

Local details

- **Historic paving:** there are cobbled areas alongside the Old Smithy and in front of the next-door Buck Inn, on the drive beside Townley House, along Cross Fold, beside Rawsthorne House, in Back Lane (south of the Methodist Chapel and north of Cross House), and in the courtyard in front of Beech Cottage.
- **Boundary walls:** built from the abundant local gritstone, these are a distinctive feature of the conservation area, lining both sides of Main Street and contributing to the linear character of the street. The small enclosure opposite Cherry Hall at the northern end of Main Street is the former village pound or pinfold where stray animals were kept.
- **Railings and gates:** some larger detached properties along the Main Street have iron railings and front gate – notably Rawsthorne House, Ivy House and The Hollies.
- **Barge and eaves boards:** several 19th-century houses along the Main Street have eaves boards and barge boards of painted timber, shaped along the lower edge and pierced with holes to form simple geometric patterns. They include Paddock House, Rawsthorne House, The Hollies and Chestnut Cottages.
- **Gutter brackets:** stone brackets supporting the front gutter are not as common here as they are further south in the Ribble Valley, but are found on Rose Mount (dated 1906), the Duke of York Hotel and The Haven.
- **Roofs:** at Pendle View, Nos 1 to 5 consist of a row of weaver's cottages under a slate roof, but with an outshut to the rear roofed in sandstone.
- **Stiles:** a stone stile consisting of three stones projecting from the face of the all is found at the start of the footpath north of Scotts Barn on Back Side.



The Vicarage

Green spaces, trees and other natural elements

The house called Bramble Croft, on the western side of Main Street, sits on the site of a former jam factory, and there are damson trees surviving in a few gardens along Back Lane as a reminder of the orchards once lined the eastern edge of the conservation area. Most of these have now been built upon.

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

Monitoring and review.

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Bibliography

Nikolaus Pevsner, *The Buildings of England: Yorkshire West Riding*, 1967 (second edition, revised by Enid Radcliffe)

Royal Commission on the Historic Monument of England, *Nonconformist Chapels and Meeting Houses in the North of England*, 1994.

Christopher Hill, *The World Turned Upside Down*, Penguin Books 1972.

The Grindleton village website: <www.grindleton.org>.