

## **Cloughfold Conservation area proposal 1975.**

The lowest point in the Conservation Area is Bacup Road which has a small group of cottages and two shops separated by a small walled garden that forms a pleasant interlude in the stone frontages. Dobbin Lane and Peel Street form a joint junction with Bacup Road which presents two different views. The one up Dobbin Lane is of a small stone terrace that has a poor outlook onto a row of garages and a high stone wall to the old gasometer that is not very good. The view up Peel Street is interesting, with the stone terrace of houses in good condition on the left and the School and Office on the right. These two buildings are attractive and architecturally interesting as is the stone wall surmounted with iron railings that forms the boundary to the yard.

As one progresses up Peel Street there is an area of land, on the right, on which there are two garages that appear unkempt and though not unsightly could be improved. The next feature is an unusual one of a level area of grass, with the Scout Hut and Garage, and an attractive steep slope at the back with some trees and bushes, though one can see some unsightly huts and these could be better screened.

The area of land on the opposite side of Peel Street, and bounded by Dobbin Lane is an unsightly piece of derelict land. It is uneven, overgrown and drops steeply from the road and though a number of huts or garages are in evidence the whole area of land needs some form of treatment, possibly with the old gasometer site that is now derelict. Dobbin Lane itself is partly setted, partly tarmacadam, uneven and needs upgrading.

As one travels up Dobbin Lane, now the main street, there is a small area of land on the right that is in a very prominent position yet can only be described as an eyesore. There is rubble and various building materials in piles in front of unsightly sheds and they form an intrusion into an attractive area. Continuing on the right there is an old barn followed by a group of buildings that form an interesting arrangement though individually the buildings are not outstanding. The buildings on the opposite side of the road are more interesting and though individual are linked by a stone wall. The Old Rectory is in a pleasant setting of mature trees, that are probably the remnants of the wood which separated the two original hamlets at this point. Plantation House is an attractive building of architectural interest as is the Workshop though it is in need of repair. Unfortunately a more recent extension to the Workshop does not blend with the main building and the yard is rather untidy.

There is then an area of fir trees, most attractive, that separate the above buildings from a very interesting group of cottages in the local style which have a pleasant setting. The one intrusion in the visual appearance of this area is a group of wooden huts that are quite prominent from a number of places on Dobbin Lane.

The land on the opposite side of Dobbin Lane is untidy and unsightly with its derelict building site appearance. This drops very steeply to a stream that runs

behind the Red Lion Hotel which is a more recent building yet one that is quite interesting particularly as it is quite prominent when travelling through the village from west to east.

At this point Dobbin Lane joins Newchurch Road and there is a group of three buildings that are typical of this area. However No 435 has a most unusual window in a series of arches that is architecturally important and forms an interesting feature at a visually prominent place. The area behind these properties with the setted surface provides an interesting glimpse which is slightly marred by two asbestos garages, and the red brick garage.

The gap between that group of buildings and block of three cottages appears as a tarmac descent and needs some improvement. The cottages themselves are three stories high and quite attractive. The remaining land in the Conservation Area is the wide grass verge to Newchurch Road in front of the bungalows which is pleasant but has not had its potential fully developed.

When entering the village from the west there is, once again, the fine stone wall to the gardens which is a common feature of Cloughfold. The first two buildings are an interesting stone house and two traditional cottages of architectural merit. They are followed by a row of stone built semi-detached houses, well back from the road with a very pleasant line of fine mature trees that is continued in the form of an avenue of trees on either side of the track leading to Spring Hill Cottage. Unfortunately the allotment gardens behind the semi-detached houses are disused and appear to have reverted to a wild state.

There is a small stone shelter and toilets at the rear of a pleasant grassed area on the corner before Spring Hill House which itself has an imposing façade that is generally hidden from view by the trees and bushes in the garden. Unfortunately they also hide the attractive group of cottages attached to Spring Hill Farm that has an incongruous pink frontage.

The farm buildings are not outstanding though their arrangement and setted passages are pleasing. One unusual feature is the high iron railing fence in front of what was a walled garden set into the side of the farm. The land between the farm and Conway Road possesses a large number of mature trees that are attractive and somewhat unusual so close to a farm.

Edge Lane is very narrow, with high stone walls, mostly without a footpath and used frequently by heavy vehicles travelling to Meadowhead tip. This use is most unsuitable to such a narrow road and applies also to Conway Road which only has an ash surface. The two cottages on Edge Lane present a pleasant glimpse through the arch of trees and are themselves of a traditional style.

The most prominent and architecturally outstanding building in the village is the Sion Baptist Church attractively framed by the splendid mature trees in the graveyard and with the impressive stone wall and iron railings. The Sunday School is a large building with a tree lined drive. There is a terrace of four cottages fronting Newchurch Road that are characteristic of the area and form an attractive group.

When entering Cloughfold from the east along Newchurch Road there are three important mature trees on the left that together with those in the grounds of Spring Hill House form an extremely picturesque view.

There is a terrace of stone houses, Nos 449-455, that are not in particularly good condition and are subject to a Compulsory Purchase Order. Behind this terrace is an area of land that rises quite steeply from a stream, and has a number of wooden huts on site, but is overgrown at its southern end.

The row of three stone terrace cottages with small front gardens and privet hedge (Nos 441-445) are good examples of their type. They are in a prominent position and very picturesque.

Generally Cloughfold has a number of attractive buildings but there are a number of areas of waste or overgrown land that if improved would do much to enhance the beauty and character of the Conservation Area.

### **Environmental proposals.**

Listed buildings:

At present there are no buildings within the conservation Area that are included in the Statutory List of Buildings of Architectural or Historical Interest. It is proposed that the following buildings be considered for addition to the list.

Sion Baptist Church, the wall, iron railings and gate fronting Newchurch Road.

Spring Hill House, Rose Cottage, Spring Hill Cottages, The Cottage and Spring Hill Farm.

Nos 1 and 3 Edge Lane.

Nos 441 to 445, 431 to 435, 400 to 404, 462 to 466 Newchurch Road.

The Red Lion Hotel.

Nos 20 to 24 Dobbin Lane.

Plantation House and the Workshop at the rear.

Cloughfold School and Youth Employment Office.

Garaging:

There is not sufficient information available on the demand for lick up garages in the area. However if sufficient demand exists then suitably designed and screened garage courts should be sited in the area.