



Todmorden Conservation Area Character Appraisal

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Plan of Todmorden Conservation Area

1. INTRODUCTION

What is a Conservation Area?

A conservation area is defined in the legislation as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990).

Our heritage and our sense of place are closely linked to the communities where we live and work. Conservation areas were introduced in order to help protect this sense of place. Without controls over alterations and development, the character of these places will be likely to alter unacceptably over time. Conservation areas provide the basis for local planning policies which aim to preserve or enhance such areas, and enable control over demolition of buildings and over some changes to existing properties, so helping to safeguard the historic and architectural character and quality of places and neighbourhoods.

It is important to remember that the character and appearance of a conservation area is not only defined by its buildings but also by the spaces between buildings, its trees and open areas, and the activities which take place there.

(See Appendix A for further details on the legislative framework in relation to conservation areas, and Appendix B for details of what conservation area designation means).

What is a Conservation Area Appraisal?

A Conservation Area Appraisal has a number of purposes.

This Conservation Area Appraisal will:

- define and record what makes Todmorden Conservation Area an "area of special architectural or historic interest".
- help to provide a better understanding of the physical development of the town and what makes it special.
- inform local plan policies and guide development control decisions in relation to applications for planning permission and conservation area consent.
- help to reduce uncertainty for those considering investment or development in the area.
- guide the enhancement of the appearance of the area by providing the basis for improvement and sustainable decisions about the future of the Conservation Area through the development of management proposals - these are set out in the accompanying Appendix C.

The Conservation Area Boundary

The Todmorden Conservation Area was designated on 1st March 1974 and extended on 11th April 1985. The boundaries of the Conservation Area were drawn to include the principal civic, industrial, commercial and ecclesiastical buildings of the town centre, and other buildings in or adjoining the centre which were considered to have

a special character or which contributed to the townscape quality of the town centre or its setting. The Conservation Area therefore covered the mainly commercial core of the town, together with other areas, largely residential or of mixed character to the south and north.

Over recent years there has been increased recognition of the value of historic housing in helping to define an area's sense of place, and greater value is also now being placed on buildings from the early 20th century. Consequently, based on survey work and initial consultation, this Appraisal also includes a review of the Conservation Area's boundary and its extension to include good examples of mid to late 19th century workers' housing and shops, late 19th century and early 20th century villas, and the Rochdale Canal corridor to the south of the town centre.

2. HISTORIC DEVELOPMENT OF TODMORDEN

Origins of Todmorden

The landscape of the Upper Calder Valley that we see today is a record of 1000 years of human endeavour. The Pennine foothills were amongst the last parts of England to be settled, and although some hamlets were founded before the Norman Conquest, many more started as medieval clearances.

Stansfield is mentioned in the Domesday Book but 'Todmorden with Walsden' is not. 'Tottmerden' is recorded as early as 1246, meaning 'valley of Totta's marsh'. It is difficult to trace the early history of landholding in 'Todmorden with Walsden' because it did not become a separate township until the 1660's. Before then it was part of the township of Hundersfield (sic) which included Littleborough and Wardle. In the latter Middle Ages the two main subordinate lords were the Saviles of Thornhill and the Radcliffe family of Todmorden Hall, who built up an estate in Todmorden from the 13th century.

Mediaeval Todmorden

From Norman times to the middle of the fourteenth century, peasant farmers extended cultivation on the slopes of the Pennine foothills. The stewards of the Manor of Wakefield encouraged their tenants to bring new land into cultivation because of the extra 'fines' and rents that this brought. The pattern of farmsteads and field boundaries that was established before the Black Death is largely preserved in the present landscape. Most of the timber farmhouses and outbuildings have been replaced in stone, and walls now follow the lines of the original ditches and hedges.

The Black Death arrived in Yorkshire in the spring of 1349 and while it stopped further expansion of population and settlements into the Pennine valleys, it enabled new tenants to take up holdings at attractive rates, giving opportunities for families to improve their standard of living and for the wealthier peasants to buy up more property and found dynasties of yeomen and minor gentlemen. (Yeoman is a description of social status, denoting the rank immediately below that of 'gentleman').

Early Textile Manufacturing

During the reign of Elizabeth I the population of England recovered from its long decline to a level that had not been reached since 1300. In the Upper Calder Valley, farmers concentrated on both livestock and textiles to provide a sufficient livelihood and the area became one of the wonders of the Tudor age, when contemporaries were astonished that so much wealth could be generated in such apparently bleak countryside.

The small size of many Pennine farms came about not only from piecemeal intaking of new land but through an inheritance custom known as 'partible heritage'. In the Upper Calder Valley the usual practice was to divide farms between sons and to give daughters a lump sum or an annuity. Many of the smallest farms were rented by sub-tenants.



Todmorden Old Hall

Smallholders were dependent on their common rights to pasture animals on the wastes and had to seek extra income from weaving, leading to an increasing tendency for men to be described as clothier rather than husbandman.

Following the decline of the great medieval lordships and the break-up of the monastic estates, James I tried to raise money by offering the tenants of the Manor of Wakefield the chance to become freeholders. This led to the unique conditions in the Upper Calder Valley which allowed a thriving dual economy and the rise of a wealthy Yeoman-clothier class as they became free from tight manorial control and regulation.

The increased prosperity resulting from the growth of cloth manufacture in the late 15th century led to the building of local 'chapels' (initially called chapels to distinguish them from the local parish church, they later became known as churches). St. Mary's Chapel, Todmorden was in existence by 1476, reputedly founded by the Radcliffe family of Todmorden Old Hall.

There is a strong tradition of Non-conformism in the Upper Calder Valley and a resultant wealth of non-conformist chapels and churches. The appeal of Protestantism, and of what later became known as Puritanism, was undoubtedly linked to the growth of the cloth trade. The Protestant / Puritan religion was the faith of a society dedicated to hard work, thrift and competition, in which the accumulation

of wealth - but not extravagance or display - was seen as an outward sign of virtue, and trading links with London and Hull brought leading clothiers in contact with 'advanced opinions' in religion. The fact that many of the leading mill owners of the Calder Valley were active Non-conformists is also closely related to the teachings of John Wesley, who preached many times in the locality.

Early Roads and the Canal

In spite of strong trading links with the east coast, the West Riding of Yorkshire lagged behind Lancashire in providing turnpike roads. The early turnpike trusts aimed not to replace existing highways but to maintain and improve them. Roads which proved unsuitable for wheeled traffic were eventually abandoned in favour of easier routes, but at first only minor detours were made to avoid the steepest hills. New routes along the valley bottom developed later. Turnpike trusts were concerned with major thoroughfares for the benefit of trade and minutes of individual trusts show that their most active trustees were usually merchants. In 1761 work began on the turnpike route from Halifax to Todmorden, with branches to Rochdale and Burnley.

Major trans-Pennine trading links were further developed between 1794 and 1804, when the Rochdale Canal was constructed between Sowerby Bridge and Manchester. The engineer was William Jessop, who took over from John Rennie, and developed the design by eliminating a proposed summit tunnel and adding locks.

By August 1798 the 10.5 miles from Sowerby Bridge to Gauxholme had been constructed and brought into use but the entire length was not opened until December 1804. Following completion, the valley bottom became a major through-route, opening up the area to economic influences from industrial Lancashire as well as the West Riding.



Rochdale Canal at Gauxholme

The Industrial Revolution

In the first phases of the industrial revolution, which developed locally in parallel with the revolution in transportation, cotton played a dominant part and Todmorden established closer economic links with Manchester than with Halifax. The use of steam power, using cheap coal brought by canal, began to increase from 1800, although it did not take over from water as the dominant power source for about another 40 years. Engineering industries also grew to support the textile industry.

The foundations of the cotton industry, which came to dominate the town of Todmorden, were laid in the 1780s by two members of the Fielden family, both of whom came from the ranks of Yeoman Clothiers and had previously been in business as worsted manufacturers.

In 1782 Joshua Fielden, of Edge End Farm, began spinning with hand operated jennies in some converted cottages at Laneside. In 1784 he acquired a leasehold property at Laneside, together with a spring of water in Swineshead Clough. He mortgaged his properties in the same year for a total of £649 at 5% interest, probably to develop the small water-powered mill from which the Waterside complex grew.

His five sons built up the firm as partners, especially after the opening of the Rochdale Canal in 1804, and their business expanded greatly after the Napoleonic wars. By 1827 their Waterside Mill had ten power looms, and numerous spinners and weavers had moved across the borders from Lancashire to gain employment as outworkers. In 1829 the Fieldens installed at Waterside the first power looms to be recorded in the Upper Calder Valley.



Laneside House, Rochdale Road - The Fieldens' first spinning mill. Note the blocked up 'taking in' door in the centre of the upper floor.

By 1832, the Fielden enterprise was a major one with 39,048 spindles, 684 power looms and more than 1,000 dependent hand loom weavers producing around 2,000 pieces of cloth each week. The brothers also bought raw cotton and sold finished cloth on weekly market visits to Manchester. By 1835 Waterside Mill reported 405 operatives and 810 looms, and by the 1850s there were some 100,000 spindles and 1,600 looms in production with 1,925 workers employed as weavers at Waterside. It has been estimated that, at their peak, at least 20% of Todmorden's population were dependent directly or indirectly on the Fielden Brothers, who accumulated more capital in business than any other cotton firm in Britain before the watershed of the American Civil War.

The Coming of the Railway

The first trans-Pennine railway, authorised by Act of Parliament in 1836, followed a similar route to the Rochdale Canal. Major engineering works were needed to



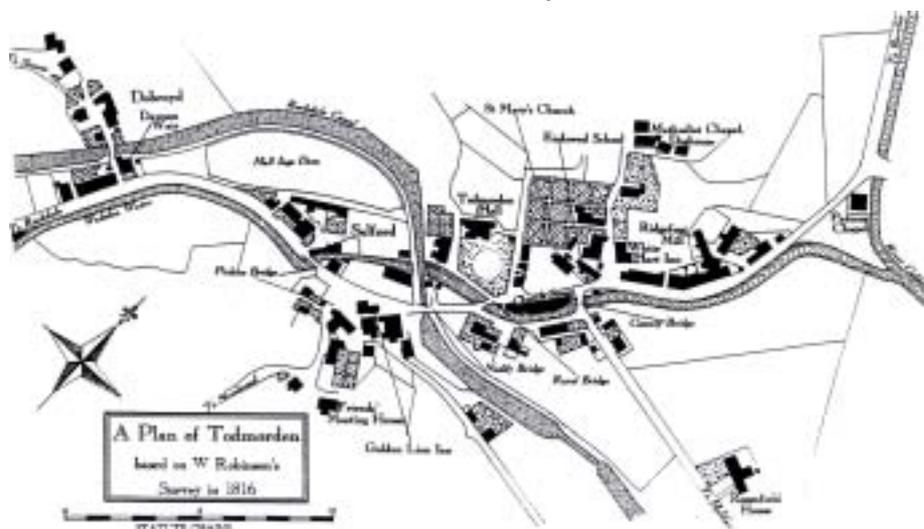
Stephenson's railway viaduct



The 'Great Wall' of Todmorden & the Rochdale Canal

accommodate the railway in the narrow valley including tunnelling through projecting spurs of grit, and the construction of embankments, bridges and viaducts, which have become a distinctive feature of the landscape as well as recording a fine engineering achievement.

Work began in August 1837 and two years later the line was opened from Manchester to Littleborough. The following year the section from Normanton to Hebden Bridge was brought into use. The section between Todmorden and Littleborough was the most difficult to construct and was the last to be opened. A line from Todmorden to Burnley was built between 1845 and 1849. The linking section of line that allowed through trains from Halifax to Burnley to stop in Todmorden was dismantled in the second half of the 20th century.



Todmorden in 1816

Nineteenth Century Prosperity

The arrival of the railway completed the transformation of Todmorden from a rural settlement to an important industrial town, and provided fresh stimulus to trade. From 1800 onwards, more and more people came to live and work in Todmorden, with

both industry and population moving down from the hillsides to the town below, which expanded across the valley floor.

In 1802 the first market opened in White Hart Fold - this market tradition is still a major part of trading in Todmorden, now based around the nineteenth century market hall. Banks were also opened and one of the earliest, at 11 Burnley Road, still remains in use as offices. During the remainder of the nineteenth century Todmorden grew at an astonishing rate, developing rapidly as a prosperous Victorian mill town, and became a borough in 1886. A vast amount of building work took place during this time - Christ Church was opened in 1832; the Endowed School was rebuilt in 1851; the Unitarian Church was built in 1869; many shops and nearly 700 houses were built between 1876 and 1886; the Co-operative store on Dale Street was built in 1888 and, of course, the construction of the Town Hall was completed in 1875. By the early years of the twentieth century, Todmorden had developed largely into the town we now know.



11 Burnley Road

Most of Todmorden town centre has avoided substantial post-war redevelopment, although some of the poorer quality housing and some industrial buildings have been demolished. However, the physical character of Todmorden at arguably its most prosperous period in the early part of the twentieth century is still clearly evident. It still has a coherent and distinctive townscape of great character - a proud mill town with a wealth of exceptional buildings, set amidst dramatic Pennine scenery.

Current Context

The boundary between Lancashire and Yorkshire formerly ran through the centre of Todmorden but the town is now officially part of West Yorkshire, in the Metropolitan Borough of Calderdale. The population of the former Todmorden Municipal Borough in 1901 was over 25,000 - this declined through the twentieth century to just under 15,000 in 2001 census.

3. ASSESSMENT OF SPECIAL INTEREST

Significance in the National Context

The buildings and spaces within the Todmorden Conservation Area can be said to represent the social history of the northern textile trade written in stone. Examples of buildings relating to the wealthy yeomen clothiers of the 17th century, Victorian industrialisation and late 19th century municipal pride sit alongside shops and commercial premises rich in architectural detailing, in the centre of the town.

The deep cut river valleys restrained and dictated the linear form of the settlement's development from early times. A turnpike road, a canal and a railway provided links to the West Riding and to the Lancashire textile towns, and in turn became catalysts to commercial innovation. They helped to shape the further development of the town over the years as well as acting as an additional constraint on expansion. These features still have a significant physical presence in the town today.



Aerial view of Todmorden Town Centre - note the main roads branching out from the centre of the picture, the canal towards the bottom, the railway running diagonally across top left, and the river visible top right.

Local Significance

The significance locally of the Fielden family and their influence on the town, is embodied in their legacy of buildings and spaces. The local impact of their wealth and enterprise can be seen in many of the houses, churches and public buildings of Todmorden.

Location, Geology and Landscape Setting

Set astride the River Calder and its tributary, Walsden Water, the town of Todmorden stands at the meeting point of three valleys carved deep into the Pennine hills, some nine miles south of Burnley, nine miles north of Rochdale and twelve miles west of Halifax.



The rocks of the Upper Calder Valley belong to the Millstone Grit series, with alternating bands of gritstone, finer sandstone and shales laid down when the area formed the estuary of a great river flowing from the north.

In the course of time the estuary silted up and became a swamp covered with dense tropical vegetation. Periodic changes in sea levels brought further layers of sand and silt separating the plant beds that compressed into coal seams. This series of rocks, known as the Coal Measures or Westphalian, can be seen on the east side of Halifax and in the Burnley Valley. From Halifax to Todmorden, however, these deposits have been removed by erosion leaving the strata from the Upper Grits to cap the highest hills.

Following the Westphalian period, a succession of earth movements pushed up the rocks into the fold or anticline, which we now know as the Pennines. Natural erosion over a long period, during which the climate ranged from tropical to arctic, produced a rolling plateau surface at a height (in terms of today's landscape) of 365m to 425m above sea level. The streams draining the plateau were tributaries of the River Calder, which flowed at a much higher level than at present.

It was at the end of the last phase of glaciation that the configuration of the valley changed dramatically. A tongue of ice from the Ribble glacier punched south along the Burnley Valley and east along the Calder Valley. As the ice flow melted, the water from the local ice was joined by a flood of water down the Walsden Valley from a lake on the Rochdale side and a similar torrent coming down the Burnley Valley. This caused the swollen River Calder to carve out a steep sided valley, several hundred feet deeper than previously. The tributary valleys left 'hanging' above the main valley were gradually deepened as their streams cut down from the old level of the Calder to the new, many metres below, giving us the dramatic valleys that are now such a striking feature of the upper reaches of the River Calder.

It is the contrast between these narrow, confined valleys and the open, rolling moorland above which provides the town with its highly distinctive setting.



View over Todmorden, looking south from Todmorden Golf Club

The Built Appearance of the Conservation Area

The physical appearance of Todmorden, in terms of its structures and spaces, is due largely to the building materials which were available locally, the traditional local construction styles and techniques, and the relative prosperity of the town or of individuals living there at different periods in its history.

● Building Materials

The principal and traditional building material in Todmorden is natural stone. Earlier vernacular buildings feature watershot gritstone masonry but most are coursed local sandstone, with courses varying between 3, 4, 5 and 8 inches. Sawn ashlar is used for high status buildings such as the Town Hall and for details such as mullions, heads and cills. Red brick is seen on a small number of mainly 20th century buildings including the rear of 9 Halifax Road (Lloyds Bank) and Goshen Mill. Stone is also the traditional material for boundary walls in the area, usually laid in regular courses with stone copings either flat or shaped (triangular, curved and castellated are common). Some dry stone walls still survive, particularly away from the town centre core.



Watershot gritstone



Coursed sandstone



Ashlar finish sandstone

With regard to roofing materials, earlier roofs are clad with local stone slates, later ones with Welsh blue slates - the arrival of the canal enabling the 'importing' of Welsh slate more cheaply.



Local stone slates - sometimes laid in slightly diminishing courses with smaller slates to the top, gradually increasing in size further down the roof



Welsh blue slates

● The Public Realm

Originally the town's streets and pavements if formally surfaced would have been laid with stone setts and stone paving flags. Now only a few areas of original paving materials survive - for example Bath Street, parts of Albert Street, and Market Street, Bar Street and Lion Street all in the extended Conservation Area. Many pavements were resurfaced with square concrete/artificial paving in the late 20th century and roads are generally surfaced with "tarmac". There are however large stone flags around the Town Hall. Setts still remain in Water Street and White Hart Fold or have been re-laid in recent years.



Traditional sandstone setts, kerbs and paving flags

With regard to street furniture, there are some fine examples of original iron railings still in place, such as outside the library. Most other street furniture - benches, bins, lighting columns - are modern products, sometimes designed to enhance the historic feel of the town.

● Local Architectural Details

Many of the buildings within the Conservation Area, including most of the key town centre buildings and the terraces of mill workers houses, were constructed during the building boom of the nineteenth century. There are pockets of earlier development and individual older properties notably at Laneside and weavers' cottages on Burnley Road, around Fielden Square and Rochdale Road, the Endowed School and St. Mary's Church, and of course Todmorden Old Hall, the oldest building in the Conservation Area.

Most of the local architectural styles and details found in Todmorden are apparent throughout this part of West Yorkshire and also in East Lancashire as local builders and architects shared their practices and worked over a wider area than just this one town.

Typical local roof details include -

- Shallow pitched roofs
- A few examples of steeper roof pitches on later Victorian properties
- Gables with flush pointed verges or stone copings
- Attic windows within stone gables
- Timber troughing set on stone corbels
- A few examples of hipped gables



Window styles reflect the age of the buildings with weavers' cottages having the typical rows of mullioned windows allowing maximum light into the first floor workrooms. Early nineteenth century buildings have simple sash or casement windows. Larger elegant multi-paned windows survive from the Georgian period. Victorian properties also have large windows and demonstrate the increasing availability and affordability of larger panes of glass. Windows and doors are normally set "in reveals", that is, some 6 inches / 150 mm inset from the face of the wall. This is important not only for weather-proofing but also as it creates a shadow and gives visual depth to the elevation. Many original doors have unfortunately been replaced but there are still examples of original style doors which could be used as

the pattern for sympathetic reinstatements. Examples of doors are shown in the photographs. Some doors were replaced about the 1920s/30s and these may now themselves be of interest and worthy of retention.



Door to former weavers cottage



Door to late 19th century house



Doors to early 20th century houses

● Building Heights & Landmarks

There is a uniformity of building heights throughout the town. Residential and commercial properties are generally two storey, two storey with attics, or three storeys high. Community buildings, such as the Police Station, are also two or three storeys, and mill buildings are generally only two or three storeys. It is only the key landmark building of the Town Hall, and the spires and towers of the churches that rise above these common building heights.



Todmorden Town Hall



Unitarian Church Spire



St. Mary's Church



24-30 Burnley Road - showing a typical two and three storey frontage.

● Views, Vistas and Panoramas

Ever present views of the steeply sloping valley sides and the wider context of the surrounding moors contribute significantly to the character of Todmorden, although the town today turns its back on the rivers which formed those valleys, now running some 2-3 metres below street level in sunken channels or culverts. From within the town centre, views along streets or other route-ways to the wooded, green backdrop of the valley sides provides contrast and drama, adding to the town's character. These "channelled" views or vistas are particularly characteristic of Todmorden, and include:

- Looking west along Halifax Road, focussing on St Mary's Church;
- Looking east along Halifax Road from the raised walkway by St Mary's Church;
- Looking south from the town centre along Rochdale Road, with the spire of the Unitarian Church on the skyline;
- Looking north and south along Rochdale Road from Shade;
- Along the Rochdale Canal in both directions.



Looking south along Rochdale Road



The Rochdale Canal south of the town centre

Other important views or view points include -

- Looking north along Water Street towards the Town Hall;
- Looking south along Water Street;
- Looking west along Dale Street focusing on 16 Water Street;
- From the paved area by St.Mary's Church, looking north-east towards the market.



Looking north along Water Street



Looking north-east from the paved garden by St Mary's Church

In addition, the siting of the principal buildings in the valley bottom has resulted in many views of its varied roofscape from the valley sides. Panoramic views over the town can be enjoyed from a number of locations including the grounds of the Unitarian Church, Longfield Road and from Todmorden Railway Station.



View over Shade



View over Todmorden looking north from the Unitarian Church towards Whirlaw and Bride Stones Moor

Wider views from within the town centre and from the valley sides across the town contribute to the distinctive setting of Todmorden. Particularly important are:

- wider views to the north of the town centre looking towards Stansfield Moor,
- views looking east along the shoulders of the Upper Calder Valley with the tower of Cross Stones Church on the skyline on the north side and Stoodley Pike on the south side.



View of Bridestones Moor seen through the viaduct



View of Cross Stones Church from Longfield Road

4. CHARACTER AREAS WITHIN TODMORDEN CONSERVATION AREA

Todmorden Conservation Area, now that it has been further extended, is relatively large and the character varies considerably within its boundary. A number of different character areas or zones can be identified as follows:

● Town Centre Core

This area forms the core of the Conservation Area and includes most of Todmorden's key civic and commercial buildings. The area is centred around the Town Hall and the principal shopping areas including the market hall, the southern end of Burnley Road, the western end of Halifax Road, Rochdale Road as far as Fielden Square, Water Street and St. Mary's Church.

The special characteristics of this area include:

- mainly commercial and civic uses,
- natural stone with stone or slate roofs,
- generally terraced properties built to back of footpath,
- 2 or 3 storeys,
- some detached landmark buildings,
- tight-knit form,
- few areas of open space.

Key Buildings

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 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.

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.

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.

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 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.

Spatial Analysis

Physically, the area is characterised by the three main roads branching off from the Town Hall with terraced properties generally built to the back of the footpath. Streets and spaces adjoining the main roads tend to still retain a tight-knit form other than where clearance has created more open areas such as around Bramsche Square and on George Street.

Water Street is a street of immense character - it was once the main road through Todmorden, running at the current level of the river. Road improvement schemes raised the level of Water Street leaving properties with one fewer storey at the front. The four storey rears of properties facing on to Oxford Street are prominent in views across the Rochdale Canal and from Longfield Road.

New residential development at Dale Street follows the form of the former Co-op building and is set back slightly from the street frontage, mirroring the detail of houses on the north side of the street.

Uses

The area has a busy commercial identity with shops, offices, cafes and public houses along with the more municipal and community uses such as the Town Hall, the library, tourist information centre, and registry office. There are also residential properties in the form of accommodation above shops and pubs, pockets of new residential development such as on Dale Street, and converted space on Oxford Street and Rise Lane.

General Condition of the Area and Buildings

The condition of the built fabric in this area is very varied. A number of businesses in Todmorden appear to be marginal in terms of their viability, and while most properties have been kept wind and watertight, the under-use of upper storeys together with a lack of available finance to invest in regular maintenance has led to deterioration. The condition of the upper storeys of a number of town centre properties is poor and is a cause for concern, but all the properties along Water Street which have decorative roofline dormers appear vulnerable.



The dormer roofline of Water Street

The former Abraham Ormerod Centre is currently unused and boarded up. Its condition is poor and will deteriorate further if a new use which can support investment in the fabric of the building is not found soon. Although identified here as an important building, its future is uncertain and proposals have been under consideration for the redevelopment of the site. New development such as the residential development on Dale Street, and recently restored properties, such as those on Oxford Street are in generally good condition.

Open Spaces and Trees

St. Mary's Church Yard is the principal green space in the core area and is a focus for views when approaching the town centre along Halifax Road. There are a variety of mature trees and shrubs in the church grounds providing a colourful oasis in this busy part of the town. Recent works have included the demolition of an adjoining property (the former Barclays bank), the creation of a paved terrace area to the east of the church, and the replacement of railings along the roadside frontage. These works have dramatically improved the setting of both the church and the neighbouring Endowed School which was largely hidden from view previously.

Fielden Square, outside the Golden Lion public house, was landscaped and planted in the late 1990's, and provides a tidy and well-maintained planted area. Nearby Fielden Wharf has been extended to include the site of the former 37 Rochdale Road, a property which had been in very poor condition for a number of years. Attempts to develop a viable restoration scheme had been unsuccessful and the building has now been demolished to create a landscaped area linking Fielden Wharf on the canal with Rochdale Road. Completed in 2007, this has proved to be a popular environmental improvement scheme which has successfully provided greater physical access to the wharf and has opened up views along the Rochdale Canal thereby reinforcing its presence in the town.

The wooded railway embankment and the wooded areas to the rear of the Old Hall and the Telephone Exchange form part of the green backdrop to the conservation area and add to its biodiversity value. The garden area in front of the Old Hall is all that remains of a much larger garden, which may once have extended as far as the

river bank, and is important as it forms the setting for this listed building.

Areas of Negative Impact

Within the character area there are a number of negative factors that are common throughout the designated and proposed conservation area. 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.

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.

Many back yards are also in need of investment and co-ordinated boundary and surface treatments. In particular the rears of properties backing on to York Place and George Street are unkempt and surfaced with a variety of materials. The rear of 7-9 Water Street facing onto Meadow Lane car park would benefit from the removal of

external security shutters and mesh together with window reinstatement.

Areas of Neutral Impact

The car parks off George Street are adequately detailed but any opportunities should be taken to reinforce the character of the area. Opportunities should also be taken to improve boundaries to and surface treatment of the parking area south of Oxford Street and to sympathetically open up visual and physical access to the canal.

Other 'Heritage Assets'

The railings in front of the library are attractive and form an important part of the character of the building and the street scene, and should be retained.

● **Halifax Road and Adjacent Areas**

This area lies to the east of the town centre, centred around Halifax Road itself. It is a key area in terms of being a gateway to the town when travelling by road from the east.

An area around the eastern half of Halifax Road as far east as Stansfield Bridge is now incorporated into the extended Conservation Area, and includes blocks of Victorian commercial properties fronting the northern side of the Halifax Road frontage, further terraces of mainly mid-Victorian housing development, good examples of back-to-back housing development, and pockets of industry.

The special characteristics of this area include:

- commercial uses along Halifax Road with residential behind,
- natural stone with stone or slate roofs,
- linear development in regular terraces generally built to back of footpath,
- 2 or 3 storeys.

The area to the south of Halifax Road, which includes the sites currently being redeveloped has been excluded from the extended Conservation Area, as has the Lidl supermarket and the industrial area to the south of Derdale Street.

Key Buildings

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.



Spatial Analysis

Halifax Road is one of the main historic valley bottom corridor routes, running parallel with the River Calder, the canal and the railway, east-west into the town centre. It remains one of the main commercial streets of the town, traditionally characterised mainly by linear development directly fronting onto the footpath, although clearance and more recent developments have removed this character in parts. Properties fronting Halifax Road itself tend to be three storeys high, with residential terraces to the rear two storeys high, and the flats at Roomfield Court some four storeys in height.



1-15 Halifax Road

Uses

The prime activity along the main road frontage is shopping and commercial, ranging from banks to hot food takeaways, some with living accommodation above. There is also the Hippodrome Theatre, a Working Men's Club, several public houses, and a significant amount of residential use.

General Condition of the Area and Buildings

The condition of the built fabric in this area, as in much of the rest of the Conservation Area, is varied. Again the under-use of upper storeys has led to deterioration and is a cause for concern.

The apparent lack of investment in much of the built fabric over recent years might be part of the reason why there are still a considerable number of original features to be found on buildings in this area -

- some original shopfronts can be found in the block between 121-139 Halifax Road;
- original railings remain next to the steps at numbers 38-44 Halifax Road;



32 & 30 Halifax Road



20 & 28 Halifax Road

- original sliding sash windows exist to the upper floors on a number of commercial properties:

Number 17 Halifax Road - retains its original sash window at first floor level and has a traditional shop blind;

The Rope and Anchor Public House, 132 Halifax Road - dates from the late 18th, early 19th century and also retains its original sash windows;



17 Halifax Road



19-25 Halifax Road

New development such as the residential development on Dale Street and recently restored properties, such as those on Oxford Street, are in good condition.

Open Spaces and Trees

There are no sizeable areas of open space in this character zone, and few trees. A small area on the north side of the Halifax Road frontage, close to Bramsche Square, has recently been landscaped with new street furniture and planting, and now forms an interesting gateway area to this part of the town centre.

There is a small but pleasant open space with some trees adjacent to the Roomfield Baptist Church.

Other 'Heritage Assets'

The original privies still exist to the rear of properties in the block between Richmond Street and Der Street. In many places privies have been demolished, so those that remain are becoming rarer and more significant in terms of social history.

Setts and stone paving on Back Der Street, to the rear of properties on Richmond Street, Der Street and Gordon Street;

An internal courtyard to the block fronting onto Halifax Road, Key Sike Lane and Every Street;

Attractive Victorian gates to the Halifax Road frontage of Roomfield Court.



Halifax Road frontage of Roomfield Court

● Burnley Road and Adjacent Areas

This area lies to the north of the town centre, centred around Burnley Road itself. It forms a gateway to the town when travelling by road from the north, and includes a number of important buildings and townscape of interest.

The length of Burnley Road is now incorporated into the extended Conservation Area, as far north as (but excluding) the former Mons Mill site, together with an area to the east of Burnley Road. This large area includes streets of tightly packed nineteenth century terraces, other housing of various ages and representing various levels of past social standing, and pockets of industry including northlight sheds.

The special characteristics of this area include:

- mainly commercial uses fronting southern part of Burnley Road,
- natural stone with stone or slate roofs,
- linear terraced development built to back of footpath, some with gardens to front,
- some detached landmark buildings,
- 2 or 3 storeys,
- a number of key open spaces and trees.

Key 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.

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.

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.

Spatial Analysis

Burnley Road is another of the historic valley bottom corridors, leading from the town centre northwards, and running parallel with the railway line towards Burnley and adjacent to the River Calder for part of its route. Its southern end retains a close knit streetscape with terraced buildings in linear form built directly fronting onto the footpath. Further up, the road takes on a somewhat more spacious and grander appearance with larger properties with gardens to the front. Even the more humble cottages found here generally have small front gardens.

There are a number of large detached buildings, often in community use or formerly used as such. There has been a tendency for some of these to lose some of their character through more recent requirements for parking - both the college and the former cinema have lost their immediate settings to provide surfaced car parking.

The area adjacent to Burnley Road on its eastern side was developed to provide

workers' housing, and examples range from early weavers' cottages, to mid nineteenth century back-to-backs, and more formally laid out late nineteenth century and early 20th century terraces and impressive villas.

With a few exceptions, properties fronting Burnley Road tend to be three storeys high, with residential terraces to the rear usually two storeys.

Uses

The prime activity along the section of Burnley Road immediately north of the railway viaduct is shopping and other commercial uses. Important community buildings including the former Abraham Ormerod Medical Centre, Calderdale College and the Police Station also front onto this part Burnley Road. The residential area to the east is interspersed with pockets of industry.

General Condition of the Area and Buildings

The condition of the built fabric in this area, as in much of the rest of the Conservation Area, is very varied. Many of the residential properties are in good condition, and there is evidence throughout the area of owners occupied in upgrading their homes. Many of the alterations are not, however, in keeping with the original character of the area, particularly where uPVC windows and doors of non-traditional patterns are replacing sliding sash and panelled timber doors. There are also areas of concern, however, where properties appear to be in bad condition and often vacant. A number of key sites on the Burnley Road, for example, are in poor condition including the former police flats which are now in a dilapidated state, but proposals are currently being considered for the redevelopment of the site. Similarly the Abraham Ormerod building is currently empty and boarded up but has been the subject of a planning application to redevelop the site.

Open Spaces and Trees

The character of Burnley Road is much more open, and greener and leafier than that of the other two main roads into Todmorden. This leafy feel is further enhanced by the open space of the cricket ground, the graveyard to Christ Church, and of course the park. Travelling north from the town centre, the road is flanked by trees to both sides.

Patmos Garden on Burnley Road, previously the site of the Patmos Chapel demolished in 1975, has recently been subject to a new landscaping and planting scheme. The scheme is designed to be largely child-centred and incorporates a variety of plant species together with good use of hard landscaping.

There is a small but attractive open space in the area around St. Joseph's Primary School, St. Joseph's Catholic Church and the priory between Byrom Street and Wellington Road.

Other 'Heritage Assets'

Art deco shop fronts at 48-60 Burnley Road;
Decorative ironwork gate at Patmos Garden;

Stone front boundary walls with copings and pedestrian gateways;
Examples of stone setts with stone pavements and kerbs remain on Albert Street.

● Rochdale Road and Salford

Lying to the south-west of the Town Centre Core Area, this is one of the most historically significant areas of Todmorden, being the location of the town's first mills located to make the most of the Walsden Water and the transport route following the valley bottom corridor. Within this small area, three of the attributes which were to become so important in Todmorden's history can be found - Walsden Water, a tributary of the River Calder; the road between Todmorden and Rochdale; and the Rochdale Canal. In addition, the area immediately to the west is now incorporated into the extended Conservation Area, and includes the railway, so important to the development of the area.

The special characteristics of this area include:

- mainly commercial in use, with pockets of residential,
- a mix of building materials, much being natural stone but also occasionally brick and other materials,
- 2 or 3 storeys,
- views west of "The Great Wall".

Key Buildings

Dawson Weir House, 112 Rochdale Road - listed grade II. This early 19th 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.

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.

Spatial Analysis

Physically the area was traditionally characterised by linear development directly fronting onto the footpath, the majority of these properties being two or three storeys high. The area has been partly cleared, losing properties on the principal road frontage of Rochdale Road as a result of road widening. Newer development which has taken place has tended to be away from the primary street frontage in the form of large buildings in their own car parks, such as the supermarket, or units situated on small cul-de-sacs such as on Salford Way. These newer buildings also tend to be not locally distinctive in their design.

Although this area grew directly as a result of the impact of the various transport developments taking place along the valley, today it is the road which dominates its character. Walsden Water has been culverted immediately adjacent to the road and its visual presence is therefore lessened. The Canal now seems somewhat detached away from the area's main pedestrian routes, although the huge and impressive structure known as the Great Wall is widely visible.

Uses

The area is still one of the main commercial areas of the town with Todmorden's main supermarket now on the site of the Fielden's Waterside Mill, a number of smaller shops some with living accommodation above, and a range of industrial and office uses all located in close proximity to each other. There are also pockets of residential use such as Bankfield Buildings, Waterside Lodge elderly persons accommodation, and the properties around Dawson Weir.

General Condition of the Area and Buildings

A gateway into the town centre from the south, the area has lost much of its urban form and many of the older buildings are in poor condition and in need of investment. The frontage onto Foundry Street is particularly run-down but has some potential as a site with good industrial heritage.

Some investment has taken place, however, and a number of properties are in good condition and are well-maintained including the recently renovated Darwin House, Waterside Lodge, Bankfield Buildings and the supermarket itself.

Open Spaces and Trees

A new green space has been created to the south of Darwin House forming an attractive and well-maintained feature on this visually prominent site on the Rochdale Road gateway to the town centre.

Other 'Heritage Assets'

The clock on the 'tower' at Daleside Mill.



● Longfield Road and Bankside Area

This area lies to the south of the Town Centre Core Area and is characterised by its steep gradients and the resultant impressive views across the town. The visual focus of the area, and indeed across much of this part of Todmorden, is the Grade I listed Unitarian Church designed by John Gibson - it is now in the care of the Historic Chapels Trust. Its tall spire is a major landmark and an important and historic element within Todmorden. The main route through the area is Longfield Road which runs up the hillside and lies parallel with the canal below. The area to the eastern end of Longfield Road is now incorporated into the extended Conservation Area, and includes further terraces, examples of back-to-back development, and open areas running down to the canal.

The special characteristics of this area include:

- residential in use,
- natural stone with stone or slate roofs,
- buildings set on steep hillside in clusters or short terraces,
- 2 or 3 storeys,
- stone steps linking levels,
- views across the town,
- Unitarian Church forms key landmark building and open space.

Key Buildings

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.



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.

Spatial Analysis

One of the oldest parts of the town centre, the cluster of cottages rising up the valley side facing Fielden Square is very different in character to the more formal terraces of the rest of the town but contribute greatly to Todmorden's distinctive identity. The area, particularly those parts close to the chapel and along Bank Street, is leafy and quiet with little traffic on the smaller streets. Stone walls and trees screen gardens, and steep flights of steps link the buildings and streets built at different levels up the hillside. From the higher parts of this area can be seen stunning views across the town's roofscape below and towards the hills and moors beyond.

There is further contrast within this area between the densely developed mid to late nineteenth century workers cottages including back-to-backs on Well Street and Wellfield Terrace, and the later 19th century/early 20th century terraces at 15 to 25 Wellfield Terrace.

Longfield Road is wider than other valley side roads because it was formerly the route to and from Longfield Scout Quarry, which by the early part of the twentieth century appears to have been disused. While some properties in this area were built as back-to-backs, other properties on Longfield Road have their back to the road,

built facing north to enjoy the wonderful views over the town.

Uses

Part of this area is known as 'Cock Pit', which gives an indication of the activities carried on there in Georgian times. Today it is almost entirely residential apart from a property in commercial use linked to dairy products at the bottom of Longfield Road.

General Condition of the Area and Buildings

Properties in the area are generally well maintained and in reasonable or good condition.

Open Spaces and Trees

The grounds of the Unitarian Church form the main area of open space in the area. They were originally formally laid out with a carriage drive, a secondary path at a higher level and one linking to the burial ground in the south-east corner. The grounds, which contain a variety of native trees and typical church yard species such as holly, now provide a tranquil open space, with stunning views from the upper level close to the northern part of the church.

The small burial ground adjacent to the former Sunday School now also forms a peaceful and attractive garden for the residents of the flats now occupying the building. This burial ground is particularly important as it contains the grave of John Fielden.

Trees between Longfield Road and Wellfield Terrace form part of the backdrop to views looking south from the town centre and contribute to local biodiversity.

Areas of Negative Impact

Goshen Mill is brick built and partly rendered, although this render is now starting to fall 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.

Other 'Heritage Assets'

Several flights of stone steps link the different levels in this area add greatly to its character and should be retained.

Some stone setts can be found on the steps adjacent to the old Sunday School, close to Wellfield Terrace, and these should be retained.

● Pleasant View, Well Lane and Christ Church Area

This area lies to the north-west of the Town Centre Core Area and is also characterised by steep gradients and wonderful views across the town. Doghouse Lane is part of an early route crossing the moors. Linked to other paths above the valley bottom, cottages were developed along these tracks following the contours. This area forms part of the western backdrop to the town centre and is characterised by linear rows of residential properties, set against the backdrop of the hillside behind.

The special characteristics of this area include:

- residential in use,
- natural stone with stone or slate roofs,
- buildings set on steep hillside in clusters or short terraces,
- 2 or 3 storeys,
- stone steps linking levels,
- views across the town,
- trees provide a visual backdrop to the area.

Key Buildings

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 (2008) 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.

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.

Spatial Analysis

The topography of this area dictates the location of buildings in this area, and houses tend to be concentrated in small groups along the hillside. This area is very different to most other parts of Todmorden in that the properties are laid out in a more informal manner, generally in small clusters or groups.

The area is quiet with little traffic - indeed a number of the routes through this area such as Well Lane are unmade roads. There are a number of steep flights of steps linking different levels up the hillside. From the higher parts of this area can be seen stunning views across the town's roofscape below and towards the hills and moors beyond.

Uses

The principal use in this area is residential.

General Condition of the Area and Buildings

Most properties in the area are reasonably maintained, and there is evidence of improvements being carried out.

Open Spaces and Trees

Trees on the hillside form part of the backdrop to views looking north-west from the town centre and contribute to local biodiversity. This wooded area is very attractive and a strong element in the overall character - the area is well used and has footpath links to Centre Vale Park and to the countryside.

Other 'Heritage Assets'

Several flights of stone steps link the different levels in this area and add greatly to its character. In particular, the path and stone steps on the south side of the church running between the church lych-gate and Ridge Bank are attractive and should be retained.

● Shade

Located along the main road from Rochdale into Todmorden, Shade is a key area on the southern gateway entrance to the town centre.

This area is now incorporated into the extended Conservation Area as a southern extension to its boundary. The area includes residential development along the valley corridor route, making use of the flat valley bottom adjacent to the Rochdale Canal

and the railway. Interesting examples of workers' housing in this area range from late Georgian terraced cottages, back-to-back Victorian cottages, post Second World War prefabs, later blocks of flats, and late 20th/early 21st century houses. In addition to the housing, are the community facilities - the school, the shops (evidence of former shops exist on properties which are now in residential use), the chapels and the public houses.

The area also incorporates a number of transport-related features which contribute to its local distinctiveness, including the canal warehouse and lock keeper's cottage at Gauxholme, the railway viaduct at Gauxholme, and the very unusual castellated railway bridge over the canal at Gauxholme. The area also includes the properties at Laneside where the Fieldens developed their early mill.

The special characteristics of this area include:

- mainly residential in use,
- linear development with terraces at right angles across valley bottom,
- transport-related features dominant in the townscape,
- green hillsides extend down to valley bottom,
- trees along railway embankment.

Key Buildings and Structures

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.

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.

Spatial Analysis

An important part of the character of Shade derives from the natural and transportation features in the townscape - the river, the canal, the railway and the road are all located in very close proximity along this narrow valley.

Unlike other parts of Todmorden, a characteristic of this area is that the rows of workers' cottages run at right angles across the valley bottom rather than parallel to the main road and seem to make the most effective use of the available space. Another distinctive feature, and fundamental to the visual character of the area, is the way in which the greenery of the hillsides come down to meet the rows of houses in the valley bottom. The green valley sides are viewed in gaps between terraces, immediately adjacent to the western side of the canal.

Uses

Generally a residential area with associated uses such as the school and public houses, although there are also some small pockets of industry and commerce.

General Condition of the Area and Buildings

Most properties in the area are reasonably maintained although some are in apparently poor condition.

Open Spaces and Trees

The many trees along the railway embankment are an important part of the character of the area, in addition to the trees around Shade School.

As already noted above, the green hillsides which appear to come down to meet the valley bottom, add enormously to the character and identity of the area.

Other 'Heritage Assets'

There is a high quality shop front at 262 Rochdale Road;

Stone boundary wall with carved school signs, stone steps, stone setts, and Victorian iron railings at Shade J&I School;

Stone setts at Shade Street, Littleholme Street, Market Street and Bar Street;

Railings and handrails to raised cottages and original privies at 195-209 Rochdale Road;

Substantial stone boundary wall along the east side of Rochdale Road.

● Centre Vale Park Area

Centre Vale Park extends for almost half a mile along Burnley Road and includes the sloping wooded valley side to the west. The Park's wonderful dramatic setting enhances it as a highly valued local resource for the community and also as the key

open space in Todmorden. The Park includes a formal Garden of Remembrance to both World Wars, bowling greens, tennis and football courts, a children's cycle track, a play area and a bandstand. The Park also includes two lodges and a number of other buildings.

The original estate of 75 acres was purchased by Todmorden Corporation from John A. Fielden for £10,547 and included parkland, a cricket ground and two mansions. A further thirteen acres were given in 1912 by a Mrs Greenwood. The park was opened in March 1912, with the first bowling greens opened in 1915, and the miniature golf course completed in 1930. The most recent addition has been the new sports centre, located off Ewood Lane, opened in June 2000.

To the south side of the Park is Todmorden Cricket Club - a distinctive feature of the townscape and an attractive open space in its own right. To the north side are the buildings on Ewood Lane including the Fielden Centre.

The special characteristics of this area include:

- large open space with many trees,
- buildings in stone and slate although new sports centre of contemporary design and materials,
- important leisure facility for the town.

Key Buildings and Structures

The Fielden Statue - listed grade II. Designed by J. H. Foley, R.A., this memorial to John Fielden, MP commemorates the passing of the Ten Hours Act in 1847, a major landmark in nineteenth century industrial reform, as well as commemorating Fielden's immense services to Todmorden. The statue was originally sited close to the Town Hall in 1869, then moved to Fielden Square prior to its present position. Cast in bronze, the statue stands on a granite plinth.

The Fielden Centre - listed grade II. Formerly the Fielden School of Art, now in community use, the building forms a group with the attached former Masters House and the Old School, both now in residential use. The Gothic Revival building dating from the early 1870s was probably by John Gibson who designed Centre Vale House of the same date.

The Bandstand - recently restored following fire damage, this structure provides a focal point for the Park and is the regular setting for concerts and other events.

● **The Rochdale Canal Corridor**

The Rochdale Canal traverses several of the identified Character Areas within the extended Conservation Area. The Canal, one of the three trans-Pennine canals, was built for trade between the West Riding of Yorkshire and Manchester. By using the low level Ice Age meltwater channel between Todmorden and Littleborough, it avoided the necessity of a summit level tunnel. It was built to the same broad gauge as the connecting Bridgewater Canal in the west and the Calder and Hebble Navigation in the east. The canal was opened between Sowerby Bridge and Todmorden on 24th April 1798, then to Rochdale on 21st December of the same year

and was completed through to Manchester in 1804.

The canal carried a heavy trade throughout the 19th century and was able to trade successfully into the 20th century but, while trade was no doubt affected by the development of competing railways, it was the development of motor transport that rapidly brought about its demise. By the outbreak of the Second World War there was no trade left on the canal, apart from a few short movements within central Manchester. Navigation was abandoned in 1952 and the canal quickly fell in to disrepair. However in the 1970s local canal enthusiasts and later Calderdale Council became increasingly enthusiastic about the benefits of restoration and in 2002 the canal was finally reopened to full navigation from end to end.

After following a route from Hebden Bridge along the south side of the Calder Valley, the canal follows the contours and the line of least rise through Todmorden, to reach the west side of the Walsden Water Valley and then turns south towards Walsden.



The Rochdale Canal at Todmorden

The special characteristics of the Canal Corridor include:

- important historic transport feature,
- canal side walls of stone,
- towpaths sometimes paved, others unmade,
- other features such as lockgates, bollards etc,
- now important as a leisure facility.

The canal and its associated structures are a distinctive feature of Todmorden, and many features along the canal which add to the distinctive character of the locality are listed, indicating their importance.

Key Structures

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.

5. COMMUNITY INVOLVEMENT

This Character Appraisal for the extended Todmorden Conservation Area has been prepared by the Regeneration Section of Calderdale Council's Planning and Regeneration Services. It was adopted by Calderdale Council on 10th March 2008 following a period of consultation with local residents, businesses, and other interested groups and bodies.

It is intended that Character Appraisals are reviewed every five years - please use the contact details provided on the back cover of this Appraisal if you have any comments to make, or additions or amendments to suggest.

6. REFERENCES

BIBLIOGRAPHY

Hey, David - A History of Yorkshire: 'County of Broad Acres' - Lancaster: Carnegie Publishing, 2005

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Jennings, Bernard & Hebden Bridge WEA Local History Group - Pennine Valley: A History of Upper Calderdale - Otley, Smith Settle Ltd., 1992

WEB SITES

www.Todmorden.org

www.todtalk.com

www.todmordennews.co.uk

www.todmordenalbum.co.uk

www.todmordenandwalsden.co.uk

Please note: An appraisal of a conservation area can never be completely comprehensive and the omission of any mention of a particular building, feature or space should not be taken to imply that it is of no interest.

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.

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).

TODMORDEN CONSERVATION AREA

ITS MANAGEMENT, PRESERVATION AND ENHANCEMENT GUIDANCE FOR DEVELOPERS, PROPERTY OWNERS AND MANAGERS

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 15-16 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.

Centre Vale Park has had significant work in recent years related to flood alleviation measures. There is an on-going need to monitor and where necessary repair the various structures and works of public art within the Park.

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. Proposals are currently being considered 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**

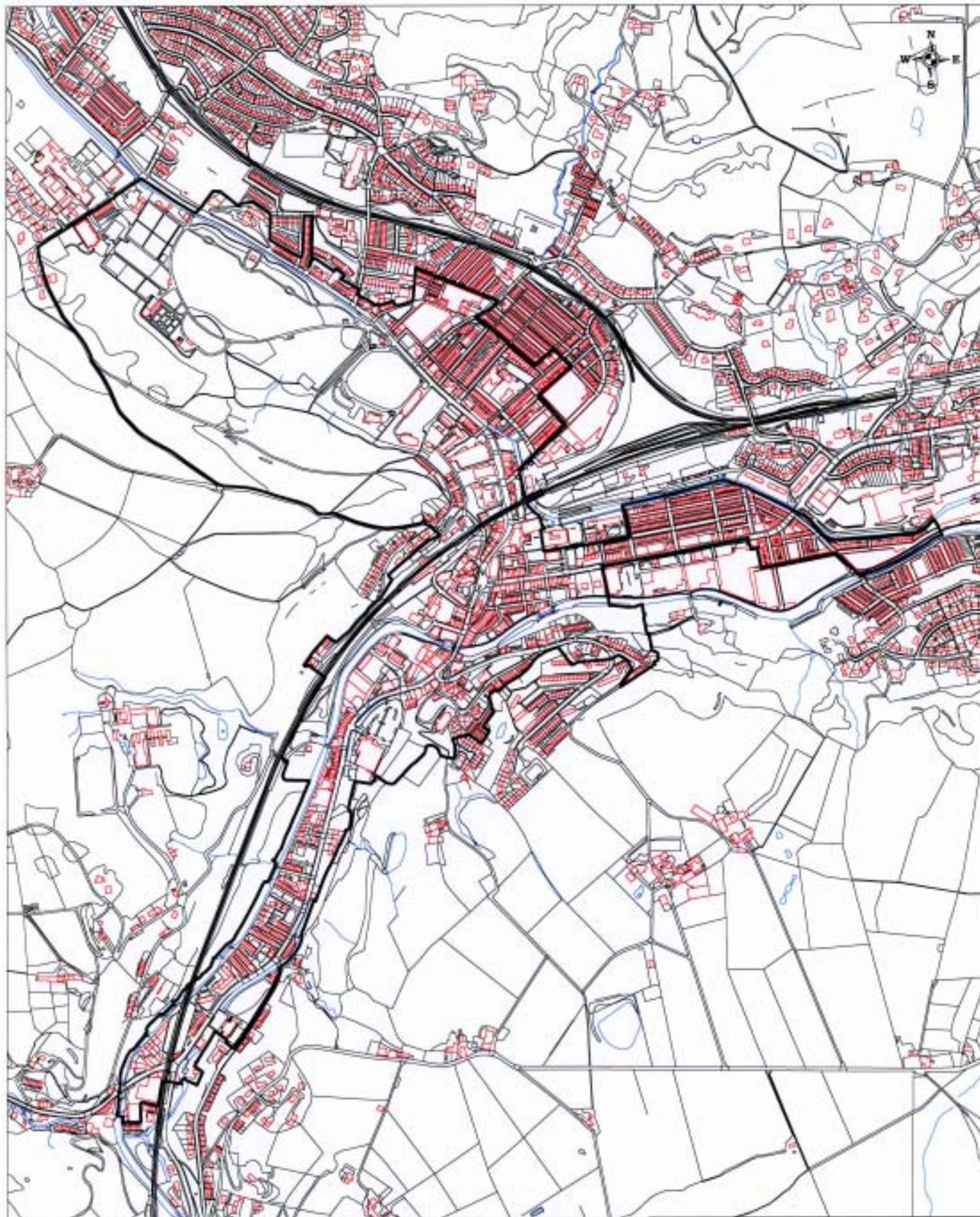
The area to the very south of this part of the extended Conservation Area, whilst steeped in industrial history and character, is generally in a poor and untidy state with areas lying un-used and apparently abandoned. Any proposals to redevelop this area need to take account of the existing character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



Calderdale
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Regeneration and Development

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Todmorden Conservation Area

Scale 1:10000

Date: 07/04/2008

Drawn By:
David Highton

Reference:
Ref

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