

## PENDLETON CONSERVATION AREA APPRAISAL



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## PENDLETON CONSERVATION AREA APPRAISAL

### Introduction

#### Purpose of the appraisal

This appraisal seeks to record and analyse the various features which give the Pendleton Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map along with listed buildings, buildings of townscape merit, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Pendleton Conservation Area can be assessed.



*Stork House closes the south-east view down the main street*

#### Summary of special interest

The Pendleton Conservation Area was designated on 1<sup>st</sup> August 1969.

The special interest that justifies designation of the Pendleton Conservation Area derives from the following features:

- Pre-Domesday linear settlement;
- Rural setting of the village in lowland farmland below Pendle Hill;
- Pendleton Brook and the stone 'clapper bridge';
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 12 listed buildings;
- Well tended roadside gardens;

- Forest of Bowland Area of Outstanding Natural Beauty (part);
- Ensemble of historic buildings around the village green;
- Interesting historic townscape of the western part of the village on either side of Pendleton Brook;
- Almost complete absence of 20<sup>th</sup> century development;
- Local details such as Fiddle Bridge, stone gate piers and stone stile;
- Individual trees and groups of trees.



*Looking north-west to Lyndhurst and Holly House*

## **The planning policy context**

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

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

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

## Local planning policy.

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31<sup>st</sup> March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled 'Landscape and Heritage').



*Large trees beside Bulcocks House*

## Location and setting

### Location and context

Pendleton lies some 3 km south east of Clitheroe and 4 km north east of Whalley. It lies on a quiet minor road that links the A59 and the well-used minor road between Clitheroe and Padiham that climbs over the Nick of Pendle. The main thoroughfare through the village is joined from the south by a narrow lane leading from Wiswell and Whalley.

### General character and plan form

Pendleton stands alongside a single street with buildings clustered irregularly along each side. Several other elements contribute to the visual quality of this attractive village scene, particularly the Pendleton Brook which flows in its railed-off channel down the middle of the street in the lower part of the village, dividing it into two. The brook is crossed by a road bridge at each end of this part of the village, and a stone clapper bridge crosses the stream midway along the street.

The agrarian origins of the village are still very evident in its buildings. Farmhouses and small cottages, stables, barns and shippons face the street, some abutting directly on the roadway, others set back behind gardens or placed at an angle to the street. The total effect is of a harmonious grouping enhanced by the partial closure of the views along the street by Stork House to the east and by Holly House and Lyndhurst to the west.

## Landscape setting

### Topography and relationship to surroundings

Pendleton lies in undulating lowland farmland on the lower slopes of Pendle Hill, at a height of about 130 metres above sea level. The conservation area slopes down in a north westerly direction from All Saints School to Holly House and Lyndhurst, the two 'bookends' of the village.



*The banks of Pendleton Brook have a less formal appearance towards the northern end of the village*

## Historic development

### Origins and historic development

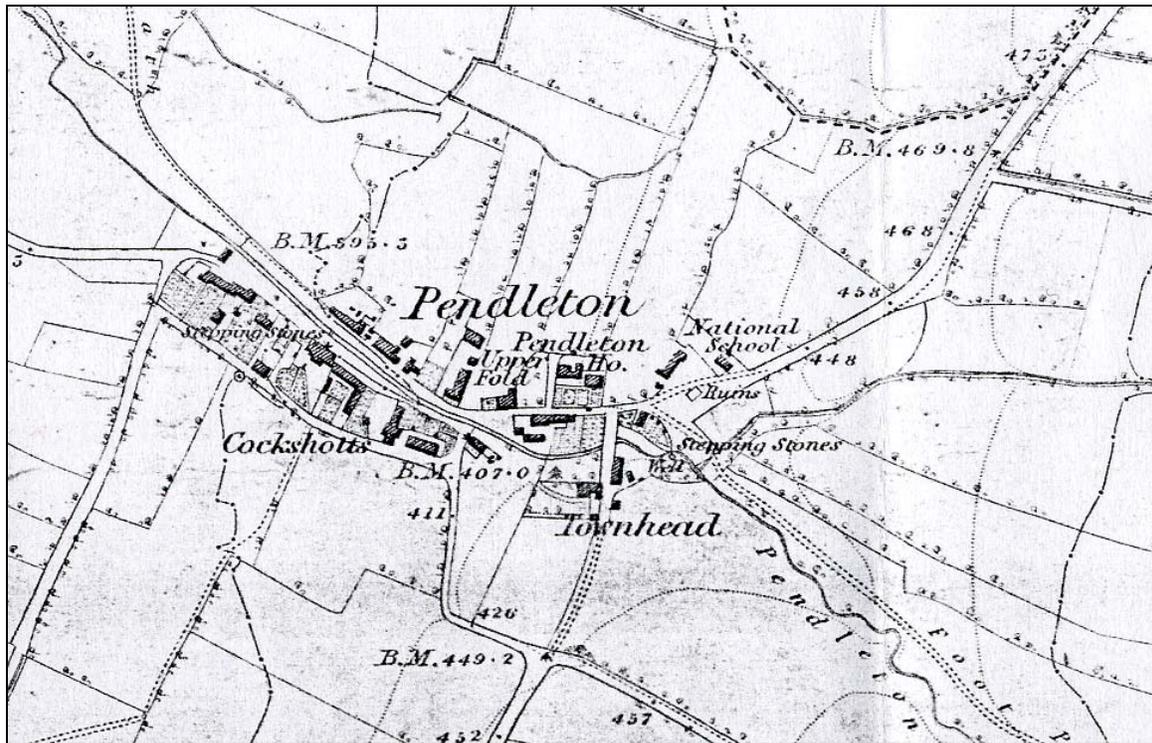
In 1969 a Bronze Age axe was discovered in the parish which is now displayed in the museum at Clitheroe Castle. The settlement of Pendleton is first mentioned in the Domesday Book of 1086. It is one of the few places in Lancashire having documentary proof of its being in existence prior to 1066 as Domesday recorded that King Edward held half a hide, or three plough-lands, in 'Peniltune', meaning a 'farmstead by the hill'. The division of surrounding fields into linear strips (outside the conservation area), particularly to north-east and south-west, may be another indication of the medieval origins of the settlement.

King Edward's land was passed to the de Lacys at the time of the Norman conquest and later to the house of Lancaster. A branch of the Hoghton family settled at nearby Pendleton Hall in the early 15<sup>th</sup> century, holding the lands until the reign of James I. In more recent times, the land passed into the ownership of the Starkie and Aspinall families, of Huntroyde and Standen Hall respectively.

The village is marked on Yates' Map of 1786. The map indicates a westward lane in the direction of Clitheroe and a southward lane to Wiswall (sic) and a light indication of a direct route to Pendleton Hall, which appears in more detail in Greenwood's Map of 1818.

The 1848 O.S. map shows the village in its present form - one of the characteristics of the conservation area is the almost complete absence of 20<sup>th</sup> century development. The 'National School' is marked but the map does not yet show All Saints Church, the site of which is marked 'Ruins' beside a rectangular building.

Pendleton has always been an agricultural community, and the oldest buildings date from the 17<sup>th</sup> century. The church dates from no earlier than 1847 and was built as a chapel of ease while Pendleton was still a part of the great medieval parish of Whalley. Today, agriculture is no longer at the centre of the village's economy. Despite, the presence of working farms, the majority of Pendleton's residents are employed elsewhere.



*Pendleton O.S. 1848*

## Spatial analysis

### Key views and vistas

Landscape setting is an important part of the special interest of the conservation area. The built form of the village is not tightly-knit and gaps between buildings enable views of surrounding countryside, particularly to the north where development along the street is less dense. To the west of the entrance to Town Farm, the open fields extend right up to the roadside. From the public car park there are views of Pendle Hill and from the unmetalled road around the rear of properties on the south side of the main street, there are extensive views across open countryside.

Within the conservation area, the view from the Swan with Two Necks south-eastwards along the street is almost closed by the stone gable of Stork House, dated 1840. The focal point of the view to the north-west is provided by the two cottages, Holly House and Lyndhurst, both of two storeys but of differing height.

In the eastern part of the village, which is visually disjointed from the western part by a bend in the road, the view eastwards is closed by the oak on the green and the former primary school. Here there is a fine ensemble of village green, church, former school and farmhouse.



*Local stone and slate characterise the conservation area*

### The character of spaces within the area

Because of the central stream, the main street through the western part of the village is unusually wide and there is a spacious feel accentuated by gaps between buildings and low height of development. Four public/private open spaces contribute further to this generally spacious character of the conservation area.

First, opposite The Old Post Office, at a widening of the road, there is a small triangle of grass in which Fiddle Bridge is located. Second, a grassed area of land adjacent to the

western boundary wall of All Saints Church contains two newly planted trees and, to the south, a small wooded area. This area was apparently the site of former almshouses. Third, a triangular space in front of Dickinson Farm contains a bench under an oak tree and is planted with daffodils. This space, bounded on two sides by a timber post and rail, serves as the village green and provides a good setting for the former school and the farmhouse. Finally, the grassy banks of Pendleton Brook after it has emerged from the lower bridge by the village hall are free of railings, giving this area an informal rural character.

## **Definition of the special interest of the conservation area**

### **Activities/uses**

Pendleton is a quiet village with little through traffic. The conservation area is mainly residential with a small number of working farm buildings. In the 1940's there were two shops and a police station but the only amenities today are a village hall (one of the very few 20<sup>th</sup> century buildings in the conservation area) and a public house, the Swan with Two Necks, at the west end of the village. The space between these two buildings is occupied by a public car park from where there are good views of Pendle Hill. There is no longer a post office but there is a modern telephone call box by the car park.

The quiet atmosphere of the village is slightly disturbed by the background noise of traffic on the A59 (opened 1971), especially in the western part of the village. On the other hand, close to the brook, the sound of running water is a special feature of the conservation area.



*All Saints Church*

### **Architectural and historic character**

The built form of the conservation area is characterised by a mix of short rows, e.g. Rock Terrace, East View and Old Post Office Row, and detached dwellings or farm buildings in individual plots, either directly fronting or set back from the main thoroughfare.

In the western part of the village where the street is bisected by Pendleton Brook there is a varied collection of historic buildings including three 17<sup>th</sup> century farmhouses, Bulcock's,

Cockshutt's and Hayhurst, two 18<sup>th</sup> century buildings namely, Brook House and Dock Hillock, and, from the 19<sup>th</sup> century, Burnside and Scholfield Farmhouse.

A scatter of other buildings, of which Town Head and Town Farm, with classical 18<sup>th</sup> century pilasters and pedimented doorways are listed grade II, complete the conservation area at the eastern end of the settlement beyond Stork House. The parish church of All Saints and the former primary school which terminate the original village beyond a little green, are both 19<sup>th</sup> century buildings, the church being a neat Gothic Revival stone building erected in 1847.

### Listed buildings

There are 12 listed buildings in Pendleton Conservation Area, the majority of which are associated with the village's agricultural heritage. The earliest listed building is Spring House Farmhouse which dates from the early 17<sup>th</sup> century and is built of sandstone rubble but is unfortunately roofed with imitation stone slates that mar its appearance. The adjoining barn (also grade II) has a roof of stone flags and an arched carriage opening. Hayhurst Cottage and Bulcocks House, both grade II, also date from the 17<sup>th</sup> century, the former with distinctive 17<sup>th</sup> century mullioned windows, the latter with a datestone of 1693.



*Stone stile on the footpath beside Bracken Deane*

### Key unlisted buildings - Buildings of Townscape Merit

Marked on the Townscape Appraisal map for the Pendleton Conservation Area are a number of *unlisted* buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The buildings are considered to be good, relatively unaltered examples, of their type where original materials and details, and the basic, historic form of the building, has survived.

All Saints Church, was built in 1847 by a Mrs. Blegborough, a member of the Aspinall family. Mrs. Blegborough was also responsible for building the village school in 1837 (closed 1980). The Swan with Two Necks is an 18<sup>th</sup> century building of random rubble, now stripped of its original stucco rendering. It faces East View across the brook which is crossed at this point by the clapper bridge.

East View and Rock Terrace date from the 17<sup>th</sup> and 18<sup>th</sup> centuries respectively. Both are of two low storeys with flag stoned roofs. The six cottages in East View front directly onto the street, whereas Rock Terrace stands back behind a wall and front gardens.



*Holly House and Lyndhurst*

### **Green spaces, trees and other natural elements**

The most striking natural feature of the conservation area is Pendleton Brook which collects water on Pendleton Moor and flows through the village in a north-westerly direction, constrained between stone channels for much of its length. The wide main street with a brook running along its axis is one of the defining elements of the conservation area and, as a source of fresh water, the brook is most likely the reason for the original settlement.

In addition to the conservation area's most significant open spaces which have been noted above and are all of which are 'green' spaces, well tended gardens, front and rear, are also a feature of the village. Unkerbed grass verges, planted with daffodils, add to the area's rural character.

Trees are an important feature of the conservation area particularly a large sycamore in front of Cockshutt's Farm, an ash beside Dock Hillock and others beside the brook north of Town Head. These, and other significant trees or tree groups, are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

## Local details and features

There are a number of local features which add to the area's distinct identity and form part of the special interest of the conservation area. It is highly desirable that these features are retained:

- The stone stile over the wall at the start of the footpath over the fields beside Lyndhurst;
- The clapper bridge over Pendleton Brook which consists of very long stone flags laid from the banks to the central stone support with an iron handrail support on either side;
- Fiddle Bridge, so called because it is shaped like the musical instrument. In c1906 it was moved from Pendleton, where it crossed Pendleton Brook, to nearby Standen Hall, while a road was altered. The bridge was returned to the village in 2000 at the initiative of Pendleton Women's Institute;
- Two waist-high platforms for milk churns have been set into the stone walls. Though no longer in use, they are part of the farming history of the village;
- Boundary walls and gate piers built with local stone. Two pairs of 18<sup>th</sup> century classical gate piers are listed grade II (at the entrance to Townhead and Town Farmhouse). Even simple stone piers add to the area's local identity, for example those at Stork House and pairs at nos 7 & 8 which are cut from a single length of stone.



*This 'back lane' has a very rural appearance*

## Issues

This section provides a summary of the SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified during the appraisal process

**Strengths: The most important *positive* features of the Pendleton Conservation Area are:**

- Picturesque tranquil rural village;
- Historic buildings;
- Pendleton Brook;
- Public footpaths;

**Weaknesses: The principal *negative* features of the Pendleton Conservation Area are:**

- Insensitive alterations to historic buildings spoiling the conservation area's strong historic character and appearance;
- A large shed and fence at no. 1 Rock Terrace and play equipment at no. 1 Old Post Office Row intrude upon the historic streetscene.



*Fiddle Bridge, returned to the village in the year 2000*

## Opportunities within the Pendleton Conservation Area

- Telephone line poles outside Bulcocks House and opposite The Swan with Two Necks detract from the character and appearance of the conservation area.

## Threats to the Pendleton Conservation Area

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Many of the unlisted, and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the replacement of original timber sash windows with uPVC or stained hardwood;
- the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
- use of garish timber stain on garden gates and garage cladding;
- inappropriate pointing of stone work.

## **Recommendations**

### **Pendleton Conservation Area boundary review**

It is recommended that no changes are made to the existing conservation area boundary.

### **Monitoring and review**

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

## **Bibliography**

Victoria County History vol. VI;  
Pendleton Conservation Area statement c1970;  
Yates Map (1786); Greenwood's map (1818); O.S. 1848, 1880.

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**Pendleton - List of photographs**

- Photograph 1 Stork House closes the south-east view down the main street*
- Photograph 2 Looking north-west to Lyndhurst and Holly House*
- Photograph 3 Large trees beside Bulcocks House*
- Photograph 4 The banks of Pendleton Brook have a less formal appearance towards the northern end of the village*
- Photograph 5 Local stone and slate characterise the conservation area*
- Photograph 6 All Saints Church*
- Photograph 7 Stone stile on the footpath beside Bracken Deane*
- Photograph 8 Holly House and Lyndhurst*
- Photograph 9 This 'back lane' has a very rural appearance*
- Photograph 10 Fiddle Bridge, returned to the village in the year 2000*