



Calder Vale Conservation Area Appraisal and Management Plan

Draft for Consultation
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1 Conservation Area Appraisal

1.1 Summary of Special Interest

- A small 19th century village founded by Jonathan and Richard Jackson, members of the Society of Friends (Quakers).
- A linear settlement, with development set parallel to both sides of the River Calder, set in a dense, secluded valley, surrounded by ancient and post-medieval woodland.
- Dispersed rows of uniform, stone-built terraces constructed for workers of the two cotton mills.
- High illustrative value retained in the still working cotton mill, Vale Mill, with its distinctive weaving sheds and massing providing a focal point at the bottom of the valley.
- The associative group value between the mill and former workers' houses, their contrasting scale and form unified by use of Pendle Grit stone.
- The presence of the River Calder and mill ponds reflect the importance of the river to the founding of the village, and provide a tranquil environment to appreciate its unspoilt character.
- The 1863 Church of St John the Evangelist, the contemporary school, the circa 1900 Mission Hall and Methodist Chapel, all illustrate the development of the settlement following the arrival of mill workers from surrounding agricultural areas.
- High quality stone boundary walls throughout the village emphasise its linear character and the surrounding open green spaces.
- Remains of sluice gates and engineering along the river, reflecting its milling past.
- Views from the valley sides towards the bridge, river and buildings beyond.

- 1.1.1 This assessment is not exhaustive, and additional features, open space, trees or buildings may be identified as part of the planning process as contributing to the special interest of the conservation area.



Figure 1: The Church of St John the Baptist



Figure 2: Former mill workers' cottages

1.2 Key Issues

Development and alterations

- 1.2.1 Unsympathetic alterations have had a cumulative, detrimental impact on the character and appearance of the conservation area. These include replacement windows and doors with PVC in varying designs, and loss of historic stone boundary walls and replacement with modern fencing and reconstituted stone, resulting in loss of historic fabric and uniformity to the terraces in particular.

Condition

- 1.2.2 Overall, the condition of most buildings in the conservation area appeared to be very good, with a visibly high level of maintenance in place. However the outbuilding to 1 and 2 Mount Pleasant and a three storey building to the northwest of The Holme, both retain original 19th century sash windows and doors, and these features which contribute to the conservation area are at risk of loss.
- 1.2.3 Some sections of the road are in a poor state of repair which mars the appearance of the conservation area slightly.

Traffic

- 1.2.4 Parked cars along the edges of pavements interrupt views to historic buildings and historic paving in places.

2 Introduction

- 2.1 This draft conservation area appraisal and management plan (CAAMP) forms part of a review of Wyre Borough Council's conservation area appraisals, their boundaries and management plans. The purpose of this review is to capture the most relevant and up to date information about their special interest, to aid in the planning process, and to inform their effective management.
- 2.2 This review will also ensure the appraisals and management plans accord with local and national policy, and best practice guidance on the assessment and management of conservation areas. It has been drafted with reference to the Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management (2019).

2.3 Background

- 2.3.1 The Calder Vale conservation area was first designated in 1974, and extended in 2007 to include the school and church to the north and site of the mill pond to Low Mill at the south.
- 2.3.2 The purpose of this appraisal is to define the special interest of the conservation area and identify any issues which threaten its special qualities.

3 Planning Policy and Legal Framework

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.1.1 Conservation areas are designated through Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

3.2 National Planning Policy

- 3.2.1 Chapter 16 of the National Planning Policy Framework (NPPF), Conserving and enhancing the historic environment, guides planning decisions concerning heritage assets at a national level, which is further defined by local policy.

3.3 Wyre Local Plan 2011-2031

- 3.3.1 Wyre Council updated the Wyre Local Plan (2011-2031) in 2022 and subsequently adopted this update on 26 January 2023. The new local plan replaces the Wyre Local Plan (2011-2031) but retains all policies except those revised by the partial update. Policy CDMP5, Historic Environment, is relevant to the management of conservation areas, and sets out how development proposals will be assessed to ensure the character or appearance of that area is preserved or enhanced.

3.4 The Effects of Designation

- 3.4.1 Buildings within a conservation area become subject to special controls to prevent their demolition without express planning permission, and some permitted development rights, or works that can be carried out without the need for express planning permission, are more restricted within conservation areas. Works to trees also requires consent.
- 3.4.2 Buildings within a conservation area become subject to special controls to prevent their demolition without express planning permission, and some permitted development rights, or works that can be carried out without the need for express planning permission, are more restricted within conservation areas. Works to trees also requires consent.
- 3.4.3 Conservation areas are designated heritage assets, and Section 72 of the Act stipulates that their preservation or enhancement must be given special consideration in planning decisions that affect them.
- 3.4.4 The purpose of these additional controls is to ensure the significance of conservation areas is protected.
- 3.4.5 Additional information on works that require consent can be found on the Planning Portal.

4 Context

4.1 Conservation Area Boundary

- 4.1.1 The conservation area is focussed around Long Row, the River Calder and the clusters of linear houses and public buildings that were built at the same time and shortly after the construction of Vale Mill in 1835, on the east side of the River Calder. The northern boundary includes the 1863 school, the Church of St John the Evangelist and the Vicarage to the south of the group; Long Row and Victoria Terrace in the village centre, Barnacre House to the west, and Primrose Cottages and the chimney remains to the now demolished second slightly later cotton mill at the south.

4.2 Location and Landscape Setting

- 4.2.1 Calder Vale is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), in the Calder Vale and Brock Valley character area. Located approximately 12 miles north of Preston and 17 miles east of Blackpool, on the western edge of the Forest of Bowland, it is set within a steep wooded valley and development is separated by the River Calder, which runs through the village north to south. Buildings are positioned on ridges which slope down towards the river, allowing for views across the village from Long Row, towards the cotton mill on the east side of the river, encompassing open pasture bounded by thick hedges and trees. Surrounding the conservation area dense tree cover separates the conservation area from the surrounding rural landscape and later 20th century development to the west.
- 4.2.2 The land to the north of the conservation area is defined as Moorland fringe, and includes the area around the church and school, which is separated from the rest of the village by a steep hill. Surrounding the conservation area to the east, south and west, is undulating lowland farmland with wooded brooks.

4.3 Relationship of the Conservation Area to its Surroundings

- 4.3.1 The secluded character of the settlement is provided by the rural surroundings of ancient and post medieval woodland to the south, some of which is within the conservation area boundary; post medieval enclosure to the east, ancient enclosure to the northeast, ancient and post medieval woodland and settlement to the north and west, some of which is within

the conservation area boundary. The surroundings reflect the relative isolation of the village at the time of its establishment in the early to mid - 19th century.

4.4 Topography and Geology

- 4.4.1 The stone of Calder Vale is Pendle Grit, a millstone grit with superficial clay deposits. Used extensively for building¹, it is a pale buff colour with grey to orange tones which provides depth to homogenous frontages and unifies the building forms in the conservation area. Historic mapping illustrates the presence of a small quarry on the east side of the river, to the west of the mill. It is possible building stone was extracted from this site for the buildings in the conservation area.

¹ English Heritage (2011) Strategic Stone Study: A Building Stone Atlas of Lancashire Available via <https://geolancashire.org.uk/wp-content/uploads/2015/07/Final-published-Lancs-Stone-Atlas.pdf>

5 Summary of Historic Interest

- Calder Vale was established by yeoman farmers Richard and John Jackson in 1835, who were Quakers, to take advantage of the potential for cotton spinning on this stretch of the River Calder.
- The brothers constructed housing for the workforce due to its isolated position, who were mainly from the surrounding farming communities, creating a small-scale model village. Houses were designed to have front and rear gardens, to enable the occupants to grow their own food.
- The first cotton mill, known as Vale Mill and then Lappet Mill in the early 20th century, was built in 1835 and the mill reservoir was located to the north.
- A school room was constructed on the west side of the river initially, being replaced by the existing school site when the church was built.
- A second cotton mill, Lower Mill, was constructed in the later 19th century in woodland to the north, fed by a new mill race to the east. The cottage known as Calder Vale Cottage (now known as The Holne) was converted to workers' housing and additional cottages added to the north of Lower Mill to form a U-shaped courtyard. The road to the mill was made through the woodland, which was cleared to the east of the river.
- The Church of St John the Evangelist was consecrated in 1863, the Methodist Church in 1900.
- Low Mill fell into disuse and became ruinous in the later 20th century, whilst Vale Mill remains in use as a cotton mill, holding strong illustrative value, as the reason for the establishment of the village and construction of most of its buildings. When Jonathan Jackson died in 1886, the village was sold off in plots.

6 Spatial Analysis

6.1 Summary

- Its isolated position in a steep wooded valley, with simple, 19th century stone buildings aligned parallel with the River Calder.
- A single route into and out of the village, Long Row, which terminates at Primrose Cottages to the south. The lack of through road has preserved the village's isolated character.
- A mix of green open spaces, large woodlands and former reservoirs, the river and linear development which follows the path of the river.
- The presence of the river and parallel mill ponds interspersed with trees along meandering woodland footpaths, the changing topography allowing for dramatic views down the valley and across the valley tops.
- Linear, uniform rows of simply designed terraces, those at the north (constructed 1835) with generous front gardens divided by hedges with low stone boundary walls and stone gateposts.
- Terraces and houses are dispersed throughout the village between open green spaces. Those to the north are oriented with principal elevation to the west allowing for views across the open green space and woodland.
- Set close to the river, houses to the north of Low Mill are arranged in a courtyard, creating an informal enclosure that feels separate from the rest of the village, surrounded by woodland. The houses to the east of this group were converted from a cottage to workers houses in the mid C19.
- The Mission Room, village hall and a row of houses on the west side of Long Row, and the post office; their elevated position overlooking the open fields between the road and the factory.
- Albert terrace, on the east side of Long Row at the south of the conservation area, are paired under roofs which are stepped to account for the steep gradient towards the site of Lower Mill's former reservoir.
- Cottages along Victoria Terrace also step down towards the river.

6.2 Landmarks and Focal Points

- 6.2.1 The Grade II listed bridge over the river which leads the eye to the houses, chapel and mill on the approach from the southwest.
- 6.2.2 The cotton mill with its distinctive massing and saw tooth roof line provides a focal point in the centre of the conservation area.
- 6.2.3 The Methodist Chapel to the north of the mill provides a contrast in scale and detail with its distinctive Neo Gothic frontage.
- 6.2.4 The contrasting massing between the linear terraces and large footprint of the mill and its weaving sheds adds interest.



Figure 3: The Bridge, Methodist Chapel, Mill, and Mount Pleasant



Figure 4: Vale Mill

6.3 Important Views

- 6.3.1 The well-preserved, rural setting of the conservation area, including its surrounding woodland and pasture, provides an important backdrop to the village, and enables long-range views and vistas out from the steep valley sides, and enclosed views of the valley ridges from the centre of the village.
- 6.3.2 Views from Long Row facing northeast encompassing the bridge, the roofs of the cotton mill and its weaving sheds, the Methodist chapel with its distinctive gables, the long roof plane of Long Row and its regularly spaced, rhythmical chimneys.
- 6.3.3 Glimpsed views through the woodland from the footpath at the northernmost mill pond looking south towards Long Row, and views across the mill pond facing northeast.
- 6.3.4 At the bottom of the footpath to the church, views of the weir and remnants of the sluice gates, and mill head parallel to the east, give a sense of the importance of the mill to the village.
- 6.3.5 From the steep footpath to the church, facing north, views west across and through the woodland along the steep valley sides, with meandering streams and the river below, and to valley tops to the east, across fields, creating a sense of isolation.
- 6.3.6 At the top of the footpath to the church, glimpsed views of the church through woodland, including tall Scots Pine, which frame views.
- 6.3.7 From the steep footpath behind Long Row to the centre of the village encompassing undulating surrounding pasture and rows of historic cottages.
- 6.3.8 Views across the valley to the east, with built development framed by trees.
- 6.3.9 Views out to surrounding undulating farmland interspersed with trees.
- 6.3.10 Converging views along Long Row from the south in both directions, emphasised by linear development, the stepped rooflines accentuating the changes in gradient.
- 6.3.11 Meandering views northeast down into the village centre towards the picturesque bridge over the river, and towards the northeast to the houses on the other side.

- 6.3.12 Views from the Chapel west towards the bridge and the School Cottages with the hills in the background.
- 6.3.13 Views southwest and south from Long Row towards the Chapel and School Cottages.
- 6.3.14 Facing south from Long Row towards The Holme through the trees, and from the access road to The Holme to the tree-lined horizon to the southeast.
- 6.3.15 This assessment and its accompanying views map should not be treated as exhaustive. Important views may also be identified as part of the planning process.



Figure 5: Glimpsed views through the woodland towards Long Row



Figure 6: View from the footpath behind Long Row



Figure 7: Looking east from Long Row



Figure 8 The view towards The Holme and the horizon to the southeast

6.4 Setting

- 6.4.1 When considering proposals that affect a conservation area, the assessment of impacts on setting is not a statutory requirement, and there is no duty to preserve or enhance the setting of a conservation area in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, the NPPF requires local planning authorities to consider the setting of all heritage assets in the development management process. Specifically, chapter 16 states any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification.
- 6.4.2 Chapter 16 of the NPPF requires the LPA to assess the significance of heritage assets affected by a proposal, including any development affecting their setting, to avoid or minimise any conflict between the heritage asset's conservation and the proposal. The NPPF also states LPAs should look for opportunities for new development within conservation areas and world heritage sites, and within the setting of heritage assets, to enhance or better reveal their significance.
- 6.4.3 Paragraph 58 of the Historic England Advice Note 1 (Second Edition), Conservation Area Appraisal, Designation and Management (2019) states 'Heritage assets can gain significance from their relationship with their setting whilst views from within or outside an area form an important way in which its significance is experienced and appreciated.'

6.5 Contribution made by Setting

- 6.5.1 The setting of the Calder Vale conservation area makes a positive contribution to significance, consisting of lowland farmland and ancient and post medieval woodland, providing a rural, undisturbed and isolated character to the settlement and pastoral backdrop to the conservation area. The dense tree cover separates the conservation area from the surrounding rural landscape and later 20th century development to the west, and makes a major contribution to the conservation area's special interest, enclosing the valley and providing a sense of seclusion.
- 6.5.2 The approach from Long Row at the south of the village comprises open fields divided by native hedges and trees, which makes a considerable contribution to significance, particularly to the east, reflecting its historic appearance, although this is harmed slightly by some less sympathetic later 20th century development and parking which is fairly prominent.

6.6 Open Spaces, Trees and Landscape

- 6.6.1 The surrounding woodland, some of which is ancient and post medieval, forms part of the conservation area's character, and provides a sense of enclosure, tranquillity and relative isolation. Trees frame views of built development and provide an attractive, pastoral backdrop from the valley bottom.
- 6.6.2 The trees and woodland surrounding the conservation area are protected by a Tree Preservation Order (TPO). Groups of trees tend to contribute to the character and appearance of the conservation area, rather than individual trees, although there is a Scots Pine that is prominent in views from the west side of the valley looking towards Long Row which forms part of a wooded backdrop and adds interest in views facing east. Being visible above the roof line of the cottages, and its evergreen nature, particularly during the winter months, it makes an attractive contribution to the conservation area.
- 6.6.3 A group of Scots Pine to the south of the church frame views and provide a strong sense of enclosure.
- 6.6.4 Church Wood to north, Stirk Hey Wood to the east, Dukes Wood to west and Shaws Wood at the south of the conservation area form the wooded backdrop and contribute to the sense of enclosure experienced in the conservation area.
- 6.6.5 The River Wyre, both visually and as a sound, makes a strong contribution to significance, and reflects its former importance to the settlement. The open space of the large mill pond to the east, with woodland surrounding, makes a major contribution to the significance of the conservation area and provides a tranquil area in which to appreciate the rural surroundings.
- 6.6.6 The footpath to the church provides a sense of isolation, and the presence of the engineered river to the west, and the mill pond's head race parallel, illustrates the former importance of the river.
- 6.6.7 The preserved sluice gates in the mill pond to the south illustrate the once vital and functional aspect of the river to the village.
- 6.6.8 The mill pond to the south and footpath running alongside provides further appreciation of the river's former importance, emphasised by the presence of sluice gates.



Figure 9: Woodland



Figure 10: Sluice gates illustrate the importance of the river to the village



Figure 11: Weir along the river parallel to the footpath



Figure 12: The larger mill pond to the north

6.7 Boundaries

- 6.7.1 The stone boundary walls prevalent in the conservation area make a significant contribution to character and appearance, enclosing development and enhancing linear views throughout.
- 6.7.2 Where walls that form part of a wider group in a terrace have been individually altered, such as at Long Row where some walls are replaced by fencing or later materials, this erodes the uniformity of the group, the assets' group value and the wider appearance of the conservation area, through introduction of an incongruous feature.
- 6.7.3 The oldest row of cottages at Long Row, have low sandstone walls in three courses with chamfered copings. Some walls have been rebuilt, but most retain their stone gateposts, emphasising the row's uniformity.
- 6.7.4 The return walls to Victoria Terrace with scalloped sides and a straight, uniform front wall of two courses in squared blocks, with chamfered copings and low dividing walls separating the garden of each property.
- 6.7.5 Properties along Albert Terrace with distinctive scalloped wall frontages in three courses dropping to a single course with chamfered copings and monolithic stone gateposts.
- 6.7.6 The coursed wall surrounding the churchyard with triangular copings is well-preserved and accentuates the sense of enclosure.
- 6.7.7 The stone wall to the bridge which leads the eye into the centre of the village and frames views of School Cottages form the east side of the river.
- 6.7.8 The boundary wall to the footpath behind Long Row with well-worn steps and stones with a gap between.



Figure 13: Boundary walls with gate posts (Long Row)

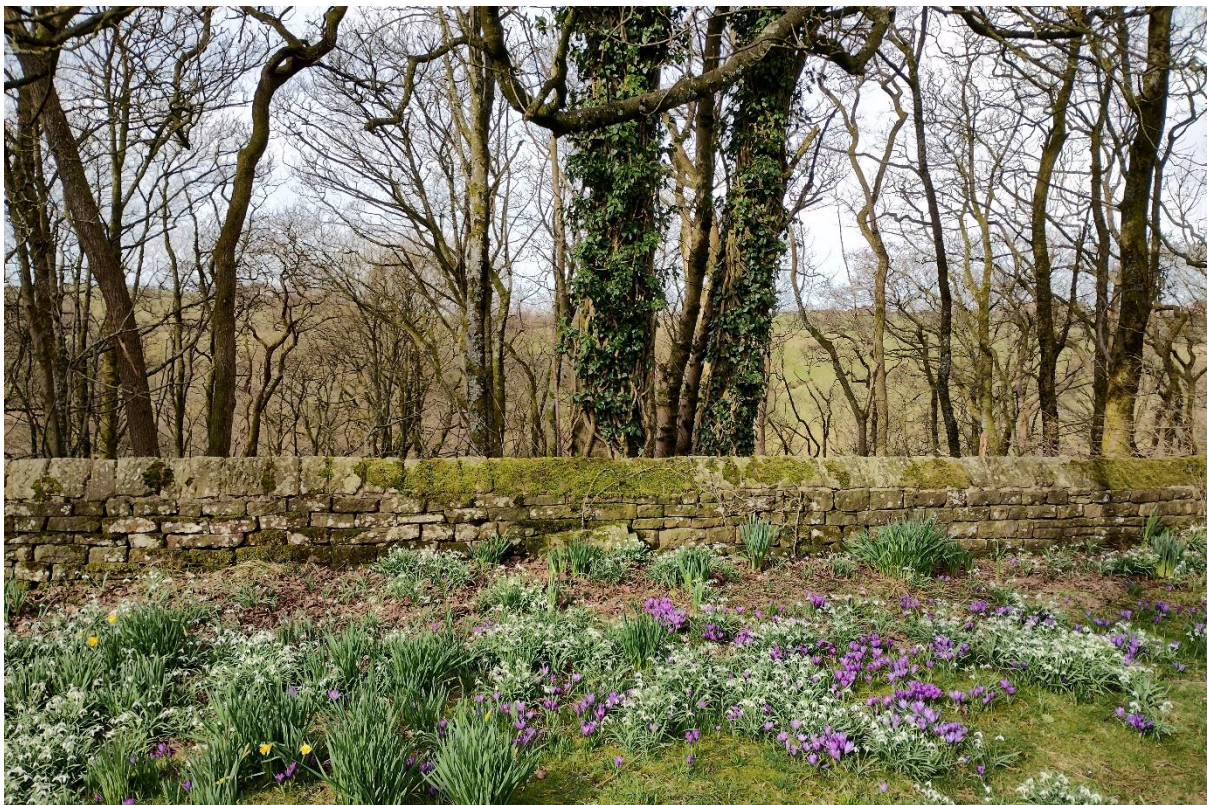


Figure 14: The stone boundary wall to the churchyard



Figure 15: Stone boundary walls and sandstone flags along Albert Terrace



Figure 16: Boundary wall to footpath with worn steps

6.8 Public Realm

Surfacing

- 6.8.1 There are sections of very well-preserved paving flags along the length of Long Row and Albert Terrace, and large sections of preserved cobbles between the Mission Hall and Victoria Terrace and at the south of Long Row. These all appear on good condition. Where cobbles have been replaced with modern paving blocks, this has eroded historic character.

Street lighting

- 6.8.2 Street lighting is provided by C20/C21 lampposts with a simple design that assimilates well with the surrounding historic built environment.

Street furniture

- 6.8.3 There is a K6 telephone kiosk outside the post office and a C20 free-standing post box. There is a simple timber bench with cast iron arms.

7 Architectural interest and built form

- 7.1.1 The buildings within the Calder Vale conservation area all date from the early 1800s onwards, and the earliest buildings are characterised by their simple, almost utilitarian style provided by the repeated form of the rows of uniform terraces, and the large-scale mill with repeated windows and substantial massing.
- 7.1.2 This plain character provides a good contrast to the later Wesleyan Methodist Chapel to the immediate north, in decorated Neo Gothic. The Church of St John the Evangelist has a restrained, unadorned Victorian Gothic and Romanesque style with elongated lancet windows and square tower with pyramid roof, creating distinctive massing.
- 7.1.3 Buildings are unified by the consistent use of Welsh slate roofs and Pendle grit stone walling, which provides depth of interest with brown, buff and amber tones, also present within the boundary walls.

7.2 Building Types

- 7.2.1 The large scale and relatively well-preserved cotton mill dominates the centre of the conservation area and is the reason for the establishment of the village. It has good group and illustrative value with the purpose-built rows of terraces to house mill workers, and the Church of St John the Evangelist and adjacent school, both dating to 1863, reflect the relative success of the village, and the c1900 Methodist Chapel the rise of Non-Conformism in burgeoning industrial settlements in the Northwest.

7.3 Scheduled Monuments

- 7.3.1 There are no scheduled monuments within or nearby the Calder Vale conservation area.

7.4 Listed Buildings

- 7.4.1 There are three Grade II listed buildings and structures within the conservation area.
- 7.4.2 The Grade II listed Church of St John the Evangelist was built by Corrie and consecrated in 1863. Its square tower, diagonal buttresses and pyramidal roof portray a Romanesque Gothic, and it is complemented by the stone

boundary wall and tall trees, particularly the Scots Pine which frame and enclose views. Set at the north of the village, its setting up a steep footpath surrounded by woodland, makes a major contribution to its significance, enabling for appreciation of its isolated position.

- 7.4.3 The Grade II listed 1 and 2, Mount Pleasant, the former mill manager's house, retains six over six sashes at first and second floor, and original scratch moulded door with radial fanlight above, giving a superior status in comparison to the workers' cottages to the north. This is emphasised by its raised position above street level. The southern bay appears an extension, possibly added to divide the house into two dwellings. The door to number 2 has been replaced with PVC, which mars its superior status, and harms its illustrative value.
- 7.4.4 The Grade II listed Calder Vale Bridge was constructed at the expense of John Jackson in circa 1826, at the same time the existing road was built. It is characterised by its simplicity. A single segmental arch spans the river and it leads the eye from Long Row towards the mill and houses beyond, assisted by the parapet walls.

7.5 Positive Buildings

- 7.5.1 Vale Mill, dating to 1835, is of historic interest being built by brothers Jonathan and Richard Jackson, who created the village around the mill. It holds illustrative value still being in use as a cotton mill and has good group value with the former workers' houses. Its massing, height, hipped, gabled and saw tooth roof forms and chimney provide a distinctive focal point.
- 7.5.2 The numerous rows of terraces throughout the village make up a considerable aspect of the conservation area's significance, in their illustrative value representing the importance of the textile industry, and their uniformity, with slight differences between each group, emphasised by their repeated forms. Where these have been subject to changes, such as replacement walling with fencing, replacement doors and PVC windows, this has disrupted the uniformity of the group and eroded the significance of the conservation area as a whole.
- 7.5.3 Contrasting with the utilitarian character of the mill, the Wesleyan Methodist Chapel is a distinctive landmark in contrasting decorated Gothic style. It has fine leaded glazing, pointed Gothic windows and decorative gable ends.
- 7.5.4 Simple, well-constructed buildings dominate in Calder Vale and the School Rooms, constructed by necessity through the 1833 Factories Act, on the

west side of Long Row, provides further plain, unadorned character with simple stone framed openings and tall windows, Watershot coursing and plain stone corbels to the guttering.



Figure 15: 1 & 2 Mount Pleasant



Figure 17 Vale Mill and the Methodist Chapel



Figure 18 The Wesleyan Methodist Chapel



Figure 19: Leaded lights and an original cast iron downpipe at the Wesleyan Methodist Chapel



Figure 20 Long Row

7.6 Building Materials and Details

- 7.6.1 The limited building materials palette contributes to the simple and distinctive character of the conservation area. Whilst simple in execution and light on detail, masonry is of a high quality and well-preserved.

Masonry

- 7.6.2 Masonry for buildings is Pendle Grit stone in squared blocks, coursed, and sometimes watershot as at the Mission House and Calder House.
- 7.6.3 Walling is also in Pendle Grit and where this is preserved it makes a good contribution to character and the overall sense of enclosure. Where walling is replaced with reconstituted stone or fencing, it disrupts the established building line and erodes character.
- 7.6.4 Masonry detail is well-executed but typically very simple: corbels at the School House and plain surrounds to openings of the terraces are typical of the type of house and wider region being tooled without a chamfer or mouldings, with deep lintels at Long Row.

- 7.6.5 The slightly later C19 cottages at The Holme, faced in brick, have carved semi-circular heads to the doorways with plain springing stones.

Brick

- 7.6.6 The later 19th century cottages to the north of The Holme, and the early 20th century Sunnybank are in brick, in Stretcher bond, but otherwise its use is limited.

Timber and Joinery

- 7.6.7 There are no known timber framed buildings within the conservation area, the village being established in the mid-19th century.
- 7.6.8 Where timber is used for detailing this is generally simple yet well-executed, such as the gutter fascia to cottages at The Holme.
- 7.6.9 There is very little surviving joinery, though the paneled doors to number 8 Long Row and Calder House appear original. Numbers 8 and 9 Long Row appear to retain historic two over two sashes. All terraces have been subject to alterations and removal of historic joinery for generic styles, which is compounded by the finish of PVC.
- 7.6.10 Remaining sashes to the cottages are typically two over two vertically sliding sashes, or six over six at 1 Mount Pleasant. 1 Mount Pleasant also retains the original scratch moulded door with iron radial fanlight above. The outhouse to the rear of Mount Pleasant retains all its original joinery including a multipane sash and timber plank doors with decorative ventilation, and a timber shutter with strap hinges in the gable end. These features, being relatively rare, make a major contribution to architectural interest.
- 7.6.11 Several two over two sashes and multipane sashes are retained at the two and three storey house to the northwest of The Holme, along with a six paneled door and a simple planked door with multi-light sash to its attached outhouse. However this is in a ruinous condition and so these features are at risk of loss.

Render

- 7.6.12 Render is not traditionally found within the conservation area, likely because of the high- quality building stone available locally.

Roofing Materials and Details

7.6.12 On workers cottages, roofs are consistently gabled, with ridges parallel with the road, and are covered in hand cleft Welsh slate in diminishing courses. Roofs to Albert Terrace and Victoria Terrace are staggered in pairs to account for the change in ground level, which contributes to positive views along Long Row.

7.6.13 Timber gutters are supported on plain stone corbels which add further interest.

Chimneys

7.6.14 Chimneys are stone and regularly spaced at gable ends and shared across the ridges to the workers cottages, with squared or cylindrical pots, and drip stones at the base to shed water. Chimneys are largely retained and make a positive contribution to the roofscape.

7.6.15 Drip stones are also found on the gable ends to Albert Terrace and Primrose Cottages where the roof steps down.



Figure 21: Brick houses with decorative timber at The Holme



Figure 22: The outhouse to 1 and 2, Mount Pleasant retains all original joinery



The large building to the northwest of The Holme retains a mix of two over two and multipane sashes, though is semi-derelict



Figure 23: Regularly spaced chimneys and drip stones to gable ends

8 Proposed Boundary Amendments

- 8.1 There are no proposed boundary amendments to Calder Vale conservation area.

9 Management Plan

9.1 Introduction

- 9.1.1 The management plan sets out recommendations to support the long-term management of the conservation area, with the aim of addressing the threats to significance identified as part of the appraisal process.

9.2 Inappropriate Development and Alterations

- 9.2.1 Harmful alterations include loss of historic timber sash windows and timber doors, which highlight the subtle differences between the rows of terraces and their status, which is lost through generic replacements. The original doors to Long Row, for example, were four panelled timber with bolection moulding, (that to number 8, along with two over two sashes, survive); those to Albert Terrace were vertical plank doors, but most are now PVC. Where these have been removed and replaced with a generic design, especially in PVC, this has eroded the appearance of the conservation area and the illustrative value provided by these subtle, possibly hierarchical differences.
- 9.2.2 Removal of sections of historic walling to the rows of cottages has a detrimental effect, marring their uniformity.

9.3 Condition

- 9.3.1 Overall, the condition of most buildings in the conservation area appeared to be very good, with a visibly high level of maintenance in place. However the outbuilding to 1 and 2 Mount Pleasant and a three storey building to the northwest of The Holme, both retain original 19th century sash windows and doors, and these features which contribute to the conservation area are at risk of loss.

9.4 Recommendations

- 9.4.1 Consider provision of guidance to homeowners on works that require consent in a conservation area, including best practice examples using sympathetic materials. This could include photographs of sympathetic interventions and alterations that are specific to the conservation area, to help ensure its remaining character is preserved.

- 9.4.2 Consider formulating guidance to owners on the potential requirement for planning permission where replacement windows are proposed and justified. Provide good practice examples for replacement windows, highlighting the harm caused by poorly designed windows and advice on suitable alternatives.
- 9.4.3 Where replacement windows is not justified, continue to promote the use of secondary glazing and other insulation measures as set out in relevant Historic England guidance.
- 9.4.4 Encourage any new development to include boundary walls of natural sandstone.

Conservation Area Assessment

Calder Vale

Key

Conservation Area

Buildings Assessment

- Scheduled Monuments
- Listed Buildings
- Positive Buildings of Medium Significance
- Positive Buildings of Low Significance
- Neutral Buildings
- Negative Buildings

Spatial Analysis

- Positive Open Space
- Important Green Space
- Negative Open Space
- Important Trees
- Important Historic Paving
- Important Boundaries

Views

- Positive View
- Negative View

Main Map Scale @ A2: 1:3,200

