



# Todmorden Conservation Area

## Character Appraisal (Appendices)

### Draft for Consultation

October 2007



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# **APPENDIX A**

## **PLANNING POLICY FRAMEWORK**

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Designation of a conservation area does not prevent change, but it requires recognition of the area's historical value when planning and making decisions about physical development. It is a means of flagging up the special qualities of a place, and the fact that careful consideration will be required when considering development in these areas. Within a conservation area it is necessary to ensure that any works carried out, whether to existing buildings or in terms of new development, should wherever possible make a positive contribution to the area's character and certainly should not harm or detract from it.

It is important to remember that it is not just buildings that create an area's special interest, but also the spaces between buildings and the relationship of buildings to each other and the surrounding landscape. In addition, development proposals outside a conservation area can affect the setting of a conservation area. Such developments can impact substantially on the area's character or appearance and will therefore need to be considered carefully, particularly if they are large in scale or in height.

Any new development should respect the scale, layout and materials of the existing architecture as well as open spaces, trees and views. It is important that buildings of character and quality in their own right or those which are of townscape value, are retained in conservation areas. Indeed within conservation areas there is normally a presumption in favour of retaining buildings that make a positive contribution to the character of the area.

Planning controls, both from central government and through local plan policies, are more extensive than elsewhere, permitted development rights are more limited, and the demolition of buildings and works to trees are controlled.

Specific details of additional controls in conservation areas are set out in Appendix B to this document.

Local policies relating to conservation areas are currently included in the Replacement Calderdale Unitary Development Plan, adopted in August 2006. However it should be noted that the planning system has changed and in the longer term the Unitary Development Plan will be replaced by the Local Development Framework for Calderdale, linked to the Regional Spatial Strategy for Yorkshire and the Humber.

## APPENDIX B

### ADDITIONAL CONTROLS IN CONSERVATION AREAS

***Please note that this is only a brief summary and when considering works it is always advisable to contact Planning Services first.***

Broadly, the main additional controls which apply in conservation areas are as follows:

1. **Demolition of buildings** - the total or substantial demolition of any building exceeding 115 cubic metres requires conservation area consent. (However, the total demolition of a dwelling house, buildings attached to them and other buildings exceeding 50 cubic metres, both within and outside conservation areas, requires prior approval by the local planning authority).
2. **Demolition of walls** - the demolition of any wall exceeding 1m in height (if abutting a highway or public open space) or 2m in height elsewhere requires conservation area consent.
3. **Works to trees** - six weeks' notice must be given to the local planning authority of the intention to fell, top or lop any tree with a trunk in excess of 75mm diameter measured at a height of 1m above ground level. (No such control applies elsewhere unless the tree is protected by a Tree Preservation Order). Consent is required for works to trees which are protected by a Tree Preservation Order.
4. **Extensions to dwelling houses** - domestic extensions which do not require planning consent are limited to a total size of 50 cubic metres or 10%, whichever is the greater. (Terraced houses outside conservation areas are subject to the same limitations, compared with 70 cubic metres or 15% for non-terraced houses outside conservation areas).
5. **Curtilage buildings** - any curtilage building greater than 10 cubic metres requires planning consent and is treated as an enlargement of the dwelling house. (Less stringent controls apply outside conservation areas).
6. **Dormers** - all dormer windows require planning consent. (Less stringent controls apply outside conservation areas).
7. **Satellite dishes** - satellite dishes on chimneys, front walls or on front roof slopes require planning consent. (Less stringent controls apply outside conservation areas).
8. **External cladding** - external cladding, for example with stone, tiles, artificial stone, plastic or timber requires planning consent. (Consent is only required for cladding non-domestic buildings outside a conservation area).

## APPENDIX C

### KEY BUILDINGS IN TODMORDEN CONSERVATION AREA

#### LISTED BUILDINGS - as at October 2007

**Todmorden Town Hall** - listed grade I. This building is a key landmark in the town, standing at the junction of Halifax Road, Burnley Road and Rochdale Road. The southern elevation with its triangular pediment is of primary importance in the townscape, particularly when arriving in the town along Rochdale Road. It also features prominently in views looking across the town from the south.



The Town Hall, designed by John Gibson of London and opened in 1875, is one of the finest municipal buildings of its size in England and a monumental example of Italian-style Renaissance architecture expressing civic pride and achievement.

In 1860 a limited company was formed to build a public hall. The aim was to incorporate a hall with a market space underneath, and the foundations, cellar and ground floor were constructed before an economic slump interrupted building works. In 1866 the Fieldens bought the partially-constructed premises for £3,500 and commissioned the design of the final building from Gibson.

Before the county boundaries were altered in the late 19th century, the building was half in Lancashire and half in Yorkshire, as the Walsden Water, which was the county boundary, runs directly underneath. This split is represented on the top of the pediment where on the right can be seen the farming and iron trades of Yorkshire and on the left the cotton trades of Lancashire. The building was opened on April 3rd 1875 and was presented to the town by the Fieldens in 1891.



**Todmorden Unitarian Church** - listed grade I. The tall tapering spire is one of the town's most distinctive local landmarks which can be seen from many different viewpoints. The main body of the church, however, does not tend to feature in wider views but sits within self-contained grounds, with the Unitarian Lodge marking the entrance. Built by the Fielden Brothers in 1869 at a cost of £53,000, and designed by John Gibson, who also designed the Town Hall and Dobroyd Castle, this magnificent gothic revival style church has grandeur little seen in non-conformist ecclesiastical architecture and is built with the chancel facing north-west to emphasise that it is not Anglican. Two of John Fielden's sons, Joshua and Samuel, are buried here. The church is no longer used for regular services and it is now in the care of the Historic Chapels Trust.



**Todmorden Old Hall** - listed grade II\*. One of the oldest surviving buildings in the centre of Todmorden, the Old Hall was built in a sheltered position on slightly higher ground away from the river. The building is somewhat tucked away and only seen in glimpsed views from Rise Lane and Hall Street, but it is a building of high architectural quality which adds local distinctiveness to the town centre.

There is record of a house on this site in 1293 - a building that belonged to the de la Deane family. The following year it was made over to the Radcliffe family who built up a considerable estate in the area. Traces of building which took place in the early 14th century can be seen at the back of the hall. In the early 17th century, the timber-framed hall was rebuilt in stone by Saville Radcliffe, whose coat of arms can



be seen above the door. In 1717, John Fielden, great uncle of Joshua who started the family business at Laneside, bought the house. In 1924 the building became a post office but this use was discontinued and the Hall is now a restaurant.

With its detailed western elevation with mullioned and transomed windows and coped gables with decorative finials, the hall is a fine example of a yeoman-clothier's house.

**St. Mary's Church** - listed grade II. The oldest church in Todmorden, this building originated as a medieval chapel of ease on the estate of the Radcliffes of Todmorden Hall. The building seen today is mainly the rebuilt chapel of 1770 although the tower dates from the 15th century. A gothic chancel with stained glass windows was added in 1896. St Mary's became the parish church for Todmorden in 1992. In the church yard is a memorial cross to John Fielden. Birdcage Walk - the raised pavement alongside the grounds - was constructed over graves in the 1930s.



A key landmark at the junction of the three main roads, the church is the focus of views looking west along Halifax Road when approaching the town centre and its tower can also be seen from viewpoints around the town and from the valley sides. Together with the Town Hall, it defines the space at this road junction.

**The Endowed School** - listed grade II. The building just to the north of St. Mary's Church is the former Endowed School, founded by Rev. Richard Clegg, Vicar of Kirkham, in 1713. The school room housed 100 scholars with the schoolmaster living above the room. Carved above the doorway is the inscription 'Endowed 1713 - Rebuilt 1851'.

**Todmorden Viaduct** - listed grade II. This structure is an imposing landmark, framing views out of the town looking north towards the surrounding hills. It also acts as a 'gateway' to the town centre and in particular the market place when arriving from the north. Designed by George Stephenson and built around 1840, the viaduct, with its nine stone arches, stands more than 54 feet above the road. Seven of the arches each span sixty feet (16.4 metres), and two span 30 feet (9.1 metres). A curve can be seen in the parapet on the west side, which was built around the chimney of Ridgefoot Mill.



**9-11 Burnley Road** - listed grade II. With its striking curved corner, this building forms an important part of the setting for the Town Hall and also helps to define the space at White Hart Fold.

**The Odd Fellows** - listed grade II. The prominent north-west corner of this building frames the view of the Town Hall when approaching the town centre along Burnley Road. It also provides the southern backdrop to the Market Place.

**The Royal George Inn and 13 & 15 Rochdale Road** - listed grade II. These buildings are of primary frontage importance and form part of the setting for the Town Hall. The Royal George, which dates from 1796, was originally known as the Ship Inn and became the town's first trading post. The building had suffered from unsympathetic external alterations in the past including added timberwork and render, but has been subject to a number of recent improvements.

**The Golden Lion Inn** - listed grade II - and Fielden Square. Built in the 1770s, this public house is one of the earliest buildings in the town centre. It was the town's first post office and there was a horse post recorded as early as 1799, which provided three deliveries a week from Halifax. Later, a gig carried post. In 1810 came the first requests for a mail coach to pass through Todmorden and from 1825 to 1829 the Royal Mail coach called at this inn, thus establishing it as a coaching station. The Todmorden Carriage Company was later to be found located to the rear of the inn - unfortunately the original buildings, which had space for forty to fifty carriages and over forty horses, were destroyed by a landslide. Externally the inn is a fine example of 18th century vernacular architecture. The north gable features in views south along Rochdale Road.



Set at an angle to Rochdale Road, the building helps to define the space at Fielden Square.

Fielden Square was named after John Fielden. His statue was originally erected close to the Town Hall in 1875, and then moved to Fielden Square in 1890. It was removed to Centre Vale Park in 1939.

**Dawson Weir House, 112 Rochdale Road** - listed grade II. This early 19<sup>th</sup> century

house was once the home of John Fielden who moved to this house shortly after his father's death in 1811. At that time it would have faced the Fielden Brothers largest mill, Waterside Mill, where over 1,000 people were employed.

**39-51 Halifax Road** - listed grade II. This block of shops with living accommodation above is of primary frontage importance. With its 'gothic revival' detailing including semi-circular window heads at first floor level, the block retains many of its original sash windows. The shop fronts are not original but those at numbers 39 - 43 are worthy of retention.



**Christ Church** - listed grade II - Set up away from Burnley Road, and seen against a backdrop of trees, this church makes a striking architectural statement in its own right although not a key landmark building in the wider townscape.

This beautiful gothic revival church was designed by Vulliamy and cost £3,941 to build. It is a 'million church', as is Cross Stone Church which can be seen on the hillside to the west of the town centre above Halifax Road, built with money provided in compensation for the Napoleonic Wars. When it opened in 1832 St. Mary's closed but those loyal to the latter church re-opened it in 1860. When the Rev. Plow became vicar of Christ Church in 1864 he refused to allow the supporters of the old church to use it but whilst resolving this rift it was discovered that St. Mary's legal rights had not been transferred and that the new church had been conducting illegal marriages for thirty years.

Having been redundant and disused for many years, the church is now in residential use.

**Christ Church Vicarage** - listed grade II. Charming in its own right and of group value with Christ Church, this attractive Georgian vicarage retains its pointed arched windows and interlaced glazing bars. The lower part of the vicarage site was formerly part of a much larger garden, but is now the site of the police flats. Proposals are currently under consideration (2007) for the redevelopment of the police flats site for houses and apartments. It is important to retain the group value of the vicarage and the church.

**13 Pleasant View** - listed grade II. An interesting cottage dating to the middle of the 18th century, and contributing to the character in this part of town, and evident in

views up the hillside.

**26 & 28 Doghouse Lane** - listed grade II. This pair of cottages, now painted white, act as an eye-catching focus to the view when approaching the town centre from the west along Dog House Lane.

**The Queen Hotel** - listed grade II. This building occupies an important corner position and its curved frontage facing the railway station entrance makes it an important gateway building for people arriving in the town by train. It plays an important role in defining the space in front of the station and forms a focus for views when travelling south-west along Station Approach. The building was built in 1840 on the site of the Spring Gardens Inn, which was demolished to make way for the railway development. At one time the building was linked to the railway station by a footbridge.



**The Masonic Hall** - listed grade II. Opened in 1862, the rustic architraves and balustraded first floor windows reflect the Italianate style which was becoming popular in mid-Victorian times.

**Former Unitarian Chapel and Sunday School** - listed grade II. Set on the steep valley side above Longfield Road, this building features as a backdrop to views from Rochdale Road and the canal.

This building started life as the Unitarian Church, built after the formation of the Todmorden Unitarian Society in 1823. When the 'new' Unitarian Church was opened in 1869 this building was converted into school rooms and was extended in 1899. Having been disused for a number of years it is now converted into flats. The small graveyard, where 'Honest' John Fielden is buried, now provides a garden area for the flats and is an important historic feature of Todmorden.

**6-14 Oxford Street** - listed grade II. Former factory/warehouse. This attractive building, which retains a traditional shop front to its north-eastern elevation, has been successfully converted to residential use. It is glimpsed in views south from Dale Street and from the south across the Rochdale Canal.

## **OTHER IMPORTANT BUILDINGS**

**The Abraham Ormerod Centre** - Set back from the road below the north side of the viaduct, this building is one of a group of three freestanding buildings which form

the gateway approach to Todmorden town centre when travelling south along Burnley Road. It also provides part of the setting for the listed viaduct.

In the 1790's Anthony Crossley built Ridgefoot Mill on this site. Between 1932 and 1936 the mill was demolished and under the will of its owner, Abraham Ormerod, a medical centre was built for the town. Designed by James Edward Stott, LRIBA of Todmorden, using York stone and Cumberland slates, the building fell out of use in the late 20th century and is currently for sale.

**The Market Hall** - In 1868 land for a market was bought from the Railway Company for £1,150, and in 1879 John Fielden laid the foundation stone of the Market Hall, which was opened in December of the same year. Todmorden Market is still a very popular feature of the town. Set back at an angle from Burnley Road, the north-western elevation of the market hall defines the space in Market Place and forms the backdrop to the open-air part of the market. The market hall forms part of the setting for the Town Hall when approaching the town centre from the north.

**Lloyds Bank, 31 Water Street** - This robustly detailed 'gothic revival' bank, with its quirky gargoyles and finial, retains its original 19th century design and detailing. It is an important building on the Rochdale Road primary frontage, marking the junction of Water Street and Rochdale Road, and adds interest to the roofscape view along Water Street.

**Former Todmorden Industrial & Co-operative Society, 29 Rochdale Road** This building retains its original shop front and glazing, including its gilded glass sign. It is a primary frontage building and is particularly important as it forms a stop to the view looking east down Hall Street.

**The Free Library** - The Todmorden Industrial and Co-operative Society opened a library in the town in 1860. The foundation stone for this library - the 'Free Library' - was laid on charter day when the town became a borough on 22 August 1896 and it was given to Todmorden as a gift to celebrate the Society's 50th anniversary in 1897. The Rochdale Road frontage of the library is an attractive element in the primary frontage along Rochdale Road. It retains its original decorative wrought iron railings, and its roof, featuring a small leaded dome and cupola, is prominent in views over the town and adds interest to the roofscape.





**The Conservative Club** - John Fielden provided £4,000 to erect this building on the site of a sawmill. Opened in 1881, it was originally built as a coffee tavern or 'temperance hotel'. The building has principal elevations facing both Rochdale Road and Fielden Square. It is unusual for Todmorden in that the roof is partly set behind a parapet and it appears flat roofed in some views. In a prominent position at the junction of Longfield Road and Rochdale Road, the building acts as a stop to views looking south along Rochdale Road and helps to define the space at Fielden Square.

**Darwin House, 34-44 Rochdale Road** - This former industrial and commercial building is now converted to residential use. The south-west elevation is a prominent part of the gateway approach to Todmorden town centre from the south, and the Rochdale Road frontage forms part of the setting of Fielden Square.

**45 Rochdale Road** - With its angled doorway with attractive arts and crafts style detailing, this building forms a stop to views south along Rochdale Road from the town centre.

**Waterside Lodge** - set on the curve of the road this building is a focus for views up and down Rochdale Road.

**Todmorden C of E (aided) Junior & Infants School** - This late Victorian school is of group value with the church and encloses the northern side of the grave yard.

**The White Hart and White Hart Fold** - The earlier White Hart Hotel, originated as a farm and barn, and was opened as an inn in 1728. It was here that a meeting was held in 1828 to establish the town's first market in 1802 in front of the premises. In 1935 the original building was demolished to make way for the building that is on the site today, a good example of 1930's 'tudor' with its timber detailing.



**The Union Office** - This high quality early 20th century building, located on Hall Street to the rear of the library, is not prominent in the wider townscape but contributes to the local distinctiveness of this part of the Conservation Area. The 'union' referred to is that of the townships of Todmorden, Walsden, Longfield, Stansfield, Heptonstall, Wadsworth and Erringden which united as the 'Todmorden Union' to provide relief for the poor. This office was built in 1901 with a frontage combining baroque and 'Queen Anne Revival' detailing to create a highly



ornamented but dignified elevation. More recently used as a community centre, the building is currently in residential use.

**Todmorden Railway Station** - The railway reached Todmorden in 1840 and in November of that year a temporary platform and booking office were established alongside the railway route. Offices and a kitchen were erected in 1866.



**Former Municipal Offices, Rise Lane** - The eastern elevation of this building forms part of the principal frontage along Rochdale Road and its longer elevation along Rise Lane forms the backdrop to the garden area of the Old Hall. It is the only building in the town that is partly built of pink sandstone. Unfortunately the whole block and particularly the later 20th century western extension has been compromised by poorly detailed modern doors and windows.

**The Great Wall of Todmorden** - This imposing embankment wall features in views along the canal, and is particularly striking looking west from just beyond Todmorden Lock. It was built to carry the railway along the valley edge and it was suggested at the time that 4 million bricks were used in its construction.

### **Listed Buildings in the Proposed Extended Conservation Area**

**Weavers Arms Public House, Blind Lane off Burnley Road** - grade II. An early nineteenth century building of watershot masonry with stone slate roof. Important part of the character of the industrial area surrounding it.

**39, 41, 43 and 45 Blind Lane** - all grade II. This row of cottages dating from the early nineteenth century, is constructed of watershot masonry with ashlar dressings to front and rear and hand made bricks to their gables.

**106-116 Burnley Road** - all grade II. Early 19th century row of cottages.

**Railway Viaduct and Castellated Railway Bridge** - both grade II. The railway viaduct is a significant built feature along the southern corridor into town, and the castellated railway bridge is a unique local landmark when travelling by train and canal.

**Millbrook House, Laneside House, Waterside House North & Waterside House South, Waterloo Terrace at 195-209 Rochdale Road** - all grade II.

This group of buildings is of great historical importance in the history of Todmorden and it is vital that their setting should be preserved and enhanced if the opportunity arises.

**Laneside Cottages** - listed grade II. Joshua Fielden started spinning cotton here in 1782. His five sons, including John Fielden the MP and social reformer, were born here. He built Waterside Mill, on land nearby, the site now partly occupied by a supermarket.

## **Important Unlisted Buildings in the Proposed Extended Conservation Area**

**St. Joseph's Roman Catholic Church, Wellington Road** - Opened in 1929. The priory, now West Lodge was built in 1820 by T E Hammerton, the first lawyer in Todmorden.

**Todmorden Community College** - The architect of this building was H Bennett FRIBA. Work started in 1951, and the college was opened on 17th September 1955 by Sir John Cockcroft, a Todmorden man who became one of the world's leading atomic scientists when, in 1932, he split the atom nucleus. Sir John was the first of Todmorden's two Nobel prizewinners.

**4 Wellington Street** - The property has a blue plaque and is the former home of the winner of the 1973 Nobel Prize for Chemistry, Sir Geoffrey Wilkinson.

**Former Olympia Cinema** - This building was officially opened on 25th August 1932 by Councillor J H Whitaker, JP. Designed by architects Asden and Johnson of Burnley, work started in 1931, but a previously unknown seam of blue clay posed building problems and resulted in 34 groups of piles, 25 feet deep being needed to support the structure. The art deco style front elevation is of cream faience (fired and glazed clay tiles). Huncoat bricks were used for the sides and back and welsh blue slates for the roof. Inside the terrazzo floors, walls and stairs were crafted by Italian workmen and the interior plaster decoration was carried out by Messrs. Alberti of Manchester, the same firm that decorated the Winter Gardens in Blackpool. The building was last used as a supermarket but retains many of its interior features including the projection room. It is currently un-used.

**Shade Junior and Infants School** - Occupying a commanding position part way up the valley side, this is a building on the southern corridor and retains good townscape details such as metal railings and gates and carved stoned showing the separate boys, girls and infants' entrances.

**193 Rochdale Road** - located close to the eastern side of Rochdale Road, this is an important landmark building at the southern gateway to the town centre, of local townscape significance.

## APPENDIX D

### TODMORDEN CONSERVATION AREA

#### GUIDANCE FOR ITS MANAGEMENT, PRESERVATION AND ENHANCEMENT

This Appendix forms the Management Plan for Todmorden Conservation Area. Its overall objective is to preserve and if possible enhance the essential character and appearance of Todmorden Conservation Area as a principally 19th and early 20th century small mill and market town.

It will do this in a number of ways -

- It will act as guidance for owners of properties, builders, architects and others who are considering how best to maintain buildings or where alterations are being proposed.
- In addition It will be used by Calderdale Council when assessing planning and other applications in the Conservation Area.
- Another use will be to help to point to enhancement work that could be carried out if resources permit.
- It will be used as a guide for works to highways and other infrastructure elements - although the availability of resources is always crucial as often traditional materials and methods are more expensive nowadays.

Changes will always be happening in conservation areas - the Todmorden Conservation Area Character Appraisal including the guidance in this Appendix will help to ensure that changes are not detrimental to the identified special character and appearance of the area, but on the contrary at least preserve the character and at best enhance it. It is not the intention to prevent contemporary design solutions but the context of any development will be carefully examined to avoid unacceptable changes to the historic environment's character.

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that can assist local authorities with their responsibility to preserve and enhance the character and appearance of conservation areas.

#### MANAGEMENT ISSUES

**General Development** - applications to develop, extend or alter properties will be expected to be of the highest standard of design, respecting and reflecting the positive characteristics of the Conservation Area, and using appropriate high quality materials. This is particularly important in relation to listed buildings, important unlisted buildings and sites which are a critical feature in key views and vistas.

**Original Period Details** - see page 14-15 of the Todmorden Conservation Area Character Appraisal.

When planning repairs or alterations to a property it is important to consider the building in its context—if it is part of a terraced block, the rhythm or pattern formed

by identical window openings/windows/doors/chimneys should be respected and retained otherwise some of the character will be lost.

- **Windows and doors** - The loss of original architectural details, including windows and doors, through upgrading of properties is regrettable and should be avoided as far as possible. Often the replacement doors and windows are made from uPVC or other non-traditional modern substitutes. This is a major problem in the Todmorden Conservation Area and particularly prevalent in recent years with the increased interest in property renovation. The rising interest and importance of energy reduction has led to an increase in the installation of double glazing. Double-glazed timber windows can be obtained and timber doors in traditional patterns can still be made. The traditional design for any particular building should normally be retained, or if this is not possible a very similar design should be used, with particular attention to the position and dimensions of glazing bars and opening lights. Windows should be positioned with the original setback from the outside face of the wall - these 'reveals' are normally some 6 inches / 150 mm inset from the face of the wall.

- **Walls** - In Todmorden building walls are mainly of natural stone and this should not be painted but left in its natural finish - where buildings have been painted in the past, paint can be carefully removed to good effect. Extensions should normally be in the same type of stone as the original building - usually watershot gritstone or sandstone. The depths and detailing of the coursing is important and should be carefully considered for new buildings also.

- **Pointing** - The purpose of pointing is not only to keep rain water out of a building but also to allow moisture to evaporate. In continuous or driving rain, water will penetrate stone and, through gravity, sink within each stone ending up in the joint. If the pointing is too hard this water becomes trapped, cannot escape and may find its way into the interior of the building. In addition, if frost follows rain, water trapped by pointing can freeze and cause deterioration and spalling in the stone's surface. Ideally, therefore, water should be prevented from becoming trapped - for example, by avoiding strap or ribbon pointing - and by helping water to evaporate by ensuring that the pointing mortar is slightly 'softer' than the stone. Traditionally lime mortar was used for pointing and this is again increasing in popularity. Property owners should take advice from experienced professionals. The visual appearance of the pointing should be subsidiary to the overall wall - it should be finished flush with the wall's surface or very slightly recessed. The surface of the pointing should not be too smooth - the appearance is improved if sand of a colour close to that of the stone is selected with grains of a variety of sizes.

- **Chimneys** - These should be retained at their full height as they are a significant feature in the views of the town.

- **Roofs** - The traditional roof materials are local stone slates (normally on the older buildings) and blue slate. The retention of these materials is desirable. If new slate is being used it is important to select a material that is a similar colour, size and thickness to slate already in use in the town.

- **Rainwater goods and other external pipework** - the traditional timber gutters and cast-iron downpipes help to form the character and it is best to repair or

replace these on a like-for-like basis. It is traditional for these to be black.

- **Paint** - It is advisable to avoid paint colours that would not have been used traditionally. If windows are being given a woodstain finish - and this is not traditional - it is best if it is a subdued mid or dark brown colour, not "ginger".

- **Boundary Treatments** - The loss of original boundary features, such as stone walls and decorative iron railings is regrettable. Sometimes this loss is as a result of their replacement with newer different materials such as timber fencing which may not be appropriate or characteristic to the area; or due to a physical change in the use of the land such as from an enclosed garden space to hardstanding for parking provision. Such a change of use can in itself detrimentally affect the character of the Conservation Area. The loss of original boundary treatments in Todmorden is particularly harmful to the character of the Conservation Area as the traditional stone walls are so markedly different to what usually replaces them - often timber fencing or brick walls.

**Article 4 Directions** - these can be introduced by a local authority to protect significant traditional features or details on dwellings which are considered to be an important feature of the Conservation Area, and which are under development and change pressure and therefore at risk of gradual loss. Article 4 Directions give the Council powers to control development which would normally be allowed without the need for planning permission. If introduced, an Article 4 Direction would mean that planning permission may be required for all or some of the following:-

- Removal or replacement of any window or door
- The addition of renders or claddings, or paint to stonework
- Installation of satellite dishes
- Addition of porches, carports and sheds
- Installation of rooflights
- Alteration of front boundary walls and railings.

It is not proposed to introduce any Article 4 directions at present but this situation can be reviewed.

**Views and Vistas** - these are very important generally, and are particularly significant in the case of the Todmorden Conservation Area. Views will include those within the Conservation Area, those from within the Conservation Area looking out, and those looking into the Conservation Area from outside it. Such views and vistas should be given due regard when considering proposals for development, and should be protected from inappropriate development which would detract from them.

**Development Briefs for Significant Sites** - it is recommended that where possible the more significant development sites, which will normally be the larger ones but may also be small sites which are particularly important in townscape terms, are provided with a development brief. Such briefs would provide an element of certainty as well as being a useful source of information for potential developers, residents and others with an interest in the sites. They would also provide information as to the aspirations for a site, and should include guidance with regard to preferred scale, height, massing, building orientation, materials, and landscaping. On major sites the Council now uses a Development Team approach and the requirements are available on request. The Design and Access statement that must



accompany planning applications should describe how designs have evolved from the conception of the project to the final design. In a Conservation Area it is particularly important to demonstrate that the context has been clearly analysed and taken into account.

**The Public Realm** - this is the area between buildings and includes public spaces, streets and pavements. Some parts of the public realm are attractive, for example Water Street and Fielden Wharf, but within the existing and proposed extended Conservation Area there are a number of negative factors within the public realm. These include street clutter in the form of visually inappropriate or badly located highway signage, highway barriers / safety railings and poor quality street lighting columns. A traffic management review of this area is now underway and it will be possible to have discussions about these issues and see if enhancements are possible, taking into account the need for highway safety and the regulations that have to be followed.

Traditional paving surfaces generally only remain in very few areas, and it may be appropriate to re-introduce them in selective situations, such as to enhance the setting of a key listed building, or to strengthen the character and appearance of significant routes. Certainly the loss of traditional materials such as stone slabs or setts should be a last resort.

Roadside railings associated with traffic management schemes or highway barriers could generally be of a higher standard of design.

The need for highway and public realm development and maintenance appropriate to the status of a Conservation Area is often a key issue. Calderdale Council is fortunate to have been able, with assistance from external funding, to have invested in high quality streetworks in some conservation areas and will undoubtedly take any opportunity that emerges for further enhancements of this nature.

There are a number of small open spaces in the existing and proposed Conservation Area. It would be beneficial to review the planting in these areas and to work with owners to ensure appropriate landscaping and maintenance.

**Shopfronts and Signage** - Loss of original shopfronts and their replacement with poorer quality new ones is a factor in many shopping areas looking the same with little distinctiveness between them. There are still a number of original and interesting shopfronts in Todmorden and it is vital that these are retained wherever possible, and original shop window designs reinstated where they are already lost. Signage generally could also be improved, and every opportunity should be taken to improve this and to remove visual clutter, including satellite dishes and swan neck or other inappropriate lighting. The introduction of an area of special advertisement control could be considered to help to reduce the number of inappropriate signs on premises.

Shutters are another feature which are often problematic - externally fitted with unsightly shutter boxes fixed to the front face of the shop detract enormously from the character and appearance of a shopfront and should not be permitted. Alternative and more discreet means of security can be provided within retail units. When possible, existing external shutters should be removed.

## **SPECIFIC SITES AND OPPORTUNITIES FOR ENHANCEMENT IN TODMORDEN CONSERVATION AREA**

A number of areas and sites within the Conservation Area would benefit from enhancement in order to maximise their potential in raising local environmental quality.

### **● Town Centre Core**

The design and detail of the roundabout and associated spaces at the junction of Halifax Road, Rochdale Road and Burnley Road should be reviewed since the area is also the setting for the grade I listed Town Hall, and the focus for views west along Halifax Road to St. Mary's Church. The environmental quality of this area is affected by its function as the main traffic junction in the town. It is a busy junction but careful consideration needs to be given to the possibility of rationalizing signage and improving the streetscape.

The area in and around Bramsche Square, to the south of the market hall, is currently being considered for enhancement through the Bramsche Square Transformational Project. Formerly tightly packed with back-to-back terraced houses, the area was cleared in the later 20th century and has since provided town centre car parking. This area lacks architectural quality and has a negative effect on the setting of the Town Hall. Bounded by the market and Market Hall to the north and west, and the health centre and Roomfield Court to the east, the area is centred on the Methodist Church which has lost its tight urban setting and now appears stranded in a sea of car parking. While there is obviously a need for town centre parking, the car parking areas currently are of largely negative townscape value. It is essential to improve this area through the creation of a well-designed public space, becoming a new focus for the town centre, strengthening the urban form, and enhancing the setting of the Town Hall.

The Telephone Exchange at the west end of Hall Street is a poorly designed flat roofed building which is painted bright blue and intrudes into views from the canal and along Hall Street from Rochdale Road. It severely detracts from the setting of the Old Hall. The building, however, is anticipated to have only a limited life expectancy due to materials used. Any redevelopment should be of more appropriate design and materials.

If the opportunity arises, the Post Office's use of the building at the rear of the Old Hall should be relocated, and the opportunity taken to reinstate the setting of the Old Hall.

The service area to the rear of the Queen Hotel is open to views from Rise Lane. Any opportunity should be taken to reduce the number of cooling fans on this elevation, and to improve the quality of railings along Rise Lane. In addition there is a very large flue on the eastern elevation of this building which further detracts from its character.

Station Approach is generally a poorly defined space, with wide areas of tarmac, unclear pedestrian routes and many parked cars. Opportunities should be taken to improve parking provision, pedestrian routes and landscaping.

- **Halifax Road and Adjacent Areas**

A particularly inappropriate extension exists at the junction of Halifax Road and Hazelwood Street, adjacent to 55 Halifax Road. This single storey white painted business property is on a prominent corner site on the principal frontage along Halifax Road. Not only is it inappropriate in scale and materials but it also allows views of other inappropriately detailed development at the back of the plot. If the opportunity arises this site could be redeveloped as a taller building in proportion with the listed properties along this same block frontage.

The Working Men's Club at 52 Halifax Road is a listed building whose original garden setting has been lost due to the creation of surfaced car parking. With its important location on the principal frontage of Halifax Road, landscaping along the front boundary should be reinstated if the opportunity arises, in order to improve the vista along Halifax Road.

- **Burnley Road and Adjacent Areas**

The former police flats which front onto Burnley Road close to the Christ Church are in a very poor state and extremely detrimental to the character and appearance of the area. A planning application has recently been submitted for the redevelopment of the site to residential use.

Both the College and the former cinema have lost their immediate settings to provide surfaced car parking.

- **Rochdale Road & Salford**

The area between Waterside Lodge and 92 Rochdale Road, including the electricity substation, is a focus for views when approaching the town centre along Rochdale Road. This area has an uncared for appearance which detracts from the environmental quality of this main route into town.

A detailed assessment of the existing industrial premises in this area would be useful, and there may be a case for appropriate redevelopment or preferably refurbishment of the existing industrial buildings where they currently detract from the character of the area.

The development of workshops on Salford way is now more than 20 years old. Whilst these units have provided useful spaces for employment-generating businesses, their design and the materials used are not particularly in keeping with the character of the Conservation Area. If this site were to come forward for re-development, it would be important to protect views of the Great Wall and surrounding trees from Rochdale Road.

Number 98 Rochdale Road is an original and well-detailed shopfront which is in a very poor condition and requires urgent investment in maintenance and upgrading, whilst retaining its historic fabric.

- **Longfield Road and Bankside Area**

Goshen Mill is brick built and partly rendered, although this render is now starting to peel off, and the building has been subject to a number of unsympathetic alterations. The area to the south of the Mill is currently used for storage of building and other materials and is prominent in views out of the churchyard and looking down from Bankside and Bank Street.

Works are needed to repair some of the steps and their associated retaining walls between Longfield Road and Wellfield Terrace.

- **Pleasant View, Well Lane and Christ Church Area**

The route leading up the hillside from Station Approach is accompanied by poorly designed and detailed handrails which would benefit from improvement. Similarly the railings alongside the steps leading down past Christ Church are inappropriate given their proximity to two important listed buildings and would benefit from replacement.

- **Shade**

The area to the very south of this part of the proposed extended Conservation Area, whilst steeped in industrial history and character, is generally in a poor and untidy state with areas lying un-used and apparently abandoned. Any proposals to redevelop this area need to take account of the existing character derived from its proximity to the railway viaduct and the canal, and the traditional materials used.

- **Rochdale Canal Corridor**

With a limited number of access points, at Union Street South and Rochdale Road Bridge only, the canal is poorly integrated with pedestrian routes throughout the town. Improvement works have already been made at Fielden Wharf and other opportunities to enhance the canal and its setting need to be taken wherever possible.

Some sections of the towpath, such as those in the Salford and Shade areas, are particularly well-used and tend to be muddy, and would benefit from a harder wearing surface.

It is important to retain the canalside boundary walls and carefully detail any new access points.







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