craftsmanship, natural resources, and energy of production embodied in original building materials and architectural features.
- Visual harmony resulting from use of a limited palette of natural building materials of locally derived stone and stone or slate roof of the building. These changes are controlled through listed building consent applications, if the buildings are listed. However, most are unlisted and there is a case for securing the character by the introduction of an Article 4 Direction, which will be discussed later.

Character Area 1

This contains the main spine road going through the centre of the village, Burnley Road. It includes the commercial and retail centre of the village and has several ecclesiastical buildings.

Character Area 2

There is the area of low-density development to the south of the village, which includes the Hall and Sunnyside plus the nearby church as one character area known as Character Area 2.

Character Area 3

The area of land adjacent to Limy Water to the west of Burnley Road known as the Valley Fringe, It is characterised by larger industrial footprints, wider plots, and a coarser, more open urban grain.

Character Area 4

The historic industrial buildings now used for small commercial enterprises and industrial units

Character Area 5

An area of densely developed C19th terraced housing on the eastern side of the Burnley Road. This forms another character area.

These character areas will be assessed separately:

1. The Linear Historic Core (Burnley Road Spine).

This is the dominant character area: tightly enclosed two-storey sandstone terraces, vernacular cottages, former shops, chapels, and small workshops forming a continuous frontage. The grain is fine, the plots narrow, and the enclosure strong. This is the most coherent and legible Pennine industrial-village character.

2. The Elevated Institutional and Gentry Zone (St John's Church and Crawshaw Hall)

This area is defined by landmark buildings set within more generous plots and landscaped grounds. St John's introduces verticality and ecclesiastical massing; Crawshaw Hall brings formal gentry architecture. The grain is looser, the enclosure lower, and the architectural language more expressive.

3. The Valley-Floor Industrial Fringe

Centred on former mill sites, yards, and workshops, this area has a coarser grain, larger footprints, wider plots, and more open spaces. Massing is block-like, with long elevations and industrial remnants now often converted or redeveloped. It contrasts with the tight domestic grain above.

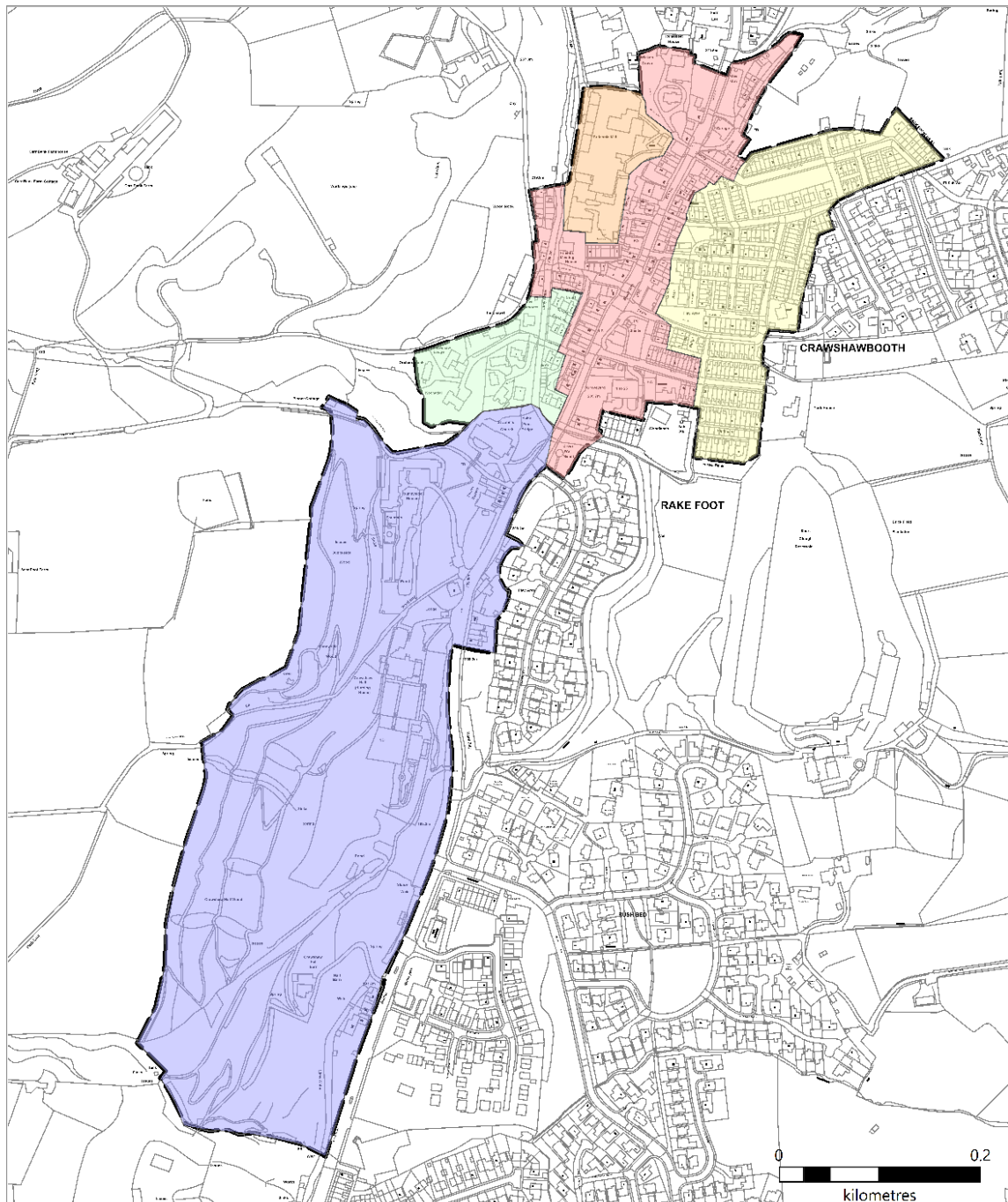
4. Peripheral Residential Edges (19th- 20th-century expansion)

Later housing estates and infill at the village margins form a distinct, more suburban character: wider streets, set-back buildings, varied materials, and lower enclosure. The grain is more open and regular, lacking the historic tightness of the core.

5. The Industrial Workers Housing

Developed as nineteenth century workers housing linked to the village's textile and quarrying economy. They form a coherent belt of stone-built terraces, weaver's cottages, back-to-backs and later infill development reflecting Crawshawbooth's transition from dispersed Forest of Rossendale hamlets to a dense industrial village.

These character areas are shown on the map below:



Proposed Crawshawbooth Conservation Area

Legend

-  Proposed New Conservation Area Boundary
-  Character Area 1
-  Character Area 2
-  Character Area 3
-  Character Area 4
-  Character Area 5

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Date: 03/09/2026

Author: Forward Planning

Scale: 1 in = 0.05 km



6.1 Character Area 1: Linear Historic Core (Burnley Road Spine Road and side roads)

The Linear historic core of Crawshawbooth is the village's most distinctive and coherent character area, formed by the continuous ribbon of development along Burnley Road, the historic north–south route through the Rossendale Valley.

This corridor is defined by tight enclosure, fine urban grain, and a highly unified Pennine vernacular, with buildings set hard to the pavement and rising directly from the valley floor. The streetscape is dominated by two-storey sandstone terraces, weavers' cottages, and back-to-back housing, their narrow frontages, shallow plots, and repetitive bay rhythms creating a strong linearity and visual consistency. Many cottages retain loom shop windows at first floor, evidencing the settlement's domestic textile heritage. Terraced rows step with the hillside, producing staggered eaves lines and an undulating roofscape of stone slates and chimney stacks.

Burnley Road is punctuated by a series of important buildings and focal points that articulate the historic core. These include former chapels, a nonconformist meeting houses, and the sites of historic shops and workshops, many with surviving stone surrounds, original and altered shopfronts, or carriage entrances.

The Friends' Meeting House, on Co-operation Street and other early religious buildings contribute to the area's layered Nonconformist identity. Although St John's Church sits above the core, its tower and roofline are highly visible from Burnley Road, acting as a linking landmark in long views. Former civic and commercial buildings—public houses, Co-operative stores, and small institutional structures—add subtle variation in scale and frontage width without breaking the overall coherence.

The public realm is narrow and functional, with stone boundary walls, historic kerbs and evidence of streets with stone setts/cobbles, these side roads are typically short, steep, and irregular, on the valley sides and reinforcing the organic, topographically driven grain. They provide glimpsed views of terraces stepping up the hillside and of the wooded slopes beyond. Back lanes, ginnels, and former industrial access routes increase permeability and reveal the rear elevations of terraces, outbuildings, and small yards.

The Limy Water River forms a subtle but important landscape element within the character area. It is crossed by small stone bridges, including the bridge at Sunnyside, which acts as a local focal point and marks a slight widening of the streetscape. The river corridor introduces moments of openness, with a pretty waterfall, greenery, and sounds of running water within an otherwise tightly enclosed urban built environment.

Open spaces within the core are limited and largely incidental, created by historic clearances, chapel forecourts, or small set-backs around former commercial premises. These spaces provide modest breathing points in the streetscape but do not disrupt the dominant linear form. The overall impression is of a dense, continuous, and highly legible historic corridor, where the interplay of terraces, cottages, chapels, bridges, and the river creates a richly textured Pennine industrial village character.

Right: Meeting House Cooperation Street



Left: Painting of the Friends Meeting House c/o The Whittaker

The Friends Meeting House is located off the main high street, on the corner of Cooperation Street and Stoneholme Road, adjacent to Limy Water. The building is extremely important in the development of Quakerism in the local area and indicates in its form the growing popularity of the movement as it was enlarged; the first phase of the meeting house was constructed around 1712 and then extended to the East in 1736, due to the growing number of members.

The Meeting House is a rare example within the Borough, although the architectural style is typically vernacular and modest in style, it is one of the earliest surviving examples that was built and still retained for its original use. The building is set within its own grounds and is bounded by a tall stone wall which gives an air of seclusion and sanctuary to the setting of the building. The building consists of two meeting rooms and a gallery with a cottage to the end of the main building which houses a stable to its basement which was used for the Friends to stable their horses when they came for meetings.

The Society of Friends, or Quakers, are a group of members with Christian faith that began meeting in houses in the 1650s. The decision to site a more formal meeting house in Crawshawbooth was presumably decided due to the crossroads and intersections of pack horse routes which crossed through the area and can be seen on the adjacent historic maps. The earliest part of the building is what we call the cottage with the stables and smaller meeting room built in 1715 and the site around this building was actively used as a burial ground from this time. The latter part of the building is the main meeting room which was built in 1736. We can see from the maps that the building and site has remained unchanged and unaltered since 1849.



Engraving of the Friends Meeting House dated 1798

There are other links to early industry visible which should be assessed carefully for inclusion on the draft local list.

For example -Nos 584-586 Burnley Road date back to circa 1700-1730 and it appears from the south gable that there has been a floor added possibly for an early loom shop.



6.2 Character Area 2: The Elevated Institutional and Gentry Zone, Crawshawbooth

Introduction -The elevated institutional and gentry zone forms a distinct architectural enclave above the linear village core, characterised by larger plots, landmark buildings, landscaped settings, and a looser, more picturesque grain than the tightly enclosed Burnley Road corridor.

St John the Evangelist occupies a commanding position on rising ground and is an important linking feature between the southern part of the CA (character area 2) and the northern part (character area 1). Its tall Gothic massing, steeply pitched roofs, and green slate materials creates a pronounced vertical accent in the village skyline.

Although overgrown and fenced off as the church is closed and in a poor condition, the churchyard provides a significant formal green space in Crawshawbooth: a gently terraced landscape of stone boundary walls, mature trees, and open grassed areas that frame long views across the valley and reinforce the building's civic presence.

There are several terraces of dwellings along the street frontages in this character area dating back to between the 18th and 19th centuries. However, it is the elevated landscaped park hosting two large former houses within landscaped gardens and woodland that dominate this character area. Nos 512-518 Burnley Road are of interest. They appear to include 2 back to back dwellings behind No 514



and 516. These were known as Nos 2 and 4 Pinner Square. This area is thought to be closely tied to the cotton and stone quarrying industries. The square and its surrounding Pinner area—named after the nearby Pinner Quarry grew into a residential and industrial hub during the Victorian era. Pinner Quarry dates back to c1840, and is located on the

hillside west of the village outside the conservation area. The site was heavily mined for "Haslingden flags" (paving stones), building stone, and engine beds until the early 20th century.

Crawshaw Hall

Nearby, Crawshaw Hall—a Grade II* gentry mansion in dressed sandstone—sits within a historically designed estate landscape, its articulated façades, projecting bays, and formal composition contrasting with the vernacular simplicity of the village terraces. The Hall's grounds, with remnants of ornamental planting, boundary walls, and estate structures, introduce a parkland character that softens the transition between built form and woodland edge.

To the south, the former Sunnyside Diocesan Conference Centre and its associated buildings extend this institutional landscape character. Set within a wooded estate of mature trees, sloping lawns, and informal paths, Sunnyside contributes a semi-rural, retreat-like quality, with buildings typically set back from the road, arranged in a campus-style pattern, and unified by stone construction and subdued rooflines.

The woodland backdrop creates a sense of seclusion and enclosure distinct from the dense village core, while glimpsed views of gables, chimneys, and stone walls through the trees add to the layered, estate-like atmosphere. Across this whole character area, massing is larger and more varied, plots are generous, and the relationship between buildings and landscape is more deliberate and composed. The result is a contrasting architectural zone where ecclesiastical, gentry, and institutional buildings sit within structured green spaces and woodland, forming a visually prominent and spatially expansive counterpoint to the compact industrial-vernacular fabric of central Crawshawbooth.

The landscaped gardens surrounding Crawshaw Hall are worthy of assessment for inclusion on a local list of registered parks and gardens.

Plate Image date unknown of Crawshaw Hall



Plate Image 2025 Crawshaw Hall Nursing Home



Crawshaw Hall, now a nursing home, stands in over 5 acres of landscaped gardens set at the edge of 27 acres of forest land overlooking Limy Water a small river and tributary of the River Irwell.

Crawshaw Hall and its estate form one of the most significant historic enclaves in Crawshawbooth, with a development story closely tied to the rise of the Brooks family and the industrial expansion of the Rossendale Valley. Crawshaw Hall was built in 1831 by John Brooks, a prominent local calico printer and quarry owner whose wealth from textile finishing and stone extraction enabled the creation of a substantial gentry residence.

The Hall was designed as a large ashlar-built mansion in a mixed Georgian–Gothic idiom, with embattled turrets, sash windows with hoodmoulds, and a formal triple-pile plan, signalling both status and architectural ambition . The estate expanded under his son, Sir Thomas Brooks, who became High Sheriff of Lancashire in 1884–85 and was elevated to the peerage as Baron Crawshaw in 1892, marking the family’s ascent into the landed elite . The Brooks family also owned Sunnyside House and Sunnyside Print Works, as well as several local quarries, making them central to Crawshawbooth’s industrial and social development .

The Hall remained in the Brooks family until its sale in 1976, after which it entered institutional use and has operated as a medical centre and nursing home since 1987. Today the hall is known as Lilibet Manor.

The wider estate historically included landscaped grounds, woodland edges, and estate structures that reinforced its semi-rural, elevated character above the village core. Together, Crawshaw Hall, the Brooks family holdings, and the Sunnyside estate illustrate the transformation of Crawshawbooth from a dispersed upland settlement into a village shaped by industrial wealth, philanthropy, and gentry influence.



The Gateposts and Lodge building are listed Grade II, and the adjacent dwelling can be considered as a non-designated heritage asset due to its association with the estate. The estate is bounded by a stone wall in various states of condition. (This is part of the curtilage of the listed buildings).



Sunnyside House

Sunnyside House emerged in the early 19th century as part of the expanding estate interests of the Brooks family, the influential calico printers, quarry owners, and later gentry who reshaped Crawshawbooth's landscape and economy. The house appears to have originated as a substantial gentleman's residence associated with the family's industrial operations at Sunnyside Print Works, which lay nearby on the valley floor. By the mid-19th century, Sunnyside had become the residence of the second generation of the Brooks family, functioning as a complementary seat to the more formal and architecturally ambitious Crawshaw Hall (built 1831–32).

Photographic and stylistic evidence suggests that Sunnyside House underwent significant 19th-century alterations, including extensions and embellishments that aligned it more closely with the tastes and expectations of an increasingly affluent industrial elite.

The house later developed a quasi-institutional role, eventually becoming the Sunnyside Diocesan Conference Centre, reflecting a shift from private gentry residence to ecclesiastical and community use. Its setting—characterised by mature woodland, terraced lawns, and a semi-rural estate landscape—retains the feel of a 19th-century villa environment, distinct from the tight grain of the village core. The survival of estate boundaries, tree belts, and ancillary structures helps preserve the sense of a self-contained enclave on the hillside above Crawshawbooth.

Today, Sunnyside House and its grounds form part of the broader institutional and gentry character area of the village, alongside St John's Church and Crawshaw Hall, illustrating the layered social history of Crawshawbooth: from upland textile settlement to a community shaped by industrial wealth, philanthropy, and religious influence. The landscaped gardens should be assessed for inclusion of a local list of registered parks and gardens.



St John The Divine Church

St John the Evangelist is a major Victorian landmark in Crawshawbooth: architecturally ambitious, historically tied to the Brooks family, and visually dominant in the village landscape. Today it stands redundant, at risk, and in urgent need of conservation, but retains exceptional architectural and historic value.

St John the Evangelist—often referred to locally as St Johns- is a major late-Victorian landmark in Crawshawbooth, built between 1890 and 1892 to the designs of the distinguished Lancaster architects Paley, Austin & Paley, one of the leading ecclesiastical practices of the period.

Its construction was funded largely by Thomas Brooks, 1st Baron Crawshaw, whose family seat at nearby Crawshaw Hall shaped much of the village's civic and religious life. The church was consecrated in October 1892 and became an independent parish in 1899, serving the expanding industrial population of Crawshawbooth at its Victorian peak. It is Grade II* listed, which is recognised as a building of more than special architectural and historic interest and important nationally.



Plate View towards St John's Church from Pinner Lane/Sunnyside

Architecturally, St John's is a large and imposing Gothic Revival church in the early Perpendicular style, built of sandstone with Yorkshire stone dressings and roofed in green Cumberland slate, giving it a distinctive presence on the hillside above the village. Its plan comprises a nave and chancel in one continuous range, flanked by north and south aisles, with transepts, a clerestory, and a tower rising above the north transept. Inside, it is notable for its lofty, spacious interior lined with red Rainhill sandstone, and for retaining an unusually complete suite of carved timber fittings, including pews and a finely executed Gothic chancel screen. Designed to seat 600 people, it reflects the scale and confidence of Crawshawbooth's late-19th-century Anglican community.

St John's remained the parish church until 2012, when it was declared redundant following declining attendance and repeated thefts of lead from the roof. Its benefice is now united with St Mary and All Saints, Goodshaw. Although the Diocese of Manchester has marketed the building for alternative use, no viable reuse has yet been secured. The church is currently in poor and deteriorating condition. Lead thefts caused extensive water ingress, leading to mould, mildew, and damage to the timber

fittings, and the building has stood vacant for more than a decade. It is included on Historic England's Heritage at Risk Register, and both SAVE Britain's Heritage and the Victorian Society have highlighted it as an endangered building, warning that without a sustainable reuse scheme it may face further decline or even demolition.

Plate View of St John's from adjacent to fencing - interior expected to be in poor condition



Plate Graveyard is overgrown



6.3 Character Area 3: The Valley-Floor Industrial Fringe

The Valley-Floor Industrial Fringe forms a transitional band between the tightly enclosed terraces of Burnley Road and the open valley floor, characterised by larger industrial footprints, wider plots, and a coarser, more open grain than the domestic streets above.

Centred on the area of the former Britannia Mill, Rhodeson Mill and bleaching works, the landscape is shaped by long, block-like elevations, former yards, and workshop ranges—many now cleared, adapted, or redeveloped—creating a patchwork of industrial remnants and newer infill. close to Limy Water

The Limy Water River cuts through this zone, crossed by small stone bridges and flanked by pockets of greenery that soften the otherwise utilitarian character. Buildings fronting Burnley Road back onto this fringe, revealing rear elevations, outbuildings, and service yards that emphasise the area's working origins.

Plate Old image of the Britannia/Rhodesons Mill



On the rising ground above, the former hillside chapel, now converted to residential use, stands as a prominent landmark overlooking the mill sites, its gabled form and elevated position reinforcing the layered topography. Overall, this fringe area reads as a semi-industrial threshold: visually looser, more open, and more varied than the linear core, yet still strongly tied to Crawshawbooth's textile and workshop heritage.

6.4 Character Area 4: Southern Residential Edges of Crawshawbooth (outside of the proposed CA boundary)

Modern development on the Peripheral Residential Edges of Crawshawbooth village represents a clear break from the historic village form, creating a looser, more suburban character around the settlement. The largest and most recent concentration lies to the south of Crawshawbooth, where 21st-century housing estates were built on what had previously been Sunnyside Printworks and the fringes of former industrial land associated with the industry. The area between St Johns Church and Lord Street also includes some 20th century dwellings.

The general character of these areas differs from the tightly packed, terraced streets with wider streets, set-back dwellings, front gardens, driveways, and cul-de-sacs. Elsewhere in Crawshawbooth, modern development has evolved more incrementally: small pockets of infill housing and piecemeal additions alongside roads have gradually softened the industrial edges. These later phases share a more open and regular grain, with varied materials and lower enclosure, contrasting strongly with the dense terraces, weavers' cottages, and back-to-backs of the historic core. Collectively, the

peripheral estate and scattered modern infill form a distinctly different character -visibly separate in form, scale, and layout from the traditional Pennine vernacular that defines

central Crawshawbooth. Hence, they have been excluded from the proposed initial Conservation Area boundary. However, redevelopment of these areas would inevitably have an impact on the setting of and views into and out of the proposed Conservation Area so should be included in this document.

Plate Chapel now converted to housing



Plate Rakefoot Bridge over Limy Water (within CA) with modern dwellings(outside CA)



Plates Modern Dwellings close to Limy Water



From bridge on Cooperation Street over Limy Water looking approx. northward (left image) and southwards (right image).

6.5 Character Area 5: The Industrial Workers' Housing

Crawshawbooth's expansion accelerated in the nineteenth century driven by mills, factories, printing works and quarrying. This required large numbers of workers.

Housing spread up the valley sides east of Burnley Road forming tight linear terraces on steep slopes. This pattern is consistent with other Rossendale settlements, where weaver's cottages and early industrial terraces represent the earliest surviving domestic industry, followed by more regular late Victorian streets. These streets sit outside the medieval core but align with the industrial era growth shown on the mid nineteenth century Ordnance Survey maps. Thus, exhibiting Crawshawbooth's transformation from scattered farmsteads to a compact textile village.

The main roads, including Bonfire Hill Road, Major Street and York Street have steep hillside terraces dating to around the mid nineteenth century. General features include two storeys, constructed in coursed sandstone walls and slated roofs with shared stacks. They tend to have narrow plots, strong enclosures and continuously sloping rooflines. Rock Terrace and Boulder Street, names associated with quarrying, include short rows of workers houses. These west-east roads are intersected by north south aligned roads to create a network along the contours of the hill. Some terraces have decoration including flat or projecting stone door surrounds, simple pediments and quoins and others are plain.

Overall, they demonstrate the east side expansion beyond the historic spine and medieval core and their existence corresponds with the documented industrial prosperity of the village.



[Source:](#) Google Street View, Bonfire Hill Road and Clarence Street, August 2025

7.0 SWOT ANALYSIS of Proposed Conservation Area

A SWOT analysis is an important component of a Conservation Area Appraisal as it provides a clear and structured framework for understanding the condition, qualities, and prospects of the designated area. By examining Strengths, Weaknesses, Opportunities, and Threats, the analysis supports a balanced assessment that goes beyond description and helps shape informed, proactive management.

Identifying the **Strengths** of the conservation area ensures that the features contributing most to its special architectural and historic interest are clearly articulated. This strengthens the justification for designation and provides a firm basis for policies aimed at preserving character and significance.

Recognising **Weaknesses** allows the appraisal to acknowledge where the area's qualities have been eroded or are at risk. Issues such as inappropriate alterations, poor maintenance, or intrusive modern development can be highlighted in a transparent and systematic way, helping to prioritise areas where intervention or guidance is needed.

The identification of Conservation Area ensures that the appraisal is forward-looking. Opportunities may include the restoration of lost features, enhancement of the public realm, reuse of historic buildings, or improved interpretation. Highlighting these prospects helps to align heritage objectives with wider regeneration, environmental, and community ambitions.

Considering Threats enables the appraisal to anticipate external pressures that may undermine the area's character. These may arise from development demand, climate impacts, economic change, or the loss of traditional building skills. Understanding these risks at an early stage supports more resilient policy responses and informs the development of a robust Management Plan.

Overall, the SWOT analysis acts as a bridge between the appraisal and the practical management of the conservation area. It distils complex information into a clear strategic overview, supports community engagement, and provides a defensible basis for decision-making. Its inclusion ensures that the appraisal not only describes the area's significance but also guides its long-term care and enhancement.

7.1 Strengths

- Highly coherent historic core along Burnley Road with strong Pennine vernacular identity (sandstone terraces, weavers' cottages, stone-slate roofs).
- Good variety of heritage assets including listed buildings with the potential to seek additional buildings for listing or inclusion on the local list eg bridges, walls and buildings.
- Rich architectural layering, including 17th–19th-century cottages, industrial terraces, chapels, and surviving mill-related structures.
- Distinctive topography creating dramatic stepped rooflines, enclosed streets, and long views.

- Key heritage landmarks such as St John's Church (Grade II*), *Crawshaw Hall* (Grade II*), the Friends' Meeting House (Grade II*), and other Grade II listed buildings/structures. St John's Church is critically important as it acts as a lynch pin connection Character Area 1 with Character Area 2 in views and vistas.
- Strong sense of place with intact settlement morphology and legible historic development.
- Community recognition of local heritage value and identity.



7.2 Weaknesses

- Fragmentation of historic fabric in places due to 20th-century infill, demolition, and loss of industrial buildings.
- Poor condition of key assets, notably St John's Church (redundant, on the national heritage at risk register) and some former industrial structures.
- Incremental erosion of character through uPVC windows, concrete tiles, altered shopfronts, and boundary loss.
- Limited public realm quality, with narrow pavements, inconsistent surfacing, including the neglect of stone setts, patchy bitmac surfaces and intrusive modern street furniture.
- Traffic dominance along Burnley Road reducing appreciation of the historic streetscape including several car parks on prominent street frontages.
- Lack of coherent management framework for heritage assets outside existing listings.
- Gap sites erode special character -empty plots used as ad hoc car parking appear unsightly with poor screening if any.
- unsightly on-street parking
- low economic base evident with the poor-quality repairs and loss of architectural features/disrepair.



7.3 Opportunities

- Designation would provide statutory protection, guiding sympathetic repair, alteration, and new development.
- Potential for heritage-led regeneration, especially of properties including shopfronts and fenestration of houses along Burnley Road.
- Improved public realm using traditional materials, enhancing gateways, bridges, and the Limy Water corridor.
- Adaptive reuse of vulnerable buildings (e.g., St John's Church and industrial remnants)
- Strengthening village identity through the introduction of new historic trails/cycleways plus interpretation panels eg Jubilee Gardens.
- Landscape enhancement of woodland edges, churchyard, and riverbanks to reinforce setting. Tidying graveyards.
- Better control of incremental change, preserving the fine grain and vernacular character. It is suggested the introduction of an Article 4 Direction would help to secure the retention of traditional features e.g. stone flag roofs, and traditional windows and doors.



7.4 Threats

- Continued deterioration of key heritage buildings, especially St John's Church, risking loss of landmark structures.
- Unsympathetic development on peripheral edges or former industrial sites eroding historic character.

- Pressure for suburbanisation, including wider roads, parking courts, and standardised house types.
- Loss of traditional materials through replacement windows, doors, roofing, and boundary walls.
- Demolition by neglect where buildings remain vacant or underused.
- Climate-related risks, including increased rainfall affecting stonework, riverbank erosion, and damp in older buildings.
- Economic pressures limiting investment in conservation-grade repair.

The Conservation Area Appraisal, and the accompanying management plan, should be regularly reviewed, within 10 years. It is recommended that a full photographic record is produced of the buildings and boundaries of the conservation area, to enable the condition of the conservation area to be monitored.

Further Information

For more information about the Crawshawbooth Conservation Area, please contact:

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8.0 Conservation Area Management Plan 2026

Introduction

The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area and ‘to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.’

The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment. Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy.

To make this management plan more user-friendly we have avoided quoting policies in full which can be found elsewhere. In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment. Both the Management Plan and Appraisal are informed by a raft of documents, including:

- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
- Streets for All: Northwest (Historic England, 2018);
- Conservation Principles, Policies and Guidance, (2008).

8.1. Managing Change

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’ as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in Conservation Areas Rossendale Borough Council is required to ensure that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’ (Section 72).

Also, Rossendale Borough Council has a duty ‘from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas’ (Section 71).

The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the demolition of buildings in conservation areas without planning permission and allows for the service of Urgent Works Notices for vacant buildings in a similar way to those for listed buildings. This Management Plan is an example of the sort of proposal envisaged in Section 71. The sections of the 1990 Act provide the legislative basis upon which Rossendale Borough Council is required to manage the built environment in such a way as to retain the special qualities of conservation areas.

There are, however, a wide range of other pieces of legislation, national guidance and local policy which assist in this task. They deal with other types of heritage assets, such as listed buildings and non-designated heritage assets, additional controls to supplement those included in the 1990 Act (often called Article 4 Directions), various types of repair and enforcement notices, and advice on how to assess the impact of development on the setting of an area or building and many other related topics.

Consequently, it is important that this document is not read in isolation from additional guidance and policy documents. Where applicable, links to the documents have been listed in the relevant principal sections below to provide additional guidance.

The management aims and principles presented in this document are based upon the understanding of the conservation area outlined in the Appraisal, and most critically the negative features and opportunities for enhancement identified in Section 6 of this document. They seek to provide guidance to Rossendale Borough Council in determining planning applications for development, but also to building owners and developers when preparing development proposals. It is essential that any Management Plan supports the community and is considerate of both social and economic factors.

In view of this, public consultation process will be undertaken and will form an important aspect in formulating the principles in the Appraisal and Management Plan. It is important to add that conservation areas are not frozen entities and should not be seen in isolation from their surrounding context.

8.2 Action Points

The main aim of the following ten action points is the preservation and enhancement of the character and appearance of the conservation area through the protection and improvement of existing buildings and townscape features which make a positive contribution and the introduction of good quality, contemporary design. There is also a presumption against demolition, except where buildings have been identified as having a negative impact on the conservation area.

There will be some cases of overlap between this Management Plan and existing policy documents and guidance. It is not the remit of this document to address those matters associated with the wider management of items such as parking, housing, or crime.

Each set of management action points is underpinned by a series of overarching strategic aims. Recommendations have also been included where additional processes could be adopted to further support the preservation and enhancement of the conservation area.

It is the intention that these are brought forward through a collaborative approach the Council, the local community (including building owners, local interest groups and developers amongst others) and various funding streams, as and when opportunities

for funding arise, to really bring about meaningful change where input is required from everyone.

The understanding of the Crawshawbooth Conservation Area provided in the Appraisal shows that there are several key objectives that, if implemented, would contribute to achieving this ambition:

Each Management Plan is bespoke, with site-specific recommendations. To make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.

In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

- Aid understanding of the significance of the Conservation Area.
- Suggest opportunities to enhance the area's character and appearance.
- Stimulate local interest in both the protection of and careful development of the conservation area for present and future generations.
- Help address the challenges facing the area.
- Encourage the conservation, repair, reuse and management of the area's historic features and public realm.
- Engage with owners, businesses, residents, and developers in the sensitive planning of change to buildings and spaces, and in appropriately designed larger scale developments.
- Engage with and encourage owners of properties within the Conservation Area to meet their responsibilities in respect of repair, reuse, and sustainability.
- Promote high-quality design in development proposals.
- Provide Rossendale Borough Council with an up to date, evidence-based appraisal, and management plan to enable the Conservation Area to be designated.

It is intended that this Management Plan will provide a tool for supporting the care of the historic environment whilst guiding sensitive change.

Raising awareness of the significance of the village will help to promote shared responsibility for looking after the Conservation Area

Several key themes have been identified relating to the principal areas for the long-term preservation and enhancement of the Conservation Area. These have been developed from the Appraisal and analysis of the key issues and opportunities in section 6.

They have been grouped into the following key headings:

1. Preservation
2. Enhancement
3. Demolition and New Development
4. Management

1. PRESERVATION

Action 1: Repair and Maintenance of Heritage Assets

Objective: To encourage the reversal of cumulative negative impacts that (1) the poor upkeep and maintenance of and (2) inappropriate alterations have had on structures within the proposed Conservation Area on its character and appearance. Buildings should be subject to general maintenance and repair by their owners on a regular basis.

This should include the following:

- Re-painting of external joinery.
- General minor repairs to fenestration, including replacement of glazing where necessary.
- Re-painting of external render.
- Periodic repointing with appropriate mortar mix and pointing type.
- Removal of debris from gutters and drains.
- Removal of vegetative growth.
- Removal of redundant fixtures and fittings; and,
- Repairs, including repair of missing or slipped roof stone flags/slates to prevent water ingress.
- When undertaking repairs, materials should be used on a like for-like basis and be appropriate to their architectural period. Salvage and existing materials should be used as far as possible; unpainted external walls such as stone or brick should not be painted or rendered.

Further Guidance Links:

Historic England online guidance: Looking after Historic Buildings:
<https://historicengland.org.uk/advice/technical-advice/buildings/>

Society for the Protection of Ancient Buildings: [Advice | The SPAB](#)

Action 2: Inappropriate Alterations

Objective: To ensure that alterations to buildings preserve the character and appearance of the Conservation Area, with opportunities taken to bring about an enhancement where possible.

- Features and materials that make a positive contribution to the character and appearance of the Conservation Area should be retained, or reinstated where lost. These include, but are not limited to, local stone flag/natural slate, timber windows, solid timber doors, and traditional shopfronts.
- Any replacement of windows, doors, roofing materials, and decorative details should be like-for-like, or where lost be reinstated, and conform to traditional designs and materials found within the Conservation Area and be appropriate to the character of the building.
- When applications for works to historic buildings are proposed it will be expected that poor quality or incongruous features are replaced with windows and doors of a more appropriate design and material following the historic fenestration pattern.
- When applications for servicing works to buildings are proposed it will be expected that ventilation ducts, air-conditioning units, security equipment, wiring and heat pumps will be in discreet locations (ideally out of sight, where possible) and any redundant services/wiring removed. Existing detracting features such as satellite dishes, ducting, lighting, and alarm boxes should be removed or more discreetly located. Applications for future proposals must take into consideration the impact such equipment has on the appearance of buildings and the Conservation Area.
- Enforcement action such as s215 notices, urgent works notices, enforcement notices and listed building enforcement notices will be pursued where it can be demonstrated that it is expedient to do so.
- The Council should consider the use of Article 4 Directions, which removes specific permitted development rights on dwellings within a defined area. An Article 4 Direction can target any class in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. The most frequently restrictions imposed by Council includes Part1: Development within the Curtilage of a dwellinghouse (Householders) Classes A-H; Part 2: Minor Operations, Classes A and C; and, Part 3 Changes of Use.

Further Guidance Links:

Historic England: Traditional Windows: their care, repair and up grading,

<https://historicengland.org.uk/imagesbooks/publications/traditional-windows-care-repairupgrading/>

Action 3: Views and Setting

Objective: To protect the established and valued views within the Conservation Area and of the setting of the Conservation Area.

- Any future development within the setting of the Conservation Area must preserve (or better reveal) those elements of its setting that make a positive contribution to its overall character.
- Development within the Conservation Area, or in locations outside it that forms part of its wider setting will be supported only where it preserves or enhances the identified views, vistas, townscape sequences and the overall character or appearance of the Conservation Area. Proposals that would intrude into, obscure, diminish, interrupt or otherwise harm will not be permitted.

Further Guidance Links:

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England, updated 2017) <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf>

Action 4: Climate Change

Objective: To contribute locally to the transition to a low-carbon future by shaping Rossendale in a way that reduces greenhouse gas emissions, reuses existing resources, and supports renewable energy adaptations. This will contribute to carbon reductions whilst also increasing future resilience to extreme weather.

- The responsible retrofitting of historic buildings is to be encouraged. This requires a careful consideration for the types of interventions and materials appropriate for a historic building and which will preserve the fabric and appearance of the building and the wider Conservation Area. Small interventions, such as upgrading to LEDs, modern electrical items or roof insulation, are cost effective ways to save energy and should be considered first before instigating more intrusive works.
- External wall cladding is unlikely to be acceptable on historic buildings within the conservation area. Where historic windows remain, their retention is encouraged. Thermal upgrading can be achieved through draft proofing and secondary glazing. The use of double or triple glazing will be assessed on a case-by-case basis subject to the window profiles and, where appropriate, the retention or reinstatement of glazing bars.
- Where solar panels or solar slates are proposed they should be located to the rear or side elevations and be set flush with the roof slope. If this is not possible (to maximise solar gain), planning permission will be required to ensure a balanced approach to heritage conservation and climate change mitigation is taken. Solar panels on a listed building will require listed building consent.
- Air Source Heat Pumps (ASHP) should be positioned to the rear or side elevations in locations not visible from the street where possible.
- Changes in the public realm (including e-charging points) should be discretely located, ensuring they do not add to the clutter of street furniture, selecting materials from low-carbon sources, introducing sustainable drainage systems, and planting native species which are resilient to changing weather conditions..
- Measures for traffic calming to reduce vehicle speeds and therefore improve air quality will be explored. Alternatives to vehicles will be encouraged such as cycling and walking, through the introduction of new and improved routes and paths.

Further Guidance Links:

Historic England: Energy and Retrofit in Historic Buildings [Energy Efficiency and Retrofit in Historic Buildings | Historic England](#)

Rossendale BC SPD [Climate Change](#)

2. ENHANCEMENT

Action 5: Public Realm and Green Spaces

Objective: To ensure new interventions in the public realm are considered carefully to create a cohesive appearance to streets.

Reason: to preserve and enhance its essential character and to encourage the introduction of appropriate greening and landscaping.

- Proposals for enhancement of public areas adjacent to the public toilets and small public garden area could include an interpretation panel.
- Existing traffic management should be reviewed and where necessary narrow lines used for traffic restrictions.
- Existing street signage should be consolidated and new signage carefully placed to avoid the build-up of street clutter, having regard to the character and quality of the existing townscape.
- Opportunities for public art which reinforces the identity of the Conservation Area should be pursued.
- Suitable paving materials should be used in all areas, including new developments, and existing historic surfaces such as stone setts and kerbs must be preserved.
- New interventions into the public realm should consider the needs of those with mobility difficulties, (including people with disabilities and pushchair users), where possible, bearing in mind difficulties associated with narrow footways and steep topography.

Further Guidance Links:

Historic England, [Streets for All | Historic England](#)

National Design Guide: Planning practice guidance for beautiful, enduring, and successful places (2021). [National_design_guide.pdf](#) (publishing.service.gov.uk)



Action 6: Retail Frontage, Signage and Commercial Advertisements

Objective: New shopfronts and commercial signage must be in keeping with the character and appearance of the host building and the street scene and relate satisfactorily to the design of the upper parts of the facade.

- New shopfronts within historic buildings should retain and preserve those elements that contribute to the traditional character of the building including historic corbels, pilasters, fascias and stallrisers, or seek to reinstate them where missing, matching the size, scale, elaborate or uncomplicated design and detailing, the use of correct materials and colour schemes are all important in ensuring a sympathetic design.
- Signage must be sensitively designed and integrated into the shopfront and street scene.
- Internally illuminated box fascia or projecting signs will not be acceptable.
- Shop signs should be located at fascia level and follow the pattern within the street.
- The location of signage on non-retail buildings must be carefully considered to avoid harm the appearance of the building.
- Solid external roller shutters and box housing will not be acceptable within the Conservation Area, and the Council will look to collaborate proactively with owners to negotiate and secure internal lattice grilles which are integrated into the shopfront where such security measures are necessary.
- It is recommended that the existing Shopfronts Design Guide (2012) is updated.

Further information

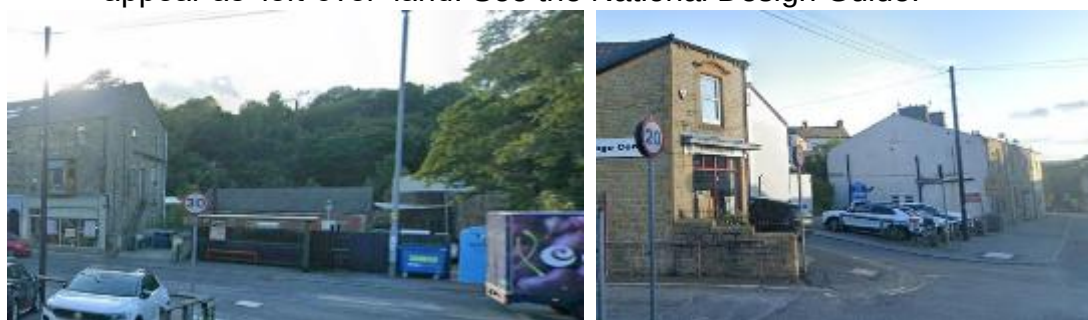
National Advertisement Guidance (March 2014) <https://www.gov.uk/guidance/advertisements>

Rossendale Shopfront Design Guide SPD 2012 [shop-front-design-guide](#)

Action 7: Vacant Heritage Assets and Sites

Objective: To secure the viable reuse of vacant heritage assets and sites to prevent decay and dereliction and ensure their long-term preservation and contribution to the character and appearance of the Conservation Area.

- Building owners should keep their buildings and grounds in good condition to prevent long term maintenance issues and decay. A clear legal process exists to compel owners to undertake essential repairs to listed buildings and those whereby the preservation of the building is important to maintaining the character and appearance of the Conservation Area. Section 215 Notices (under s215 of the Town and Country Planning Act 1990) allows a local planning authority to require owners or occupiers to tidy or repair land or buildings when their condition is harming local amenity.
- Vacant buildings should be maintained by their owners to ensure their preservation whilst new uses are sought.
- The Council should pursue enforcement action for neglected or dilapidated buildings where it is expedient to do so.
- The Council should consider the use of discontinuance powers for poor advertising benefiting from deemed consent (under Regulation 8 of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007), and the potential for designating an area of special advertisement control within the commercial areas of the Conservation Area.
- Empty plots on street frontages for car parking should be discouraged, Undeveloped plots should create purposeful, enclosed, active and well-fronted spaces that reinforce the street's rhythm, grain and identity. They should not appear as 'left-over' land. See the National Design Guide.



Further Guidance Links:

Vacant Historic Buildings: [Managing Vacant Historic Buildings | Historic England](#)

Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings [Stopping the Rot | Historic England](#)

SAVE Britain's Heritage: advice on how to save a building at risk

<https://www.savebritainsheritage.org/buildings-at-risk/bar-faqs>

The Architectural Heritage Fund (AHF): supports the sustainable reuse of buildings

<https://ahfund.org.uk>

Action 8: Traffic and Parking

Objective: To protect the appearance and enjoyment of the Conservation Area by reducing the dominance and impact of vehicles throughout the Conservation Area.

- Viable solutions to decrease the volume and speed of traffic, prioritise pedestrians over vehicles and promote alternative forms of transport should be explored.
- Solutions which reduce the amount of on-street parking of larger vehicles within the Conservation Area should be considered.
- In addition, the use of narrow yellow lines (50mm no waiting lines) should also be considered.

3. REGENERATION AND NEW DEVELOPMENT

Action 9: Demolition

Objective: To ensure the significance of the Conservation Area is preserved and that any future development enhances its positive characteristics.

- Demolition will only be permitted for the replacement of buildings where new development has a 'positive' effect on the designated heritage asset.
- The current condition and/or the wilful neglect of heritage assets will not be accepted as rationale for demolition. This is underscored by the NPPF and Historic England guidance.
- Any replacement buildings must complement the character and appearance of the Conservation Area and the setting of heritage assets.
- New buildings should be fully accessible and provide an active frontage where this is beneficial to the vitality, character, and appearance of the street scene.
- As part of future regeneration initiatives particular regard should be given to the redevelopment of buildings and sites which are identified as making a negative contribution to the Conservation Area and to the reuse of vacant heritage assets.

Further Guidance Links:

National Planning Policy Framework (updated 2025)

[National Planning Policy Framework - GOV.UK](#)

National Planning Practice Guidance [Planning practice guidance - GOV.UK](#)

Action 10: New Development

New Development

There are several relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The National Design Guide, the adopted and any emerging replacement Local Plan and any supplementary guidance.

The National Design Guide is a national benchmark for design quality. It defines what good design means in planning and provides common language for users.

Objective: To ensure that only applications for development which reflect careful consideration of the character and appearance of the Conservation Area are approved, and to encourage the replacement of buildings which are considered to detract from the special interest of the conservation area or redevelopment of vacant sites within the Conservation Area and its setting.

- All new development must be of high quality. It should respect the character and appearance of the Conservation Area and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition, and detailed design, and will be guided by local and national guidance.
- Outstanding modern design is encouraged where it is well designed, of an appropriate scale, using good quality appropriate materials and is carefully considered to respond to the character and appearance of the Conservation Area.
- Original building plots, where their relationship with the pattern of development and other plots makes a positive contribution to the character or appearance of the Conservation Area, should be retained or reinstated.
- Changes that have a detrimental impact on the Conservation Area will not be permitted; the cumulative impact of the loss of existing uses must be taken into consideration.
- New extensions must have regard to the character and appearance of the principal building. They must be of an appropriate design, mass, scale, height, colour, material, layout, and form to ensure that they are subservient to the original building and that it is not obscured or overdeveloped. In the case of roof extensions, they must not disrupt uniform rooflines or visually intrude into surrounding views.

Article 4 Direction

The appraisal has identified the need to provide additional control of development, to prevent the loss of historic design features and in some cases boundary treatments which would undermine the character and appearance of the Conservation Area, and to strengthen the character of the Conservation Area. It is recommended that the Council consider this going forward.

A planning authority is empowered to remove permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. An Article 4 Direction brings under planning control development so that the local planning authority can consider a proposal in detail. The proposed introduction of an Article 4 affects buildings which are wholly in residential use (C3 Dwellinghouses), and includes dwellings which are divided into apartments, residential care homes (C2 Residential Institutions), houses for retirement living (Use Class C2 and C3), or multi-occupancy (C4 Houses in multiple occupation). Many of these types of uses are contained within the proposed Conservation Area as many historic properties have been subdivided or re-developed because of their large size.

It does not apply to listed buildings, which do not have permitted development rights within their curtilage. The proposed introduction of an Article 4 Direction is specific to the set of circumstances found in the proposed Conservation Area and the threats identified in the appraisal. It is considered that an Article 4(1) Direction is necessary to protect the local amenity of the area and the special historic character of the Conservation Area.

The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment for example the retention of traditional materials in the replacement of roofs, windows and doorways would ensure that the picturesque character of the vernacular buildings are maintained. Restriction of clutter to rear elevations such as the positioning of satellite dishes and solar panels would also improve the visual appearance of some/all dwellings in the Conservation Area. Boundary treatment can also harm the aesthetics of a place and the construction of any new walls or fences within property boundaries, as well as ancillary buildings should be managed. The traditional material palette of stone flag roofs and masonry walls as well as traditional doors and windows should be considered for Article 4 Direction. See earlier.

Further Guidance Links:

Historic England, 2022, Design in the Historic Environment' - [Good Practice for Design in the Historic Environment: Principles and Case Studies | Historic England](#)

National Design Guide: Planning practice guidance for beautiful, enduring, and successful places (2021). [National design guide - GOV.UK](#)

National Planning Policy Framework (updated 2025) [National Planning Policy Framework - GOV.UK](#)
Rossendale SPD [Alterations and extensions to residential properties](#)

Rossendale SPD [Conversion and re-use of buildings in the countryside](#)

5. MANAGEMENT

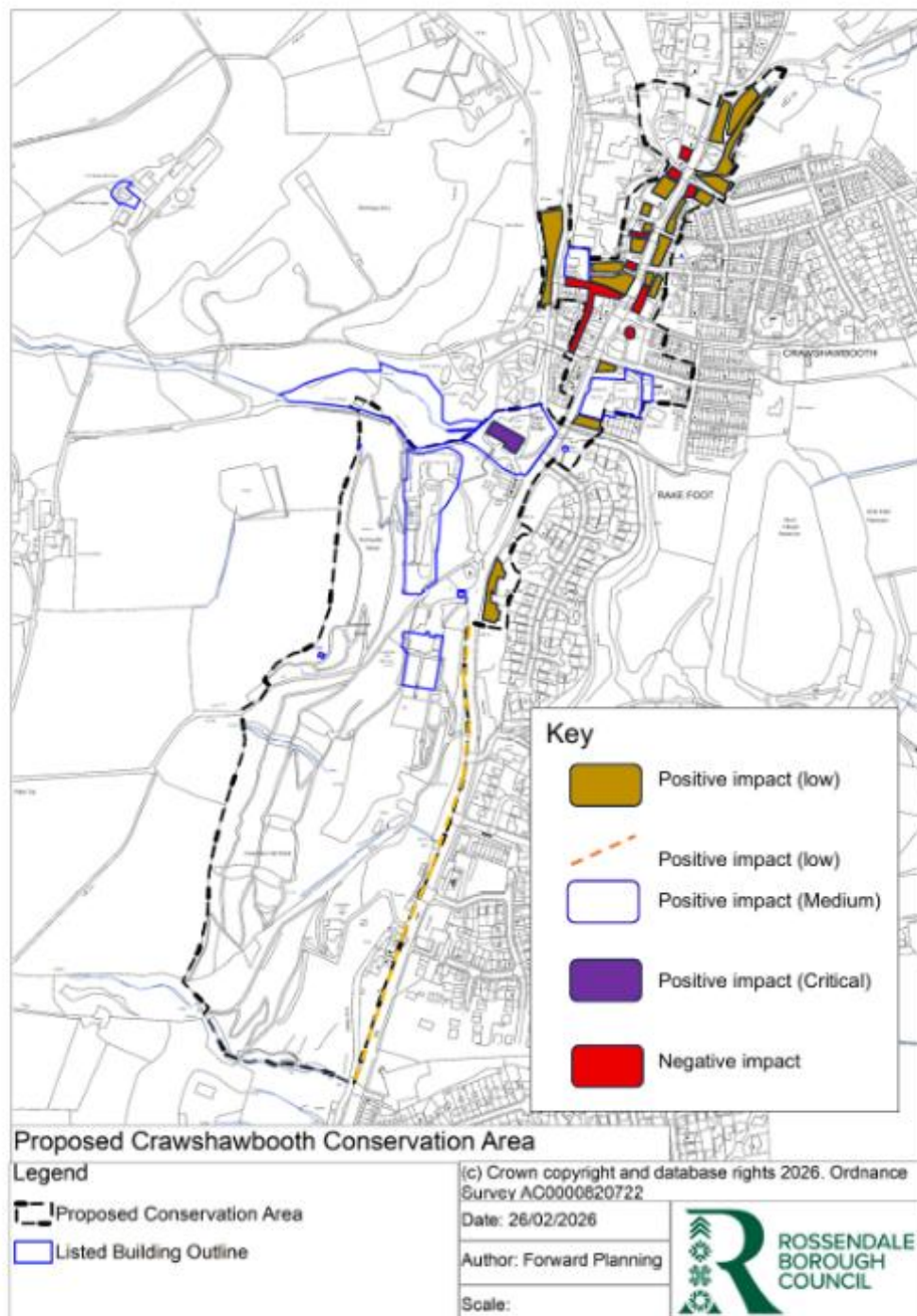
Action 11: Adoption and Enforcement

Objective: To ensure that the Conservation Area is correctly managed and the tools available to Rossendale Borough Council are used to effectively conserve and enhance the Conservation Area status.

- Building owners are responsible for ensuring the appropriate consents are in place before undertaking any changes to their property.
- Rossendale Borough Council will investigate unauthorised development and may take necessary action to ensure compliance with the relevant legislation and policy where expedient to do so.
- A regular review of this Conservation Area Appraisal and Management Plan, should be undertaken updating policy as required ensuring the plan remains a useful, relevant working document.

9.0 Bibliography

Policy and Guidance	Historic England, Rossendale Local Plan and Supplementary Guidance
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Crawshawbooth CAAMP: APPENDICES

List of Appendices

Appendix 1	Listed Buildings Audit (Extracts from statutory lists)
Appendix 2	Extract of Historic Environment Entries Crawshawbooth (Descriptions Only)
Appendix 3	Extract of the Draft List of Buildings of Local Interest for Crawshawbooth
Appendix 4	Additional Guidance

APPENDIX 1: LISTED BUILDING AUDIT (Extracts from statutory lists)

Grade II*

- Crawshawbooth Quaker Meeting House
- Crawshall Hall
- St John the Evangelist Church

Grade II

- Tower in the grounds of Sunnyside c100m west of Crawshaw Hall
- Gate piers to Crawshaw Hall
- Gate lodge to Crawshaw Hall
- Sunnyside Diocesan Conference Centre
- Bower attached to west side boundary wall of Sunnyside
- Pinner Lane Cottage
- Crawshaw War Memorial
- Former Rakefoot Methodist Church
- Former Rakefoot Methodist Church Day School and Sunday School
- Gravestone in the grounds of Orchard Cottage

Grade II* Listed Buildings

Crawshaw Hall

SD 82 SW RAWTENSTALL BURNLEY ROAD Crawshawbooth

6/160 Crawshaw Hall 7.6.1971 (formerly listed under Crawshaw Booth) GV II*

Large house, dated 1831 on rainwaterhead at south-east corner. Ashlar, with low-pitched lead-clad roof concealed by a parapet, various chimneys. Rectangular triple-pile plan. Two and 3 storeys, all one height. Mix Georgian and Gothic style, with embattled turrets, sashed windows with hoodmoulds. Six-bay north and south fronts both have slim octagonal corner turrets with battlements above the parapet, which has on both fronts 2 steps containing shields. North entrance front has wide 3-bay 2-storey symmetrical main facade: single-storey canted porch with Gothic-style glazed and panelled doors, fanlight with intersecting glazing bars, moulded Tudor arch flanked by thin buttresses, and embattled parapet; shorter 3-bay 3-storey service wing continues to right, with central door and square windows. South front to garden all 2 storeys, a symmetrical; offset to right is a 3-bay 2-storey canted bay flanked by turrets and with buttresses to the centre terminating with pinnacles above the parapet, tall cross windows at ground floor, sashed windows above; to left is a round-headed doorway with 2 glazed panels and plain fanlight, and 2 plate-glass fixed windows at ground floor, 3 sashed windows above; to right, one window each floor. East side wall in matching style. Interior: lateral entrance hallway with black and white diamond-pattern marble floor, opening onto a parallel side passages, one containing dog-legged stone staircase. Very elaborate and complete Gothic-style decorations (restored), principally: study, with carved ivy-leaf openwork surrounds to windows; drawing room which has moulded plaster frieze and cornice, carved pelmets to windows, foliated ceiling rose, fireplace with ogee-shaped carved stone surround (crocketed and pinnacled with candlesticks carried on pinnacles), and opposed end-wall mirrors with carved canopies; and dining room with simpler but matching decoration and double doors with Gothic panelling.

Listing NGR: SD8091924948

St John the Evangelist

255/2/167 BURNLEY ROAD 07-JUN-1971 CRAWSHAWBOOTH CHURCH OF ST JOHN THE EVANGELIST
(Formerly listed as: BURNLEY ROAD CRAWSHAWBOOTH CHURCH OF ST JOHN UNDER CRAWSHAW BOOTH)



II* Church, 1890-92, by H.J. Austin of Austin and Paley. Sandstone with dressings of Yorkshire stone, roof of green Cumberland slates (aisles have low-pitched lead-covered roofs). Nave and chancel in one, with north and south aisles, south transept, tower over north transept, side offices to chancel. Large and imposing, in early Perpendicular style. Five-bay nave has 10 square-headed 2-light traceried clerestory windows, large transomed 5-light west window with intersecting tracery; aisles, treated as 4 bays, have buttresses and arched 2-light windows with tracery in the heads and hoodmoulds, a gabled porch to the 1st bay on the south side and a diagonal porch in the angle with the south transept. Buttressed south transept has very large 5-light window with Perpendicular and curvilinear tracery; chancel has very large 6-light window with Perpendicular tracery. Embattled tower over north transept has diagonal buttresses carried up to short octagonal corner turrets finished with large crocketed pinnacles.

INTERIOR: lofty and spacious, lined with red Rainhill stone, and creating imaginative views. 5-bay arcades of moulded arches on alternately round and octagonal columns with moulded caps, high chancel arch with 2 orders of moulding (the north pier with trefoil-headed panels); arch-braced double collar-beam roof. Gothic carved wooden chancel screen and panelled screen to north transept. In 1st bay of chancel, canopied choir stalls, the tall and elaborately-carved canopies incorporating statues under individual crocketed canopies, some lower stalls now in nave. Stepped carved stone reredos. Set of pews in nave, some now moved to chancel.

History: site, structure, and endowments largely contributed by the Brooks family of Crawshaw Hall (q.v.). (Reference: Alfred Peel Crawshawbooth and District, n.d., pp 64-72).

This impressive design with its tall tower carefully utilises the hillside site. The lofty interior has fine and complete fittings.

Listing NGR: SD8101425174

Friends Meeting House

Summary

Quaker Meeting House, 1716, with later additions in 1736, 1793, and alterations in the C20.

Reasons for Designation

Crawshawbooth Quaker Meeting House, of 1716, is listed at Grade II* for the following principal reasons:

Architectural interest:

- * as an historic survivor of an early-C18 Quaker meeting house which retains its essential historic form and character, built in a vernacular style typifying the modest nature of these buildings for worship;
- * for evidence of the development of the meeting house type, including stabling to facilitate meeting by travelling Friends and ministers, and the later-C18 provision of new enlarged facilities;
- * the plan-form and the Elders' Stand, gallery, shuttered meeting room partition, fixed benches and other historic fabric preserved in the interior provide evidence for the division of space and internal arrangements typical for earlier Quaker meeting houses.

Historic interest:

- * as an early purpose-built meeting house dating to 1716 with an attached Quaker burial ground, and extended as the local Quaker community members gained confidence to practice their faith.

History

The Quaker movement emerged out of a period of religious and political turmoil in the mid-C17. Its main protagonist, George Fox, openly rejected traditional religious doctrine, instead promoting the theory that all people could have a direct relationship with God, without dependence on sermonising ministers, nor the necessity of consecrated places of worship. Fox, originally from Leicestershire, claimed the Holy Spirit was within each person, and from 1647 travelled the country as an itinerant preacher. 1652 was pivotal in his campaign; after a vision on Pendle Hill, Lancashire, Fox was moved to visit Firbank Fell, Cumbria, where he delivered a rousing, three-hour speech to an assembly of 1,000 people, and recruited numerous converts. The Quakers, formally named the Religious Society of Friends, was thus established.

Fox asserted that no one place was holier than another, and in their early days, the new congregations often met for silent worship at outdoor locations; the use of members' houses, barns, and other secular premises followed. Persecution of Nonconformists proliferated in the period, with Quakers suffering disproportionately. The Quaker Act of 1662, and the Conventicle Act of 1664, forbade their meetings, though they continued in defiance, and a number of meeting houses date from this early period. Broad Campden, Gloucestershire, came into Quaker use in 1663 and is the earliest meeting house in Britain, although it was out of use from 1871 to 1961. The meeting house at Hertford, 1670, is the oldest to be purpose built. The Act of Toleration, passed in 1689, was one of several steps towards freedom of worship outside the established church, and thereafter meeting houses began to make their mark on the landscape.

Quaker meeting houses are generally characterised by simplicity of design, both externally and internally, reflecting the form of worship they were designed to accommodate. The earliest purpose-built meeting houses were built by local craftsmen following regional traditions and were on a domestic scale, frequently resembling vernacular houses; at the same time, a number of older buildings were converted to Quaker use. From the first, most meeting houses shared certain characteristics, containing a well-lit meeting hall with a simple arrangement of seating. In time a raised stand became common behind the bench for the Elders, so that travelling ministers could be better heard. Where possible, a meeting house would provide separate accommodation for the women's business meetings, and early meeting houses may retain a timber screen, allowing the separation (and combination) of spaces for business and worship. In general, the meeting house will have little or no decoration or enrichment, with joinery frequently left unpainted. Ancillary buildings erected in addition to a meeting house could include stabling and covered spaces such as a gig house; caretaker's accommodation; or a school room or adult school.

Throughout the C18 and early C19 many new meeting houses were built, or earlier buildings remodelled, with 'polite', classically-informed designs appearing, reflecting architectural trends more widely. However, the buildings were generally of modest size and with minimal ornament, although examples in urban settings tended to be more architecturally ambitious. After 1800, it became more common for meeting houses to be designed by an architect or surveyor. The Victorian and Edwardian periods saw greater stylistic eclecticism, though the Gothic Revival associated with the Established Church was not embraced; on the other hand, Arts and Crafts principles had much in common with those of the Quakers, and a number of meeting houses show the influence of that movement.

The C20 saw changes in the way meeting houses were used which influenced their design and layout. In 1896 it was decided to unite men's and women's business, so separate rooms were no longer needed, whilst from the mid-1920s ministers were not recorded, and consequently stands were rarely provided in new buildings. Seating was therefore rearranged without reference to the stand, with moveable chairs set in concentric circles becoming the norm in smaller meeting houses. By the interwar years, there was a shift towards more flexible internal planning, together with the provision of additional rooms for purposes other than worship, reflecting the meeting house's community role – the need for greater contact with other Christians and a more active contribution within the wider world had been an increasing concern since the 1890s. Traditional styles continued to be favoured, from grander Classical buildings in urban centres to local examples in domestic neo-Georgian.

Friends in the Rossendale area were holding meetings in private houses during the mid-C17. These included the properties of Richard Ratcliffe and Abraham Hayworth. A burial ground had been established at Chapel Hill about 2km to the south-east of Crawshawbooth, given to the Friends in the 1680s but having already been used for Quaker internments for around 20 years by that time. These early Quakers experienced persecution, including John Ratcliffe who was fined for preaching, and George Hayworth and James Rishton who were imprisoned for refusing to pay tithes.

In 1715 land was acquired in Crawshawbooth and a meeting house was built there in the following year at a cost of £60. It was licensed under the provisions of the Conventicles Act on 11 October 1716. The area around the building was being used as a burial ground from 1728 (extended in 1823 and 1875).

Originally, the building appears to have consisted of a single roomed meeting house above a stable. External steps up to the house survive. In 1736 the building was extended by adding a new meeting house to the east side of the building and this is probably the date of the surviving gallery and fixed furnishings. An upper floor was added to the old meeting house in 1793, when it was used as a dwelling house and as a school.

Over time, other alterations were made to the building. The moveable shutters in the partition between the main meeting room and the former women's business room may date to the late C18 or early C19. The dwelling house above the stable was renovated in the late C20 or early C21 when a new front porch and large window were installed, replacing an earlier smaller porch and window opening. The meeting house has been refurbished following flooding on two separate occasions in the early C21 and the heating and lighting systems have also been upgraded.

Details

Quaker Meeting House, 1716, with later additions in 1736, 1793, and alterations in the C20.

MATERIALS: squared and coursed sandstone rubble, moulded stone window surrounds, sandstone slate roof coverings.

PLAN: L-shaped on plan, comprising the conjoined meeting house and dwelling house oriented east-west and a lean-to extending from the north elevation on the west side.

EXTERIOR: the meeting house stands in its attached burial ground to the north side of Co-Operation Street, and to the east of Limy Water. Its two principal units comprise the three-storey, single-bay, double-pile dwelling house including the former stable to the west, and the single-storey, four-bay main meeting house to the east. The meeting house, which has a low plinth to its front elevation, is built in narrow courses of watershot masonry, whilst the superstructure of the dwelling house is built in larger sandstone blocks. The gable roofs of each are oriented east-west, with sandstone slate roof coverings and ridge stacks to the eastern gables.

The front (south) elevation comprises, from right to left, two tall six-light windows with stone mullions and transoms lighting the main meeting room, then the small gabled porch. Then, a three-light mullioned window lights the former women's business room, with a two-light mullioned window above lighting the gallery. However, the base of the meeting house wall here is obscured by the external stone staircase that leads up to the first floor entrance of the dwelling house. To the left and below the staircase is the opening to the former stable. The top of the dwelling house staircase provides access to the doorway of a projecting, glazed, porch with a shed roof. To the right of the porch a large four-light window also lights the front room in the first floor of the dwelling house, with a small four-light window above.

The west elevation, comprising the gable end of the dwelling house overlooking Stoneholme Road and Limy Water, includes two small windows to the upper storey and another to the north side lighting the ground floor. The rear elevation of the dwelling house, lit by two small windows in the upper storey, is largely obscured by the single-storey lean-to which is lit by small windows in its west wall and accessed by a doorway in its east wall up steps from the garden.

The rear (north) elevation of the main meeting house includes a three-light mullioned window lighting the former women's business room with a narrow three-light timber window above, under

the eaves, lighting the gallery. To the left is a large six-light window with stone mullions and transoms lighting the main meeting room. The east elevation, comprising the gable end of the meeting house, is blind.

INTERIOR: the main meeting house is entered through the south porch. The entrance door leads into a small vestibule, from which a door opens into the main meeting room, while another door to the left gives access to the former women's business room.

In the full-height main meeting room the space for meeting for worship is defined by a pair of benches with fixed backs, facing east, standing either side of a central walkway. An off-centre chamfered post supports the flat ceiling. An Elders' Stand occupies the full width of the east wall, accessed via centrally-placed steps and an opening at each end. The Stand has two ranks of fixed benches. The raised rear benches have panelled backs. The backs to the front benches are formed of the Stand's balustrade with stick balusters and newels having small ball finials, and shaped arm-rests. The north end of the Stand includes a book cupboard, formed out of a built-up window opening, with a panelled door. The walls are plainly plastered with a panelled dado and fixed benches to the north and south sides.

The stone staircase leading up to the western gallery occupies the north-west corner of the main meeting room, in front of the partition to the former women's business room. The quarter-turn stair has a balustrade of stick balusters, blocked with timber panels, a slender turned newel and a handrail. The partition includes double shutters that can be dropped down from either side; they are in pine, grained to resemble oak. The gallery's balustrade above is formed of stick balusters with a plain rail.

The former women's business room below the gallery includes fixed benches to the south and west walls and a blocked fireplace in the west wall. Three east-west oriented chamfered beams in the ceiling support the gallery above. A door in the north-west corner leads into a small ancillary space and toilet facilities.

The former stable has a stone-flagged floor. Five east-west oriented chamfered beams, supported by later posts, support the dwelling house first floor above. The west wall includes some blocked openings. There are later subdivisions to the rear.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

185756

Legacy System:

LBS

Sources

Books and journals

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Websites

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Architectural History Practice, 2016, Friends Meeting House, Crawshawbooth, accessed 3 April 2020

from <http://heritage.quaker.org.uk/files/Crawshawbooth%20LM.pdf>

Grade II Listed Buildings

Tower in the grounds of Sunnyside

SD 82 SW RAWTENSTALL (off) BURNLEY ROAD Crawshawbooth

6/163 Tower in grounds of Sunnyside - c.100 metres west of Crawshaw Hall GV II

Tower at top of wooded slope, formerly top of underground chimney flue from former Sunnyside Printworks, 1839. Rock-faced sandstone. Square section, c.20ft high with diagonal buttresses continued above prominent cornice as crocketed pinnacles.

Listing NGR: SD8081124935

Gate Piers to Crawshaw Hall

SD 82 NW RAWTENSTALL BURNLEY ROAD Crawshawbooth

2/162 Gate Piers to Crawshaw Hall - GV II

Gate piers to Crawshaw Hall, c.1831. Dressed sandstone. Two square piers, chamfered above the plinth and with quatrefoil panels at the tops, embattled parapets.

Listing NGR: SD8096824994

Gate Lodge to Crawshaw Hall

2/161 Gate Lodge to Crawshaw Hall GV II

Gate Lodge to Crawshaw Hall (q.v.), c.1831. Ashlar, roof concealed by parapet, rear wall chimney. Small rectangular single-depth plan, 3 bays. Two storeys, in Gothic style, symmetrical with cornice and parapet; central porch with Tudor-arched doorway, side wall lancets, all with hoodmoulds, band, stepped parapet; 2 windows at ground floor and 3 above, one window on each floor of right gable wall (which is open-pedimented), all these of 2 round-headed lights with hollow spandrels, sills with aprons, hoodmoulds, and some with original intersecting glazing bars (others casements).

SD 82 NW RAWTENSTALL BURNLEY ROAD Crawshawbooth

Sunnyside Conference Centre

SD 82 NW RAWTENSTALL BURNLEY ROAD Crawshawbooth

2/165 Sunnyside Diocesan 7.6.1971 Conference Centre (formerly listed under Crawshaw Booth) - II

Large house, various builds of uncertain date, but substantially late C19. Coursed sandstone, hipped stone slate roof concealed by a parapet, with various chimneys. U-plan, 5 bays with receding wings. Two storeys, symmetrical E-plan facade in Jacobean Style with projecting 5-sided 2-storey porch and similar 2-storey bays with corner finials; porch has wide Tudor-arched windows with Y-tracery and

latticed doors in left and front sides, sashed windows above, and present door under arched canopy in right side; 2nd and 4th bays have a 5-light mullion window on each floor, polygonal outer bays have similar windows on all sides on both floors. At left end is an old square-section rainwater spout with 3 fixing brackets lettered at the sides "M" and "F", a large decorated lead tank beneath dated "1695" (all these probably ex situ). Left return wall has inter alia a large projecting 2-storey bay with chamfered corners and large high-transomed window at ground floor, and a similar window in the wall to the rear. Interior: pendant plaster ceilings in 2 ground floor rooms of left wing; ex situ wood panelling, etc., said to be from Whalley Abbey..

Bower within grounds of Sunnyside

SD 82 NW RAWTENSTALL (off) BURNLEY ROAD Crawshawbooth

Bower attached to west boundary 2/164 wall of grounds of Sunnyside - II GV

Arched bower of dry-jointed flat sandstone attached to boundary wall, probably later C18, c.3 metres wide and one metre deep, with stone bench along rear wall, a square nog-hole each side, and a square datestone set near the top of the rear wall with raised lettering GREGORI. CHARLES 1691 simple hoodmould to datestone and cornice above. (Vide: Ewood Hall, Haslingden: datestone with initials of Charles Gregory).

Listing NGR: SD8085025164

Pinner Lane Cottage

SD 82 NW RAWTENSTALL PINNER LANE Crawshawbooth

6/225 Pinner Lane Cottage 30/11/1984 II

Cottage, probably later C18. Watershot coursed sandstone, stone slate roof with a chimney on the ridge and another at the south-west corner. Built on unusual site near top of steep ravine of Pinner Clough, over a small conduit. Double-depth 2-bay plan. Two storeys and attic; plain doorway in east gable wall, a stepped triple-light window on each side, another above, and a 2-light mullioned window in the apex; side walls have similar triple-light windows: on the north side, one at ground floor and 2 above, and on the south side 2 at 1st floor. West gable end has a low fixed window, a low lean-to covering a small archway of uncertain purpose, and a small attic windows. INTERIOR: Little -disturbed plan, with principal ground floor rooms separated by a central chimney stack, and with a stair to its rear, leading to upper floor chambers. Flanking the staircase at ground floor level are small service rooms, one with in-situ slop stone, the other with slop stone and small water copper or boiler. Principal ground floor hearth retains range and overmantle shelf, with built- in cupboards to the left-hand side.

Listing NGR: SD8084925210

Crawshaw War Memorial

Summary

War memorial of 1920, relocated in 2010, with additional names of the Second World War, by HA Paley of Austin and Paley, for the Brooks family.



Reasons for Designation

Crawshawbooth War Memorial, a First World War memorial of 1920 now re-erected in a memorial garden opposite the church of St John the Evangelist, is listed at Grade II for the following principal reasons:

Historic interest:

- * as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.

Architectural interest:

- * for its good-quality Gothic design, in particular the slender cross, subtle moulding, blind tracery

arches, elaborate Gothic-style lettering and raised inscription of the names of the Fallen.

Group value:

- * for its additional value as a work by the same practice as the church in whose churchyard it was originally erected, and with which it still forms a visual group across the intervening road.

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

The memorial was unveiled on Sunday 10 October 1920, in the churchyard of the Church of St John the Evangelist, the parish church in Crawshawbooth. Rev F Williams conducted a short service before the unveiling, at which was sung Spohr's 'Blest Are The Departed'. In his address, Rev Williams spoke about the 212 men that had joined up from the local church and school, with 24 of them not returning. The procession to the memorial was accompanied by the choir singing 'For All Thy Saints'. The memorial was covered by a Union Jack, which was released to unveil the memorial by the Rt Hon Lord Crawshaw, to the sound of The Last Post.

The memorial was originally located to the north-east of the church, but was relocated in 2010 to move it away from eroding brook banks. It now stands on the opposite side of Burnley Road from the

church within a small roadside memorial garden surrounded by a hexagonal area of stone paving approached from the road by a stone-flag path. Additional names were included after the Second World War.

Henry Anderson Paley (1859-1946), eldest son of the four children of Edward Graham Paley, was articled to the Lancaster practice of Austin and Paley in 1877. He became a partner in 1886, the practice becoming Paley, Austin and Paley. The practice designed the Church of St John the Evangelist (1890-1892, National Heritage List for England 1163934, Grade II*), in whose grounds the memorial originally stood. On EG Paley's death in 1895, the firm became Austin and Paley. HJ Austin died in 1915 but the practice continued under HA Paley, designing (among other buildings) the contemporary war memorial at Sturton le Steeple (1921, NHLE 1421785, Grade II). The mill-owning Brooks family commissioned the church, and probably the memorial as well. The original design drawing for this memorial, dated 1 December 1919, is in the care of the Rossendale Civic Trust.

Details

First World War memorial of 1920, relocated in 2010, with additional names of the Second World War, by HA Paley of Austin and Paley, for the Brooks family.

MATERIALS: buff sandstone.

PLAN: hexagonal, on three hexagonal steps.

DESCRIPTION: a fleury cross, with laurel-wreath wheel-head and a slender, tapering, chamfered shaft. The hexagonal foot is enhanced with blind tracery. Each face of the base comprises a panel, framed by columns, a cusped round arch and an inscribed band above, and rising from a chamfered plinth. The band is inscribed with Gothic lettering in relief. This reads:

THEY COUNTED/ NOT THEIR LIVES/ DEAR UNTO/ THEMSELVES -/ THEIR REWARD/ IS SURE

Four of the panels have a carved inscription in relief, bearing the names of the Fallen (numbering 24). The names are listed in alphabetical order, with six names on each of the four panels. The names are worn, in places indecipherable. One panel contains a relief carving of a garlanded laurel wreath. The remaining panel contains the carved dedication in relief. This reads:

ERECTED/ IN HONOUR OF/ THE MEMBERS OF/ ST: JOHN'S CH:/ WHO FELL/ IN THE WAR/ 1914 – 1918

Beneath this panel the upper face of the plinth is incised with the dates of the Second World War. The other five faces display the names of the Fallen of that conflict in alphabetical order, numbering nine in total.

Sources

Websites

War Memorials Register, accessed 17 February 2017

from <http://www.iwm.org.uk/memorials/item/memorial/18690>

Rossendale Family History Society, accessed 17 February 2017 from http://www.rossendale-fhhs.org.uk/files/war_memorials/st_john_cb_memorial.html

War Memorials Online, accessed 17 February 2017

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Dictionary of Scottish Architects, Henry Anderson Paley, accessed 01 March 2017
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Other

'In Stately Silence', description of the dedication ceremony, Rossendale Free Press 16 October 1920

Former Rakefoot Methodist Church Day School and Sunday School

SD 82 NW RAWTENSTALL BURNLEY ROAD Crawshawbooth

2/166 Former Rakefoot Methodist Church - GV II

Wesleyan Methodist Church, 1866-7, by Woodhouse of Bolton; now derelict. Rock-faced sandstone with ashlar dressings, slate roof. Rectangular plan 3 x 8 bays. Gable to road. Two storeys, symmetrical; pedimented facade with channelled pilasters, sill bands to both floors; ground floor has coupled round-headed doorways with double panelled doors, architrave of 3 Tuscan semi-columns in antis, and at each side a segmental-headed window with architrave; 1st floor has 5 round-headed windows with archivolt, centre 3 coupled, and pediment contains a traceried lunette with rocaille surround. Return walls have segmental-headed windows at ground floor, round-headed at 1st floor with coloured margin panes and archivolt. Attached at rear is 1st floor bridge linked to present Rakefoot Methodist Church, York Street (q.v., included with that item). Interior: entirely surrounded by oval gallery with panelled front and stepped floor, carried on slim iron columns with moulded plaster Corinthian capitals; flat ceiling with deep beams and square panels. All furnishings removed, parts of building now damaged (1984).

Listing NGR: SD8113825226

Former Day and Sunday School for Rakefoot Methodist Church NOW a church

SD 82 NW RAWTENSTALL YORK STREET

2/238 Rakefoot Methodist Church 30/11/1984 II

Wesleyan Methodist Day and Sunday School, 1874; now church. Rock-faced sandstone with ashlar dressings, slate roof with gable chimney. Rectangular plan, 3 x 6 bays, with 3-bay bridging wing linking right side with rear of original church. One storey with basement storey (built on sloping ground). Gable to road, symmetrical, in classical style, with channelled pilasters, pediment; centre bay of channelled rustication with a pediment breaking into the principal pediment has round-headed door with impost and keystone, a cornice, and a small round-headed upper window; flanking bays have round-headed sashed windows with slender glazing bars making margin panes. Projecting 1st bay of right return wall is open-pedimented with a similar window and a circular indow above; beyond this, attached at right angles, a raised 3-bay wing with tall round-headed windows forms a bridge to the rear wall of the former Rakefoot Methodist Church (q.v.). Left return wall has 5 similar but simpler windows, (and modern single-storey addition at right angles to rear bay not included in the item).

Listing NGR: SD8116525223

Gravestone in the grounds of Orchard Cottage

Summary

C18 Gravestone

Reasons for Designation

This C18 gravestone recording the burial of James Haworth located in the rear garden of Orchard Cottage in Rossendale is designated at Grade II for the following principal reasons:

* History: It is one of a group of four isolated gravestones marking C18 and C19 non-conformist burials within the Rossendale valley and attests to the strong non-conformist background of this area throughout the last five centuries.

* Rarity: Isolated and small groups of isolated non-conformist burials are considered to be rare nationally.

History

This gravestone is one of a group of four located in a relatively discrete area within Rossendale and set on private land away from communal burial grounds. While they may have been repositioned, they are each believed to remain in the vicinity of their original locations. This gravestone lies in the garden of Orchard Cottage and records the burial of James Haworth who died in 1772. One of the trustees of James Haworth's property was Richard Ashworth, son of Richard Ashworth, a Baptist minister who died in 1751. Richard Ashworth (Snr's) gravestone is also one of this group of four. Another of James Haworth's trustees was Thomas Haworth who died in 1800 and whose gravestone also forms one of this group. Thomas Haworth's son-in-law was witness to James Ormerod's will. Ormerod died in 1817 and his gravestone is the fourth one of this group. James Ormerod was trustee for the will of James Haworth's son, also called James, and it is suggested that this web of legal ties would appear to represent a bond of trust and community of interest between the individuals across generations, and may suggest that all four individuals whose gravestones are in Rossendale were Baptists.

Rossendale's social and economic development, and history of non conformity, provided a backdrop to the burials. The area was settled on land parcelled out to copyhold tenants in the C16 and C17 and the surviving distinctive pattern of farm holdings and enclosure with stone walls that remain visible in the upland areas around Rossendale date from this period.

The first Baptist meeting house in the area was built at Goodshaw in about 1685 and this was superseded by the building of what is now the Grade II* listed Old Baptist Chapel in Goodshaw in 1760. Despite the presence of a well-established burial ground at Goodshaw, the setting of these four burials on private land would appear to have been a matter of choice by the individuals or their families and the sites of these burials appear from the records to have been the family property of the deceased. It is suggested that the individuals concerned represent a local tradition of middle class property owners who shared religious beliefs and had strong family ties and links to local land holding.

Whilst many early non-conformist burial grounds were established during the Commonwealth (1649-60), a system of laissez-faire existed after the Restoration in 1660 regarding the locations of non-conformist burials which continued until the Burial Acts of 1857 and 1880. In essence this meant that

it was not unknown for the bodies of non-conformists to be deposited in an unauthorised place of burial until the introduction of the Burial Acts in the latter half of the C19. Whilst it is impossible to estimate accurately how many 'random' burials there might be, it is reasonable to assume that there may have been hundreds nationally rather than thousands.

This gravestone and the three other isolated gravestones in the Rossendale area may represent the burials of Strict & Particular Baptists who took the notion of "come out from them, and be separate from them...and I will welcome you" (2 Corinthians. 6:17) even as far as burial.

Details

A C18 gravestone recording the burial of James Haworth located in the rear garden of Orchard Cottage in Rossendale.

MATERIALS: Local sandstone.

PLAN: Laid flat and aligned east-west.

DESCRIPTION: The gravestone is a smooth sawn local sandstone slab aligned east-west and located in the rear garden of Orchard Cottage situated between Major Street and Bonfire Hill. It lies at the corner of a lawn with paving on two sides and is set flush with the ground. The gravestone has a continuous moulding around its edges and a serified inscription which reads: 'hear was interred the Bodey of / James Haworth of this Place who de / parted this life 2th Jenuary 1772 Aged 63 / My loving spouse and Children Dear / I trust you to my Jesus care / weep not for me my souls at Rest / with Christ the lord my Rightiousness / Although my flesh within this tomb / must moulder until Jesus come / the trump of God will break my sleep / Dry up your tears pray Do not weep.'

This list entry was subject to a Minor Amendment on 01/07/2011

APPENDIX 2: EXTRACT OF HISTORIC ENVIRONMENT ENTRIES CRAWSHAWBOOTH

(Descriptions only)

Historic Environment Record

PRN1121 - MLA1121

Crawshaw Hall (Crawshaw Booth Hall), Rake Foot

Country house, dated 1831. Now a nursing home.

Monument Types and Dates

COUNTRY HOUSE (LCC Date1: 1831, 19th Century - 1831 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

Crawshaw Booth Hall, an ancient but plain building...was lately the property of Messrs John Brooks and Edward Pain {4}

Crawshaw Hall, built in 1830 was the residence of John Brooks. {5}

An ancient mansion dating from 1610, situated about 8 chains south of Sunnyside. {6} Large house, dated 1831 on rainwaterhead at south-east corner. Ashlar, with low-pitched lead clad roof concealed by a parapet, various chimneys. Rectangular triple-pile plan. Two storeys, all one height. Mix Georgian and Gothic style, with embattled turrets, sashed windows with hoodmoulds. Six bay north and south fronts both have slim octagonal corner turrets with battlements above the parapet, which has on both fronts 2 steps containing shields. North entrance front has wide 3-bay 2-storey symmetrical main facade: single storey canted porch with Gothic-style glazed and panelled doors, fanlight with intersecting glazing bars, moulded Tudor arch flanked by thin buttresses, and embattled parapet; shorter 3-bay 3-storey service wing continues to right, with central door and square windows. South front to garden all 2 storeys, a symmetrical; offset to right is a 3-bay 2-storey canted bay flanked by turrets and with buttresses to the centre terminating with pinnacles above the parapet, tall cross windows at ground floor, sashed windows above; to left is a round-headed doorway with 2 glazed panels and plain fanlight, and 2 plate-glass fixed windows at ground floor, 3 sashed windows above; to right, one window each floor. East side wall in matching style. Interior: lateral entrance hallway with black and white diamond-pattern marble floor, opening onto a parallel side passages, one containing dog-legged stone staircase. Very elaborate and complete Gothic-style decorations (restored), principally: study, with carved ivy-leaf openwork surrounds to windows; drawing room which has moulded plaster frieze and cornice, carved pelmets to windows, foliated ceiling rose, fireplace with ogee-shaped carved stone surround (cocketed and pinnacled with candlesticks carried on pinnacles), and opposed end-wall mirrors with carved canopies; and dining room with simpler but matching decoration and double doors with Gothic panelling. {7}

Crawshaw Hall is an early example of the type of gentlemen's residence to which members of the entrepreneurial classes aspired during the Industrial revolution of the late C18 and C19. The Brooks



family were somewhat unusual in that they came from a middle class professional background with no working experience in the industry in which they made 'serious money'. It was much more usual for industrialists of this period to have begun their working life within the factories or the preceding cottage industries before starting up their own enterprises. Crawshaw Hall is also unusual in its overall castellated appearance and the Gothic and Tudor elements within the decoration, both externally and internally. This contrasts with the classical designs more usually adopted during the Georgian and Regency periods. See for example the contemporary Hollymount, the residence of the Whiteheads

HER Number Record

Type

-

PRN1121 - MLA11 Site

Name Crawshaw Hall (Crawshaw Booth Hall), Rake Foot

Methodist Chapel, Rakefoot, Crawshawbooth

Monument

Chapel, pre-1849 but rebuilt on adjacent site by 1893

Monument Types and Dates

WESLEYAN METHODIST CHAPEL (LCC Date1: Pre-1849, (pre) Victorian - 1849 AD) Evidence
DOCUMENTARY EVIDENCE

Description and Sources

Description

This Wesleyan Methodist Chapel is named on the OS first edition 1:10,560 map of 1848, but there is no mention of the burial ground. By 1893 it had been demolished and a new chapel (PRN7967) constructed on an adjacent site. {4}{5}

This chapel pre-dates both of the sites shown on the current mapping, which were erected in 1866-7 and 1874 respectively (PRNs 7967 and 11152). The site of this chapel now appears to be empty. {6}

HER Number Record

Type

-

PRN7966 - MLA7966

Burnley Road, Rake Foot

Monument

Roman Catholic Chapel shown on OS 1849 first edition map, not shown on the OS 1893 25 inch map.

Monument Types and Dates

ROMAN CATHOLIC CHAPEL (LCC Date1: Pre-1849, (pre) Victorian - 1849 AD) Evidence
DOCUMENTARY EVIDENCE

Description and Sources

Description

This church is shown on the OS first edition map and on the current sheet.

HER Number Record

Type

-

PRN7967 - MLA7967

Former Rakefoot Methodist Church, Crawshawbooth

Monument

Wesleyan Methodist Church, built 1866-7, it ceased being a chapel in the early 1980s; now converted to residential use.

Monument Types and Dates

WESLEYAN METHODIST CHAPEL (LCC Date1: 1866-1984, (between) Victorian to Late 20th Century - 1866 AD to 1984 AD)

Evidence EXTANT BUILDING

CEMETERY (LCC Date3: Pre-1893, (pre) Victorian - 1893 AD)

HOUSE (LCC Date2: 2007, Modern - 2007 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

Shown on the 1893 mapping with an associated cemetery. It replaced an earlier chapel on an adjacent site (PRN7114). {4}

Westleyan Methodist Church, 1866-7, by Woodhouse of Bolton; now derelict. Rock-faced sandstone with ashlar dressings, slate roof. Rectangular plan 3 x 8 bays. Gable to road. Two storeys, symmetrical; pedimented facade with channelled pilasters, sill bands to both floors; ground floor has coupled round headed doorways with double panelled doors, architrave of 3 Tuscan semi- columns in antis, and at each side a segmental-headed window with architrave; first floor has 5 round headed windows with archivols, centre 3 coupled, and pediment contains a traceried lunette with rocaille surround. Return walls have segmental-headed windows at ground floor, round- headed at first floor with coloured margin panes and archivols. Attached at rear is first floor bridge linked to present Rakefoot Methodist Church, York Street (q.v., included with that item). Interior: entirely surrounded by oval gallery with panelled front and stepped floor, carried on slim iron columns with moulded plaster Corinthian capitals; flat ceiling with deep beams and square panels. All furnishings removed, parts of building now damaged (1984). Grade 2. {5}

A programme of archaeological building recording was carried out at the Former Rakefoot Methodist Church on York Street, Crawshawbooth in Lancashire in July 2007, to fulfill a condition of

planning consent for the conversion of the building to residential use. The building recording included a photographic survey, the reproduction and annotation of existing plans and a cross-section. The former Rakefoot Methodist Church is Neo-Classical in style and was built in 1866-7 to a design by George Woodhouse of Bolton. It replaced an earlier simple building of 1811 and was used by the Methodists until the early 1980s. It was then converted to light industrial use by a local businessman and the interior was removed. Its significance lies in its contribution to the local setting, its external architectural interest, its historical association with the Methodist Church and association with an important local architect.

HER Number Record

Type

-

PRN7968 - MLA79

Site Name Bridge Mill, Adelaide Street, Crawshawbooth

Monument

Site of a water-powered cotton spinning or carding mill built c.1795. Production ceased in c.1874 and the mill was used for other purposes until it burnt down in 1882.

Monument Types and Dates

COTTON MILL (LCC Date1: c.1795-1874, (between) 18th Century to Victorian - 1795 AD to 1874 AD)
Evidence DEMOLISHED BUILDING

WATERMILL (LCC Date2: 1795-1874, (between) 18th Century to Victorian - 1795 AD to 1874 AD)
Evidence DEMOLISHED BUILDING

Description and Sources

Description

This cotton mill is shown on the OS first edition 1:10,560 map. On the current sheet 'Works' are shown, but the millpond and leat have been redeveloped. {1}

OAN Mills Survey Description:

Bridge Mill (Cotton) named on the Ordnance Survey first edition 1:10,560 map of 1849, but is noted as being disused by the time of the Ordnance Survey map for 1894, and it is not shown on the Ordnance Survey map for 1911. The current map and recent aerial photos show that the millpond and leat have been redeveloped and the site of the mill building has been partially redeveloped. {2}
Bridge Mill, Crawshawbooth SD 8126 2546

Four storey cotton spinning mill or carding engine erected about 1795.

By the 1820s Thomas Southerst of Haslingden was at the mill. In 1833 it held 2488 throstle spindles driven by a 36' diameter x 3'4" wide water-wheel.

Thomas Aitken purchased the property later in the decade and in 1836 leased it to John Pilling who was employing 37 at the time of the 1851 Census.

John Hudson & Elisha Robinson, hand waste spinners, took over around 1854.

In 1859 ownership passed to Butterworth & Brooks of Sunnyside Printworks. The buildings consisted of a four-storey mill with 36' diameter water-wheel and 10 nhp engine, and an adjoining dwelling used as a warehouse.

Robinson withdrew in 1859, leaving John Hudson running the mill. In 1861 he had a workforce of 35. Cotton waste spinning ended c1874, and the property was advertised for lease in the following year. In 1882, when it was jointly occupied by a wheelwright, joiner and waste dealer, it burned down. Location: the mill was at the rear of the lower terrace of Adelaide Street, roughly opposite the White Bull. Traces of the embankment of the mill pond, much overgrown, can be seen. It was partly fed by the stream running just to the south of Crawshawbooth Coal Staithe, and surviving earthworks include a breached embankment and a section of mill race. A further water supply was taken from Folly Clough Brook. {3}

HER Number Record

Type

-

PRN11076 - MLA11074

c.1831 gate lodge.

Gate Lodge to Crawshaw Hall, Rawtenstall

Monument

Monument Types and Dates

GATE LODGE (LCC Date1: c.1831, (between) 19th Century to Victorian - 1821 AD to 1841 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

Gate Lodge to Crawshaw hall (qv), c.1831. Ashlar, roof concealed by parapet, rear wall chimney. Small rectangular single-depth plan, 3 bays. Two storeys, in Gothic style, symmetrical with cornice and parapet; central porch with Tudor-arched doorway, side wall lancets, all with hoodmoulds, band, stepped parapet; 2 windows at ground floor and 3 above, one window on each floor of right gable wall (which is open-pedimented), all these of 2 round-headed lights with hollow spandrels, sills with aprons, hoodmoulds, and some with original intersecting glazing bars (others casements). {4} A Gate Lodge was also constructed in 1831 of stone with ashlar facings (Plates 35 and 36). It is a rectangular single depth two storey building of three bays. It is in the same Georgian/ Gothic architectural style as the hall, although on a much smaller scale. Again, the roof is concealed by a parapet. There is a central porch with a stepped parapet and a Tudor arched doorway and side wall lancets with hood moulds. There is a window at either side of the porch and three above, all with two rounded lights, hollow spandrels, cills with aprons and hood moulds (Plate 37) www.imagesofengland.org.uk). Most of the interior has been modernised but it retains a stone staircase with an ornate wrought iron balustrade (Plate 38). To the rear is an enclosed flagged yard with stone out houses and unusual square apertures (presumably for storage) in the north wall of the yard (Plate 39). Just to the north of the lodge is an attractive Gothic arch in the perimeter wall of the hall grounds (Plate 40). {5}

House at gates to Crawshaw Hall Site CSB 1

Stone built house with symmetrical frontage and arched door dating from c.1830-1850. Former house of estate agent to Brooks family of Crawshaw Hall. Facade faces directly down Burnley Road and forms an important feature at entrance to Crawshawbooth village. {6}

HER Number Record

Type

-

PRN11077 - MLA11075

Gate piers, c.1831.

Gateway to Crawshaw Hall, Burnley Road, Crawshawbooth

Monument

Monument Types and Dates

GATE PIER (LCC Date1: c.1831, 19th Century - 1831 AD)

Evidence STRUCTURE

Description and Sources

Description

Gate piers to Crawshaw Hall, c.1831. Dressed sandstone. Two square piers, chamfered above the plinth and with quatrefoil panels at the tops, embattled parapets. Grade 2. {4}

HER Number Record

Type

-

PRN11078 - MLA11076

Sunnyside, Burnley Road, Crawshawbooth

Monument

Tower at top of wooded slope, formerly top of underground chimney flue from former Sunnyside Printworks, 1839.

Monument Types and Dates

CHIMNEY (LCC Date2: 1839, Victorian - 1839 AD)

Evidence STRUCTURE

TOWER (LCC Date1: 1839, Victorian - 1839 AD)

Evidence STRUCTURE

Description and Sources

Description

Tower at top of wooded slope, formerly top of underground chimney flue from former Sunnyside Printworks, 1839. Rock-faced sandstone. Square section, c.20 ft high with diagonal buttresses continued above prominent cornice as crocketed pinnacles. Grade 2. {4}

HER Number Record

Type

-

PRN11079 - MLA11077

Bower at Sunnyside, Burnley Road, Crawshawbooth

Monument

Arched bower of dry-jointed flat sandstone attached to boundary wall, probably later C18.

Monument Types and Dates

HERMITAGE (RELIGIOUS) (LCC Date1: Late C18, (between) 18th Century - 1767 AD to 1799 AD)
Evidence STRUCTURE

Description and Sources

Description

Arched bower of dry-jointed flat sandstone attached to boundary wall, probably later C18, c.3 metres wide and one metre deep, with stone bench along rear wall, a square nog-hole each side, and a square datestone set near the top of the rear wall with raised lettering GREGORI. CHARLES 1691 simple hoodmould to datestone and cornice above. (Vide: Ewood Hall, Haslingden: datestone with initials of Charles Gregory). Grade 2. {4}

HER Number Record

Type

-

PRN11080 - MLA11078

Sunnyside, Burnley Road, Crawshawbooth, Rawtenstall

Monument

Large house, various builds of uncertain date, but substantially late C19.

Monument Types and Dates

HOUSE (LCC Date1: Late C19, (between) Victorian - 1867 AD to 1899 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

Large house, various builds of uncertain date, but substantially late C19. Coursed sandstone, hipped stone slate roof concealed by a parapet, with various chimneys. U-plan, 5 bays with receding wings. Two storeys, symmetrical E-plan facade in Jacobean Style with projecting 5-sided 2-storey porch and similar 2-storey bays with corner finials; porch has wide Tudor-arched windows with Y-tracery and latticed doors in left and front sides, sashed windows above, and present door under arched canopy in right side; 2nd and 4th bays have a 5-light mullion window on each floor, polygonal outer bays have similar windows on all sides on both floors. At left end is an old square-section rainwater spout with 3 fixing brackets lettered at the sides "M" and "F", a large decorated lead tank beneath dated "1695" (all these probably ex situ). Left return wall has inter alia a large projecting 2-storey bay with chamfered corners and large high-transomed window at ground floor, and a similar window in the wall to the rear. Interior: pendant plaster ceilings in 2 ground floor rooms of left wing; ex situ wood panelling, etc., said to be from Whalley Abbey. Grade 2. {4}

Sunnyside to the north was the home of Henry Marriott and subsequently members of the Brooks family. Later reconstructed, it became the vicarage of St. John's Church and latterly a Church of England retreat. Thomas Brooks (Lord Crawshaw) gave the site of the church and contributed greatly to its building costs. {5}

HER Number Record

Type

-

PRN11081 - MLA11079

Church of St John the Evangelist, Burnley Road, Crawshawbooth

Monument

Church, 1890-92, by H.J. Austin of Austin and Paley. Closed Jan 2012.

Monument Types and Dates

CHURCH (LCC Date1: 1890-2012, (between) Victorian to Modern - 1890 AD to 2012 AD) Evidence EXTANT BUILDING

Description and Sources

Description

Church, 1890-92, by H.J. Austin of Austin and Paley. Sandstone with dressings of Yorkshire stone, roof of green Cumberland slates (aisles have low-pitched lead-covered roofs). Nave and chancel in one, with north and south aisles, south transept, tower over north transept, side offices to chancel. Large and imposing, in early Perpendicular style. Five-bay nave has 10 square-headed 2-light traceried clerestory windows, large transomed 5-light west window with intersecting tracery; aisles,

treated as 4 bays, have buttresses and arched 2-light windows with tracery in the heads and hoodmoulds, a gabled porch to the 1st bay on the south side and a diagonal porch in the angle with the south transept. Buttressed south transept has very large 5-light window with Perpendicular and curvilinear tracery; chancel has very large 6-light window with Perpendicular tracery. Embattled tower over north transept has diagonal buttresses carried up to short octagonal corner turrets finished with large crocketed pinnacles.

INTERIOR: lofty and spacious, lined with red Rainhill stone, and creating imaginative views. 5-bay arcades of moulded arches on alternately round and octagonal columns with moulded caps, high chancel arch with 2 orders of moulding (the north pier with trefoil-headed panels); arch-braced double collar-beam roof. Gothic carved wooden chancel screen and panelled screen to north transept. In 1st bay of chancel, canopied choir stalls, the tall and elaborately-carved canopies incorporating statues under individual crocketed canopies, some lower stalls now in nave. Stepped carved stone reredos. Set of pews in nave, some now moved to chancel.

History: site, structure, and endowments largely contributed by the Brooks family of Crawshaw Hall (q.v.). (Reference: Alfred Peel Crawshawbooth and District, n.d., pp 64-72). This impressive design with its tall tower carefully utilises the hillside site. The lofty interior has fine and complete fittings. Grade 2*. {1}

HAR Status Nov 2011 - Grade C (Slow decay; no solution agreed.) Condition: poor. St John the Evangelist was built in 1890-92 by important North West Architects Austin and Paley. Constructed from sandstone with a roof of green Cumberland slates with a tall tower at N transept. An important feature in the local area. Lofty interior with some fine fittings such as pews and a gothic carved chancel screen. Closed for worship during winter. Issues with the maintenance of the high level parapets, gutters and stonework. {2}

HAR Status Oct 2012 Grade A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.) Condition: poor. Built in 1890-92 by important north-west architects Austin and Paley. Large sandstone church building, an important feature of the local area. Lofty interior with fine original fittings. Suffered from water ingress and issues with maintenance. Closed for worship, January 2012. Discussions about the future use of the building are on-going. {3}

HAR Status Oct 2013 Grade A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.) Condition: very bad. Built in 1890-92 by important north west architects Austin and Paley. Large sandstone church building, a significant feature of the local area. Lofty interior with fine original fittings. Suffered from water ingress, severe dry rot and issues with maintenance. Closed for worship, January 2012. Discussions with a potential purchaser are ongoing. {4} HAR Status Oct 2014 Grade A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.) Condition: very bad. Built in 1890-92 by important regional architects Austin and

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HER Number PRN11081 - MLA1 Site Name Church of St John the Evangelist, Burnley Road,

Paley. Large sandstone church building, a significant feature of the local area. Lofty interior with fine original fittings. Has suffered from water ingress, severe dry rot and issues with maintenance. Closed for worship in 2012 and condition continues to deteriorate. A potential purchaser is in discussions with the Local Authority about a new scheme for the building. {5}

HAR Status Oct 2014 Grade A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.) Condition: very bad. Built in 1890-92 by important regional architects Austin and

Paley. Large sandstone church building, a significant feature of the local area. Lofty interior with fine original fittings. Has suffered from water ingress, severe dry rot and issues with maintenance. Closed for worship in 2012 and condition continues to deteriorate. A potential purchaser is in discussions with the Local Authority about a new scheme for the building. {6}

HER Number Record

Type

-

PRN11080 PRN40241

Sunnyside, Burnley Road, Undefined Crawshawbooth, Rawtenstall

Cranshawbooth War memorial, Burnley Functional Association Road, Cranshawbooth

Finds - None recorded

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HER Number PRN11081 - MLA1 Site Name Church of St John the Evangelist, Burnley Road,
Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

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HER Number PRN11091 - MLA1 Site Name Crawshawbooth Quaker Meeting House, 13 Co Site Name

HER Number Record Type

HER Number Record

Type

-

PRN11091 - MLA11089

**Crawshawbooth Quaker Meeting House, 13 Co operation Street, Crawshawbooth, Rossendale
(formerly Friends Meeting House)**

Monument

Quaker Meeting House, 1716, with later additions in 1736, 1793, and alterations in the C20. Former stable in basement. Stands in associated burial ground, probably in use from 1728.

Description and Sources

Description

Friends Meeting House, 1715, extended to right 1736, with cottage added at left end 1739.

Watershot coursed sandstone (whitewashed), stone slate roof on 2 levels with chimney at right

gable of cottage, simple bellcote at gable of Meeting House. Cottage is double-depth, of one bay and 3 storeys; Meeting

House is 3 bays and 2 storeys. Gabled porch at junction of 1st and 2nd bays of Meeting House, small recessed 3-light mullioned window to left, 2-light window above, and a flight of external steps to raised cottage door to left; to right, 2 large mullion and transom 6-light windows: all these windows with diamond lattice glazing. Cottage to left has raised deck to altered 1st floor door and window; below this at ground floor is a small stable, and above, at 2nd floor, a small 4-pane sash window. Left return wall has 2 similar windows at the same level and a 2-light mullion window at 1st floor. Rear fenestration of Meeting House matches front. Interior: ante-room in low ground floor of 1st bay (original Meeting House room) has 2 chamfered beams, panelled wall seats, and partition wall in which similar panelling forms downward-opening shutters giving onto the larger Meeting room; this has the same arrangement, with a gallery over the ante-room approached by stone steps and doorway in rear corner, and a panelled wainscot raised up at the east side to form the back to a wall seat up one step. Grade 2*. {4}

-

HER Number Record

Type

-

PRN11139 - MLA11137

Pinner Lane Cottage, Pinner Lane, Crawshawbooth

Monument

Cottage, probably later C18. It may have had a loomshop and also been a carding mill.

Monument Types and Dates

CARDING MILL? (LCC Date3: Late C18, (between) 18th Century - 1767 AD to 1799 AD) Evidence CONJECTURAL EVIDENCE

HOUSE (LCC Date1: Later C18, (between) 18th Century - 1767 AD to 1799 AD) Evidence EXTANT BUILDING

LOOMSHOP? (LCC Date2: Late C18, (between) 18th Century - 1767 AD to 1799 AD) Evidence CONJECTURAL EVIDENCE

Description and Sources

Description

Cottage, probably later C18. Watershot coursed sandstone, stone slate roof with a chimney on the ridge and another at the south-west corner. Built on unusual site near top of steep ravine of Pinner Clough, over a small conduit. Double-depth 2-bay plan. Two storeys and attic; plain doorway in east gable wall, a stepped triple-light window on each side, another above, and a 2-light mullioned window in the apex; side walls have similar triple-light windows: on the north side, one at ground floor and 2 above, and on the south side 2 at 1st floor. West gable end has a low fixed window, a low

lean-to covering a small archway of uncertain purpose, and a small attic window. Grade 2. {4} Pinner Cottage SD 8085 2521: Detached dwelling in Pinner Clough, possibly dating from the late eighteenth century. It is constructed from roughly worked, watershot masonry with a flagstone roof. Triple, mullioned windows are placed in the upper floor and could have lit a loomshop. On the north wall traces of an infilled taking in door can be seen, but there is little evidence of an external staircase. The most interesting feature is an infilled, round-headed arch, at ground floor level on the western gable end. Its purpose is unknown although it might suggest the building was once a water-powered carding engine, perhaps connected to Marriott's enterprise. {5}

The site is shown on the OS 1:10,560 map of 1849 And the 1:2,500 sheet of 1893, but neither appear to indicate that either a mill leat or mill pond existed in association with this site. A large square pond on the hillside to the southwest (c. SD 80722511) seen on both maps seems more likely to be associated with the Sunny Side Print Works or rake Foot Mill (PRNs 7932 and 35037)) rather than this site. It is however notable that the stream running down Pinner Clough had been diverted further south and closer to the cottage between these two dates, no doubt as a result of the expansion of the adjacent Pinner Quarry. The watercourse seems to have been further diverted since 1893. {6}{7} Photographs of c.1984 associated with re-listing survey in HER Files.

See also Heritage Statement accompanying planning application 14/2019/0197 (RBC). The building could have been built to serve a number of possible industries and, though it cannot be confirmed with complete certainty, it is likely that wool was processed at the site. At that time, the building had two storeys, both consisting of one large open area.

The building was converted into two cottages after it fell into disuse, presumably as a result of the declining wool industry following the growth of cotton manufacturing. The alterations are likely to have taken place in the early to mid-19th century. A central dividing wall with fireplaces either side on both floors, plus the inclusion of internal stairs and walls were installed at this time. The conversion also involved the closure of earlier external openings and creation of new ones to suit the new function and room layouts. It is likely that an attic storey was added in the roof space for both cottages at the same time.

Further redevelopment of the building was undertaken in the early 20th century to convert the two cottages in to one house. At some point in the 20th century the house was then vacated. There is no

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HER Number PRN11139 - MLA1 Site Name Pinner Lane Cottage, Pinner Lane, Crawshawbooth

electricity to the site which may be the reason that the house was abandoned, in that it proved too costly for the owner to connect it to the National Grid. Alternatively, it may indicate that the house was abandoned prior to the electricity network being available in the area. (Likely to be immediately post WWII).

At present the building is undergoing another phase of redevelopment and being restored into a single dwelling house. {8}

HER Number Record Type

PRN11152 - MLA11150

Rakefoot Methodist Church, York Street, Rawtenstall

Monument

Wesleyan Methodist Day and Sunday School, 1874; church from c.1984.

Monument Types and Dates

CHURCH SCHOOL (LCC Date1: 1874, Victorian - 1874 AD)

Evidence EXTANT BUILDING

METHODIST CHAPEL (LCC Date1: pre-1984, (pre) Late 20th Century - 1984 AD) Evidence EXTANT BUILDING

Description and Sources

Description

Wesleyan Methodist Day and Sunday School, 1874; now church. Rock-faced sandstone with ashlar dressings, slate roof with gable chimney. Rectangular plan, 3 x 6 bays, with 3-bay bridging wing linking right side with rear of original church. One storey with basement storey (built on sloping ground).

Gable to road, symmetrical, in classical style, with channelled pilasters, pediment; centre bay of channelled rustication with a pediment breaking into the principal pediment has round-headed door with impost and keystone, a cornice, and a small round-headed upper window; flanking bays have round-headed sashed windows with slender glazing bars making margin panes. Projecting 1st bay of right return wall is open-pedimented with a similar window and a circular indow above; beyond this, attached at right angles, a raised 3-bay wing with tall round-headed windows forms a bridge to the rear wall of the former Rakefoot Methodist Church (q.v.). Left return wall has 5 similar but simpler windows, (and modern single-storey addition at right angles to rear bay not included in the item). Grade 2. {4}

HER Number Record Type

PRN30556 - MLA27071

Hargeaves's Plumbers Shop, Nos.586-8, Burnley Road, Crawshawbooth

Monument

House, built c.1700-1730; third storey added c.1800, possibly for a loomshop.

Monument Types and Dates

HOUSE (LCC Date1: c.1700-30, (between) 17th Century to 18th Century - 1700 AD to 1730 AD)

Evidence EXTANT BUILDING

LOOMSHOP (LCC Date2: c.1800, 18th Century - 1800 AD)

Evidence CONJECTURAL EVIDENCE

Description and Sources

Description

Hargeaves's plumbers shop Burnley Road Site CSB 2

Origins c.1700-1730. Although the frontage is much changed, the style of first floor windows, back and front, betray an early origin by their depth of setting. Originally a two storey building, it was given another storey c.1800, possibly for housing a loomshop. Evidence of this is clear on the south gable. An intriguing building which reflects the growth of the village and repays close study. Hargreaves's plumbers have been there since the late 1890s and have been involved in building the village's 'community centres', e.g. the Conservative and Liberal Clubs in the early 1900s. {1} 588 Burnley Road, Crawshawbooth (Walton Place) SD 8166 2540

A substantial three storey house situated on the corner of Binns Street. There are paired windows to the first and second floors on both façade and rear. A taking in door is situated on the northern gable end. {2}

HER Number Record Type

PRN30559 - MLA27074

Water Street, Crawshawbooth

Monument

Footbridge dated 1831. Probably for private access to garden - no path now exists.

Monument Types and Dates

FOOTBRIDGE (LCC Date1: 1831, 19th Century - 1831 AD)

Evidence STRUCTURE

Description and Sources

Description

Bridge over Folly stream, Water St. Site CSB 5

Neat little bridge dated 1831. Probably for private access to garden - no path now exists. Very attractive feature. {1}

HER Number Record Type

PRN34978 - MLA31194

Crawshaw Booth, Rawtenstall

Monument

Crawshaw Booth T.P. (toll house) shown on OS six inch map, 1849, possibly still extant.

Monument Types and Dates

TOLL HOUSE (LCC Date1: pre-1849, (pre) Victorian - 1849 AD)

Evidence EXTANT BUILDING?

Description and Sources

Description

Crawshaw Booth T.P. shown on OS six inch map, 1849. {1}

HER Number Record Type

PRN38422 - MLA35900

Grounds of Crawshaw Hall, Rawtenstall

Monument

Heated glasshouse, built c.1850-92, the boiler may also have provided heat to the Hall; converted to residential use in 2014.

Monument Types and Dates

HOTHOUSE (LCC Date1: c.1850-92, (between) Victorian - 1850 AD to 1892 AD) Evidence EXTANT BUILDING

HOUSE (LCC Date2: 2014, Modern - 2014 AD)

Evidence EXTANT BUILDING

Description and Sources

Description

In the grounds of Crawshaw Hall (built 1831) is a later garden building sometimes known as the Pump House, set into the bank and on two storeys (NGR: SD 80942 24868). The upper floor, carried on brick vaulting, was occupied by heated glasshouses which have been partly demolished, while the ground floor contained a boiler room for hot water pipes and also a hot air duct, which may once have been connected to the Hall. The building was recorded in January 2014 for Melissa Berry, by photography and scale drawings, to fulfil a condition of planning consent for its conversion to a dwelling. {1}

HER Number Record Type

PRN38711 - MLA36182

Crawshaw Hall Wood, Rawtenstall

Monument Wooded landscape park dated to 1831.

Monument Types and Dates

LANDSCAPE PARK (LCC Date1: 1831, 19th Century - 1831 AD)

Evidence STRUCTURE

Description and Sources

Description

Crawshaw Hall 380777 424750 Rossendale C Insufficient Data rural estate 1831 Wooded parkland.
{1}

HER Number Record Type

PRN39537 - MLA36966

Pinner Square, Cranshawbooth (inc. 512 -518 Burnley Road, Cranshawbooth)

Monument

Single block of housing which appears to include 4 back-to-back dwellings. Site occupied pre-1849 but these structures potentially later (but pre-1893).

Monument Types and Dates

BACK TO BACK HOUSE (LCC date2: Pre-1849 or Pre-1893?, (pre) Victorian - 1849 AD? to 1893 AD?)
Evidence DOCUMENTARY EVIDENCE

HOUSE (LCC date1: Pre-1849 or Pre-1893?, (pre) Victorian - 1849 AD? to 1893 AD?) Evidence
DOCUMENTARY EVIDENCE

Description and Sources

Description

A block of buildings is shown on this site on the OS 1:10,560 mapping of 1849. On the 1893 1:2,500 mapping and the modern OS map the site would appear to consist of a block of four back to back houses (nos 2 and 4 Pinner Square and 514/516 Burnley Road), with a full-depth property flanking either end (nos 512 and 518 Burnley Road). It is not certain that these are the same buildings as extant on the 1849 map, but it seems possible. Google street view photography shows that this is a single block of building with consistent detailing and thus of a single phase of construction. Back to back housing is generally a rare survival. {1}{2}{3}

HER Number Record Type

PRN39783 - MLA37197 Late C19 parkland.

Sunnyside, Burnley Road, Crawshawbooth, Rawtenstall

Monument Types and Dates

LANDSCAPE PARK (LCC Date1: late C19, (between) Victorian - 1867 AD to 1899 AD) Evidence
STRUCTURE

Description and Sources

Description

HDL247

Sunnyside House (Manchester Diocesan C of E)

380921 42515

District: Rossendale

Type: House and parkland

{{1}} Digital archive: Camp, Richard. 2015. Lancashire Historic Designed Landscapes. CSV. Associated resources - None recorded

HER Number Record

Type

-

PRN40241 - MLA37629

Cranshawbooth War memorial, Burnley Road, Cranshawbooth

Monument

War memorial of 1920, relocated in 2010 with additional names of the Second World War.

Monument Types and Dates

WAR MEMORIAL (LCC Date1: 1920, Early 20th Century - 1920 AD)

Evidence EXTANT STRUCTURE

Description and Sources

Description

List Entry Description

Summary of Building

War memorial of 1920, relocated in 2010, with additional names of the Second World War, by HA Paley of Austin and Paley, for the Brooks family.

Reasons for Designation

Crawshawbooth War Memorial, a First World War memorial of 1920 now re-erected in a memorial garden opposite the church of St John the Evangelist, is listed at Grade II for the following principal reasons:

Historic interest:

* as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.

Architectural interest:

* for its good-quality Gothic design, in particular the slender cross, subtle moulding, blind tracery arches, elaborate Gothic-style lettering and raised inscription of the names of the Fallen. Group value:

* for its additional value as a work by the same practice as the church in whose churchyard it was originally erected, and with which it still forms a visual group across the intervening road. History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. The memorial was unveiled on Sunday 10 October 1920, in the churchyard of the Church of St John the Evangelist, the parish church in Crawshawbooth. Rev F Williams conducted a short service before the unveiling, at which was sung Spohr's 'Blest Are The Departed'. In his address, Rev Williams spoke about the 212 men that had joined up from the local church and school, with 24 of them not returning. The procession to the memorial was accompanied by the choir singing 'For All Thy Saints'. The memorial was covered by a Union Jack, which was released to unveil the memorial by the Rt Hon Lord Crawshaw, to the sound of The Last Post.

The memorial was originally located to the north-east of the church, but was relocated in 2010 to move it away from eroding brook banks. It now stands on the opposite side of Burnley Road from the church within a small roadside memorial garden surrounded by a hexagonal area of stone paving approached from the road by a stone-flag path. Additional names were included after the Second World War.

Henry Anderson Paley (1859-1946), eldest son of the four children of Edward Graham Paley, was articled to the Lancaster practice of Austin and Paley in 1877. He became a partner in 1886, the practice becoming Paley, Austin and Paley. The practice designed the Church of St John the Evangelist (1890-1892, National Heritage List for England 1163934, Grade II*), in whose grounds the memorial originally stood. On EG Paley's death in 1895, the firm became Austin and Paley. HJ Austin died in 1915 but the practice continued under HA Paley, designing (among other buildings) the contemporary

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HER Number PRN40241 - MLA3 Site Name Cranshawbooth War memorial, Burnley Road, war memorial at Sturton le Steeple (1921, NHLE 1421785, Grade II). The mill-owning Brooks family commissioned the church, and probably the memorial as well. The original design drawing for this memorial, dated 1 December 1919, is in the care of the Rossendale Civic Trust. Details

First World War memorial of 1920, relocated in 2010, with additional names of the Second World War, by HA Paley of Austin and Paley, for the Brooks family.

MATERIALS: buff sandstone.

PLAN: hexagonal, on three hexagonal steps.

DESCRIPTION: a fleury cross, with laurel-wreath wheel-head and a slender, tapering, chamfered shaft. The hexagonal foot is enhanced with blind tracery. Each face of the base comprises a panel, framed by columns, a cusped round arch and an inscribed band above, and rising from a chamfered plinth. The band is inscribed with Gothic lettering in relief. This reads:

THEY COUNTED/ NOT THEIR LIVES/ DEAR UNTO/ THEMSELVES -/ THEIR REWARD/ IS SURE Four of the panels have a carved inscription in relief, bearing the names of the Fallen (numbering 24). The names are listed in alphabetical order, with six names on each of the four panels. The names are

worn, in places indecipherable. One panel contains a relief carving of a garlanded laurel wreath. The remaining panel contains the carved dedication in relief. This reads:

ERECTED/ IN HONOUR OF/ THE MEMBERS OF/ ST: JOHN'S CH:/ WHO FELL/ IN THE WAR/ 1914 – 1918

Beneath this panel the upper face of the plinth is incised with the dates of the Second World War. The other five faces display the names of the Fallen of that conflict in alphabetical order, numbering nine in total.

-

HER Number Record Type

PRN45158 - MLA41737

House at gates to Crawshaw Hall, Burnley Road, Crawshawbooth

Monument

Stone built house with symmetrical frontage and arched door dating from c.1830-1850. Located close to the entrance to Crawshaw Hall. Nominated for local listing, decision pending.

Monument Types and Dates

HOUSE (LCC Date1: mid-C19, 19th Century - 1801 AD to 1899 AD)

Origin: 19th Century - 1899 AD

Evidence EXTANT STRUCTURE

Description and Sources

Description

A house at located close to the entrance to Crawshaw Hall (PRN1121), Burnley Road, Crawshawbooth, forms part of the Locally Listed Building (LLB) dataset resulting from the LLB project for Lancashire undertaken between 2020-4. It has been put forward as a candidate for inclusion in the Local List for Rossendale with the following information given:-

Age: c.1830-1850

Architectural and Artistic Interest: Stone built house with symmetrical frontage and arched door dating from c.1830-1850. Façade faces directly down Burnley Road and forms an important feature at entrance to Crawshawbooth village.

Historic Interest: Former house of estate agent to Brooks family of Crawshaw Hall. Landmark Status: Forms an important feature at entrance to Crawshawbooth village. {1}{2}

APPENDIX 3: EXTRACT OF THE DRAFT LIST OF BUILDINGS OF LOCAL INTEREST FOR CRAWSHAWBOOTH

(Most of these are located outside the proposed conservation area boundary)

Asset Ref.	Asset Name	Address	Asset Type
NDHA_21	Bridge over Folly Stream	Water Street, Crawshawbooth	Other site, structure or landscape

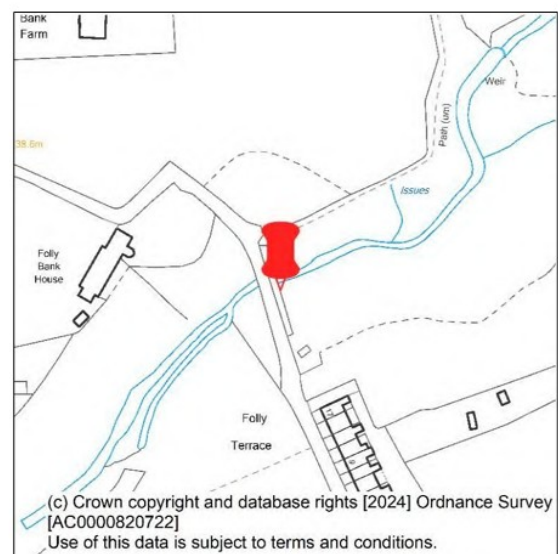
Description

Small bridge dated 1831 providing access from village to Lower Folly Clough Mill of which extensive watercourses and foundations still remain.

Image



Map



Asset Ref.	Asset Name	Address	Asset Type
NDHA_22	Britannia Mill	Stoneholme Rd, Crawshawbooth, BB4 8AX	Building

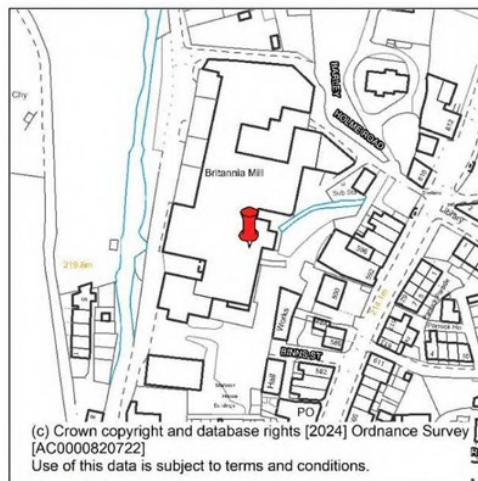
Description

Britannia Mill is a four storey mill of random stone construction. 'Britannia Mill 1925' is engraved onto an arched parapet, perhaps on an extension to the mill building as the Lancashire Textile Mill Gazetteer notes the mill to be present on the 1894 Ordnance Survey map. Some sections of walling are clad in corrugated metal, some sections appear to have been demolished (some walls remain as evidence) with modern buildings erected in their place. (Lancashire Textile Sites: Buildings at Risk Assessment Survey Report, 2018).

Image



Map



Asset Ref.	Asset Name	Address	Asset Type
NDHA_23	Compton's Cross, Rossendale	Rossendale BB4 9NH	Landmark, art work or way finder

Description

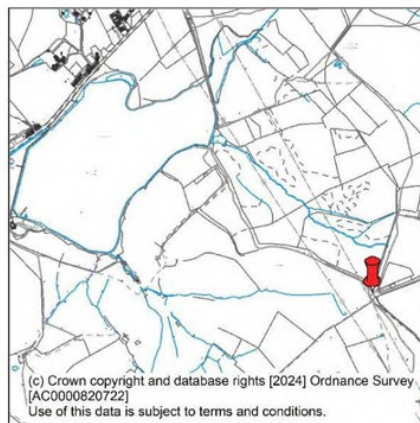
Compton's Cross is on the Rossendale Way; a 46 mile circular route around the Rossendale valley. The cross is located on Gambleside Moor where there were 2 ancient crosses. The original cross was a plain shaft with a cross carved on, into a plain square base. Refurbished one by Alderman Samuel Compton in 1902/03. It is believed that there are 5 or 6 old tracks meeting at this place.

There is a marker stone to mark the position of the Western Cross (also known as Higher Cross or the Cross) which is 250 yards away. The Western cross was thought to be at the cross roads of two ancient tracks, one from Whalley Abbey to the Abbey's Estates at Brandtwood, near Bacup. This would also be on a straight line almost to Pilgrims Cross on Bull Hill, near Holcombe and perhaps the Affetside Cross too.

Image



Map



28

Asset Ref.	Asset Name	Address	Asset Type
NDHA_24	Former Primitive Methodist Chapel	Lord Street, Crawshawbooth	Building

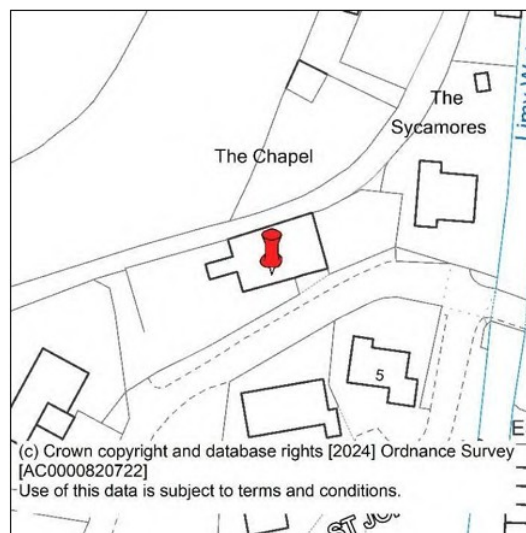
Description

Plain, box-like building (c.1870), enhanced by steep pitched roof and gothic style windows. Located on the side of a steep hill behind the main village. Used for many years as an engineering workshop, now converted back into a house with several internal features surviving.

Image



Map



29

Asset Ref.	Asset Name	Address	Asset Type
NDHA_26	Hargreaves Bleaching Mill (Kippax Mill)	Stoneholme Road, off Goodshaw Fold Road, Crawshawbooth, BB4 8QW	Building

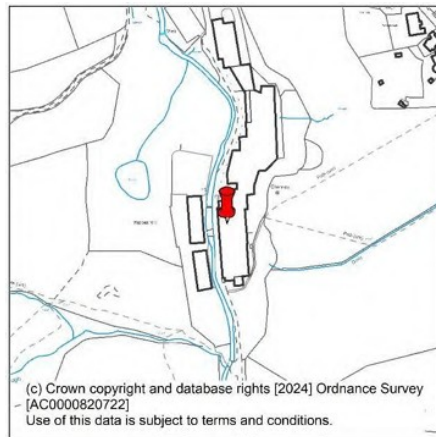
Description

Hargreaves Bleaching Mill (Kippax Mill) is a two storey mill constructed from stone, one section is partially double gable fronted. An adjacent section has been rendered and painted white with black quoin details and has a 13-bay façade with northern lights to the rear. Kippax mill chimney is located to the rear and has been submitted as a separate entry. The mill, along with a dye house and mill ponds is shown on the Ordnance Survey first edition map of 1849. On the Ordnance Survey map for 1894 it is noted as being a cotton mill. The 1930 Ordnance Survey map shows it as having been enlarged (or replaced) and renamed 'Kippax Mill (Cotton Waste)'.

Image



Map



30

Asset Ref.	Asset Name	Address	Asset Type
NDHA_27	House at gates to Crawshaw Hall	Burnley Road, Crawshawbooth	Building

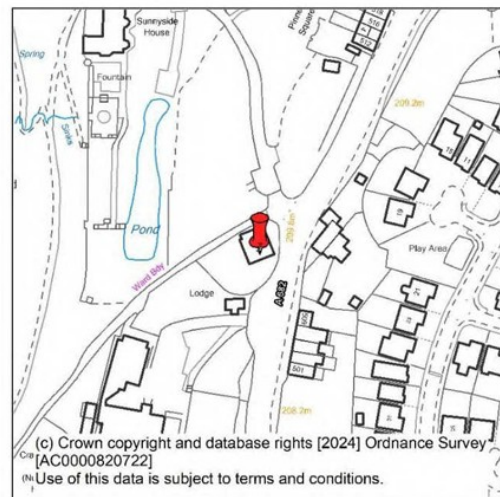
Description

Stone built house with symmetrical frontage and arched door dating from c.1830-1850. Former house of estate agent to Brooks family of Crawshaw Hall. Façade faces directly down Burnley Road and forms an important feature at entrance to Crawshawbooth village. The asset forms an important feature at entrance to Crawshawbooth village.

Image



Map



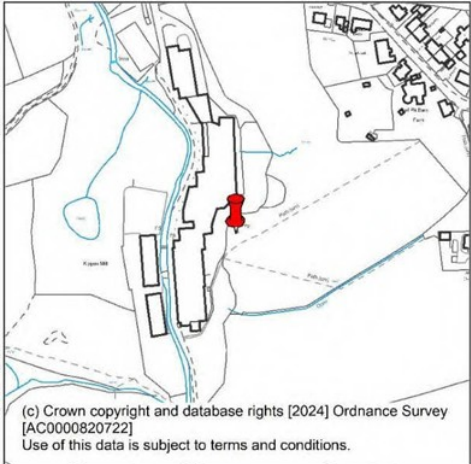
31

Asset Ref.	Asset Name	Address	Asset Type
NDHA_28	Kippax Mill Chimney	Stoneholme Road, Goodshaw Fold	Other site, structure or landscape

Description

The detached chimney belongs to the 19th-century Kippax Mill. Built of stone, it is square in plan. The chimney and an adjoining stone building are all that is left of the original buildings. The mill has been used for different purposes since it was built in the early 19th century. It used to be known as Hargreaves Bleaching Mill and can be seen in the 1849 OS map together with a dye house and mill ponds. In the 1894 OS map it is noted as a cotton mill, and later in the 1930 OS map shows that it was renamed as Kippax Mill (Cotton Waste) and was enlarged.

The Goodshaw Fold Manufacturing Company (1908) Ltd. of Kippax Mill ran 11000 mule spindles and 380 looms in the 1920s (Heritage Gateway).

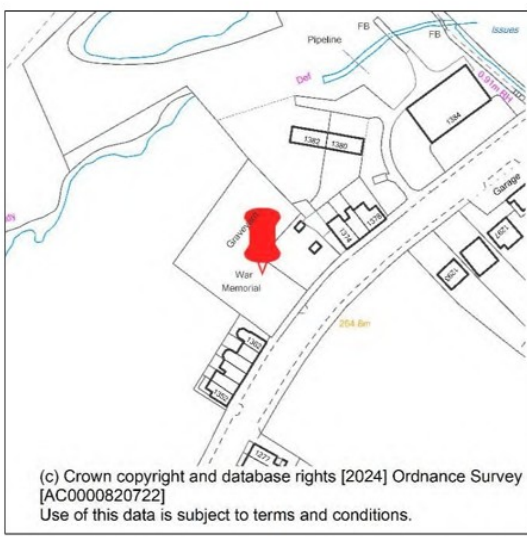
Image	Map
	 (c) Crown copyright and database rights [2024] Ordnance Survey [AC0000820722] Use of this data is subject to terms and conditions.

32

Asset Ref.	Asset Name	Address	Asset Type
NDHA_29	Loveclough War Memorial (Providence United Methodist Church War Memorial)	Burnley Road, Loveclough, Rossendale, BB4 8QZ	Landmark, art work or way finder

Description

Celtic wheel cross, surmounting a plinth set on a single step base. A longsword, blade down, is engraved on the front of the cross. First World War (1914-1918), Second World War (1939-1945).

Image	Map
	 (c) Crown copyright and database rights [2024] Ordnance Survey [AC0000820722] Use of this data is subject to terms and conditions.

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APPENDIX 4: ADDITIONAL GUIDANCE

New Development - Alterations

In addition to the Planning (Listed Building and Conservation Areas) Act 1990, The National Planning Policy Framework and the Local Plan (Rossendale Local Plan 2019 to 2036), there are a number of relevant guidance, which should inform any applications for development in the Conservation Area, including:

Supplementary Planning Documents

- [Alterations and extensions to residential properties](#)
- [Climate Change](#)
- [Conversion and re-use of buildings in the countryside](#)
- [Shopfront design guide](#)

This list is not exhaustive.

In addition, design should always respect and relate to context of the area. For reference see the National Design Guide

The National Design Guide addresses the question of how we recognise well- designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

1. Context
2. Identity
3. Built Form
4. Movement
5. Nature
6. Public Spaces
7. Uses – mixed and integrated
8. Homes and Buildings – functional, healthy and sustainable
9. Resources – efficient and resilient
10. Lifespan – made to last

This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way. <https://www.gov.uk/government/publications/national-design-guide> sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.

The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements.

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered;

Trees – trees have both amenity value, capture CO₂ from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicious management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;

Grain and spatial quality – historic settlement pattern; it is important that new development respects boundary and historic property divisions such as historic plot divisions and maintaining the historic plot ratios, or reinstating these where lost

Building Heights – the immediate context of prevailing eaves and roof heights of neighbouring buildings; new development should be an appropriate height for its context; buildings can vary considerably within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;

Roof materials and massing – traditional roof pitches and the use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing natural materials such as stone or natural slate roofs, the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the CA;

Building materials and palette – stone and slate are the predominant materials in the proposed CA new development should use the vernacular forms of architecture which are prevalent (considering the specific colour palette, traditional materials and details); There is limited land availability within the proposed CA but the highest quality of design will be expected within or adjacent to the proposed CA; extensions should respect the height, bulk and general form of the host building; extensions should be secondary in character to the original building; Important

Open Space – new development should take into account the important open space identified in the appraisal and ensure that views are not blocked or harmed by development

Historic England produces a series of guidance known as Historic England Advice Notes (HEAN), There is once on heritage statements, and this provides a good basis for providing heritage impact assessments for new development in conservation areas also.

see [Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 | Historic England](#)

All new development will need to consider the above elements and principles.



ROSSENDALE
BOROUGH
COUNCIL



Conservation Area Appraisal and Management Plan for Helmshore

Draft Version for consultation

September 2026



A High Quality Environment

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ACKNOWLEDGEMENTS:

We would like to thank the following for their additional assistance with this Appraisal: Kathy Fishwick (Rossendale Civic Society), John Simpson, Joanne Smith (Lancashire Historic Environment Record), Helmshore Mills Museum, Leah Newton, and the officers of Rossendale Council

PLEASE NOTE:

No Conservation Area Appraisal can ever be completely comprehensive. Omission of any building, feature or space should not be taken to imply that it is of no interest or significance. In addition, there is a Glossary at the back of this Appraisal amplifying a range of historical and technical terms used within this document.

Executive Summary

Helmshore is a linear settlement that has developed along the river. It has undergone considerable change over the last century with many new developments. Helmshore has an important complex of mills and related workers housing which illustrate how important the area was during the industrial revolution. With development pressures high and the threat of cumulative changes to domestic properties which could dilute this quality character and appearance the Council seeks to designate a new conservation area.

This appraisal and associated management plan has been undertaken by Alexandra Fairclough MA BSc(Hons) LLB(Hons) PGDpLP(Bar) IHBC MRTPI MITG of Heritarc on behalf of Rossendale Borough Council.

The appraisal will outline the special historic and architectural interest of the area that warrants its designation. The appraisal work was undertaken in January 2026.

This appraisal has assessed the significance of the conservation area, and those features that contribute to its special architectural or historic interest. It also identifies what features are important to preserve or enhance, and what features would benefit with improvement. This is in accordance with national and local planning guidance contained in the National Planning Policy Framework on the historic environment and the local plan. The report makes further recommendations to support the area's special architectural or historic interest. These are contained within the Helmshore Conservation Area Management Plan.

The National Planning Policy Framework 2024 advises that Local Planning Authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

1.0 Introduction

1.1 Background

This conservation area appraisal has been commissioned by Rossendale Borough Council. It follows guidance produced by Historic England on conservation area appraisals. The intention is to objectively record the existing character of the conservation area which is based on the area's special architectural and historic characteristics. The area of study centres on the River Ogden and Holcombe Road in Helmshore and their immediate environs including Helmshore Mill and viaduct. This document will be subject to public consultation.

The report is set out in two parts.

The first part will comprise the character appraisal:

- Summary of the value of conservation areas, the legislative and policy background
- Understanding the area: This consists of a summary of the area, its historic development and significance.
- A brief summary of Helmshore's historical development
- Summary of Special Interest: This sets out key elements of the Conservation Area and how they contribute to its character, appearance, and significance.
- A Swot Analysis: This is an important component of a Conservation Area Appraisal as it provides a clear and structured framework for understanding the condition, qualities, and prospects of the proposed designated area.

The second part comprises the Management Plan:

- The report continues with observations around specific issues and threats and sets out a series of 11 action points that can be used to inform the policy principles to help guide future development, opportunities for improvements and regeneration.

1.2 Definition of a Conservation Area

A conservation area is defined under S 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' The local planning authority has the responsibility for designating and reviewing the extent of designation and to designate further areas if appropriate. Section 71 of the Act imposes a duty on the local planning authority to formulate, communicate and publish

proposals for the preservation and enhancement of conservation areas. Designation recognises the unique features that contribute to the distinctiveness of an area. This may also include its setting.

1.3 The Value of Conservation Area Appraisals

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Under the National Planning Policy Framework (NPPF), conservation areas are considered as 'designated heritage assets,' and their conservation is to be given great weight in planning permission decisions; any proposals for change or development must assess the effect that the development might have on the character and appearance of the area.

Therefore, in a conservation area, changes to the external appearance of buildings may require planning permission which would not otherwise be needed.

Definition of a 'Heritage Asset' The NPPF defines a heritage asset as: A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

The special interest and character of Conservation areas may be affected, both positively and negatively, by direct physical change or by changes in their setting.

Identifying an area's special architectural and historic interest is fundamental to understanding its locally distinctive character to designate it as a conservation area. Recording these features in an appraisal ensures that a common ground is established, and it is easily understood. It also identifies the capacity for future changes. An appraisal will lead to a better understanding of the area's history, local distinctiveness, character, setting, and condition, which together contribute to the place it is today.

This will form part of the evidence base for the designation and for positive management of the conservation area in which changes can be considered within a robust policy framework, including Neighbourhood Plan policies and other supplementary planning guidance.

Once the conservation area is designated and the appraisal is adopted by the local planning authority, it becomes a material consideration to use when making development and appeal decisions. It is also relevant to decisions made by the Secretary of State and when considering urgent works to preserve an unlisted building in a conservation area.

The characteristics of the conservation area defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on

its own merits and on those positive elements which make the Helmsore Conservation Area significant.

The Proposed Conservation area



Extract from Rossendale Local Plan (2019-2036) Policies Map showing the Proposed Conservation Area ©Rossendale Borough Council

1.4 Methodology

The content of this report has been based on fieldwork analysis, which has been summarised in this document. A key aspect of the survey work was to assess buildings of local interest and townscape merit. These are buildings that are not listed, nor are they likely to be, but are sufficiently important to reflect the distinct character of the area.

The appraisal summarises the area and has sub categorised it according to the contribution that the characteristics make to the overall townscape value and character of the conservation area.

These areas have been defined as: -

Critical - of key importance, defining the distinct character of the conservation area (designated heritage assets).

Positive - contributes strongly and positively to the character of the conservation area.

Neutral – neither positive nor negative features that contribute to the conservation area.

Negative – detracting from the character of the conservation area.

1.5 Community Involvement

This document has been prepared for Rossendale Borough Council. The Council conducted a public consultation on the establishment of the Helmshore Conservation Area as part of the Local Plan. It will be available for a further consultation on production of this appraisal and management plan.

1.6 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. It may not include every feature or aspect located in or adjoining to the Conservation Area, but it may well be of significance as evidence emerges. Such information will be considered in conjunction with the appraisal during decision-making by the local planning authority.

The appraisal recommends actions that will be supported in the Conservation Area Management Plan. Some of this will be delivered through the Development Management process.

2.0 Legislative and Policy Context

2.1 Relevant Legislation and Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990, the Enterprise and Regulatory Reform Act 2013 and the National Planning Policy Framework (NPPF) provides the legislative and national policy framework for Conservation Area appraisals and management plans.

Under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, when assessing planning applications, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings. Section 72(1) of the same Act, states that the local planning authority must pay special attention ‘to the desirability of preserving or enhancing the character or appearance of that area.’

Policies in the National Planning Policy Framework (NPPF) and local development plans, including neighbourhood plans, set out national and local planning policy in respect to the conservation of the historic environment. The NPPF states at HE1: “To deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:

- a. Identify the heritage assets within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and identify where these assets can be used to support sustainable development;
- b. Be informed by a proportionate heritage assessment;
- c. Consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- d. Take opportunities, for example through site allocations, design guides, design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development, and its context; and
- e. Be supported by a local heritage list to identify non-designated heritage assets that are important to the local community.”

2.2 Planning Constraints in a Conservation Area

Conservation Area Consent was abolished on 1st October 2013. However, Conservation Area designation brings with it some legislative controls to ensure that any changes respect the special character of the area. The following controls apply to any building or land within a Conservation Area:

- Planning permission will be required to demolish a building totally or substantially with a volume of 115 cubic metres or greater.
- Prior approval will be required, from the Authority's Planning Service, to demolish a building between 50 and 115 cubic metres.
- Planning permission will be required to demolish all or any part of a wall, fence, gate, or other means of enclosure one metre or more in height next to a highway (including a public footpath or bridleway), waterway or public open space, or two metres or more in height elsewhere. Class C of Part 11 of the Town and Country Planning (General Permitted Development Order) (England) as amended (GPDO) grants planning permission for the demolition of the whole or any part of a gate, fence, wall or other means of enclosure, but only where the demolition is not relevant demolition in a conservation area. (See GPDO as exempted by the Town and Country Planning (Demolition - Description of Buildings) Direction 2021).
- Planning permission will be required to demolish a building constructed before 1914 and in use, or last used, for agricultural or forestry purposes. (see Part 11 of the GPDO S.55 and S.196D of the Town and Country Planning Act 1990, Ss74 and 75 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
- Planning permission may also be required for some minor development.
- Planning applications for development within a Conservation Area will have to demonstrate that the proposed work will preserve, and where possible enhance, the character of the Conservation Area.
- Trees with a diameter 7.5cm, or more, in a Conservation Area are protected. Anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Planning Authority 6 weeks written notice of intent to do so.

The above guidance reflects legislation and guidance at the time this Appraisal was written. For further advice, please contact Rossendale Council's Planning Service.

2.3 Definitions

A heritage asset is described in the glossary of the NPPF (Annex 2) as a *“building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”* (Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government).

Designated heritage assets as those designated under legislation. These are a *“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.”*

Non-Designated Heritage Assets are defined on the Government’s website as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph:039 Reference ID 18a-039-20190723 see <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).

The definition of **significance** in relation to heritage policy is defined in the glossary of the NPPF as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, and historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

The setting of a heritage asset is defined as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” Setting is not a heritage designation.

2.4 Local Policy Context

The development plan includes **the Rossendale Local Plan 2019 to 2036** adopted in 2021. [Rossendale Local Plan 2019 to 2036 | Rossendale Borough Council](#)

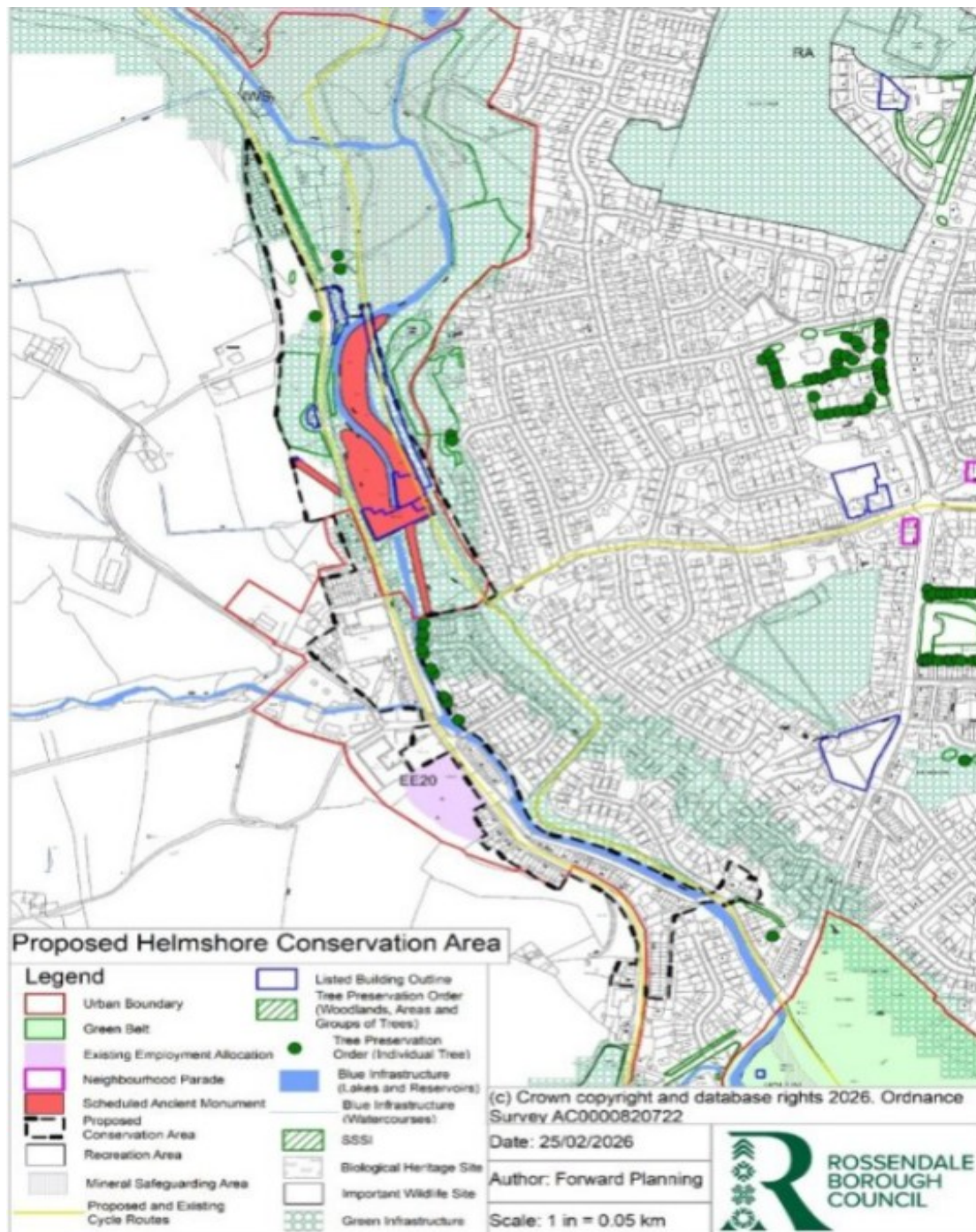
The most relevant policy is strategic **Policy ENV2: Historic Environment**. This seeks to ensure the significance of those elements of the historic environment which contribute most to the Borough’s distinctive identity and sense of place are not harmed.

Strategic Policy ENV1: High Quality Development in the Borough is important for new development in conservation areas. This requires good design in line with national policy and seeks to take account of the character and appearance of the local area.

Policy HS12: Conversion and Re-Use of Rural Buildings in the Countryside requires the careful consideration for the reuse and adaptation of rural building to ensure their character and architectural importance are retained.

Policy R6: Shopfronts the Council seeks to retain original shopfronts of architectural quality and character (particularly those in Conservation Areas) or when new shopfronts are unavoidable, sensitive replacements should be considered.

Extract from Rossendale Local Plan (2019-2034) Policies Map



Other relevant policy documents include Supplementary Planning Documents.

Rossendale Council - Supplementary Planning Documents

<https://www.rossendale.gov.uk/local-plan/supplementary-planning-documents-spds-guidance>

- Affordable Housing
- Alterations and extensions to residential properties
- Climate Change
- Conversion and re-use of buildings in the countryside
- Open Space and Sports Provision
- Re-use and re-development of employment land
- Shopfront design guide

Other Local Guidance:

- Supplementary Planning Guidance for Houses in Multiple Occupation (HMOs)
- Guidance on landscape impacts of wind turbines under 60 metres
- Hot food takeaways
- Compensation Measures for Green Belt Release
- Playing Pitch and Outdoor Sport Strategy (adopted by the Council on 16 March 2022)
- Local Standards for Accessible and Adaptable New Housing

2.5 Conservation Area Policy Guidance

The following Historic England documents were consulted as part of this appraisal:-

- Conservation Principles, Policies and Guidance (2008)
- Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1
- Historic England 2017 The Setting of Heritage Assets, Second Edition, Good Practice Advice in Planning Note 3

Historic England's Streets for All (2018) provides advice for Highway and Public Realm works in Historic Places. This document sets out five goals for public realm enhancement as

- An inclusive environment
- Public safety and ease of movement
- A healthy environment that supports our wellbeing and cohesion
- A high-quality environment, and

- Economic benefit.

Identifying significance is contained in the Historic England document Conservation Principles, (2008). Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal, and aesthetic.

Ways to write the assessment is contained in the Historic England suite of documents Understanding Place, as well as Heritage Advice Note 1: Conservation Area Appraisal, Designation and Management 2019.

Public consultation will be undertaken on the appraisal and its contents.

2.6 What Does Designation Mean?

The legislative requirements, also reflected in national and local policies, are to encourage positive conservation and management of Conservation Areas. This is particularly relevant in determining applications for development. These include statutory permissions for: -

- **Demolition** - Planning permission is usually required to demolish buildings or structures totally or substantially within a conservation area.
- **Permitted development** - The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes.
- **Pruning or felling trees** – A six weeks Section 211 Notice is required to the local planning authority for such works to trees in the conservation area, which are over 75mm in trunk diameter, and higher than 1.5 meters above ground level. This is different to works to trees protected separately under a Tree Preservation Order (TPO) where the written consent of the Local Planning Authority is required. Should a tree be felled, a replacement is usually required.
- **Advertisements** - Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

2.7 Other permissions

The Town and Country Planning Act (General Permitted Development) Order 2015 (GPDO) sets out permitted development rights for certain minor forms of development - i.e., development that may be legitimately undertaken without the need for planning permission.

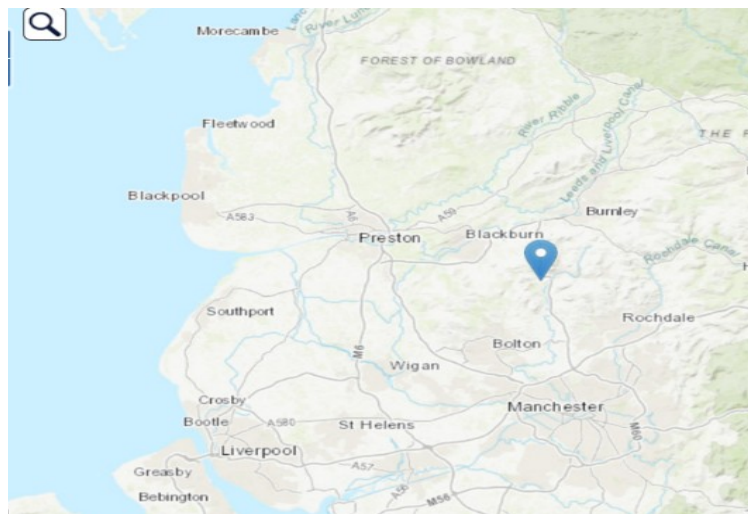
A local planning authority can remove permitted development rights to positively enhance the special interest of a conservation area, under an Article 4 direction. This requires that certain types of proposed small-scale development will require further discussion and planning permission. It is designed to further consider the impact of incremental changes to features such as windows, doors, chimneys, boundary walls and gate posts and certain types of extensions before they are undertaken. It also

allows for time to provide an agreed design solution that suits both the applicant and the special character of the conservation area.

3.0 Understanding the area

3.1 Designation of Helmshore Conservation Area - The creation of several new Conservation Areas in Rossendale was proposed by Rossendale Borough Council. A consultation on new Conservation Areas was undertaken as part of the draft Local Plan and ended on Monday 9 October 2017. Four additional Conservation Areas were proposed. Helmshore was one of the four proposed.

3.2 Location of Helmshore – Helmshore is a village in the Borough of Rossendale in Lancashire. It is positioned to the south of Haslingden between the A56 and the B6235 and is some 16 miles (26 km) north of Manchester.



Source National Libraries of Scotland

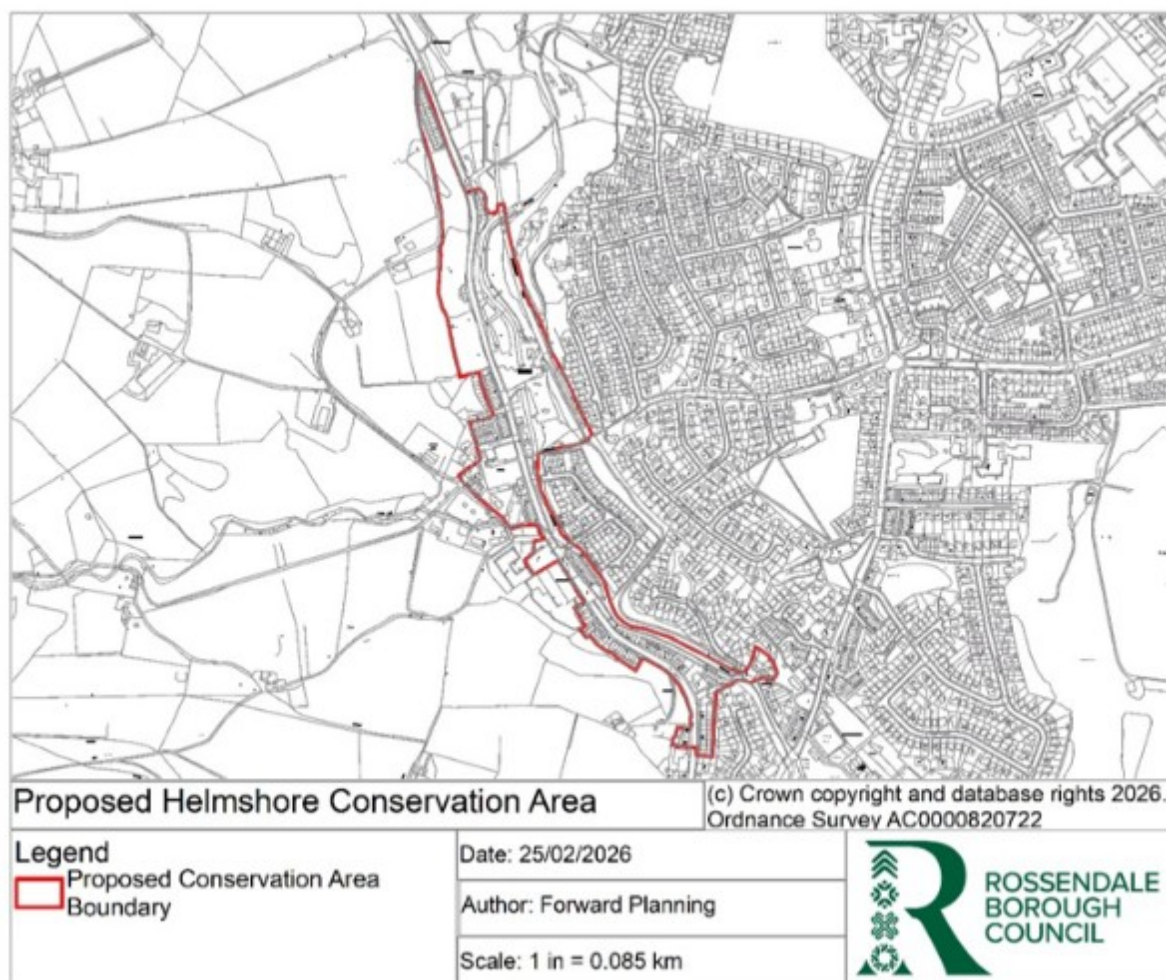
The proposed area for Helmshore conservation area focuses on the industrial heritage within the area. Helmshore again is a linear settlement. The proposed area has retained many mill buildings fronting the main road, including the historic Higher Mill (Scheduled Ancient Monument) and its associated complex of mill ponds. Please see map below (source: National Libraries of Scotland).



The physical constraints within the area, including the River Ogden and narrow valley, have helped to protect the area and have restricted development to follow the linear pattern of the road. This has made the larger buildings along Holcombe Road and Station Road dominant and focal points along the linear views.

The topography has produced a distinctive pattern of residential development with a complete row of cellar-dwelling types of properties on Station Road (up to 4 storeys in height when viewed from Station Road). There is also a variety of 19th Century housing types. While the most significant architectural group of Higher Mill is already protected by Listing and scheduling, this does not protect the wider group community including several other mills, which are also an integral part of the area's industrial history.

Map of Proposed Conservation Area



Map Source ©Rosendale Borough Council

3.3 Landscape Setting and topography

Landscape Setting - Helmshore is set within the scenic, steep-sided valleys of the Rossendale Valley in East Lancashire, characterized by dramatic, heather-clad moorlands, stone-built villages, and rugged industrial heritage. The landscape is dominated by the flat-topped hill of Musbury Tor (338m) and surrounded by valleys like Alden and Musbury, featuring rushing streams and former mill sites. Historically the land was sparsely populated with limited agriculture and settlement due to its harsh terrain.



Figure Musbury Tor, Helmshore, Lancashire, UK by Bob Frith



Figure Alden Valley showing the boundary ditch that encircled the medieval deer park by Bob Frith CC

The River Ogden flows through the village and is an important feature. The river is approximately 4.4 miles (7.1 km) long and allegedly has a catchment of around 9.77 square miles (25.298 km²). The source of the river is high on the moors of Haslingden Grane as Ogden Brook, it heads east, feeding Ogden and Calf Hey Reservoirs. It then passes through the Holden Wood Reservoir and collects Swinnel Brook in an area historically known as the Trippet of Ogden, becoming the River Ogden.

Turning to the south, the River Ogden then passes through the village of Helmshore and on to Haslingden where it is met by Musbury Brook and then Alden Brook, overlooked by Musbury Tor. It then flows in a south easterly direction where it joins the River Irwell at Irwell Vale.

Summary of key features of the local topography and landscape around Helmshore

- **Musbury Tor:** A prominent, steep-sided hill that provides panoramic views and divides the local valleys. Mainly consisting of farmland and pastures, its summit is 340.1 metres (1,116 ft) above sea level. The hill is a prominent landmark and can be seen from much of Helmshore and is often colloquially referred to as 'the Tor' by the local population. 'Tor View' is a name shared by several houses and a local school.
- **Waterways & Valleys:** The landscape is defined by the River Ogden and smaller streams such as Musbury and Alden Brooks, which historically powered textile mills.
- **Industrial Heritage:** Remnants of old mills, chimneys, and stone quarries are interspersed with green spaces.
- **Rural Charm:** The area is dotted with stone-built farms, stone walls and stone cottages



A black and white woodcut print of Musbury Tor, Helmshore, Rossendale, UK by Bob Frith.

3.4 Geology

The Rossendale landscape has been heavily shaped by glaciation both by erosion and deposition. This means that part of the landscape has been 'scoured out' by moving ice whilst other areas have sediment deposits as the glaciers retreated and melted. The upper valley areas remained untouched thus giving it a wild landscape appearance. The type of soil and the resulting farming was a direct result of glacial action. In the Pennine Moors, the landscape is characterised by grasses, heathers, and boggy peats with the upland areas only suitable for summer grazing. The geology of these areas is Carboniferous sandstones such as millstone grit and sandstone with coal measures in certain locations. This stone has been quarried and is part of the vernacular material palette that has come to define the Rossendale valley. However,

the sandstone deposits have provided an important source of stone for building and paving – much of London is paved in sandstone flags from Rossendale, and sandstone quarries are marked on historic maps close to Whitworth. A small quarry is shown in Chatterton, close to the river, on the 1850 map.

3.5 Trees, Key Habitats and Protected Sites

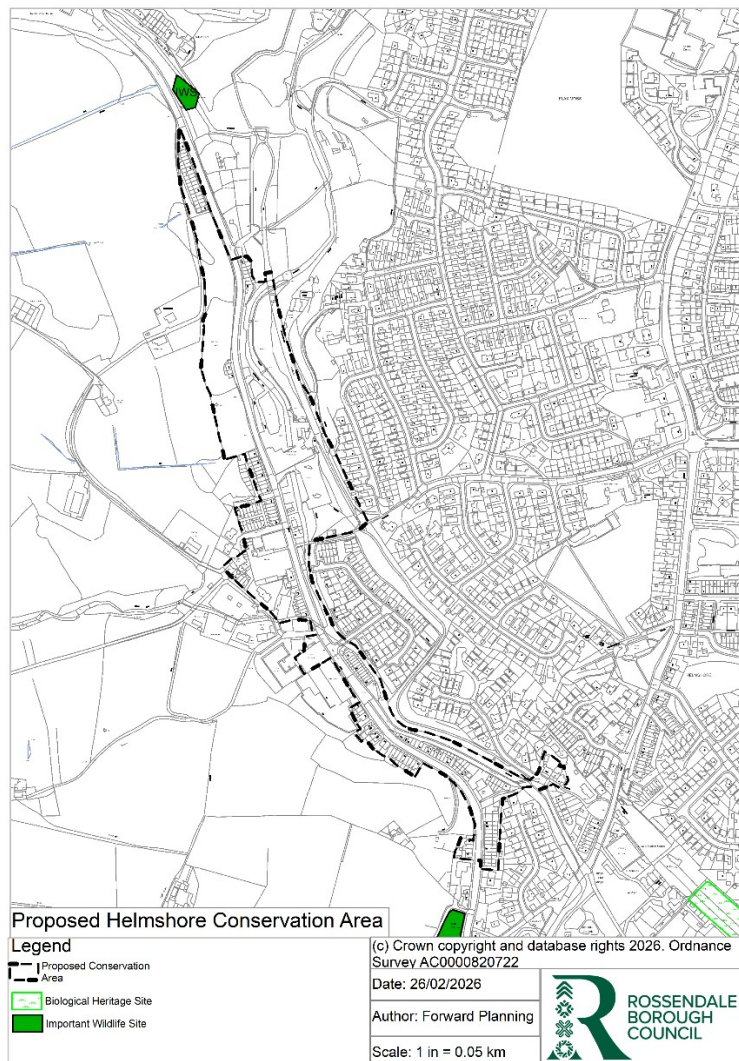
Biodiversity - The area around Helmshore features a mix of upland moorland, river valleys, and former industrial sites that now support a surprisingly varied range of biodiversity. The area is part of the wider Rossendale borough, which contains four Sites of Special Scientific Interest (SSSI), 52 Biological Heritage Sites, and several ancient woodlands.

The main features include:

- **River Ogden** provides a mosaic of semi-natural habitats located approximately 1km south of Helmshore, encompassing the river corridor and sections of former railway lines.
- **Musbury Brook** is a watercourse that runs through the urban boundary of Helmshore and is a key local ecological feature.
- **Broadleaved Woodlands:** Areas such as Wood Bank, Scofield Wood, and Alden Wood they form a linear woodland network about 1.4km southwest of the village.
- **Biological Heritage Sites (BHS):** Rossendale contains 52 BHS, which are local wildlife sites identified for their county-wide importance for nature. Haslingden Grane, Valley and Reservoirs; Musbury Valley and the Ogden Valley are 3 BHSs in close proximity to Helmshore.

There are no formally designated natural sites within the proposed conservation area although the Lancashire Local Nature Recovery Strategy does identify 'Ogden Valley & East Lancashire Railway' in Helmshore as a Local Wildlife Site overlapping the north-eastern section of the proposed conservation area. There is an important nearby site at Calf Hey and Ogden Reservoir. The site is rich in birdlife and forms part of the West Pennine Moors Landscape. Please see map below.

Map of Nature Sites



Map Source ©Rossendale Borough Council

Tree Preservation Orders

There are two tree preservation orders within the proposed conservation area, as shown in the map below.

- The Borough of Rossendale (Higher Mill Museum and Top O' Th' Brow) Tree Preservation Order 1976 (reference T2/10) protecting an individual sycamore tree, a group and two areas of trees along Holcombe Road
- The Borough of Rossendale (Land at Station Road/Station Brow, Helmshore) Tree Preservation Order 1990 (reference T2/55) protecting a group of sycamore trees.

Map of Tree Preservation Orders



Map Source ©Rosendale Borough Council

4.0 Brief Summary of Helmshore's Historical Development

According to Thomas Newbiggin's 19th century historical records, Rossendale underwent a dramatic transformation over around 360 years. From a profitless tract of country, it evolved into a thriving industrial district. The Forest of Rossendale, within which Helmshore is situated, was never a dense woodland but in medieval England it was a legal designation – land reserved for hunting, rather than land described as covered by trees.



Map Extract of John Speed's Map 1610 courtesy of Lancaster University
<http://library.lancs.ac.uk/maps/speed1610.jpg>

Helmshore has a history shaped by its landscape, its mills, and the wider industrial transformation of northern England. Though today it is a quiet residential community, its past reveals a story of rural beginnings, industrial innovation, and cultural preservation. The name Helmshore is thought to have derived from Old Norse. Helmshore can be interpreted as 'shelter on a steep slope' or 'cattle shelter on a steep slope'. The Viking word 'Helm or Hjalm' means shelter and 'shore' means steep slope.

4.1 Archaeology, Early Landscape and Pre-Industrial Helmshore (Pre-1780s)

The archaeology of Helmshore is characterised by prehistoric upland activity and significant industrial revolution textile manufacturing. Key sites include Neolithic/Bronze Age implements on Bull Hill, bog oaks in the peat and preserved 18th and 19th century mills that exhibit early wool and cotton processing.

Before the 19th century Helmshore did not even exist as a village. There were scattered farms between the townships of Haslingden, Musbury and Tottington Higher End. One of the farms was known as Helmshore, a name used to describe a cattle

shed on a steep slope. This site is said to be above the fulling mill site at Helmshore Museum.

There has been limited excavation works in the locality. However, an excavation as part of the 29km Samlesbury to Helmshore gas pipeline, constructed by Transco, which runs through East Lancashire connecting an Above Ground Installation produced post-Roman (medieval) pottery, not Roman material. The appendices include information on relevant archaeology.



Map Extract of John Speed's Map 1610 courtesy Lancaster University

During the medieval period, the land surrounding Helmshore was part of the Earl of Lincoln's hunting park. Before the rise of industry, the area that would become Helmshore was a rural landscape of farms, scattered cottages, and upland pastures.

Its position in the Rossendale Valley—between Haslingden and the moorlands—made it suitable for small-scale agriculture and local weaving. Other small-scale industries included hand spinning, and leather tanning,

The land was also exploited of its natural resources such as stone and peat located on the nearby moors. The River Ogden and surrounding hills shaped early settlement patterns, laying the groundwork for later industrial development. There had been a fulling mill at Ravenshore since the 17th century, it was joined by others at Bridge End, Cams and Helmshore (in 1789). This was eventually known as Higher Mill.

4.2. The Industrial Dawn: Higher Mill and the Textile Revolution (1789–Early 1800s)

The true birth of Helmshore as a recognisable settlement began in 1789, when the Turner family built Higher Mill, a wool-fulling mill designed to finish woollen cloth woven by cottage weavers or nearby mills. The mill scoured, washed, shrank, and compacted cloth, producing a smoother, water-repellent fabric.



Map Extract of Early Old Map of Helmshore Lancashire 1805-1845

William Turner (1793 – 1852) influenced the development of Helmshore, building rows of terraces and employing hundreds of workers. By the 1820's, the family owned four mills. Higher Mill's construction marked the start of Helmshore's industrial identity. Powered by water and situated in a valley ideal for mill operations, it became the nucleus around which the village grew.



Map Extract of Lancashire Sheet 71- Surveyed: 1844 to 1845, Published: 1849 Reuse CC-BY-(NLS)

4.3 Expansion and the Rise of Cotton: Whitaker Mill and Village Growth (Early–Mid 19th Century)

The early 19th century saw the arrival of new roads including Holcombe Road (created under the Turnpike Act 1810 and Helmshore Road (Created under the Turnpike Act 1827). The most impactful change was the arrival of the railway in 1847-48.

As the textile industry shifted from wool to cotton, Helmshore expanded rapidly. William Turner, son of Higher Mill's founders, added Whitaker Mill to the site, creating a larger industrial complex. By the mid-19th century, Helmshore was described as a large place, with several cotton mills and fulling mills, located beside the East Lancashire Railway, with its own railway station, Helmshore Station, and post office.



Unknown artist; Helmshore Viaduct, Lancashire; National Railway Museum;
<http://www.artuk.org/artworks/helmshore-viaduct-lancashire-9791>

The arrival of the railway was transformative. It connected Helmshore to Bury, Manchester, and the wider Lancashire network, enabling the rapid movement of raw cotton and finished textiles. Workers' housing—rows of stone terraces—was built around the railway and mills, and the village began to take on its modern form.

In 1851-2, William Turner provided the site and gave some funding to construct a church to serve the village. (This is located outside the proposed boundary of the conservation area). Turner died soon after the completion of the church and was the first person to be buried within its graveyard.



Map Extract Lancashire Sheet LXXI.SE- Surveyed: 1891 to 1892, Published: 1894 Reuse CC-BY-(NLS)

4.4 Helmshore at Its Industrial Peak (Late 19th Century)

Following William Turner's death, his businesses closed creating mass local unemployment. The smaller local mills continued, and new ones were built including Park Mill.

The Porrit family moved to Helmshore, Sunnybank, and built a mill for paper and felt manufacturing. By the end of the century, the Porritt's had purchased many smaller

mills and farms in the locality. Porritt's became the main employer and built houses for both their workforce and themselves, and they planted trees.

By the late 1800s, Helmshore had become a thriving mill village. Cotton spinning and fulling dominated daily life, and the mills were the centre of employment, noise, and community identity. The village's population grew, and its infrastructure—shops and chapels reflected its industrial prosperity. Helmshore's landscape blended rural beauty with the unmistakable presence of mill chimneys, water systems, and railway lines.



Map Extract Lancashire Sheet LXXI.SE- Revised: 1928, Published: 1931 Reuse CC-BY-(NLS)

4.5 The 20th Century: Decline of the Textile Industry and Social Change

The Porritt family were the main benefactors in the village during the latter half of the 19th century and early 20th century. They donated the site for the Memorial Gardens in the 1920's in memory of the villagers that were casualties of World War One.

By 1900, the village had two methodist chapels and its own co-operative society. It also had several public houses including the Turner's Arms (built in 1847 by William Turner) and conservative and liberal clubs.

The 20th century brought major shifts. As Britain's textile industry declined, mills across Lancashire closed or were repurposed. Helmshore's mills eventually ceased production, and the railway station closed as part of wider rail cutbacks in 1966.

The village transitioned from an industrial hub to a residential community. Although the industrial character of the area diminished with mill closures and the demolition of major buildings in the 1970's, the physical reminders of its past—stone terraces, mill buildings, and watercourses—remain central to its character today.



Map Extract SD72SE – A-Surveyed / Revised: 1960 to 1963, Published: 1965 Reuse CC-BY-(NLS)

4.6. Museum Helmshore Mills Textile Museum (Late 20th Century–Present)

Recognising the historical importance of its mills, Helmshore embraced heritage preservation. Higher Mill and Whitaker Mill were restored and opened as the Helmshore Mills Textile Museum, a site where visitors can experience working historic machinery and learn about Lancashire's industrial past. The museum showcases: the wool-fulling processes of Higher Mill, the cotton-spinning heritage of Whitaker Mill, original machinery demonstrations and storied about the social history of mill workers and their families.

That Museum is housed in the two adjacent former textile mills, (Higher Mill and Whitaker's Mill), which covers a three-acre site, most of it running alongside the River Ogden.

Higher Mill was constructed in 1789 and Whitaker's Mill in the 1820s by the Turner family, textile manufacturers from Blackburn area. In their early life the mills alternated between working wool and cotton; by 1920 they were working shoddy (recycled cotton) as condenser mule mills. Although a large part of Whitaker's Mill was destroyed in a fire in 1857, it was rebuilt shortly afterwards and continued in operation until 1978.

The mills closed in 1967, and they were taken over by the Higher Mills Trust who maintain it as a museum. The museum is open for visitors and does carding and mule spinning demonstrations. On the ground floor of Higher Mill is the fully operational, large waterwheel with five pairs of fulling stocks, and the first floor is home to an interactive wool story display. Whitaker's Mill houses a fine collection of industrial machinery in an authentic setting. The upper floor includes the impressive spinning floor and an exhibition gallery. The historical importance of the mills and their surroundings is conveyed by the fact that the site is a Scheduled Ancient Monument.

4.7 Notable people and events

Helmshore's identity is rooted in its mills, workers, and local heritage rather than celebrity culture. The Helmshore Mills Textile Museum and the village's industrial past tend to dominate historical records. However, the following are local people of note:

- **Chris Aspin (1933–2024):** A renowned journalist, historian, and author who was a long-time resident of Helmshore. He wrote extensively about the local textile industry and was a key figure in the preservation of the Helmshore Textile Museum.
- **William John Porritt (1820–1896):** A prominent mill owner and benefactor of the village. He owned the Sunnybank and Bridge End mills and donated the village's Memorial Gardens and clock tower.
- **Jeremiah Lord :** A former Mayor of Helmshore who led the local May Day parades.
- **Joyce Bargh Hill :** Though not a public celebrity herself, she was the inspiration for the American band The Factory Incident, who named their 2001 EP *Helmshore* as a tribute to her, as she was raised in the village.
- **Ellen Strange:** A well-known local historical figure, though sadly for tragic reasons. Ellen Strange was murdered on Holcombe Moor in 1761, and her story has been retold for generations in Helmshore. A cairn on the moor traditionally marks the site associated with her death.
- **The Turner Family :** The Turners' are the most prominent family associated with Helmshore. They built and operated the mills that defined the village's industrial identity. They built Higher Mill in 1789 and later Whitaker's Mill in the 1820s. The mills processed woollen cloth and later cotton, becoming central to Helmshore's economy. William Turner (1793–1852) expanded the operations and became a major local figure.
- **The Porritt family:** were also influential. They owned and operated **Porritt's Mill**, one of the key textile mills in Helmshore. Their business was central to the village's economy during the height of Lancashire's textile industry.
- **Airtours:** was based in Helmshore until 2002 and was a major employer in the area. Founded by David Crossland, a Lancashire businessman (originally as Pendle Travel Ltd.), he wanted to base his company locally. They were based in Wavell House, Holcombe Road from the 1970's. By the 1990's it was one of the UK's most influential holiday companies, pioneering vertically integrated travel (own airline, hotels, and tour operations) and mass-market international package holidays. In 2001-2002, Airtours rebranded to become My Travel Ltd and moved to Manchester. They merged with Thomas Cook in 2007. Thomas

Cook, once the world's oldest travel company (founded in 1841), collapsed into compulsory liquidation on 23 September 2019.

4.8 Notable Events

One of the most important political-social events in Helmshore's history was the Loom Riots of 1826, part of wider unrest across Lancashire during the Industrial Revolution.

The Loom Riots started by a group of handloom weavers, fearing unemployment due to the introduction of power looms. So, they attacked a local mill in Helmshore. They broke down the doors and destroyed more than one hundred looms. The riot was a direct response to economic hardship and the political struggle between workers and industrialists.

Two rioters were transported to Australia, a common punishment for labour unrest at the time. This was a significant event in the village as it reflects the political tensions of early industrial Britain, where workers had little legal protection and often resorted to direct action. The event is commemorated with a Blue Plaque in Helmshore, marking its importance in labour history.



4.9 Lancashire Historic Environment Record (HER)

A Historic Environment Record (HER) is a local, publicly accessible database that brings together information about the archaeology, historic buildings, landscapes, and

other heritage assets within a specific area. It's essentially the core reference point for understanding the historic environment of a county or local authority.

Helmshore is located in Rossendale, within Lancashire, so its historic environment information is held by the Lancashire Historic Environment Record (Lancashire HER). Although there is no separate HER specifically for Helmshore, the Lancashire HER includes all archaeological sites, historic buildings, and landscape features within the village and surrounding area.

The Lancashire HER contains over 40,000 sites, including Roman-period entries, but Helmshore's listings are dominated by the Industrial heritage (mills, chimneys, textile sites), medieval/post-medieval features and local wells and landscape features (e.g., Robin Hood's Well). The HER does not list a Roman fort, road, or settlement in Helmshore itself, though Roman sites exist elsewhere in the county.

For a list of the HER sites recorded within the proposed conservation area see Appendix 4. This includes the six listed building entries and the scheduled ancient monument.

5.0 Summary of Special Interest

5.1 Context

The Conservation Area's physical character derives from its features including the relationship with the River Ogden and the undulating topography.

The spatial layout of the proposed conservation area follows the valley floor and river. It is linear in nature and the road winds to follow the undulating landscape.

The village evolved around the farming and weaving industries and developed further as the industrial revolution progressed until present day.

The river has not only served as a source of water and power for the village's industry but also to mould the form of the settlement's development. It consists of the historic core of the settlement adjacent to the river and a later urban sprawl which sits on the slopes to the east of the River Ogden. This later area of development is outside the proposed conservation area. Overall Helmshore as a settlement can be viewed as distinct groupings connected by narrow winding roads and pathways. The natural stone bridges forming road crossings also make a significant contribution to the character of the area. They to connect the two sides of the river valley.

Holcombe Road forms one of the principal historic routes through Helmshore, running along the valley floor between Haslingden and the wider Rossendale area. Its character is shaped by the village's industrial heritage, the surrounding Pennine landscape, and the linear pattern of settlement that developed around mills, associated terraced dwellings, transport routes, and later residential expansion.

The road sits within a dramatic topography: steep hillsides, open moorland edges, and the River Ogden corridor all contribute to a strong sense of place. This landscape context is inseparable from the architectural identity of the street.

5.2 Character

The special character of the proposed conservation area derives from its domestic and industrial architecture. A strongly coherent feature throughout is the stone walling that bounds the River Ogden on one side of Holcombe Road and the stone walls that retain the rising land on the other.

Helmshore includes two distinct building forms relating to the development of the wool and cotton industries from the eighteenth to nineteenth centuries. This consists of the larger industrial mill buildings and the smaller related dwellings. There are also several buildings now in domestic use that had earlier uses perhaps as schools or shops. The dwellings generally comprise 2-storey dwellings though there are some 4 storey cellar dwellings with aspects onto 2 roads. Plus, former back-to-back dwellings. The river runs along the valley floor, and the buildings are located along its linear pattern. Interspersed are several modern buildings of little note that detract from the vernacular character of the village.

Given the linear nature and the mixed character of the buildings, it is difficult to divide the area into defined character areas.

Therefore, the character is best described as comprising:

- Several buildings or monuments listed or of local architectural or historic interest.
- Buildings exhibited a palette of local materials and techniques such as watershot, coursed stone, or random rubble walling with stone slate. Some were constructed using traditional craftsmanship with later dwellings being more standardised construction.
- Visual harmony resulting from use of this limited palette of natural building materials of locally derived stone and stone or slate roofs.
- Rural area within a valley surrounded by undulating moorland and hills. Consequently, most buildings are set close to the road.
- Views are limited due to the linear nature of the proposed conservation area. However, there are views to the north of the conservation area over the allotments adjacent to the river as well as views between buildings and along the side roads to the west to the Musbury Landscape.

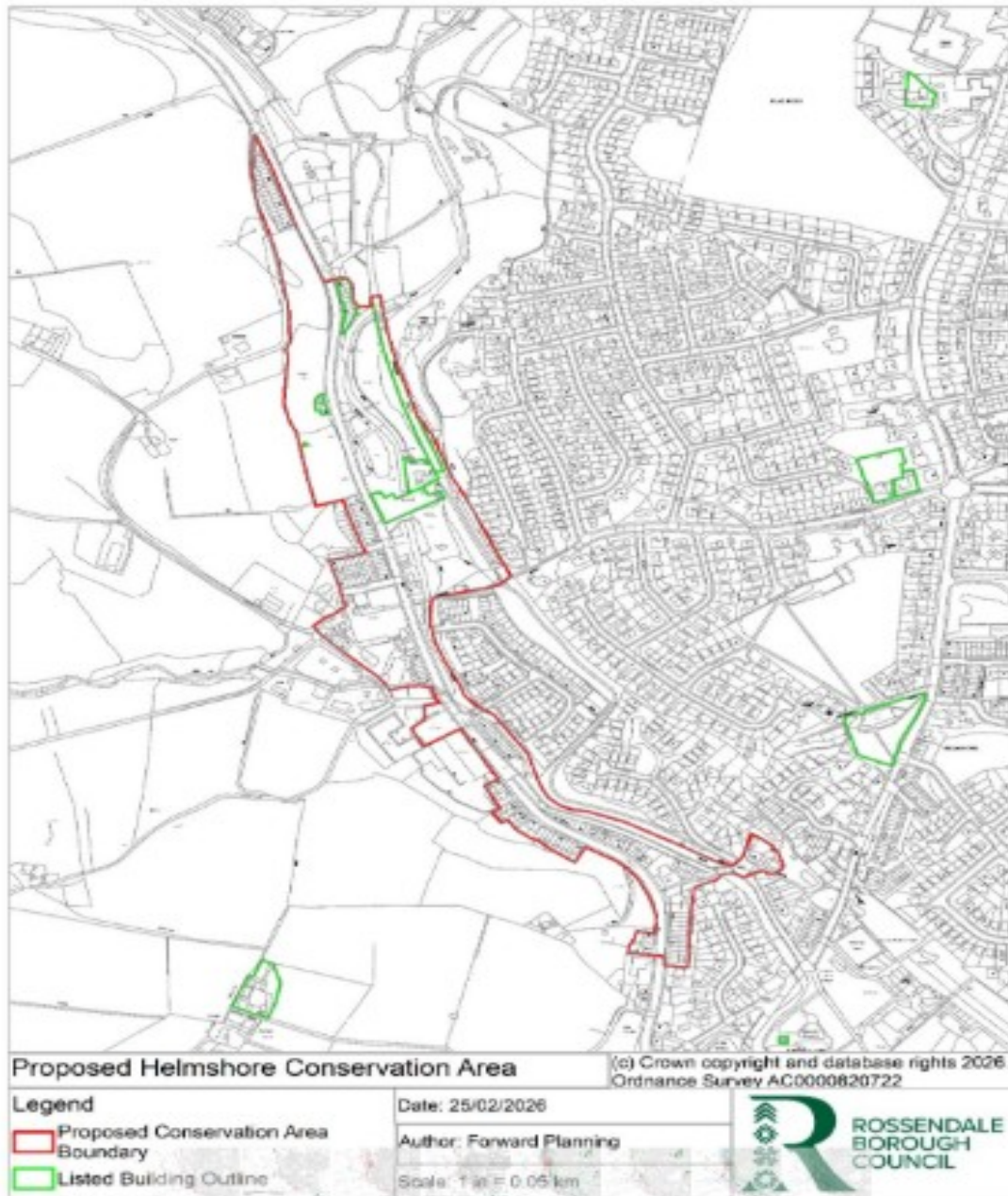
5.3 Listed Buildings

Listed Buildings have been designated by the Government as having special historic or architectural interest at a national level. Within the conservation area, there are six listed building entries. They are all Grade II.

These include.

- Nos 250-264 Holcombe Road
- Nos 241-247 Holcombe Road
- The Chimney to Higher Mill off Holcombe Road
- Museum of the Lancashire Textile Industry, Holcombe Road
- Higher Mill, Holcombe Road
- Two Viaducts and linking Revetement

Map showing Listed Buildings in and around the Proposed Conservation Area.



Map Listed Buildings ©Rossendale Borough Council

The listed buildings are detailed in the Appendix 1 to this CAAMP.

Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications.

5.4 Buildings of Local Interest

Numerous buildings within the conservation area make a positive contribution to the character and significance, with many considered to be non-designated heritage assets for their architectural and/or historic interest, helping shape the character and appearance of the conservation area.

Non-designated heritage assets constitute most historic buildings within the conservation area. Whilst many may have suffered some form of superficial alteration, such as the insertion of a modern shopfront or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Helmsore means it still makes a positive contribution to the locality.

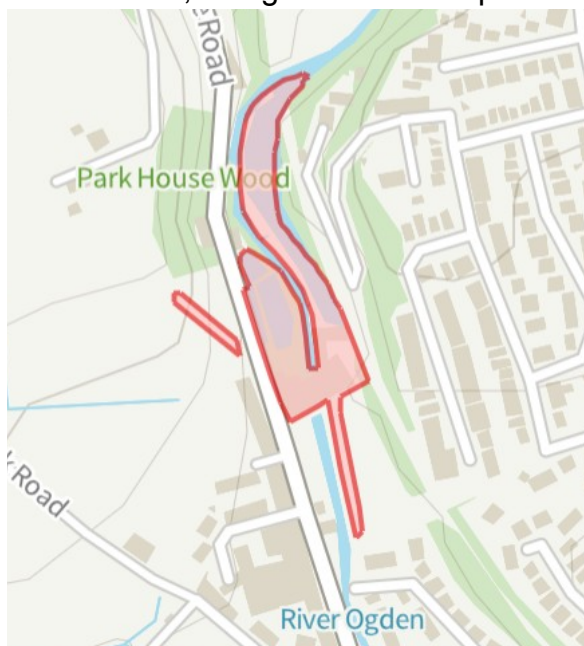
Many non-designated heritage assets might be worthy of being 'Locally Listed', having a degree of significance at a local level. The Council has consulted on a Local List. Please see <https://www.rossendale.gov.uk/heritage/heritage-1/5>. Details of buildings of local interest are appended in Appendix 2.

The Townscape Appraisal Map shows these as positive buildings of townscape merit.

The best surviving buildings can be categorised as being relatively original with minimal alterations. Buildings with insensitive alterations still remain positive where their style, detailing and building materials provide the streetscape with interest and variety. Importantly, they make a positive contribution to the special interest of the Conservation Area. Buildings that make a positive impact in both medium and low terms as well as those that make a neutral or negative impact are depicted on the Map showing Buildings of Significance in para 5.6 below

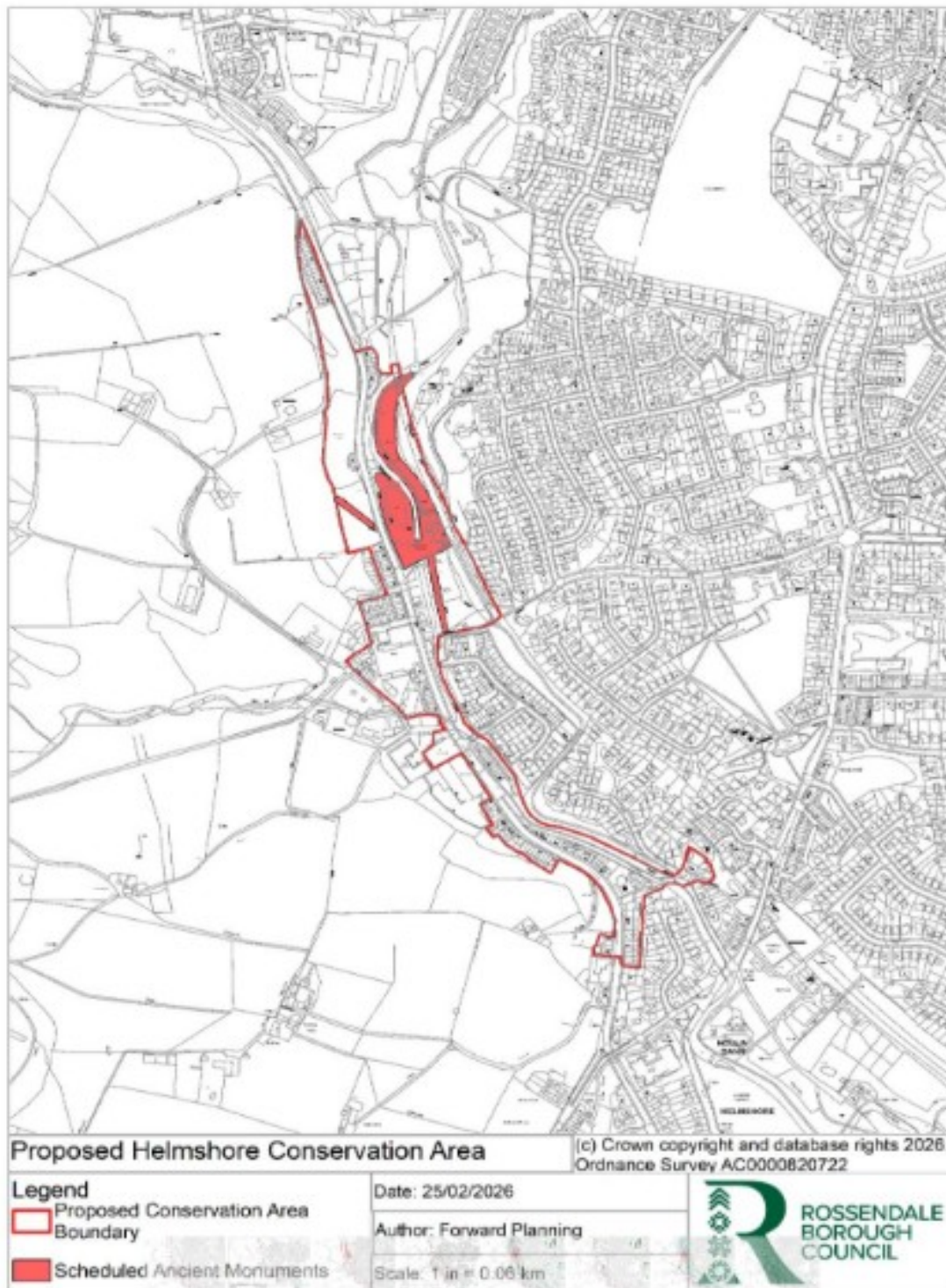
5.5 Scheduled Ancient Monuments

They are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended, being of national importance.



Higher Mill is a scheduled monument within the proposed conservation area, protecting underlying industrial archaeology associated with the Mill. These include the surviving water-powered mill structures, associated mill races, wheel pits, and water-management features. Please see <https://historicengland.org.uk/listing/the-list/list-entry/1005102?section=official-list-entry>

Map showing Scheduled Monument within the proposed boundary



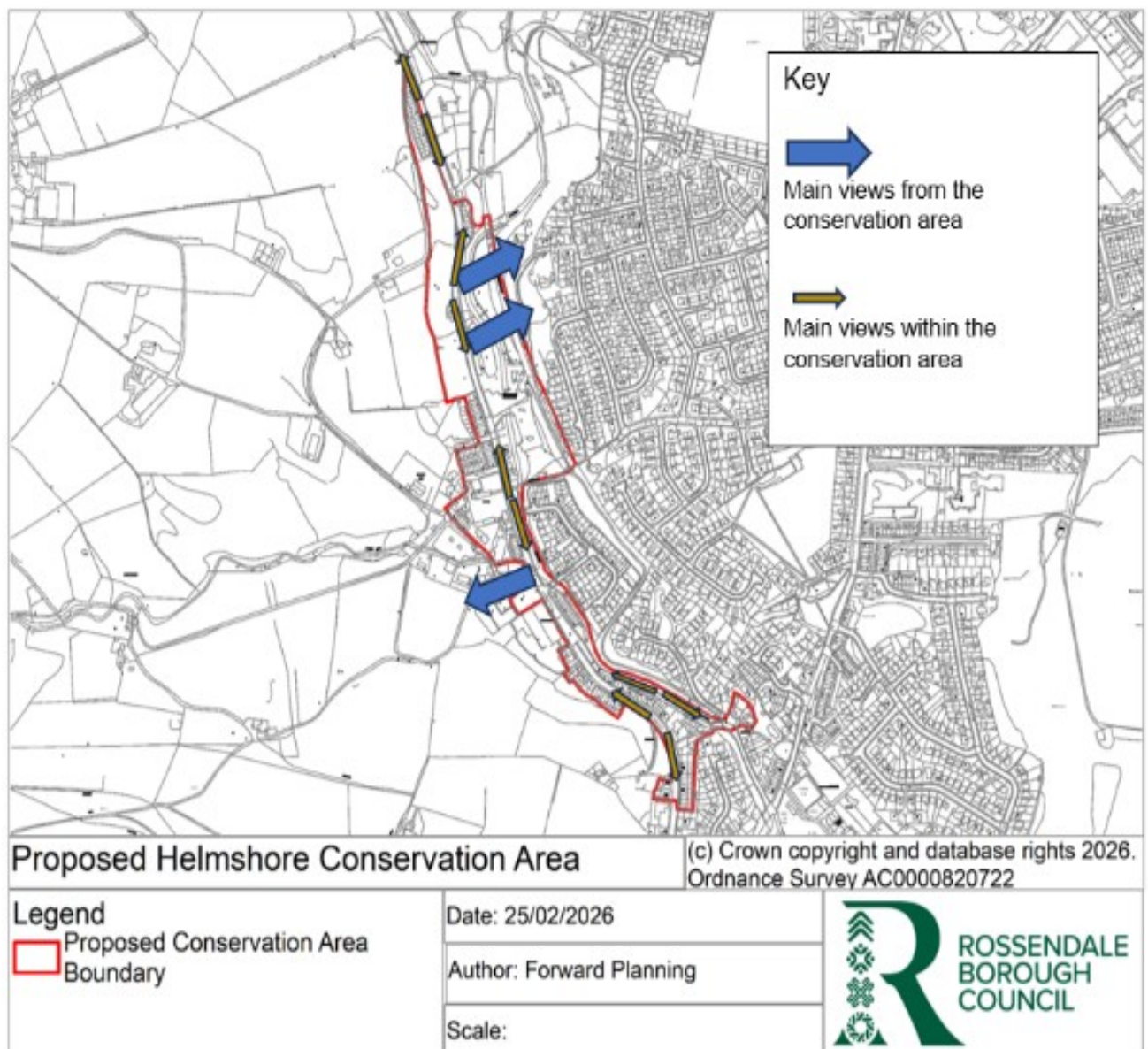
Map ©Rosendale Borough Council

5.6 Views into, within and from the proposed conservation area

The impact of proposed developments should include consideration of views into, within and from the conservation area. The B6235 Holcombe Road adjacent to the River Ogden, the mills and mill ponds remain at the heart of the conservation area and as such is a constant linear landmark throughout the area.

The views within the conservation area are limited to along the roads – Holcombe Road and Station Road. The built form of housing, commercial building, stone boundary walls, some of which are retaining walls, and general topography limit views beyond the proposed boundaries.

Map showing Prominent Views



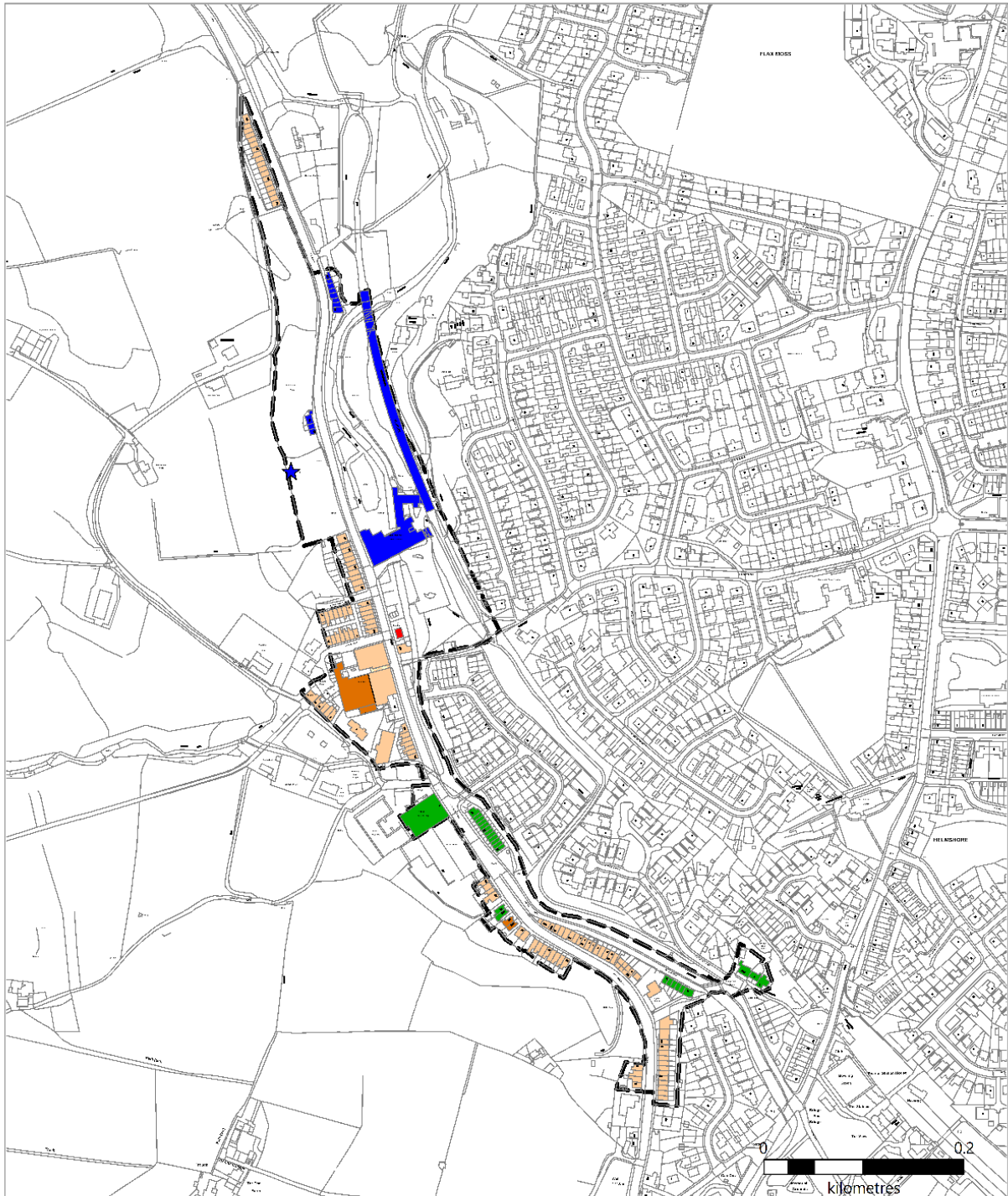
The images in the following pages illustrate these views, and refer to the quality of built form as shown in the photographs.

Building assessment

The map following provides the Building Assessment for the proposed Conservation Area. Each building has been colour-coded according to its contribution.

The assessment of the quality of built form is based on the following.

Critical	Of key importance, defining the distinct character of the conservation area (designated heritage assets)
Positive medium	Contributes strongly and positively to the character of the conservation area. Medium and Low. Medium are likely to be considered as having potential for a local list.
Positive low	Low are those that are more modern or older with alterations but overall have innate architectural quality)
Neutral	Neither positive nor negative features that contribute to the conservation area
Negative	Detracting from the character of the conservation area



Proposed Helmshore Conservation Area

Building Assessment

Blue square	Listed Building	Blue star	Chimney
Green square	Positive impact (medium)	Dashed line	Proposed Conservation Area Boundary
Orange square	Positive impact (low)		
Light orange square	Neutral impact		
Red square	Negative impact		

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Date: 03/09/2026

Author: Forward Planning

Scale: 1 in = 0.05 km



Analysis of features

Listed Buildings are considered as critically important.



Nos 7 – 1 Bridge End (Positive impact – medium)



Looking south towards Bridge End Nos 25-35 Station Road (west side) (Positive impact – medium)



Looking south- Station Road with River Ogden (east side) (Positive impact – low)



Junction of Station Road and Holcombe Road (Positive impact – medium and low)



Looking south -Nos 352 – 374 Holcombe Road (east side) (Positive impact – Medium)



Looking south -Wavell House, Holcombe Road (east side) (Former Middle Mill) (Positive impact)



Looking south Wavell House Holcombe Road (west side) (former Middle Mill) (Positive impact)



Looking north Nos 399-391 Holcombe Road (west side) with Power Mill /Loom House beyond (Positive (low) housing and wall; Mill to be considered for local list; and, neutral to negative -mill extension (modern stone building)).



Looking north - Nos 287 – 271 Holcombe Road (west side) Higher Mill and Helmshore Mill Museum (east side) (Positive impact high- Mills, medium - walls and low housing)



Looking North (Positive impact houses – high Listed Buildings)



Looking North (positive impact low - housing and important views across allotments to east)



Bridge End close to Bridge over River Ogden (positive impact medium housing)



Station Road view (Rear of buildings 374 -406 Holcombe Road) Positive impact – low housing)



Station Road view (Rear of buildings 374 -406 Holcombe Road) (Positive impact -low)



Nos 397 – 421 Holcombe Road (positive impact medium to low)



Looking south along Holcombe Road (positive impact low)



Looking south along Holcombe Road (positive impact low – housing and wall)



Looking southerly along Holcombe Road (Positive impact low - housing and walls)



Looking southerly along Holcombe Road (positive impact including former shop, terrace and wall)



Nos 374 -406 Holcombe Road (east side)(looking north Positive impact -low including housing and wall)



Internal views along the River Ogden – looking along Station Road

5.7 Views across and out of the proposed conservation area

Although a confined area, there are several views out from the conservation area which offer long uninterrupted street views and as such have a visual impact on the area.

Large developments along these roads, or those which terminate these views could interrupt this characteristic.

Street views of note, without excluding others are noted below: Bridge Street Bridge Street Bridge Street to Church Street Church



5.8 Brief Chronology of development of Helmshore Village

Holcombe Road and Station Road reflect several key phases of Helmshore's growth:

Early Industrial Period (18th–20th Century)

- The area developed around textile production, with mills and workers' housing forming the earliest built fabric.
- Rows of stone-built terraced cottages, often with simple vernacular detailing, remain a defining feature some single depth plan and some were built as back-to-back houses.
- Proximity to the historic Higher Mill and Whitaker's Mill reinforces the industrial narrative.

Late Victorian and Edwardian Expansion

- As the village prospered, larger terraced and semi-detached houses appeared some elevated above the road others set back with small front gardens.
- Architectural detailing became more decorative: bay windows, stone lintels, slate roofs, and carved door surrounds.

20th-Century Infill and Suburbanisation

- Interwar and post-war housing introduced reconstituted stone, render, and more varied roof forms.
- Small clusters of cul-de-sacs and modern estates branch off the main road, softening the previously linear pattern but these sit outside the proposed conservation area boundary.

Building types

There is a mix of building types within the proposed conservation area boundary. The predominant types are former industrial buildings and dwellings. Most of these buildings are constructed in stone with original features evident. Those that have had minimal changes create a positive impact. Those that have been altered with the insensitive use of UPVC, addition of satellite dishes, porches, replacement roofs or removal of chimneys are considered to have a low positive. The reinstatement of lost architectural features using traditional materials and designs is to be encouraged.

The oldest industrial buildings are used as a museum and shop/café. Later buildings have been converted to commercial or residential uses. These provide a positive-neutral impact on the character and appearance of the proposed conservation area.

There are other buildings such as a chapel/schoolhouse and the Robin Hood Public House, constructed in stone these provide a positive impact.

The few modern structures within the village provide a neutral-negative impact. Those that create a negative impact include a modern commercial garage, a public utility building enclosed with palisade fencing and several garages isolated from other domestic development.

5.9 Architectural character - Materials and Palette

The type of materials used for buildings make a key contribution to local distinctiveness. The use of locally and imported materials imbue the built environment with a high level of aesthetic interest and a strong sense of its history, reflecting changes in fashion and levels of economic success of an area. Holcombe Road and Station Road exhibit a consistent Pennine vernacular. The materials palette includes:

- Locally quarried sandstone is the dominant material, used for both walls and boundary treatments.
- Natural slate roofs are common on older properties.
- Later developments introduce brick, concrete tiles, and render, but stone remains visually dominant.
- Boundary walls reinforce continuity along the streetscape.



5.10 Architectural Character - Building Form and Scale

- Traditional terraces are typically two storeys, narrow-fronted, with small forecourts and rhythmically repeated.
- Victorian houses introduce taller rooflines, more generous plot with small front gardens.
- Modern housing varies in scale but respects the established height of 2–2.5 storeys.
- The general topography, the road's gentle curves and the changes in elevation create a dynamic roofscape.





5.11 Architectural Character - Architectural Detailing

Common features include:

- Stone window surrounds and lintels
- Sash or timber casement windows (with some modern replacements)
- Chimney stacks punctuating the skyline.
- Modest eaves and verge detailing
- Traditional timber doors, some with fanlights or stone surrounds

Where modern replacements occur, uPVC windows and doors introduce visual inconsistency, though not to a degree that overwhelms the historic character. However, the use of coloured top hung opening uPVC windows does detract from the innate Victorian character of the stone terraced cottages.





5.12 Streetscape and Townscape Qualities

Spatial character – There are open areas within the proposed conservation area. However, these are limited to the areas related to the river, riverbank, mill ponds and the car park to Helmshore Mill Museum. Views into these areas are screened by the back edge of pavement walls and the plants, shrubs, and trees.

- Holcombe Road and Station Road have a linear, enclosed feel especially where terraces sit close to the pavement.
- Approaching the outskirts, the street opens-up with slightly set-back houses, front gardens, and wider verges.
- Mature trees and views toward the surrounding hills soften the built form.



5.13 Landmarks and Focal Points

- The larger mill buildings of Helmshore Mill Museum - Higher Mill and Whitakers Mill -act as major visual anchor in the village. However, the Viaduct is also a prominent feature when travelling north along Holcombe Road. Other large former mill buildings also dominate, and the characteristic stone cottages and riverside stone walls also create a sense of place.
- Former chapels/school buildings, public houses, several commercial buildings, and a red brick former mill add architectural variety to the traditional former mills and workers housing.
- Subtle shifts in building line and topography create natural focal points along the curvilinear route.



5.14 Public Realm

- Pavements are narrow in older sections.
- Stone boundary walls contribute positively especially the wall flanking the River Ogden.
- Street furniture is functional and signage clutter the streetscene
- Traffic volume and on-street parking can detract from the pedestrian experience, but the road retains a village-scale character.





6.0 SWOT ANALYSIS of Proposed Conservation Area

Holcombe Road and Station Road provide a richly layered streetscape that captures the evolution of Helmshore from an industrial village. Its architectural character is defined by stone-built terraces, Victorian detailing, and the powerful presence of industry within the surrounding landscape. Despite modern interventions, the roads retain a strong sense of place and offers significant heritage value.

A SWOT analysis is an important component of a Conservation Area Appraisal as it provides a clear and structured framework for understanding the condition, qualities, and prospects of the designated area. By examining strengths, weaknesses, opportunities, and threats, the analysis supports a balanced assessment that goes beyond description and helps shape informed, proactive management.

Identifying the strengths of the conservation area ensures that the features contributing most to its special architectural and historic interest are clearly articulated. This strengthens the justification for designation and provides a firm basis for policies aimed at preserving character and significance.

Recognising weaknesses allows the appraisal to acknowledge where the area's qualities have been eroded or are at risk. Issues such as inappropriate alterations, poor maintenance, or intrusive modern development can be highlighted in a

transparent and systematic way, helping to prioritise areas where intervention or guidance is needed.

The identification of opportunities ensures that the appraisal is forward-looking. Opportunities may include the restoration of lost features, enhancement of the public realm, reuse of historic buildings, or improved interpretation. Highlighting these prospects helps to align heritage objectives with wider regeneration, environmental, and community ambitions.

Considering threats enables the appraisal to anticipate external pressures that may undermine the area's character. These may arise from development demand, climate impacts, economic change, or the loss of traditional building skills. Understanding these risks at an early stage supports more resilient policy responses and informs the development of a robust Management Plan.

Overall, the SWOT analysis acts as a bridge between the appraisal and the practical management of the conservation area. It distils complex information into a clear strategic overview, supports community engagement, and provides a defensible basis for decision-making. Its inclusion ensures that the appraisal not only describes the area's significance but also guides its long-term care and enhancement.

6.1 Key Character Strengths

- Strong vernacular identity rooted in local stone and traditional forms in the distinctive Pennine industrial heritage. Helmshore has well preserved stone terraces, mill, chimneys, and historic commercial buildings that reflect the areas textile past.
- High quality local materials especially millstone grit, stone roof tiles and slate creating a unified character.
- Dramatic topography and landscape setting with steep valley sides and glimpses of views of Musbury Tor
- Clear evidence of industrial heritage
- Cohesive terraces and Victorian streetscape elements
- River Ogden and Mill ponds are attractive natural features.
- Presence of landmark buildings and historic mills

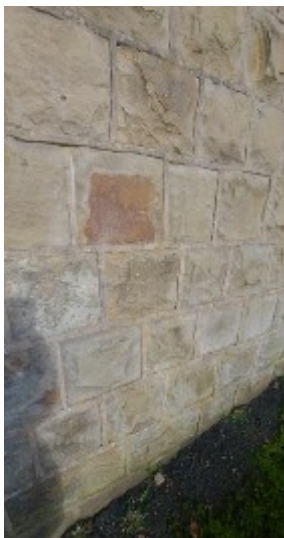
- Strong community involvement with heritage as exemplified by the Helmshore Museum and its friends and Rossendale Civic Society



6.2 Sensitivities and Weaknesses

- Several modern buildings do not harmonise well with neighbouring buildings.
- Erosion of character through incremental change such as loss of traditional detailing e.g. roof materials and chimneys and poorly designed extensions including porch canopies
- Loss of original stonework or inappropriate render
- Painting or insensitive cleaning of stone buildings
- Incongruous cement pointing causing weathering of the stonework
- Unsympathetic window/door replacements – in both materials and design
- Large-scale development that disrupts the linear pattern or roofscape

- Insensitive positioning of building clutter such as satellite dishes, balconies, insensitive high front boundaries, domestic paraphernalia on the street frontage/ front gardens
- Vacant properties – upper floors and empty buildings, though few do exist.
- Street clutter including a profusion of refuse bins and heavy road markings.
- Traffic dominance on the narrow roads especially parking of large vehicles with some unsightly off-road parking such as parking bays and garaging.
- Public Realm clutter including some mismatched signage and street furniture



6.3 Opportunities

- Heritage-led regeneration is evident especially the adaptive reuse of former mill buildings is evident.
- Improvements can be made to the public realm such as improvements to the hard landscaping and opportunities to add to the soft landscaping enhancing the street scene.
- Restoration of lost features such as reinstatement of sliding sash window and traditional doors, the relocation of satellite dishes to less prominent positions.
- Public realm improvements including pavement surfacing, wall repairs using natural stone and a new scheme of streetlighting.
- Sensitive infill that respects scale, materials, and building line.
- Use of narrow double yellow lines to reduce prominence of dominant parking restriction details
- Green infrastructure enhancements including improvements to the river corridor by enhancing native planting especially along the river corridor.
- Enhanced interpretation of industrial heritage with local artefacts and discretely placed boards.
- Funding opportunities due to heritage funding, levelling up money and community led projects.

6.4 Threats

- Lack of maintenance of householder.
- Unsympathetic permitted development. Cumulative changes weaken the integrity of the character and appearance of the locality.
- Development pressure for housing schemes that could impinge on the setting of the conservation area especially along the eastern sides of the road to the

north of the proposed conservation area. They may not respect scale, materials, or settlement form.

- Climate impacts including increased rainfall may affect stonework, drainage and historic roofs or cause flooding especially if homes poorly maintained.
- Loss of local traditional skills to enable repairs to be undertaken to the historic buildings.
- Traffic growth and parking can risk the further erosion of historic street character by creating clutter.

7.0 Conservation Area Management Plan 2026

7.1 Introduction - Managing Change

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' as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69).

When dealing with planning applications in conservation areas Rossendale Borough Council is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). Also, Rossendale Council has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' (Section 71).

The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the relevant demolition of buildings in conservation areas without planning permission and allows for the service of Urgent Works Notices for vacant buildings in a similar way to those for listed buildings. This Management Plan is an example of the sort of proposal envisaged in Section 71. The sections of the 1990 Act provide the legislative basis upon which Rossendale Council is required to manage the built environment in such a way as to retain the special qualities of conservation areas.

There are, however, a wide range of other pieces of legislation, national guidance and local policy which assist in this task. They deal with other types of heritage assets, such as listed buildings and non-designated heritage assets, additional controls to supplement those included in the 1990 Act (often called Article 4 Directions), various types of repair and enforcement notices, and advice on how to assess the impact of development on the setting of an area or building and many other related topics. Consequently, it is important that this document is not read in isolation from additional guidance and policy documents. Where applicable, links to the documents have been listed in the relevant principal sections below to provide additional guidance. Appendix 6 also contains further advice in respect of works of alteration and repair.

The management aims and principles presented in this document are based upon the understanding of the conservation area outlined in the Appraisal, and most critically the negative features and opportunities for enhancement identified in Section 6 of this document. They seek to provide guidance to Rossendale Council in determining planning applications for development, but also to building owners and developers when preparing development proposals. It is essential that any Management Plan supports the community and is considerate of both social and economic factors.

In view of this a public consultation process will be undertaken and will form an important aspect in formulating the principles in the Appraisal and Management Plan. It is important to add that conservation areas are not frozen entities and should not be seen in isolation from their surrounding context.

7.2 Action Points

The main aim of the following action points is the preservation and enhancement of the character and appearance of the conservation area. This can be managed through the protection and improvement of existing buildings and townscape features which make a positive contribution and the introduction of good quality, contemporary design. There is also a presumption against demolition, except where buildings have been identified as having a negative impact on the conservation area.

There will be some cases of overlap between this Management Plan and existing policy documents and guidance. It is not the remit of this document to address matters associated with the wider management of items such as parking, housing, or crime.

Each set of management action points is underpinned by a series of overarching strategic aims. Recommendations are included where additional processes could be adopted to further support the conservation area's preservation and enhancement

It is the intention that these are brought forward through a collaborative approach between the Council, the local community (including building owners, local interest groups and developers amongst others) and other partners, providing various funding streams, as and when opportunities for funding arise, to bring about meaningful change where input is required from everyone.

The understanding of the Helmsore Conservation Area set out in the Appraisal shows there are some key objectives that, if implemented, will contribute to this ambition.

Each Management Plan is bespoke, with site-specific recommendations. To make the plan user-friendly quoting policies in full has been avoided, where found elsewhere

In the Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

The Management Plan aims to:

- Aid understanding of the significance of the conservation area.
- Suggest opportunities to enhance the area's character and appearance.
- Stimulate local interest in both the protection of and careful development of the conservation area for present and future generations.
- Help address the challenges facing the area.
- Encourage the conservation, repair, reuse and management of the area's historic features and public realm.
- Engage with owners, businesses, residents, and developers in the sensitive planning of change to buildings and spaces, and in appropriately designed larger scale developments.

- Engage with and encourage owners of properties within the conservation area to meet their responsibilities in respect of repair, reuse, and sustainability.
- Promote high-quality design in development proposals.
- Provide Rossendale Council with an up to date, evidence-based appraisal, and management plan to enable the conservation area to be designated.

It is intended that this Management Plan will provide a tool for supporting the care of the historic environment whilst guiding sensitive change.

Raising awareness of the significance of the village will help to promote shared responsibility for looking after the conservation area.

Several key themes have been identified relating to the principal areas for the long-term preservation and enhancement of the conservation area. These have been developed from the Appraisal and analysis of the key issues and opportunities in section 6.

The themes have been grouped into the following key headings:

1. Preservation
2. Enhancement
3. Demolition and New Development
4. Management

The proposed actions identified under these themes in the CAAMPs are summarised below:

1	Repair and Maintenance of Heritage Assets	Preservation
2	Inappropriate Alterations	
3	Views and Setting	
4	Climate Change	
5	Public Realm and Green Spaces	Enhancement
6	Retail Frontage, Signage and Commercial Advertisements	
7	Vacant Heritage Assets and Sites	
8	Traffic and parking	

9	Demolition	Regeneration and new development
1 0	New development	
1 1	Adoption and Enforcement	Management

More detail is set out in the following sections:

Theme 1: PRESERVATION

Action 1 - Repair and Maintenance of Heritage Assets

Objective: To encourage the reversal of cumulative negative impacts that (1) the poor upkeep and maintenance of and (2) inappropriate alterations and have had on structures within the proposed conservation area on its character and appearance. It is essential that the buildings are subject to general maintenance and repair by their owners on a regular basis.

This should include the following:

- Re-painting of external joinery.
- General minor repairs to fenestration, including replacement of glazing where necessary.
- Re-painting of external render.
- Periodic repointing with appropriate mortar mix and pointing type.
- Removal of debris from gutters and drains.
- Removal of vegetative growth.
- Removal of redundant fixtures and fittings; and,
- Repairs, including repair of missing or slipped roof slates to prevent water ingress.
- When undertaking repairs, materials should be used on a like for-like basis and be appropriate to their architectural period. Salvage and existing materials should be used as far as possible; unpainted external walls such as stone or brick should not be painted or rendered.

Further Guidance Links:

Historic England online guidance: Looking after Historic Buildings:
<https://historicengland.org.uk/advice/technical-advice/buildings/>

Society for the Protection of Ancient Buildings: [Advice | The SPAB](#)

Theme 1: PRESERVATION

Action 2- Inappropriate Alterations

Objective: To ensure that alterations to buildings preserve the character and appearance of the conservation area, with opportunities taken to bring about an enhancement where possible.

- Features and materials that make a positive contribution to the character and appearance of the conservation area should be retained, or reinstated where lost. These include, but are not limited to, local natural slate, timber windows, solid timber doors, and traditional shopfronts.
- Any replacement of windows, doors, roofing materials, and decorative details should be like-for-like, or where lost and be reinstated, they should conform to traditional designs and materials found within the conservation area and be appropriate to the character of the building.
- When applications for works to historic buildings are proposed it will be expected that poor-quality modern windows and doors are replaced with appropriate timber windows and doors following the historic fenestration pattern.
- When applications for servicing works to buildings are proposed it will be expected that ventilation ducts, air-conditioning units, security equipment, wiring and heat pumps will be in discreet locations and any redundant services/wiring removed. Existing detracting features such as satellite dishes, ducting, lighting, and alarm boxes will be removed or more discreetly located. Applications for future proposals must take into consideration the impact such equipment has on the appearance of buildings and the conservation area.
- Enforcement action such as urgent works notices, enforcement notices and listed building enforcement notices will be pursued where it can be demonstrated that it is expedient to do so.
- The Council should consider the use of Article 4 Directions.

Further Guidance Links:

Historic England: Traditional Windows: their care, repair and up grading,
<https://historicengland.org.uk/imagesbooks/publications/traditional-windows-care-repairupgrading/>

Theme 1: PRESERVATION

Action 3 - Views and Setting

Objective: To protect the established and valued views within the conservation area and of the setting of the conservation area.

- Any future development within the setting of the conservation area must preserve (or better reveal) those elements of its setting that make a positive contribution to its overall character.
- Development within or outside of the conservation area which would harmfully intrude into the views identified in the Appraisal and cause harm to the character and appearance of the conservation area overall will not normally be permitted.

Further Guidance Links:

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England, updated 2017)
<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf>

Theme 1: PRESERVATION

Action 4 - Climate Change

Objective: To contribute locally to the transition to a low-carbon future by shaping Rossendale in a way that reduces greenhouse gas emissions, reuses existing resources, and supports renewable energy adaptations. This will contribute to carbon reductions whilst also increasing future resilience to extreme weather.

- The responsible retrofitting of historic buildings is to be encouraged. This requires a careful consideration for the types of interventions and materials appropriate for a historic building and which will preserve the fabric and appearance of the building and the wider conservation area. Small interventions, such as upgrading to LEDs, modern electrical items or roof insulation, are cost effective ways to save energy and should be considered first before instigating more intrusive works.
- External wall cladding is unlikely to be acceptable on historic buildings within the conservation area. Where historic windows remain, their retention is encouraged. Thermal upgrading can be achieved through draft proofing and secondary glazing. The use of double or triple glazing will be assessed on a case-by-case basis subject to the window profiles and, where appropriate, the retention or reinstatement of glazing bars.
- Where solar panels or solar slates are proposed they should be located to the rear or side elevations and be set flush with the roof slope. If this is not possible (to maximise solar gain), planning permission will be required to ensure a balanced approach to heritage conservation and climate change mitigation is taken. Solar panels on a listed building will require listed building consent.
- Air Source Heat Pumps (ASHP) should be positioned to the rear or side elevations in locations not visible from the street where possible. Thought should be given to the amenity of neighbours when siting ASHPs.
- Changes in the public realm including e-charging points (where they do not add to the clutter of street furniture), selecting materials from low-carbon sources, introducing Sustainable Urban Drainage Systems, and planting native species which are resilient to changing weather conditions will be welcomed.
- Measures for traffic calming to reduce vehicle speeds and therefore improve air quality will be explored. Alternatives to vehicles will be encouraged such as cycling and walking through new and better routes and paths.

Further Guidance Links:

Theme 2: ENHANCEMENT

Action 5 - Public Realm and Green Spaces

Objective: To ensure new interventions in the public realm are considered carefully to create a cohesive appearance to streets.

Reason: to preserve and enhance its essential character and to encourage the introduction of appropriate greening and landscaping.

- Proposals for additional street trees and planting need to be carefully considered and not be positioned to obscure positive buildings or block views.
- Options for additional green spaces in which to sit and dwell should be considered as part of future redevelopments within the conservation area or its setting.
- New signage carefully placed to not lead to the build-up of street clutter, having regard to the character and quality of the existing townscape.
- Opportunities for public art which reinforces the identity of the conservation area should be pursued.
- Suitable paving materials should be used in all areas, including new developments, and existing historic and sympathetic modern coverings must be preserved.
- New interventions into the public realm should consider the needs of those with mobility problems, pushchair use and disabilities.

Further Guidance Links:

Historic England, [Streets for All | Historic England](#)

National Design Guide: Planning practice guidance for beautiful, enduring, and successful places (2021). [National_design_guide.pdf](#) (publishing.service.gov.uk)

Theme 2: ENHANCEMENT

Action 6- Retail Frontage, Signage and Commercial Advertisements

Objective: Any new shopfronts and commercial signage must be in-keeping with the character and appearance of the host building and street scene and relate satisfactorily to the design of the upper parts of the facade. Although there are no shops currently with the proposed conservation area, there are several commercial properties to which this could apply.

- New shopfronts within historic buildings should preserve those elements that contribute to the traditional character of the building including historic corbels, pilasters, fascias and stallrisers, or seek to reinstate them where missing. Size, scale, elaborate or uncomplicated design and detailing, the use of correct materials and colour schemes are all important in ensuring a sympathetic design.
- Signage must be sensitively designed and integrated into the shopfront and street scene.
- Internally illuminated box fascia or projecting signs will not normally be acceptable.
- Shop signs should be located at fascia level and follow the pattern within the street.
- The location of signage on non-retail buildings must be carefully considered to not harm the appearance of the building.
- Solid external roller shutters and box housing will not be acceptable within the conservation area, and the Council will look to collaborate proactively with owners to negotiate and secure internal or external lattice grilles which are integrated into the shopfront where such security measures are necessary.

- It is recommended that the existing Shopfronts Design Guide (2012) is updated.

Further information

National Advertisement Guidance (March 2014)

<https://www.gov.uk/guidance/advertisements>

Rossendale Shopfront Design Guide SPD 2012 [shop-front-design-guide](#)

Theme 2: ENHANCEMENT

Action 7 - Vacant Heritage Assets and Sites

Objective: To secure the viable reuse of vacant heritage assets and sites to prevent decay and dereliction and ensure their long-term preservation and contribution to the character and appearance of the conservation area.

- Building owners should keep their buildings and grounds in good condition to prevent long term maintenance issues and decay. A clear legal process exists to compel owners to undertake essential repairs to listed buildings and those whereby the preservation of the building is important to maintaining the character and appearance of the conservation area.
- Vacant buildings should be correctly maintained by their owners to ensure their preservation whilst new uses are sought.
- The Council will pursue enforcement action for neglected or dilapidated buildings where it is expedient to do so.
- The Council should consider the use of discontinuance powers for poor advertising benefiting from deemed consent, and the potential for designating an area of special advertisement control within the commercial areas of the conservation area.

Further Guidance Links:

Vacant Historic Buildings: [Managing Vacant Historic Buildings | Historic England](#)

Stopping the Rot: A Guide to Enforcement Action to Save Historic Buildings [Stopping the Rot | Historic England](#)

SAVE Britain's Heritage: advice on how to save a building at risk

<https://www.savebritainsheritage.org/buildings-at-risk/bar-faqs>

The Architectural Heritage Fund (AHF): supports the sustainable reuse of buildings

<https://ahfund.org.uk>

Theme 2: ENHANCEMENT

Action 8- Traffic and Parking

Objective: To protect the appearance and enjoyment of the conservation area by reducing the dominance and impact of vehicles throughout the conservation area.

Viable solutions to decrease the volume and speed of traffic, prioritise pedestrians over vehicles and promote alternative forms of transport should be explored.

Solutions which reduce the amount of on-street parking of larger vehicles within the conservation area should be considered.

Theme 3: REGENERATION AND NEW DEVELOPMENT

Action 9 – Demolition

Objective: To ensure the significance of the conservation area is preserved and that any future development enhances its positive characteristics.

- Demolition of buildings identified as positive in the conservation area will not normally be permitted except where there are demonstrable public benefits in accordance with national and local policy.
- The current condition and/or the wilful neglect of heritage assets will not be accepted as rationale for demolition. This is underscored by the NPPF and Historic England guidance.
- Any replacement buildings must complement the character and appearance of the conservation area and the setting of heritage assets.
- New buildings should be accessible and provide an active frontage where this is beneficial to the vitality, character, and appearance of the street scene.
- As part of future regeneration initiatives particular regard should be given to the redevelopment of buildings and sites which are identified as making a negative contribution to the conservation area and to the reuse of vacant heritage assets.

Further Guidance Links:

National Planning Policy Framework (updated 2025)

[National Planning Policy Framework - GOV.UK](#)

National Planning Practice Guidance [Planning practice guidance - GOV.UK](#)

Theme 3: REGENERATION AND NEW DEVELOPMENT

Action 10 - New Development

Objective: To ensure that only applications for development which reflect careful consideration of the character and appearance of the conservation area are approved, and to encourage the replacement of buildings which are considered to detract from the special interest of the conservation area or redevelopment of vacant sites within the conservation area and its setting.

- All new development must be of high quality. It should respect the character and appearance of the conservation area and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition, and detailed design, and will be guided by local and national guidance.
- Outstanding modern design is encouraged where it is well designed, of an appropriate scale, using good quality appropriate materials and is carefully considered to respond to the character and appearance of the conservation area.
- Original building plots, where their relationship with the pattern of development and other plots makes a positive contribution to the character or appearance of the conservation area, should be retained or reinstated.
- Changes that have a detrimental impact on the conservation area will not be permitted; the cumulative impact of the loss of existing uses must be taken into consideration.
- New extensions must have regard to the character and appearance of the principal building. They must be of an appropriate design, mass, scale, height, colour, material, layout, and form to ensure that they are subservient to the original building and that it is not obscured or overdeveloped. In the case of roof extensions, they must not disrupt uniform rooflines or visually intrude into surrounding views.

Further Guidance Links:

Historic England, 2022, Design in the Historic Environment' - [Good Practice for Design in the Historic Environment: Principles and Case Studies | Historic England](#)

National Design Guide: Planning practice guidance for beautiful, enduring, and successful places (2021). [National design guide - GOV.UK](#)

National Planning Policy Framework (updated 2025) [National Planning Policy Framework - GOV.UK](#)

Rossendale SPD [Alterations and extensions to residential properties](#)

Rossendale SPD [Conversion and re-use of buildings in the countryside](#)

Theme 5: MANAGEMENT

Action 11 - Adoption and Enforcement

Objective: To ensure that the conservation area is correctly managed and the tools available to Rossendale Council are used to effectively enforce the conservation area status.

- Building owners are responsible for ensuring the appropriate consents are in place before undertaking any changes to their property.
- Rossendale Council will investigate unauthorised development and may take necessary action to ensure compliance with national and local policy where expedient to do so.
- A regular review of this Conservation Area Appraisal and Management Plan, should be undertaken updating policy as required ensuring the plan remains a useful, relevant working document.

Bibliography

Policy and Guidance	National Planning Policy Framework, Planning Practice Guidance Development Plan and local policy documents (SPD/SPG), Historic England, Rossendale Conservation Areas.
Historic Buildings	Listed Building Descriptions (Historic England Website) & see books below
Images	Creative Commons/Google
Historic Maps	The National Libraries of Scotland, Google and Creative Commons

Books

Aspin, Chris(2007)	The First Industrial Society: Social History of Lancashire, 1750-1850 Carnegie Press
Aspin Chris & Pilkington Derek (1977)	Helmshore – Helmshore History Society
Aspin, Chris, Pilkington, D. & Simpson, J. (2000)	Helmshore – Helmshore Local History Society 2 nd edition
Brunskill, R. W. (2000)	Vernacular Architecture Faber & Faber
Clifton-Taylor, A. (1987)	The Pattern of English Building. (4th edition) Faber and Faber Limited, London.
Crosby, Alan (1998)	History of Lancashire, Phillimore &Co
Cunnington, P. (2008)	How Old is Your House? Stenlake Publishing Limited.
Curl, J. S. (2006)	A Dictionary of Architecture and Landscape Architecture (2nd Edition) Oxford University Press
Curl, J. S. (1990)	Victorian Architecture. David & Charles, Newton Abbot, London.
Fleming, J., Honour, H. & Pevsner, N. (1991)	Dictionary of Architecture and Landscape Architecture. Penguin

- Newbiggin, Thomas (1891) Lancashire Characters and Places, Published by Brook and Chrystal, Manchester
- Rothwell, Mike (2009) Industrial Heritage – A Guide to the Industrial Archaeology of Haslingden and Helmshore, Bridgestone Press

Helmshore CAAMP: APPENDICES

List of Appendices

Appendix 1	Listed Buildings within proposed conservation area
Appendix 2	Scheduled Ancient Monument
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Appendix 5	Non-Designated Heritage Assets in the locality
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Appendix 1

Listed Buildings within proposed conservation area

Nos. 250 to 264 (even) Holcombe Road



Image Phil Platt

GV II

Row of millworkers' cottages, dated 1829 on plaque at No. 262; renovated. Sandstone rubble pebble dashed except at rear, stone slate roof with ridge chimney stacks. Double-depth plan, 2 storeys to front and 3 storeys to rear (possibly originally back-to-backs), the right hand end (Nos. 260 to 264) set back. Plain doorways to right (except Nos. 250 and 252, which have doors to left), one window on each floor, all top-hung casements imitating sashes; at 1st floor of No. 262 is datestone lettered O. J. & J. D. 1829. Wear Foot. Musbury. Right gable wall has similar windows, and so has re-entrant wall of No. 266. Rear has similar fenestration on 3 levels, doors at lower ground floor.

Nos. 241 to 247 (odd) Holcombe Road



Image Phil Platt

GV II

Two adjoining pairs of cottages, probably early C19. Watershot coursed sandstone, stone slate roofs on 2 levels, with ridge chimney to Nos. 245 and 247, gable chimneys to the others. Double-depth plan, each cottage one bay. Nos. 241 and 243 three storeys, Nos. 245 and 247 two storeys, all built backs to earth of steep slope; doorways with plain surrounds offset to left, one window on each floor, all sashed without glazing bars, and all with plain sills and heads. Rear: top floor doors approached by steep path up slope.

Chimney to Higher Mill, off Holcombe Road (west side)



Image by Phil Platt

GV II

Chimney to underground flue from cotton mill, c.1860. Octagonal sandstone chimney rising from slope of hillside overlooking the mill.

Museum of the Lancashire Textile Industry, Holcombe Road



Image Phil Platt

GV II

Cotton spinning mill and attached warehouse originally early C19, rebuilt 1859-60 following fire; now museum. Sandstone rubble, slate roof. Rectangular spinning block 14 bays long with 3-span roof, 3 storeys; warehouse continuing at east end 7 bays and 3 storeys to slightly lower level. All windows segmental-headed, with glazing bars, square with 9 panes at ground floor (except at right end which are now altered as doors), rectangular with 12 panes on the floors above; warehouse has 3 vertically-aligned loading doors to the 4th bay, a basket-arched wagon tunnel to the right, and segmental-headed 9-pane windows. Interior: iron columns supporting wooden beams; ground floor altered, 1st floor restored as spinning room equipped inter alia with working mules.

Higher Mill, Holcombe Road



Image Phil Platt

Higher Mill Museum (formerly listed as The Old Woollen Mill 14.3.1969 under Higher Mill)

GV II

Woollen fulling mill, built by Turner family 1789, extended; now working museum. Sandstone rubble, stone slate roof. Rectangular plan extended by one bay at left end, with projecting porch near right end, parallel single-bay extension to rear of left end. Three storeys; 3-storey gabled porch has low rounded archway, a 3-light flush mullion window at 1st floor, rectangular window above, similar openings in left side wall. To the left the ground floor has an arched wagon door, 3 horizontal rectangular windows, and single-storey forward extension (linked to CI9 mill to south); upper 2 floors have three 3-light flush mullion windows. To the right of the porch a short wall has a window on each lower floor and 2nd floor loading door. Left return wall of 2 gables has 4 windows on each of 2 intermediate levels. Rear: back-to-earth ground floor except for archway of leet to waterwheel; four 3-light flush mullion windows on each of the upper floors, loading door with cantilevered stone sill at upper level, 3 other windows. All windows have glazing bars, most have very small panes. Interior: Queen-post roof; wooden beams carried on stone corbels; waterwheel and fulling stocks in situ.

Two Railway Viaducts and linking Revetment



Image Phil Platt

GV II

Viaducts and revetment of embankment carrying East Lancashire Railway over River Ogden and past east side of Higher Mill, Helmshore, 1848; Engineer J.S. Perring. Rock-faced stone. Each viaduct of 7 segmental arches carried on battered piers with dressed springing, band, and parapet coping continued along revetment. Slightly curved line; forms linking backdrop to Higher Mill (q.v.) at south end and associated houses on Holcombe Road (q.v.), at north end.

Appendix 2: Scheduled Ancient Monument

Higher Mil, Holcombe Road I - a Scheduled Ancient Monument- Extract from Historic England's

Official list entry

Heritage Category: Scheduled Monument

List Entry Number: 1005102

Location

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Rossendale (District Authority)

Parish: Non Civil Parish

National Grid Reference: SD 77736 21552, SD 77810 21516

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: LA 143

Legacy System: RSM - OCN

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



website

Higher Mill, Helmshore — Scheduled Monument

List Entry Number: 1005102

What the Scheduled Monument Covers

The designation protects the **historic fabric and archaeological remains** of **Higher Mill**, part of the Helmshore Mills complex. This includes:

- The **18th-century fulling mill** (built 1789)
- Surviving **water-powered mill structures**
- Associated **mill races, wheel pits, and water-management features**
- Archaeological remains relating to early textile production

Higher Mill is one of the best surviving examples of a **late-18th-century wool-fulling mill**, later adapted for cotton processing.

Location

- **Latitude:** 53.6901
- **Longitude:** -2.3376
- **OS Grid Reference:** SD 777 215

The monument sits beside the River Ogden, forming part of the larger Helmshore Mills site (which also includes Whitaker's Mill).

Why It Is Scheduled (Significance)

Historic England designates Higher Mill as a Scheduled Monument because:

1. Rarity

It is a **rare surviving example** of an 18th-century fulling mill that still retains:

- Original structural elements
- Water-power features
- Evidence of early textile processes

2. Industrial Heritage Value

The site illustrates the transition from **cottage-based wool production** to **industrialised textile manufacturing**.

3. Archaeological Importance

The mill complex contains buried and standing remains that reveal:

- Early mechanised textile processes
- Water-management engineering
- Adaptations for cotton spinning in the 19th century

4. Group Value

It forms part of a nationally important industrial landscape alongside:

- **Whitaker's Mill**
- The wider **Helmshore textile village**

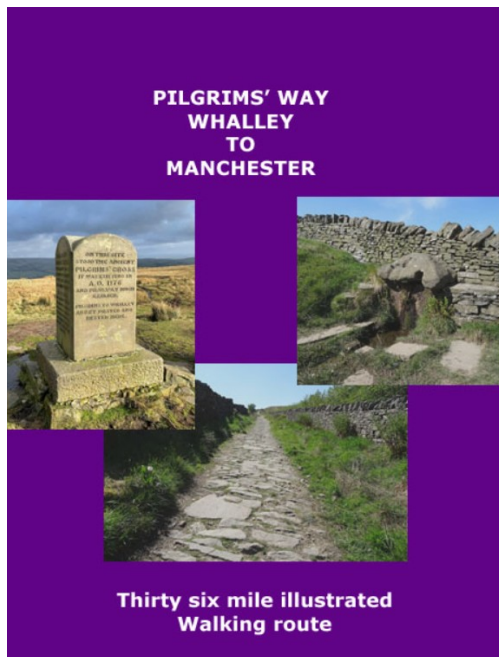
What Structures Are Included

The scheduled area includes:

- The **Higher Mill building**
- The **waterwheel pit**
- The **mill race / leat**
- Foundations and archaeological layers associated with earlier phases of the mill
- Surviving machinery bases and structural features

The later 19th-century Whitaker's Mill is **not** scheduled, though it is historically linked. It is listed grade II.

Appendix 3 Nearby heritage assets - heritage routes



Holcombe Moor close to Helmshore is an ancient well known as Robin Hood's Well (image below), used as a stopping place for pilgrims walking between Whalley Abbey and Sawley Abbey. There is also a Pilgrims Cross (undated). The route follows the former East Lancashire railway route



For more route information see [Pilgrim's Way Whalley to Manchester - LDWA Long Distance Paths](#)

Local historian Thomas Dunham Whitaker (1759 – 1821) recorded in 1821 that there was a 12th to 13th century Pilgrims' Cross located south of Helmshore. This was thought to indicate the route of pilgrims travelling from the north of England to Walsingham and Canterbury. The current cross is located between Helmshore and Holcombe on Holcombe Moor and dates from the 19th century.

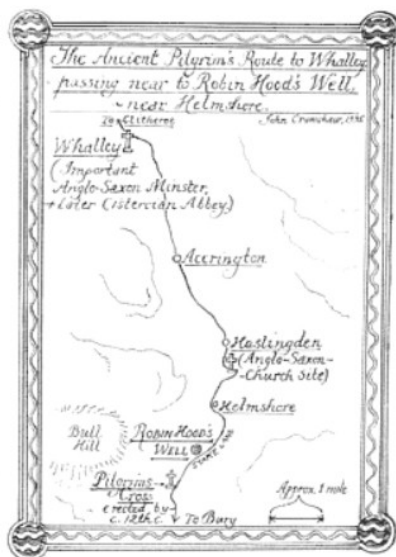


Image of route (left) and further information courtesy of [Robin Hood's Well, near Helmshore | holyandhealingwells](#)



Image Phil Platt

Church of St Thomas (above right) is a Grade II listed church, which is located outside the proposed conservation area but is worthy of mention as a nearby designated heritage asset.

Appendix 4 - Historic Environment Records (HER) in Helmshore

Although there are many entries in the HER in the area only 17 lie within the proposed conservation area.

There is a brief description of each below.

HER Number PRN1091 - MLA1091- Musbury Deer Park, Rossendale

Deer park, founded between 1295 and 1305, it ceased being a deer park by 1480; some earthwork remains of the park still survive.

HER Number - PRN2079 - MLA20 Site Name Higher Mill (now Higher Mill Museum) Helmshore Mill and includes Whitaker Mill.

The north part of the mill built in 1789 as a water-powered fulling mill or blanket finishing mill; the south part was a cotton spinning mill built in the early C19 and rebuilt in 1859-60 after a fire. Shown as a fulling and finishing mill on OS 25 inch, 1899. Production ceased in 1978 and the mill became a museum. SM and LB II. The site incorporates two multi-storey textile mills, the earliest of which (Higher Mill) was built in 1789 as a water-powered fulling mill, and the second was erected in c1828 as a woollen weaving mill (Whitaker's Mill). Both mills and associated structures are collectively designated a Scheduled Monument (LA143).

HER Number - PRN2081 - MLA20 Site Name Accrington to Ramsbottom Railway

The Accrington (North junction) to Ramsbottom (Stubbins junction) railway was opened in 1848 and closed in 1966.

HER Number - PRN7354 - MLA73 Site Name Hollin Bank Mill (Middle Mill).

Steam-powered woollen weaving mill built in 1823-4, production ceased in 1852. It became a cotton mill from c.1860-1931.

HER Number - PRN11005 - MLA11003 - Chimney to Higher Mill, Holcombe Road.

Chimney to underground flue from cotton mill, c.1860. Octagonal sandstone chimney rising from slope of hillside overlooking the mill.

HER Number Record- PRN10590 - MLA10589 Park Mill, Park Road, Haslingden

Cotton spinning and weaving mill built in 1864, still in use.

HER Number - PRN11023 - MLA1 Site Name Two railway viaducts and linking revetment

Viaducts and revetment of embankment carrying East Lancashire Railway over River Ogden and past east side of Higher Mill, Helmshore, 1848. (Listed GI)

HER Number - PRN11024 - MLA11022 - Nos.250 to 264, Holcombe Road, Helmshore

Row of millworkers' cottages, dated 1829 on plaque at No. 262

HER Number - PRN11025 - MLA11023 - Nos.241 to 247, Holcombe Road, Helmshore

Two adjoined pairs of cottages, probably early C19.

HER Number - PRN23013 - MLA22892 - Sunday School, 399 Holcombe Road, Helmshore

Post-1849; Wesleyan Sunday School shown on same site on first edition 1:10,560 map but different shape. No longer extant. The Wesleyan Methodists built a Sunday school in Helmshore in 1841, which was also used for worship until a chapel was built in 1855 (PRN 24491). A new Sunday school was opened in 1891.

HER Number - PRN23014 - MLA22893 - Methodist Chapel (Wesleyan), 401 Holcombe Road

Built in 1855, now houses.

HER Number - PRN23015 - MLA22894 - Sion Chapel (Prim. Meth.), Ogden House, Holcombe Road, Helmshore

Sion Chapel (Prim. Meth.) shown on OS 1849 six inch map and on a different orientation on OS 1893

HER Number - PRN23031 - MLA22910 - East of 213 Holcombe Road, Haslingden

Milestone on OS 1849 map marked 'Blackburn 7, Bury 7'. No longer extant.

HER Number - PRN30583 - MLA2 Site Name Tanpits Row, (352-374, Holcombe Road)

Row of mill workers' houses (probably formerly back-to-back) built in the 1820s.

HER Number - PRN30585 - MLA27100 - Bridge End Cottages, 1-9, Bridge End, Helmshore

Block of stone-built cottages built at various dates in the early 19th century, one of which is recorded in 1847 as containing a weaving shop. Another shop housed the Blue Ribbon Club (a Temperance Society) between 1882-1932.

HER Number - PRN30586 - MLA27101 - Nos.25-35, Station Road, Helmshore

Row of early 19th century cottages. One of only two surviving rows of workers' houses built by the firm of W. and R. Turner to survive in the village.

HER Number - PRN34966 - MLA31182 - Albert Mill, Musbury, Helmshore

Cotton weaving mill built in 1886, production ceased in 1981 and the mill is now used for other purposes. Albert Mill was built in 1886 by James Barlow & Sons on the site of the older Park House (Tan Pits) carding engine. Weaving was carried out on the ground floor, whilst the room above was a warehouse. There were probably no more than 30 looms.

Appendix 5 - Non-Designated Heritage Assets in the locality

c/o Mrs K Fishwick Rossendale Civic Trust*

DRAFT [Local List of Non-Designated Heritage Assets](#) | [Heritage](#) | [Rossendale Borough Council](#)

HELMSHORE 25-35 Station Road Apart from being an early example of purpose-built terraced houses, of which, although scarce in the village there are plenty throughout Rossendale, no special architectural, historical or community interest is put forward to back this inclusion up, other than they are one of two surviving rows attributed to William and Ralph Turner. The latter row is, however, not rendered, exposing construction in random uncoursed stone, whereas this row is rendered, which is more usual with this kind of stonework. The case for listing is marginal and would probably not stop alterations through permitted development anyway.

480-488 Holcombe Rd. Block of early 19th C. cottages, two storeys at front, three storeys at rear. Rear was formerly separate houses numbered

5-9 Schofield St. No. 482 was for many years Schofield's shop, the upper room of which (formerly entered by an external staircase) was the first meeting place of the Primitive Methodists in the village.'

5-11 Gregory Fold Row of 18th century cottages, no 5 dated 1774 with others added at different times, as indicated by straight joints. All have well-lit upper rooms probably used for handloom weaving. No. 11 has a cellar. Form part of a group of buildings built by the Gregory family. (including 1 and 3 Gregory Fold and nearby barn which are Listed' (Grade 2))

Albert Mill is simply and traditionally built as a ground floor weaving shed and first floor warehouse with features such as the external hoist, and an indoor sack hoist with mechanism still in place; it did not have its own power generation point and relied on transmission from other nearby mills. An echo of its water powered origins gives it a special attraction, as access to the ground floor is by bridge across Musbury Brook.

Bridge End Cottages 1-9 Station Road 'Block of cottages built at various dates in the early 19th century. a piece of property which included some of these cottages contained a "weaving shop, formerly two cottages." (This may still survive within the fabric.) The cottage with the triple light windows was the home of the Blue Ribbon Club (a Temperance Society) which was formed in 1882 and survived until 1932 when it was the last one in the country. Afterwards Helmschore Prize Band used the cottage as a band room.'

Middle Mill (Hollin Bank) Holcombe Rd. Built by William and Ralph Turner in 1823-24 this was the area's first entirely steam powered factory, and a prime target of the East Lancashire handloom weavers' up rising in 1826 when 106 power looms were destroyed and,,,,,people arrested. Throughout the 19th C. the mill had a variety of owners including John and Robert Ashworth, John's widow Betty taking control in 1886, and her grandson in 1911. The mill produced dhooties, for the Indian market, cords and stripes, adding calicoes in the 1920s before succumbing to closure in the 1930s, but was used for munition making in WW2. n It then became a research station for Textile Machinery Makers with laboratories and patents departments, before becoming the HQ of an international travel company (Airtours) The main surviving building is the spinning mill, with its loading bay still discernible in the gable facing the road, and window cills remaining from a top storey demolished in 1887.

Park Mill With origins in a stone built mill of 1864, this was substantially extended in 1893 by a large building along the side of Holcombe Road, most unusually for Rossendale in engineering brick, but of high quality, featuring arched, segmental window heads, and inside with pitch pine floors. The building was used for both spinning and weaving, during the early to mid 20th century by J.H. Birtwistle and Company who wove sheeting in twills and herringbone, going on to flannelette in the 1950s. When they moved to Grane Road in 1984 the building was taken over by Neil Warburton, whose company, under the name Context Weavers, until a few years ago reproduced historic fabrics for stately homes and the National Trust. The ground floor on Holcombe Rd. was used until recently as a factory outlet for household fabrics, and other small businesses occupy the units.

Tan Pits Row 352-374 Holcombe Road. One of only two surviving rows of workers' cottages in the village attributed to William* and Ralph Turner but these are not rendered and the random stone construction is exposed. Note the double lintel over the door for extra support. They are described as possibly being originally back to back, and the depth in plan would lend credence to this, but recent research has shown that many houses of this period (1820s) had workshop or warehouse facilities in rooms on the roadside and people lived on the back. There are small front gardens, which may once have been loading bays.

Appendix 6 - Additional Guidance

New Development - Alterations

There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including:

Rossendale Local Plan 2019 to 2036

Supplementary Planning Documents

- [Alterations and extensions to residential properties](#)
- [Climate Change](#)
- [Conversion and re-use of buildings in the countryside](#)
- [Shopfront design guide](#)

National Design Guide- The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

1. Context
2. Identity
3. Built Form
4. Movement
5. Nature
6. Public Spaces
7. Uses – mixed and integrated
8. Homes and Buildings – functional, healthy and sustainable
9. Resources – efficient and resilient
10. Lifespan – made to last

This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way. <https://www.gov.uk/government/publications/national-design-guide> sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses.

The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements.

All new development will need to consider these principles:

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree

planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered;

Trees – trees have both amenity value, capture CO₂ from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicious management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;

Grain and spatial quality – historic settlement pattern; it is important that new development respects boundary and historic property divisions such as historic plot divisions and maintaining the historic plot ratios, or reinstating these where lost

Building Heights – the immediate context of prevailing eaves and roof heights of neighbouring buildings; new development should be an appropriate height for its context; buildings can vary considerably within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;

Roof materials and massing – traditional roof pitches and the use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing natural materials such as stone or natural slate roofs, the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the CA;

Building materials and palette – stone and slate are the predominant materials in the proposed CA new development should use the vernacular forms of architecture which are prevalent (considering the specific colour palette, traditional materials and details); There is limited land availability within the proposed CA but the highest quality of design will be expected within or adjacent to the proposed CA; extensions should respect the height, bulk and general form of the host building; extensions should be secondary in character to the original building; Important

Open Space – new development should take into account the important open space identified in the appraisal and ensure that views are not blocked or harmed by development

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 two new Conservation Areas and adoption of the Conservation Area Appraisals and Management Plans to be used for Development Control purposes for Crawshawbooth and Helmshore Area Appraisal and Management Plan (CAAMP) – for consultation
Lead officer name	Anne Storah
Job title	Principal Planner
Service area	Planning
Telephone contact	01706 2522418
Email contact	annestorah@rossendalebc.gov.uk
Date Assessment commenced	02/03/26
Date assessment completed	13/08/2026

The main aims/objectives of this policy are:

Once designated, the Conservation Area status together with the adopted Conservation Area Appraisals and Management Plans (CAAMPs) 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	☒

Indicate socio-economic disadvantage has been assessed ☒ partnership

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		The Conservation Area will not impact on any protected group in a different way to other people.

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/ Please refer to the Conservation Area Appraisals. These appraisals and management plans will be consulted on, as required by legislation.

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	☒
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	☐

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

Comments received during the consultation will be taken into consideration.

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)	Designation of two new Conservation Areas and adoption of the Conservation Area Appraisals and Management Plans to be used for Development Control purposes for Crawshawbooth and Helmshore	
Lead Officer Name(s) & Job Title(s) :	Anne Storah – Principal Planning Officer	
Department/Service Area:	Planning	
Telephone & E-mail Contact:	01706 252418	
Date Assessment:	Commenced: 02/04/2026	Completed: 13/08/2026

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

To consult on the Conservation Area Appraisals and Management Plans (CAAMPs) for Crawshawbooth and Helmshore prior to designation as a new Conservation Area

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 specie identified on Lancashire's
Biodiversity Action Plans (please visit
<https://www.lbap.org.uk/home.htm> for more information).

Trees in a [conservation area](#) that are not protected by an Order are protected by the provisions in [section 211 of the Town and Country Planning Act 1990](#). These provisions require people to notify the local planning authority, using a '[section 211 notice](#)', 6 weeks before carrying out certain work on such trees, [unless an exception applies](#). The work may go ahead before the end of the 6 week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to [make an Order on the tree](#).

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 N/A

Environmental N/A

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).**

N/A

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)