

Appendices

Appendix 1

Listed Buildings within proposed conservation area

Nos. 250 to 264 (even) Holcombe Road



Image Phil Platt

GV II

Row of millworkers' cottages, dated 1829 on plaque at No. 262; renovated. Sandstone rubble pebble dashed except at rear, stone slate roof with ridge chimney stacks. Double-depth plan, 2 storeys to front and 3 storeys to rear (possibly originally back-to-backs), the right hand end (Nos. 260 to 264) set back. Plain doorways to right (except Nos. 250 and 252, which have doors to left), one window on each floor, all top-hung casements imitating sashes; at 1st floor of No. 262 is datestone lettered O. J. & J. D.1829. Wear Foot. Musbury. Right gable wall has similar windows, and so has re-entrant wall of No. 266. Rear has similar fenestration on 3 levels, doors at lower ground floor.

Nos. 241 to 247 (odd) Holcombe Road



Image Phil Platt

GV II

Two adjoining pairs of cottages, probably early C19. Watershot coursed sandstone, stone slate roofs on 2 levels, with ridge chimney to Nos. 245 and 247, gable chimneys to the others. Double-depth plan, each cottage one bay. Nos. 241 and 243 three storeys, Nos. 245 and 247 two storeys, all built backs to earth of steep slope; doorways with plain surrounds offset to left, one window on each floor, all sashed without glazing bars, and all with plain sills and heads. Rear: top floor doors

approached by steep path up slope.

Chimney to Higher Mill, off Holcombe Road (west side)



Image by Phil Platt

GV II

Chimney to underground flue from cotton mill, c.1860. Octagonal sandstone chimney rising from slope of hillside overlooking the mill.

Museum of the Lancashire Textile Industry, Holcombe Road



Image Phil Platt

GV II

Cotton spinning mill and attached warehouse originally early C19, rebuilt 1859-60 following fire; now museum. Sandstone rubble, slate roof. Rectangular spinning block 14 bays long with 3-span roof, 3 storeys; warehouse continuing at east end 7 bays and 3 storeys to slightly lower level. All windows segmental-headed, with glazing bars, square with 9 panes at ground floor (except at right end which are now altered as doors), rectangular with 12 panes on the floors above; warehouse has 3 vertically-aligned loading doors to the 4th bay, a basket-arched wagon tunnel to the right, and segmental-headed 9-pane windows. Interior: iron columns supporting wooden beams; ground floor altered, 1st floor restored as spinning room equipped inter alia with working mules.

Higher Mill, Holcombe Road



Image Phil Platt

Higher Mill Museum (formerly listed as The Old Woollen Mill 14.3.1969 under Higher Mill)

GV II

Woollen fulling mill, built by Turner family 1789, extended; now working museum. Sandstone rubble, stone slate roof. Rectangular plan extended by one bay at left end, with projecting porch near right end, parallel single-bay extension to rear of left end. Three storeys; 3-storey gabled porch has low rounded archway, a 3-light flush mullion window at 1st floor, rectangular window above, similar openings in left side wall. To the left the ground floor has an arched wagon door, 3 horizontal rectangular windows, and single-storey forward extension (linked to CI9 mill to south); upper 2 floors have three 3-light flush mullion windows. To the right of the porch a short wall has a window on each lower floor and 2nd floor loading door. Left return wall of 2 gables has 4 windows on each of 2 intermediate levels. Rear: back-to-earth ground floor except for archway of leet to waterwheel; four 3-light flush mullion windows on each of the upper floors, loading door with cantilevered stone sill at upper level, 3 other windows. All windows have glazing bars, most have very small panes. Interior: Queen-post roof; wooden beams carried on stone corbels; waterwheel and fulling stocks in situ.

Two Railway Viaducts and linking Revetment



Image Phil Platt

GV II

Viaducts and revetment of embankment carrying East Lancashire Railway over River Ogden and past

east side of Higher Mill, Helmshore, 1848; Engineer J.S. Perring. Rock-faced stone. Each viaduct of 7 segmental arches carried on battered piers with dressed springing, band, and parapet coping continued along revetment. Slightly curved line; forms linking backdrop to Higher Mill (q.v.) at south end and associated houses on Holcombe Road (q.v.), at north end.

Appendix 2: Scheduled Ancient Monument

Higher Mil, Holcombe Road I - a Scheduled Ancient Monument- Extract from Historic England's

Official list entry

Heritage Category: Scheduled Monument

List Entry Number: 1005102

Location

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Rossendale (District Authority)

Parish: Non Civil Parish

National Grid Reference: SD 77736 21552, SD 77810 21516

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

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

Legacy System number: LA 143

Legacy System: RSM - OCN

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



website

Higher Mill, Helmshore — Scheduled Monument

List Entry Number: 1005102

What the Scheduled Monument Covers

The designation protects the **historic fabric and archaeological remains** of **Higher Mill**, part of the Helmshore Mills complex. This includes:

- The **18th-century fulling mill** (built 1789)
- Surviving **water-powered mill structures**
- Associated **mill races, wheel pits, and water-management features**
- Archaeological remains relating to early textile production

Higher Mill is one of the best surviving examples of a **late-18th-century wool-fulling mill**, later adapted for cotton processing.

Location

- **Latitude:** 53.6901
- **Longitude:** -2.3376
- **OS Grid Reference:** SD 777 215

The monument sits beside the River Ogden, forming part of the larger Helmshore Mills site (which also includes Whitaker's Mill).

Why It Is Scheduled (Significance)

Historic England designates Higher Mill as a Scheduled Monument because:

1. Rarity

It is a **rare surviving example** of an 18th-century fulling mill that still retains:

- Original structural elements
- Water-power features
- Evidence of early textile processes

2. Industrial Heritage Value

The site illustrates the transition from **cottage-based wool production** to **industrialised textile manufacturing**.

3. Archaeological Importance

The mill complex contains buried and standing remains that reveal:

- Early mechanised textile processes
- Water-management engineering
- Adaptations for cotton spinning in the 19th century

4. Group Value

It forms part of a nationally important industrial landscape alongside:

- **Whitaker's Mill**
- The wider **Helmshore textile village**

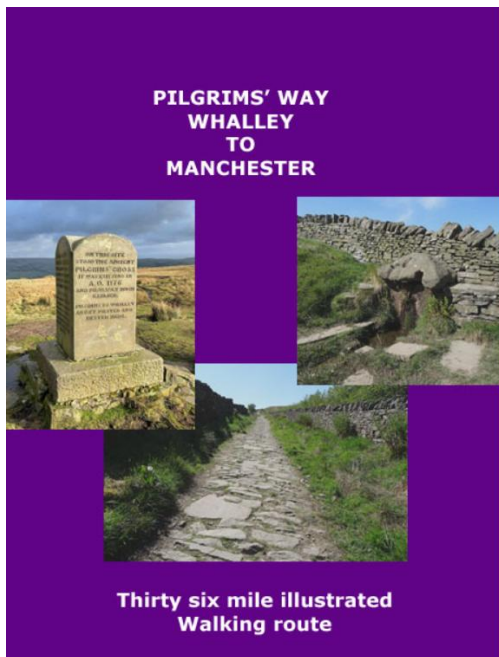
What Structures Are Included

The scheduled area includes:

- The **Higher Mill building**
- The **waterwheel pit**
- The **mill race / leat**
- Foundations and archaeological layers associated with earlier phases of the mill
- Surviving machinery bases and structural features

The later 19th-century Whitaker's Mill is **not** scheduled, though it is historically linked. It is listed grade II.

Appendix 3 Nearby heritage assets - heritage routes



Holcombe Moor close to Helmshore is an ancient well known as Robin Hood's Well (image below), used as a stopping place for pilgrims walking between Whalley Abbey and Sawley Abbey. There is also a Pilgrims Cross (undated). The route follows the former East Lancashire railway route



For more route information see [Pilgrim's Way Whalley to Manchester - LDWA Long Distance Paths](#)

Local historian Thomas Dunham Whitaker (1759 – 1821) recorded in 1821 that there was a 12th to 13th century Pilgrims' Cross located south of Helmshore. This was thought to indicate the route of pilgrims travelling from the north of England to Walsingham and Canterbury. The current cross is located between Helmshore and Holcombe on Holcombe Moor and dates from the 19th century.

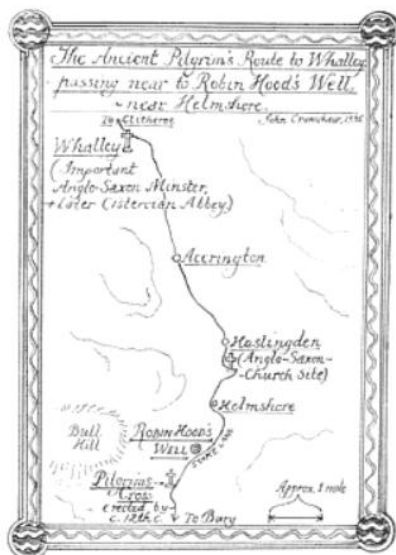


Image of route (left) and further information courtesy of [Robin Hood's Well, near Helmshore | holyandhealingwells](#)



Image Phil Platt

Church of St Thomas (above right) is a Grade II listed church, which is located outside the proposed conservation area but is worthy of mention as a nearby designated heritage asset.

Appendix 4 - Historic Environment Records (HER) in Helmshore

Although there are many entries in the HER in the area only 17 lie within the proposed conservation area.

There is a brief description of each below.

HER Number PRN1091 - MLA1091- Musbury Deer Park, Rossendale

Deer park, founded between 1295 and 1305, it ceased being a deer park by 1480; some earthwork remains of the park have survived.

HER Number - PRN2079 - MLA20 Site Name Higher Mill (now Higher Mill Museum) Helmshore Mill and includes Whitaker Mill.

The north part of the mill built in 1789 as a water-powered fulling mill or blanket finishing mill; the south part was a cotton spinning mill built in the early C19 and rebuilt in 1859-60 after a fire. Shown as a fulling and finishing mill on OS 25 inch, 1899. Production ceased in 1978 and the mill became a museum. SM and LB II. The site incorporates two multi-storey textile mills, the earliest of which (Higher Mill) was built in 1789 as a water-powered fulling mill, and the second was erected in c1828 as a woollen weaving mill (Whitaker's Mill). Both mills and associated structures are collectively designated a Scheduled Monument (LA143).

HER Number - PRN2081 - MLA20 Site Name Accrington to Ramsbottom Railway

The Accrington (North junction) to Ramsbottom (Stubbins junction) railway was opened in 1848 and closed in 1966.

HER Number - PRN7354 - MLA73 Site Name Hollin Bank Mill (Middle Mill).

Steam-powered woollen weaving mill built in 1823-4, production ceased in 1852. It became a cotton mill from c.1860-1931.

HER Number - PRN11005 - MLA11003 - Chimney to Higher Mill, Holcombe Road.

Chimney to underground flue from cotton mill, c.1860. Octagonal sandstone chimney rising from slope of hillside overlooking the mill.

HER Number Record- PRN10590 - MLA10589 Park Mill, Park Road, Haslingden

Cotton spinning and weaving mill built in 1864, still in use.

HER Number - PRN11023 - MLA1 Site Name Two railway viaducts and linking revetment

Viaducts and revetment of embankment carrying East Lancashire Railway over River Ogden and past east side of Higher Mill, Helmshore, 1848. (Listed GII)

HER Number - PRN11024 - MLA11022 - Nos.250 to 264, Holcombe Road, Helmshore

Row of millworkers' cottages, dated 1829 on plaque at No. 262

HER Number - PRN11025 - MLA11023 - Nos.241 to 247, Holcombe Road, Helmshore

Two adjoined pairs of cottages, probably early C19.

HER Number - PRN23013 - MLA22892 - Sunday School, 399 Holcombe Road, Helmshore

Post-1849; Wesleyan Sunday School shown on same site on first edition 1:10,560 map but different shape. No longer extant. The Wesleyan Methodists built a Sunday school in Helmshore in 1841, which was also used for worship until a chapel was built in 1855 (PRN 24491). A new Sunday school was opened in 1891.

HER Number - PRN23014 - MLA22893 - Methodist Chapel (Wesleyan), 401 Holcombe Road

Built in 1855, now houses.

HER Number - PRN23015 - MLA22894 - Sion Chapel (Prim. Meth.), Ogden House, Holcombe Road, Helmshore

Sion Chapel (Prim. Meth.) shown on OS 1849 six inch map and on a different orientation on OS 1893

HER Number - PRN23031 - MLA22910 - East of 213 Holcombe Road, Haslingden

Milestone on OS 1849 map marked 'Blackburn 7, Bury 7'. No longer extant.

HER Number - PRN30583 - MLA2 Site Name Tanpits Row, (352-374, Holcombe Road)

Row of mill workers' houses (probably formerly back-to-back) built in the 1820s.

HER Number - PRN30585 - MLA27100 - Bridge End Cottages, 1-9, Bridge End, Helmshore

Block of stone-built cottages built at various dates in the early 19th century, one of which is recorded in 1847 as containing a weaving shop. Another shop housed the Blue Ribbon Club (a Temperance Society) between 1882-1932.

HER Number - PRN30586 - MLA27101 - Nos.25-35, Station Road, Helmshore

Row of early 19th century cottages. One of only two surviving rows of workers' houses built by the firm of W. and R. Turner to survive in the village.

HER Number - PRN34966 - MLA31182 - Albert Mill, Musbury, Helmshore

Cotton weaving mill built in 1886, production ceased in 1981 and the mill is now used for other purposes. Albert Mill was built in 1886 by James Barlow & Sons on the site of the older Park House (Tan Pits) carding engine. Weaving was carried out on the ground floor, whilst the room above was a warehouse. There were probably no more than 30 looms.

Appendix 5 - Non-Designated Heritage Assets in the locality

c/o Mrs K Fishwick Rossendale Civic Trust*

HELMSHORE 25-35 Station Road Apart from being an early example of purpose-built terraced houses, of which, although scarce in the village there are plenty throughout Rossendale, no special architectural, historical or community interest is put forward to back this inclusion up, other than they are one of two surviving rows attributed to William and Ralph Turner. The latter row is, however, not rendered, exposing construction in random uncoursed stone, whereas this row is rendered, which is more usual with this kind of stonework. The case for listing is marginal and would probably not stop alterations through permitted development anyway.

480-488 Holcombe Rd. Block of early 19th C. cottages, two storeys at front, three storeys at rear. Rear was formerly separate houses numbered

5-9 Schofield St. No. 482 was for many years Schofield's shop, the upper room of which (formerly entered by an external staircase) was the first meeting place of the Primitive Methodists in the village.'

5-11 Gregory Fold Row of 18th century cottages, no 5 dated 1774 with others added at different times, as indicated by straight joints. All have well-lit upper rooms probably used for handloom weaving. No. 11 has a cellar. Form part of a group of buildings built by the Gregory family. (including 1 and 3 Gregory Fold and nearby barn which are Listed' (Grade 2))

Albert Mill is simply and traditionally built as a ground floor weaving shed and first floor warehouse with features such as the external hoist, and an indoor sack hoist with mechanism still in place; it did not have its own power generation point and relied on transmission from other nearby mills. An echo of its water powered origins gives it a special attraction, as access to the ground floor is by bridge across Musbury Brook.

Bridge End Cottages 1-9 Station Road 'Block of cottages built at various dates in the early 19th century. a piece of property which included some of these cottages contained a "weaving shop, formerly two cottages." (This may still survive within the fabric.) The cottage with the triple light windows was the home of the Blue Ribbon Club (a Temperance Society) which was formed in 1882 and survived until 1932 when it was the last one in the country. Afterwards Helmshore Prize Band used the cottage as a band room.'

Middle Mill (Hollin Bank) Holcombe Rd. Built by William and Ralph Turner in 1823-24 this was the area's first entirely steam powered factory, and a prime target of the East Lancashire handloom weavers' up rising in 1826 when 106 power looms were destroyed and,,,,,people arrested. Throughout the 19th C. the mill had a variety of owners including John and Robert Ashworth, John's widow Betty taking control in 1886, and her grandson in 1911. The mill produced dhooties, for the Indian market, cords and stripes, adding calicoes in the 1920s before succumbing to closure in the 1930s, but was used for munition making in WW2. n It then became a research station for Textile Machinery Makers with laboratories and patents departments, before becoming the HQ of an international travel company (Airtours) The main surviving building is the spinning mill, with its loading bay still discernible in the gable facing the road, and window cills remaining from a top storey demolished in 1887.

Park Mill With origins in a stone built mill of 1864, this was substantially extended in 1893 by a large building along the side of Holcombe Road, most unusually for Rossendale in engineering brick, but of

high quality, featuring arched, segmental window heads, and inside with pitch pine floors. The building was used for both spinning and weaving, during the early to mid 20th century by J.H. Birtwistle and Company who wove sheeting in twills and herringbone, going on to flannelette in the 1950s. When they moved to Grane Road in 1984 the building was taken over by Neil Warburton, whose company, under the name Context Weavers, until a few years ago reproduced historic fabrics for stately homes and the National Trust. The ground floor on Holcombe Rd. was used until recently as a factory outlet for household fabrics, and other small businesses occupy the units.

Tan Pits Row 352-374 Holcombe Road. One of only two surviving rows of workers' cottages in the village attributed to William* and Ralph Turner but these are not rendered and the random stone construction is exposed. Note the double lintel over the door for extra support. They are described as possibly being originally back to back, and the depth in plan would lend credence to this, but recent research has shown that many houses of this period (1820s) had workshop or warehouse facilities in rooms on the roadside and people lived on the back. There are small front gardens, which may once have been loading bays.

Appendix 6 - Additional Guidance

New Development - Alterations

There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including:

Rossendale Local Plan 2019 to 2036

Supplementary Planning Documents

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

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

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

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

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

All new development will need to consider these principles:

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree planting as a means of containment, defining the extent of development and contributing to the

sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered;

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

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

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

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

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

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