

Proposed Palatine Square Conservation Area

1. At your December meeting (Minute 176) you approved commencement of the procedure to designate more Conservation Areas, in accordance with the provisions of Minute No. 92 (August 1974). This report concerns Palatine Square. A letter has been sent to the residents of properties in Palatine Square informing them of the prospect of early designation of the area as a Conservation Area.
2. Palatine Square is architecturally and historically, unique within Burnley and inextricably linked with the history of Burnley Building Society. In November 1862 the Society decided to use a surplus of £2000 to build detached villas of a 'superior class', and were originally let on a rent of £34 per annum to, mainly, cotton merchants. Joseph Halstead, the architect of the Square based his designs upon houses in Stockport. Each property was built by different builders, which explains the individual variations in style displayed between the houses. This unique feature, in itself, justifies the designation of the area. The map shows the form a minimal core designation boundary would take, including those larger properties on Albion Street and Carlton Road which form the immediate "entrance" to the Square.
3. Study has shown that a larger area extending to Manchester Road, too, has a special character albeit different from Palatine Square. The south east side of Manchester Road which is generously wooded, makes a pleasant soft edge and foil to the larger houses opposite. Here the fine frontages of Carlton Road and Montague Road link Manchester Road to Palatine Square. The Palatine area as a whole can be seen to have special architectural and historic interest, the character of which it is desirable to protect and enhance. The map shows a suggested boundary for a larger designation area.

Procedurally, the next stage of designation is to consult with both the public, and the County Council, to invite their comments upon the draft conservation area boundary. A report will be presented to your Committee as soon as results are known. The Committee is requested to approve the suggested wider Palatine conservation area boundary as the basis for discussion with the public and the County Council.