

Longridge Conservation Area Appraisal



This document has been written and produced by The Conservation Studio, 1 Querns Lane,
Cirencester, Gloucestershire GL7 1RL
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LONGRIDGE CONSERVATION AREA APPRASAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features which give the Longridge 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 Longridge Conservation Area can be assessed.

Summary of special interest

The Longridge Conservation Area was designated on 20 December 1979 and extended on 7 October 2003.

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

- Good example of a Lancashire industrial town
- Former cotton mills and local stone quarries were important to the town's development in the 19th century
- Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere
- The conservation area is based on three main streets which all contain good quality 19th century stone building
- Long terraces of mill workers' housing of the mid to late 19th century
- Survival of Sharley Fold Farmhouse from the early 17th century
- Listed late 18th century handloom workers cottages
- Towneley Gardens and bowling green in the centre of the town
- Location near to the Forest of Bowland

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 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled ‘Landscape and Heritage’).

Location and setting

Location and context

Longridge is situated below the southern end of the Longridge Fell, a five kilometre long ridge which ends in Jeffrey Hill, and which marks the northern side of the rolling landscape of the valley of the River Ribble. Clitheroe, the principal town in the area, lies some ten kilometres to the east.

General character and plan form

The Longridge Conservation Area contains mainly 19th century stone buildings arranged along three principal streets, giving it a very urban character in comparison to other conservation areas in the District. Its shape is rather convoluted being based on the main street (Berry Lane) with T-shaped extensions at either end along Derby Road/Inglewhite Road in the west and Fell Brow/Market Place/King Street to the east. The boundaries of the conservation area currently encompass the main buildings along the streets, largely representing 18th and 19th century development. Beyond, Longridge has expanded in the 20th century and is now a relatively large settlement with a population of 7546.

The development of Berry (formerly Burey) Lane dates to the 19th century and is a long, straight road set at right angles to the earlier Market Place. The railway line which once crossed it has been removed and the former station converted into offices for the Town

Council. It lies next to the Towneley Arms Hotel, built at about the same time. It is now the main street of the town, with supermarkets, churches, schools, banks and other commercial properties. St Paul's Church is set back from the street, creating good views along Church Street and providing a focal point to the conservation area which is otherwise rather spread out. Along Berry Lane, two or three storey buildings usually sit tight to the back of the pavement with long terraces of stone-built houses with ground floor shops being the usual form of development. This is interspersed with public gardens (Towneley Gardens) and the green spaces around The Limes and the 1960s public library. Long straight roads containing more terraced houses of the late 19th century are set at right angles to Berry Lane, almost in a grid pattern.

To the east, the earlier Market Place is less formally laid out with a wider section at the junction with Berry Lane. Just off this junction, a narrow lane (Dixon Road) leads up to Sharley Fold Farm, which is dated 1619. The farmhouse is now largely surrounded by modern development, and has lost its farmyard. The Market Place is defined by two or three storey stone buildings, mainly 18th and 19th century in date. Close to the Market Place, these often contain ground floor shops or other businesses including a rare survival of an early theatre, now a cinema. There are three public houses, The Weavers' Arms, the Dog Inn and the White Bull. To the north of the Market Place on Higher Road, the continuation of King Street, is a long row of listed cottages dating to the late 18th Century.

To the west of Berry Lane, Derby Road and its continuation Inglewhite Road are another example of 19th century development. The roads are long and straight, with few changes in level, and are lined with long terraces of two or three storey stone houses. These have ground floor shops closer to Berry Lane. St Wilfred's Roman Catholic Church (grade II) is a notable landmark, set back from the road like St Paul's Church. At the southern end of Derby Road, a multiple junction lies over the line of the old railway line, still marked by a substantial stone bridge. Kestor Lane, which is outside the conservation area, leads from this junction eastwards, connecting with the end of the Market Place and forming a triangle with Derby Road and Berry Lane.

Landscape setting

Topography, geology, relationship to surroundings

Longridge lies on the edge of the Long Ridge, which forms the northern boundary to the valley of the River Ribble. Whilst Derby Road and Berry Lane are level, the land falls sharply from the Market Place to the south along Fell Brow and to the south-east along Dilworth Lane and Risedale Drive. The Market Place lies at 133 m above sea level, although the highest point of the settlement, around the Tootle Height stone quarries to the north-east of the town, is some 178 m above sea level. The conservation area is largely surrounded by 20th century development, much of it of the 1960s and 1970s.

Longridge lies within the Bowland Fringe and Pendle Hill Countryside Character Area as defined by the Countryside Commission in 1998. More recently, the Lancashire Landscape Characterisation Study identified the area as forming part of the “Moorland Hills” and “Moorland Fringe”. The surrounding countryside is a transitional area leading up to the dramatic uplands of the Bowland Fells, and comprises a diverse area of rolling land with plentiful supplies of water, provided by streams which drain the fells above.

The geology comprises Dinantian Rocks, which underlie the entire district. Beneath the Longridge fell they are concealed by the Silesian (Pendle Grit) outcrop. The sandstones that predominate the Pendle Grit are easily seen in the disused quarries of Longridge which are said at their heyday to have produced 30,000 tonnes of stone annually. This stone has been used as the predominant building material within Longridge itself and for major civil buildings in Lancashire and Liverpool Docks. Although cotton milling was the principal activity, stone extraction was also a force in the rapid industrial expansion of Longridge in the 19th century.

The drift cover over the sandstone consist primarily of glacial till deposits, providing soil suitable for farming. The environs of Longridge were therefore traditionally farmed as pasture although an 1837 tithe map shows that oats, wheat, and barley were also grown.

Historic development and archaeology

Origins and historic development

1200- 1700

The name Longridge is simply derived from the Old Norse meaning the long ridge, and is first mentioned as *Langrig* in 1246. At this time, the area was sparsely populated with much waste ground and few settlements. Dilworth and Alston appear to have been the only local hamlets, surrounded by small farms and moorland. The area formed part of the parish of Ribchester and at some stage, perhaps in the 14th century, a chapel of ease was built on the site now occupied by St Lawrence’s Church, to the south of the current town centre. In the early 15th century a timber-framed hall house was built at Alston which still remains although refaced in stone in the 17th century. In 1577 Speed’s map shows St Lawrence Chapel with a few scattered properties nearby. By the early 17th century, Sharley Fold farm, dated 1619, had been built on a site just to the north of the present Market Place.

1700-1800

In 1731 a school was built close to the chapel. On Yate’s map of 1786 St Lawrence Chapel is shown with a number of roads running off in several directions and a small number of buildings grouped loosely around the chapel and along Fell Brow, then the main road from Preston to Clitheroe. The settlement was referred to as “Fell End”, and the economy was primarily an agrarian one with some trade in besoms (brooms) and lime. The formation of

some of the country's earliest building societies by the late 18th century confirms that some sort of expansion was already beginning in the upper town. Most notable were the row of terraced cottages which were built by the Longridge Building Society between 1793 and 1804 along Higher Road. These each contained a cellar for handloom weaving. A second society was formed in 1798 which constructed a row of cottages on King Street. These were built with cellars with windows at both ends to accommodate two looms, with outside toilets and stone sheds for nail making.

1800-1900

In the census of 1801 there were about 1200 inhabitants in the area. Although there are no records of markets being held in the Market Place, cattle fairs did take place there at least three times a year. Berry Lane was at this time a quiet country road. In 1821 stone was being quarried at Tootle Height which was transported by horse-drawn wagons to be used in the construction of Liverpool Docks. By 1837 growth around St Lawrence Chapel had stagnated, and instead the settlement continued to expand up past the Market Place, and also to the west of St Lawrence Chapel in the Newtown area. Here, rows of terraced houses were provided by a Dr Eccles for hand loom weavers and nail makers between 1825 and 1840. Dr Eccles lived in the Doctor's House built in 1825 which was a combined farm and surgery. The construction of these cottages increased the population of Longridge by 20%.

In 1840 the railway arrived in Longridge, connecting the town to Preston and helping with the transportation of stone from the Tootle Heights quarries. Initially the wagons were moved by gravity from the quarries down to Preston, with the horses required to pull them back up the hills travelling in the wagons along with the stone. In 1848 steam-powered engines arrived, speeding up the whole process and providing an impetus for new industries including steam-powered cotton mills and brass and iron foundries. In 1841 the population was about 1,000, but this had increased to nearly 3,000 by 1881, necessitating the construction in 1865 of a new National School in Berry Lane. In 1861 Longridge became a separate ecclesiastical parish, and in 1870 Baines described Longridge as a "*large, thriving, stone-built village*". At about this time two Non-Conformist Chapels were built in Berry Lane – the Congregational Church in 1865 and the Methodists in 1884, and in 1888 St Paul's Anglican Church just off Berry Lane was completed.

The most significant public building in Longridge was the Longridge Co-Operative Industrial Society, an imposing building built in Berry Lane in 1880 and enlarged in 1888. The building contained a savings bank, reading room and library in addition to shops and stores. Concerts and entertainments were also held in the Hall which could accommodate 800.

The map of 1892 shows how the cotton industry had taken over the town with several large cotton mills in the vicinity: Victoria Mill (1862) to the north off Green Lane; Cramp Oak Mill (1851) off Berry Lane; and Stone Bridge Mill (1850) and Queens Mill (1874) off Chatburn Road. A large stone quarry (Chapel Hill Quarry) is also shown behind the Duke William Public House, a much smaller quarry to the east of Fell Brow, and a very large quarry (West End Quarry) to the north of Longridge at Tootle Height. This quarry was

served by the railway line, and marked the end of the line. New reservoirs were built in 1842 and 1899 to serve neighbouring cities as well as the local population. By the end of the century, 60-70% of the workforce was employed in the cotton industry, 20% in stone extraction, and less than 10% in agriculture.

1900- present

In the 20th century, the traditional industries of Longridge have largely ceased. The railway continued as a passenger facility until 1930 and for goods only until 1967, since when the former railway line has largely been built over. More reservoirs were built on the outskirts of the town in 1906, 1931 and 1956. The last quarry closed just after World War II although one opened briefly to supply stone for motorway building in the 1970s.

Since the 1960s, the town has expanded with new housing for residents who mainly work in Blackburn, Preston or further afield. In the last few years the Co-Operative Store has been altered and extended but still serves the local population. All of the cotton mills have been demolished apart from parts of Stone Bridge Mill and Queens Mill, with Booths Supermarket being built on part of the Cramp Oak Mill site off Berry Lane.

Archaeological significance

Two bronze Age axes have been recorded near to Longridge. There are no known Romano-British sites within the defined area although a Roman road is suggested on a neighbouring fell and the Roman town of Ribchester lies close by.

Spatial analysis

Key views and vistas

The Longridge Conservation Area is essentially urban in character with the three principal streets being lined with buildings, mostly without any front gardens. This restricts views out of the streets although there are some notable long views along each, especially southwards along Berry Lane to The Dog Inn. Views down the steep slope to the south and east of Longridge can be glimpsed from the Market Place and down Fell Brow.

Berry Lane is the only street with some public open space off it (Towneley Gardens), which does provide a “green” break in the buildings, with pleasant views across the trees and bowling green.

St Paul’s Church is notable for the vista up Church Street from Berry Lane. St Wilfred’s RC Church is another focal building, this time in Derby Road.

The character of spaces within the area

Towneley Gardens in Berry Lane is the only open green space in the conservation area. It was created in the mid-19th century soon after the opening of the Towneley Arms Hotel, positioned to one side of the railway station. The park has many mature trees, particularly important in views along Berry Lane. Within the park, circular pathways and a popular bowling green are the most notable features.

The Market Place, at the junction of Berry Lane, Fell Brow and King Street, is the only other space of any individuality as the remainder of the conservation area consists of the three main streets, laid out in a very methodical pattern in the 19th century. The Market Place is notable for The Dog Inn, built in 1913, although the red tiled roof is an unusual feature in the town where grey slate predominates. In front of the inn, granite setts create an interesting pavement. Otherwise, the stone buildings around the Market Place date to the 18th and 19th centuries and create a varied and interesting townscape, apart from the northern edge of the space. This has been eroded by the insertion of public conveniences and a wide access road to the modern development next to Sharley Fold Farm.

Definition of the special interest of the conservation area

Character areas

There are three character areas in the conservation area: Fell Brow through to Higher Road, including the Market Place; Berry Lane; and Derby Road with Inglewhite Road.

(i) Fell Brow through to Higher Road, including the Market Place;

This area represents the earliest part of Longridge with Sharley Fold Farm dating to 1619. The Market Place appears to have been in use from the 18th century onwards. Long terraces of irregular two or three storied buildings face onto the pavement without any gardens. Notable buildings include the terraces of handloom workers' cottages: nos. 6-44 (even) Higher Road, nos. 1-13 (odd) Market Place, and nos. 1-9 (odd) King Street. These all date to the late 18th century. There are three public houses: The Dog Inn, a rebuild in 1913 of an earlier building, the Weavers Arms and the White Bull. The widening of the road at the junction with Berry Lane suggests its original function as a market area. Most of the buildings date to the late 18th or 19th centuries, and are built from stone with stone or Welsh slate roofs. No. 17 Market Place is notable for its use of decorative terracotta. The Palace Cinema, between nos. 26 and 28 Market Place, is two storeys high with a wide gable facing the street, decorated with Moorish-inspired symbols, probably of the 1920s.

On the north side of King Street, a new terrace of houses sits back from the road with gardens facing the street, a rather strange arrangement given that the prevailing form of development is the opposite way around, with gardens hidden from view. Two large

sycamore trees in these gardens do however provide some greenery in a townscape of stone and other hard surfaces.

(ii) *Berry Lane.*

Berry Lane is largely a 19th century invention, and is notable for its straightness and gently undulating levels, providing excellent views along the road in each direction. The street contains the principal buildings of the town, mostly dating to the 19th century, of which St Paul's Church is the most important. This is set back from Berry Lane but acts as a focal point nevertheless. Other significant buildings are in municipal or commercial uses: schools, banks, the Co-Operative Store, and public houses. There are a number of large modern buildings, excluded from the conservation area, such as Booths Supermarket. Towneley Gardens lies in the middle of the street and acts as a pleasant break in the more urban form of the rest of the street.

Because of the different uses, the townscape in Berry Lane has more variety with larger, prestigious buildings being separated by smaller, two storey terraces, often with ground floor shops. The north-western section of Berry Lane contains more regimented and continuous terraces, again with ground floor shops, than the opposite end of the street closer to the Market Place. A large surface car park and a modern medical centre lie next to the former railway station, creating a gap in the continuity of the street frontages. Views can be glimpsed across the car park to the playground, playing field and recreation ground beyond.

(iii) *Derby Road with Inglewhite Road.*

Derby Road with its continuation Inglewhite Road is a long, straight street with relatively flat levels. With Kestor Lane (outside the conservation area) it completes a triangle of roads around which the 19th century town of Longridge was constructed. At the southern end of Derby Road, a junction of several streets lies over the former railway line still marked by a well detailed stone bridge.

The buildings which line Derby Road date mainly to the mid or late 19th century. They are mainly in residential use, and are two storeys high, built from stone, with small front gardens. Towards the junction with Berry Lane, more of the buildings have ground floor shops with two small public houses. St Wilfred's Church with its associated presbytery is the most important building, and retains a large front garden enclosed by notable cast iron railings. .

Activities and uses

Longridge is a mixed use area and its shops and supermarkets provide an alternative to Clitheroe, the only other town of any size in the vicinity. Booths Supermarket and the Co-Operative Store are the principal shops but there are also a wide variety of local, family-run smaller shops which provide Longridge with a busy and thriving shopping centre, albeit somewhat spread out along the three main streets. There are two large primary schools on the outskirts of the conservation area, and a large modern medical centre just off Berry

Lane. On the outskirts of the conservation area are a number of industrial estates and other factory or works sites including the two based on the former Queens Mill and Stone bridge Mill.

Architectural and historic character

Longridge is largely a 19th century town, mostly built after the new railway allowed greater industrial development from the 1840s onwards. There is a mixture of late 18th and 19th century stone buildings, in a variety of uses. The conservation area is therefore defined by solid, stone built buildings, many of them two or occasionally three storey terraced houses. These are interrupted in Berry Lane particularly by larger, more prestigious stone buildings providing other uses: religious, commercial and educational. Often these have large gables facing the street, contrasting with the more modest, mainly residential buildings, which have simple roofs facing the street with axial chimney stacks.

There are surprisingly only four listing entries for the conservation area: St Paul's Church, St Wilfred's Church, nos. 6-44 (even) Higher Road and Sharley Fold Farmhouse. St Paul's Church was completed in 1888 to the designs of Ewan Christian. It has sandstone ashlar walls and a Welsh slate roof. St Wilfred's R C Church is also of the 1880s and was designed by Withnell of Preston. It too is built from sandstone with a slate roof. Nos. 6-44 Higher Road were built between 1794 and 1804. They are very simply detailed stone cottages, two storeys high at the front and three behind, with brick chimneys. Sadly, few of these properties, even those which are listed, retain any original external joinery and many have been unsympathetically altered. Sharley Fold Farm, close to the Market Place and dated 1619 is the only reminder of Longridge's agricultural past. It is built from sandstone rubble with a stone slate roof. It retains some of its 17th century features including double chamfered mullioned windows with a hoods. Its farmyard is now a Council depot and it is otherwise surrounded by modern development.

There are further unlisted handloom weavers cottages in King Street and Fell Brow, some of them dating to the late 18th century as well (no.13 King Street has a plaque "HWA 1795"). Strickland House opposite nos. 6-44 Higher Road is another early building with the plaque "SRA 1798". No. 24 Market Place, in a row of similar cottages at the junction with Berry Lane, has the plaque "BNM 1751".

Longridge is also notable for the quality of its 19th century municipal, educational and religious buildings, all of them unlisted. The Police Station in Derby Road is dated 1880, and the Post Office in Berry Lane was built in the same year. The Co-Operative Society building was added in 1880 and then extended in 1888. This provided a ground floor shop with a hall and ballroom above which could accommodate 800 people. Today the building contains four shops, unrelated to the Co-Operative, which now has premises in the 1960s building immediately adjacent. Longridge Station still survives behind the Towneley Arms Hotel, facing a small public green by the War Memorial.

Along and off all of the three main streets in Longridge are long terraces of mill workers' houses of the mid to late 19th century, built from local sandstone and robustly detailed.

Along Derby Road, the houses tend to be slightly larger and more prestigious, with small front gardens.

Key unlisted buildings - Buildings of Townscape Merit

Marked on the Townscape Appraisal map for the Longridge 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. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.

Building methods, materials and local details

The buildings in Longridge are almost exclusively built out of sandstone extracted locally, mainly from the Tootle Heights quarries. Roofs are usually covered in sandstone stone slate or Welsh slate, sometimes laid in diminishing courses. A notable example is on the empty workshop/barn off Dixon Road to the back of The Limes. Chimneys are usually stone, often with decorative “castle” pots. Eaves can be defined by stone corncicing, concealing a hidden gutter, or with the roof discharging into bracketed cast iron gutters. Occasionally the eaves are decorated with a modillion stone or timber cornice, suggesting a late 18th century date. Scalloped fascia boards can also be found, such as in nos. 2-12 Inglewhite Road.

Wall stone is usually rubble, roughly coursed, with thickish lime mortar joints, such as the listed cottages in Higher Road. On the more prestigious 19th century buildings, such as the Co-Operative Society building, the stone is rock faced and laid in narrow courses, with larger blocks forming the corner quoins. The jointing between the stone is generally very fine. Simple stone lintels and plain stone windows and door architraves are the norm. Sash timber windows have unfortunately been replaced in many of the 19th century buildings throughout the conservation area with modern uPVC or stained hardwood alternatives, usually to a completely different pattern. Few original doors remain, but an example is no. 11 Inglewhite Road, a four panelled painted timber door with raised and fielded panels and deep panel mouldings, probably of c.1860.

However, several of the more important buildings in Berry Lane have good 19th century details, such as the Gothic windows to the Longridge Primary School and the United Reformed Church, and the shallow stone pilasters to the Co-Operative Hall. No 27 Berry Lane, a detached two storey house now used as a private club, has an interesting stone door surround. No. 20 Market Place has a shallow stone porch with pedimented hood.

There are also several examples of the use of terracotta detailing in the town. Nos. 84, 86 and 88 Berry Lane have terracotta inserts to the first floor stonework. No. 17 Market Place has even more ornate terracotta detailing including window surrounds and the eaves cornice.

Shopfronts

There is a wide variety of shops in the conservation area, mostly with poorly designed modern shopfronts. Obtrusive signage and poor quality external lighting, and the use of garish colours, are common. The best surviving historic shopfront is at no. 19 Derby Road (Brendon Anderton Butchers). There are also remnants of original very plain 19th century shopfronts such as no 9 Berry Lane, (Pizza Pie) which retains its timber pilasters. The Post office in Berry Lane (no. 24) retains a well detailed but simple 19th century shopfront. No. 28 Berry Lane has another very pretty shopfront of the late 19th century, with decorative corbels, pilasters and a moulded fascia. No. 12 Derby Road (J and M Walker) retains its 19th century pilasters, fascia and curved corbels.

Floorscape and boundaries.

Originally, parts of Longridge was paved using local sandstone flags or smaller setts approximately 300 mm square. Historic photographs show these materials along Berry Lane where the roadway appears to have been covered in compounded gravel and earth.

Today, there are few reminders of these details but those that do remain are marked on the Townscape Appraisal map. They are largely setted surfaces which have survived in private roadways or on lesser-used back streets. Otherwise the pavements are largely covered in concrete slabs or black tarmacadam, with mainly modern concrete kerbing.

Boundaries in Longridge are almost invariably constructed from local sandstone, using a triangular, rectangular or rounded capping on the more prestigious boundaries, where the stonework is coursed and the stone blocks regularly sized. Otherwise rubble walls are often found on the secondary, more hidden boundaries, often topped with a finished stone coping but also sometimes finished very informally with little more than stone-on-edge with a lime rubble mix.

The conservation area also contains a large number of well detailed stone gate piers, often with tooling to provide texture and interest. No 27 Berry Lane and the school have some good examples. No 54 Fell Brow is typical of the area, being made from a single piece of stone, square in section and tooled, with a triangular coping. Further along the street, the United Reformed Church retains some attractive cast iron cresting on its front boundary wall, and Longridge Teaching Centre near the top of Berry Lane has spear-headed cast iron railings on top of a stone wall.

Local features:

Millennium Pillar Berry Lane

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 Longridge Conservation Area are:

- The survival of the handloom workers' cottages in Higher Road, King Street and Market Place
- The survival of Sharley Fold Farmhouse, a 17th century building
- The cohesive nature of the mainly 19th century townscape in the three principal streets
- The prestigious mid-19th century buildings in religious, educational or commercial uses, mainly in Berry Lane
- The remains of Longridge Station and the adjoining Memorial Garden
- The remaining railway bridge under Derby Road with its huge pieces of tooled sandstone
- Towneley Gardens and bowling green, with the many mature trees
- A vibrant town centre with supermarkets and local family shops
- Interest in local history is evident from the many publications available
- Location within the Bowland Fringe and Pendle Hill Countryside Character Area

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

- Insensitive alterations to historic buildings, particularly windows, spoiling the conservation area's historic character and appearance
- Concrete roof tiles e.g. Forest Arms P H no. 2 Derby Road
- Poor quality shopfronts such as nos. 88/90 Berry Lane (Worldchoice Travel)
- Poor quality mainly single storey modern infill buildings such as the Co-Operative Supermarket, Booths Supermarket and the public library
- BP garage in Berry Lane with its modern buildings, bright colours and assertive signage
- Public car park in Berry Lane
- Satellite dishes on the front of properties within the conservation area e.g. Lloyds TSB Bank (no. 4 Berry Lane); 36 Market Place
- Loss of containment to the front gardens of some of the commercial properties along Berry Lane (nos. 30-38 and 40-46)
- Poor quality pavements e.g. in Berry Lane by the BP garage
- Carefoots Car Sales on Derby Road
- Vacant sites and rubbish adjoining Sharley Fold Farmhouse
- Poor condition of barn adjacent to Sharley Fold Farmhouse
- Kitchen vent at the back of no. 23 Market Place (Noble Chef)
- Poor condition of properties, especially roofs, facing Market Place

- Busy traffic along the main roads with few controlled pedestrian crossings (only one in Berry Lane)

Opportunities within the Longridge Conservation Area

General:

- Existing historic street surfaces in Longridge should be protected
- Encourage the use of traditional windows and doors in the listed buildings and Buildings of Townscape Merit within the conservation area
- Consider a grant scheme to encourage the use of stone slate or natural slate for these buildings
- Improve the design of new shopfronts and discourage the use of deep fascias and unsuitable colours on existing shopfronts
- Maintain and protect existing historic shopfronts
- Maintain and protect Towneley Gardens and the adjoining Memorial Garden

Sites for enhancement

- Former farmyard adjacent to Sharley Fold farm
- Improve Council depot next to Sharley Fold farmhouse
- Public car park, Berry Lane
- Former railway arch and footpath, junction of Derby Road/Kestor Lane
- Redevelop the Carefoots Car Sales site in Derby Road
- Consider the use of traditional paving in more of the conservation area

Threats to the Longridge Conservation Area

Use of inappropriate details

Many of the unlisted, and some of the listed, buildings in the conservation area 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;
- The use of modern roofing materials
- Satellite dishes on front elevations

Some of these detrimental changes are beyond the control of the Planning Acts.

Poor quality shopfronts

Despite the presence of a number of attractive historic shopfronts, many of the commercial properties have modern shopfronts of no special merit.

Recommendations

Longridge Conservation Area boundary review

The following additions are proposed:

1. Add parts of Mersey Street and Severn Street and Humber Street.

These terraced mill workers' houses were built in the mid to late 19th century and contain long rows of well detailed stone and brick houses. Robust stone details, such as the plain window and door architraves and the stone eaves gutters, are of merit. There are glimpses through to St Paul's Church and a good vista along Mersey Street to the Co-Operative Hall.

2. Davis Street and Crumpax Avenue (off Inglewhite Road)

These two streets contain short terraces of well detailed mid to late 19th century mill workers' cottages, built from stone, with plain stone window and door architraves. Ogee cast iron gutters, or concealed stone gutters, add interest.

3. Add George Street and Mary Street West (off Inglewhite Road).

These two streets contain two terraces of well detailed mid to late 19th century mill workers' cottages, with plain stone window and door architraves. There is a good view towards the spire of St Wilfred's R C Church.

4. Add Alexandra Road and Regent Street (off Derby Road).

These two streets contain long terraces of well detailed mid to late 19th century mill workers' cottages, built from stone, with plain stone window and door architraves. The Alexandra Road properties have unusual (for Longridge) square ground floor bays, decorated with a terracotta frieze, reflected in the eaves cornice.

The proposed alterations are all marked on the accompanying Townscape Appraisal map.

5. *New conservation areas at St Lawrence Church and Newtown.*

At the request of Longridge Town Council, the area around St Lawrence Church and Newtown was also surveyed as part of this appraisal exercise. It is recommended that two new conservation areas are designated, for the following reasons:

(i) Proposed St Lawrence's Church Conservation Area.

A settlement developed on the end of the "Long Ridge" on the road between Clitheroe and Preston sometime after the 14th century, when the Chapel of St Lawrence is first recorded. This was a chapel-of-ease, as the area lay within the parish of Ribchester. In 1577 Speed's map shows the chapel with a few scattered properties nearby. A school was built in 1731, and Yate's map of 1786 clearly shows "Fell End" with its church and surrounding countryside, notable for the many small farmsteads or "folds". Parts of the present church of St Lawrence date to the 16th century although it has been altered subsequently. After the railway was built the growth of the cotton industry meant that the town of Longridge developed further up the hill and the St Lawrence area became a quiet rural backwater, interrupted only by the construction of the Alston No 2 reservoir to the south of the hamlet between 1899 and 1901.

Around the church, small groups of 17th, 18th and 19th century cottages and houses provide a cohesive and attractive townscape. The field behind the cottages leads down to the reservoir and is important to the rural character and setting of the historic buildings, the church and its churchyard. Along Lower Lane, a variety of mid to late 19th century detached properties add interest. An undertakers on the corner of Fell Brow and Lower Lane used to be the village school and was built in 1832 to replace the original school established in 1731. Chapel Hill Farm, next to the church, is currently (2005) being converted into residential accommodation. The Duke William Inn was built in 1914 on the site of a farm which held the license after the earlier inn, located in the churchyard, was demolished in the 1880s.

There are some well detailed terraced houses connecting the hamlet to the main part of Longridge, along Fell Brow, but they are interrupted by more modern development, and it is not considered that this part of the Town Council's proposals merits designation.

(ii) Proposed Newtown Conservation Area

Newtown was built between 1825 and 1835 by a Dr Eccles for hand loom weavers and nail makers. Dr Eccles lived in the Doctor's House (built in 1825) which was a combined farm and surgery. The development had its own shops, alehouses (The Grey Horse and the Seven Stars) and its own well. The construction of these cottages increased the population of Longridge by 20%.

Today, the original buildings largely remain, and although many of them have been altered by the insertion of new windows and doors, enough remains to produce be a cohesive townscape, worthy of conservation area designation. They are also historically significant as an early form of "social" housing provided by a local benefactor. A General Improvement Area (GIA) was declared in 1981 which resulted in some of the houses being restored, using traditional windows and materials. These remain as an exemplar in Doctorsrow. Some of the small outbuildings used to forge nails can still be seen in The

Backs. The pair of houses opposite the Old Oak P H is called “College Villas” refers to Alston College, which now lies beneath the reservoir. They are dated 1870.

Improvements to the public realm

The following list, drawn out of the list of ‘negatives’ listed above, identifies where, and how, the qualities that provide the special interest of the conservation area can be reinforced:

- Review of design and materials of paving/streetscape throughout the area with a view to publication of a streetscape manual setting out principles for public space design. English Heritage’s ‘Streets For All’ publication sets out general principles for a co-ordinated approach that can help provide an environment that is safe, enjoyable and appropriate to its surroundings.
- Poorly designed shopfronts with little regard for the host building and the streetscene spoil the historic character and appearance of a building or street. A Council *Shopfront Design Guide* would assist the promotion of good design.
- Small and localised areas of historic floorscape are part of the area’s special interest. This appraisal has identified the most important examples of these surfaces which should be protected and repaired as necessary, using traditional techniques and materials. Existing sandstone setts or granite kerbs should be retained in any scheme of improvement or repair.
- A number of historic buildings are in a poor state of repair, for instance some of the houses facing the Market Place. Building owners should be encouraged to undertake repair and restoration works, possibly through contribution to costs from the Council’s Conservation Grant Scheme.

Tree Management Programme

- Prepare a Tree Management Programme to record existing trees in public and private ownership and monitor their condition

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.

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