

BACUP TOWN CENTRE CONSERVATION AREA

CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS PLAN

ADOPTED FOR DEVELOPMENT CONTROL PURPOSES FROM 2nd DECEMBER
2011



This document has been written on behalf of Rossendale Borough Council by:

The Conservation Studio
1 Querns Lane,
Cirencester,
Glos GL7 1RL.

T: 01285 642428

E: info@theconservationstudio.co.uk

W: www.theconservationstudio.co.uk

It is based on a report originally produced for Rossendale Borough Council by:



butressfulleralsopwilliams · architects

The survey work for this document was carried out in June 2011. Whilst it is intended to be a comprehensive review of the earlier report, the omission of any particular feature does not mean that it is of no significance.

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EXECUTIVE SUMMARY

The Bacup Town Centre Conservation Area was first designated in December 1981 and subsequently extended in 1990 by Rossendale Borough Council. The Council is required by law to periodically review its conservation areas and to consult local residents and business owners with any proposals for change. The production of up-to-date Character Appraisals also assists the Council in making decisions on planning applications within or on the edges of the conservation area.

This Bacup Town Centre Conservation Area Character Appraisal, with its attendant Management Proposals Plan, has been produced for Rossendale Borough Council by The Conservation Studio, based on a draft prepared by Buttress Fuller Alsop Williams Architects in 2009 without any community consultation.

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation exercise was held which ended on 12 October 2011. After this, a Public Consultations Report was prepared (copies are available on request from the Borough Council) and amendments to the text and mapping were made as appropriate.

These documents identify the character and positive qualities of the Bacup Town Centre Conservation Area, highlight key issues, and put forward proposals for its management over the next five years. The general format of these documents follows guidance produced by English Heritage on the effective management of conservation areas.

As part of the process the existing Conservation Area boundary was reviewed, and, following public consultation, a number of changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Bacup Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 2nd December 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.

PART 1 – BACUP TOWN CENTRE CONSERVATION AREA CHARACTER APPRAISAL

1 INTRODUCTION

1.1 Bacup Town Centre Conservation Area

The Bacup Town Centre Conservation Area was designated by Rossendale Borough Council in December 1981 and extended in 1990. Bacup is a small market town situated within a moorland setting approximately five miles to the east of Rawtenstall and close to the border between Lancashire and Yorkshire. The town is a remarkable survivor, retaining many of the key constituent components of an 18th and 19th century industrial town, with relatively little influence from either before or after this period, making it a very clear and legible example of its type. It became prominent during the Industrial Revolution, growing from a collection of hamlets into a major industrial town by the 19th century. This expansion was mainly due to its position on the junction of major trading routes from east to west and north to south.

The town's income was derived from a range of sources, initially based on the woollen industry but later extending to include cotton, mining and quarrying. The cotton-based industry later developed into the specialism of shoe and slipper manufacture which is still apparent today.



Nos. 20 and 22 Yorkshire Street



Nos. 19, 21 and 23 Rochdale Road
(all listed grade II)

The town went into decline from the late 19th century onwards, in common with many similar industrial towns. This decline was more significant due to the lack of an adequate railway link into the town, limiting transport options and depriving the town of alternative sources of income.

In spite of this decline, Bacup remains a fascinating survivor of the Industrial Revolution. The town centre retains a wide range of building types typical of the period including terraced housing, chapels and churches, several large stone built mills, commercial buildings, public houses, and a number of civic buildings. The vast majority of these buildings are constructed from coursed natural stone with dressed stone detailing, with many of the lesser and earlier buildings using 'watershot' stone coursing. However, the loss during the 20th century of a complex of historic chapels and other buildings on the north side of Yorkshire Street is deeply regrettable.

Reinforcing its character is its unique topography, underpinned by the pre-industrial road network which has been overlaid by the industrial townscape. The River Irwell and Greave Clough have had a particular influence upon its development, with the early

development of the town centred on bridges over these rivers. The crossing of the rivers provided the focus of Bacup's early development in the valley bottom, driven by the need to travel to centres of the woollen trade such as Halifax and Rochdale.

The town is also a centre for religious non-conformism, established early and still present today. This filled an ecclesiastical void created by the lack of a nearby parish church and attracted visitors from far afield, another catalyst to Bacup's industrial development.

1.2 The control of conservation areas

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the Bacup Town Centre Conservation Area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Statement 5: Planning and the Historic Environment* (PPS5).

This document therefore seeks to:

- Define the special interest of the Bacup Town Centre Conservation Area and identify the issues which threaten its special qualities (in the form of the 'Character Appraisal');
- Provide guidelines to prevent harm and also achieve the enhancement of the conservation area (in the form of the 'Management Proposals Plan').

1.3 Community involvement

This document has been produced for Rossendale Borough Council to facilitate consultation with the local community.

Following the initial drafting of the Character Appraisal and Management Proposals Plan, a six week public consultation exercise was held which ended on 12 October 2011. After this, a Public Consultations Report was prepared (copies are available on request from the Borough Council) and amendments to the text and mapping were made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation some significant changes have been recommended as set out in Section 2 of the Management Proposals Plan.

The Bacup Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 2nd December 2011 and the Recommended Actions in the Management Proposals Plan, including the

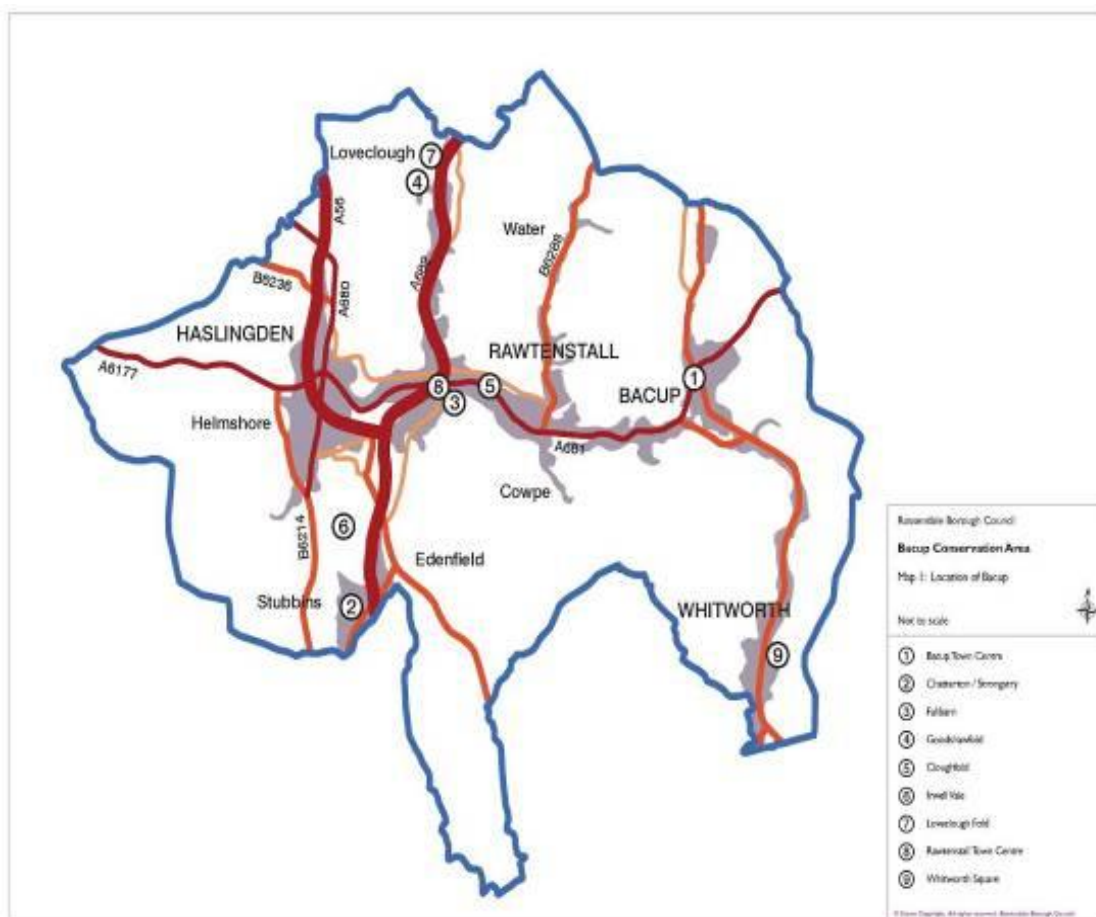
Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.

2 LOCATION AND LANDSCAPE SETTING

2.1 Location

Bacup is situated in the Pennine hills within the former Forest of Rossendale, close to the border between Lancashire and Yorkshire. Rawtenstall lies about five miles to the west, Rochdale about seven miles to the south, and Burnley about seven miles to the north. Manchester is the nearest major city, approximately 23 miles to the south. The River Irwell runs through the centre of the town, although its course is now somewhat obscure as it has been culverted for a large part of its route. The river flows in a roughly north to south alignment, before turning westwards towards Rawtenstall.

Bacup lies at the intersection of two major historic routes – these are now called the A681, which runs from west to east between Rawtenstall and Todmorden, and the A671, which runs from north to south between Burnley and Rochdale.



St James Square



The River Irwell outside Industrial Place

2.2 Landscape setting, topography and geology

The Forest once covered a large part of what is now Rossendale Borough, but is now a mainly open moorland plateau which contrasts with the heavily wooded valleys along the River Irwell valley and its tributaries. The moorland is characterised by large boggy areas of grass, heather, and peat, where the high altitude prevents any useful farming apart from summer grazing.

Glacial action has been very important in influencing the landscape in Rossendale, both in terms of scouring out the valleys to leave more resistant and higher areas untouched, and through the deposit of drift material. The variable nature of this glacial action and deposition significantly contributes towards a similar variety of soil types, which in turn are instrumental in determining the type of agriculture most suitable in different areas.

The uplands are underlain by layers of Carboniferous rocks, mainly millstone grit sandstones and coal measures. The millstone grit deposits have provided an important source of sandstone for building and paving (much of London is paved in sandstone flags from Rossendale). The coal seams yielded generally poor quality coal, which was used locally for domestic and industrial purposes and certainly powered some of the industrial buildings of the town.

The town nestles within the steep and dramatic landscape of the River Irwell valley, which was initially formed through glacial action. Although the Irwell is the major feature, more modest streams, such as the Tong Clough and Greave Brook, also flow through Bacup. Some, like the Irwell, were also used as a source of water power. Historically, development has largely been restricted within the valley and has not impinged too much on the valley sides, ensuring that views out from the Conservation Area to the surrounding landscape are of uninterrupted hillsides, with occasional isolated farmsteads.

The weak sandy material deposited on the valley bottom is not ideal for building purposes and many buildings were found in the 1990s to be suffering structural issues as a result of inadequate foundations. At the time, significant interventions including underpinning and elevation strengthening works were undertaken.

The geology means that the valley sides have considerable quantities of excellent building stone, locally known as 'lonky,' which was quarried from the late 18th century onwards, leaving visible scars in the landscape. Stone was even quarried within the Conservation Area, with Bankside Quarry active until the early 20th century.

2.3 Biodiversity

On the tops above the town, the open heather moorland environment provides examples of characteristic flora and fauna. Further down the hill slopes to the west of Bacup Town Centre, the hedges and groups of trees provide a more suitable environment for wildlife such as foxes, badgers, smaller mammals and a variety of wild birds. In the immediate vicinity of Bacup the River Irwell provides some potential for fish and aquatic birds, although the rapidity of the flow does not suit many species. In the past, pollution has adversely affected the water courses in the area, but today this has been largely controlled.



The landscape setting to Bacup from Lane Head Lane

3 HISTORICAL DEVELOPMENT

3.1 Archaeology

Bacup has been the subject of little archaeological investigation and its potential is therefore something of an unknown quantity. No prehistoric, Romano-British or early medieval sites have been recorded within the Bacup town centre area. However, documentary evidence points to medieval buildings having existed around St. James Square, although with the level of development in this area it is unlikely that any archaeology of note would remain. However, there is some evidence (see below) of settlement in the early 14th century.

There are, however, sites that may yield interesting evidence of the early 19th century town. These include the former ecclesiastical centre off Lane Head Lane and also Temple Court, where Bacup Market is now sited. Should these sites be brought forward for redevelopment, a programme of archaeological works may be beneficial.

Perhaps more interesting is the above-ground archaeology. The majority of the building stock dates from 1750 onwards and could yield fascinating insights into Bacup's past. A programme of building investigation, including the provision by property owners of well researched Statements of Significance (when applying for planning permission or listed building consent) could be useful in improving the understanding of the area.

3.2 Historical development

The place name 'Bacup' appears to be Anglo-Saxon in origin and is generally accepted as a topographical description, meaning 'valley by a ridge.' It does not therefore indicate any form of settlement before the Norman Conquest. Soon after 1066, the land was granted to the de Lacy family and was part of the Forest of Rossendale in the Honor of Clitheroe. The name '*Fulebachope*,' entered the historical record in 1200 as a boundary to a grant of land by Roger de Lacy. It was used as a hunting preserve and, rather than being wooded, was open moorland.

The Lancashire County *Historic Town Assessment Report* of May 2005 records a pre-1323 vaccary in Bacup Booth. Cattle ranches or '*vaccaries*' employed a number of people, and the place name suffix '*-booth*' confirms this, as it means '*cow-house*' or '*herdsman's hut*' and the use of the word is common in the area, with '*Bacupbothe*' being recorded in 1464. These small settlements gradually evolved to form hamlets, with one centred along the valley of the River Irwell around the current location of Bacup.

Rossendale was effectively disafforested (lost its status as a Royal Forest, rather than any felling of trees) in 1507 by Royal Decree, after which the land was leased out on copyhold tenancies, splitting up the vaccaries into separate ownerships and resulted in a littering of tiny hamlets in the area. A plan drawn of Bacup in 1601, reproduced by Tupling in 1927, indicates a linear settlement pattern with properties and farms strung out along the River Irwell.



Ivy Cottage, Bankside Lane is dated 1776 (grade II)



Nos. 12 – 16 (even) King Street (grade II)

To cope with a growing population, a chapel of ease was constructed in 1511 at Newchurch, a small village on the way to Rawtenstall. This achieved some parochial rights in 1550. A parish church was not built in Bacup until 1788, although non-conformism in the area was already well established by this time and brought many people into area. This also encouraged further settlement and ultimately the industrialisation of the town.

By 1750, Bacup was producing woollen goods, although these were made in small quantities in the many farms and hamlets around the valley. As the larger water powered spinning mills began to be developed in the bottom of the Irwell valley, where they took advantage of the plentiful sources of water and good transport links, the handloom weavers who had previously worked from home moved down into the town to be closer to the mills. Nos. 8 and 10 Esther Place, Todmorden Road, are just outside the Conservation Area but provide an example of an 18th century weaver's cottage (grade II). However, Bacup was still regarded as little more than a village at this time, having no administrative function, with actual power split between the church authorities which controlled the parishes of Whalley and Rochdale. As the River Irwell was the parish boundary, Bacup therefore lay on the edge of both authorities, creating a context with little administrative authority which was not changed until well after the new parish church was built in 1788.

As with many settlements that expanded during the Industrial Revolution, Bacup's location at the junction of a number of water courses provided both a source of water and power for the early years of industrialisation. However, the arrival of the Turnpike Roads, initially in 1754 and then later expanded in 1789 and 1826, had a major influence on the growth of Bacup's many industries, providing much easier access to more distant markets.



Todmorden Road is a turnpike road

Cotton manufacture arrived in Bacup late in the 18th century, with the first cotton mills constructed around this time - Church Street Mill was constructed in 1799. Technological innovations began to influence cotton manufacture, with many of the mills constructed around this time using steam power. However, in the early part of the 19th century woollen cloth manufacture was still the main industry in Bacup, although this

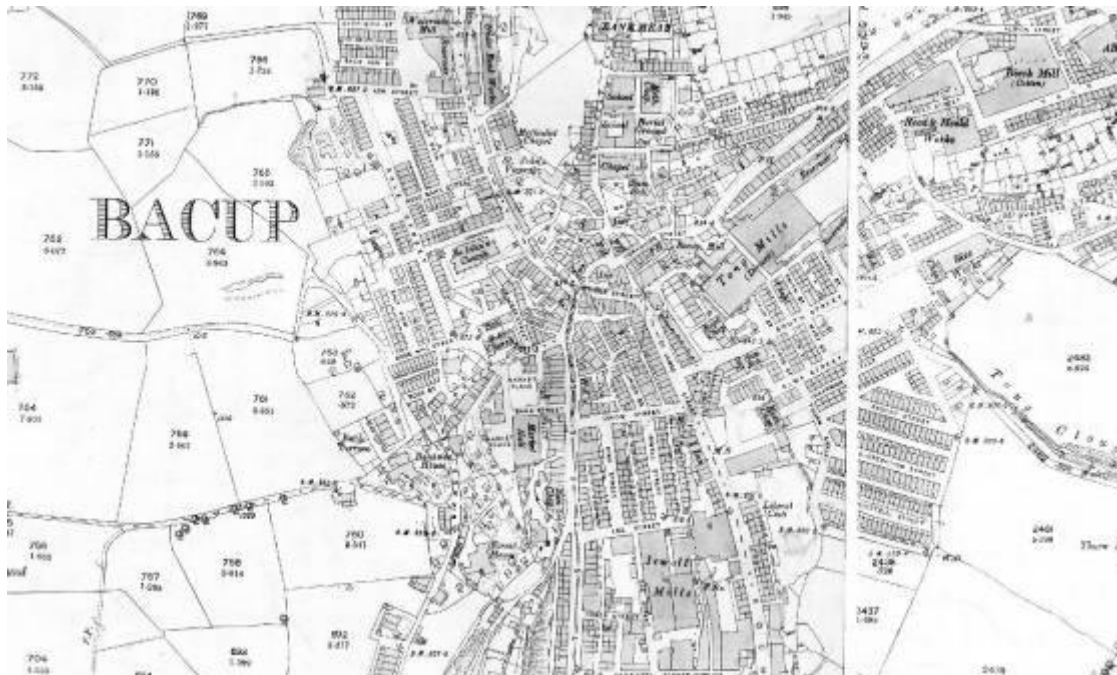


No.16 Rochdale Road c.1800 (grade II)

slowly changed and by 1844, cotton cloth was Bacup's main product. The population of the town also expanded in this time, with an estimated increase of 460% between 1801 and 1851. Bacup was still regarded as not much more than a village at this time, although by 1844 it had 22 cotton mills, with woollen cloth manufacture being reduced to only four or five. This decade saw the first mentions of Bacup as a 'town', although by the 1870s Bacup was being described as a 'large' town.



Historic map of 1849



Historic map of 1893

Between 1850 and 1860 there was a great expansion of the textile industry, and by 1854 some 5,000 people were working in over 40 cotton mills. The railway came to Bacup from Rawtenstall in 1852 and became a new driver for development although due to a lack of space it never reached the town centre, putting a limit on growth. Many of the significant mills which still exist today in the direction of Stacksteads were built at this time to be closer to the railway. The railway also assisted with quarrying operations, easing the transport of heavy pieces of sandstone from the quarries which are clearly shown to the southern edge of the town on the 1849 map. The difficult connection to Rochdale was not achieved until 1881. Trams also playing an important part in the development of the town and tram tracks are shown on the historic maps of the area.

With the expansion of the textile industry came an increase in non-textile industries. While small in comparison to textiles, mining, quarrying, iron and brass foundries, rope making and dyeing were all in evidence. Mining was particularly important with the emergence of steam power creating advantageous conditions for local mines. Dyeing and printing were generally located upstream from Bacup, taking advantage of the soft water of the upper reaches of the Irwell.

Population was also continuing to increase, finally reaching a peak in 1881 of 28,261. Housing for this growing workforce was being constructed at a rapid rate, although topography heavily influenced the nature and size of developments. The regular grid pattern seen in many Pennine mill towns could not be achieved with the same consistency as at Nelson or Accrington, although in part this was driven by the number of small housing developments brought forward separately by various entrepreneurs.

This increase in population brought with it problems of over-crowding that influenced decision making into the latter half of the 20th century, with many of the more notorious areas, such as Temple Court and Plantation Street, having such severe levels of overcrowding that their reputations caused their clearance in the 1930s and 1960s respectively. Temple Court once housed 300 people in 77 dwellings. This is clearly shown on the 1893 map, with back-to-back housing separated by narrow alleys in much of the town. Of interest is the provision of more regimented terraced housing to the north west and east of the town, particularly the rows of houses facing Regent Street, Co-Operation Street and Industrial Street, all built by the Co-Operative Society in 1878.



Former mill workers' houses in Acorn Street

Despite the overcrowding, the poor quality and inconveniently located water supplies, and the lack of mains sewage and regular flooding, Bacup's location on the border between two parishes resulted in the problems being ignored. In 1849, Supervising Inspector Dr. William Lee presented a damning report to the Board of Health. This was the catalyst for the local gentry to unite into positive action and in 1851 the Irwell Street Club Houses were connected to mains water supplies and decent drainage.

Bacup became the earliest town within Rossendale to attain Borough status and during the late 19th century made significant improvements to living conditions. A sense of civic pride developed during this period of change, resulting in the construction of some of Bacup's most important municipal buildings. These include the Market Hall, built 1867, the Mechanic's Institute, built in 1846 and acquired by the Council in 1908, Maden Baths, built for the town by John Henry Maden MP in 1893, and the Police Station, constructed in 1857 and incorporating a Courtroom which doubled as a Council Chamber for the newly incorporated Borough of Bacup from 1882. Some of these municipal buildings utilised space gained early in the 20th century by culverting the Irwell at the bottom of Burnley Road, including the Post Office and the A, B and D Centre. The Bacup Co-Operative Store was opened in 1862 (recorded on a plaque in the Wall of History in Todmorden Road). Places of worship were also provided:

- Christ Church, Beech Street (to the east of the Conservation Area) 1854
- St John's Church, Burnley Road 1882 (replacing the church of 1788 which collapsed in 1881)
- St Mary's R C Church Bankside Lane, late 19th century
- Various non-conformist churches and chapels of which only the Central Methodist Church in Burnley Road (1890s) and the Trinity Baptist Church (1908) remain in the Conservation Area



A, B and D Centre, Burnley Road

The recession of the 1880s caused a significant contraction of the cotton industry in Bacup, with the 67 mills of 1881 reduced to just 36 by 1891. Many of the cotton mills diversified to other work, including slipper and shoe production, an industry which remains on a much smaller scale today.

Rossendale in general and Bacup in particular has a particularly long history of religious nonconformity, with the first dissenters' meeting house in the area, primarily for use by the Baptists, in 1692, on the site that is now occupied by the Mechanic's Institute. Wesley himself preached in the town, according to a plaque mounted at No. 18 Lane Head Lane, no doubt using this location as it was located on the main road into Bacup at that time. By 1893, there were twelve places of worship within or close to the town centre, many having associated schools, with only three of these in Anglican or Roman Catholic use. To the north of the town off Lane head Lane was a complex of buildings which included two chapels, three schools and a burial ground – these were cleared during the last century.



Plaque commemorating John Wesley (No.18 Lane Head Lane)



Former Electricity Showrooms, St James Square

Bacup continued to be a successful town into the 20th century, although its population was slowly in decline, along with its industry, and properties became increasingly poorly maintained. The Inter War years did however see action, with slum clearance in the 1920s and 1930s in Plantation Street and Temple Court under the Housing of the Working Classes Act. The Bacup Corporation electricity showroom in St. James Square, one of the few 20th century additions to the town, was constructed in Art Deco style in 1938, involving the loss of the George and Dragon Public House in 1926. This was the only outcome of a plan for the redevelopment of the town centre which had been prepared by the architect Arthur Brocklehurst. He planned the clearance of much of the historic townscape in favour of an Art Deco inspired group of municipal buildings, offices, shops and dwellings, but his proposals were overtaken by the beginning of World War 2.

The railway closed in 1966 and although the station was located lay a little way out of the town centre, largely due to the density of historical development on the valley floor, its closure has limited Bacup's ability to seek new sources of income to the town in more recent years. At about the same time, proposals were put forward for a major re-development of the town centre, which again never came to fruition.

The Wesleyan Chapel and its school next to Lane Head Lane were demolished in c1953 and close by, the Baptist Chapel and its school were also demolished in c1964. Their old sites now form part of the area of open green space on the northern edge of the town centre. The largest mill in the town, Tong Mill, was demolished in 1992 and the area off Todmorden Road developed with housing.

In the latter half of the 20th century and into the 21st century, regeneration funding has been targeted at Bacup from a number of separate funding streams, particularly a grant scheme in partnership with English Heritage between 1995 and 1998. Under this scheme, areas of the town were repaved with new street furniture (particularly the area outside Irwell Terrace), shopfronts replaced or reinstated, and historic buildings repaired, such as the listed cottages between Rochdale Road and Industrial Place. However, these do not appear to have had sufficient impact to halt the gradual decline in the town centre, and it is noticeable that there remain many empty historic buildings which urgently need repairs and new uses. However, some positive results have been provided by the Single Regeneration Budget funding of the LIFT Health Centre and the Maden Sure Start Centre, as well as the funding of community capacity building.

3.3 The Historical Environment Record (HER)

Bacup contains no Scheduled Monuments. The HER for Bacup runs into some 130 pages, and provides details of many of the mills, chapels and schools which have now been lost, some through fire but many through planned demolition. Many of the larger mills, such as Tong Mill between Todmorden Road and South Street, have been replaced with new housing. The HER is partly based on work previously completed by Lancashire County Council on Lancashire mills. No areas of archaeological significance are recorded.

Bacup is recorded in the Lancashire Extensive Urban Survey, which was conducted for Lancashire County Council between 2000 and 2005, as a historic town with a Historic Town Assessment Report dated July 2006. This is available on the County Council's website.



The Co-operative Supermarket in the centre of Bacup



Lee Street, with Irwell Mill at its eastern end, still retains an industrial character

3.4 Activities

The Conservation Area is focused on the commercial town centre and the uses are therefore very mixed. Small, mainly family-owned shops can be seen in Market Street, around St James Square, St James Street, and in Rochdale Road. Further shops face the 'link' provided by Union Street. There are two supermarkets, a Cost Cutter on the corner of Union Street and Market Street, and a much larger Co-Operative Store next to Lee Street, which provides the town with its principal store. Pioneer Buildings, a purpose-built department store of 1914, remains in Rochdale Road. The town also has a number of nationals, including the major banks and a Boots, which is in St James Square. Although the listed Market Building is now vacant, a new street market has been provided in Temple Court Place, which operates on two days a week. Other uses include the Maden Centre in Rochdale Road, used as a Health Centre, and part of Irwell Mill,

which has been modernised and extended and is used by the NHS Trust. The Royal Court Theatre, located in a former iron works since 1893, is owned and operated on a commercial basis by the Bacup Amateur Dramatic Society. There are four churches, St Mary's Roman Catholic Church in Bankside Lane, St John's C of E Church in Burnley Road, the Trinity Baptist Church in Market Street, and the Central Methodist Church, also in Burnley Road.

There are also several areas of well detailed mill worker's housing, mainly to the west and north. To the south west is a small group of more prestigious listed houses, namely The Laurels (referred to locally as Forest House), now a Care Home, and Bankside Hall, now three separate units.

The only remaining mill buildings in the present Conservation Area lie on the south side of Lee Street and once formed part of the large complex of buildings which formed Irwell Mill. A second mill, Waterside Mill, lies to the north of the present Conservation Area boundary, but is recommended for inclusion within the revised boundary. The large number of vacant 'at risk' historic buildings, including the mill buildings in Lee Street, the former Market Building, and the former Police Station, is a major cause for concern. There are two Sunday Schools, one in Market Street (a modern building which is attached to the Trinity Baptist Church) and one in Burnley Road (which is attached to the Central Methodist Church). The Bacup Museum, run by the Bacup Natural History Society, is based at No. 24 Yorkshire Street. Metal plaques recording the 'Bacup Trail' can be seen throughout the town which provide useful information about the history of Bacup.

4 SPATIAL ANALYSIS

4.1 Layout and building pattern

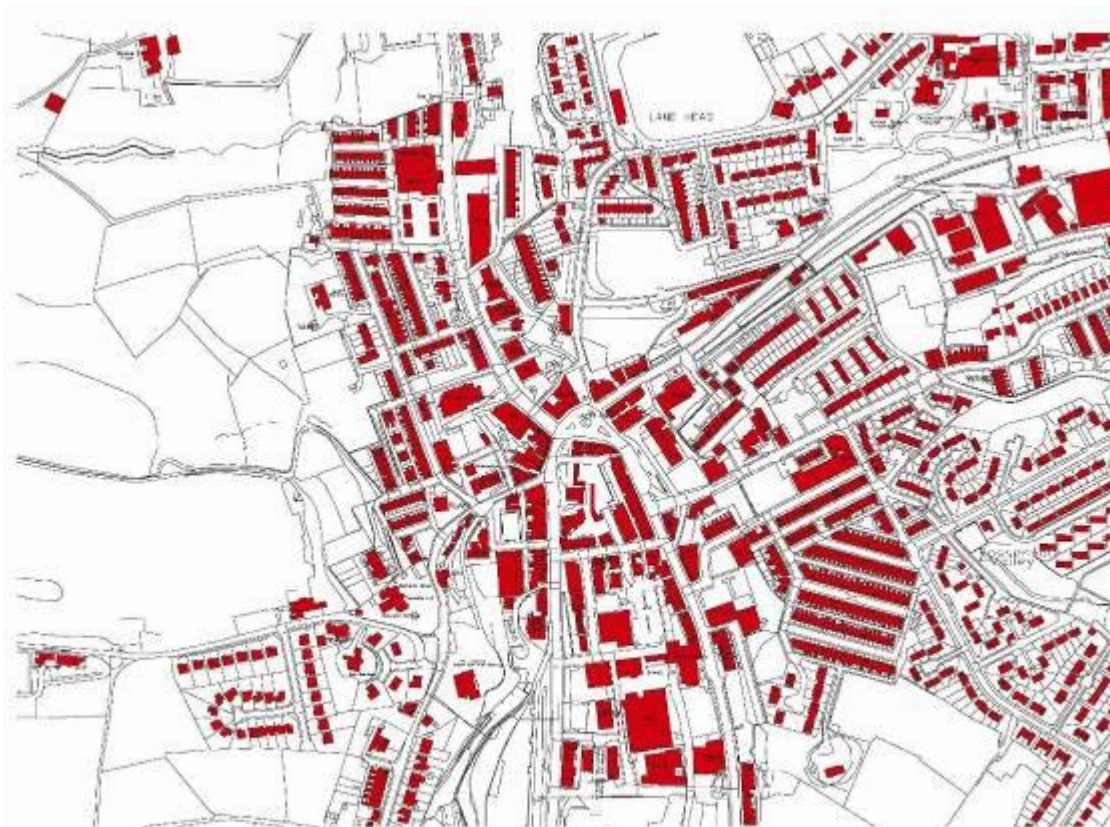
Bacup is spatially complex. It can be seen, simplistically, as a culmination of four aspects, as follows:

- Topography, particularly the meeting of the steep sided valleys and the confluence of the River Irwell and other minor tributaries
- The early development of the settlement at this position, influenced by the pre-industrial road network
- Industrial development from the mid 18th century onwards, reaching its zenith in the late 19th century, influenced in particular by the turnpike road network and the flow of the River Irwell through to the south of the town
- The 20th Century clearances, which left large empty sites, some of which have not been developed

These four key aspects have resulted in a town which is physically centred at the conjunction of major pre-industrial and post-industrial roads which were literally built on top of a river confluence. Of note are the changes to the density of development due to the slum clearances of the 20th century (see below)



Map data of 1893



Map data of 2010

St. James Square is the focal point of the whole Conservation Area. Its development above all else captures the character of those four aspects as it is at junction point of the major routes which lead through the town, it is largely built over the culverted River Irwell, and the clearance of buildings from the centre has created a public space which is well defined by buildings of varying heights. These buildings are generally larger in scale than those found elsewhere in the town, giving it a slightly different character and an air of municipality perhaps best exemplified by the austere but well composed and physically imposing Mechanics' Institute, now Bacup Library. A further structure, the clock tower to the building on the corner of Burnley Road, also acts as a prominent landmark.



View across St James Square to the grade II listed library



St James Street eastside

St James Street leads southwards from St. James Square, with another open space on the east side which has recently been attractively landscaped. The two spaces hinge on

the corner of the Library, but are clearly distinct and separate, St. James Square having a more enclosed character, accentuated by its taller, municipal buildings, with St. James Street being more open with a less formal character. Although the route of the Irwell cannot be immediately traced, a reminder of its presence is provided by the listed cast iron bridge parapet which lies facing South Street. This open space was once partially filled by a row of cottages which are shown on the historic maps as facing St James Street with their rear boundaries confined by the line of the river. These faced a long row of properties, now with ground floor shops, which now lie on the west side of St James Street. These have varying heights, leading to a satisfyingly irregular roofscape. The loss of a chapel to the south of the Conservative Club, and the creation of a car park which provides no sense of enclosure, is regrettable.

Although the River Irwell flows through the town centre, its route is only discernible to the north, next to the former school in Burnley Road, and to the south, where it emerges from a culvert at the back of the New Inn, where it faces the car park to the Co-Operative Supermarket. The river's influence on the plan form of the area is most legible at Throstle Mill and Forest Mill. Large mills would normally adopt a rectilinear plan form to allow the best use of the space to lay out machinery, but in the case of Throstle Mill and Forest Mill, the building plans were compromised by the line of the river, so they were laid out with curved walls which followed the line of the river bank.

The influence of the pre-industrial road network is most visible in two locations. Firstly, at the junction of Lane Head Lane with St. James Square, and secondly, along Bankside Lane, which passes through a number of pinch points. Here, the views are intriguingly deflected in both directions, leading either up or down the hill and contained by high boundary walls and buildings backing directly onto the road. These pinch points are intensified by the relatively open space to the front of Ivy Cottage, which although formed by modern clearance, serves to frame views of this important building. It is to be regarded as positive that vehicular traffic is restricted in speed in negotiating these pinch points. The density of development drops further along Bankside Lane, although the boundary walls to large domestic properties still contain the space, with glimpses of these positive and high quality buildings adding to the spatial quality.



View down Bankside Lane

The provision of the turnpike roads in the late 18th or early 19th centuries has also influenced the layout of Bacup, with the widening and straightening out of existing historic

routes, or, as in the case of Todmorden Road, the provision of a new road almost parallel to the original Tong Lane which followed the line of the stream which came down the valley from the east. However, the sense of enclosure along these major roads is diluted by past clearances, particularly to the western side of Market Street at Plantation Street and along the first stretch of Todmorden Road as it leaves the town. Despite these less positive characteristics, there is still a satisfying sense of arrival along each of the four main roads into Bacup, culminating in the crossroads which meet at St James Square.

Away from the major roads, development within the centre is mostly influenced by clearance, with relatively few clues as to the former density of the area. This leads to the rather 'weak' open space which provides the car park to the Co-operative Supermarket, although the space around the modern market (Temple Court Place) is better defined by historic and modern buildings which fit neatly into the backlands site.

Further south around Lee Street, the type of development changes from mainly terraced properties with a domestic scale into the much larger blocks of industrial development which historically formed the buildings of Irwell Mill, with Forest Mill and Throstle Mill beyond the Conservation Area boundary. The layout and structure of the area is irregular, influenced by the meandering of the River Irwell, and leading to interesting spaces with a strong industrial character and a varying sense of building size.

To the east of the industrial area and along Rochdale Road, the rising topography has heavily influenced both the spatial quality and also the physical aspects. Rochdale Road is at a significantly higher level than the valley floor below, leading to a number of flights of steps forming linkages between the two areas. A landscaped buffer zone exists along much of this change in level, which does little to enhance spatial quality, in some places even detracting from it by blocking significant views. The further away from the town centre, the wider the views across the town become, with some of the best views along the valley in both directions from close to the present George and Dragon Public House.



View down Rochdale Road – Irwell Mill on left

The two main areas of workers' housing have some similar spatial qualities but also some major differences. To the east of the centre and mostly just outside the Conservation Area, the street pattern from Alma Street to Industrial Street is regular and consistent, with angles between streets, such as between Regent Street and Crimea Street, creating points of interest where the dwellings have taken up the angles. Fronts and rears of properties offer differing qualities, with relatively wide streets and flat frontages, but with the rears having all manner of extensions and alterations, creating a much more intense spatial experience due to the narrowness of the back alleys.

To the north west of the town, the topography has forced a different development pattern, with less consistency and with greater variation in property type. In moving through the spaces between these houses, there is the capacity for surprise through irregularity and variation. There is still a sense of enclosure, but the level of enclosure varies considerably. This is also an area full of interesting architectural detail, with the variation in decorative stone detailing offering clues as to the phases of development. The quality of the spaces between these buildings is greatly enhanced by the changes in level, the attractive views over the town, and the survival in many places of the original late 19th century sandstone setted pavements or roadways.

This part of Bacup also contains the town's important ecclesiastical buildings, St. John's Church, St. Mary's Church and the Central Methodist Church, which terminates views down Rose Bank. These provide a useful change in building density and act as focal points.

Bordering the town centre, nowhere does the sense of enclosure typify past high densities more than behind the former Cinema in Princess Street. This quiet backwater is still paved in historic sandstone setts, but all of the old buildings have been demolished and replaced with rather uncared for open spaces or trees, and a small collection of modern garages.

The area to the current eastern extremity of the Conservation Area, along Todmorden Road, contains a number of important and characterful spaces. This area offers clues as to the density of development that once prevailed, particularly around Earnshaw Road and the group of properties at Nos. 35-41 Todmorden Road, some of the last remaining properties in Bacup of the type that once populated Plantation Street. These were four storeys high, with the lower two storeys being 'back to earth' on one side and the upper two storeys being above ground on both sides.



Princess Street



Earnshaw Road

4.2 Open spaces and trees

Open spaces

Bacup has a number of open green spaces which have either been created by the demolition of historic buildings, or were deliberately left open as the town expanded in the 19th century. The spaces left as a result of demolition tend to be negative in character as they are difficult to maintain, often in private ownership and rapidly become overgrown. These spaces may then attract anti-social behaviour which further detracts from their character.

Examples of this type of space include:

(i) The left hand side of Market Street on the approach to Bacup, just outside the designated Conservation Area, where former workers housing was cleared and similarly along Todmorden Road on the edge of the Conservation Area. These losses are regrettable as they represented a rare house type, which is now only evident in a few much altered examples along Todmorden Road.

(ii) The space to the left of Market Street on the approach to Bacup has recently been undertaken in an attempt to improve its visual impact, including the use of sculptural 'birds' which have become a local landmark. However, the upper level, which would have formed the ground floor of the upper dwellings, has become a haven for anti-social behaviour and is now over grown to the point of being un-walkable.

(iii) The other key green space is the site of the former ecclesiastical complex bounded by Earnshaw Road, Lane Head Lane and Higher Cross Row. This open grassy space of rising land, whilst barren in appearance, provides a visual break between the Conservation Area and the housing to the north. It would significantly improve this visual break to provide screening to the northern boundary, perhaps with some carefully selected trees, which would also serve to reduce the barren nature of the site. Importantly, to the south of this lies a complementary space which includes an area of flag gravestones of the former graveyard, which serves as the last physical reminder of the former use of the site and should be protected if possible, and certainly included within the Conservation Area (as suggested in the Management Proposals Plan).



View down to Earnshaw Road



View into Hempsteads, Burnley Road

(iv) Perhaps the most significant issue with Bacup's green spaces is their uncontrolled nature, which is now having a significant impact on historic fabric, as exemplified between Bath Street and the car park opposite the new Health Centre (the Maden Centre) on Rochdale Road. Tree growth has resulted in the collapse of the retaining wall to the car park, now fenced off with inappropriate modern fencing. The railings above this have also collapsed due to the overgrown trees.

This situation is remarkably common within Bacup, which would benefit from a specific Public Realm Strategy, to try to get the best out of these potentially valuable areas. This should be in line with Rossendale's Open Spaces Strategy, which identifies the importance of civic spaces within Bacup. Further information is provided in the Management Proposals Plan).

Green spaces also surround other important buildings, including St. Mary's Church and St. John's Church. This green buffer and their elevated position serve to enhance their prominence and status.

More modestly, the front garden to Hempsteads on Burnley Road is a private green space which provides a buffer to the busy main road. The garden helps to articulate this more private use between the two large public buildings either side.

Trees

Although trees are found in the core of the town centre, few tend to be significant. There are a number of isolated trees on private land which have local impact, some on backland acting as backdrops to assorted developments, and small rows and groups which are prominent along the Market Street highway verge.

To the north of the town centre, the site of a former chapel and Sunday school complex to the north of Earnshaw Road is now largely covered with trees and shrubs, forming an attractive backdrop on the rising land.

Tree cover is most dominant on the steeply sloping land to the west of the Conservation Area above Market Street. The most significant wooded area within the Conservation Area lies on the slope between this road and The Laurels and the Coach House, in the Bankside Lane area. Here there are a number of Tree Preservation Orders which provide an appropriate setting for this significant grade II* listed building. However, many of the trees have now grown sufficiently high to limit views of the building even from traditional vantage points and some pruning would be beneficial. To the north of these trees, other significant groups of protected trees are found at Ash Cliffe off Dale Street.



Trees in Bankside Lane



Trees mark the conservation area boundary to the west of Dale Street

One further Tree Preservation Order can be found Crooked Shore, where sycamores provide screening between residential and industrial properties.

4.3 Focal points, focal buildings, views and vistas

Focal points and focal buildings:

St James Square is the obvious focus of the Conservation Area in terms of its function as the 'hub' of the town. There are also a number of listed and 'positive' historic buildings in this vicinity.

Views and vistas

The topography of Bacup creates many key views, particularly from the east in Rochdale Road looking across the valley and from higher up the slopes, down into the town centre. Some of the most impressive views are from Thorn Street, with a significant change in level facilitating long views. This also allows appreciation of the topography, with an array of roofscapes marking the location of the buildings which lie cradled within the valley sides.

From this point and also from a number of others, views of The Laurels are available, although trees block a large proportion of the impressive front elevation in a most frustrating way, particularly considering the building is illuminated at night.

Within the town centre, there are very few positions where views of the surrounding hillsides are not available, allowing an almost constant appreciation of the dominant topography. All of the major roads twist and turn to an extent that long views are rarely possible, although this has the advantage of offering tempting glimpses on the way into Bacup, with the ultimate satisfaction of arriving at the centre.

To the west of the town centre, long views are restricted to glimpses, with none of the openness apparent from elevated positions to the east. To the north, Lane Head Lane becomes elevated and the field which once housed a complex of ecclesiastical buildings offers particularly fine views across the town and the rising moorland beyond.



Boundary wall in Bankside Lane

4.4 Boundaries

Most of the buildings in the town centre sit on the back of the pavement without any front gardens so there are no boundaries visible. This largely continues into the residential terraces on the peripheries of Bacup, so once again front boundaries do not feature prominently. Where they do exist, they are almost always provided by sandstone walls, built from coursed sandstone blocks, with lightly tooled surfaces, topped by a square or triangular sandstone coping stone. The highest quality stone wall can be seen in Bankside Lane where it marks the edge of the gardens to Ivy Cottage, Bankside House and Bankside Hall – this steps up the hill with a moulded coping. A thick stone wall about one metre high between the River Irwell and Industrial Place has a coping made out of very simple flags about 50 mm thick. There are a few examples of metal railings, mostly modern.

4.5 Public realm

Whilst modern tarmacadam is used for many of the pavements and street surfaces in the Conservation Area, Bacup is fortunate in retaining some substantial remains of the original (probably 19th century) sandstone setted or flagged paving which must once have been ubiquitous. These stone flags came from the Haslingden Flag beds. Examples can be mainly seen in the middle west of the Conservation Area, between Market Street and Fern Street, although a few narrow setted streets remain off Union Street. The setted streets next to the old Market Building and former Police Station are of special significance in that they provide an appropriate setting for these important historic buildings. A path next to Bankside Cottage retains some particularly fine examples of sandstone flags and huge pieces of sandstone which have been used to create steps. All of the traditional paving or street surfacing is marked on the Townscape Appraisal Map, although smaller sections also remain which have not been specifically recorded. Some cast iron coal or drain covers remain, such as the one in Bank Street entitled *R Hardman & Bro. Bacup*. Examples remain, though in a limited number, of a gully sometimes referred to as a 'Bacup gully'. This is a glazed purple-brown claypipe in the shape of a narrow trough about one meter long with a knockout in the sides at the upper end to accept sink wastes, and a spitter to the trap at the other. These carry a full length cast iron grate of diagonal trellis work.



Traditional paving in Bank Street although the stone pavements have been replaced



Drain cover in Bank Street

Overall, the public realm is generally in reasonable condition although in some locations improvements are clearly needed. This is especially the case with street and pavement surfaces and street furniture, although these remain perfectly serviceable. Areas which are not subject to regular footfall tend to be in the worst condition, with pockets of very poor quality finishes and details.

Given Bacup's location at the junction of a number of major thoroughfares and at the confluence of two rivers, it is perhaps not surprising that highways dominate certain parts of the town centre. St. James Square is the key example of this. This space is fundamental to the character of the Conservation Area, being the historic centre and crossing point of the Rivers Greave and Irwell and containing some of the town's best buildings. Although traffic within the town is not especially busy, St. James Square is difficult for pedestrians to navigate and has been given over almost entirely to vehicles. This area has been subject to many attempts at improved traffic flow management, none of which have been particularly successful from a pedestrian permeability point of view, although the junction works well for vehicles. This area is therefore worthy of further consideration. The refurbishment of the public space between St. James Street and Irwell Terrace, which has been designed with public transport at the forefront, has resulted in a very high quality area of public realm.

In some areas traditional streetscapes has been retained to the disadvantage of the car, such as along Bankside Lane and Lane Head Lane, where vehicular movement is limited to a single car width.

Otherwise, other features of the public realm – street lighting, street furniture including seating, and street signage, is mostly modern and of no special significance. In the car park next to the Co-Operative Supermarket, traditional 19th century-style street lights have been installed, and some cast iron bollards, all painted green and in need of redecoration. Some are historic and have been re-used. Modern timber park benches and black plastic litter bins are also present and are better preserved. Street lighting columns tend to be tall and of similar 'modern' design, as are their luminaires, but the paint finishes are poor and in a range of colours, including simple galvanising. 'Modern heritage' lanterns exist in the Irwell Terrace area atop tall and ungainly thin columns, whilst cylindrical lanterns topped by 'gothic' crowns are utilised in front of the War Memorial. Overall there is a lack of consistency.



East side of St James Street, showing repaved area

There are issues in relation to unadopted roads, which, tend not to be well maintained because responsibility falls between different parties. An example of this is at Rose Hill Street.

Car parking has some impact due to the number of surface car parks, most notably the one associated with the Co-Operative Supermarket, which does not have a positive impact on the Conservation Area, despite being a practical necessity.

Street clutter is not particularly an issue in Bacup, with highway signage kept to a sensible level which does not visually impact on the Conservation Area. The large black plastic coated litter bins are in good condition and are reasonably discrete, although the occasional variation in design is obvious. The range of black plastic planters and variety of seats and bollards, suggests an *ad hoc* approach to street furniture. Traffic railings generally tend to be in poor condition.

Bus shelters are simple designs, the structures mainly finished in black. However the larger units to the Irwell Terrace area are of a far more satisfactory design than the truncated versions found on the narrow pavements.

Areas of open space which were left after buildings were demolished in the 20th century, or simply left over from earlier developments, are also at risk from neglect or inappropriate treatment, particularly as ownership of these spaces can be difficult to ascertain

4.6 Commemorative plaques

An unusual feature in the Conservation Area is the Wall of History off Todmorden Road, a small landscaped area which includes an information panel about the history of Bacup, and a number of old tombstones, the listed stocks, and several plaques of local interest. These include a plaque to the Bacup Co-Operative Store, dating to 1862, and a plaque for the Bacup Bowling Club, dated 1921.



Wall of History, Todmorden Road

There are also a further number of commemorative plaques which form part of the public realm within the Conservation Area, as follows:

- The plaque to Wesley's preaching in the Town in 1761 at No. 18 Lane Head Lane
- The Bacup Heritage Trail has a number of metal plaques dotted around the town, forming a route and providing information on key aspects of Bacup's heritage
- There are a number of date stones and foundation stones found around the town, perhaps most notably at Ivy Cottage, recording that it was built in 1776
- One of the most visually stunning commemorative plaques is the beautifully restored and redecorated panel forming part of the listed cast iron bridge parapet at South Street, with the work being carried out as part of the recent work to repair the culvert under Irwell Terrace and refurbish the public square

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building uses and dates

The Conservation Area retains a valuable collection of buildings from the late 18th or the 19th century which relate mainly to its function as a mill town. Most of these are listed grade II although one, The Laurels, is listed grade II*. There is only one mill complex left (Irwell Mill, dating to 1824-5) within the present boundary, of which some of the buildings are presently derelict and threatened with demolition, although a large portion of the building has been imaginatively converted into office accommodation. Just outside the current Conservation Area in Burnley Road, Underbank Mill was built in 1837 (only part of the original building remains) and Waterside Mill was built in 1839. This building is derelict and at risk.



Irwell Mill, from Rochdale Road

There are also a number of late 18th or early 19th century houses or workers' cottages. Nos. 20 and 22a Yorkshire Street are dated 1770 and may have been built as a taking-in warehouse, although they later became a public house. Ivy Cottage, Bankside Lane, is dated 1776 on the door lintel. Nos. 12, 14 and 16 King Street were built in c1800 as a row of cottages, although the ground floors are now used as shops. Nos. 16 and 19-23 odd Rochdale Road were all built as houses in about 1800. The only sizeable house in the Conservation Area is The Laurels, Bankside Lane, which was built in c1828, and close by, Bankside House was built slightly later in the mid 19th century – it is now three separate properties.

The Conservation Area also retains a number of 19th century buildings which are associated with trade or municipal functions. No 2 (the Waterloo Hotel), Rochdale Road was built in c1840, and close by, the Mechanics Institute (now the public Library) was built in 1846. The Market Hall was built in 1867, and at about the same time, No. 9 King Street was built with a notable shopfront for which it is listed grade II. The Lancashire and Yorkshire Bank (now the Taj Mahal Restaurant) was also located close to the Market Hall and was built in c1870. An unusual example of civil engineering is the cast iron wall in South Street which marks the emergence of the River Irwell – this is dated 1883-4.



St Mary's Roman Catholic Church, Bankside Lane

Bacup was also notable for the many churches and non-conformist chapels which were built in the town in the 19th or early 20th century although only four remain within the Conservation Area. These are St John's Church, Burnley Road, built on the site of the 1788 church in 1882-3; the Central Methodist Church, also Burnley Road, which is dated 1898; and St Mary's Roman Catholic Church in Bankside Lane, dating to 1857. The Trinity Baptist Sunday School (a modern building) conceals a church of 1913 which is discretely located behind Nos. 41-49 odd Market Street.

5.2 Listed buildings

There are a total of twenty building entries included on the List of Buildings of Special Architectural or Historic Interest within the existing and proposed Conservation Area boundary:

*Grade II**

Forest House (now The Laurels Home for the Elderly), Bankside Lane

This large house was probably designed by John Foster of Liverpool in around 1828. It is built in a neo-classical style using ashlar, with a hipped tiled roof which is largely hidden by moulded parapets. Its most notable feature is provided by the symmetrical front elevation which contains a row of four two storey Ionic columns which mark a recessed bay. On each side are two end bays which stand slightly forward and are decorated by a large round-headed window with multiple panes of glass. Once derelict, the house is now a home for the elderly.



Forest House, now The Laurels, Bankside Lane

Grade II (in alphabetical order)

Bankside Hall, Bankside Lane

Bankside Hall has now been divided into three properties – Bankside Hall, Bankside House and Bankside Cottage. It dates to the mid 19th century and is built in the Italianate style with coursed dressed sandstone walls with a hipped slate roof concealed by a moulded parapet. The one over one sash windows appear original.



Bankside Hall (on left), Bankside Lane

Ivy Cottage, Bankside Lane

Ivy Cottage is a two storey rectangular building with a stone slate roof, built from coursed sandstone rubblestone with stone corner quoins. It is dated 1776 on the lintel of the door. The casement windows sit in mullioned windows, although some are more modern.

Old Market Hall, Bank Street

The Old Market Hall dates to 1867 with a later addition to the west side. It is built on a slope with three bays one side and eight bays the other in a simple rectangular shape. The walls are rock-faced sandstone with sandstone ashlar bands and dressings, in a vaguely Italianate style. A large portico adds definition to the Bank Street elevation. On the lower ground floor there are eight shops, with some original shopfronts, now in a very poor state of repair. The building has been empty for some time and is at risk.



Old Market Hall, Bank Street

Church of St. John the Evangelist, Burnley Road

The church was built on the site of the late 18th century church in 1882 to the designs of Medland Taylor. It is constructed using coursed sandstone with a blue slate roof with patterned bands of green slate. The style is simplified Gothic with traceried windows.



St John's Church, Burnley Road

Waterside Mill, Burnley Road

The mill, which is now derelict, is dated 1839 on a wagon entrance. It is a substantial three storey building on a key site immediately next to Burnley Road, and is built using

rock-faced sandstone. The interior retains its original iron columns which support timber beams which pass through cast iron stirrups at the heads.

No. 9 King Street

This house and its purpose-built shop were constructed in the 1860s, using rock-faced blocks of sandstone with dressings of carved stone and polished slate. The roof is also faced in slate with gable chimneys. The frontage is elaborated decorated, and remains almost unaltered.

Nos. 12 to 16 (even) King Street

This long, low row of cottages date to c1800 and are built from watershot coursed sandstone with stone slate roofs. Despite alterations to the ground floors, each property retains its original first floor windows with a similar pattern to No. 16 Rochdale Road.

Nos. 18 and 20 Market Street

This is one of the most unusual buildings in Bacup and occupies a prominent corner site. It was built in the Scottish Baronial style in 1862, as the Lancashire and Yorkshire Bank, using smooth faced sandstone blocks with a slate roof with a notable circular corner turret, topped by a lead-covered roof.



Nos. 18 and 20 Market Street

The Waterloo Hotel, No. 1 Rochdale Road

This dates to c1840 and is three storeys high with a pyramid-shaped slate roof. Built from coursed sandstone, it has symmetrical elevations to two sites and sits on a prominent corner site at the junction of Union Street and Rochdale Road. It is currently (2011) vacant.



The Waterloo Hotel, No.1 Rochdale Road

No. 16 Rochdale Road

No. 16 dates to c1800 and forms a group with four probably mid 19th century houses which were once back-to-backs. No.16 is a tall, two room deep three storey house and is built using watershot coursed sandstone with a stone slate roof. The house is notable for the survival of its fenestration, with five groups of three windows in typical Lancashire style, the two outside windows being slightly less tall than the inner window, to allow for the interlinking of the lintels.

Nos.19 and 21 Rochdale Road

A pair of two storey cottages, similar to No. 23 (see below) and also dating to c1800. Double plan depth and also faces in watershot coursed sandstone blocks, with stone slate roofs. It is two storeys high at the front and three storeys high at the back, where it faces Industrial Place.

No. 23 Rochdale Road

This two storey property dates to c1800 and is built using watershot coursed sandstone, with a stone slate roof. Like Nos. 19 and 21, it is three storeys high at the back, where it faces Industrial Place.

Bacup Library (the former Mechanics Institute), St James Square

This building was built in 1846 using sandstone ashlar with a hipped slate roof. The simple rectangular plan is two storeys high with a central front door with a simple Tuscan doorcase. The mechanics Institute was founded in 1839 and this building was erected by some of the principal manufacturers of the town at a cost of £1,300 and was presented to the members in July 1846.



Bacup Library (former Mechanics Institute)

Cast iron wall to bridge over the River Irwell, South Street

This was originally larger and once formed part of the bridge over the River Irwell. It is cast in Gothic style, with three Tudor-arched panels and roll-moulded weathered battlements. An impressive coat of arms bears the motto *Honor et Industria* and the names of *John Hargreaves Mayor 1883-4*, with similar lettering saying *J Wilson Borough Engineer* and below *James Barker and Sons, Engineers, Bacup*.

The Stocks, Todmorden Road

The Stocks are dated 1749 and were erected on the present site in Todmorden Road in 2006. They consist of slotted stone side posts and deep wooden rails with housings for the legs of two victims.

No. 17 Yorkshire Street

This three storey building retains an almost symmetrical but very plain front face, three windows wide with a central front door. The stone slate roof is partially hidden by the heavily moulded parapet. It dates to the early 19th century and is now used as offices.



No.17 Yorkshire Street (in centre)

Nos. 20 and 22 Yorkshire Street

These gabled three storey houses are dated 1770 and may have been built as a taking-in warehouse for woollen cloth, later becoming a public house and then a shop with residential accommodation above. They are faced in watershot coursed sandstone with quoins, and retain their stone slate roofs and shopfronts which may date to 1907 (date plaque).



Nos. 20 and 22 Yorkshire Street

It is noticeable that only one listed former mill remains in Bacup, the Waterside Mill in Burnley Road. The two largest mills in the town, Tong Mill and Irwell Mill have either been demolished (Tong Mill) or heavily altered and extended (Irwell Mill). Some further mill buildings, associated with Irwell Mill, remain on the south side of Lee Road, but they are derelict. Two further mills lie to the south of Lee Street, outside the Conservation Area. Church Street mill, the earliest mill in the town, was probably demolished when St John's Church was rebuilt in 1882-3.



View from Lee Street to the derelict mills beyond the conservation area boundary

5.3 Positive buildings

In addition to the listed buildings, a large number of unlisted buildings have been identified on the Townscape Appraisal Map as being *positive* buildings of townscape merit. Buildings identified as being *positive* will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the Conservation Area. In Rawtenstall, most of these buildings date to the mid to late 19th century, but some (see below) are earlier. All of the mill workers' housing, and most of the 19th century commercial buildings in St James Street, Union Street and Market Street, are considered to be 'positive'.

The publication of PPS5 in the spring of 2010, which suggests that the significance of all 'heritage assets' needs to be recorded and assessed, has meant that further analysis of positive buildings is considered necessary, incorporating what in the past might have been considered to be 'neutral' or even 'negative' buildings. For Bacup, these buildings have therefore been broken down into the following categories:

- Positive unlisted buildings of high quality
- Positive buildings of medium quality
- Modern positive buildings which fit into the townscape, or historic buildings which have been altered
- Modern buildings where sensitive redevelopment (in time) would be welcome

The identification of these 'positive' buildings follows advice provided within English Heritage's *Guidance on conservation area appraisals*, which provides a helpful list of

criteria in Appendix 2. The guidance advises that a general presumption exists in favour of retaining those buildings which make a 'positive' contribution to the character or appearance of a conservation area.

Proposals to demolish such buildings will therefore be assessed against the same broad criteria as proposals to demolish listed buildings. This implies therefore that all buildings marked blue and orange on the Townscape Appraisal Map will be retained in the future unless a special case can be made for demolition.

The 'positive' buildings in the Conservation Area include religious, municipal, commercial and residential properties. A selection is provided below:

- St. Mary's Roman Catholic Church, Bankside Lane
- The former Police Station, Bank Street
- Nos. 3 – 11 odd Irwell Terrace
- The Conservative Club, Irwell Terrace



The Conservative Club, St James Street

- The Trinity Baptist Chapel, Market Street
- St. John's Vicarage, Dale Street
- The Central Methodist Church, Burnley Road
- Hempsteads, Burnley Road
- The Royal Court Theatre, Rochdale Road



The Royal Court Theatre, Rochdale Road

- The National Westminster Bank, on the corner of Market Street and Bankside Lane
- The former St. John's Sunday School, rebuilt in 1908, now a Scout HQ, Burnley Road



Former Sunday school, Burnley Road

- The former Thorn Methodist Church, Alma Street
- The Market Hotel, No. 14 Market Street
- Nos. 2 - 22 even Todmorden Road
- Nos. 4 – 30 even Earnshaw Road
- The former Regal Cinema, Burnley Road
- Terraced mill workers' housing to the west of Burnley Road



Houses in Daisy Bank

5.4 Building styles, materials and colours

Bacup is a primarily a 19th century mill town and the various historic buildings within it were provided by industrialists or owners of other commercial properties in a robust, functional style. There is little ornamentation, the buildings relying on their simple building forms, and almost universal use of the local sandstone, to add variety and interest to the street scene. Of note are the many smaller cottages and houses in the town centre, some of which date to the very earliest part of the 19th century and are listed. The frontages are enlivened at intervals by the provision of churches, chapels, schools, public houses and hotels, again very simply detailed.

There is little use of brick in Bacup, although a 'Brickfield' is noted close to Tong Mill on the 1849 map. Machinery for brick making was introduced into Rossendale by George Maxwell at Sharneyford, a few miles to the east of Bacup, in 1863. However, there is little evidence for early brickwork in Bacup although some of the terraced housing in Dale Street, dating to the late 19th century, is brick-built. Generally, it would seem that the arrival of brick in Bacup post-dated its heyday as a polite material elsewhere in Lancashire. Examples of brick in the town include:

- The side elevations of the Empire Theatre are in a red-purple brick

- The Conservative Club on 1893 had heavily detailed stonework to its front elevation but ceramic-faced brickwork to its south side, presumably to reflect light into the windows of the pre-existing Irwell Terrace Chapel
- A similar explanation may explain the glazed brickwork on the north elevation of the Maden Public Baths, also of 1893

A hard, almost engineered red brick which came from nearby Accrington also features in the town including the Club Hall, Nos. 9 and 11 Princess Street, and the adjoining garden wall, all of which form a group. No. 10 James Street is also faced in this material, as well as the extended building which reaches up Lane Head Lane. Less attractive is the modern brickwork on Barclays Bank (No. 12 Market Street).



Brick building in Princess Street (No.11)

Bacup is therefore built almost exclusively from the local sandstone, quarried from the hills around the town. The sandstone is used as a rough rubblestone (mainly for boundary walls) or as coursed blocks, usually rock-faced or watershot. 'Watershot' sandstone is a typical feature of the area, the smooth sandstone blocks set at an angle, with angled mortar, both designed to shed water more easily. Good examples include Nos. 12, 14 and 16 King Street and Ivy Cottage, Bankside Lane. The mills were generally constructed using coursed square rock-faced sandstone. Smooth blocks of stone called ashlar are used for the more prestigious buildings such as Bacup Library, where it provides a more quality finish. Ashlar blocks are also used in many Bacup buildings to define window or door openings, and for corners. Mortars were traditionally lime based and pointed flush to the face of the stone. The proliferation of 'strap' pointing is a regrettable feature, having come about through the use of hard cementitious mortars which accelerated the erosion of the stone to such an extent that the flush pointing soon protruded from the eroded face of the stone. This form of pointing not only detracts from the visual appearance of a building, but also causes damage to the stonework.



Sandstone is the predominant material in Bacup (Rochdale Road)

The chosen styles for most of the houses and more minor buildings in the Conservation Area tended to be simple Georgian, with sashed windows and, for churches and other important buildings, the addition of various porticoes, towers and door or window decoration. Most of the 19th century housing in Bacup, however, is very plain with long stone slated roofs which rise up or down with the contours of the land, rather than stepping down or up a slope with party walls. Gutters can be wooden or cast iron.

For roofs, Welsh slate now predominates, although sandstone stone slates are still very much apparent on some of the town centre properties. The use of these stone slates would once have been widespread, the roofs having slates which decreased in size towards the ridge. After the railway arrived in 1846, it became possible to import much cheaper grey Welsh slate, and this became the material of choice almost universally from that date. Most of the terraced houses in Bacup date from post 1850 and therefore they retain their original Welsh slate roofs, as well as their thick chimney stacks, often with decorative clay pots. However, some of the earlier properties, particularly the listed houses or cottages which date to the late 18th or very early 19th century, have stone slate roofs.

The light brown sandstone has, in most of the town, been heavily discoloured to a near-black due to long term exposure to smoke, so many of the properties have been cleaned to reveal the original colour (some received grant aid to do this). Windows are defined by square-cut blocks of stone to form architraves, as are the front doors. Nearly all of the windows have been replaced in plastic, usually white in colour. Similarly, most of the front doors have been replaced with off-the-shelf modern alternatives. The brown colour of the buildings is enhanced by the use of sandstone setts and paving slabs which can be seen in many of the residential streets and back alleys.

There are a few examples of the old back-to-back workers' housing within the Conservation Area, although most were demolished as slum clearance in the mid 20th century, particularly in the Union Street to Lee Street area. Where they remain, they have usually been knocked through to make on larger property, as in the houses to the south of the Maden Centre (Nos. 14-32 – but the numbering is odd) in Rochdale Road. Some back-to-backs remain in Acorn Street.

Mullioned windows were traditional in vernacular construction from the earliest stone buildings up to about 1830 or 1840. It was usual for the lintel over the centre light to be bedded on top of those to either side, giving the typical stepped, mullioned window. These can be seen throughout the Conservation Area including Nos. 15-19 Union Street, where stepped windows survive to the rear elevations, the front windows being replaced by sashes in the Victorian period. Sash windows survive in very few places, with examples of early multi-paned Georgian windows being very rare although on the rear elevation of No. 5 Bankside Lane (which overlooks Elgin Street) can be seen a broken Georgian multi-paned window which is presumably original. Altered or replaced sash

windows can be seen in No. 13 St James Square (rear), No. 3 St James' Street (rear) and Nos. 17 and 19 Industrial Place (rear). There are very few original 18th or even 19th century doors in the Conservation Area, although some can be seen in Rochdale Road.



Varied window types at the back of St James Square facing Temple Court Place



Sash windows in the restored listed buildings backing onto Industrial Place

5.5 Shops and shopfronts

Bacup retains an active shopping centre, which provides a range of small family-run units as well as the usual national banks and buildings societies. There is also a Boots Chemist as well as a medium-sized Co-Operative Supermarket. The twice weekly Bacup Street market is housed in purpose-built open stalls and a market hall in Temple Court Place, just off Union Street.

The quality of shopfronts in the area is mixed. Some are of very high quality, with exemplary use of modern interventions for security purposes. However there are many very poor frontages. This is particularly evident when the shops are closed and the shutters rolled down, giving a very poor appearance to the street.

Rossendale Borough Council produced some draft Shopfront Design Guidance in 2010 with a view to making a positive impact on this issue. At the time of preparing this Character Appraisal it has not yet been formally adopted. Good examples to draw on for design guidance, due to their quality and detail, include No. 5 St. James Street, No. 19 Rochdale Road, No. 9 King Street and No. 17 Market Street (with the exception of the tiled plinth). It is important to note that many of Bacup town centre's shopfronts received funding under the CAPs and HERS grant schemes of the 1990s and were extensively refurbished or replaced at the time, leading to the high standards and good quality designs seen today. There are examples however where the maintenance of a grant-aided shopfront has not been as rigorous as it might have been and the works have deteriorated, such as at No. 5 Yorkshire Street. Some shops retain mosaic tiled entrance steps, such as at No. 19 Union Street.

Despite the provision of many smaller, family-run shops in Bacup, there are very few complete historic shopfronts remaining within the town. The best examples are:

- No. 3 St James Street (possible the finest shop front in Bacup with its curving entrance and glazing, tiled floor and high quality joinery)
- Nos. 26-36 even Burnley Road (only No. 32 retains all of its original features – the rest are a little altered)



No.32 Burnley Road

- No. 8 Burnley Road (first floor shopfront only – the ground floor has been modified)
- Nos. 7, 9 and 11 Yorkshire Street (continuous shopfront over all three buildings, which are dated 1872)



Nos. 7, 9 and 11 Yorkshire Street

- No. 9 King Street (The Sun Lounge) (listed grade II)
- Nos. 43, 45, 47, and 49 Market Street (Charity shop, Sergio's Barbers, Images)



Nos. 43 – 49 Market Street

- Eight shopfronts on the Old Market Hall, Bank Street (vacant)
- Nos. 20 and 22 Yorkshire Street (listed grade II)
- No. 19 Rochdale Road (listed grade II)

6 CHARACTER AREAS

6.1 Introduction

The Bacup Town Centre Conservation Area is a medium sized but relatively complex conservation area which encompasses a variety of buildings used in different ways and built at different times, as well as a variety of open (or enclosed) green spaces. This provides different parts of the Conservation Area with a different character. Taking these variations into account, it is considered that overall there are seven areas of distinctive character, each of which is briefly described below. A general description of each area, and a list of 'Key Negative Features', are also included which is subsequently used as a basis for the 'Issues' defined in Chapter 7.

The seven Character Areas are shown on Map 3: *Bacup Character Areas* and are considered to be as follows:

- Character Area 1: Todmorden Road
- Character Area 2: Town centre: Union Street, St James Street & Rochdale Road
- Character Area 3: Lee Street: Mills and River Irwell
- Character Area 4: Market Street and Bank Street
- Character Area 5: Bankside Lane
- Character Area 6: Dale Street neighbourhood: Mill workers' housing
- Character Area 7: Burnley Road

6.2 Character Area 1: Todmorden Road

General description

Todmorden Road was built as a turnpike road out of the town centre in the 18th century, replacing the earlier route (Tong Lane) which lies immediately below it. Nos. 4, 6 and 8 Todmorden Road date to the mid 19th century and although unlisted are also of some special merit, with ashlar front elevations and simple Georgian doorcases (Nos. 6 and 8 form a pair). Tong Mill, one of the largest mills in Bacup, once stood in the valley of the Greave Brook on the opposite side of the road, but this was demolished and has been replaced in the late 20th century with new housing, which fits well into the street scene. One small high quality industrial building still remains facing Hammerton Green. The road is notable for its rising topography and for the complete line of historic buildings which lie along its northern edge. The Wall of History in Newgate Garden is an unusual feature, and this links through to the large area of open green space on the hill above. A long terrace of 'positive cottages' face this open green space in Earnshaw Road, which back onto the historic Todmorden Road. The area once contained a number of chapels and schools which were demolished in the last century – one house in Lane Head Lane records that John Wesley once preached in a chapel which stood on that spot in 1761. Long views across the town from this location are notable.



View along Todmorden Road



Well designed new housing facing Todmorden Road (on the site of the former Tong Mill)

Key negative features

- The former Health Centre, a single storey 1970s building of no merit, is empty and the whole site awaits redevelopment
- The Wellington Public House has been painted white, with modern windows and obtrusive alterations to the front
- Many altered 19th century houses, with the loss of original details such as windows and front doors
- Poor quality front boundaries to some of the properties in Lane Head Lane and Earnshaw Road
- Poor quality paving in Earnshaw Road, where traditional sandstone setts have not been replaced by utility providers
- The long modern timber fence facing Earnshaw Road

6.3 Character Area 2: Town centre: Union Street, St James Street, and Rochdale Road

General description

This Character Area forms the commercial centre of the Conservation Area as it encompasses the historic meeting point of the principal routes through Bacup. St James Square is the hub, with roads radiating to the north, east, south and south east. Irwell Terrace and the area in front of it were sensitively re-landscaped as part of a grant scheme in the 1990s, with new street lighting, seating, bus shelters and sandstone paving. The Co-Operative Supermarket and its adjoining car park is a major draw into the town and provide the area's only comprehensive food and groceries shop, although Bacup Market still functions twice a week on Wednesdays and Saturdays on a nearby site. The River Irwell emerges from a culvert in Industrial Place, between the listed buildings in Rochdale Road and the supermarket car park. Some traditional street surfaces (sandstone setts and sandstone paving) remain, mainly here as well as in other back alleys or side streets. The listed buildings in Rochdale Road (Nos. 19, 21 and 23) have been restored and provide attractive frontages to both Rochdale Road and Industrial Place, where they are three storeys high. Properties in Yorkshire Street (Nos. 16 and 18) show evidence for handloom weaving on their back elevations, namely the window arrangement.



Union Street



St James Street



Rochdale Road with St James Street beyond

The Character Area contains a variety of mainly two storey buildings, many of which were built as houses but now contain shopfronts – the majority of these are in St James Street and Union Street, with further shops in Market Street. Most of the properties date to between 1800 and 1910 with a few modern buildings, such as the Co-Op and the new market buildings in Temple Court Place. Pioneer Buildings is a large purpose-built shop, probably dating to c1910, with a corner tower and clock which forms an important focal point. Boots Chemist in St James Square is housed in a high quality 19th century ashlar building, three storeys high, with elliptical windows to the fourth floor. Many of the high quality historic buildings are in use for municipal, religious or commercial purposes, and a number are listed. The principal buildings are:

- Bacup Library (the former Mechanics Institute grade II)
- Nos. 2 and 4 St James Square (a key focal building on the corner of Burnley Road and St James Square)
- The Conservative Club, Irwell Terrace, dated 1893
- The Trinity Baptist Church, set back from Market Street
- Nos. 6 and 8 St James Square (the REAL Community Centre) a 1930s building of some merit

Key negative features

- Busy traffic meeting at St James Square, with very poor pedestrian permeability
- Many historic buildings are poorly maintained with obvious signs of neglect such as leaking gutters and slate roofs which are clearly in need of repair
- Many of the historic properties have lost their original windows, which have been replaced using modern materials and details which are not in character with the historic building
- A number of empty historic properties (including some listed or 'positive' buildings) displaying 'To let' or 'For sale' signs

- Poor quality public realm (apart from St James Street/Irwell Terrace area) including modern street lighting and concrete paviors for the paving
- The planters in St James Street/Irwell Terrace area have not been planted out (May 2011)
- Graffiti on walls in side streets
- The One Stop Supermarket is a useful facility but is housed in an ugly 1960s building on a prominent corner site
- Poor quality shopfronts and signage in both Union Street and St James Street
- Metal shutters over some shopfronts create a negative shopping frontage
- The dominance of the car in terms of traffic and car parking
- Poor quality backs to many of the buildings which are visible from the public roads and pavements
- The single storey GN Taxis site on the corner of St James Square would benefit from sensitively designed new shopfronts and signage
- Visible satellite dishes on front elevations, such as the Queens Public House, No. 12 Yorkshire Street

6.4 Character Area 3: Lee Street: Mills and River Irwell

General description

This Character Area encompasses Irwell Mill and the subsidiary buildings, some of which (facing Lee Street) are derelict. One of them may be a former school. The Mill itself has been converted and extended to create offices, and still retains a relationship with the adjoining River Irwell, which passes underneath the building. This Character Area includes part of Rochdale Road, here mainly in residential uses (Nos. 12-32) with several large car parks in between. No. 12 is listed grade II and dates to c1800. After the Mill, the Maden Health Centre (the former town baths) is the second largest building, and its tall gable which faces the street is an important local landmark. Another substantial building, the former Thorn Methodist Chapel, lies in Alma Street, next to a group of late 19th century terraced houses (Carlton Terrace). The Royal Court Theatre, a converted former iron works, can be found on the edge of the Conservation Area. This part of Bacup is notable for the rising topography to the south and for the long views to the west over the derelict buildings in Lee Street to the trees which surround The Laurels.



Lee Street



Rochdale Road with the Maden Centre on left

Key negative features

- Many of the historic properties have lost their original windows, which have been replaced using modern materials and details which are not in character with the historic building
- The Thorn Methodist Chapel in Alma Street is boarded up and at risk
- The former mill buildings in Lee Street are in a very poor state of repair
- Visible satellite dishes on front elevations
- Busy traffic along Rochdale Road
- Poor quality pavements and street lighting

6.5 Character Area 4: Market Street and Bank Street

General description

Market Street and Bank Street feel slightly remote from the town centre as there are fewer active frontages in Market Street (despite its main road function) and Bank Street is almost deserted since both the Old Market Hall and former Police Station closed down. The Old Market Hall and St Mary's Church are the largest buildings, with the former Police Station being almost as substantial. The Lancashire and Yorkshire Bank in Market Street is an unusual Scottish Baronial building whose Gothic verticality contrasts with the strongly horizontal emphasis of the majority of the 19th century buildings in the Conservation Area. Market Street contains a number of well detailed late 19th century shops, as well as the Trinity Baptist Church (1913), which is discretely tucked away behind a parade of well detailed purpose-built shops (Nos. 27-37 odd), presumably of the same date. These create a strong series of building blocks on both sides of the road on entering Bacup. A complex of red brick buildings off Princess Street (a hall and a house) provides a rare example of the use of this material – this whole blocks looks early 20th century rather than late 19th century. Setted roadways and pavements covered in large sandstone flags survive virtually intact in the streets close to the Old Market Hall. A row of mature trees on the east side of Market Street provides the only example in the Conservation Area of 'planned' street trees. The land rises steeply to the west and drops more gently to the east towards the line of the River Irwell, providing good views in a number of locations. There are long views from outside the former Police Station across the town centre to the hills beyond in the east. Elgin Street is officially the shortest street in the England (the shortest street in the world is in Scotland).



Market Street



Bank Street

Key negative features

- Two of the most important buildings in this Character Area, the old Market Hall and the former Police Station, are empty and clearly seriously at risk
- Part of the building facing the Old Market Hall has collapsed with scaffolding across the road
- Vacant sites due to clearance (the site of Church Street Mill)
- Vacant shops in Market Street with shuttered frontages
- Poorly designed rows of garages in Bank Street and Princess Street
- The traditional street surfaces are badly scarred by trenching and other disturbances
- A general feeling of neglect and abandonment in the Old Market Hall area
- Brash bright red signage for the One-Stop Supermarket on Market Street
- Views to the east from Market Street over the derelict buildings and empty sites next to Lee Street

6.6 Character Area 5: Bankside Lane

General description

Bankside Lane is a small Character Area which contains two prestigious listed 19th century houses set in large well planted plots, of which The Laurels (listed grade II*) is the most important. The garden around it is contained by mature trees which feature in views across the valley from the east. Similarly long views out of the garden towards the town are also of note. Close by, Bankside Hall (listed grade II) is now three units but remains an impressive mid 19th century residential complex, although the gardens are smaller than The Laurels. On the west side, accessing the land which winds steeply up the hill, is a row of steps and a pathway, defined by chunky sandstone steps and paving of the highest quality, relatively intact. The boundary to Bankside Hall stretches down the hill into the town and is marked by an important boundary wall which steps down the hill with a heavily moulded coping. The original cast iron gates remain in two locations, although they are no longer in use. Ivy Cottage, dating to 1776 (datestone) is located just below Bankside Hall, and is one of the earliest buildings in the Conservation Area.



Bankside Lane



Bankside Lane

Key negative features

- Some modern windows in Ivy Cottage
- The adjoining 19th century cottages are in poor condition with many modern alterations
- Inappropriate flat roofed 1960s garages at the back entrance to Bankside Cottage.

6.7 Character Area 6: Dale Street neighbourhood: Mill workers' housing

General description

This part of Bacup contains a series of streets, developed from the 1860s onwards, of well preserved mill workers' terraced housing. Some back alleys and courts remain, with sandstone setted or slabbed pathways providing access. The houses are generally plain but occasionally (as in Ash Terrace for instance) have ground floor bays. Of note is the way the eaves follow the line of the slope, without party walls intruding in the roofs above. The houses are simply and robustly detailed, and although no original windows appear to remain, the alterations which have taken place have largely retained the original openings. The wooden or cast iron gutters are supported on blocks of stone, providing some emphasis at eaves height. There are long views from this part of Bacup over the town to the distant hills and moorland to the east. The only non-residential building is the former St Mary's Infants School, dated 1903, although it appears to have been converted into flats. The area retains a strong visual cohesion which is provided by the similar houses and the survival of the original layout, roof materials, stone elevations, stone architraves and eaves details. A few of the terraces were built as back-to-back houses, but these appear to have been largely converted into bigger 'through' houses, although the map suggests that the properties in Acorn Street have not been changed. St John's Vicarage is a deep-plan house with one six over six sash on the side elevation, suggesting a pre-1850 date. A few further houses can also be seen which are slightly larger and are either detached or arranged in pairs - these may have been mill managers' houses. Dale Street is the longest street and contains an almost continuous row of terraced houses, two storeys high, which lead out of the present Conservation Area boundary towards the properties close to Waterside Mill, and the mill itself. Whilst the majority of the properties are rock-faced sandstone, a few are watershot ashlar (e.g. Nos. 13 and 15 Dale Street), suggesting an earlier date or a more prestigious owner. 'Prosperity Cottages' in Dale Street are dated 1880, but the semi-detached houses on the opposite side of the road look early 20th century.



Dale Street



Nos. 13 and 15 Dale Street

Key negative features

- Some ugly 1960s garages
- Some satellite dishes on front elevations
- Some of the setted pathways or roadways are in poor condition, or have been badly reinstated following trenching by the utility providers
- Poor quality boundaries, such as timber fencing with concrete posts
- Most of the houses have uPVC or similar modern windows and front doors, but otherwise are mainly original

6.8 Character Area 7: Burnley Road

General description

Burnley Road is one of the four main roads out of Bacup and contains a large number of prestigious mainly mid to late 19th century buildings including two churches (St John's and the Central Methodist), the former St John's Sunday School of 1908, now a Scout HQ, a large stone building of 1892 which is now used as a Community Centre, and the adjoining 1920s Post Office. It also contains some late 19th century terraced houses with ground floor shops, a small public garden, and the former cinema, once used as a bingo club but now empty. A War Memorial is an important feature close to St James Square. There were two large mills on the edge of the town in Burnley Road, Underbank Mill was built in 1837 (only part of the original building remains) and Waterside Mill was built in 1839 (both are currently just outside the Conservation Area boundary). Trees in the front garden to Hempsteads and in St John's Churchyard are a welcome break in the street scene, and there is a small public garden slightly further along Burnley Road to the north.



Burnley Road



Former Regal Cinema

Key negative features

- Busy traffic along Burnley Road
- Poorly designed shopfronts
- Vacant buildings and premises to let
- Some satellite dishes on front elevations
- Concrete paviers around the War Memorial
- The 1920s former Regal Cinema is a key building which has been allowed to deteriorate to the point that it is, apparently, considered beyond viable restoration and re-use

7 SUMMARY OF POSITIVE AND NEGATIVE FEATURES

7.1 Key positive features

- Bacup is an historic former mill town situated on the edge of the Pennine hills in the valley of the River Irwell
- Wide views out from the town centre to the surrounding moorland, and across the valley of the River Irwell from a number of vantage points
- The town is located at the meeting point of two principal routes, providing an early impetus to development
- St James Square is the key focal point in the Conservation Area, and close by, the St James Street/Irwell Terrace area has been carefully landscaped under a recent grant scheme
- Mills were built from the late 18th century onwards, using water power from the River Irwell or from local streams
- Today, the Bacup Town Centre Conservation Area retains features of the town's industrial past including former cotton mills, iron works, churches and schools, all of which date to the 19th or early 20th century
- There are 22 listed buildings or structures in the Conservation Area, the earliest of which date to the 1770s
- The Laurels is a large prestigious house on the edge of the Conservation Area – it dates to c1828 and is listed grade II*
- Some examples of late 18th century handloom weavers houses remain in Bacup and most are listed
- Irwell Mill is the only remaining mill within the existing Conservation Area, but it has been substantially extended and converted into offices
- Of special interest are the municipal buildings – the grade II listed library, built as a Mechanics Institute in 1846, and the Old Market Hall, dating to the 1860s
- St John's Church, St Mary's RC Church, Trinity Baptist Church and the Central Methodist Church all lie within the Conservation Area boundary – all are 19th century but only St John's Church is listed (grade II)
- The town centre retains a variety of small local shops as well as a Co-Operative Supermarket and a twice weekly street market
- A number of streets of well preserved mill workers' houses remain to the west and north west of the town centre

7.2 Key negative features

- **Conservation area boundary review**

A number of additions are considered desirable to more adequately reflect the special architectural and historic interest of the whole area, including the addition of Waterside Mill and the adjoining mill workers' houses. Further information is provided in the Management Proposals Plan.

- **Traffic management, car parking and pedestrian priority**

A comprehensive plan to address the issues of pedestrian priority, car parking, and traffic management is needed.

- **Public realm strategy and funding to implement it**

It has been noted how poor the quality of some of the public realm is in places. There is also the need to protect the existing historic street surfaces. The provision of a Public

Realm Strategy to provide a comprehensive guide to all future initiatives is required, building on the work already completed in the St James Street/Irwell Terrace area. This should be in line with Rossendale's Open Spaces Strategy, which identifies the importance of civic spaces within Bacup.

- **Building condition and the role of grant aid**

There are a number of high quality historic buildings in the Conservation Area (or in the proposed Conservation Area) which are seriously at risk due to vacancy and neglect. These are:

- The former school or mill buildings in Lee Street, which are empty and derelict
- The Old Market Hall, listed grade II
- The adjoining former Police Station
- Waterside Mill, Burnley Road – a key building on entering the town from the north

Previous grant schemes in Bacup with English Heritage from 1990 to 1993 and from 1994 to 1997 have achieved some improvements but much remains to be done.

- **Shopfronts**

Some of the shops in the town are empty and awaiting a new occupier. These units are often shuttered up for security which provides a negative image to the town centre. Many, even in use, are in need of new shopfronts, signage, and repairs or general maintenance. Overall, the quality of shopfronts in the Conservation Area is very poor, although some historic shopfronts do remain. The provision of draft Shopfront Design Guidance, should, in time, ensure that the appearance of the shopping frontages should incrementally improve.

- **Article 4 direction**

There is a great deal of high quality mainly 19th century housing within the existing and proposed Conservation Area. An Article 4 Direction, which seeks to remove permitted development rights on unlisted family dwellings as a way of ensuring that minor alterations are carried out in an appropriate way, was first served in 1987 and then again, with an greatly expanded catchment, in August 1992. It mainly covers the mill workers' housing in the west and north west of the Conservation Area as well as small groups of other historic residential buildings. However, it appears to have been largely ignored by the local population and has not been enforced. The use of uPVC for windows and front doors is particularly noticeable and should have been controlled by the Article 4.

- **Statutory list**

Like the rest of the Borough, the statutory list for Bacup was redrafted in the 1980s. New buildings can be added to the list subject to the views of English Heritage, and there may be several in the Conservation Area which would now be considered worthy of statutory protection.

- **Unlisted buildings of special but local interest**

As recommended in PPS5, preparation of a 'Local List' for the Borough should be a priority.

- **The care of trees**

There are a number of important trees or tree groups within the Conservation Area, some covered by specific Tree Preservation Orders (TPOs). All of these trees need to be protected and new tree planting should be undertaken whenever possible.

- **The control of satellite dishes**

It has been noted how satellite dishes in many streets are over-dominant. In many locations, they appear to have been erected without planning permission. These are detrimental to the special character and appearance of the Conservation Area.

- **Site specific improvements**

Several sites or buildings within the Conservation Area are in need of enhancements, including potential redevelopment. These include:

- The area between Forge Street and Lee Street (although the historic buildings should ideally be retained)
- The One Stop Supermarket site
- Various backland sites, left vacant after the demolition of buildings
- The former Health Centre in Yorkshire Street

PART 2 THE BACUP TOWN CENTRE CONSERVATION AREA MANAGEMENT PROPOSALS PLAN

1 INTRODUCTION

1.1 The purpose of the Management Proposals Plan

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Bacup Town Centre Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals Plan*, builds upon the positive features and addresses the negative features which have been identified to provide a series of recommendations for improvement and change, most of which are the responsibility of Rossendale Borough Council or Lancashire County Council. It is in conformity with English Heritage guidance as set out in *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Both the Conservation Area Character Appraisal and the Management Proposals Plan should be subject to regular monitoring and reviews, as set out below.

The involvement and approval of the local community in the formulation and delivery of these documents helps to strengthen their status and will hopefully mean that the various actions identified in the Management Proposals Plan will have greater impact and longevity. For Bacup Town Centre this began with a targeted consultation about the potential changes to the Conservation Area boundary in June 2010, after which the Character Appraisal and Management Proposals Plan were drafted. Following this initial drafting, a six week public consultation exercise was held which ended on 12 October 2011. After this, a Public Consultations Report was prepared (copies are available on request from the Borough Council) and amendments to the text and mapping have been made as appropriate. As part of the process, the existing Conservation Area boundary was also reviewed and following public consultation a number of changes have been recommended as set out in the following section.

The Bacup Conservation Area Appraisal was adopted by the Borough Council as a material consideration for development control purposes with effect from 2nd December 2011 and the Recommended Actions in the Management Proposals Plan, including the Conservation Area boundary revisions, were agreed to be implemented incrementally as resources allow.

2 CONSERVATION AREA BOUNDARY REVIEW

2.1 Recommended changes to the conservation area boundary

A number of additions are considered desirable to more adequately reflect the special architectural and historic interest of the whole area, including the addition of Waterside Mill and the adjoining mill workers' houses. A number of minor changes around the edges of the Conservation Area are recommended to ensure that the boundary follows established legal boundaries, and does not, for instance, cut private gardens in half or exclude land belonging to a building which is included.

In June 2011 all owners of properties proposed for inclusion in the revised boundary were contacted via a leaflet drop, but only four responses were received, three via telephone calls. Of these, two were supportive and one provided further information about a current planning application. A fourth response was received by letter, objecting to the proposals, but based on an issue which was irrelevant to the proposal. Only one comment on the proposed boundary changes was received as part of the second public consultation which ended on 12 October 2011 – this was an objection to the inclusion of Waterside Mill.

The areas or buildings which are recommended for inclusion into the Conservation Area are:

- The whole of curtilage to the historic building facing Lee Street and more of the trees and green space which marks the entrance to Bacup from the south along the west side of Market Street.
- Historic residential buildings which are shown on the 1894 to the western edge of the Conservation Area.
- Waterside Mill (listed grade II) and associated mill workers' housing, comprising rows of well detailed mid to late 19th century houses.
- On the east side of Burnley Road, St John's Sunday School of 1908, now a Scout HQ, and the remains of Underbank Mill, dating to 1837 (the rest of the building is 20th century).
- The long terrace of houses in Crooked Shore, and, close by, the houses which form Waterside Terrace – both date from the mid to late 19th century.



Waterside Terrace

- The large area of open green grass which overlooks the town next to Lane Head Lane and is backed by rows of 19th and 20th century houses – this includes the best preserved 19th century terraces, namely the properties on the east side of Croft Street and in Stanley Mount.



Croft Street

- Carlton Terrace, Nos. 4-16 even Alma Street, a well preserved terrace dating to the late 19th century.



Carlton Terrace Nos. 4 – 16 (even) Alma Street

Two areas within the original Conservation Area are proposed to be removed from it, namely:

- An open area of land which forms part of the field on the western boundary.
- Housing dating to the 1990s and a 20th century industrial building in South Street.

3 RECOMMENDED ACTIONS

The following recommendations are based on the key negative features identified as part of the Character Appraisal. Some of them may have to remain aspirational for the time being, but it is considered 'good practice' to identify possible actions which could be implemented in the future if the funding is available. Other recommendations rely upon the Borough Council providing sufficient staff resources to ensure that the proposed actions are carried forward. All of the recommendations rely upon a successful partnership between the Borough Council and the local community, assisted by the County Council as appropriate.

3.1 Traffic management, car parking and pedestrian priority

Whilst some improvements to pedestrian areas was achieved under the 1990s grant schemes, including the improvement of the area in front of Irwell Terrace, a comprehensive plan to address the issues of pedestrian priority, car parking, [cycling](#), and traffic management is needed. [NCN route 92 passes close to Bacup town centre and will ultimately link to Rochdale's tram station and Rawtenstall train station. It should be possible to link heritage sites with both pedestrian and cycle routes.](#)

Areas of particular concern are:

- St James Square – busy traffic here makes pedestrian movement very difficult and at times dangerous.
- Union Street – some partial pedestrianisation would be beneficial to provide between links between Bacup Market and the Co-operative Supermarket car park.
- Rochdale Road – safer links between the Maden Centre and the LIFT Health Centre would be helpful.
- The linking of the car parks in Rochdale Road with the town centre would also be beneficial.



Union Street

RECOMMENDED ACTION 1:

- Subject to resources, the Borough Council should work with the County Council to bring forward improvements to pedestrian and cycle safety in the town centre, including the creation of pedestrian-only streets and an increased number of controlled pedestrian crossings. Reducing speed limits in the town centre could be considered.

3.2 Public Realm Strategy

It has been noted how poor the quality of some of the public realm is in places. There is also the need to protect the existing historic street surfaces. The provision of a Public Realm Strategy to provide a comprehensive guide to all future initiatives is required, building on the work already completed in the St James Street/Irwell Terrace area. This should be in line with Rossendale's Open Spaces Strategy, which identifies the importance of civic spaces within Bacup. The Strategy should:

- Identify specific areas for improvement
- Set a programme for such improvements
- Provide costings for the work and seek funding from various sources
- Set standards for all new development, including the choice of materials, colours and products
- Engage the local community through public exhibitions and questionnaires

Any repaving should be carried out using traditional sandstone flags or setts with stone kerbs, as has been carried out in St James Street and Market Street. The existing historic street surfaces must be preserved and repaired, and where they have been disturbed by trenching, the County Council must ensure that all utility companies reinstate the original surface to match. The area around the Old Market/former Police Station is particularly vulnerable but could in time (if the buildings were brought back into use) form part of a regeneration project which could enhance the whole of the town centre.



The former shops in the Old Market Hall

RECOMMENDED ACTION 2:

- The Borough Council should work with the County Council to bring forward improvements to the public realm in Bacup including the provision of a Public Realm Strategy.

3.3 Building condition and the role of grant aid

There are a number of high quality historic buildings in the Conservation Area (or in the proposed Conservation Area) which are seriously at risk due to vacancy and neglect. These are:

- The former school or mill buildings in Lee Street, which are empty and derelict
- The Old Market Hall, listed grade II

- The adjoining former Police Station



Former Police Station, Bank Street

- Waterside Mill, Burnley Road – a key building on entering the town from the north

Previous grant schemes in Bacup with English Heritage from 1990 to 1993 and from 1994 to 1997 have achieved some improvements but much remains to be done. The greatest problem is in finding new uses for the buildings, some of which are very large. All uses, including commercial, tourist-related and residential should be considered. The creation of a tourism-related 'hub' in the Old Market Building could act as a catalyst to further investment in Bacup – this could be a mixed use scheme containing shops, a restaurant and café, an information centre, small business units and residential. The reopening of the fireproof shops beneath the Old Market Building would be particularly welcome. The Borough Council has statutory powers to ensure that all listed buildings and also unlisted buildings in conservation areas are not left to decay to the point where they have to be demolished. The Borough Council must ensure that these historic buildings 'at risk' are at least properly boarded up to prevent vandalism and water ingress, while a solution is sought to their long term future.

RECOMMENDED ACTION 3:

- The Borough Council should actively seek the repair and reuse of any vacant or 'at risk' historic buildings in the Bacup Town Centre Conservation Area, and use its statutory powers where negotiation fails to bring about a satisfactory resolution.
- The Borough Council should seek sources of funding for these buildings, possibly through a new grant scheme in partnership with non-government organisations such as English Heritage or the Heritage Lottery Fund.

3.4 Shopfronts

Some of the shops in the town are empty and awaiting a new occupier. These units are often shuttered up for security reasons and this provides a negative image to the town centre. Many, even in use, are in need of new shopfronts, signage, and repairs or general maintenance. Overall, the quality of shopfronts in the Conservation Area is very poor, although some historic shopfronts do remain and must be preserved (they are

listed in the Character Appraisal para. 5.5). Some shopfronts were replaced or upgraded under the grant schemes in the 1990s, but much remains to be done. The provision of recent draft Shopfront Design Guidance will help guide changes in the future.



Poor quality shopfronts in Union Street

RECOMMENDED ACTION 4:

- The Borough Council should ensure that all new shopfronts are carefully designed and adhere to advice within the draft Shopfront Design Guidance.
- Where negotiation fails to achieve a satisfactory result, the Borough Council should consider taking enforcement action against unauthorised shopfronts (including shutters and advertisements).

3.5 Article 4 direction

There is a great deal of high quality mainly 19th century housing within the existing and proposed Conservation Area. An Article 4 Direction, which seeks to remove permitted development rights on unlisted family dwellings as a way of ensuring that minor alterations are carried out in an appropriate way, was first served in 1987 and then again, with an greatly expanded catchment, in August 1992. It mainly covers the mill workers' housing in the west and north west of the Conservation Area as well as small groups of other historic residential buildings. The use of uPVC for windows and front doors is particularly noticeable and should have been controlled by the Article 4. It is assumed that the residents are aware of the Article 4 Direction but that a lack of publicity about the constraints, and a similar lack of enforcement, means that the constraints are largely ignored.



Well detailed houses in Dale Street

The existing Direction brings under planning control a number of changes to family dwelling houses (as opposed to flats or non-residential properties, where permitted development rights are fewer) which can be summarised as follows:

- Changes to the external appearance of a dwelling house such as inserting new windows and doors
- Changes to the roof of a dwelling house, including the addition of rooflights or changing the materials
- The addition of a porch
- The construction of a building within the curtilage of a dwelling house
- Hard surfacing over the garden, usually to provide a car parking space
- The provision of an oil tank in the garden
- The installation of a satellite dish
- Alterations (including demolition) to boundaries
- The creation of means of access off a non-classified road
- The painting of a building
- The addition of a satellite antenna less than 15 metres high

The most important constraint imposed by the Direction relates to changes to the windows and front doors. It appears that nearly all of the properties affected have modern windows and doors, although (fortunately) the original openings appear to remain untouched. Without grant aid, it will be almost impossible to persuade residents to consider returning their windows to their original appearance. If the Borough Council wants to ensure that the Article 4 Direction is adhered to, the following should be undertaken:

- Encourage private property owners to use traditional materials and details, such as timber windows or natural slate
- Undertake a full and dated photographic record of all of the buildings affected by the Direction, noting the current details such as boundary treatments, windows, front doors and roof materials
- Provide the local community with written guidance and advice about the Article 4 Direction, which could be put on the Council's website
- Once this has all been done, leaflet-drop all of the properties affected
- Ensure that the Borough Council's development management and enforcement officers are aware of the Direction
- Add additional properties to the existing Article 4 Direction when the new Conservation Area boundary is agreed

The Borough Council could consider withdrawing the existing Article 4 Direction and serving a new Direction in line with current legislation. However, there is no practical benefit in doing this as the original Direction is relatively comprehensive and what is needed to make the existing Direction more effective is greater publicity and enforcement.

RECOMMENDED ACTION 5:

- The Borough Council should consider providing additional help and guidance to owners of buildings within the Bacup Town Centre Conservation Area who are affected by the existing Article 4 Direction
- Where negotiation fails to achieve a satisfactory result, the Borough Council should consider taking enforcement action against unauthorised work.

3.6 Statutory list

It has been noted that there are a number of very important historic buildings in the Bacup Town Centre Conservation Area which are not included in the statutory list, which was last updated in the 1980s and has not been revised since. It therefore requires some updating, and English Heritage may be prepared to consider a small number of new listings if sufficient information is provided about the proposed listed building. This could be provided by local amenity groups such as the Rawtenstall Civic Trust. Given the shortage of resources, this could focus initially on the Conservation Area but could move into areas beyond the designated boundaries in due course. At the very least, some of these could also be considered for a new 'local list' for Bacup.

RECOMMENDED ACTION 6:

- Working with local amenity groups, the Borough Council should consider requesting that additional buildings are added to the statutory list for Bacup.

3.7 Unlisted buildings of special but local interest

As recommended in PPS5, preparation of a 'Local List' for the Borough should be a priority. The first action should be the drawing-up of a set of criteria, based on English Heritage guidance and local building types. All of the important 'positive' buildings in the Character Appraisal (section 5.3 *Positive Buildings*) should be included as a basic minimum. Further features, such as the setted streets, alleys and paths, could also be added.

Buildings which could be considered for local or even statutory listing include:

Mixed uses:

- The former Police Station, Bank Street
- St Mary's RC Church, Bankside Lane
- The Central Methodist Church, Burnley Road



The Central Methodist Church, Burnley Road

- The Trinity Baptist Church, Market Street
- The Market Hotel, Market Street



The Market Hotel, Market Street

- The Social Centre, Burnley Road
- Pioneer Buildings, Rochdale Road
- The Conservative Club, Irwell Terrace
- The Royal Court Theatre, Rochdale Road
- The National Westminster Bank, on the corner of Market Street and Bankside Lane



The National Westminster Bank, Market Street

- The former St. John's Sunday School, rebuilt in 1908, now a Scout HQ, Burnley Road
- The former Thorn Methodist Church, Alma Street



The former Thorn Methodist Church, Alma Street

Residential:

- Nos. 6 and 8 Todmorden Road



Nos. 6 and 8 Todmorden Road

- St John's Vicarage, Dale Street
- Nos. 3 – 11 odd Irwell Terrace
- Nos. 2 - 22 even Todmorden Road



Nos. 16 – 22 Todmorden Road

- Nos. 4 – 30 even Earnshaw Road

RECOMMENDED ACTION 7:

- The Borough Council should work with community groups to produce a new 'Local List' of buildings in Bacup.

3.8 The care of trees

Within all conservation areas, anyone intending to carry out works to a tree greater than 75 mm diameter at 1.5 metres above the ground must give the Borough Council six weeks written notice before starting the work. 'Work' is defined as lopping, topping, or felling and includes heavy pruning of branches. This provision provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a commercially managed forest or orchard.

There are a number of trees in the Bacup Town Centre Conservation Area and the most significant of these are marked on the Townscape Appraisal Map, some of which are specifically protected by various Tree Preservation Orders. Some of the trees are on public land, but many are in private ownership. Individual owners need to be encouraged to look after their trees, to remove any which are dangerous or diseased, and to plant

replacement trees where the removal of an existing significant tree has become necessary.



Trees in Rochdale Road

RECOMMENDED ACTION 8:

- The Borough Council should continue to monitor the management of trees within the Conservation Area and consider serving Tree Preservation Orders where a particular tree is under threat.
- Where possible, new street trees should be included in any enhancement proposals.
- Private owners should be encouraged to care for their trees and to plant new trees, of the correct species, where appropriate.

3.9 The control of satellite dishes

During the survey work for the Bacup Town Centre Character Appraisal, it was noted that a number of satellite dishes were visible which presumably had not been granted planning permission. The rules governing satellite dishes in conservation areas are significantly tighter than outside such areas and were changed in 2008 by a revision to the *General Permitted Development Order 1995*. This states that for all unlisted buildings in a conservation area, in whatever use and of whatever size, planning permission is required for all 'antennas' (which includes satellite dishes and any other equipment used to deliver electronic communications) which are located on a chimney, wall or roof slope which face onto, and are visible, from a road. In such cases, planning permission will usually be refused. The rules governing other locations on the building are extremely complex so it is always best to ask the local planning authority if planning permission is required before carrying out the work.



Satellite dishes in Dale Street

For listed buildings, Listed Building Consent is practically always required for the installation of 'antennas' and if the Borough Council considers that the installation will have an adverse effect on the special architectural or historic interest of the building, Consent will usually be refused. Conventional TV aerials and their mountings and poles are not considered to be 'development' and therefore planning permission is not required.

RECOMMENDED ACTION 9:

- Where satellite dishes have been erected, or are erected in the future, without planning permission and where negotiation has failed to achieve a satisfactory result, the Borough Council will consider taking enforcement action against owners of these buildings. As a general rule, no further satellite dishes will be allowed on front roofslopes or front elevations within the Bacup Conservation Area.

3.10 Site specific improvements

Several sites or buildings within the existing or proposed Conservation Area are in need of enhancements, including potential redevelopment. Some of the sites may be in public ownership.

These include:

- The area between Forge Street and Lee Street (although the historic buildings should ideally be retained)
- The One Stop Supermarket site



One Stop Supermarket, Union Street

- Various backland sites, left vacant after the demolition of buildings
- The former Health Centre in Yorkshire Street



Former Health Centre, [Yorkshire Street](#)

- The Borough Council should encourage the satisfactory redevelopment of these sites through:
 - Feasibility Studies or Design Guidance, to encourage the positive redevelopment of the site
 - Negotiation with the owners
 - The provision of (where appropriate) grant aid

RECOMMENDED ACTION 10:

- The Borough Council should work with property owners, the County Council and the local community in general to try and ensure that derelict sites and buildings in the Bacup Town Centre Conservation Area are improved and redeveloped (where appropriate) with buildings which positively enhance the special character of the Conservation Area.

4 MONITORING AND REVIEW

Local authorities are required by law to periodically review their conservation areas and the preparation of Character Appraisals and Management Proposals is part of this obligation. Indeed, in the past keeping Character Appraisals and Management Proposals Plans up to date has been a Key Performance Indicator in the Best Value assessment of local authorities, and as a result, a five year review cycle is now considered to be best practice.

Over the next five years the Borough Council should therefore be expected to regularly review the content of this document, to carefully monitor change within the Bacup Town Centre Conservation Area, and to involve the community in any proposals for enhancement (subject of course to the funding being available).

The Borough Council should therefore:

- Carry out periodic reviews of the effectiveness with which the service addresses pressures for change;
- Update the baseline photographic survey of the Bacup Town Centre Conservation Area on a three yearly basis;
- Review the Bacup Town Centre Conservation Area Character Appraisal on a five yearly basis;
- Review and update the Bacup Town Centre Conservation Area Management Proposals Plan on an annual basis.

5 CONTACT DETAILS

For all enquiries relating to conservation areas and historic buildings, please contact:

The Conservation Officer,
Rossendale Borough Council,
Development Control,
One Stop Shop,
Town Centre Offices,
Lord Street,
Rawtenstall,
Rossendale,
Lancashire BB4 7LZ.

Tel: 01706 238630

www.rossendale.gov.uk

APPENDICES

Appendix 1	Map 2	Townscape Appraisal Map
	Map 3	Open spaces, trees and views
	Map 4	Character Areas
	Map 5	Existing CA boundary and proposed CA boundary
	Map 6	Building form – dates and types
	Map 7	Urban structure

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