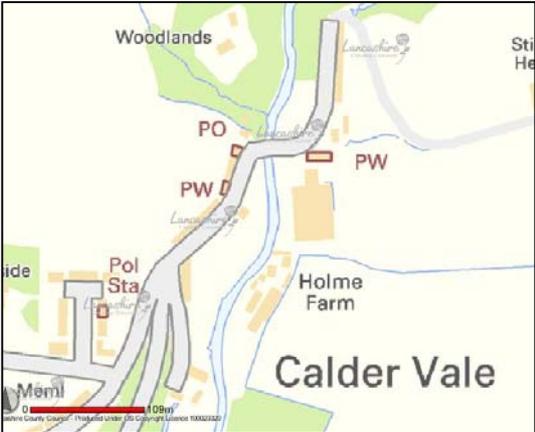


Calder Vale



Conservation Area Appraisal



And Management Plan



Calder Vale Conservation Area Appraisal

WYRE BOROUGH COUNCIL

Adopted: 13th August 2007



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Calder Vale Community

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1. Introduction

Conservation Areas

Conservation Areas are defined as *“areas of special architectural or historic interest, the character or appearance of which is desirable to preserve and enhance”*. It is the combination of the buildings, street patterns, open spaces, vistas, landmarks and other features that give a Conservation Area its distinctive character. This character should be the focus of efforts towards preservation and enhancement.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK, and through this Wyre Borough Council has a duty to protect designated areas from any alterations or development that would detract from their character and appearance.

Under Planning Legislation, the Local Authority has wide powers to control development within a Conservation Area that might damage the area's character. Designation of Conservation Areas provides additional controls over the demolition of buildings and the quality of development or redevelopment in the area and gives additional protection to trees. It is important, however, that there is a consensus on the quality and importance of a particular Conservation Area in order to assist in its maintenance and enhancement. To be successful, conservation policy must be a partnership between the Council and the many interests involved in the future of the Conservation Area.

Purpose and Objectives of a Conservation Area Appraisal

The purpose of a Conservation Area Appraisal, as stated by PPG15:4:9, is to *“clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued”*. It is also hoped that through this *“clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves”*.

When Conservation Areas were first designated in Wyre in the 1970s and 80s, it was generally recognised that these areas were of special character, which warranted preservation and enhancement. However, very little about the important features

was actually recorded. English Heritage now recommend the carrying out of Appraisals which will allow a full assessment of the characteristics of existing and proposed Conservation Areas. This will enable the Council to decide whether the Conservation Area still has sufficient character to warrant its designation, or whether the area needs extending in any way.

The Borough Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations, boundaries, and consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas.

This Appraisal forms part of a programme of work to review all Conservation Areas within Wyre Borough Council boundary. The Appraisals will also highlight the implications for the future preservation and enhancement of a Conservation Area, contained within a Management Plan.

The policies on Conservation Areas contained within the Wyre Borough Council Local Plan form the basis for determining planning applications for development in these areas. This Appraisal should be read in conjunction with these policies, shown below, and will form a material consideration in the judgement of planning applications and appeals.

Wyre Borough Council's Local Plan, Chapter Three, Policy Env9 Conservation Areas, states that there are seven criteria required to be met in order for development in or adjoining a Conservation Area. Proposals will only be permitted where:

- A. Proposals respect the existing character and setting of the area together with views into or out of the area;
- B. New buildings are sited so as to retain existing building lines and open spaces;
- C. The density, scale, proportions, height and fenestration accord with their surroundings;
- D. The use and application of building materials respect local traditional materials, techniques and design characteristics;

- E. The scale, proportion and height of advertising material and the use of materials, including colour, is appropriate;
- F. Where acceptable the nature and degree of any illumination should have no detrimental impact upon the visual character of the conservation area; and
- G. Landscaping is designed as an integral part of the scheme where appropriate.

Policy Env9 also states there are a further three criteria to ensure development proposals are not be permitted where inappropriate to surroundings:

- H. The demolition of listed buildings or those buildings which make a positive contribution to the character or appearance of the conservation area; or
- I. The amalgamation of adjacent plots if this results in the development of larger buildings out of scale with their surroundings; or
- J. The refurbishment of adjoining buildings to create a single larger space user where this would adversely affect the character of the conservation area.

The Appraisals will also provide a basis for:

- Reviewing Conservation Area boundaries;
- Guiding future Local Authority action in preparing enhancement schemes and in guiding the actions of others; and,
- Where appropriate, increasing planning controls.

It is intended that these issues will be considered in full consultation with local residents and landowners, local interest groups, the Parish Council and the Conservation Areas Forum. The Council's Statement of Community Involvement details the Consultation procedures residents should expect.

Finally this document is to raise awareness of the special qualities of the Conservation Area so that as it continues to evolve, it does so in a sympathetic way and the essential character of the area is maintained for future generations. A Management Plan is also included to illustrate the changes that the Council plan to undertake, in partnership with the community and others, within the Conservation Area.

Calder Vale Conservation Area

In order to be able to gauge the 'special interest' of an area, it is necessary to assess several aspects. These include the location and setting; historical development and archaeology; spatial analysis; and character analysis of the Conservation Area.

Location and Context

Calder Vale is situated in the Parish of Barnacre-with-Bonds. The small isolated village, set in a tight, steep sided valley, lies 7.4km to the east of Garstang, 21.3km south of Lancaster and 19km north of Preston. Apart from Calder Vale, other settlements within Barnacre-with-Bonds Parish include Bonds and Bowgreave.

Calder Vale Conservation Area extends from Long Row to the north, reaches as far as The Holme to the south, takes in the School Cottages and Victoria Terrace to the West, and stretches to take in the Mill building to the east. The River Calder runs through the centre of the Conservation Area as can be seen in figures 1 and 2 below.



Figure 1. Aerial view of Calder Vale illustrating the Conservation Area boundary (MARIO, November 2006)

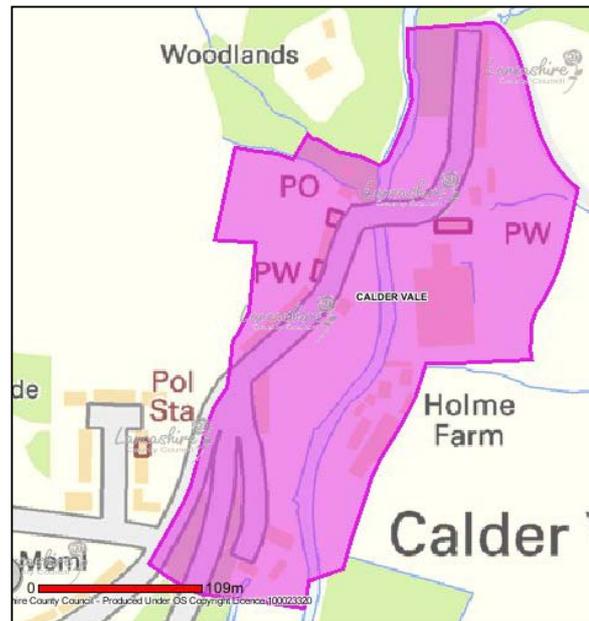


Figure 2. Plan of Calder Vale also showing the Conservation Area boundary (MARIO, November 2006)

General Character and Plan Form

General Character

The local church and primary school are both situated in isolation nearly a kilometre to the north-east of the village itself, and although this seems unusual, they are

situated where they are for the specific reason of being able to serve both Calder Vale and Oakenclough villages.

Plan Form

Calder Vale village takes on a linear form, with the majority of properties dispersed along the principal street, Calder Vale Road, which runs north-east to south-west.

There is only one way into Calder Vale along Calder Vale Road, shown by a red line in figure 4. This splits firstly to the west onto Burnside Avenue, yellow (bottom left-hand corner); then to the south onto Albert Terrace and The Holme, green; and then finally merges into Long Row, to the north, shown in blue.

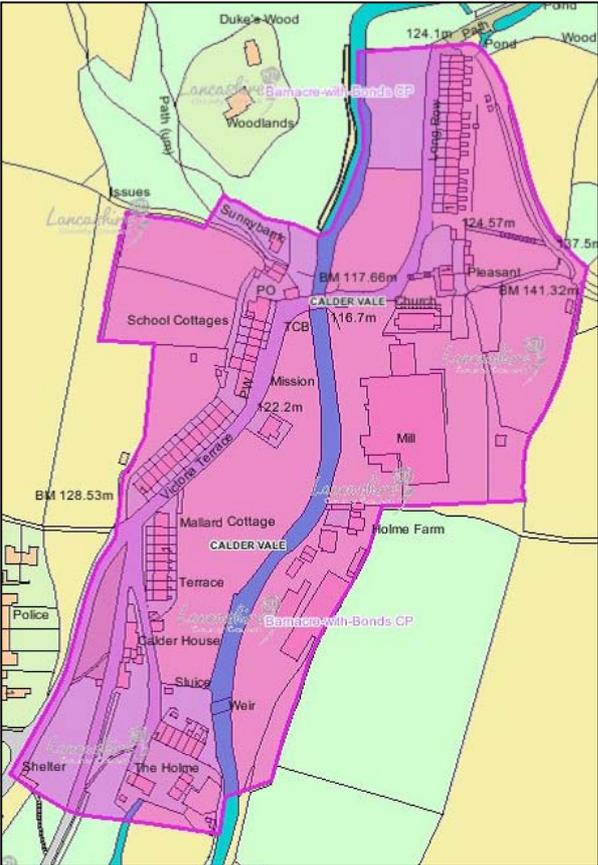


Figure 3. Street plan of Calder Vale Conservation Area illustrating the boundary (MARIO, November 2006)

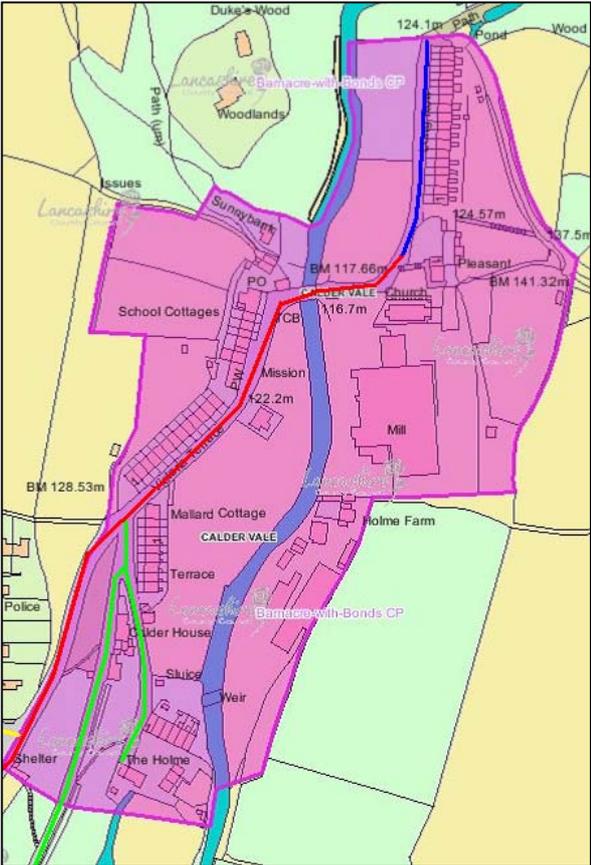


Figure 4. Plan of Calder Vale Conservation Area boundary with main traffic routes (MARIO, November 2006)

Landscape Setting

Either side of the River Calder (easterly and westerly), which runs centrally through the Conservation Area, the land slopes steeply up and away from the water. Views to the north-east especially are limited by rising topography, at the top of which sit the local church and primary school.



Figure 5. River Calder

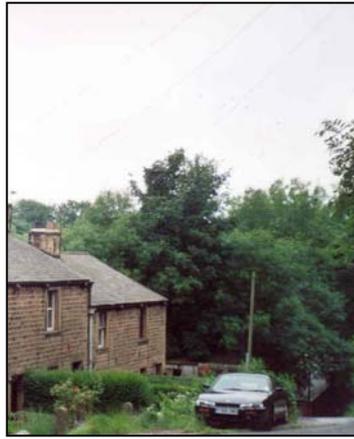


Figure 6. 'Stepping' of houses



Figure 7. The River Calder

Due to the villages' geographical location within a steep valley, television aerials have had to be extended to compensate for the location. This can be seen in figure 8 below. Having one television aerial for the entire row could reduce this problem.



Figure 8. Height of television aerials to compensate for geographical positioning

Summary – Calder Vale Conservation Area

- Village is within the Parish of Barnacre-with-Bonds
- Traditional style industrial village, akin to others in Lancashire
- Situated in a steep valley
- River Calder runs centrally through village
- Village based on a linear format with all roads leading to the Mill
- Only one road into and out of Calder Vale village
- Views limited by rising topography

2. Community Involvement

Community involvement has been the key to the process of undertaking a Conservation Area Appraisal and Management Plan. It was considered essential to engage the local community in evaluating what they consider to make the area of 'special' significance. As such, the local primary school was encouraged to become involved in the process, with the children embarking on their own project. This project involved the children taking photographs of parts of the village that they considered being of 'special' interest, plus the areas they considered to spoil the village. The children then presented their findings, in June 2006, to members of the local community.

The Community were then given the opportunity to walk around the village with officers from Lancashire County Council and Wyre Borough Council. They discussed various elements of the Conservation Area and put forward their views. A survey containing the sorts of objectives due to be included in the Management Plan was then distributed within the local community to gain the opinions of the adults within the village. This is contained within the appendix section of this Appraisal and Management Plan.

The following questions were asked within the survey:

1. *Do you think that an Article 4(2) Direction would be beneficial in Calder Vale Conservation Area?* The community responded by saying would like to see the adoption of Article 4(2) Directions to:

- Prevent further deterioration in character and to promote the future reinstallation of timber sash windows;
- Allow restoration of original windows / doors;
- Stop the alteration of private gardens, stone walls and gate posts, but to still keep the individuality of each building;
- Stop buildings being painted inappropriate colours.

2. *Would you like to see any new Tree Preservation Orders (TPOs) made in Calder Vale? Specifically which tree(s)?* The general consensus from the community

detailed that more TPOs are not needed within the Conservation Area and the Tree Officer agrees with this opinion.

3. *Would you like to see planning obligations used in Calder Vale Conservation Area? If so, what sort of enhancements would you like to see?* General consensus from the local community suggested the following enhancements would benefit the village:

- A visitors car park;
- Children's play area;
- Lengthsman – the roads are not suited to kerbside cleaning; and
- The replacement of the current plastic bus stop in favour of a stone alternative more in keeping with the local materials used in the village.

The Councils' new Local Development Framework will designate sites for a visitors' car park and a childrens play area.

4. *Do you think that Calder Vale would benefit from a Village Design Statement (VDS)?* The community as a whole did not think it was necessary for a Village Design Statement to be compiled on Calder Vale.

5. *Are there any other issues you would wish to see addressed in the Calder Vale Conservation Area management Plan?* The majority of the community also thought the following areas should be addressed and would benefit from investment and / or renovation:

- More public bins;
- The bus stop outside the Village Hall – graffiti on walls and constant litter problem;
- The roads are in need of repair due to subsidence; and
- Pavements needing to be installed.

From the local community survey there were also some interesting opinions concerning modern housing developments. Some of the residents view new housing to be essential to the area, to bring in more children for the school, and a few believe all plans for new development should be permitted. However, these views are for the area as a whole and therefore the residents do not believe that new developments are essential within the Conservation Area. It is important for all plans to be carefully

considered before granting planning permission and in particular consideration given to whether new development will detract from what makes the Conservation Area special. Other members of the community have the opinion that there is little land available for any new housing developments in or near the Conservation Area.

6. *Would you like to see the Calder Vale Conservation Area boundary amended? If so, where should the boundary be drawn and why?* Calder Vale community suggested three areas that the Conservation Area boundary could be extended to include. These are illustrated below in figure 9, and are detailed further in Chapter 6 of this Appraisal.

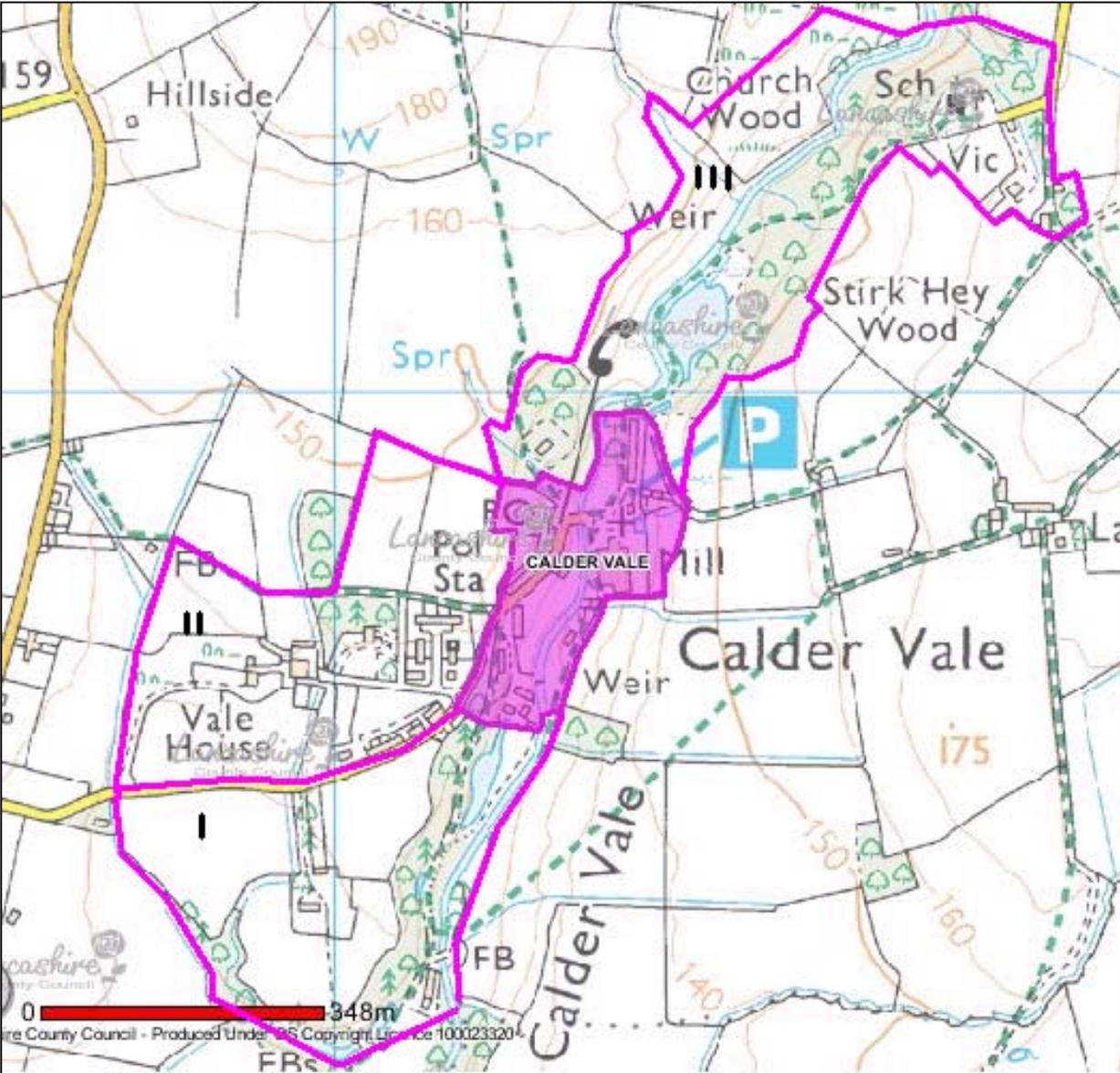


Figure 9. Community suggestions for boundary extensions

Consultation Period Comments

The Consultation Period for Calder Vale Conservation Area Appraisal extended from 2nd April until 30th June 2007, totalling a twelve-week duration. Originally, the Consultation Period had been intended to consist of a six-week period but due to resident outcry this was increased. During this time, thirty written comments were received with regard to Calder Vale Conservation Area Appraisal and Management Plan. There were a few issues that arose. One of which was the possibility of adopting Article 4 Directions in the future, in an attempt to retain the character of the area through controlling the types of doors and windows that can be installed within the Conservation Area boundary. It has since been decided that an Article 4 Direction would not be appropriate within Calder Vale, as it would have little effect on the current properties.

Concern was also expressed as to the suggested location of a childrens play area and public car park within the area. The suggested place to situate the play area had been the green below Long Row, and the car park location had been unspecified. However, as this possible situation was simply a suggestion, the location of a childrens play area and car park has yet to be decided, but will take into consideration the comments made when a site is being deliberated for dedication.

Another issue with the Conservation Area Appraisal was the suggestion of listing the Lappet Mill. English Heritage have since decided that the building does not warrant listing, in that many original features have been removed and they are of the opinion that the building has appropriate protection by being within the Conservation Area.

Future development also became an issue; with many residents believing the Conservation Area Appraisal was being produced to review the potential for development in the area. There have never been plans or proposals for any development in Calder Vale and this point has been stressed to the residents. It was also emphasized, however, that Conservation Area status does not indicate that new development is prevented completely; instead new development is positively controlled. By this it is meant that the materials and design of the possible development would be restricted to suit the surrounding character and appearance, i.e. slate would be required for a roof material instead of a possible concrete tile, local stone would be encouraged, etc.

There were also issues found in the original suggested boundary extension areas. However, as residents at the initial meeting in August 2006 suggested these areas, they have therefore been considered with a view to their appropriateness. Only two of these areas, initially three as shown in figure 9 above, are now proposed for extension of the Conservation Area boundary. These areas include Stirk Hey Wood, the Grade II Listed Church, and the School to the North; Primrose Cottages, the site of where the Lower Mill stood to the South, and Barnacre House. Trees are valued features within the environment, make an important contribution to the character of a Conservation Area, and as such Stirk Hey Wood is considered to be of significant value, both architecturally and historically, through the remnants of industrial features within, to be included within an extended Conservation Area boundary. There has also been objection to the inclusion of Lower Landskill Farm to the North of the current Conservation Area boundary. This building is not of highly significant historical or architectural value with relation to the Conservation Area boundary, and as such the boundary will not be extended to include this property.

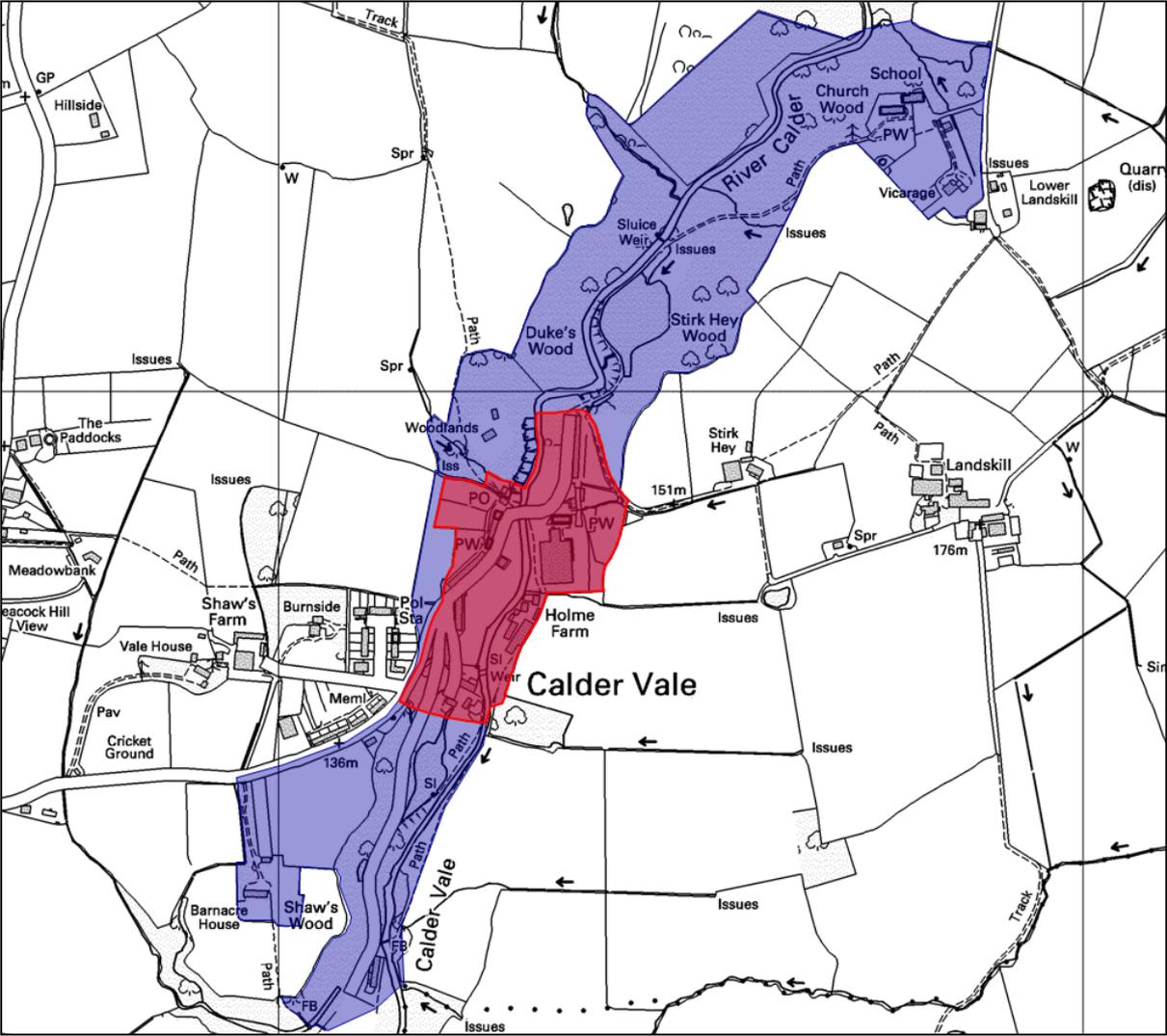


Figure 10. Proposed Conservation Area boundary extension area

3. Historical Development

Calder Vale was largely formed in the 19th Century by the John Jackson and his family, through the construction of a mill, and it was there that the name was created (Bilsborough, N., 1989). The idea was to improve the already existing industrial potential found at Oakenclough, therefore developing into the site that is now Calder Vale.

19th Century Calder Vale

In 1835, the Jacksons' erected a mill for the purpose of cotton spinning, named Calder Vale Mill (Bilsborough, N., 1989). Due to the relatively isolated position of the mill site in relation to local centres of population, the mill was closely followed by the provision of some stone built terraced houses for the work force.

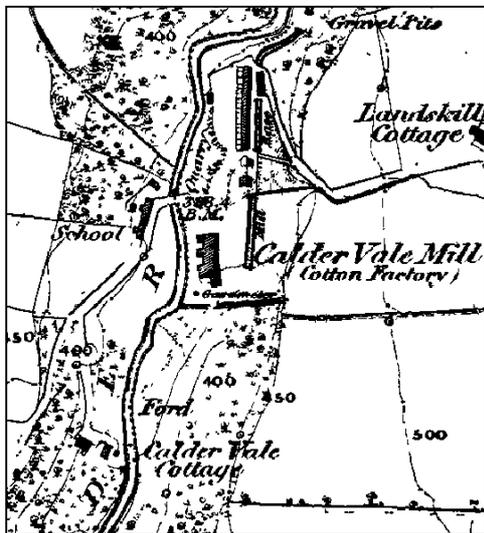


Figure 11. First Edition OS (1846) map of Calder Vale (<http://freepages.genealogy.rootsweb.com>)



Figure 12. Calder Vale or Lappet Mill

A second mill was then built in 1848, named the Low Mill (Bilsborough, N., 1989). This mill was constructed for weaving cotton that had already been spun, in the Calder Vale or Lappet Mill. Some additional housing was also added at this stage. The waste from both of these mills was carted up to a paper mill at Oakenclough, where it was used as part of the paper making process (Bilsborough, N., 1989). All three of these mills were owned by the Jackson family and were originally worked by waterpower from the River Calder, although the Low Mill was equipped with steam power from an early stage in its life (Bilsborough, N., 1989).

Calder Vale and Oakenclough were connected not only in terms of the mills and therefore their economies, but also in terms of their communities. Many of the

people that resided in one village, were often employed in the other. Research into census records revealed that the majority of people in Calder Vale during the mid-19th Century originated from the Lancashire Plain, and especially from the Over Wyre area of the Fylde (Bilsborough, N., 1989).

The people, who came to work in Calder Vale and Oakenclough, were generally not from an industrial background, but agricultural families (Bilsborough, N., 1989). This is evident from the care and attention that these people put into tending their gardens.

20th Century – Present Day Calder Vale

In the early 1900s a combined post office, drapers & grocers shop was built at the end of Long Row, and was run by the proprietor John Dodding (www.lancslinks.org.uk). Some years before this, however, there was another shop, owned by H. & A. Ball and also a Co-op store, both of which were located in Albert Terrace. The former of these is now in residential use and the latter has been demolished.

Calder Vale Mill is still in use today, although the River Calder is no longer the provider of power. The Low Mill, was also still in use in the 20th Century but is now little more than a heap of stones (www.lancslinks.org.uk).

Some modern housing developments occurred in the 1950s, outside the Conservation Area, and there are some more recent developments, but Calder Vale largely remains as an industrial village that exists solely because of the mill, which in turn was located here to take advantage of the water power freely available from the fast flowing River Calder.

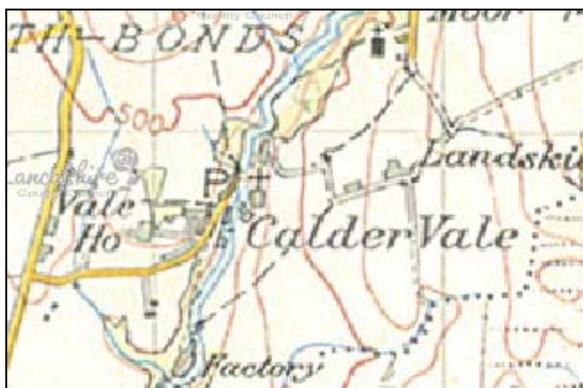


Figure 13. 1950s map of Calder Vale (MARIO, November 2006)

4. Character Appraisal

The village was created purely as a means of accommodating workers from the cotton mill. Everything is therefore within close reach of the mill. The houses are simple, very functional buildings, constructed of local stone and slate roofs, originating at the mill and aligning with the contours of the steeply graded valley location. The style of the houses is akin to other industrial towns in Lancashire, built by mill or factory owners for their workforces.

Topography, Views and Vistas

Due to the steepness of the v-shaped valley, plus the high abundance of trees, long distance views are extremely limited, both into and out of the village plus internally. Trees heavily dominate the views into and within the Conservation Area, which in turn illustrates the linear pattern of the settlement.



Figure 14. Victoria Terrace – housing for the employees of the mill



Figure 15. Lower Terrace – employee housing showing the abundance of trees

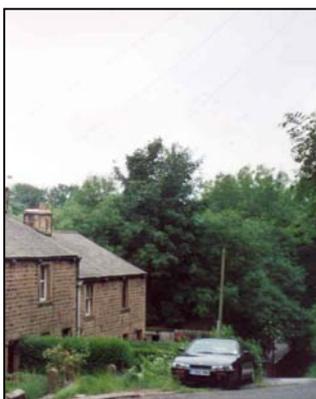


Figure 16. Albert Terrace



Figure 17. Village Hall



Figure 18. Mount Pleasant



Figure 19. Long Row Terrace



Figure 20. View up Victoria Terrace

Summary – Topography, Views and Vistas

- Attractive valley, with steep sloping sides
- Rows of terraced houses, manipulated to fit into the valley
- Views heavily dominated by trees
- Linear pattern of settlement, with all roads leading to the Mill

Activity and Former Uses

The construction of the Cotton Mill in the 1835, led to the arrival of many workmen and in order to keep this work force in the area, housing was designed and provided within the village. These stone built terraced houses followed closely after the construction of the cotton mill. The cotton mill created these buildings, and in turn the buildings created the village, therefore fundamentally manipulating the plan of the current village, and also accentuating the linear form.

The area within the Conservation Area is almost entirely used for residential purpose, with only one shop, combined with a post office, the Mill, the Village Hall and a Church existing for other than residential use within the village. The traditional village of Calder Vale incorporated within the Conservation Area boundary does not have a public house, as the Mill owner didn't want the workers to be intoxicated at work. However, there is now a Social Club that does serve alcohol, but this is situated outside the Conservation Area.

Summary – Activity and Former Uses

- Predominantly residential and always has been
- One combined Post Office and shop, a Mill, the Village Hall and one Church

Buildings

The old rows of terraced cottages, built for the workmen of the Cotton Mill, are mainly two-storey and follow the curve of the streets, giving a sense of enclosure and

guiding the eye down towards the River Calder. These cottages give Calder Vale their character as they help give the impression of a rural industrial village.

Mount Pleasant is a good example of the accommodation given to the Mill managers and their families as these semi-detached houses were built solely for this purpose. This helps show the social divide in industrial society, between the Cotton Mill managers and the workers.

There are two churches within the area, which is fairly unusual due to the small collection of housing and the relatively small village population. However, as each church covers a different religion (Methodist and Church of England), it allows choice of faith within the community. Only the Methodist Church is situated within the Conservation Area boundary. This is situated close to the Mill building and may have been a strategic move on the part of the Mill owners, as they would have wanted a temperance village.

Listed Buildings

Within the Conservation Area of Calder Vale, there are two listed buildings (www.imagesofengland.org.uk). These consist of: Numbers 1 and 2 Mount Pleasant and Calder Vale Bridge. Full Listed Building descriptions can be found in the appendix section of this Conservation Area Appraisal and Management Plan.

- Numbers 1 and 2 Mount Pleasant

These semi-detached houses were listed at Grade II on 9th January 1986. They were specifically built for the mill managers and their families in the early to mid 19th Century. They are constructed of sandstone with slate roofs. They are two-storey, with three bays. Number 1, at the left, is of one bay with the door to the right, and has sash windows with glazing bars and plain stone surrounds. The door has a plain stone surround and has a fanlight. Number 2 consists of the further two bays, with its door in the left hand bay (central to the building as a whole). There is a toothed joint that suggests the right bay is an addition. This toothed joint is where hollows are left in a brick or stone wall in order to receive another wall intended to be built at a later date (www.trp.dundee.ac.uk/research/glossary/glossary.html).



Figure 21. 1 and 2 Mount Pleasant



Figure 22. Position of building within Conservation Area boundary (shown in blue)

- Calder Vale Bridge

The bridge over the River Calder in Calder Vale was listed on 17th April 1967. The bridge is shown in figure 23 below. The bridge is listed at Grade II and thought to have been constructed in the 1830s. It is built from sandstone rubble, with a single segmental arch over the River.



Figure 23. Calder Vale Bridge



Figure 24. Position of bridge within Conservation Area boundary (shown in red)

Unlisted Buildings

As well as the Statutory List of Listed Buildings, compiled by English Heritage, there is also a Local List of buildings deemed to be of local importance within the Borough. These may be buildings of merit in their own right or buildings of merit as part of a group of buildings in the street scene. Other features can be judged worthy of inclusion on the Local List because they make a positive contribution to the local environment. In Calder Vale, there are three buildings thought to be of local importance and, therefore, included on the Local List. These are Calder Vale Lappet Mill, The Methodist Church, and Long Row Terrace. Officers, Council members,

members of the public, local societies or Parish Councils nominated the Methodist Church and Long Row Terrace to be included in the Local List.



Figure 25. The Methodist Church



Figure 26. Long Row Terrace

The Lappet Mill was initially listed at non-statutory Grade III, but was de-listed in 1970 when Grade III Listed Buildings were abolished, leaving Grades I, II* and II. The Mill is the entire reason for the village as whole to exist, and therefore the building will be suggested for re-listing.



Figure 27. The Lappet Mill

Although the architect is unknown, the cotton-weaving mill gives an excellent example of early industrial villages. The building materials used in the construction of each individual terraced cottage is echoed through nearly every other building within the Conservation Area. These terraced buildings, shown in figures 28 and 29,

contribute greatly to the character of the area and are of significant historical interest to warrant listing.



Figure 28. Victoria Terrace



Figure 29. Lower Terrace

Summary – Buildings

- The character of the area relies on the visual effect of the groups of terraces as a whole rather than a few buildings in particular
- Two-storey terraced rows of cottages are predominant
- Social divide shown through the buildings, between the workers' cottages and the managers' semi-detached houses
- 2 churches, Methodist and Church of England
- 2 Listed Buildings, both Grade II
- 1 De-listed Building, possibly eligible for re-listing
- Possibility for listing the terraces in groups
- 3 buildings included on the Local List

Boundary Walls

Within the Conservation Area, boundary walls are an important aspect in regard to the historic character of the area and the lifestyles of the previous community. The low walls are more of a guide of where each property begins and ends rather than a means to prevent unwanted access and therefore help to show the specific boundary of each property. They also create harmony and homogeneity within the area, in a similar way to slate roofs, and timber sash and casement windows, shown in figures 30 and 31. These boundary walls are an essential aspect of the Conservation Area, as they show that the mill owners encouraged their workers to take up hobbies outside of work, and take pride in their surroundings. It is therefore important that these walls are retained within the Conservation Area, and not lost to the threat of off-road private parking. Where boundary walls are found, hedges and fences are normally the modern equivalent. However, due to the historic character of the Conservation Area, only low boundary walls are found.



Figure 30. Boundary Walls



Figure 31. Boundary Walls

Summary – Boundary Walls

- Low walls, consisting of local sandstone generally with timber gates
- Create harmony and homogeneity in area

Public Realm Audit

Within a Conservation Area, all street furniture should be as near the original as possible, with the condition that it still fulfils the needed function for modern requirements. Street furniture should also be in relatively similar styles. For example, if there were five different styles of lighting within an area, it would detract from the character, as it complicates the aesthetic view. This issue is the same for all other aspects of street furniture.

Street Lighting

Within Calder Vale Conservation Area lighting appears to take on the same form for the most part. The only variation, shown in figures 36 and 37, takes on a slightly altered design, being slightly more pointed above the actual light fitting. While this discrepancy is on a small scale, and although there is consistency between the lighting columns, the overall style is inappropriate for Calder Vale Conservation Area and a traditional design would be more suitable.



Figures 32 – 37. Examples of street lighting in the Conservation Area

Street Surfaces

The street surfaces consist of tarmac, with a tarmac pavement. This can be seen at Long Row Terrace, Albert Terrace and Victoria Terrace, and is illustrated in figure 38. This can also be viewed outside the Methodist Church, Calder Vale Terrace, and the Mill building. On Lower Terrace, there is gravel, instead of tarmac, as a road surface, shown in figure 39.



Figure 38. Tarmac – Long Row Terrace



Figure 39. Gravel road - Lower Terrace

Further up the valley in which the Conservation Area sits, cobbles are found to line some of the alleyways. These cobbles would probably have been the original material of road surfacing, and the tarmac has simply been placed on top. This can be seen in figures 42 and 43 below, where the cobbles are coming through the cracked tarmac.



Figure 40. Cobbled alleyway



Figure 41. The divide where cobbles end and tarmac begins



Figure 42. Cobbles underneath the tarmac



Figure 43. Cobbles underneath the tarmac

Litter Bins

There are two examples of litterbins within the Conservation Area, one is of a wooden nature, and the other is plastic. Although the wooden example, illustrated in figure 44 below, is perhaps more environmentally friendly, it is in a poor state and appear to be rotting. The plastic example takes on a completely different format and design from the wooden bin. When these are replaced, one standard style of litterbin for the whole village would add consistency. It should also be of a historical character such as cast iron. This would then stop attention being attracted away from the character of the area by the differing bin designs.



Figure 44. Current wooden litterbin design



Figure 45. Current plastic bin design

Signage

Calder Vale village contains two examples of property signage. The first is the fascia sign for the Post Office building. This is a large modern sign constructed of plastic with a modern text font. The colours used within the fascia are appropriate to the area. It would possibly be more in keeping with the area to reduce the size of the fascia sign and have a more traditional style hand painted font. The second example of signage is another fascia sign advertising the location of the Village Hall. Again traditional colours are used, but this time it is constructed of timber, the font is raised and is therefore more appropriate in historical terms.



Figure 46. Post Office fascia signage

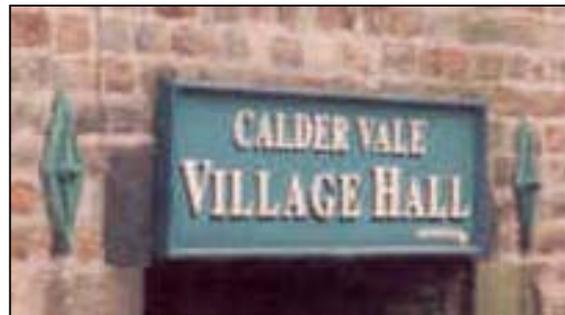


Figure 47. Village Hall signage

Benches

There are two examples of benches within Calder Vale Conservation Area. These are both situated on Long Row. One of these benches, illustrated in figure 48 below, currently has no back. The other example looks new however, and could possibly be a replacement bench for the broken one. There are other benches within the area but these are situated within private gardens.



Figure 48. Broken bench



Figure 49. New bench – possibly a replacement

Public Telephone Boxes

There is an only one public telephone box within Calder Vale village, and it takes the form of the traditional K6 red phone box that has been prevalent from its creation in 1924. This helps to create the rural image of the village and listing should be considered.



Figure 50. Calder Vale public telephone box

Summary – Public Realm Audit

- Similar style of street lighting throughout Conservation Area but not an entirely suitable design
- Road surfaces are mainly tarmac but there are some areas where cobbles are visible through cracked tarmac, and one area where cobbles have been kept
- Two designs of litterbins in the Conservation Area, both needing replaced in favour of one style
- Appropriate colours for the area are used in the two examples of signage but the fascia size, letter style and material is too modern at the Post Office
- The benches are of suitable design but one is badly in need of repair, currently having no back
- An original red traditional telephone box, a suggestion for listing

Open Space and Footpaths

Within the Conservation Area, there are quite a few areas of open green space. This helps to give the village of Calder Vale its rural character. The amount of open space is also unusual in comparison to modern day industrial towns and villages where green open land is rare. This helps to illustrate the historical aspect of the industrial past of Lancashire that Calder Vale makes, and therefore shows the contribution green open spaces make to the character and appearance of the village and Conservation Area. These open spaces are intrinsic to the character of the village and should be protected from future development.



Figure 51. Green space on the opposite side of the River Calder from the Mill



Figure 52. Green space opposite the Mill and the Church – with two sheep grazing!

There are four footpaths within the village, advertised on directional signage within Calder Vale Conservation Area. These are shown below and take on the form of wooden posts with directional information for local walks. The timber signage contributes to the rural character of the village.



Figure 53 - 56. Examples of directional signage

Summary – Open Space and Footpaths

- Significant areas of open space on either side of the River Calder, both owned by the Mill
- Front gardens and garden walls are important to the character of the Conservation Area
- Four public footpaths

Trees

Protection for trees within the Conservation Area comes in the form of:

- 1. Being situated within the Conservation Area Boundary; and
- 2. Tree Preservation Orders (TPOs).

By being situated within the Conservation Area boundary, anyone intending to lop or fell a tree greater than 100mm in diameter at 1.5 metres above ground level is required to give the council six weeks written notice before starting work. This allows the Council to assess the tree with regard to the contribution it makes towards the character or appearance of the Conservation Area.

There are currently no TPOs within the Conservation Area of Calder Vale. However, there are two trees that are possible suggestions for Preservation Orders and are shown below in figure 57.

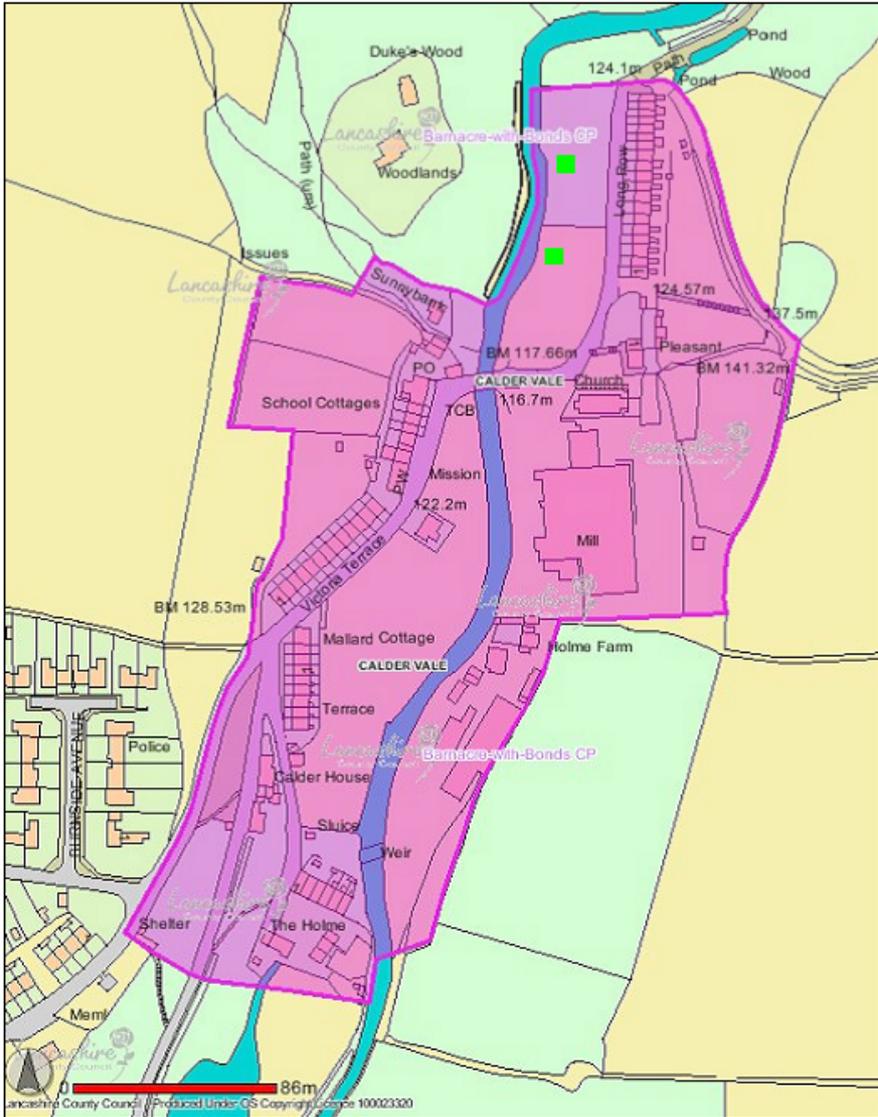


Figure 57. Possible TPOs illustrated by green boxes

Architecture and Materials

The materials mainly used within the Conservation Area are local stone and stone slate roofs. Although the Methodist Church is of a later date, it has a comparable style, and is constructed of the same materials. Because of the continuity relayed by the group of buildings, they make a homogenous group, which is clearly why the area was originally designated.



Figure 58. Example local stone



Figure 59. Example of slate roofing

Summary – Architecture and Materials

House Design

- Consistency in style and rhythm
- Designed to fit into steep valley surroundings
- All two storeys
- Majority terraced but two semi-detached properties
- Local materials used in all buildings
- Windows originally timber sash and casement, but few now remaining

Materials for Walls and Roofs

- Local sandstone is the material used in the construction of all properties within the Conservation Area
- Stone slate is the predominant roofing material used within the Conservation Area
- One relatively new property beside the Post Office has used slate on the roof and local stone, therefore maintaining the characteristics of the area

Windows and Doorways

- Originally timber painted sash and casement windows and timber painted doors but now predominantly modern uPVC glazing
- Slightly recessed doorways, no porches or bay windows
- Plain stone surrounds on recessed windows and doors
- Fanlights on two properties

5. Pressures, Issues and Threats

Pressures

The main pressures relating to the Conservation Area are:

- Future development of open space in, adjacent to, and in the valley surrounding the Conservation Area
- The need to provide local affordable housing
- The effect of traffic and problems with parking, possibly leading to conversion of gardens to off street parking
- The absence of a variety of local amenities
- The need to provide for tourist facilities

Issues and Threats

The main threat relating to the Conservation Area is that of the ever-increasing appearance of white uPVC windows. This can be seen in figure 60 below. These openings have 'landscape' lights while the original were portrait. The original sash also took on the form of an 'eight over eight' arrangement, as can be seen in figure 61, whereas the modern uPVC takes on a 'nine over nine' arrangement. Some glazing has been replaced with sash and casement but the arrangements have been lost in favour of larger panes (figure 62).



Figure 60. Modern 'nine over nine' arrangement uPVC window



Figure 61. Original 'eight over eight' arrangement sash window

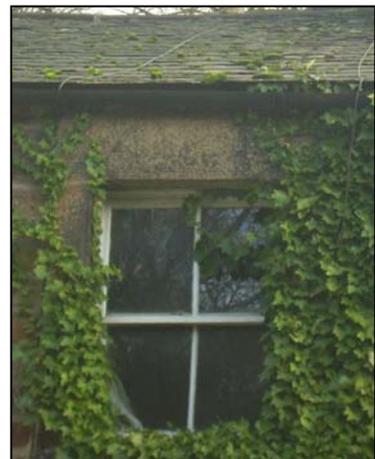


Figure 62. Replacement sash and casement window



Figure 63. Modern brown uPVC



Figure 64. Modern timber replacement window

Another trend within the village is the replacement of windows with brown uPVC modern equivalents. This can be seen in figure 63 above. Although the brown uPVC is similar in colour to wood by sight only, the end appearance is very obviously not the same as an original or exact replacement sash and case window, and therefore they detract from the original character of the area. Figure 64 illustrates a modern timber replacement but the wood has been stained. Windows would traditionally have been painted white so this further detracts from the character of the area.

Often when windows are replaced so are doors. This can be seen in figure 65 below. Figure 66 illustrates where one of the properties on the Grade II listed Mount Pleasant has replaced their original wooden front door, plus the fanlight above, and sash windows, in favour of modern uPVC. The property beside retains the original door and detailed fanlight and therefore shows what the original character should be. Not only does this alter the character but it also disrupts the continuity of the building as a whole. However, the property is currently under enforcement.



Figure 65. Modern uPVC door



Figure 66. Original wooden door with detail fanlight, left, modern uPVC door with plain fanlight, right (Mount Pleasant)

Another intrusive factor within Calder Vale Conservation Area is the more common appearance of satellite dishes on the exterior of buildings, as can be seen in figures 67 and 68. This modern trend detracts from the historic industrial character and appearance, and attracts attention towards the significant number of properties with satellite dishes connected to the exterior of the building. These dishes would be better positioned at the rear of the building if possible.



Figure 67. Satellite dish fixed to building



Figure 68. Satellite dishes in close proximity, therefore detracting from the historic character of the area

There is one area that is neutral within the Conservation Area. This is the new build besides the Post Office building and just before crossing over the River Calder, shown in figure 69. The property has been constructed of the same local stone as the original buildings, and also continues the aesthetic look of the area with a slate roof, although not stone slate, but still neither attracts nor detracts attention from the character and appearance of the area. To improve this modern development further, the woodwork and rainwater goods could be painted white.

To the rear of this building is another modern build, also shown in figure 69. This has terracotta render and modern uPVC double glazed windows, and as such does not fit in with the character of the traditional terraced cottages. The chimneystack is constructed of brick and this further accentuates the buildings inappropriate design within the Conservation Area.



Figure 69. Modern housing within the Conservation Area

Most of the buildings are in good repair, even though modern refurbishments have brought white and brown uPVC windows and doors and the increasing appearance of satellite dishes on properties. The buildings are wearing well and there does not seem to be any advanced signs of severe weathering to the stone. Only one property is in severe disrepair. Some of the slate roofs, however, appear to be in need of some attention as weeds are sprouting.



Figure 70. Ivy growth on slate roof

Another threat is off-road parking. Currently the only areas permitted for parking are at the Mill and street parking outside properties. As can be seen in other areas in Wyre Borough, front gardens are often tempting areas for property owners to convert into private driveways. This would fundamentally affect and alter the character and appearance of Calder Vale Conservation Area in a negative manner and therefore it is essential that policies be constructed to prevent this from happening.

6. Opportunities, Enhancements and Improvements

Opportunities

There are a number of sites that could be viewed as opportunities for the future enhancement of the Conservation Area.

1. Two Empty Properties on Long Row

These sites offer an opportunity for restoration to occur and restore these cottages to their former state

2. Area of green space beside the River Calder, in front of Long Row

This site has the potential for a childrens' play area if the Mill owners are in agreement

Recommendations for Enhancements and Improvements

1. Recent Development

This Conservation Area Appraisal will allow stronger controls within the Conservation Area against inappropriate alterations and development. This appraisal is also intended to be used as a guide for any future developments within the Conservation Area, to ensure appropriateness in relation to the context.

2. Repairs and Alterations to Buildings

The aim of designating a vicinity as a Conservation Area is to attempt to preserve and enhance the historic value. In order to do this, the following proposals are to be implemented:

- Design Guidance and Advisory Leaflets

These will provide advice for owners and residents illustrating how the Conservation Area affects them and their property. They will:

- Include an up-to-date map of the Conservation Area boundary, showing where Listed Buildings are situated;
- Ensure the continued preservation and enhancement of the character and appearance of the Conservation Area by advising on appropriate maintenance, repairs and alterations to buildings.

3. Traffic

The increasing number of vehicles detracts from the character and appearance of the area and also increases the risk that gardens will be converted into private driveways. In order to prevent this from happening, a public car park would highly benefit the area.

4. The Street Scene

The public realm within the Conservation Area would benefit from basic enhancements, such as the provision of appropriate street lighting throughout the area; new street furniture; and suitably sized signage. More suitable styles of lighting, benches and bins are shown below in figures 71 – 73.



Figure 71. Proposed design of lighting (www.dwwindsor.co.uk)



Figure 72. Proposed bench style (www.streetmaster.co.uk/content/products/eats_timber).



Figure 73. Proposed design for bins (www.machanengineering.com)

Suggested Boundary Changes

Through Community Involvement, the residents of Calder Vale initially suggested that the current Conservation Area boundary be extended to include:

- The Church and Church wood (III);
- The fields surrounding the village – to protect the views surrounding the Conservation Area and village (I, II, and III);
- The cricket field (II);
- Primrose Cottages (I);
- Low Mill Lodge (I); and
- The Upper Lodge to the north of the village (III).

All of these possible inclusions can be illustrated within three suggested boundary extensions. The first map below illustrates the Conservation Area boundary as it

exists today, and the second map shows the Conservation Area boundary plus the three suggested extensions, numbered I, II, and III.

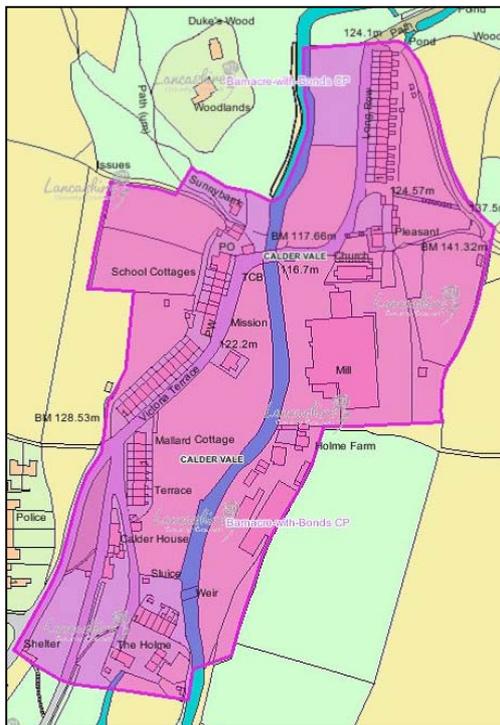


Figure 74. Current Conservation Area boundary (MARIO, November 2006)

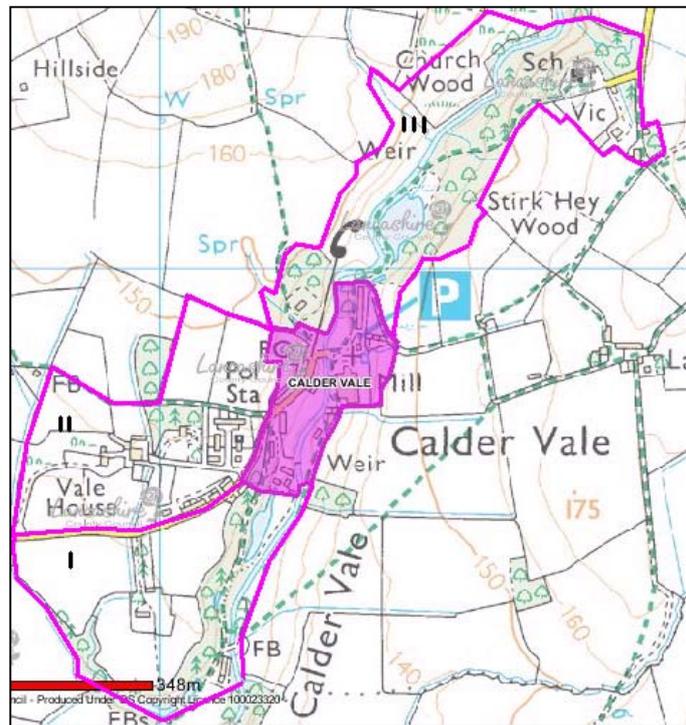


Figure 75. Proposed Conservation Area boundary changes (original map MARIO, November 2006)

The first suggested extension (I) is designed to incorporate Primrose Cottages and the Low Mill Lodge. This would allow for a larger part of the valley to be included in the Conservation Area and would also include areas that could be used for future development. This area also includes the lodges that were intrinsic to the functioning of the Mill. It would therefore be advantageous to extend the boundary as suggested in I, as shown on the above map, figure 75.

The second suggested extension (II) proposes to include the new housing development, evident to the west of the Conservation Area. Although this area includes the Mill owner's house, this majority is a modern development constructed from modern materials, which would not benefit the character or appearance of the existing Conservation Area. Therefore although the suggested extension represents the modern end of development in Calder Vale over time, it would detract from the Conservation Area rather than enhance and preserve the existing Conservation Area.

The third suggested extension (III) proposes to include the second Church within Calder Vale, and the woods that surround it, and the local school, as well as the

valley leading from the main body of the village to this area. The school and the Church have always been a very important part of the village. The woodland is also an important part of the culture of the community with bluebell walks and teas in the village hall being held every weekend in May. However, this proposed extension would be incorporating a very extensive area to protect the views surrounding the village, the two buildings situated at the end, and to prevent inappropriate development of the land. Therefore it would not be advantageous for this boundary extension to occur.

Therefore from the areas initially suggested, it was thought that area I would be advantageous to include. However, during the Consultation Period for this document, information came to light, which called for a review of these proposed areas. Since this review, there have been a number changes to the proposed Conservation Area boundary extension area, as can be seen in figure 76 below. These areas have been included to allow protection of the trees and views, as well as some industrial features within Stirk Hey Wood, in addition to the Grade II Listed Church and School to the North of the existing Conservation Area boundary. To the South, it was thought imperative that Barnacre House be included within an extended Conservation Area boundary, due to its past connection with the mill, and also the site where the Lower Mill once stood, as well as Primrose Cottages.

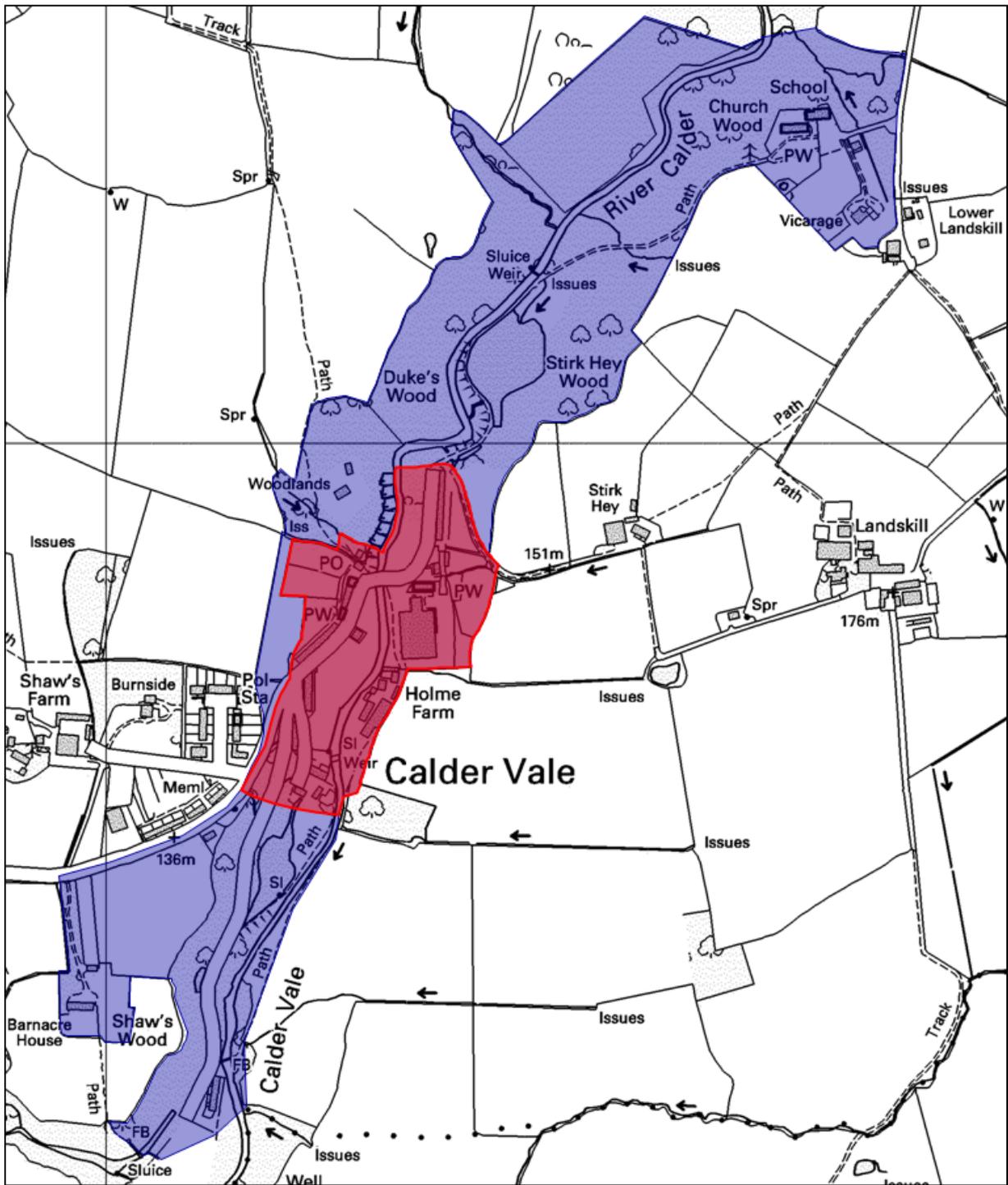


Figure 76. Proposed Conservation Area boundary extension

Appendices

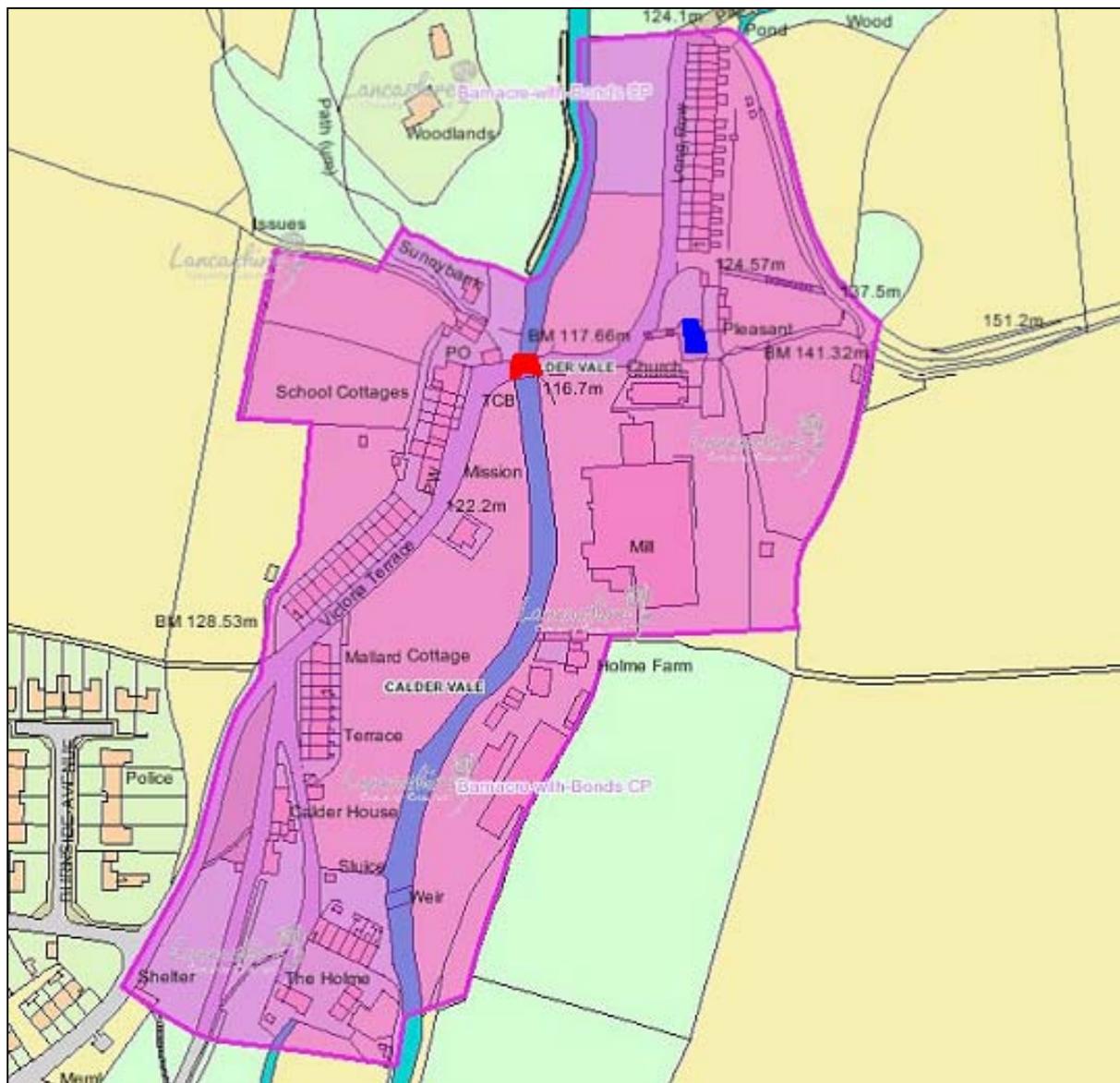
1. Full Listed Building Descriptions and Map Showing Location

- Numbers 1 and 2 Mount Pleasant

“Pair of houses, early-to-mid C19. Watershot sandstone with slate roof. Two storeys, three bays. Windows sashed with glazing bars and plain stone surrounds. No. 1, at the left, is of one bay and has its door to the right. The door has a plain stone surround with round head, keystone, and impost blocks and has a fanlight. No. 2 has its door, with a similar surround, in its left-hand bay. To the right is a toothed joint, which suggests that the right-hand bay is an addition. Chimneys on gables and to left of right-hand bay. The building is mentioned in Beeden, Julia, 'The Nineteenth Century Houses of Calder Vale and Oakenclough', Contrebis 8, 1980, p.69.”

- Calder Vale Bridge

“Bridge over River Calder, probably 1830s. Sandstone rubble. Single segmental arch with band below parapet of rock-faced blocks.”



Map of Conservation Area showing the location of Listed Buildings: Mount Pleasant in blue, and Calder Vale Bridge in red.

2. Calder Vale Conservation Area and Management Plan Local Community Survey



Calder Vale Conservation Area Appraisal and Management Plan

Calder Vale Conservation Area was designated 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' in 1974.

The special character of Conservation Areas does not come from the quality of their buildings alone, but also:

- The historic layout of roads, paths and boundaries;
- Characteristic building and paving materials;
- The particular 'mix' of building uses;
- Key views and vistas;
- Public and private spaces such as gardens, parks and greens;
- Trees; and
- Street furniture.

The emphasis within Conservation Areas is on ensuring local character is strengthened, not diminished, by change. Sensitive management of change is essential since applications for planning permission must still be determined on their planning merits, following national guidance and policy.

For the designation of Conservation Areas to be effective, it is important that their special qualities and local distinctiveness, as well as their value to the local community, are determined.

A clear, comprehensive appraisal of the character of a Conservation Area provides a sound basis for development control and for developing initiatives to improve the area. Furthermore, where a formal Character Appraisal has been adopted by the Local Authority, it will be taken into account by the First Secretary of State in considering related planning appeals.

The Character Appraisal should provide the basis for developing management proposals for the Conservation Area. The proposals should take the form of a mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the appraisal. Government guidance states that a distinction should be made between the Appraisal and Management Plan, though they may form part of the same document.

The sorts of objectives which we are considering for inclusion in the management plan are set out below. We would value your opinions on them.

3. Current Aerial photos of Calder Vale (Lancashire County Council), one illustrating the village on its own and one showing the location of the Conservation Area



4. Bibliography

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Calder Vale Management Plan

WYRE BOROUGH COUNCIL

Adopted: 13th August 2007



CONTENTS

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2. Legislative Background
3. Statutory Controls
4. Erosion of Character and Additional Planning Control
5. Advertisements and Signage
6. Trees
7. Setting and Views
8. The Public Realm and Enhancement
9. Monitoring and Review

1. Calder Vale Management Plan

Action	Body Responsible	Deadline for Completion
1. Ensure new development preserves and / or enhances the character and / or appearance of the area	Conservation Officer	On-going
2. Ensure all new development carefully considered and only positive development permitted	Conservation Officer	On-going
3. Liaise with Post Office owners and attempt to negotiate more suitable signage	Conservation Officer	July 2007
4. Tree Preservation Orders where necessary	Tree Officer	On-going
5. Ensure all development respects the 'setting' and views of the Conservation Area	Conservation Officer	On-going
6. Production of Design Guidance and Advisory Leaflets	Conservation Officer	July 2007
7. Ensuring all alterations within Conservation Area are in line with design guidance and advisory leaflets	Local Community	On-going
8. Organise 2 representatives from the community to attend Conservation Forum	Conservation Officer	July 2007
9. Ensure street furniture is not vandalised	Local School	On-going
10. Potential Listing of K6 Telephone Box, and Lappet Mill	Conservation Officer and English Heritage	July 2007
11. Empty property on Long Row and Calder House	Conservation Officer	March 2008
12. Dedicate site for Childrens' Play Park	Parish Council, Lancashire County Council and Wyre Borough Council	March 2008
13. Dedicate site for new Car Park	Parish Council, Lancashire County Council and Wyre Borough Council	March 2008
14. Alteration of Conservation Area Boundary	Conservation Officer	October 2007
15. Review of Conservation Area Appraisal	Conservation Officer	2012
16. Review of Management Plan	Conservation Officer	2008

2. Legislative Background

The designation of a Conservation Area and production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990, now formalised in BV 219c, to draw up and publish such proposals. The purpose of this document is to present draft proposals which seek to achieve the preservation and enhancement of the 'special' character of the Conservation Area, informed by the Appraisal, for consultation. The 'special' qualities of the Conservation Area have been identified as:

- Traditional style industrial village, akin to others in Lancashire;
- Situated in a steep valley;
- River Calder runs centrally through village;
- Village based on a linear format with all roads leading to the Mill; and
- Views limited by rising topography.

These qualities have been identified within the Conservation Area Appraisal process, and both the Appraisal and this Management Plan will be subject to monitoring and review. This guidance draws on the themes identified in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”.

This document reflects Government guidance set out in Planning Policy Guidance 15 “Planning and the Historic Environment”, and English Heritage guidance set out in “Guidance on the Management of Conservation Areas”.

3. Statutory Controls

Designation as a Conservation Area brings with it a degree of additional statutory protection under planning legislation aimed at assisting the “preservation or enhancement” of the area. These controls include the need for Conservation Area

consent for the demolition of any unlisted buildings, the need for planning consent for the installation of satellite dishes visible from the street, significantly reduced “permitted development rights” for alterations and extensions to dwelling houses, restrictions on advertising, and 6 weeks written notice of works to trees not already protected by Tree Preservation Orders.

Action 1: The Council will ensure that new development within the Conservation Area preserves or enhances the character or appearance of the area in accordance with the Wyre Borough Council Local Plan (1999).

4. Erosion of Character and Additional Planning Control

The Conservation Area Appraisal has identified the following as works that pose a threat to, or detract from, the ‘special’ character of the Conservation Area:

- Loss of original windows and inappropriate replacements;
- Inappropriate signage;
- Lack of continuity in individual aspects of street furniture.

There are numerous examples of works having been carried out, for example alterations to doors and windows, which both individually and cumulatively detract from the ‘special’ character or appearance of the area. If left, such works will gradually erode the ‘special’ qualities that justified the original designation.

Action 1: The Council will ensure that all development will be considered and only positive development, as defined in accordance with Wyre Borough Council’s Local Development Framework, will be considered for planning permission in order to further protect the ‘special’ character and historical appearance of the Conservation Area.

Action 2: A suggestion has been made to English Heritage for the re-listing of the Lappet Mill building and the listing of the K6 Public Telephone Box. English Heritage have responded with the view that “although it is fitting that Lappet Mill is included in the Calder Vale Conservation Area, the extent of alteration to the building's exterior and interior is such that in a national context, it does not have sufficient special architectural or historic significance to merit listing”.

5. Advertisements and Signage

Signage within the Conservation Area is generally suitable apart from that of the Post Office. The fascia is too large to be within a Conservation Area, the materials are too contemporary, and although the colours are appropriate, the font is modern. Therefore an attempt should be made to reduce the scale.

Action 1: The Council will liaise with the Post Office owners in an attempt to negotiate a more suitable form of signage, in regards to size, colour and materials, for the shopfront of the building.

6. Trees

If not already protected by a Tree Preservation Order, anyone intending to lop or fell a tree within the Conservation Area greater than 75mm in diameter at 1.5 metres above ground level, is required to give the Council 6 weeks written notice before starting work. This 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. Advice on all tree issues, whether the pruning of existing trees or advice on suitable species for planting, is always available from the Council Tree Officer.

Action 1: The Council will use Tree Preservation Orders wherever appropriate where a tree of high amenity value is considered to be under threat. These will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal.

7. Setting and Views

The rural context of the Conservation Area, it's 'setting', is very important, and development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area will be not be permitted. The important views into and within the Conservation Area are identified in the Character Analysis, and the Council will seek to ensure that all new development respects these views.

Action 1: The Council will continue to ensure that all development respects the 'setting' of the Conservation Area, and important views within, into, and out of the

area, as identified in the Appraisal. These will be protected from inappropriate forms of development.

8. The Public Realm and Enhancement

Within the Conservation Area there should be one set design for street lighting, bins, and benches. There should also be one specific type of paving, e.g. cobbles and therefore where cobbles do not currently exist they should be re-instated. When the replacement of original sash and case and modern windows occurs, an attempt should be made to encourage the replacement of like for like. In the case of replacement of modern windows, encouragement should be given to return to the sash and casement window, albeit a modern wooden equivalent.

Action 1: Design guidance will be produced to encourage the traditional use of sash and casement windows within the Conservation Area.

Action 2: The owners of the Mill will also be approached about the area of green space beside the River Calder, in front of Long Row, which they own, about the possibility of turning this land into a children's play area.

9. Monitoring and Review

The following actions need to be taken to ensure that this appraisal and management plan are accepted and acted upon:

- **Public Consultation:** The Appraisal and Management Plan will be subject to a period of public consultation and views expressed as part of that process will be considered when preparing the final draft for adoption. Consultation will include placing the documents on the Council website, in libraries and council offices, consultation with local amenity groups and residents associations where they exist, and providing hard copies on request. A letter advising of these arrangements will be delivered to all properties in the area by mail.
- **Boundary review:** The Council will extend the boundary of Calder Vale Conservation Area as illustrated in the Appraisal, and continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.

- Document review: This management plan will be monitored on an annual basis in the light of the Local Development Framework and emerging government policy. A review should include the following:
 - (i) A survey of the Conservation Area and its boundaries
 - (ii) An updated “heritage count” comprising a comprehensive photographic record.
 - (iii) An assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements.
 - (iv) The production of a short report detailing the findings of the survey and proposed actions and amendments.
 - (v) Public consultation on the review findings, any proposed changes, and input into the final review.

A Conservation Panel, made up of members of the Borough’s Civic and Historical Societies, plus the Conservation Officer and Head of Planning, will also meet quarterly to discuss any changes that have occurred or should occur within the Conservation Area.

This Management Plan will be reviewed annually.