

APPENDIX A

DESCRIPTION OF THE CHARACTER OF THE PROPOSED CONSERVATION AREA AND A JUSTIFICATION OF THE CHOSEN BOUNDARY.

The main part of the proposed Conservation Area comprises the large 19th century houses set in spacious gardens which flank Todmorden Road and Brooklands Road. The main characteristics of this area are the low density of development, the fine but austere period character of the houses and the extensive plantings of mature trees, most dating from the same period as the houses.

Where Brooklands Road and Hufling Lane meet, this character is somewhat modified, but the boundary has been drawn to include the interesting group of buildings set around two green areas with young established trees. These buildings include a finely detailed Edwardian row (numbers 1 - 25 odd Brooklands Road), the Brooklands Road Methodist Chapel, the Royal Butterfly Hotel, the Towneley station and signal box, numbers 85 - 109 Hufling Lane, and an old Parliamentary Boundary Stone.

At the other end of Brooklands Road, the properties on Brooklands Avenue have been included because they have a similar character. In addition, numbers 169 - 181 Todmorden Road have been enclosed within the boundary because they form a termination of the area of special character and because they help to screen the properties behind.

Part of the garden of 17 Redgate Close, which bounds Todmorden Road is included because it contains a fine mature tree which forms a gateway to the well-wooded section of Todmorden Road between the Brooklands Road junction and Park View. Behind numbers 246 - 252 the area of fine mature trees stretches down to the chestnut paling boundary of the Golf Course on the east side of Redgate Close.

The front part of the garage colony site between 230 and 236 Todmorden Road is included because of the need to enhance the area by planting a tree and shrubbery screen there and to protect it from future destruction.

A second contrasting area has also been identified at the junction of Hufling Lane, Oxford Road, Outwood Road, and Todmorden Road where can be found some of the older buildings which formed the core of the historic settlement of Burnley Wood together with a series of fine quality Edwardian additions. These cluster around the road junction forming an attractive focal point. Between this point and St. Stephen's Church can also be found some of the most interesting of the late 19th century terraced houses in the area. These are characterised by their use of high quality details such as arches, drip and hood moulds, datestones, and carved stone name plates. These details give a very picturesque quality to the cottages.

A Burnley Wood Conservation Area should include the old area of the settlement because it contains interesting buildings of higher than average historic and architectural quality. The character of this area is more tightly clustered than the remainder and there are marked differences of character between the buildings depending on their age. All houses are terraced properties and each terrace still retains a substantial amount of original detail and unity of design. The boundary has, therefore, been drawn to enclose the best of this area.