

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.

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Sources

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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

lattice 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

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

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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 Rightousness / 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 archivolts, 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 archivolts. 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

Report generated on 20/01/2026 by HBSMR from Idox Software Ltd Page 21

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

Report generated on 20/01/2026 by HBSMR from Idox Software Ltd Page 22

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

Associated Individuals/Organisations - None recorded

Report generated on 20/01/2026 by HBSMR from Idox Software Ltd Page 23

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 into one house. At some point in the 20th century the house was then vacated. There is no

Report generated on 20/01/2026 by HBSMR from Idox Software Ltd Page 36

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. Hargeaves'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

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.

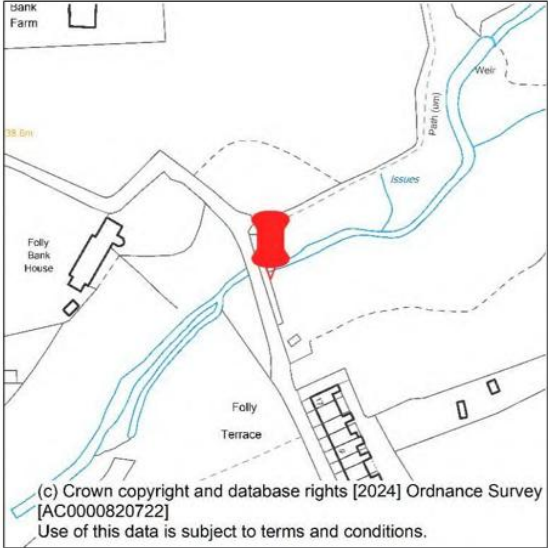
Historic Interest: Former house of estate agent to Brooks family of Crawshaw Hall. Landmark Status: Forms an important feature at entrance to Crawshawbooth village. {1}{2}

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

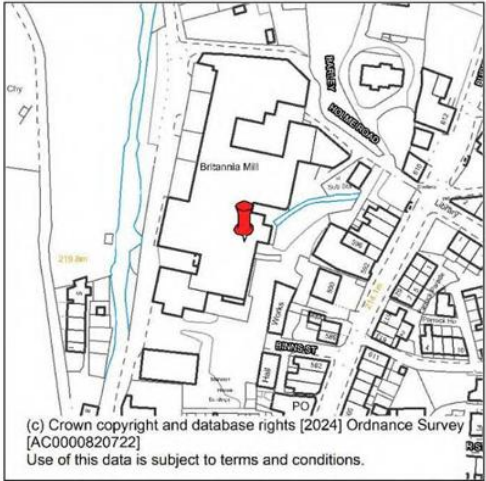
Description
Small bridge dated 1831 providing access from village to Lower Folly Clough Mill of which extensive watercourses and foundations still remain.

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

26

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

27

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

Description

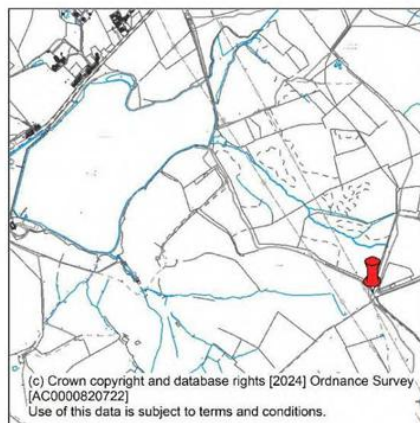
Compton's Cross is on the Rossendale Way; a 46 mile circular route around the Rossendale valley. The cross is located on Gambleside Moor where there were 2 ancient crosses. The original cross was a plain shaft with a cross carved on, into a plain square base. Refurbished one by Alderman Samuel Compton 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

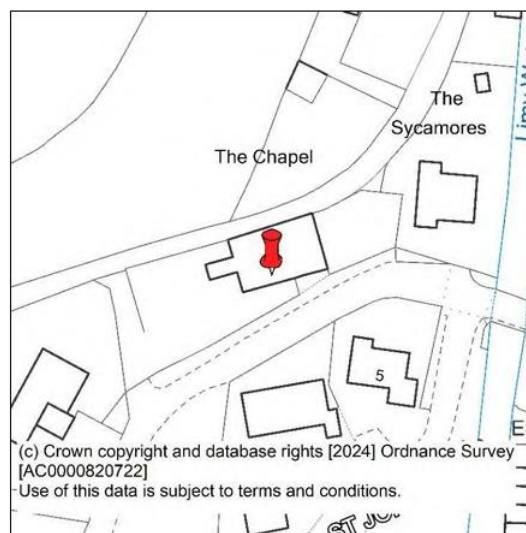
Description

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

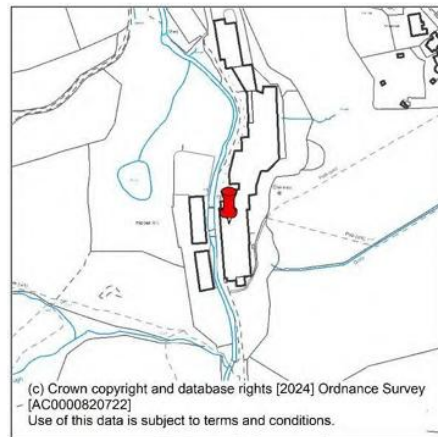
Description

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

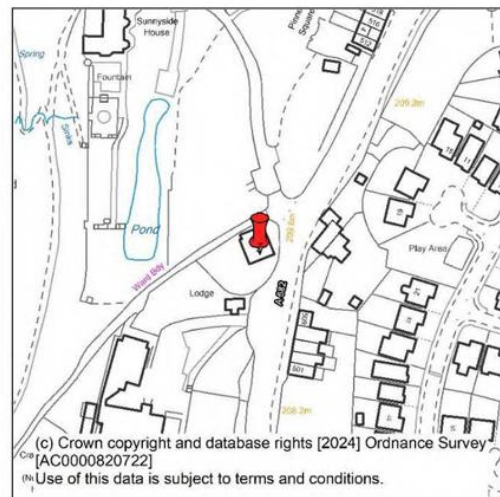
Description

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



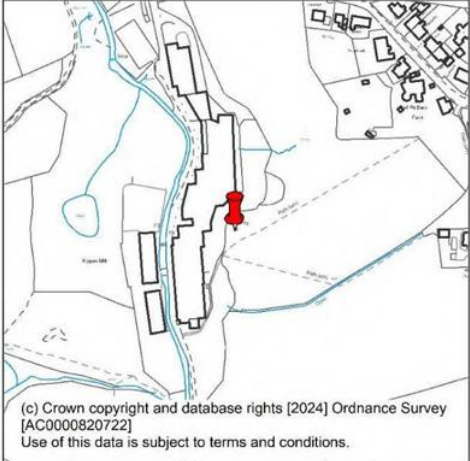
31

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).

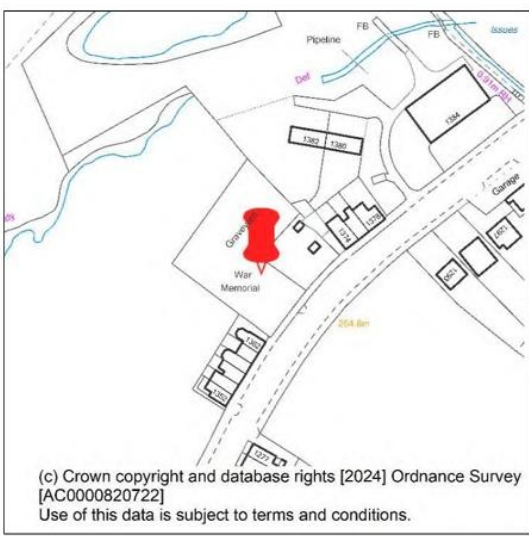
Image	Map
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32

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
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33

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.