

## **Rossendale Local Plan Examination**

### **Local Plan Examination Inspector's Matters, Issues and Questions**

#### **Matter 19 – Housing Supply and Delivery**

#### **Hearing Statement**

**Peter Brett Associates**

August 2019

On Behalf of Hurstwood Holdings





# CONTENTS

**1 INTRODUCTION..... 1**

**2 OUR COMMENTS ..... 3**

    Matter 19 – Housing Supply and Delivery ..... 3

## APPENDICES

- APPENDIX A UNION ROAD – INITIAL PLANS
- APPENDIX B HERITAGE ARCADE – INITIAL PLANS AND HISTORIC ENGLAND COMMENTS



# 1 INTRODUCTION

- 1.1 This Hearing Statement has been produced by Peter Brett Associates (now part of Stantec) on behalf of Hurstwood Holdings, and is submitted to the Examination of the new Rossendale Local Plan 2019 – 2034.
- 1.2 Over recent years Hurstwood Holdings has been promoting various sites in Rossendale for residential development through the ongoing consultation process on the new Local Plan, including land at Hurst Lane, Johnny Barn Close and Union Road. In June 2013, in response to the Green Belt and Urban Boundary Review consultation, we submitted a range of detailed development framework reports setting out how these sites could be sustainably delivered to provide much-needed new housing in the Borough.
- 1.3 In September 2015 we submitted further comments to the ‘Local Plan Part 2: Site Allocations and Development Management Policies’ document. This document was then abandoned in favour of the production of a new Local Plan. Accordingly, in October 2017 we submitted comments as part of the last round of consultation on the new Local Plan. We also then submitted further comments on behalf of Hurstwood Holdings in October 2018 in relation to the pre-submission version of the draft Rossendale Local Plan.
- 1.4 In parallel with the production of the new Local Plan, we have also held a number of meetings with the Council and submitted two planning applications for the sites at Hurst Lane and Johnny Barn Close. The land at Hurst Lane has since been granted planning permission for two dwellings (Ref: 2015/0308, dated 22 June 2017), and the land at Johnny Barn Close has outline planning permission for 30 dwellings (Ref: 2015/0517, dated 2 July 2018). The latter is currently part of proposed housing allocation H60.
- 1.5 More recently, we have also engaged with the Council on the Union Road site via the formal pre-application process, and a meeting was held with the Council in February 2019 in relation to this site (Ref: 2018/0063/PREAPP). A draft layout plan depicting how a residential scheme could be accommodated within this site is enclosed at Appendix A. Over the past few years we have been instructed to undertake various technical assessments of the Union Road site in preparation for a forthcoming planning application – these include a Landscape and Visual Assessment, Flood Risk Assessment and Transport Statement). Although the application was never formally submitted given the continued designation of the land within the Green Belt, these reports confirm that (i) the site is suitable and sustainable for residential development, (ii) the site can be removed from the Green Belt without offending any of the five ‘purposes’ set out at paragraph 134 of the National Planning Policy Framework (NPPF), and (iii) the development of this site can be achieved without any significant landscape impact. Should the Inspector decide it would be useful to have sight of these documents we would be pleased to provide them upon request.

- 1.6 Our client has therefore consistently engaged with the Council and Local Plan process at every appropriate juncture, and accordingly submit these further comments and confirm our intention to participate in the formal Local Plan Examination process.
- 1.7 For the avoidance of doubt, in this Statement we have intentionally only referred to the specific issues and questions that we wish to comment on and draw to the attention of the Inspector.

## 2 OUR COMMENTS

### Matter 19 – Housing Supply and Delivery

***Does the Plan identify sufficient land to enable the housing requirement of 3,180 dwellings to be delivered over the Plan period?***

- 2.1 We are concerned by the lack of any non-delivery or ‘slippage’ allowance in relation to both allocations and commitments. Delivery on sites can slip for any number of reasons, and some proposed schemes will not come forward at all. We therefore suggest that an evidenced-based allowance for non-delivery/slippage should be included, having regard to past performance, and that additional land is allocated (such as the site at Union Road) to ensure a more flexible supply of deliverable housing land is available to take account of non-delivery and slippage.
- 2.2 We are also unconvinced that the Council has undertaken a sufficiently comprehensive assessment of potential housing capacity within the built-up settlement areas. For example, an obvious omission is the Heritage Arcade site on Bacup Road in Rawtenstall Town Centre. The site currently comprises three long-term redundant and/or vacant buildings, namely the Heritage Arcade and former Zazu and Vogue nightclubs. Hurstwood Holdings has extensively marketed these sites for various uses including retail, office and leisure, for a prolonged period of time, and has struggled to find any suitable long-term occupiers. In particular, all attempts to market the main Heritage Arcade building have produced no actionable results and building has now been empty for over ten years. We have engaged with the Council via the formal pre-application process regarding the proposed redevelopment of the site for residential uses (Ref: 2017/0080/PREAPP), and so the local authority is well aware that the site is available and being actively promoted for residential development.
- 2.3 A range of options have been considered, including (1) total demolition and new build, and (2) façade retention with new build behind. The proposals comprise circa. 40 apartments together with new secure parking and on-site amenity space. Given that the existing buildings are located within a conservation area and adjacent to listed buildings, as part of this process we have also engaged with Historic England who have inspected the site and provided formal feedback supporting the ‘façade retention’ option in principle, subject to some amendments to the design. These comments, together with draft plans, are enclosed with our submission. Our client is in the process of working up revised plans and we anticipate an application will be forthcoming shortly.
- 2.4 These plans offer an exciting new opportunity to revitalise this key gateway site into Rawtenstall Town Centre, and will complement the adjacent Spinning Point regeneration scheme which will deliver new office, leisure and retail space. We consider that together these schemes will breathe new life into the town centre and act as a catalyst for change that will enhance the vitality and viability of Rawtenstall.

- 2.5 The proposal fully aligns with the thrust of both adopted and emerging planning policy. The Council has made it clear that the regeneration of Rawtenstall Town Centre is a key priority, and work is already underway to enhance the town centre in the form of the Spinning Point development. The site is located in a prominent gateway location adjacent to the Spinning Point scheme, and has the potential to significantly enhance this part of the town centre and complement current regeneration initiatives. A new residential development in this location will increase town centre footfall and provide an injection of activity to help stimulate the local economy and provide patronage for the new retail and leisure facilities proposed at Spinning Point. The scheme will maximise the use of previously developed land in this highly sustainable location, while delivering much needed new housing that will contribute towards meeting local needs.
- 2.6 This represents a golden opportunity to rejuvenate a key gateway site within the conservation area, adjacent to a new flagship Council scheme, with the potential to support further regeneration and enhancements to the wider town centre. We therefore consider that the site is capable of making a genuine contribution towards the housing supply in a highly sustainable Town centre location, and should be formally identified in the new Local Plan as an allocated development opportunity site for residential uses. This omission in itself demonstrates that the Council has not necessarily assessed all known urban capacity options.



now  
part of



**Stantec**

# **APPENDIX A UNION ROAD – INITIAL PLANS**

# Union Road, Rossendale



## Accommodation Schedule

House Type	No.	Sq ft.	Total Sq ft	Beds	Storey
PA21	15	602	9030	2	2
PA30	5	753	3765	3	2
PD48	10	1153	11530	4	2
PD32	8	967	7736	3	2
PB35	8	1085	8680	3	2.5
PA411	4	1248	4992	4	2
PT38	1	818	818	3	2
PT42	2	1222	2444	4	2
PD410	1	1334	1334	4	2

TOTAL 54 50329

**Taylor Wimpey**

**Baldwin Design**  
Consultancy Ltd

Revision:  
 A 19.06.13 Mix amended following client comments  
 B 23.06.13 Text Change  
 C 07.04.14 Site Layout revised.  
 D 22.04.14 Mix amended following client comments  
 E 23.04.14 Plot 1 revised.  
 F 06.05.14 Turning head amended and affordable plots denoted by asterisk  
 G 13.05.14 Plot substitution (Plots 40-43 & 50-53)  
 H 15.05.14 Footpath amendments  
 I 18.07.14 Footpath added  
 J 05.08.14 Foot path amended  
 K 03.09.14 Parking provision and turning head revised

Project Title:  
Residential Development

Address:  
Union Road,  
Rossendale

Drawing:  
Colour Site Layout

Drawing No:  
HH/UR/CSL/01

Drawn: AWK	Date: 07/04/14
Scale: 1:500	Paper Size: A1

Site: 108/110 Lower House, Birchwood Park, Birkwood, Warrington WA9 6FW. Tel: 01494 718193 or email: paul@baldwin.design.com



## **APPENDIX B HERITAGE ARCADE – INITIAL PLANS AND HISTORIC ENGLAND COMMENTS**

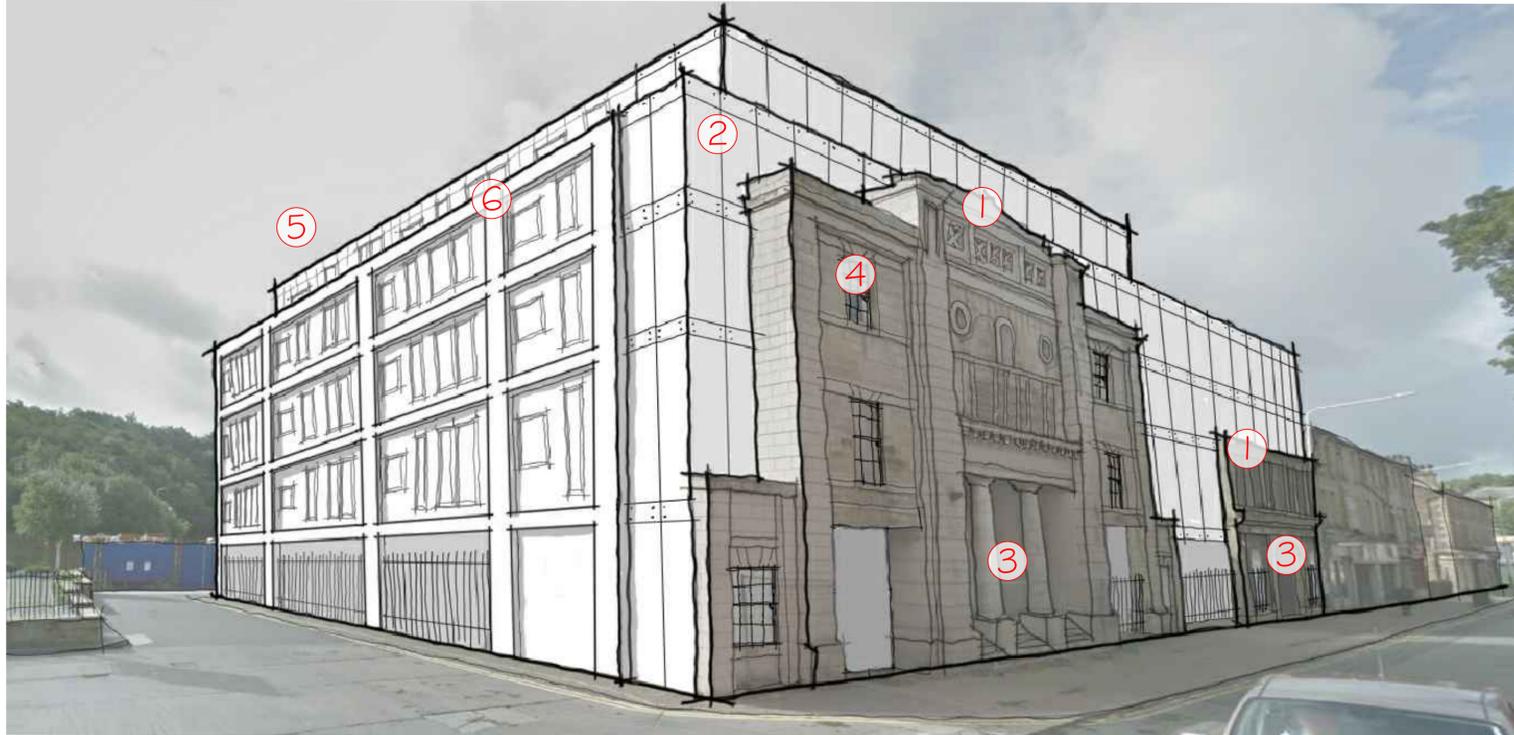


Image 1 & 2 Spinning Point Development Visualisations

Proposed Northern Elevation - Retained Facades

Proposal Design Rationale

- ① Retained facades, both the former Cinema and 'Vogue' nightclub.
- ② Glazed link and facade acts as a subsidiary building element to delineate old from new whilst also pronouncing the retained facades.
- ③ Existing principle entrances retained & re-used as lobby entrances.
- ④ Existing window openings reused.
- ⑤ Contrasting top floor, set back akin to neighboring Bacup Road Mill conversion (see image 3).
- ⑥ New elements of side and rear facades to echo the adjacent Spinning Point development (see images 1 & 2).



Proposed Isometric Sketch of Proposal Northern & Eastern Elevations (NTS)

Proposed Eastern Elevation



Image 3 - Bacup Road Mill conversion with top floor set back

**hw**  
Hurstwood  
Design

**Baldwin** Consultancy Ltd

Project Title: Residential Development  
 Address: Heritage Arcade Rawtenstall

Drawing: Design Rationale Plan  
 Drawing No: HH/HA/DRP/01

Drawn: CB	Ch'd: -	Date: 29/05/19
Scale: 1:100	Rev: -	Paper Size: A1

Scale 100 110 Lovell House, Broomfield Park, Warrington, Cheshire, WA9 0JW. Tel: 01925 576111. E-mail: info@hwhurstwood.com



Proposed Northern Elevation - Retained Facades



Proposed Isometric Sketch of Proposal Northern & Eastern Elevations (NTS)

Proposed Eastern Elevation



**hw**  
Hurstwood  
Design  
Consultancy Ltd

**Baldwin** Design  
Consultancy Ltd

Revision:  
Rev A: Elevations amended to show with CA consultation 22/01/17 CB  
Rev B: Elevations amended to show design development 27/02/17 CB  
Rev C: Elevations amended to show design development - Retained front facade 17/02/17 CB

Project Title:  
Residential Development

Address:  
Heritage Arcade  
Rawtenstall

Drawing:  
Proposed Elevations

Drawing No:  
HH/HA/SE/01

Drawn:    Ch'd:    Date:  
CB            -            02/10/17

Scale:    Rev:    Paper Size:  
1:100       C            A1

Scale 100 1/16 Lovell House, Broomfield Park, Warrington, Cheshire, WA9 6PW. Tel: 01925 576111. E-mail: hwdesign@hwdesigngroup.net





Bacup Road

61 12



Longholme Road

House Type	Bed No.	Type	Sq m	Sq ft
Apartment 1	2	Apartment	63.4	682
Apartment 2	2	Apartment	63.4	682
Apartment 3	2	Apartment	66.2	713
Apartment 4	2	Apartment	63.5	684
Apartment 5	2	Apartment	68.5	737
Apartment 6	2	Apartment	69.5	748
Apartment 7	2	Apartment	74.8	805
Apartment 8	2	Apartment	70.9	763
Apartment 9	2	Apartment	70.9	763
Apartment 10	2	Apartment	65.1	701
Apartment 11	2	Apartment	65.1	701
Apartment 12	2	Apartment	70.9	763
Apartment 13	2	Apartment	63.4	682
Apartment 14	2	Apartment	63.4	682
Apartment 15	2	Apartment	66.2	713
Apartment 16	2	Apartment	63.5	684
Apartment 17	2	Apartment	68.5	737
Apartment 18	2	Apartment	65.1	701
Apartment 19	2	Apartment	66.4	715
Apartment 20	2	Apartment	70.9	763
Apartment 21	2	Apartment	70.9	763
Apartment 22	2	Apartment	65.1	701
Apartment 23	2	Apartment	65.1	701
Apartment 24	2	Apartment	70.9	763
Apartment 25	2	Apartment	63.4	682
Apartment 26	2	Apartment	63.4	682
Apartment 27	2	Apartment	66.2	713
Apartment 28	2	Apartment	63.5	684
Apartment 29	2	Apartment	68.5	737
Apartment 30	2	Apartment	65.1	701
Apartment 31	2	Apartment	66.4	715
Apartment 32	2	Apartment	70.9	763
Apartment 33	2	Apartment	70.9	763
Apartment 34	2	Apartment	65.1	701
Apartment 35	2	Apartment	65.1	701
Apartment 36	2	Apartment	70.9	763
Apartment 37	2	Apartment	65.9	709
Apartment 38	2	Apartment	57.7	620
Apartment 39	2	Apartment	62.5	673
Apartment 40	2	Apartment	65.8	708
Apartment 41	2	Apartment	60.8	654
Apartment 42	2	Apartment	72.2	777
<b>Total Apartments</b>			<b>42</b>	
<b>Total GIA</b>			<b>2795.9</b>	<b>30093</b>

Car Parking Provision - x57 spaces (135%)

Rawtenstall Bus Station



**Baldwin Design**  
Consultancy Ltd

Revision	Date	By
Rev 01	02/10/17	CB
Rev 02	02/10/17	CB
Rev 03	02/11/17	CB
Rev 04	17/10/17	CB

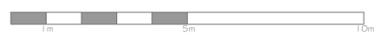
Project Title:  
**Residential Development**

Address:  
**Heritage Arcade  
Rawtenstall**

Drawing:  
**First Floor Plan**

Drawing No:  
**HH/HA/FFP/01**

Drawn:	Chkd:	Date:
CB	-	02/10/17
Scale:	Rev:	Paper Size:
1:100	E	A1



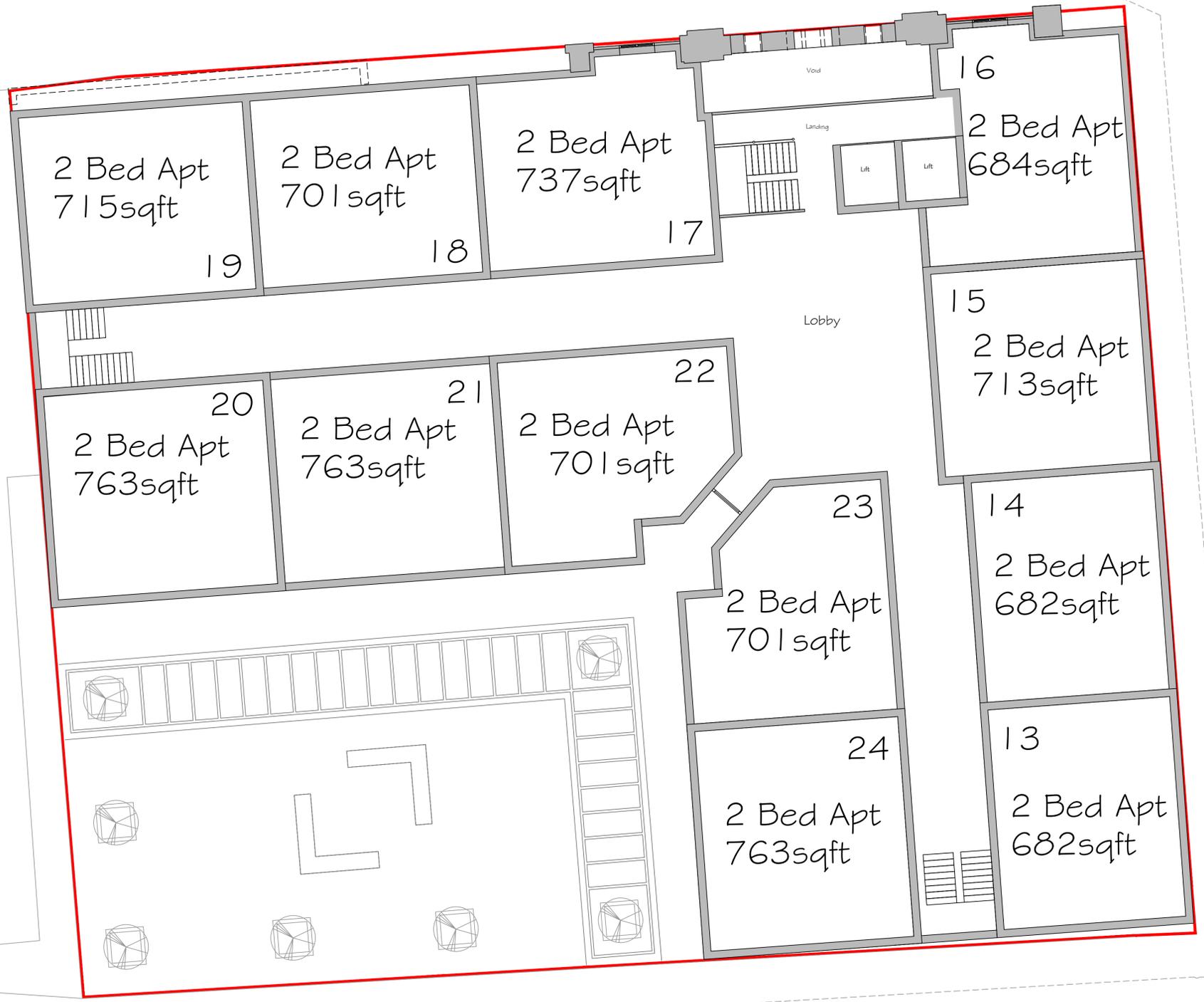


Methodist Church

Bacup Road

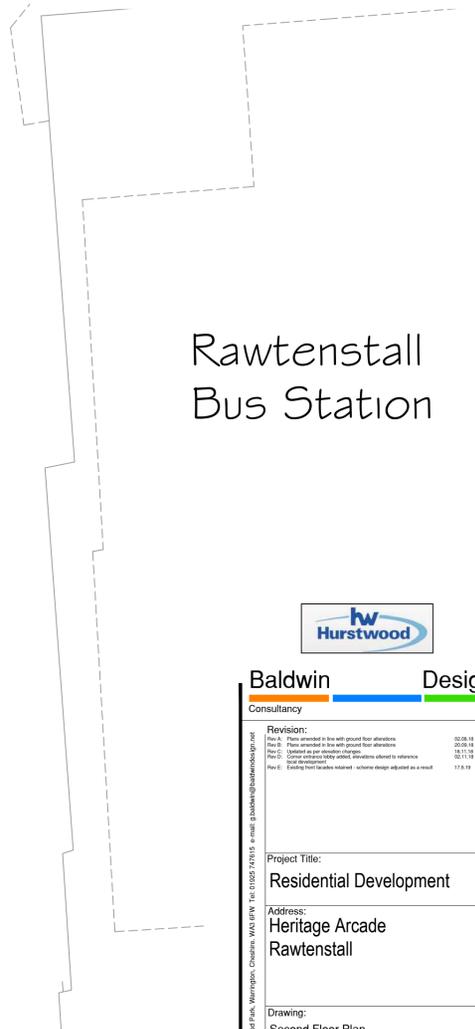
61

12



House Type	Bed No.	Type	Sq m	Sq ft
Apartment 1	2	Apartment	63.4	682
Apartment 2	2	Apartment	63.4	682
Apartment 3	2	Apartment	66.2	713
Apartment 4	2	Apartment	63.5	684
Apartment 5	2	Apartment	68.5	737
Apartment 6	2	Apartment	69.5	748
Apartment 7	2	Apartment	74.8	805
Apartment 8	2	Apartment	70.9	763
Apartment 9	2	Apartment	70.9	763
Apartment 10	2	Apartment	65.1	701
Apartment 11	2	Apartment	65.1	701
Apartment 12	2	Apartment	70.9	763
Apartment 13	2	Apartment	63.4	682
Apartment 14	2	Apartment	63.4	682
Apartment 15	2	Apartment	66.2	713
Apartment 16	2	Apartment	63.5	684
Apartment 17	2	Apartment	68.5	737
Apartment 18	2	Apartment	65.1	701
Apartment 19	2	Apartment	66.4	715
Apartment 20	2	Apartment	70.9	763
Apartment 21	2	Apartment	70.9	763
Apartment 22	2	Apartment	65.1	701
Apartment 23	2	Apartment	65.1	701
Apartment 24	2	Apartment	70.9	763
Apartment 25	2	Apartment	63.4	682
Apartment 26	2	Apartment	63.4	682
Apartment 27	2	Apartment	66.2	713
Apartment 28	2	Apartment	63.5	684
Apartment 29	2	Apartment	68.5	737
Apartment 30	2	Apartment	65.1	701
Apartment 31	2	Apartment	66.4	715
Apartment 32	2	Apartment	70.9	763
Apartment 33	2	Apartment	70.9	763
Apartment 34	2	Apartment	65.1	701
Apartment 35	2	Apartment	65.1	701
Apartment 36	2	Apartment	70.9	763
Apartment 37	2	Apartment	65.9	709
Apartment 38	2	Apartment	57.7	620
Apartment 39	2	Apartment	62.5	673
Apartment 40	2	Apartment	65.8	708
Apartment 41	2	Apartment	60.8	654
Apartment 42	2	Apartment	72.2	777
<b>Total Apartments</b>			<b>42</b>	<b>30093</b>
<b>Total GIA</b>			<b>2795.9</b>	<b>30093</b>

Car Parking Provision - x57 spaces (135%)



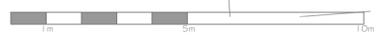
**Baldwin Design**  
Consultancy Ltd

Revision:	Date	By
Rev 01	02/02/17	CB
Rev 02	02/02/17	CB
Rev 03	02/11/17	CB
Rev 04	02/11/17	CB
Rev 05	02/11/17	CB

Project Title:  
**Residential Development**  
Address:  
**Heritage Arcade  
Rawtenstall**

Drawing:  
**Second Floor Plan**  
Drawing No:  
**HH/HA/SFP/01**

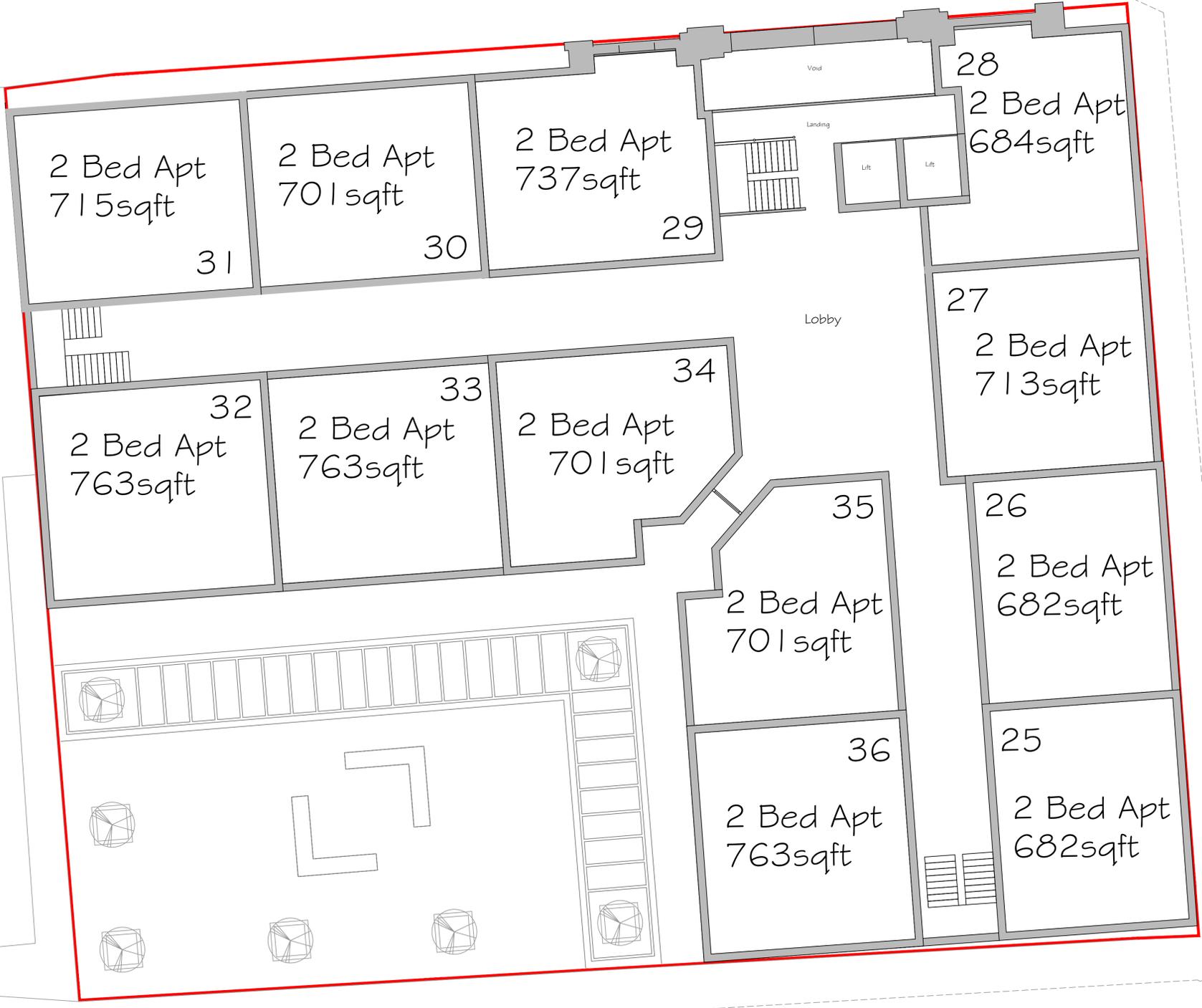
Drawn:	Chd:	Date:
CB	-	02/10/17
Scale:	Rev:	Paper Size:
1:100	E	A1





Bacup Road

61 17



	House Type	Bed No.	Type	Sq m	Sq ft
First Floor	Apartment 1	2	Apartment	63.4	682
	Apartment 2	2	Apartment	63.4	682
	Apartment 3	2	Apartment	66.2	713
	Apartment 4	2	Apartment	63.5	684
	Apartment 5	2	Apartment	68.5	737
	Apartment 6	2	Apartment	69.5	748
	Apartment 7	2	Apartment	74.8	805
	Apartment 8	2	Apartment	70.9	763
	Apartment 9	2	Apartment	70.9	763
	Apartment 10	2	Apartment	65.1	701
	Apartment 11	2	Apartment	65.1	701
	Apartment 12	2	Apartment	70.9	763
Second Floor	Apartment 13	2	Apartment	63.4	682
	Apartment 14	2	Apartment	63.4	682
	Apartment 15	2	Apartment	66.2	713
	Apartment 16	2	Apartment	63.5	684
	Apartment 17	2	Apartment	68.5	737
	Apartment 18	2	Apartment	65.1	701
	Apartment 19	2	Apartment	66.4	715
	Apartment 20	2	Apartment	70.9	763
	Apartment 21	2	Apartment	70.9	763
	Apartment 22	2	Apartment	65.1	701
	Apartment 23	2	Apartment	65.1	701
	Apartment 24	2	Apartment	70.9	763
Third Floor	Apartment 25	2	Apartment	63.4	682
	Apartment 26	2	Apartment	63.4	682
	Apartment 27	2	Apartment	66.2	713
	Apartment 28	2	Apartment	63.5	684
	Apartment 29	2	Apartment	68.5	737
	Apartment 30	2	Apartment	65.1	701
	Apartment 31	2	Apartment	66.4	715
	Apartment 32	2	Apartment	70.9	763
	Apartment 33	2	Apartment	70.9	763
	Apartment 34	2	Apartment	65.1	701
	Apartment 35	2	Apartment	65.1	701
	Apartment 36	2	Apartment	70.9	763
Fourth Floor	Apartment 37	2	Apartment	65.9	709
	Apartment 38	2	Apartment	57.7	620
	Apartment 39	2	Apartment	62.5	673
	Apartment 40	2	Apartment	65.8	708
	Apartment 41	2	Apartment	60.8	654
	Apartment 42	2	Apartment	72.2	777
Total Apartments				42	
Total GIA				2795.9	30093

Car Parking Provision - x57 spaces (135%)

Rawtenstall Bus Station

Longholme Road



**Baldwin Design**  
Consultancy Ltd

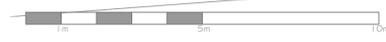
Revision:	Date	By
Rev A: Plans amended to include ground floor alterations	02/08/17	CB
Rev B: Plans amended to include ground floor alterations	02/08/17	CB
Rev C: Updated floor number designations	02/11/17	CB
Rev D: Corrected entrance lobby widths. Dimensions referred to reference	02/11/17	CB
Rev E: Entering from outside apartment - window design adjusted to a result	17/10/17	CB

Project Title:  
**Residential Development**  
Address:  
**Heritage Arcade  
Rawtenstall**

Drawing:  
**Third Floor Plan**

Drawing No:  
**HH/HA/TFP/01**

Drawn:	Chd:	Date:
CB	-	Date 02/10/17
Scale:	Rev:	Paper Size:
1:100	E	A1

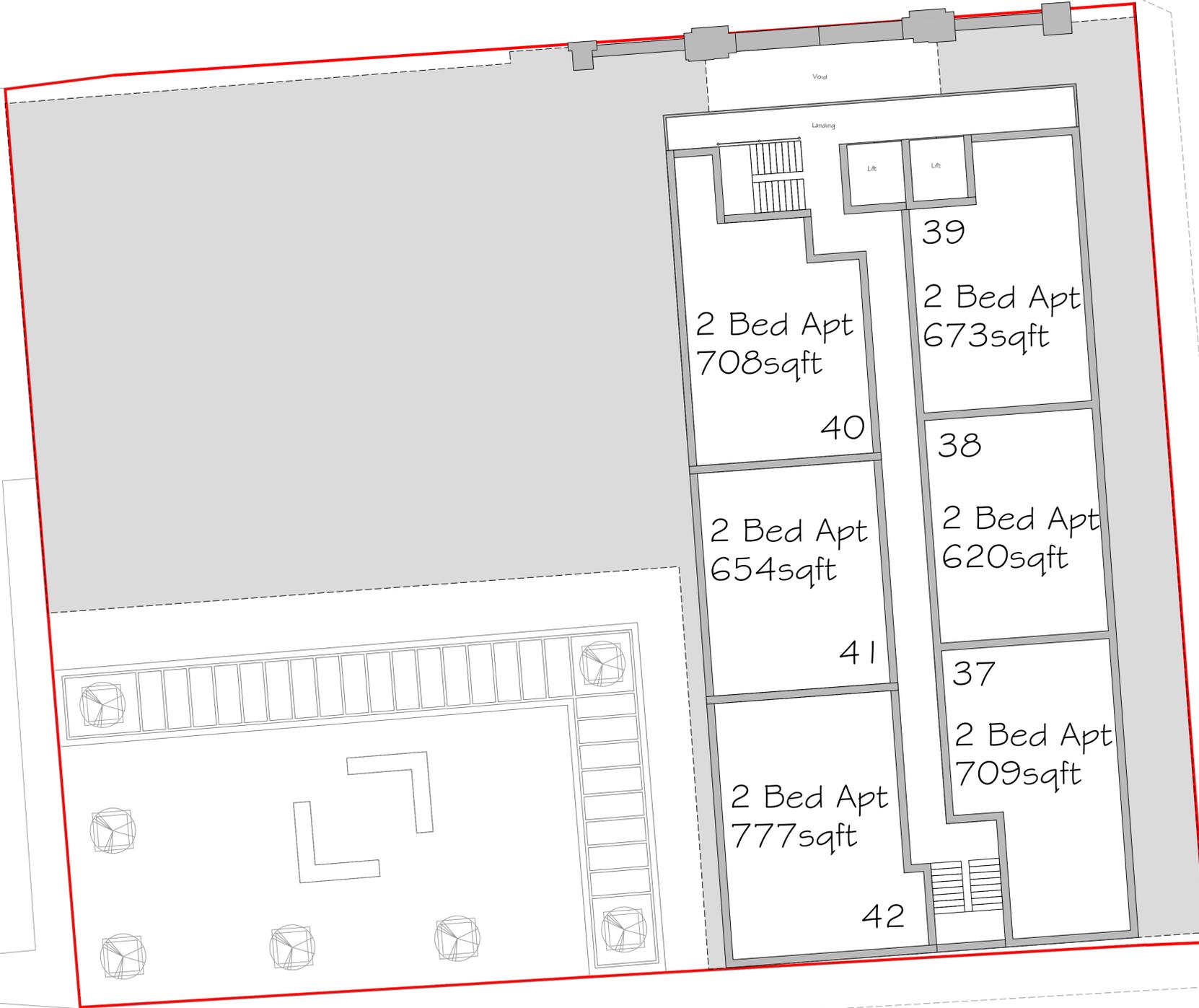




Bacup Road

19

21



	House Type	Bed No.	Type	Sq m	Sq ft
First Floor	Apartment 1	2	Apartment	63.4	682
	Apartment 2	2	Apartment	63.4	682
	Apartment 3	2	Apartment	66.2	713
	Apartment 4	2	Apartment	63.5	684
	Apartment 5	2	Apartment	68.5	737
	Apartment 6	2	Apartment	69.5	748
	Apartment 7	2	Apartment	74.8	805
	Apartment 8	2	Apartment	70.9	763
	Apartment 9	2	Apartment	70.9	763
	Apartment 10	2	Apartment	65.1	701
	Apartment 11	2	Apartment	65.1	701
	Apartment 12	2	Apartment	70.9	763
Second Floor	Apartment 13	2	Apartment	63.4	682
	Apartment 14	2	Apartment	63.4	682
	Apartment 15	2	Apartment	66.2	713
	Apartment 16	2	Apartment	63.5	684
	Apartment 17	2	Apartment	68.5	737
	Apartment 18	2	Apartment	65.1	701
	Apartment 19	2	Apartment	66.4	715
	Apartment 20	2	Apartment	70.9	763
	Apartment 21	2	Apartment	70.9	763
	Apartment 22	2	Apartment	65.1	701
	Apartment 23	2	Apartment	65.1	701
	Apartment 24	2	Apartment	70.9	763
Third Floor	Apartment 25	2	Apartment	63.4	682
	Apartment 26	2	Apartment	63.4	682
	Apartment 27	2	Apartment	66.2	713
	Apartment 28	2	Apartment	63.5	684
	Apartment 29	2	Apartment	68.5	737
	Apartment 30	2	Apartment	65.1	701
	Apartment 31	2	Apartment	66.4	715
	Apartment 32	2	Apartment	70.9	763
	Apartment 33	2	Apartment	70.9	763
	Apartment 34	2	Apartment	65.1	701
	Apartment 35	2	Apartment	65.1	701
	Apartment 36	2	Apartment	70.9	763
Fourth Floor	Apartment 37	2	Apartment	65.9	709
	Apartment 38	2	Apartment	57.7	620
	Apartment 39	2	Apartment	62.5	673
	Apartment 40	2	Apartment	65.8	708
	Apartment 41	2	Apartment	60.8	654
	Apartment 42	2	Apartment	72.2	777
Total Apartments				42	
Total GIA				2795.9	30093

Car Parking Provision - x57 spaces (135%)

Rawtenstall Bus Station

Longholme Road



**Baldwin Design**  
Consultancy Ltd

Revision:	Date:	By:
Rev A	02/08/17	CB
Rev B	02/08/17	CB
Rev C	02/11/17	CB
Rev D	17/12/17	CB

Project Title:  
**Residential Development**

Address:  
**Heritage Arcade  
Rawtenstall**

Drawing:  
**Third Floor Plan**

Drawing No:  
**HH/HA/FFP/02**

Drawn:	Chd:	Date:
CB	-	02/10/17
Scale:	Rev:	Paper Size:
1:100	E	A1



Scale 100:1 (Level lines, dimensions, etc.)



Mr Michael Gilbert  
Peter Brett Associates

Direct Dial:

Our ref: PA01004060

16 August 2019

Dear Mr Gilbert

### **Pre-application Advice**

#### **23-27 BACUP ROAD, RAWTENSTALL, LANCASHIRE, BB4 7NG**

Thank you for consulting Historic England on this proposed re-development at the above.

Rawtenstall Town Centre Conservation Area includes the various historic components typically associated with a former mill town. The town developed principally as a centre for the textile industry and retains many well preserved historic buildings and streets dating from its growth during the 18th and 19th century. This includes a strong core of stone-built commercial and institutional buildings, former mills upon which the town derived its wealth, churches and high status town houses, cemetery and cricket field and numerous terraced workers houses on the fringes of the town. It includes many buildings of considerable architectural quality and some well-preserved historic floorscapes. The town retains a clear network of historic streets defined by consistent building lines and sense of enclosure.

Bacup Road, in particular contains a number of fine listed and unlisted buildings which form a characterful townscape that is important to the significance of the conservation area. The delightful art-deco "Picture House" cinema and distinctive former billiard hall next door contribute greatly to this historic context and occupy a significant proportion of the Bacup Road frontage. The Cinema, which was converted to become the "Heritage Arcade" in the 1990s, in particular is highly prominent within the conservation area.

The proposal is for the re-development of the former cinema and billiard hall site for residential development. Two options have been prepared, one involving the entire demolition of buildings on the site and the other for the retention of the Bacup Road facades and redevelopment of the site behind. We welcome the proposed re-development of site, bearing in mind that it has remained vacant or under-used for some considerable time. Other re-development within the surrounding area is helping to catalyse regeneration and this site provides an opportunity to continue this enhancement of the conservation area.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*

*We respect your privacy and the use of your information. Please read our full privacy policy for more information*  
<https://www.historicengland.org.uk/terms/privacy-cookies/>



We would recommend that the site be re-developed in a way that retains and adapts historic buildings, recognising the key role they play in the character and appearance of the conservation area. Their demolition would be a major loss to the townscape character and integrity of historic environment along Bacup Road and would seriously erode the significance, character and appearance of the conservation area.

However, we do appreciate the difficulties in re-using the former cinema building. Given the long-term vacancy and the fact that much of the building behind the front façade is fairly utilitarian a case could be made for its partial demolition. However, the delightful faience art-deco frontage onto Bacup Road has a highly distinctive character and makes a valuable contribution to the streetscape.

While we do not normally favour façade retention, in this case we think it would not be inappropriate given that this is an intrinsic aspect of the building's construction, whereby the decorative tiled front elevation and building to the rear are architecturally distinct from one another. We would therefore recommend that the cinema frontage is retained in its entirety. Ideally its entrance could be designed into a new scheme to perform the same function within the new development. To the rear a new residential block could be constructed, perhaps with a residential courtyard and with a new residential frontage to re-animate the prominent east elevation. The varied character of Option 1 in a local brick could work well if re-designed to sensitively integrate the cinema frontage.

With regard to the former billiard hall, this is another characterful building that again makes an important contribution to the street frontage. By this we refer to the whole building, not just the front elevation, including its chimnied gable and roof, which all appear to be as originally constructed. We therefore recommend that the whole building is retained and integrated within the re-development. The retention of both buildings has the potential to create a much more attractive and appealing development combining new and old buildings, thereby enhancing the character and appearance of the conservation area.

The scale of the proposals would need to be sensitive to the form, scale and character of the frontage and the townscape character of the conservation area as a whole. The current proposals, in which just the facades are retained, would subsume the frontage within a rather overbearing glassy structure and this would cause harm to the conservation area. We would not support the option to demolish and re-build because of the harmful impact this would have on the conservation area. Bearing in mind the recent retention and re-use of the former Town Hall nearby we would encourage a similar approach be employed here.

There are special duties in relation to conservation areas under section 72 of the 1990 Act. This is reinforced within the NPPF, which states that great weight should be given





to the conservation of heritage assets (NPPF 193) and that harm to the significance of the heritage asset is avoided wherever possible (NPPF190). Account should also be given to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF 192). We consider that this scheme has potential to accord with these requirements if the existing historic buildings on the site are retained as outlined above.

We, therefore, welcome the re-development proposals in principle but recommend that the scheme is re-considered to retain historic buildings at the site as described in this letter.

I hope this advice is of assistance and please contact me if you wish to discuss the proposals further.

Yours sincerely

SIGNATURE

David James

Inspector of Historic Buildings and Areas

E-mail:

**23-27 BACUP ROAD, RAWTENSTALL, LANCASHIRE, BB4 7NG**  
**Pre-application Advice**

**Information Provided**

Option 1 and 2 schemes

Heritage Statement dated January 2019

Building Inspection Report dated May 2018



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416  
HistoricEngland.org.uk



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*

*We respect your privacy and the use of your information. Please read our full privacy policy for more information*

<https://www.historicengland.org.uk/terms/privacy-cookies/>