
CHATBURN CONSERVATION AREA APPRAISAL



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CHATBURN CONSERVATION AREA APPRAISAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features that give the Chatburn 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 significant trees, surviving historic paving, 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 Whalley Conservation Area can be assessed.



No. 1 Shaw Gardens, the former Rising Sun public house

Summary of special interest

The Chatburn Conservation Area was designated on 3 October 1974. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

- Its setting in a hollow formed by the Chatburn Brook;
- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;
- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill;

- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Long views to the fells that define and enclose the Ribble Valley.



No. 2 Downham Road, the former toll 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 that are designated as 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 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled 'Landscape and Heritage').

Location and setting

Location and context

The Chatburn Conservation Area comprises the whole of the historic village, and in the following text, the words 'village' and 'conservation area' are used interchangeably to mean the same thing. Almost all of the buildings within the conservation area were constructed before 1884. Those parts of the village not included within the conservation area consist almost exclusively of properties built since the 1930s.



Chatburn's setting on slopes that descend to a bridge over the Chatburn Brook

Chatburn is located at the meeting point of four roads, of which the most important, historically, is the Sawley Road, connecting Chatburn to Clitheroe, 3km to the south west, and Sawley, 2km to the north. Until the 1960s this was the main road from Preston to Skipton and Harrogate, and the road was widened in the 1950s (with the loss of the 19th-century school building and some nearby cottages), but most through traffic has now been diverted away from the village by the construction of the A59 trunk road.

The two remaining roads that converge on Chatburn connect the village to the uplands of the Grindleton and Waddington Fells to the north west and Pendle Hill to the south east, two prominent moorland ridges that form the horizon of views out of the village, and that enclose the gently rising slopes of the Ribble Valley on either side of the village

Chatburn is situated on the banks of the Chatburn Brook, which flows westwards and northwards through the village to join the River Ribble 1km north west of the village. About 1.5 km to the north of the conservation area, Ings Beck, a tributary of the Ribble, forms the northern boundary of Chatburn parish, and once marked the boundary between Lancashire and the West Riding of Yorkshire.

General character and plan form

Chatburn is located in a valley formed by the Chatburn Brook, a tributary of the Ribble. Though almost dry today, the Chatburn Brook once supplied two large 19th-century cotton mills (both now gone). It is this valley that gives the village its character: from whichever direction Chatburn is approached, there is a sense of descending into the valley bottom and climbing up the opposite slope.

An area that has long been quarried for its limestone and an extensive quarry and cement works lies to the west of the settlement, though well screened by a belt of trees. Apart from this industrial activity, the village is essentially pastoral, with small sheep and dairy farms encircling Chatburn and forming the focal point of views out of the village to the upland slopes to north and south. The railway line and A59 trunk road to the east of the village are both set in deep cuttings, enabling the village to retain a sense of rural tranquillity.



Mill workers' cottages at Nos 3 to 13 Ribble Lane

Within the village, the Chatburn Bridge forms the main focal point, with almost adjacent pubs standing either side of the bridge. At equal distances from the bridge, to the south west and north east, two triangular areas of ground mark the point at which the main road splits, with buildings in the apex of the triangle as well as along both branches of the divided road.

In the case of the north-eastern triangle, the apex is filled by the old toll house, a picturesque shop of 1879 that incorporates parts of the 1756 tollhouse. The main road continues north, past the school and the church. The lesser road is different in character, being lined by late 19th-century stone-built terraces, though with the occasional farmhouse,

barn or larger house punctuating the denser terrace development. These terraces open straight on to the road, so few of them have front gardens or boundary walls.

The focal point of the south western triangle is the Post Office and village store. Rows of 19th century dwellings, probably built for mill workers, fill the apex of the triangle and the side roads. Their colourful 'cottage' gardens contribute to a 'traditional' village feel. Tucked in behind these terraces and away from the road are some larger late-19th-century villas, some of whose extensive gardens take in the banks of the Chatburn Brook.

Although 20th-century housing development has impinged to the northwest and east of the village, it is largely invisible from the centre of the village, being screened by older buildings or set on lower ground that falls away to the banks of the River Ribble.



The Black Bull Inn, built in 1855

Landscape setting

Topography, geology, relationship of the conservation area to its surroundings

Chatburn Brook is fed by becks and springs draining off Downham Moor, some 2 to 3km to the east. It is probable that the valley of Chatburn Brook was formed by glacial meltwater at the end of the last Ice Age. The scale of the present brook is small in relation to the width of its present valley and the level of water in the brook is low, and largely dependent on seasonal rainfall, but the water-eroded bedrock of the river testifies to the potential force of the brook, which has proved in the past to be both a barrier, requiring a bridge, and a resource for the series of mills that were once located in the village.

Chatburn is located on a folded and uplifted terrace of carboniferous limestone, which has been quarried in the past for building stone and quicklime, and continues to be the primary resource for the very large cement and roadstone works which extends for 2km south east of the village, occupying virtually all the land between the village and the town of Clitheroe.

This durable limestone forms the basic building material for farm buildings, dwellings and boundary walls in Chatburn, occasionally mixed in with millstone grit from the uplands of Pendle Hill and Grindleton Fell. Nearby sandstone deposits from beds overlying the carboniferous limestone are used for architectural details, such as quoins, window and door surrounds, and for roof slates. Field gates and stiles are also made from sandstone.



Grade-II listed No. 6 Downham Road

Historic development and archaeology

Origins and historic development

Although the Roman road passes to the east of Chatburn (parallel to the A59), no finds are recorded in the sites and monuments record as coming from within the conservation area itself, which suggests that this is a post-Roman settlement.

The place name Chatburn is derived from Anglo-Saxon and means Ceatta's stream, where Ceatta is the name of a local saint recorded in late 10th-century saints' lives.

The first documentary record to name Chatburn (spelled Chatteburn) dates from a valuation of the manor carried out at the death of John de Lacy in 1241. The manor was a dependency of Clitheroe throughout its history and rental income was derived by the manor from letting arable and grazing land, a mill and several cottages. William the Mustard-maker of Chatburn is named in a deed of 1431, and the existence of a mill is testified in leases dated 1401, 1415 and 1465; later the mill seems to have been taken over by some of the inhabitants of Chatburn, but legal records mention disputes over the mill's high charges in 1465, 1529, 1560 and 1579.

A chapel dedicated to St Martin is recorded in the Whalley Abbey accounts as having been built in 1520, but this was pulled down by the steward of the manor in the 1640s. The present Christ Church was built in 1838.

At that time, the village was ringed by limestone quarries. The Bold Venture Kilns and Lime Works marked on the 1844 Ordnance Survey map 500 metres south of the conservation area were the precursors of the present day cement and road stone works located on the same site and further west at Horrocksford. Quarrying and lime burning probably employed most of those 19th-century villagers who were not involved in agriculture. The village was also served by a railway station, built alongside the Bold Venture Lime Works, on the Lancashire and Yorkshire Railway Company's line from Blackburn. By 1844, Chatburn marked the end of this line, but the line was extended in the early 1850s to Hellifield.

Several other major changes took place in Chatburn between the mid 1850s and the early 1880s, a twenty-five year period during which the core of the village doubled in area and tripled in population, with most of the buildings of the conservation area built by the time of the 1884 Ordnance Survey map.

One of the biggest changes was the construction of the Victoria Cotton Mill on a site north of Chatburn Bridge on the west bank of the Chatburn Brook (now demolished and replaced by the Victoria Court housing estate). It is likely that the building of the mill coincided with the development and infilling of the area immediately adjacent to the Chatburn Bridge. The east-facing terraces of Ribble Lane, Old Road, Shaw Gardens, Dale Terrace and Mount Pleasant might well have been built to house workers in the cotton mill.



Grade-II listed Crow Trees Farm, Crow Trees Brow

Catering to the growing population of the village on this bank of the brook are the Black Bull public house (built 1855 according to its date stone) and a terrace of shops and dwellings, including a butcher and the post office. It is likely that some of these buildings have always served as shops for the growing Chatburn community: the Post Office is marked as such on the 1884 Ordnance Survey. Hood-moulds over the doors and windows link the Black Bull pub stylistically with the terrace of six dwellings on the opposite bank of the river, on the south side of Bridge Road, which might also be of the same date.

This area also acquired wealthy middle-class housing in the late 19th century, in the form of The Rookery, and two large semi-detached villas on the Clough Lane, as well as the Manor House, which appears to have been rebuilt at this period.

A second area of development dating from the third quarter of the 19th century lies along both sides of Downham Road. This road is also the location of the neo-Gothic Parish Hall, and the Wesleyan Methodist Chapel, originally built in 1883 but recently been replaced by a new chapel. In the same year (1883) Christ Church was extended by the addition of aisles and a new chancel.

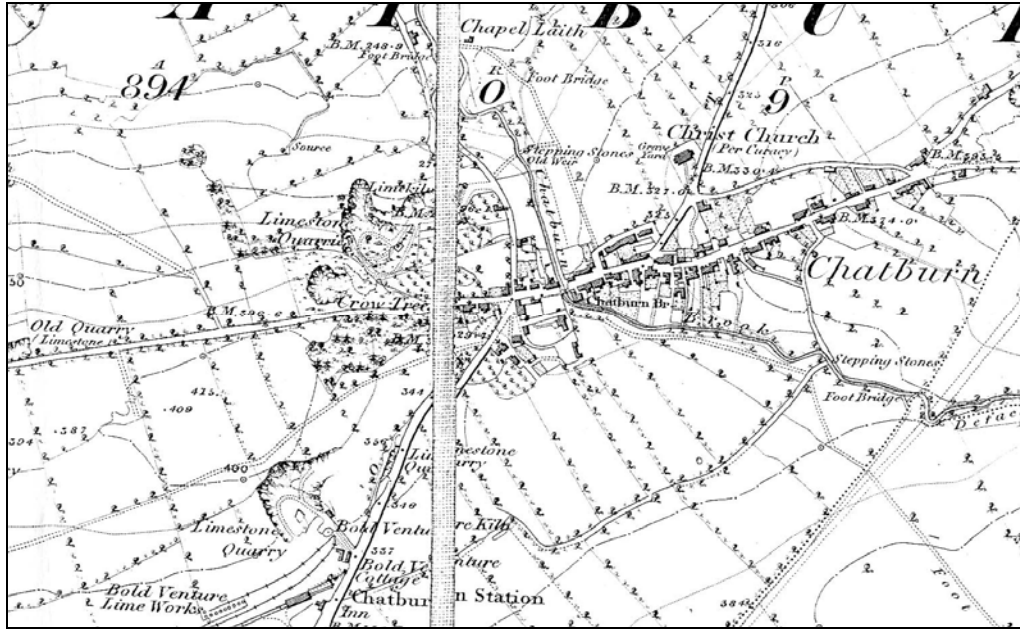
A new school was built in the 1880s on a site to the south west of the church opposite the old toll house (built 1756 but substantially remodelled when tolls were abolished in 1879). Prior to this, a building on the edge of the village on the Downham Road was used as the school (it is not clear from the 1884 OS map whether the school was located in Swanside Cottage (which has a date stone of 1815) or in one of the buildings on the opposite side of the road. The school of the 1880s in the centre of the village has since been demolished, as part of a road-widening scheme of the 1950s. By then a new school had already been built in its current position, at the western end of the churchyard, and this has more recently been extended to provide a village library, institute and public conveniences.



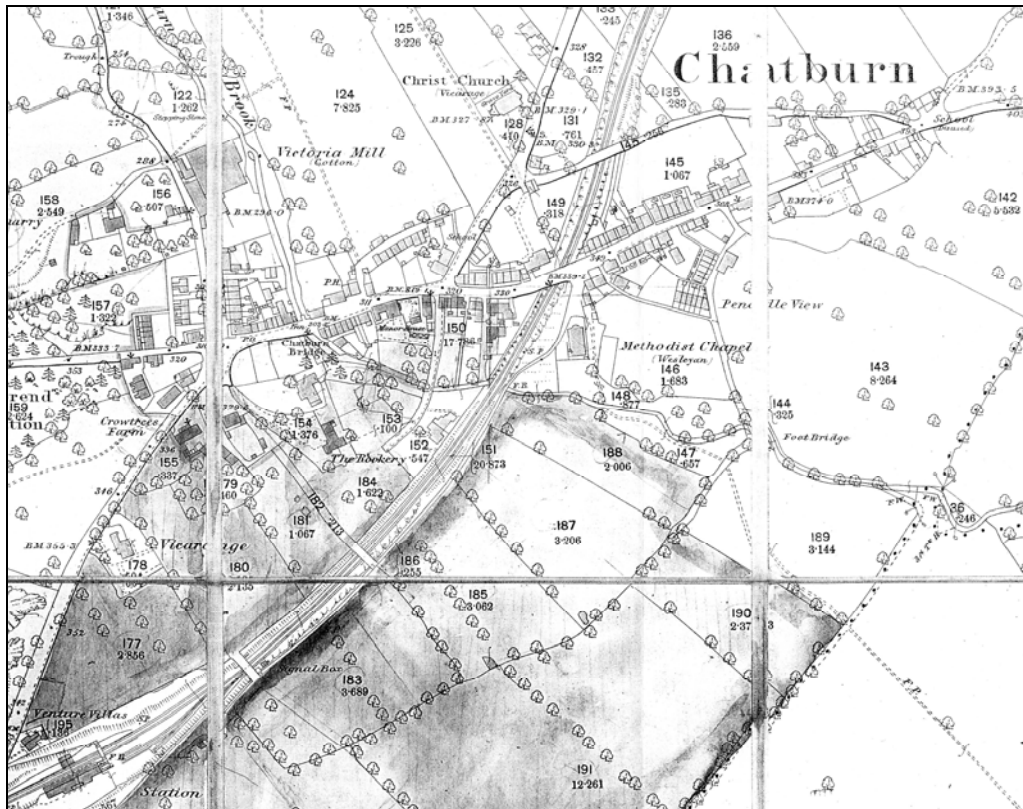
Downham Road school and library

Since the 1880s, the village has again doubled in size. Larger houses in generous gardens form ribbon developments along Sawley Road, opposite the church, at the eastern end of the village on Downham Road and Ribblesdale View, and along Crow Trees Brow. Terrace rows are tucked in to fields on both sides of Downham Road beginning with Victoria Terrace (shown as half constructed on the 1884 OS map) then Pendle Avenue and Redesdale View in the 1930s and 1950s. In more recent times, all the farmhouses and barns in the village have been converted to residential use with the exception of the listed barn at 18 Downham Road. Crow Trees Farm, on Crow Trees Brow, was the last to be converted in 2005. Late 20th-century housing development now stands on the fields of Quarry Farm Court and the site of the Victoria Cotton Mill, on the slopes north of the village running

down to the River Ribble. Despite this expansion, Chatburn still retains the look and atmosphere of a village.



O.S. 1850



O.S. 1884

Spatial analysis

Key views and vistas

By virtue of its tall spire and its hilltop location, Christ Church is the focal point for views into the village from surrounding fields and footpaths, and from neighbouring villages such as Grindleton, which is located in a position almost identical to that of Chatburn on the opposite bank of the Ribble valley.

The close proximity of two long moorland fells to the north west and south east of the village ensure attractive views out of the village. From the churchyard, the school and cricket pitch, the view takes in the village of Grindleton, then the conifer plantation on Grindleton Fell, and westwards to the radio mast on Waddington Fell. From the fields and lanes behind Downham Road and from Crow Trees Brow, the south-easterly view takes in the unmistakable shoulder and scarp of Pendle Hill.



The neo-Romanesque Christ Church

The character of spaces within the area

The conservation area is notable for the fields and paddocks that lie between Downham Road and the A59, and between the village and the Ribble on land that falls away to the north from the church and school. Although these fields are outside the conservation area boundary, they form an important component of views in to and out of the conservation area and contribute to the sense of Chatburn as a rural village rather than a densely developed urban landscape.

Chatburn's most important public space is the cricket ground to the rear of the school, which serves as a playground and football pitch for local schoolchildren in the evenings and a gathering place for dog walkers. The churchyard is another attractive and well-maintained public space, entered through ornate wrought iron gates, with views to Grindleton and the fells beyond. The space around the school and church is vital to their setting and use, and it enables uninterrupted views of both from the village and from roads on the opposite side of the Ribble valley.

Definition of the special interest of the conservation area

Activities/uses

Chatburn is primarily a residential village, but with a small commercial centre based around Chatburn Bridge consisting of two pubs, a Chinese takeaway, a butcher's shop, hairdresser, and Post Office and village store. The village bakery closed in 2005 and the premises are being converted to housing. The Manor is now a home for the elderly, and a house nearby offers bed and breakfast accommodation.

The old toll house has made and sold Hudsons Ice Cream since 1947 and is well known in the area. A forge specialising in wrought iron (everything from beds and fire surrounds to gates and railings) and a second-hand car showroom are located opposite the school, along with a beautician and an estate agent specialising in overseas property. The school itself provides primary education, and has a village library and institute (for evening classes) attached. There is a police station and a funeral director in Downham Road.



Historic paving in beside No. 1 Ribble Lane

Plan form and building types

The predominant house form in Chatburn is the terrace row, with two rooms on the ground floor, two upstairs and an outside toilet in the case of the earliest houses, or a back extension with kitchen and bathroom at a later date. Most houses of this type in Chatburn date from the second half of the 19th century, though a few earlier examples are found on Beech Grove.

Those structures that survive from an earlier period in Chatburn are all farmhouses with attached barns (Crow Trees Farm, Nos 18 and 20, 49 and 49A and 53 to 57 Downham Road, the farmhouse and barn alongside the Manor on the corner of Clough Bank and Bridge Road). It is possible that the Brown Cow public house also began life as a farmhouse.

The only high status building in the village, the Manor, seems to have been largely rebuilt in the 19th century; as the manor was a dependency of Clitheroe, it is unlikely that the Lord of the Manor ever lived here, and therefore the previous house on this site might well have been a relatively modest steward's house.

Architectural qualities

The historic buildings of Chatburn are relatively modest and conservative, but are attractive because of the homogeneity of the stone walls and roofs all built from local stone with boundary walls of the same material. Most are built of light-grey carboniferous limestone (coursed and random, and where coursed usually rusticated), under roofs of dark brown carboniferous sandstone 'flags', but some later houses are of sandstone, which varies in colour from creamy yellow to pink. Roughcast render has long been used in the area as a wall covering, but most examples in Chatburn are now cement based or of pink-hued pebble dash (there are numerous examples in Downham Road and Wood Terrace).



Boundary walls, trees and open paddocks at Town Head Barn, at the eastern end of the conservation area

Chatburn's earliest buildings, which date from 17th century, have mullioned or mullioned and transomed windows of the same limestone as the walls (Nos 6, 55 and 57 Downham Road, for example), Mullioned windows with hood moulds are revived in sandstone in the 19th century (on the Black Bull, dated 1855, and on 8 to 20 Bridge Road, for example).

Large houses (the Manor) and small (terrace rows in Downham Street) all display simple rectilinear window openings and door frames, where the architraves, lintels and cills are made from single slabs of sandstone without decoration or moulding. The smooth stone and yellowish colour contrast with the grey colour and rusticated texture of the walls. Many owners have painted the window and door frames to point up the contrast (the Brown Cow pub and the terrace rows along Downham Road, for example).

Some have more ornate but not elaborate door and window frames: Nos 8 to 16 Downham Road and the terraces either side of Chatburn Old Road have chamfered flat-arched lintels to the doors and windows with a drip mould above the doors. The Post Office and the houses on the eastern side of Ribble Lane have tall narrow arched doors with keystones and fanlights (it is worth noting that the panelled door and fanlight at the Post Office and the neighbouring house are recent insertions to a building that suffered extensive damage during World War II).



PVCu replacement windows in Downham Road

Listed buildings

There are five listing entries for the conservation area.

- **Christ Church:** listed grade II, built in 1838 to the design of Edmund Sharpe and extended in 1883 to the design of F Robinson. Pevsner comments (*The Buildings of England: North Lancashire*) that the marriage is so 'entirely of a piece' that it is difficult to distinguish which architect did what, though it is likely that the aisle chapels and apse are later work. The style is bold neo-Romanesque, with the exterior walls surfaces of the tower, nave and aisle chapels enlivened by the use of bold blank arcading, pilaster strips and Lombardic friezes.

- **Manor House Cottage and Manor House Barn:** two addresses but one building, a grade-II structure dating from the late 18th century of squared limestone with sandstone dressings and a sandstone roof. The former Barn, which forms the southern end of the building, has recently been converted to a dwelling and the large circular pitching hole on the first floor is now a sealed window.
- **Crow Trees Farm:** Grade II at the south western end of the conservation area was being converted to residential use in July 2005, and consists of a late 17th-century rendered rubble house under a slate roof, with mullioned windows (one with an ovolo moulding), stone gutters, coped gables and end stacks. The adjoining farmstead has a handsome barn with waggon entrance, and a cow byre with hay loft above.
- **No. 6 Downham Road:** (on the north side), Grade II, 17th-century farmhouse with mullioned and transomed windows (the listing schedule suggests that only the ground floor left hand window is original; the others are larger and later, though not greatly so) with a Tudor-arched central doorway and a massive external chimney to the east, with offsets.
- **Nos 55 and 57 Downham Road:** Grade II, a pair of houses dating from around 1800, with simple timber partition serving as a screens passage between the front door and the stone stairs to the upper storey.

Buildings of Townscape Merit

The Townscape Appraisal Map for the Chatburn Conservation Area identifies a number of *unlisted* buildings that have been judged as making a positive contribution to the character and appearance of the conservation area, known as Buildings of Townscape Merit. 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 vary, but generally date to the 19th century. Most are modest cottages, but they are considered to be good, relatively unaltered examples, of their type. Among buildings of note are:

- **Bridge Road:** the Brown Cow public house, which probably dates from the 18th century and The Black Bull Inn (with its carriage entrance, which retains its original mid-19th-century wooden doors) and Beech Grove;
- **Downham Road:** the barn and farmhouse at Nos 18 and 20, White Cottage and Swanside Cottage at the eastern end of Downham Road, the Reading Room/Parish Hall at 21 Downham Road, Nos 1 and Nos 7/9;
- **Ribble Lane:** No. 1;
- **Shaw Gardens:** No. 1 (formerly the Rising Sun public house).

Several houses have distinctive architectural features that make them stand out from other dwellings:

- **The old toll house (No. 2 Downham Road):** has a semi octagonal plan, a flat-roofed sandstone porch supported by a column of turned sandstone and a moulded cushion capital, and a corner squinch of sandstone supporting a projecting upper story. It also has lead lined stone gutters, a roof of Welsh slate, and a gable end with coping and shaped corbels. Overall this represents a late 19th-century reworking of what was probably a utilitarian toll house into a picturesque cottage, which is now an eye-catching focal building.
- **The Manor, Bride Road:** though largely a dull and uninspired design, nevertheless has an ornate timber porch with a Welsh slate roof supported by four ornately turned columns. The bay to the left (south) of this porch has a Lutyens-inspired Dutch gable, which incorporates a tall chimney, the whole gable disguising a slate-covered mansard roof.
- **The school on Downham Road:** is an interesting example of 1930s design: the massive Welsh slated roof is topped by a small and ornate fleche, designed to ventilate the roof, and the classroom are lit by very tall windows set between buttresses with offsets. A flat roofed stone porch at the north-western corner is a good example of modernist design with three small windows whose spacing and proportions echo those of the main school, decorated with apron cills and dripmoulds. Around this porch has been wrapped a library block and public conveniences of recent construction, whose Welsh slate roofs have deeply projecting eaves that create a pleasing pagoda-like effect



Nos 55 and 57 Downham Road have surviving stone stairs and screens passages dating from 1800

Local details

- **Historic shopfronts:** these are found at No. 15 Bridge Road (the Village Salon hairdressers) and No. 9 Bridge Road (a butcher's shop). Both are modest Edwardian shop fronts, with brackets of carved wood. The butcher's shop also has a canopy that folds back into a box.
- **Historic paving:** running along the southern side of No. 1 Ribble Lane is a stretch of cobbled pavement, and a 19th century boot scraper.

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- **Boundary walls:** built from the abundant local carboniferous limestone, these are a distinctive feature of the conservation area. The stone is laid in large, roughly squared off blocks, and the walls are generally 1 to 1.5 metres high or up to 2 metres high where they surround walled gardens and larger houses. Around some properties (for example, the churchyard and school) they are topped by a triangular coping stones. Walls defining the boundaries of former farm buildings and running along the banks of the Chatburn Brook are identical to field walls, topped by tall and short stones, alternately set on edge and set flat.
 - **Railings and gates:** bevelled coping stones made from long blocks of sandstone are usually an indication that the wall was originally topped by cast-iron railings (20 to 42 Downham Road), and these are usually accompanied by gate posts of stone, with square or rectangular shafts and a pyramidal or triangular head (61 Downham Road, which has one surviving gate), semicircular (the field gate behind 49 Downham Road and the gates to the Manor), casket shaped (8 to 16 Downham Road) or octagonal with blank arcading on the shafts (the churchyard). Sometimes, railings have been installed more recently (for example at the old toll house, 2 Downham Road), and some of these are the product of the forge in the village (on the corner of Sawley Road and Ribbelsdale View), which still produces both traditional and modern wrought-iron work. Decorative wrought iron gates give access to both ends of the churchyard (west and east).
 - **Milestone:** easily missed is a late 18th-century milestone set against the low churchyard wall, carved from sandstone and bearing the legend: 'Chatburn to Clitheroe 2 to Gisburn 5 Skipton 16'.
 - **Gutter brackets:** another distinctive village feature is the use of shaped stone brackets or corbels to support cast-iron gutters at eaves level (for example, at 49 and 49a Downham Road) and gutters made from lead-lined troughs of stone (for example, the old toll house and the Post Office).
 - **Windows:** where original windows survive they usually have one hinged row of panes that can be opened above several rows of fixed panes. In Downham Road these are three panes wide by four panes deep with the top row hinged at the top and opening upwards. At No. 1 Shaw Gardens, the upper two rows of panes are hinged above two rows of fixed panes. At White Cottage the windows have arched lintels with a window that is three panes wide and four deep but with a curved section of window in the arch, hinged to open inside and downwards. Two cottages in Downham Road (Nos 26 and 34) have attractive fixed windows of three panes by four that are slightly bowed without projecting from the house wall, and with one or two panes that are hinged to open outwards: though these look modern, they are in a style that can be found in other parts of the Ribble Valley (for example, in Waddington) and could be 19th century or earlier in design.
 - **Doors:** also distinctive to the area is a Gothic-revival front door that has heavy iron nail-head studs, (false) strap hinges of iron with fleur-de-lys terminals, letter boxes with similar decoration, shaped knockers and door handles (for example, White Cottage in Downham Road, Nos 4, 7 and 10 Ribble Lane and No. 16 Bridge Road). These are difficult to date as they are found in buildings from the 1850s through to

1914 (the style was popular with arts and crafts designers) but are attractive and worth preserving.

Green spaces, trees and other natural elements

The cricket ground to the north of the school is crossed by paths that link the modern housing estates to the north west of the village with the school and church. These paths also descend to the River Ribble, passing through meadows and patches of boggy ground where wildflowers (such as meadowsweet) grow in summer.

The Chatburn Brook is now a largely neglected and invisible townscape resource: weirs and footbridges survive but the lack of water means that it is not the attractive water course that it must once have been.

Trees make a very important contribution to the character of the conservation area in several places. Perhaps the most important is the belt of trees at the western end of the village, which hides the very large limestone quarry that stretches from Chatburn to the suburbs of Clitheroe. Trees also form a very effective screen running along the banks of the Chatburn Brook and hiding the large modern housing estate that lies along Ribble Lane, to the north west of the conservation area.

Trees again screen the railway cutting south of Crow Trees Farm. They form an important component of the private road called Clough Bank, growing along the brook and in several large gardens.



Replacement windows, Crow Trees Brow

A row of five large lime trees enhances the churchyard to the south of Christ Church and a large solitary lime stands in the cricket ground north of the school.

These and other significant tree groups are marked on the Townscape Appraisal Map. Lack of a specific reference on the map does not imply that a tree or group is not of value.

Issues

Strengths

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

- its school, library, institute, church, Methodist Chapel and shops, all providing services to local people;
- its small independent businesses, engaged in specialist niches, such as wrought ironwork, ice cream making, car valeting and overseas property services;
- recreational space at the centre of the village;
- well-kept houses, gardens and open spaces, including the churchyard;
- the successful integration of newer housing into the village.

Weaknesses

The principal *negative* features of the Chatburn Conservation Area are:

- the neglected Chatburn Brook, which is dry and overgrown in many places, and marred by litter; what appears to have been a brookside path leading north from Chatburn Bridge is now overgrown and impenetrable;
- plastic or treated timber windows and doors on many of buildings;
- roof conversions that result in very large dormer windows on the rear roofs of some cottages.

Opportunities

- The conservation area contains an area of stone cobbles, alongside No. 1 Ribble Lane, which should be protected and repaired as necessary, using traditional techniques and materials.
- Chatburn Brook has the potential to be an attractive feature of the village. It is possible that its dry and neglected state is linked to the construction of the A59 to the east of the village, which cuts across the course of the brook. Investigation into the flow of water in the brook might look to see if this is a potential blockage point and take steps to cure the problem.

Threats

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

Many of the 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, aluminium or stained timber windows (almost all of the original windows have gone, for example, on the north side of Downham Road);
- the loss of original plank and panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
- the use of pink pebble dash or grey cement render as a wall covering (in Downham Road, Nos 1, 5, 18, 41 to 45, 53, 54, 62 to 68, 72, 78 and 80, and the houses in Wood Terrace., for example);
- hard cement repointing used instead of the local lime-based mortar, which has black inclusions (compare Cobbler's Cottage, No. 34 Downham Road, which has hard cement repointing, with its near neighbour, April Cottage, No. 26 Downham Road, which has original lime mortar).



Original panelled door, Crow Trees Brow

Recommendations

Chatburn Conservation Area boundary review

It is recommended that Town Head Barn, the last house in Chatburn on its eastward side, is included within the conservation area. Town Head barn is a modernised 18th- or 19th-century farmhouse and barn approached over a cattle grid set between limestone boundary walls, fronted by a large old sycamore tree and paddock with long views to the north west.

Article 4 Direction

The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Chatburn Conservation Area, particularly the replacement of timber sash windows and timber doors with uPVC alternatives. For family houses, such changes are called “Permitted Development” as set out in Town and Country Planning (General Permitted Development) Order 1995, and owners do not need permission from the Borough Council. However, these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area.

It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area that have not already been too adversely affected by unsympathetic alterations, which form notable groups within the townscape. Some individual properties are also proposed for inclusion in the Article 4 Direction. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

The buildings which are proposed for inclusion within the Article 4 Direction are:

- **Downham Road north side:** Nos 2 (old toll house), 8 to 12, White Cottage and Swanside Cottage;
- **Downham Road south side:** the Reading Room (between Nos 23 and 21), and No. 9;
- **Chatburn Bridge:** Nos 8 to 18;
- **Crow Trees Brow:** Nos 6 and 8;
- **Shaw Gardens:** No. 1;
- **Ribble Lane:** Nos 1 and 2 to 14.

The kinds of work that it is proposed to control include:

- installation of new windows and doors;
- alterations to the roof, including changing the roof materials and installing rooflights;
- building a porch;

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- the erection of sheds and other outbuildings;
 - creating an access onto the road;
 - building a hard standing;
 - the erection or alteration of gates, fences or walls;
 - painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties or houses that are in use as flats (i.e. in “multiple occupation”), which are already controlled more rigorously as they have far fewer “permitted development” rights than family houses.

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

Ordnance Survey maps of 1844, 1850 and 1884

The Victoria County History of the Counties of England: A History of Lancashire, Volume VI, pp 372–3

Nikolaus Pevsner, *The Buildings of England: North Lancashire*, 1969

***List of
photographs***

- Photograph 1* *No. 1 Shaw Gardens, the former Rising Sun public house*
Photograph 2 *No. 2 Downham Road, the former toll house*
Photograph 3 *Chatburn's setting on slopes that descend to a bridge over
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Photograph 4 *Mill workers' cottages at Nos 3 to 13 Ribble Lane*
Photograph 5 *The Black Bull Inn, built in 1855*
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Photograph 9 *Historic paving in beside No. 1 Ribble Lane*
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