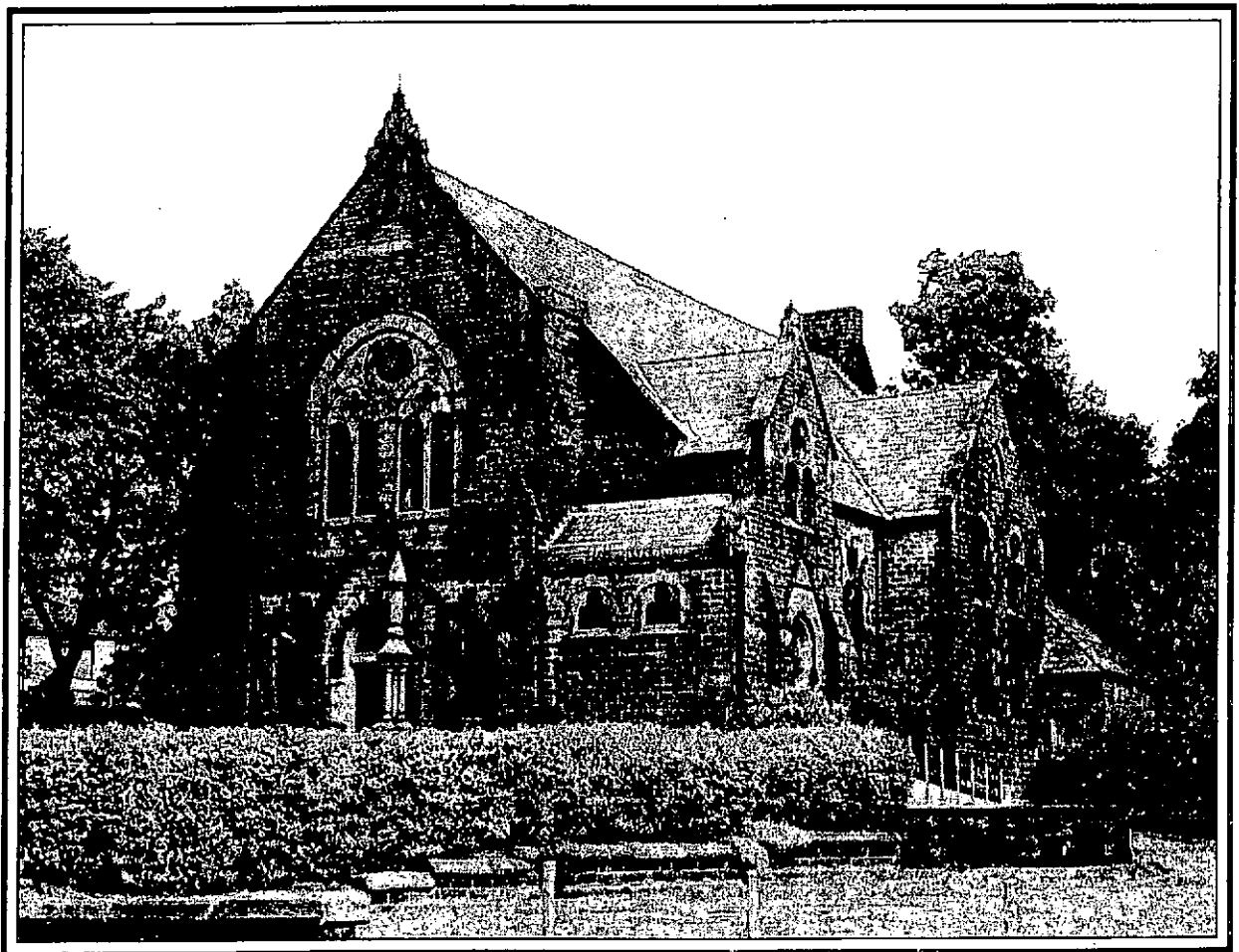


EGERTON CONSERVATION AREA



Environment Department

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SECTION ONE

Character Assessment

Introduction

Egerton Conservation Area is situated in the Eagley Brook Valley on the outskirts of Bolton, five miles from the Town Centre. The area comprises frontages to Blackburn Road (the A666), a number of side streets including James Street, Longworth Road, Globe Lane, Bedford Street, Alfred Street, Bright Street, Cobden Street, Water Street, Egerton Vale and Union Street together with several green spaces including Egerton Cricket Ground, Egerton Park and the grounds of Egerton House and Christ Church. It contains a wide variety of buildings dating from the early 19th Century to the present day. Residential uses predominate, although there are also public houses, shops, churches and an hotel.

History

Egerton was originally part of the Turton Township in the Parish of Bolton-le-Moors and consisted of a small, remote, farming community known as Walmsley. The name appears to come from a family living in the area in the 15th Century. The name "Egerton" appears to be derived from a local farm. At the beginning of the 16th Century the village consisted of little more than a small chapel of ease served by Bolton Parish Church, the Unitarian Chapel (which dates from 1713) and a number of farms and cottages in the south of the area served by a wide cart track. Communication with neighbouring settlements was very poor and the inhabitants earned their living from agriculture supplemented by woollen spinning and weaving, carried out at home. Stone quarrying was also a minor local industry and the largest quarry was situated off Cox Green Road. A smaller quarry at the

rear of the Egerton Hotel is now being developed for housing.

In 1797 communications between the village and neighbouring settlements were greatly improved by the construction of the Blackburn Turnpike Road. This wide new road dictated the future development pattern of Egerton and became the location for major social and commercial facilities and the focus of the community

In the early 19th Century the village was transformed as a result of the development of cotton mills in the Eagley Brook Valley by the Ashworth Family. The Ashworths were local yeoman farmers who by the early 18th Century were putting out spinning and weaving work to local people.

Their business prospered and in 1793 John Ashworth built New Eagley Mill, a cotton spinning mill powered by the Eagley Brook, several miles to the south of Egerton. In 1829 the Ashworths took over a mill being constructed at Egerton, doubled the size of the building and added a sixty two foot diameter water wheel.

By 1835 there were over four hundred people working at Egerton Mill. Construction of workers' housing began to the north east of the mill as soon as it was operating, with Egerton Hall, the home of Edmund, then Henry Ashworth, situated between the mill and the village, overlooking the mill. This model village consisted of houses on Blackburn Road, Egerton Vale, Union Street (originally known as Barry Row) and Water Street. The Ashworths built four standard house types ranging from two up, two down cottages for operatives, to a three or four bedroomed

house for a manager. Each house had a water boiler, an oven and an outside toilet. By 1844 the community consisted of one hundred cottages, a library, news room and school.

Henry Ashworth, who was the leading force in the firm in the first half of the 19th Century was a humanitarian and paternalistic employer. He believed that if he treated his employees well they would be loyal and hard working. Workers were encouraged to educate themselves and to progress to managerial jobs. Women with young children were discouraged from working at the mills, but were able to carry out winding and mending work at home. It was, however, considered quite acceptable for children to work in the mill for at least half of the week. The two public houses in Egerton which pre-dated the Ashworth development were patrolled by constables to ensure that their employees did not use them. Members of the Ashworth family made frequent visits to the cottages to check on their cleanliness.

Visitors to Egerton in the mid 19th Century referred to it in glowing terms. A journalist investigating working class life in the textile districts of Manchester in 1849, described the village as "sweet, wholesome and smokeless" inhabited by "hard working labourers who live decently and wholesomely". He concluded that, "The village of Egerton presents a gratifying spectacle of the manufacturing system working under favourable auspices".

Later in the 19th Century when the Ashworth business, together with thirteen other firms, became the English Cotton Sewing Company, Egerton Mill was taken over by Deakins Limited and used as an extension to their dye works. The Deakins who lived at Egerton House provided swimming baths at the end of Water Street (since demolished) and a park. They also contributed towards the cost of the United Reformed Church and built Dewhurst House, a large detached property on Blackburn Road close to Longworth Road.

Communications with adjacent townships were improved by the construction of the Blackburn Turnpike Road which was first lit by gas in 1880. However, the village remained socially self sufficient until well into the 20th Century.

The original chapel of ease in Cox Green Road was replaced by the present Christ Church in 1839 - 1840 when a school (since converted to dwellings) was also constructed. A congregational church was founded in Egerton in 1648, with a farmhouse serving as an early place of worship. The Congregational Church on Blackburn Road along with a Sunday School (since demolished) was built in 1873. The Wesleyan Methodists operated a school and chapel from the early 19th Century onwards. In 1892 they constructed a model chapel with a school beneath it, fronting Blackburn Road.

Apart from the churches the other main centres of social life were the local inns; The Globe and The Cross Guns being the oldest establishments. The original Globe Inn, dating from the 18th Century and situated on Cox Green Road, was replaced by a new inn constructed around 1800 fronting the Turnpike Road. This had rooms suitable for large gatherings and was the registered meeting place for the male and female Friendly Societies (a form of insurance against financial hardship, resulting from illness or death) and the Independent Order of Oddfellows.

The great social event of the year was Turton Fair which was held at Chapeltown. Cattle and horses were sold and there was a variety of entertainments including swingboats, shooting galleries, coconut shies, gift stalls, quack doctors and freak shows. The rougher side of the fair was suppressed by the authorities who put a stop to card sharpening and thimble rigging and prohibited the sale of alcohol from private houses.

The Ashworth family provided entertainment for their work people and their Whitsun treat in 1850 which included a meal, dancing and fireworks, was attended by 700 adults and 500 children. To celebrate the marriage of Edward Ashworth Junior, the workers marched in procession to the wedding at Belmont Church and were given a meal afterwards.

The members of the News Room had an annual meeting and dinner followed by songs, glees and recitations. Egerton had its own brass band which enjoyed a lively rivalry with the Eagley Band. Egerton Cricket Club was officially founded in 1863 when its ground was laid out, although the game had previously been played on rough ground.

As a result of the Ashworths' efforts to encourage education, almost 200 workers were attending evening school in 1833 (after a 12 hour working day).

During the 20th Century as communications improved and suburban development spread outwards, Egerton became absorbed into both the built fabric and the daily life of Bolton. Formerly administered by the Turton Urban District Council, Egerton was amalgamated into Bolton Metropolitan District at Local Government Reorganisation in 1974.

Townscape

Some parts of the Conservation Area are tightly built up to a rigid grid iron street pattern whereas others consist of buildings set in extensive green spaces containing mature trees. The trees and open spaces make a very important contribution to the character of Egerton as they provide a setting for the buildings, emphasise the rural origins of the settlement and help to screen the 20th Century suburban development which has encroached on the village. The public open spaces are also important local amenities in an area where many traditional properties have no private gardens.

Blackburn Road is relatively wide and open. It forms part of a major route in and out of Bolton Town Centre and carries a heavy volume of vehicular traffic. The road is not particularly well used by pedestrians although the northern part which has a greater concentration of shops and facilities is more frequented than the southern part.

The side streets leading off Blackburn Road are more narrow and enclosed. They are used infrequently by vehicles and pedestrians as they are residential and many are cul-de-sacs.

In spite of some inappropriate alterations to traditional buildings and the encroachment of the settlement by 20th Century housing, particularly to the east of the village, Egerton has retained much of the character of a 19th Century industrial community in a rural area.

Enclosures

Due to the gently curving nature of Blackburn Road and the large number of mature trees close to the footway, street scenes are predominately enclosed. Passing along the main road in either direction, the village unfolds in an interesting succession of views.

There are clear views out of the area from the western side of Blackburn Road between street frontages and along the side streets to Winter Hill. These views are very important to the setting of Egerton.

Views out of the area to the east are closed by the built up frontages to Blackburn Road and substantial groups of mature trees. There are clear views of most of the side streets from Blackburn Road although properties on Alfred Street, Union Street and Back Longworth Road are set back behind other properties and are relatively secluded. Bright Street has a very narrow pedestrian entrance and is screened by trees, so is barely visible.

Egerton is a very linear settlement with no defined centre. However, there are a number of

minor focal points along Blackburn Road. These include The Cross Guns, The Globe and the junction with Bedford Street, the former Co-operative Society Building and Methodist Church (now shops) and the Masons Arms and adjacent shop.

There are no prominent landmarks within the area, the tower of Christ Church being largely concealed by trees. The public houses, the former Christ Church School and Church Hall, the Congregational Church and the Former Methodist Church and Co-operative Society buildings along Blackburn Road serve as minor landmarks as their scale and design makes them easily distinguishable from the adjacent rows of cottages.

Boundary Treatments

The majority of properties front directly onto the footway, although a number are set back behind small front gardens or enclosed by extensive grounds. Most gardens and grounds are bounded by stone walls with stone copings, although the minority of brick built houses have brick boundary walls. Two properties on Blackburn Road have iron railings to the entrance steps and several properties have iron guard rails to basement entrances. The park boundary consists of a stone wall and piers incorporating panels of decorative iron work. Some gardens are bounded by paneled timber fencing between concrete posts. Traditional stone boundary walls and ironwork make a very important contribution to the character of the area.

Street Frontages

Frontages within the Conservation Area vary considerably and include back of pavement terraced cottages, houses with small front gardens, open green space, mature trees and woodland. This results in an irregular building line and interesting street scenes.

Street Furniture

The majority of street lighting within the Conservation Area consists of tall steel columns with modern lanterns. Union Street has a traditional street light with a cast iron column incorporating a ladder bar and lantern. There are modern steel guard rails along Blackburn Road at the approaches to the pedestrian crossing and at the end of the footpath to Egerton School, and plain steel bollards to the grounds of Egerton Congregational Church. There is a bus shelter close to The Globe, a post box outside The Masons Arms, concrete and timber slatted seats in the Recreation and Cricket Ground and a variety of pole mounted traffic signs throughout the Conservation Area.

The majority of carriageways and footways are surfaced in tarmac with concrete kerbs. Some sections of the footway along Blackburn Road have been extended onto the carriageway in order to create parking bays. Union Street is surfaced in stone setts and has a flagged footway. A number of unadopted side streets and back lanes have roughly surfaced carriageways and some, including Water Street have stone flagged footways. A small minority of properties on Blackburn Road including The Globe have forecourts surfaced with stone setts.

Architectural Character

Buildings within the Conservation Area date from the early 19th Century to the late 20th Century. Traditional buildings are predominately two storeys high, although a minority are of three storeys. Some cottages on the western side of Blackburn Road, where the land slopes away, are two storeys at the front and three at the rear.

The majority of buildings are constructed of stone in a plain vernacular style with pitched roofs and stone chimney stacks. The earliest buildings were originally roofed with stone

flags. Although many of these remain, a considerable number have been replaced with Welsh Slate or concrete tiles. From the mid 19th Century onwards, graded then Welsh Slate was used for roofing. Gutters are of stone or timber, the latter being supported by projecting stone corbels or wrought iron brackets. Later 19th Century buildings have cast iron gutters. Some wooden and cast iron gutters have been replaced with plastic.

Windows have stone lintels and cills and vertical proportions; doorways have stone lintels or plain stone surrounds. Terraced cottages along Water Street and the adjacent frontage to Blackburn Road have label moulds over the doors and windows. Very few original sliding sash windows, vertically boarded or panelled doors survive.

The most recent building is Christ Church School, a large single storey property with a pitched tiled roof set back behind trees in the southern part of the area.

There are two buildings which are Listed as being of Special Architectural or Historic Interest Grade II within the Conservation Area. These are:-

CHRIST CHURCH, BLACKBURN ROAD

This church was built in 1839/1840 to the designs of E. Sharpe. It is constructed of stone with smooth ashlar dressings and pitched slate roofs. The building consists of a nave, aisles, west tower, chancel, lean-to vestry and porches. The aisles and tower have gabled buttresses and there are a number of tall lancet windows with hood moulds. Two of the stained glass windows were designed by Burne - Jones. The graveyard contains an interesting variety of carved headstones.

FORMER CHRIST CHURCH SCHOOL, BLACKBURN ROAD

Originally a school, then a community centre and now converted to flats, this building is dated 1839 on a first floor plaque. It is constructed of stone with plain ashlar

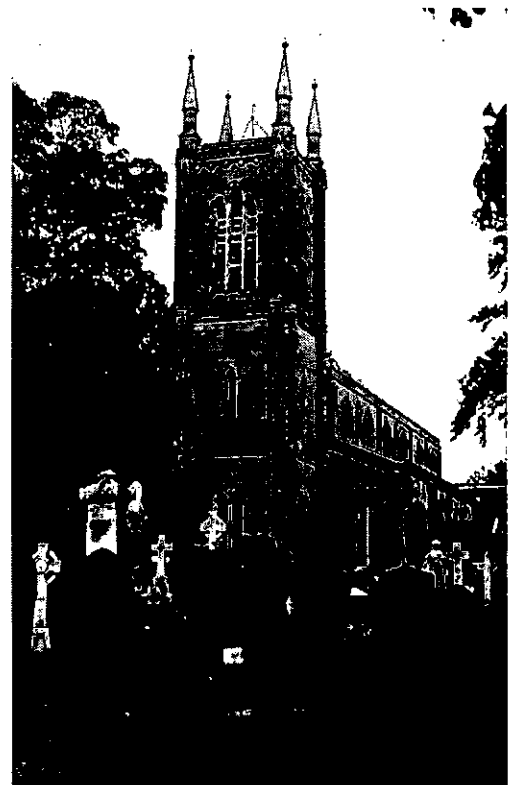


Figure 1.
Christ Church

dressings and has a coped gable with kneelers and a top pinnacle. The paired windows have chamfered mullions, label moulds and round headed lights. The entrance doorway has a Tudor head, hood mould and panelled door. At the rear there is a gabled porch, diagonal buttresses and a blind roundel to the attic storey.

There are also a number of non-listed buildings which make an important



Figure 2.
Former Christ Church School, Blackburn Road



Figure 3.
Christ Church, Blackburn Road

contribution to the character of the Conservation Area and merit retention and special care when repairs or alterations are being considered. These include:

EGERTON CONGREGATIONAL CHURCH, BLACKBURN ROAD

Completed in 1873 this building is set back from the street frontage and is constructed of stone with ashlar dressings. It has pitched slate roofs and gables with stone copings, two of which have finials. The entrance front has gabled buttresses to the ground floor, and a pointed arched doorway. Above this, there is a large pointed arched window with a hood mould and plate tracery, two paired lancet windows with round heads, two quatrefoil lights and a rose window.

DEWHURST HOUSE, BLACKBURN ROAD

This substantial detached house was once the home of the Deakin Family who owned a local bleach works in the 19th Century. Dating from around 1850, it is two storeys high constructed of dressed stone with pitched slate roofs and tall stone chimney stacks. The window openings have wedge lintels and would have originally had vertical sliding sash windows.

THE GLOBE

The Globe Inn first occupied this site at the



Figure 4.
The Globe, Blackburn Road

beginning of the 19th Century but the building was either remodelled or rebuilt at the turn of the present century. It is a two storey property constructed of dressed stone with a pitched slate roof. There are three large windows on the first floor with elliptical arched heads, below which is a timber fascia with a dentilled cornice and applied brass lettering. There are two large windows on the ground floor with canted bays set into deep reveals.

FORMER CO-OPERATIVE SOCIETY BUILDING, BLACKBURN ROAD

Now two separate shops, this former Co-op was constructed of stone around 1880. It is two storeys high at the front and three at the rear, with pitched slate roofs and a gabled dormer at the front containing a clock. The ground floor shop fronts are flanked by



Figure 3.
Former Co-operative Society Building, Blackburn Road

pilasters, those at either end of the building having consoles. There are traditional timber shop fronts and the first floor has sliding sash windows.

FORMER METHODIST CHAPEL AND SCHOOL

This three storey building with attics was built in 1892 for the Wesleyan Methodists. It is constructed of stone with plain ashlar dressings and has a prominent gable with a pediment and a pitched slate roof. There is a tall main entrance on the gable end with a canopy supported on stone consoles. The building has been converted to shops and flats and altered by the installation of a canopy over the ground floor, changing the window proportions and the addition of large dormers.

EGERTON HOUSE AND LODGE, BLACKBURN ROAD

Once a private dwelling, Egerton House is now a hotel. The building dates from around 1860 and consists of a complex of stone buildings, some elevations of which have slate hanging. It has slate roofs with overhanging eaves and the main frontage has a stone entrance porch flanked by bay windows.

To the left is a detached cottage which is rendered and has a pitched stone flag roof and stone chimney stacks. The doorway and window openings have stone surrounds with label moulds. The windows are paired with a



Figure 5.
Egerton House, Blackburn Road

dividing mullion, pointed arches, label moulds and four light casement openings.

The lodge is a single storey stone building with steeply pitched slate roofs and rendered gables with applied timber framing.

CHRIST CHURCH HALL, BLACKBURN ROAD

This tall single storey building dates from the second half of the 19th Century. It is constructed of stone and has a pitched slate roof with a prominent bell tower also roofed in slate. There are large window openings with label moulds, mullions and transoms. The side elevation has buttresses between the windows and the gable end facing Blackburn Road has a large rose window.

CHRIST CHURCH VICARAGE, BLACKBURN ROAD

This large detached house dates from the second half of the 19th Century and is set well back from the road, concealed by mature trees. It is constructed of stone with pitched slate roofs. There is a pointed arched stone porch at the front of the building and paired windows with stone surrounds, label moulds, mullions and sliding sash openings.

Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from their traditional character. This includes painting stonework, replacing stone flag and slate roofing with concrete tiles and the installation of inappropriate windows and doors.

The Regal Garage situated just beyond the northern boundary of the Conservation Area has a detrimental effect on its setting.

SECTION TWO

Policy Guidelines

Statutory Controls

Egerton Conservation Area was designated in 1981. There are a range of planning controls to protect its character.

Conservation Area Consent is needed from the Council to demolish or part demolish all but the smallest buildings. Part demolition includes the removal of features such as chimney stacks and bay windows. It also includes the demolition of elevations of a building.

The Council must be notified six weeks in advance of any proposals to cut down, top or lop a tree in a Conservation Area.

Two buildings within the Conservation Area are Listed Grade II. Listed Building consent is needed from the Council to demolish or extend a Listed Building or to alter it either outside or inside in any way which would change its character.

Bolton's Unitary Development Plan contains a number of policies relating to Conservation Areas and Listed Buildings which are set out in the appendix.

General guidance on policy for Conservation Areas and Listed Buildings is given in Planning Control Policy Notes 19 And 20. Guidance on shop front design and advertisements is given in Planning Control Policy Notes 4 and 6. These notes are available from the Environment Department.

Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge. The Egerton Cricket Ground is included in the Green Belt and an Area of Special Landscape Value. The Unitary Development Plan contains policies relating to

the Green Belt and Areas of Special Landscape Value which are set out in the Appendix.

Development Guidelines

DEMOLITION

- Consent will not usually be given to demolish buildings which make a positive contribution to the character of the Conservation Area.

Advertisement Control

- The Authority will apply high standards when considering applications for Advertisement Consent in the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 6 "The Display of Signs and Advertisements".

New Development

- New development must reflect the character of existing buildings with respect to siting, scale, proportions, materials and detailing. Applications for Outline Planning Permission will not be considered.

STREET SURFACING AND FURNITURE

- Any original stone flags, setts and kerbs should be retained and relaid where necessary. New paving should be in reclaimed or new stone. Concrete flags

incorporating an appropriate aggregate may be acceptable in some locations.

- Brick paving and black top should not be used as these materials are not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Street furniture and signs should be kept to a minimum. Where they are necessary their style and location should reflect the character of the area.

BUILDING MATERIALS

- Alterations should utilise traditional materials to match those used to construct the building. These include stone, brick and slate. Reclaimed local stone or new stone to match the existing should be used in preference to reconstituted stone.
- Strap or ribbon pointing should be avoided since this not only harms the appearance of the building but can damage the stone or brick by preventing the run off of water.
- External walls should not be painted, rendered or clad in modern materials.
- External cleaning should only be carried out to remove corrosive dirt. Cleaning should be carried out by a specialist firm under close supervision.
- Decorative features including plaques, mouldings and date stones should be retained.

WINDOWS AND DOORS

- Stone window cills, mullions, lintels, door surrounds, gutters and steps should be retained, together with any original windows and doors.

- Any doorways or windows no longer in use should be retained and not blocked up.
- The integrity of the majority of terraced properties depends on the retention of an uninterrupted flat facade relieved only by the subtle modelling of the surface achieved by the recessing of doors and windows. The following are unacceptable;
 - porches;
 - bow and bay windows (unless these are existing original features of the building);
 - external shutters;
 - changes in size or shape of windows and door openings and;
 - dormer windows on terraces which were originally designed without dormers;
- Owners should be encouraged to use the following styles when replacing windows and doors.

Early Nineteenth Century Properties

- Vertical or horizontal sliding sash windows with glazing bars. Vertically boarded or six panelled doors.

Late Nineteenth Century Properties

- Vertical sliding sash windows or side hinged casements, four panelled doors.
- Windows and doors should be made of timber and should be painted. Staining is not a traditional finish for timber and should not be used. U.P.V.C. windows and doors are not acceptable as they are not in keeping with the character of traditional buildings.
- New windows and doors should be recessed to the original depth and should not be fitted flush with the face of the wall or project from it.

CHIMNEYS AND ROOFS

- Chimney stacks should be retained. If rebuilding is necessary this should be in the same materials used to construct the remainder of the building, which may be stone or brick with clay pots. Where central heating flues are installed, these should be contained within the original chimney pot or a traditional replacement.
- Roof repairs or replacements should be in stone flags, graded or Welsh slate. Where ridge tiles need replacing these should be in stone or blue clay.
- New rooflights may be acceptable but these should be flush fitting and should not be on prominent roof slopes.

RAINWATER GOODS

- Replacement rainwater goods should be in timber, cast iron or moulded aluminium with a black coating.

BOUNDARY WALLS AND GATES

- Brick and stone boundary walls, iron railings and gates should be retained and any repairs carried out using the same materials and methods of workmanship.

SHOP FRONTS AND ADVERTISEMENTS

- The installation of traditional style painted timber shop fronts will be encouraged. This will include the use of stallrisers, pilasters and cornices to frame the shop window. Hand painted fascia signs and hanging signs will also be encouraged.

- Advertisement consent will not be given for internally illuminated box signs. The use of external lights and concealed lighting will be encouraged.
- Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external shutters are unavoidable, they should be incorporated into the overall design of the shop front with the shutter box concealed behind the fascia. The shutter system should be colour coated to match the colour of the shop front and the shutters should be perforated.
- Externally fixed shutter boxes which project from the fascia of the shop, galvanised finishes and solid shutters are not in keeping with the character of the Conservation Area and are not acceptable.

MINOR FIXTURES

- Standard external fixtures including satellite dishes, meter boxes, burglar alarms, central heating flues and security cameras should be sited in unobtrusive positions wherever possible. They should be colour coated to match the background materials i.e. walls or roofs.

WHEELIE BINS

- The layout of traditional properties can create difficulties for storing bins. Wherever possible they should be stored out of sight and not left out on the street or footway.

SECTION THREE

Opportunities for Enhancement

This section highlights issues. It does not put forward detailed proposals for enhancement.

Footway And Carriageway Surfaces

The appearance of the unadopted side streets and back lanes would be much improved if the carriageways were surfaced in stone setts and the footways in stone flags. The character of the Conservation Area would also be enhanced by resurfacing the other side streets and the footways to Blackburn Road in these materials.

Traffic Signs

There are a variety of traffic signs along Blackburn Road. Consideration should be given to rationalising these where possible and removing any which are no longer needed.

Street Lights

The replacement of modern street lighting with traditional lighting columns and lanterns would enhance the character of the Conservation Area.

Shop Fronts, Advertisements, Shutters And Blinds

Detailed design advice on shop fronts, advertisements, blinds and shutters is needed to encourage high standards throughout the Conservation Area.

Article 4 - Direction

Consideration should be given to making an Article 4 Direction with respect to traditional housing throughout the area. This would control external alterations such as painting or rendering the stonework, re-roofing in new materials and installing modern doors and windows.

Egerton Cricket Ground and Egerton Park

The appearance of these areas and of the Conservation Area in general would be enhanced by tree planting.

Guard Rails, Blackburn Road

The appearance of Blackburn Road would be enhanced by the replacement of the steel guard rails in a more traditional style.

Regal Garage, Blackburn Road

The Regal Garage, situated just beyond the northern boundary of the Conservation Area, detracts from its setting. Consideration should be given to providing substantial landscaping to its northern boundary in order to reduce its impact on the street scene

APPENDIX

Bolton's Unitary Development Plan Policies

Conservation Areas.

CE2. The Council will preserve or enhance the character of Conservation Areas.

Conservation Areas represent a significant element of Bolton's Architectural and Historical Heritage. The Council will preserve or enhance these areas through the control of development and through positive schemes of enhancement. Development which is allowed should contribute positively to the quality of the environment. The Council is empowered to designate further Conservation Areas and will consider designating them as appropriate.

CE2/1. The Council will preserve or enhance the character of Conservation Areas by:

- (a) Ensuring that all new development and alterations to existing buildings preserve or enhance the appearance of the Conservation Area;**
- (b) Requiring the height, size, design, materials, roofscape and plot width of new development, including alterations or extensions to existing buildings, respect the character of the Conservation Area;**
- (c) Seeking to retain the materials, features, trees and open spaces which contribute to the character of the Conservation Area.**

This policy outlines some of the elements which the Council will take into account when considering applications in Conservation Areas.

CE2/2. The Council will not normally allow the demolition of buildings which contribute to the character of a Conservation Area. Where demolition is acceptable the Council will ensure that new

development preserves or enhances the appearance of the Conservation Area, and that building takes place as quickly as possible after demolition.

Consent from the Council is necessary for the demolition of buildings in Conservation Areas. If the building is important to the area's character, then demolition will be resisted. The Council will ensure that unsightly gaps are not left when demolition does take place by ensuring rapid redevelopment with good quality buildings.

CE2/3. The Council will not normally consider outline planning applications for development in Conservation Areas.

The Council will consider whether it has sufficient information to assess fully the environmental implications of a proposed development from an outline application.

Listed Buildings and Sites of Archaeological Interest

CE3. The Council will protect Listed Buildings and their setting, Ancient Monuments, and Sites of Archaeological Interest from harmful development and operations.

Listed Buildings, Ancient Monuments and Sites of Archaeological Interest are valuable as part of Bolton's heritage and there is presumption for their retention and against any damage occurring to them. The Council will also try to ensure that necessary repairs are carried out to Listed Buildings whose condition is deteriorating. In appropriate circumstances the Council will encourage the Department of the Environment to list buildings which are considered to be of

sufficient architectural or historical interest. Where damage to archaeological sites is inevitable, action will be taken to try to ensure that the site is recorded fully.

CE3/1 Proposals for the alteration, extension or change of appearance of Listed Buildings should not detract from their character, appearance or setting. In considering applications for Listed Building Consent the Council will have regard to the following criteria;

- (a) proposals should retain the materials, features and details of the Listed Building;**
- (b) the height, size, design, setting and roofscape should respect the character of the Listed Building;**
- (c) proposals should not detract from the setting and open space which surround a Listed Building.**

This policy outlines the detailed criteria which will be taken into account in the determination of applications for Listed Building Consent. Apart from the basic design, it also highlights the importance of the setting and open space which surround Listed Buildings.

CE3/2 The Council will normally consider favourably proposals for appropriate alternative uses for Listed Buildings, provided that their character, appearance and setting are conserved.

Some Listed Buildings are no longer required for their original uses. There is a danger that some buildings can lie empty and deteriorate, increasing the pressure to demolish them. The Council will try and avoid this by allowing alternative uses as long as they do not harm the character and appearance of the building and its setting and are in conformity with other policies of this plan.

CE3/3 The Council will protect, enhance and preserve sites of Archaeological Interest

and their setting and the importance of archaeological remains will be recognised in the consideration of planning applications.

Archaeological remains are irreplaceable and, in many cases, subject to damage and destruction during development. The Council will continue to support the maintenance and development of a comprehensive record of archaeological sites and monuments. The importance of archaeological sites and Ancient Monuments will be recognised in the consideration of planning applications. Where it is not considered essential to preserve remains, then arrangements will be entered into to record archaeological evidence.

The Green Belt

CE10 The Council will maintain a Green Belt the purposes of which will be to check the unrestricted sprawl of large built up areas; to safeguard the surrounding countryside from further encroachment; to prevent neighbouring towns from merging into one another; to preserve the special character of historic towns; and to assist in urban regeneration.

The Green Belt around Bolton has been successful in fulfilling its primary purposes which are set down in this policy. There is still sufficient land outside the Green Belt to accommodate anticipated development until well beyond 2001. As advised in Strategic Guidance, the previously defined Green Belt is being incorporated in its entirety into the plan. The five primary purposes of the Green Belt, as defined in this policy, are the same as those defined in the Government's Planning Policy Guidance Note 2.

CE11 The Council will not normally allow development within the Green Belt, unless it is clearly needed for agriculture, forestry or other uses appropriate to a rural area and does not prejudice the purposes and visual

amenities of the Green Belt by reason of its scale, design and siting.

This policy gives effect to policy CE10 by stating how the Council will react to proposals for development within the Green Belt. The effect of the policy is to ensure that the Green Belt will generally be kept open, and certainly protected from inappropriate development. Policy CE11/1 lists the limited circumstances in which development could be acceptable.

CE11/1 The Council will not allow development within the Green Belt unless it falls within one or more of the following categories:

- (a) development in connection with an outdoor recreation facility, together with ancillary buildings required in connection with that facility;**
- (b) development in connection with cemeteries or institutions requiring large grounds;**
- (c) development for mineral extraction in accordance with the policies for minerals;**
- (d) small scale business, industrial or warehouse development in existing redundant buildings.**
- (e) changes of use of existing redundant buildings which possess architectural or historical merits;**
- (f) limited infilling in settlements or ribbon developments that are within the Green Belt where it is in scale with the area and will not adversely affect its character or surroundings.**

Development in any of the above categories will be acceptable only if it does not prejudice the purposes and the visual amenities of the Green Belt by reason of its scale, design and siting.

This policy recognises that certain developments can be accommodated in the Green Belt without prejudicing the primary purposes.

In the case of (d), the industrial estates to which this part of the policy applies are shown on the Proposals Map.

Further guidance on category (e) is contained in a Development Control Policy Note.

In the case of (f) limited infilling is the development of a small gap in an otherwise built frontage, capable of containing one or two houses or another development of a similar size. The settlements to which this part of the policy applies are shown on the Proposals Map. A particular difficulty exists in relation to 'ribbon developments' which are strung out along some roads. Where ribbon developments are in the Green Belt, and present a significant and generally unbroken frontage, small gaps may be capable of limited infilling without prejudicing Green Belt objectives. This will usually be a question of looking at each case on its merits. The character of the site will be taken into account, and generally development which would involve the felling of trees, or the spoiling of a fine view, would be prevented.

The Council will also continue to give sympathetic consideration to the particular operational requirements of statutory undertakers, and other bodies providing essential public services. Where such uses are already established on sites within the Green Belt, this would not necessarily inhibit the continuation, improvement or reasonable extension of the use. However, where a proposal is made to locate an entirely new development within the Green Belt, or a significant addition to or consolidation of an existing facility, the Council will require the various public bodies to show compelling reasons why a site outside the Green Belt was considered by them to be unacceptable; and

there will be a presumption against development of this kind where no such compelling reasons appear to the Council to exist.

Some waste disposal developments are of an open and temporary nature, and would not prejudice the primary purposes of the Green Belt. The Council may give sympathetic consideration to such developments if they are in accordance with the policies for waste disposal.

There are a large number of existing sources of employment in the Green Belt. Limited development which forms part of, and is essential to the maintenance of an existing source of employment, may be acceptable in the Green Belt, provided that it would not prejudice the primary purposes of the Green Belt.

Small scale extensions that are in character and scale with the original building and

appropriate to the site, may also be acceptable in some cases, provided they do not prejudice the primary purposes of the Green Belt.

Areas of Special Landscape Value

CE13/1. The Council will not allow development which would adversely affect the character of Areas of Special Landscape Value. Where development is acceptable it will be required to be sympathetic to its surroundings, and especially high standards of design, siting and landscaping will be expected.

The Areas of Special Landscape Value are shown on the Proposals Map. Generally these areas are prominent from a wide area, possess attractive features and lack obtrusive elements. Development may be acceptable in these areas but it will be subject to strict controls. Unduly obtrusive development will not be permitted.