

BANK TOP CONSERVATION AREA



Environment Department

Sharples School

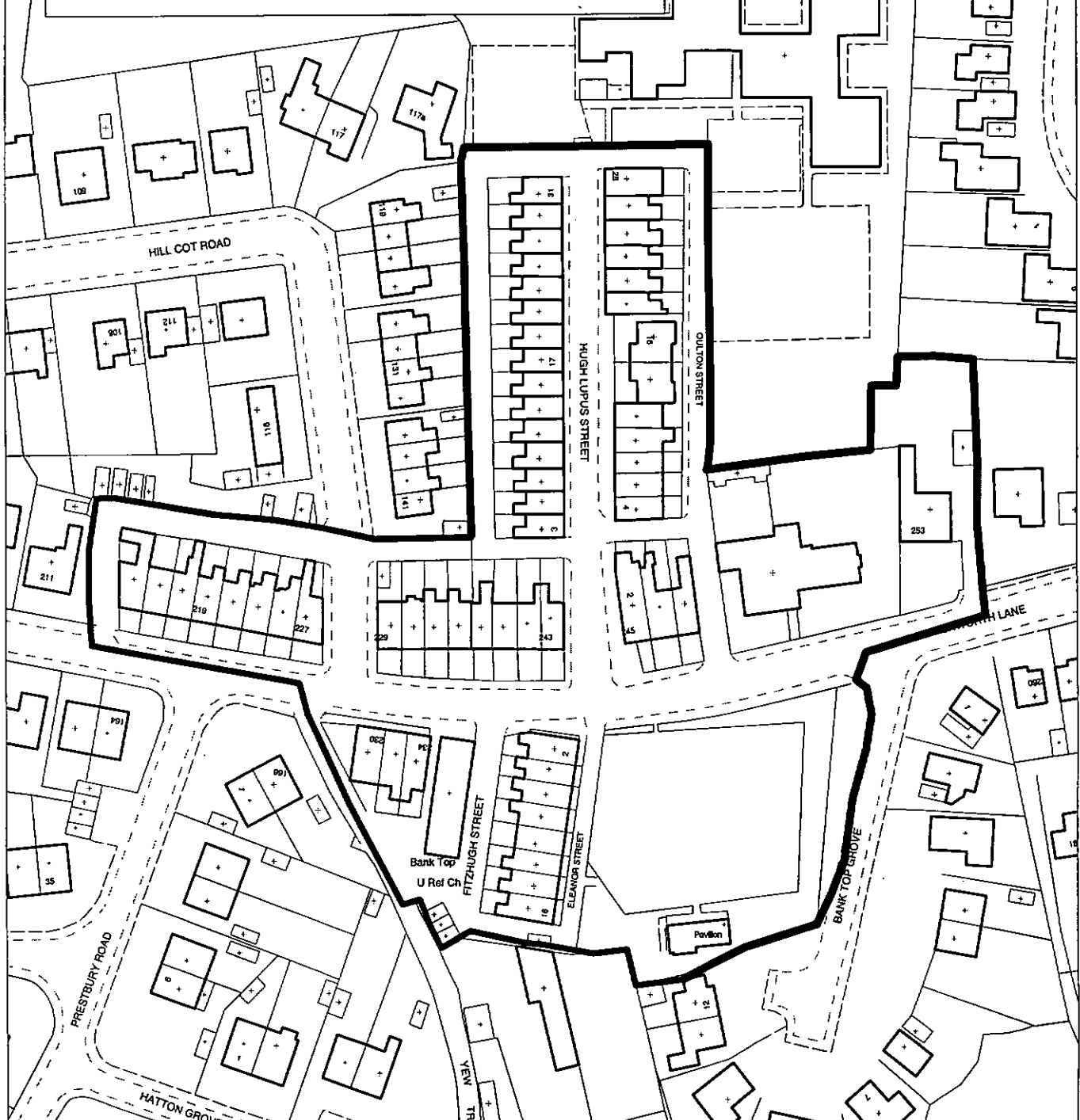
BANK TOP C. A.

— Boundary of Conservation Area

not to scale



Sharples County Primary School



Reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright reserved. Bolton Metro Licence No. LA 076112

SECTION ONE

Character Assessment

Introduction

Bank Top village is a residential area two miles to the north of Bolton in the Astley Bridge area. It lies above and on the edge of the Eagley Brook Valley and is reached along Ashworth Lane from Blackburn Road. The Conservation Area consists of several groups of buildings along Ashworth Lane and four short roads leading off it, namely Hugh Lupus, Oulton, Eleanor and Fitzhugh Streets. The buildings date from the mid and late Nineteenth Century and are residential apart from a church, a shop and a tennis club house.

History

The Bank Top area of Astley Bridge was originally linked to the Quaker family of the Ashworths who were involved in textile production in Bolton. They established an industrial model village at Bank Top which by 1844 included one side of Hugh Lupus Street, cottages on Eleanor Street and Ashworth Lane, the church and the house adjacent to the Church Hall. There were four types of houses; the most basic of which was of a two up, two down layout, but more common was the 3 or 4 bedroom house with living room, kitchen and pantry. They were all provided with water and gas was piped up the valley side from the mill at New Eagley.

Model industrial communities were created by philanthropic and humanitarian mill owners because they believed that happy and healthy workers gave greater service. The Bank Top village was one of a number of model villages in the Bolton area including Barrow Bridge, Eagley and St. Pauls, Halliwell.

A school was built at Bank Top in 1833 primarily for children but it was also used by adults in the evenings. Ashworth maintained that 98% of his mill operatives could read in the 1830's. In 1938 a library and reading room was opened and later enlarged.

By 1867 the village had 71 cottages, a school, library, shops, and a cricket ground and recreation field. There was no beer house or inn within a mile of the village in accordance with Quaker tradition. Bank Top subsequently became part of Astley Bridge and then of Bolton. However, it continued to be a private community until after the first World War. The mills themselves ceased spinning in 1880 but continued as weaving mills until 1940. Although used for storage purposes during the second World War, the mills were finally demolished in the 1960's

Townscape

Bank Top is tightly built up to a grid iron street pattern with the tennis courts forming the only major area of open space.

Ashworth Lane is a fairly wide and busy street, whereas the side streets particularly Eleanor Street are narrow and very quiet. Fitzhugh and Oulton Street are effectively back streets to Eleanor and Hugh Lupus Street.

Although brick built terraces have been added to the original community and the area has subsequently been surrounded by suburban development the settlement has retained much of its original character.

The stone housing and public buildings constructed by the Ashworths are

substantially intact and form a distinctive, tightly knit group of properties at the junction of Ashworth Lane, Hugh Lupus and Eleanor Streets. The front gardens along Ashworth Lane, the mature trees bordering the tennis courts and the trees in the primary school grounds give a rural element to the character of Bank Top which serves as a reminder that the community was once situated in open countryside. This point is well illustrated by the old map of the area, included at the end of this document.

Enclosures

There are clear views westwards down Ashworth Lane of Holden Mill on Blackburn Road and the West Pennine Moors. There are also views south west from Ashworth Lane across the tennis courts to the spire of the former United Reform Church on Blackburn Road (now an antiques centre) and Bolton Town Centre.

The view from Ashworth Lane up Hugh Lupus Street is terminated by the fence to the Primary School and the trees in the grounds. Views out of the area to the south and east are obscured by mature trees and a bend in Ashworth Lane.

There are clear views within the area from Ashworth Lane including a good view of Eleanor Street across the tennis courts.



Figure 1.
Hugh Lupus Street



Figure 2.
2-16 (even) Eleanor Street from tennis club

Boundary Treatments

Boundary walls are an important feature of the Conservation Area. The majority of properties have low stone or brick walls bounding their front gardens. Any original iron railings have been removed, probably during the Second World War and have been replaced in a variety of styles. The wall of the former school (251 Ashworth Lane) incorporates stone gate piers. The properties also have taller brick or stone walls enclosing the rear yards. These are an important feature of the area and Conservation Area Consent to demolish part of a rear wall on Hugh Lupus Street was refused in 1996. There is a wooden fence with concrete posts along the Ashworth Lane boundary of the Tennis Courts and there are a number of mature trees on the south and eastern boundaries.

Street Frontages

The Conservation Area is fairly tightly developed. The houses on Hugh Lupus Street apart from numbers 14 and 16 directly front onto the footway. The Eleanor Street houses have very small front yards and properties on Ashworth Lane have small front gardens, some containing mature trees and shrubs. The majority of properties have small enclosed back yards. Only the former school and farm house are surrounded by substantial gardens.

Street Furniture

Street lights throughout the area have concrete columns and modern lanterns. Ashworth Street and Hugh Lupus Street have tarmacaded carriageways and footways although there is a section of concrete flags along part of Ashworth Street. The smaller streets and alleyways are roughly surfaced in broken stone and tarmacadam.

Architectural Character

The original residential buildings of the model community are largely two storeys high constructed of coursed square stone with pitched slate roofs, stone chimney stacks, gutters, window and door heads and window cills. The window openings have strong vertical proportions and a number have retained vertical sliding sash windows with four panes and traditional three panelled doors.

There are three terraces of late Nineteenth Century houses built of pressed red brick with pitched slate roofs, brick chimney stacks, stone door and window heads and stone cills. Like the earlier stone built houses these are of a very plain design.

The buildings of the original model community are Listed Grade II as being of Special Architectural or Historic Interest as follows;

230,232 AND 234 ASHWORTH LANE

This terrace of three houses was built around 1839 - 1850 in two phases. There are four pane sash windows to number 234.

237 - 243 (ODD) ASHWORTH LANE

This terrace of four houses dates from around 1840. The windows have wedge lintels and the gutters have stone brackets.



Figure 3.
237-243 Ashworth Lane

245, 247 AND 249 ASHWORTH LANE

This terrace of three houses which includes a shop was constructed in 1840. The doorways have moulded stone architraves and the windows have wedge lintels.



Figure 4.
247/249 Ashworth Lane.

251 ASHWORTH LANE

Formerly a school but now a house, this building dates from 1833. It has a single storey with an advanced gabled wing to the left and a recessed four window range to the right. There is a large round headed traceried window in the gable. The porch has a round arched entrance.



Figure 5.
Former school , Ashworth Lane



Figure 7.
United Reform Church & 230, 232 and 235 Ashworth Lane



Figure 6.
253 Ashworth Lane

253 ASHWORTH LANE

Formerly a farm house and now a house, this building dates from around 1840. The doorway has a round arched architrave, a six panelled door and a plain fanlight. There is a continuous sill band to the first floor, oversailing eaves and a number of four pane sash windows.

BANK TOP UNITED REFORMED CHURCH, ASHWORTH LANE.

Reputedly built as a row of six cottages, then used as a school, this building is now a chapel and dates from around 1840. There is a gable facing the street with a central entrance and the windows have plain stone architraves.

TENNIS CLUB HOUSE, ASHWORTH LANE

This building dates from 1923 and was

extended in 1935. It is single storey with a central entrance in a pedimented gable. There is a cupola with a weather vane in the centre of the roof.

2 - 16 (EVEN) ELEANOR STREET

This terrace of eight houses was originally built as a row of back to back dwellings in around 1830 - 1840 and was converted in 1900 into a row of "through" houses. There is a taller pedimented central section with round arched windows. The remaining windows have flat arched stone heads and the doorways have plain architraves.

2 HUGH LUPUS STREET

This house forms the return side of 245 Ashworth Lane and was constructed around 1840. There is a round arched architrave to the doorway with a traceried fanlight. The windows have wedge lintels.

3 - 31 (ODD) HUGH LUPUS STREET

This terrace of fifteen houses dates from around 1840. The doorways have stone architraves and the windows have flat arched stone heads. The eaves are of moulded stone and the roofs are raked up the slope of the street.

18 - 28 (EVEN) HUGH LUPUS STREET

This terrace of six houses also dates from around 1840. The doorways have stone architraves and the windows have flat arched heads.

There are also three groups of non-listed buildings which make an important contribution to the character of the Conservation Area. These are:-

14 AND 16 HUGH LUPUS STREET

This pair of stone built houses date from the Mid Nineteenth Century and are unusual in that they were designed to back onto Hugh Lupus Street and face Oulton Street.

4 - 12 (EVEN) HUGH LUPUS STREET, 213 - 227 (ODD) AND 229 - 235 (ODD) ASHWORTH LANE.

These three terraces of houses date from the late Nineteenth and early Twentieth Century and are constructed of pressed red brick with pitched slate roofs. The windows and doors have rectangular stone lintels and the windows have stone cills.



Figure 8.
4-12 Hugh Lupus Street.



Figure 9.
229-255 (odd) Ashworth Lane.

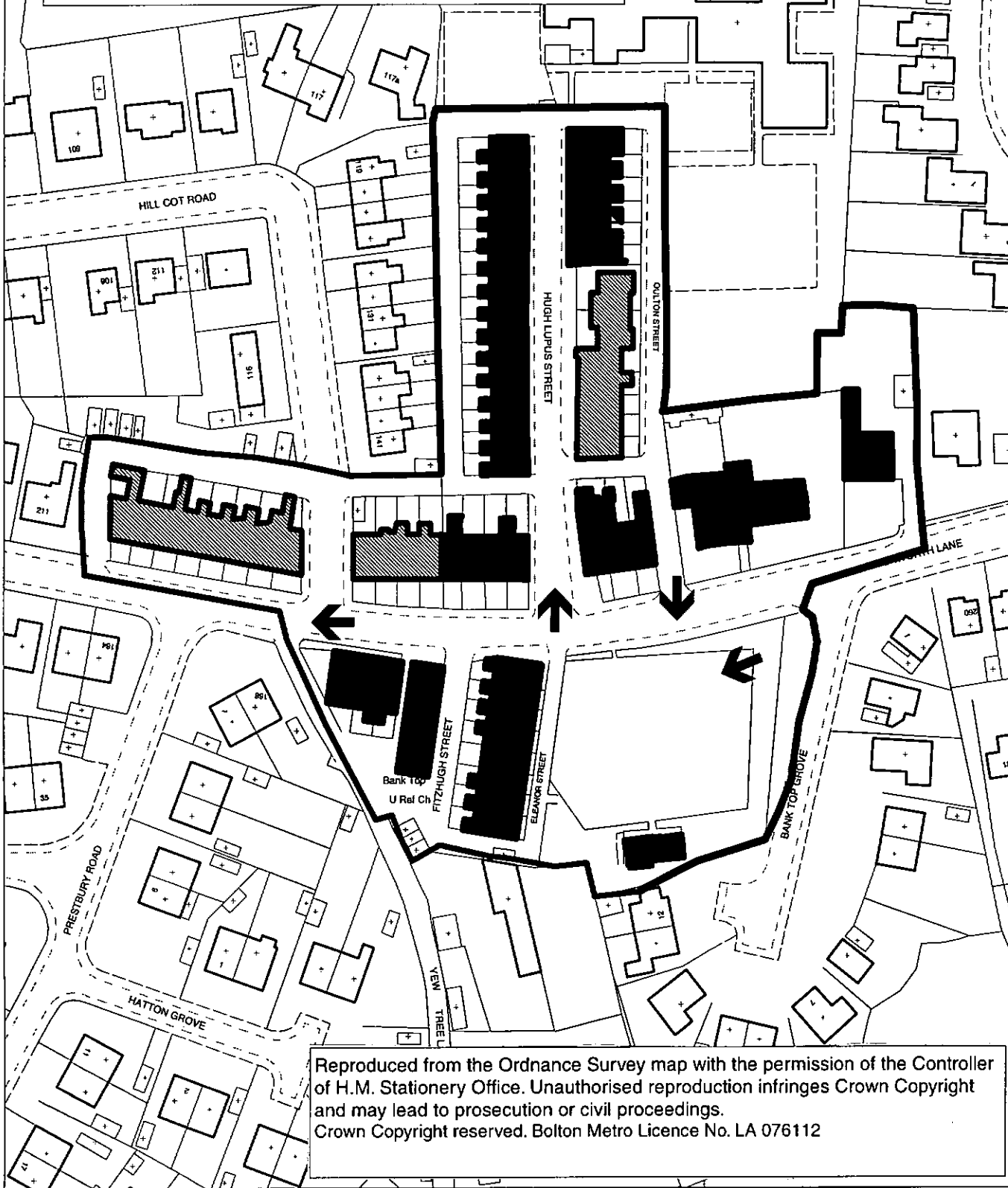
BANK TOP C. A.

-  Boundary of Conservation Area
-  Views
-  Listed Buildings
-  Other building of note

not to scale



Sharples County Primary School



Reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright reserved. Bolton Metro Licence No. LA 076112

SECTION TWO

Policy Guidelines

Statutory Controls

Bank Top was designated as a Conservation Area in 1970. 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 in writing six weeks in advance of any proposals to cut down, top or lop a tree in a Conservation Area.

A number of 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. These policies are set out in the Appendix.

General Guidance on policy for Conservation Area and Listed Buildings is given in Planning Control Policy Notes 19 and 20. Guidance on Shop Fronts and Advertisements is given in Planning Control Policy Notes 4 and 6. These Notes are available from the Planning Department.

Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge.

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 No.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 re-laid where necessary.
- New paving should be in reclaimed or new stone.

- Brick paving should not be used as this material is not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriage ways 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.
- 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, date stones and any other original features of interest should be retained.



Figure 10
234 Ashworth Lane, Bank Top
Traditional door & windows

Building Alterations

MATERIALS

- Alterations should utilise materials to match those used to construct the building. These include brick, stone and slate. Reclaimed local stone or new stone to match the existing should be used in preference to reconstituted stone.
- The integrity of the terraces depends on the retention of an uninterrupted 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
 - external shutters
 - changes in the size or shape of window and door openings
 - dormer windows
- Any doorways or windows no longer in use should be retained and not blocked up.

WINDOWS AND DOORS

- Owners should be encouraged to use the following styles when replacing windows and doors:

Early Nineteenth Century stone built houses on Ashworth Lane, Eleanor Street and Hugh Lupus Street.

- Vertical sliding sash windows with a single glazing bar i.e. four paned windows
- Three panelled doors with mouldings and raised panels to match the original doors at 20-24(even) Hugh Lupus Street.

Late Nineteenth/Early Twentieth Century brick buildings on Ashworth Lane and Hugh Lupus Street.

- Vertical sliding sash windows. The large ground floor windows should have a central sash with narrow sidelights.
- 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 it should be in the same materials used to construct the remainder of the building; this may be brick or stone 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 natural slate. Where ridge tiles need replacing these should be in stone or blue clay.
- New roof lights may be acceptable but these should be flush fitting and should not be on prominent roof slopes.

RAINWATER GOODS

- Replacement of rainwater goods should be in 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.

COMMERCIAL PROPERTIES - ADVERTISEMENTS

- Hand painted fascia signs and hanging signs are in keeping with the traditional character of the area and will be encouraged.

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.

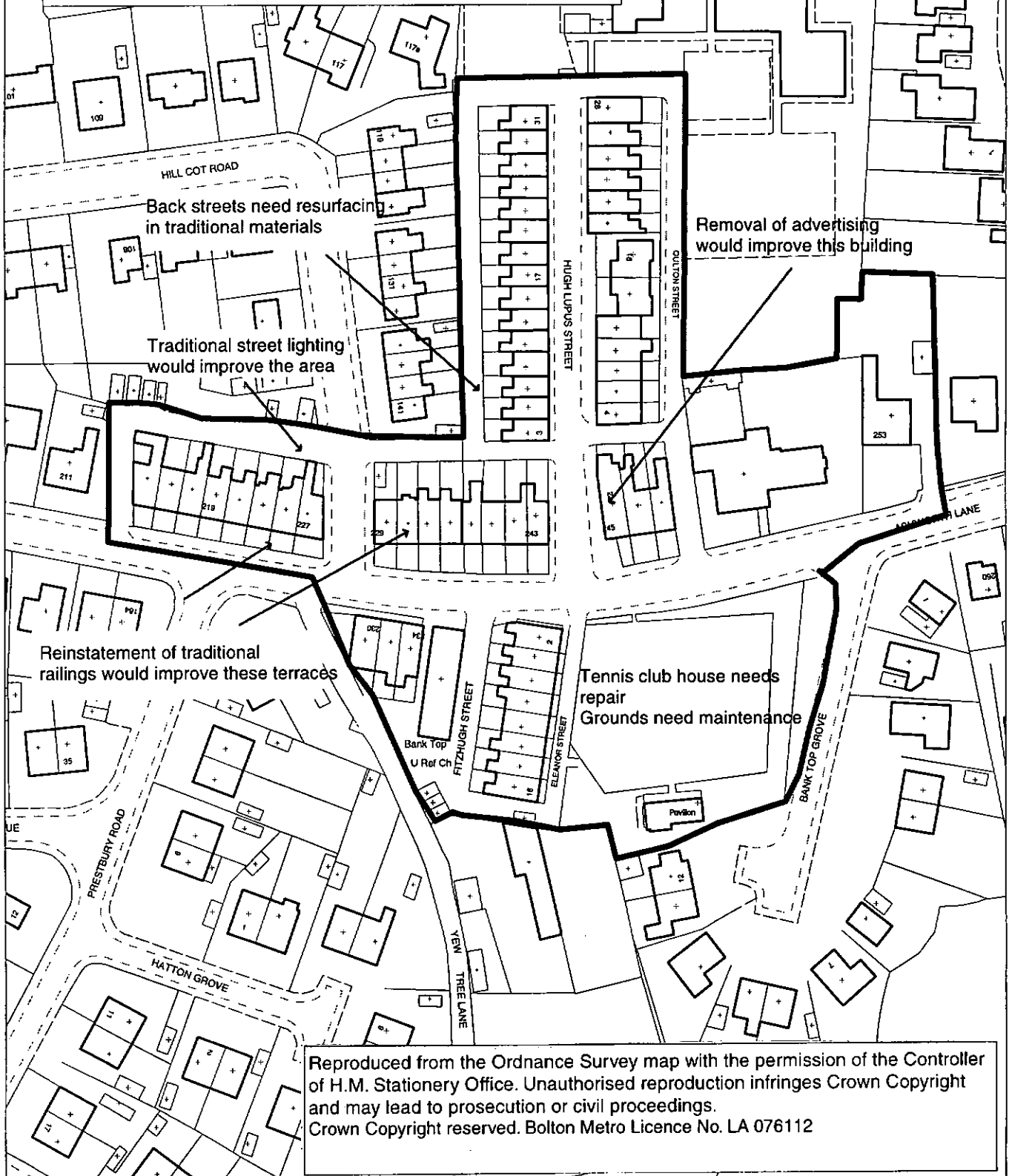
BANK TOP C. A. Opportunities

— Boundary of Conservation Area

not to scale



Sharples County Primary School



Back streets need resurfacing
in traditional materials

Traditional street lighting
would improve the area

Removal of advertising
would improve this building

Reinstatement of traditional
railings would improve these terraces

Tennis club house needs
repair
Grounds need maintenance

Reproduced from the Ordnance Survey map with the permission of the Controller of H.M. Stationery Office. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright reserved. Bolton Metro Licence No. LA 076112

SECTION THREE

Opportunities for Enhancement

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

Tennis Courts and Club House

The tennis club building is in need of a variety of repairs, some resulting from recent vandalism. The fencing along Ashworth Lane and the chain link fencing require maintenance as does the grassed area around the courts. If the courts should prove to be no longer viable, the land should be retained for active recreational use or landscaped.

Carriageway and Footway Resurfacing

The appearance of back streets throughout the area would be greatly improved by resurfacing in stone setts. Footways throughout the area would be improved by resurfacing in stone flags.

Reinstatement of Garden Railings

The setting of terraced houses with front gardens would be improved by the reinstatement of the original style of railings.

Street Lighting

The character of the area would be enhanced by the replacement of the existing street lights by columns and lanterns of a more traditional design to be more in keeping with the age and style of the buildings.

Corner Shop 245 Ashworth Lane/2 Hugh Lupus Street

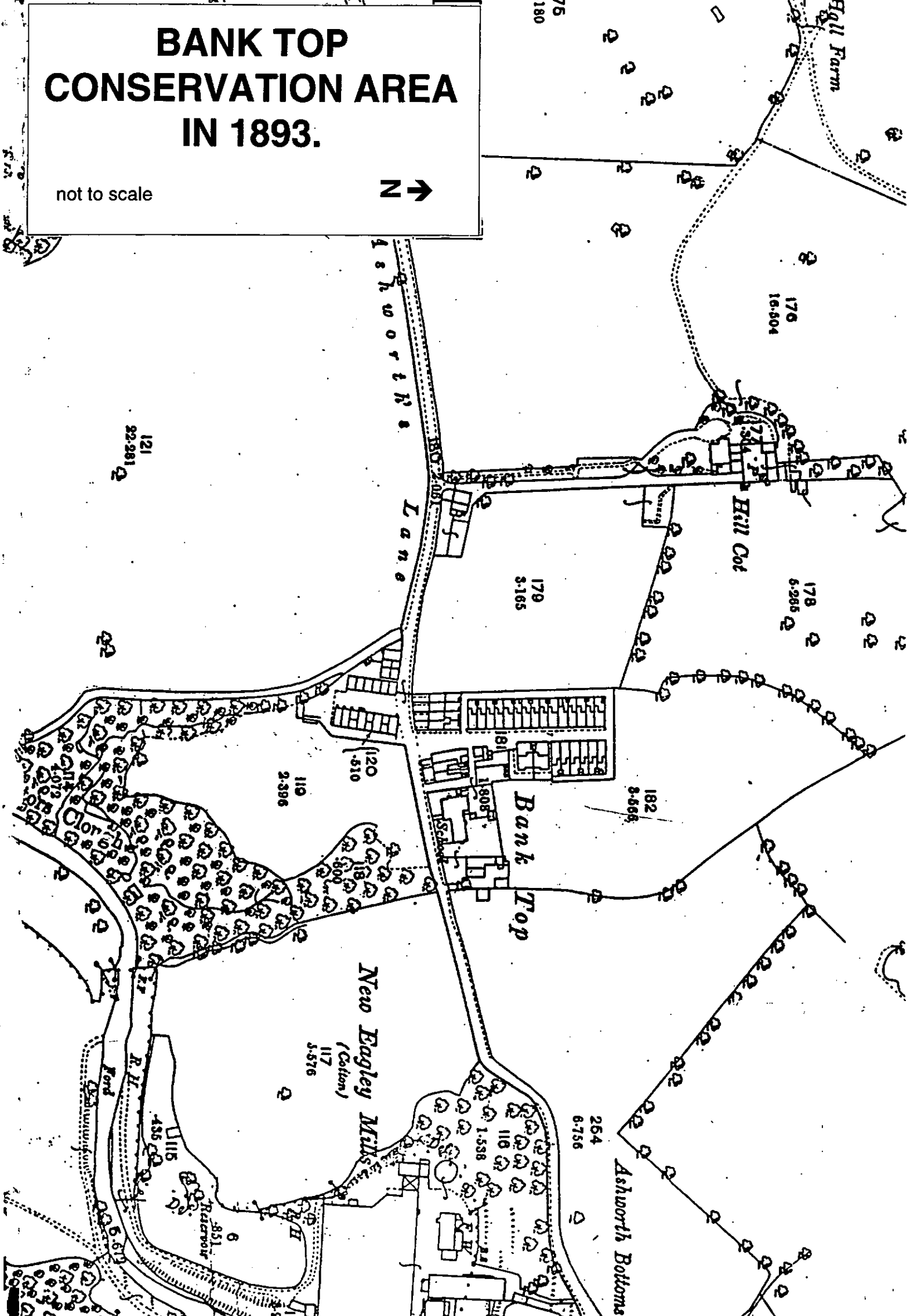
The appearance of this building would be greatly improved by the removal of corporate advertising, including the canopies over the windows.

Article 4 Direction

Consideration should be given to making an Article 4 Direction with respect to the Non-Listed residential buildings. This would control external alterations such as porches, new windows and doors and changes to the roofing material.

BANK TOP CONSERVATION AREA IN 1893.

not to scale



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, to 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 a 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 historic 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 the setting and 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.