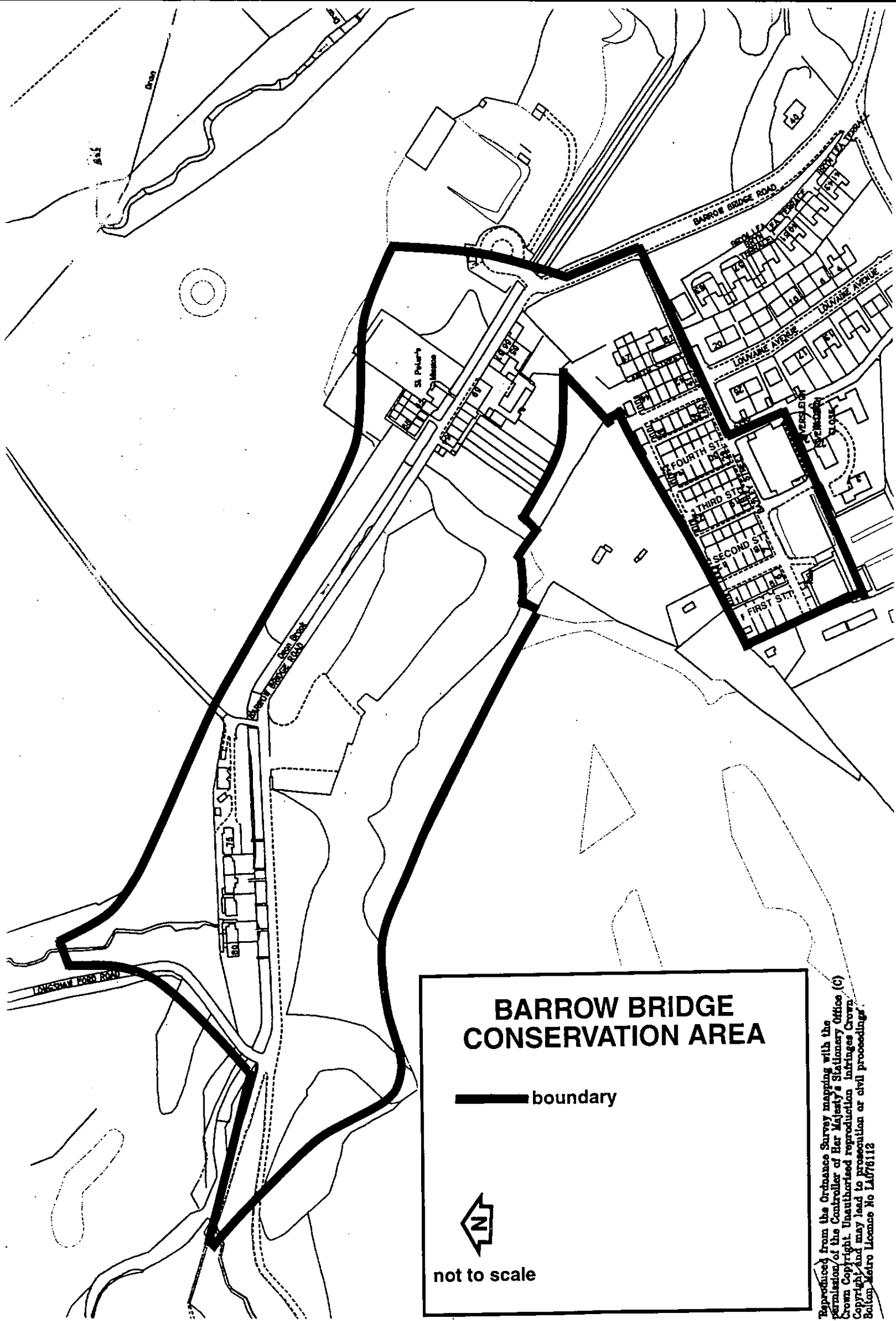


BARROW BRIDGE CONSERVATION AREA



Planning and Engineering Services Department



BARROW BRIDGE CONSERVATION AREA

 boundary



not to scale

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SECTION ONE

Character Assessment

Introduction

Barrow Bridge is nationally important as an early example of an industrial model village. Although the original mill buildings have now been demolished the houses and cottages built for the mill workers and managers remain. The village has a rural character and dwellings built in the local vernacular are clustered along the heavily wooded Dean Brook Valley. On the hillside overlooking the valley the regular terraces of the model village have a more urban feel, which betrays their industrial origins. Barrow Bridge is a testament to Bolton's industrial past, being of outstanding historical and architectural importance.

History

Barrow Bridge was built in the 1830s as a model industrial village to house the workers of Dean Mills, owned by Robert Gardner and Thomas Bazley. It is historically important as an early example of the pioneering developments of enlightened industrialists attempting to improve conditions for their workers. It attracted national interest from Disraeli who partly based his fictional village of Newbank on it in the novel "Coningsby", and from Prince Albert who visited it in 1851.

The original buildings housing the workers model dwellings, a co-operative shop and an Institute all survive, although the two six storey mills which dominated the village were demolished in 1913.

The history of Barrow Bridge traces the development of industrial power in Bolton. The Lord brothers opened a mill there in the late 18th century using Cromptons spinning mules. With the success of this operation they built a water powered mill further down the

valley and carried out ambitious waterworks including the construction of a reservoir, waterfall and sluices to power the mill. They also built 13 cottages around the original farmstead to house their workers, and these remain today as the only remnant of the Lords estate. The Lord firms fortunes changed and the estate was sold in 1830 to Gardner and Bazley, who demolished Lords mill to make way for two giant steam powered six storey mills with a central engine house. It was Gardner and Bazley who built the model workers village, the Institute and managers houses. The mills continued to prosper and were sold to William Callender in 1862, but following his death the company went bankrupt, the village became deserted and the mill buildings deteriorated and were demolished in 1913.

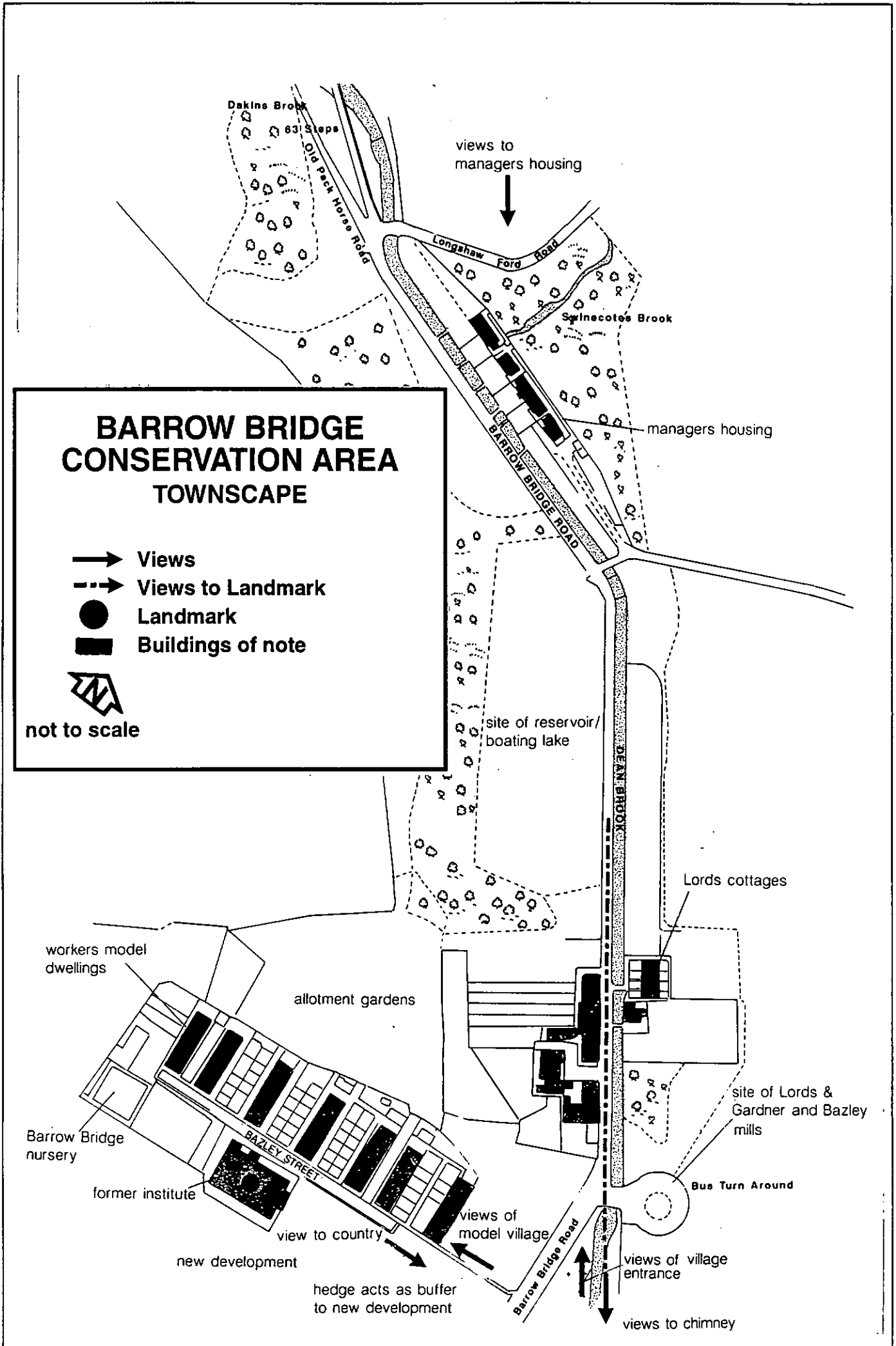
The village experienced a brief revival as a local beauty spot in the early 1900s when the reservoir was used for boating, and residents sold teas from their houses to the day trippers. Today it continues in residential use.

Old maps of Barrow Bridge are included at the end of this document.

Townscape

Despite its industrial origins the character of Barrow Bridge today is that of a rural village with a fine landscaped setting in the wooded valley of Dean Brook. The valley sides, together with the stream, its stone boundary walls, and Barrow Bridge Road edged on one side with large granite kerbs combine to give it a very self-contained linear character. (Fig 1)

The woods and hills surrounding the village are important in their own right as an area of



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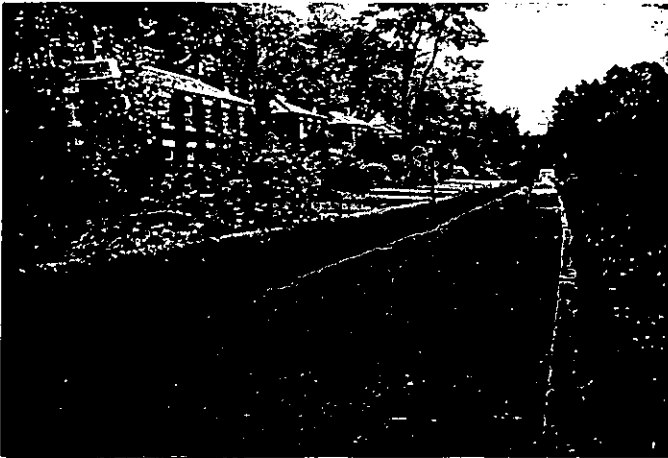


Figure 1.
Barrow Bridge Road showing linear emphasis

Special Landscape Value. The woodlands are protected by several Tree Preservation Orders. The natural landscape is complemented by the luxuriant front gardens of the houses, which make an important contribution to the areas character.

The houses in the village are arranged in three clusters, strung along the valley. At the northern end are the managers houses, built well away from the mill chimneys. Further south is a group of earlier cottages built around the original farmstead to house the workers of the Lords mill. To the south west but at the top of the hill are the workers model dwellings and Institute, reached by steps from the valley bottom. This change in levels gives the model village an open aspect with views out to the hills. These terraces have an urban appearance influenced by the marked regularity of the streets which is, however, softened by the gardens and groups of mature trees.

The difference in layout between the earlier cottages and the model terraces provides an interesting contrast. The earlier cottages are arranged informally around a village street, whereas the model terraces have a grid layout, bringing an urban influence into the countryside.

The workers model dwellings have very strong boundaries marked by the allotment gardens,

the nursery and new suburban development to the south west. The self containment of the village is however marred by the development of houses south west of Bazley Street, although landscaping has helped to screen this a little.

The Barrow Bridge chimney is a local landmark, although not part of the Dean Mill complex. Views of the chimney from Barrow Bridge Road provide a link with the industrial past, which is especially important since the



Figure 2.
Barrow Bridge chimney from the village

demolition of the mills in the village. (Fig 2)

The rubble stone boundary walls running along the Barrow Bridge Road and the stone bridges crossing the stream complement and link together different groups of buildings in the village. (Fig. 3). Where these walls have been replaced by other materials, such as wooden fences, continuity has been interrupted with a consequent loss of character. (Fig. 4)

The general lack of clutter from street signs and furniture and the absence of footpaths on Barrow Bridge Road strengthens the rural character of the village. This has been spoilt in places by use of inappropriate street furniture, e.g. plastic bins. Victorian street lamps have been installed, which are of a style original to Bolton and of the same period as the buildings. These also reinforce the linear character of the street.



Figure 3.
Rubble stone walls and bridge



Figure 6.
Sluice in stream wall



Figure 4.
Loss of character where stone walls have been replaced with railings



Figure 5.
Stone flags and setts, First to Sixth Street

Bazley Street has been repaved with concrete setts which enhance its appearance. First to Sixth Street retain the original stone flags and footways with drainage channels constructed from granite setts which are important to the street character. (Fig 5)

Relics of the industrial past are scattered about the village e.g. sluices, mill rollers, old gate posts, and keystones from the demolished mills. These are important clues to the lost industrial heritage of the village. (Fig 6)

Architectural Character

The architectural character of the village is very harmonious and adopts the local vernacular style of millstone grit cottages and houses of two storeys, with slate roofs, deeply recessed windows and doors with stone lintels, cills and door surrounds. A unifying feature is the use of hipped roofs and box gutters supported on paired stone brackets. The essential quality of the buildings is of solidity, symmetry and simplicity.

The social status of the original occupants is reflected in the style of the houses, with larger houses built for managers and overseers, and smaller cottages for workers. Within the model terraces, no 50 is a double fronted cottage within a terrace which may have indicated a higher status for its tenant, and the houses on Sixth Street have three storeys to the rear.

Larger houses facing onto Bazley Street were intended for overseers.

Some slight variations occur between the three groups of houses in the village.

1. WORKERS MODEL HOUSING

A characteristic of these terraces is their regularity, the flatness of the facades is relieved by recessed doors and windows, and there is an absence of decoration. (Fig. 7)



Figure 7.
Bazley Street terraces

Important features include stone window cills and lintels, stone door surrounds capped by moulded stone cornices, stone chimney stacks with clay pots, and stone door steps. Over the years most of the original doors and windows have been lost and the character of the buildings has been eroded by inappropriate replacements using non traditional styles, materials or finishes. (Fig. 10)

Some mid nineteenth century four pane sashes remain which have a well balanced appearance which harmonise with the character of the buildings. It is likely that the terraces originally had twelve pane vertical sliding sash windows and vertically boarded doors.

An unusual feature of the terraces is the positioning of the end houses to face Bazley Street, at right angles to the remainder of the



Figure 8.
Overseers houses facing Bazley Street

terrace. These houses are double fronted with hipped roofs and no backs. (Fig. 8)

At the end of each street are stone enclosures which used to be shared wash houses, some of these remain in various forms and provide an interesting visual termination to the streets. The character of these can be lost when they are converted into extensions with the insertion of windows and doors onto the street frontage.

The gardens (originally allotments) are separated from the houses by a footpath running in front of the houses. This was a common arrangement before the arrival of the private garden and the absence of enclosure by fencing helps to retain the original character of these areas. (Fig. 9)



Figure 9.
Open plan gardens

Figure 10. Details of Bazley Street terraces



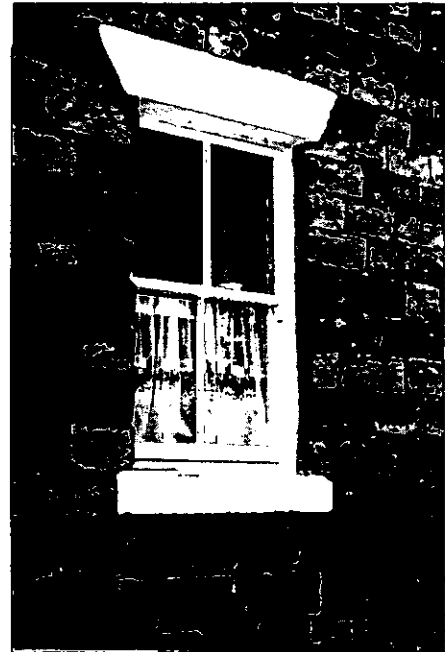
Character is lost where bow windows have been inserted which interrupt the flat facade



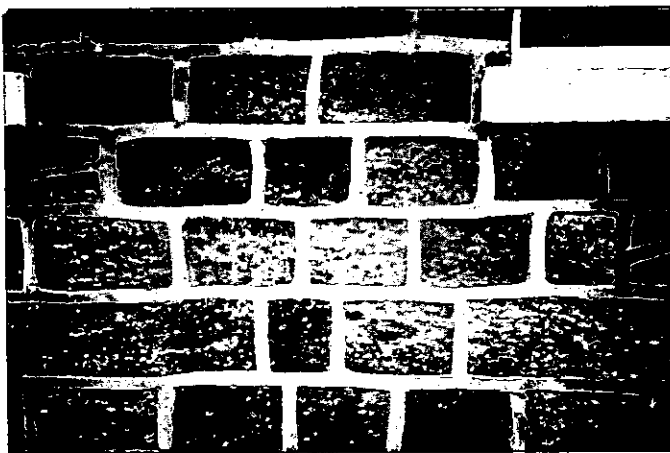
Stone door canopy



Stone steps



Four pane sash windows



Strap pointing spoils texture of wall and can damage the stonework



Paired eaves bracket

Further allotments, now gardens were provided to the north of Sixth Street. These have retaining stone rubble walls which provide an element of continuity throughout the village.

2. MANAGERS HOUSING

The character of these houses is still very simple, with alternating detached and semi-detached houses. The symmetry of the frontage has been upset by the addition of porches and side extensions.(Fig. 12)

Due to the status of their original occupants, the houses show some deference to architectural fashions. Important features include:-

- The arched doorway with a traceried fanlight at no 75, which is the only remaining original style of door.
- Twelve pane sash windows as remaining at no 79.
- Stone quoins
- Symmetrical arrangement of chimneys. Removal of chimneys has affected the visual balance of some of the houses

3. LORD BROTHERS COTTAGES

These are the earliest houses in the village. They were built in the early 19th century to house the Lord Brothers manager and their workers and are clustered around the original farm. (Fig. 11)

The original Listed Building register recorded the existence of some original sixteen pane windows with opening casements in the Lord cottages but these are now all lost. Similarly the cottage at No 55 Barrow Bridge Road, originally had 3 pane horizontal sliding sashes. These have been replaced with modern windows which retain the proportions of the original



Figure 11
Lord Brothers cottages

Two buildings of individual character are the farm buildings and the original co-op shop, now a house. The original farm buildings have been converted and have lost some of their original character. The character of the shop is differentiated from the cottages by being larger, and having a large central doorway and large windows, with a parapet top.

Figure 12. Managers houses on Barrow Bridge Road



No 75 Barrow Bridge Road



No 78 Barrow Bridge Road

SECTION TWO

Development Guidelines

Policy

Barrow Bridge was designated as a Conservation Area in 1970. There are a wide range planning controls to protect its character, including:-

- All the houses, except the Barrow Bridge mission are listed Grade 11. Listed Building Consent is needed from the Council to demolish, part demolish or extend a listed building or to alter it, either outside or inside in any way which would change it's character.

The village and the valley is protected by Green Belt status and is within an area of Special Landscape Value, as well as including a number of Tree Preservation Orders and an Area of Biological Importance. Written consent is needed to fell or prune a protected tree. Written notification must be given to the Council six weeks in advance of any proposals to cut down, top, or lop a tree in the Conservation Area not covered by a Tree Preservation Order.

- The Conservation Area is covered by an Article 4 direction which removes permitted development rights for:
 - Extensions and porches
 - Incidental buildings such as greenhouses, garages
 - Vehicle hardstandings
 - Oil storage tanks
 - Gates, fences, walls
 - Construction of any access to a highway
 - Exterior painting of buildings
 - Works of maintenance or improvement to unadopted streets or private ways

This means that Planning Permission is needed to carry out any of the above work.

Bolton's Unitary Development Plan contains a number of policies relating to Listed Buildings and Conservation Areas. (these policies are set out in the appendix). General guidance on policy for Conservation Areas and Listed Buildings is given in Development Control Policy notes 19 and 20 available from the Planning Department. Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge.

New Development

Opportunities for new development within the village are very limited. Any new development must reflect the character of existing buildings with respect to siting, scale, proportions, materials and detailing.

Townscape

Views of the Barrow Bridge Chimney should be retained.

Street surfacing and furniture

- Any original stone flags and stone setts should be retained and relaid where necessary.
- New paving and street surfacing should be in reclaimed local stone or new stone to match the existing.
- The stone rubble walls and stone bridges should be retained and any repairs carried out using the same materials and methods of workmanship.

- All industrial artifacts should be retained, e.g. sluices, old mill rollers, gate posts, and mill capitals.
- Street furniture and signs should be kept to a minimum. Where these are necessary, their style and location should reflect the character and appearance of the village.

Building Alterations

MATERIALS

- Alterations should utilise traditional materials, i.e. millstone grit and slate.
- Strap or ribbon pointing should be avoided, since this not only harms the appearance of the building, but can damage the stone 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.

WINDOWS AND DOORS

- Stone window cills, lintels, door surrounds, moulded cornices, stone eaves brackets and stone steps should be retained.
- Any original windows and doors should be retained. These include:
 - the fanlight at 75 Barrow Bridge Road,
 - the 12 pane sash windows at no 79 Barrow Bridge Road,

- the remaining 4 pane sashes in the model terraces.

- The integrity of the terraces depends on the retention of an uninterrupted flat facade relieved only by the subtle modeling of the surface, achieved by the recessing of doors and windows. The following are unacceptable:

- porches
- bow and bay windows
- external shutters
- changes in 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.

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

- Managers housing -12 pane sash windows and panel doors
- Terraced housing-12 or 4 pane sash windows and either 6 panel or vertically boarded doors.
- Cottages - horizontally sliding sashes or side hinged casements with glazing bars and vertically boarded doors.

- Windows and doors must be made of timber and staining is not a traditional finish for timber and should not be used. UPVC windows and doors are not acceptable as they are not in keeping with the character of traditional buildings

- New windows or doors should be recessed to the original depth and should not be flush with the face of the wall or projecting from it.

CHIMNEYS AND ROOFS

- Chimney stacks should be retained and if replacement is necessary this should be in stone with clay pots. Where central heating flues are installed these should be contained within the original chimney pots.
- Roof repairs or replacements should be in slate. Where ridge tiles need replacing these should be in stone or blue clay. Hipped roofs should have lead ridges.
- New rooflights may be acceptable but these should have flush fitting and should not be on prominent roof slopes.

RAINWATER GOODS

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

MINOR FIXTURES

Standard external fixtures including satellite dishes, meter boxes, burglar alarms and central heating flues should be sited in unobtrusive positions. Where possible they

should be colour coated to match the background materials i.e. walls or roofs.

GARDENS

- The single storey walls at the end of each terrace should be retained. If applications are submitted for conversion to extensions, door and window openings should not be inserted on the street frontage.
- Extensions at the end of the Bazley Street houses should not exceed one storey
- Enclosure of the front gardens with fences or walls is not appropriate.

WHEELIE BINS

- The layout of certain properties particularly the terraces creates difficulties for storing bins. Where possible they should be stored in gardens not left out on the street or footways.

SECTION THREE

Opportunities for Enhancement

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

Bus turnaround and public conveniences

This site is important for two reasons. Firstly, it is the main entrance to the village, and secondly, it is the site of Lords' water mill and Gardner and Bazley's Steam mill. It is a poorly designed area which gives an unfortunate first impression of the village. It is particularly disappointing that the original stone bridge has been replaced by a concrete and steel one. The previous use of the site is marked by a plaque. This area provides an ideal opportunity to introduce facilities for interpretation of the site's history, together with more appropriate landscaping and layout.

Access roads off Bazley Street

The Vehicular access roads to the terraces from Bazley Street need resurfacing in reclaimed materials which match those already existing in the vicinity.

Street furniture

There is scope for improving the street furniture and signs. Plastic bins, plastic salt bins and galvanised street lighting could be replaced with more appropriate street furniture. The chevron corner signs at Longshaw Fold Road junction could be improved.

The use of white wooden railings and coniferous trees on part of the car park boundary is inappropriate and creates a gap in the stone walling which is an important linking feature along Barrow Bridge Road. Stone walling should be reinstated here if possible.

Industrial archaeology

The village is full of clues to its industrial past. These should be highlighted possibly in connection with the Barrow Bridge Heritage Trail published by the Civic Trust. Proposals exist to erect 3 interpretation panels at the car park, the bus terminus and the 63 steps.

Barrow Bridge nursery

The Barrow Bridge nursery provides a termination to Bazley Street and it is a reminder of the tradition of market gardening which once thrived on the banks of the Dean Brook. Whilst this use brings some variety and activity to the area, ancillary activities should be monitored to ensure that they do not detract from the character of the Conservation Area.

Figure 13. Opportunities for improvement.



Poorly chosen street furniture



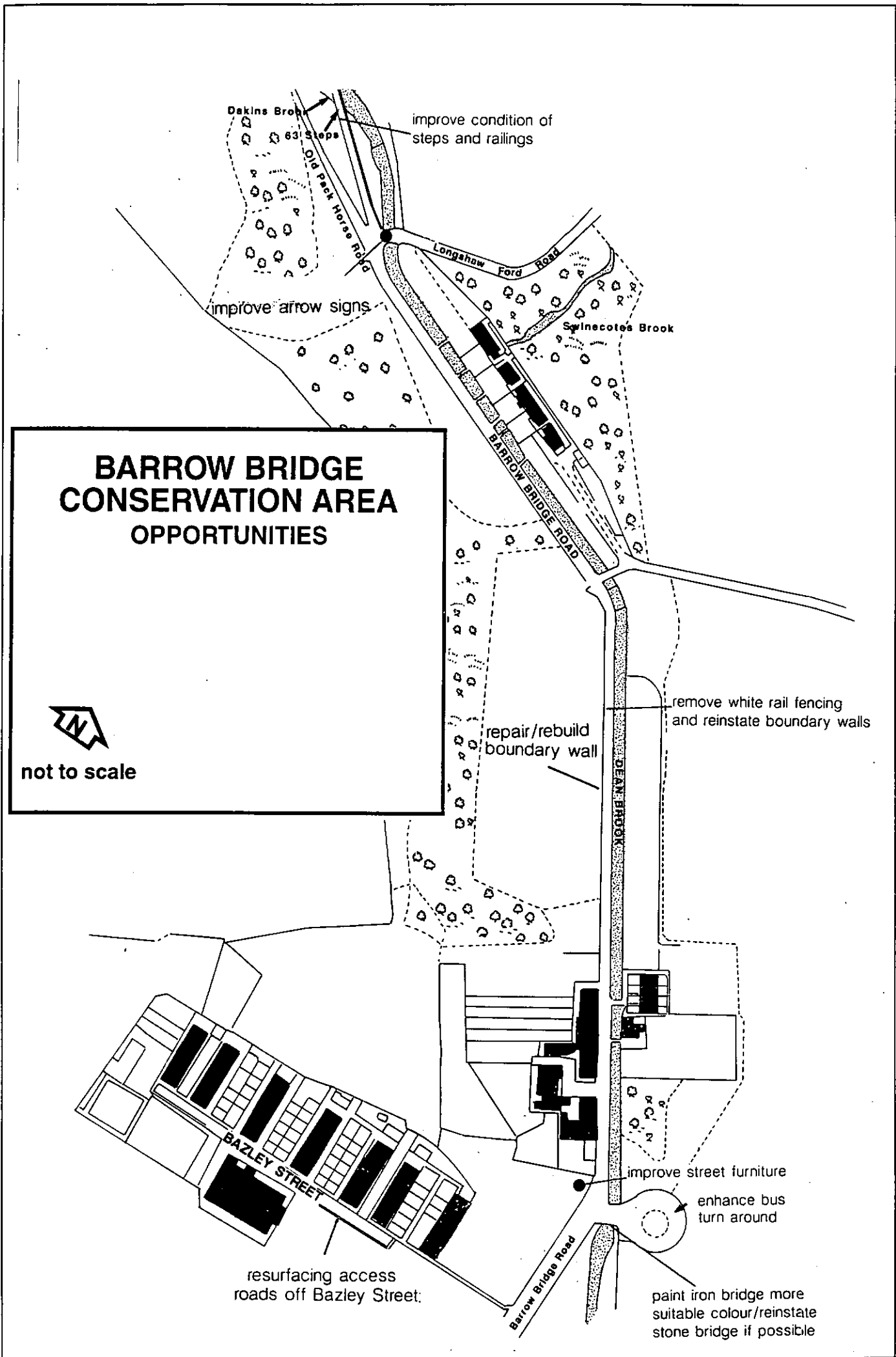
Inappropriate steel bridge at entrance to village



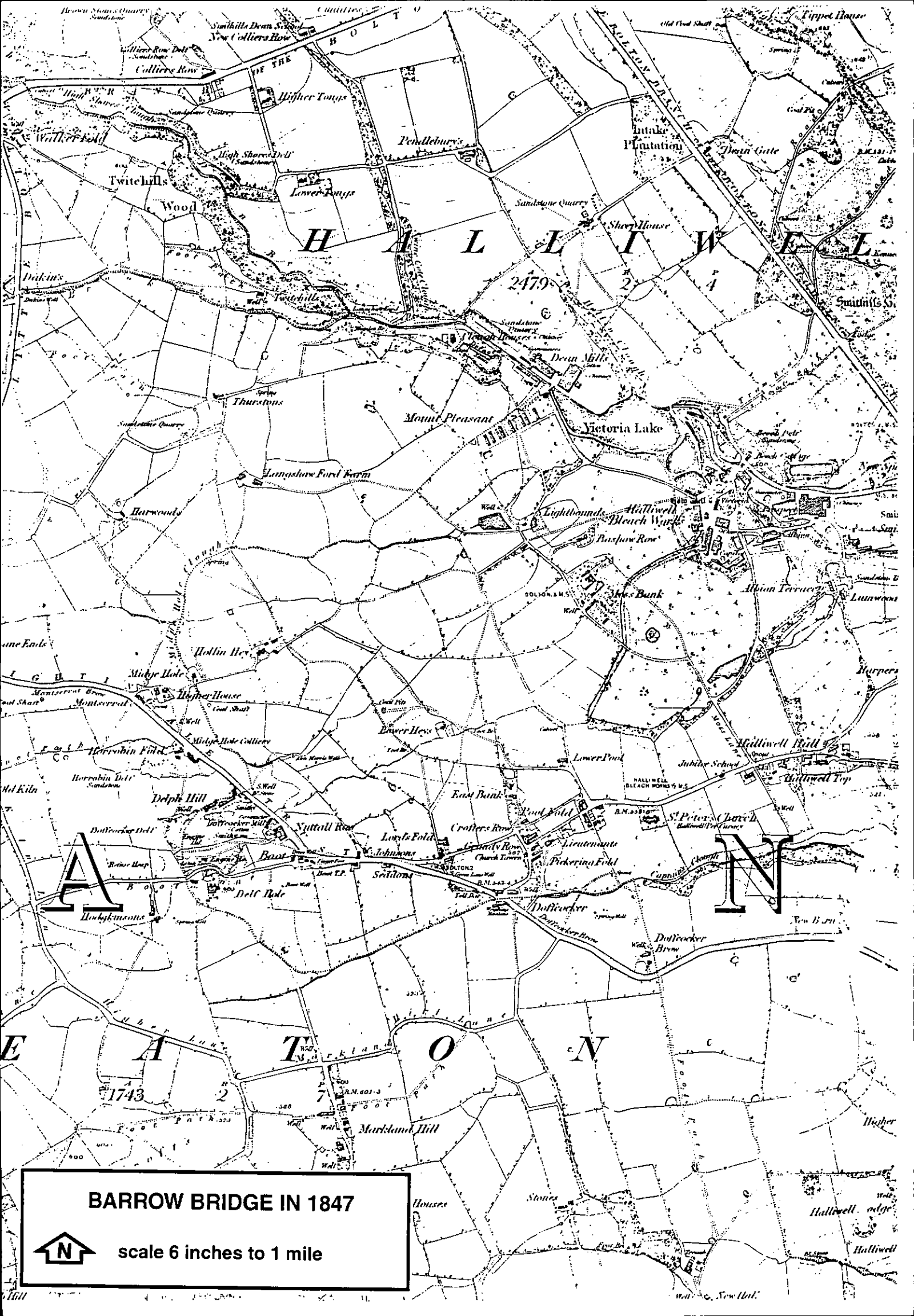
Corner arrows at junction of Longshaw Fold Road are visually obtrusive



Access road off Bazley Street in need of resurfacing



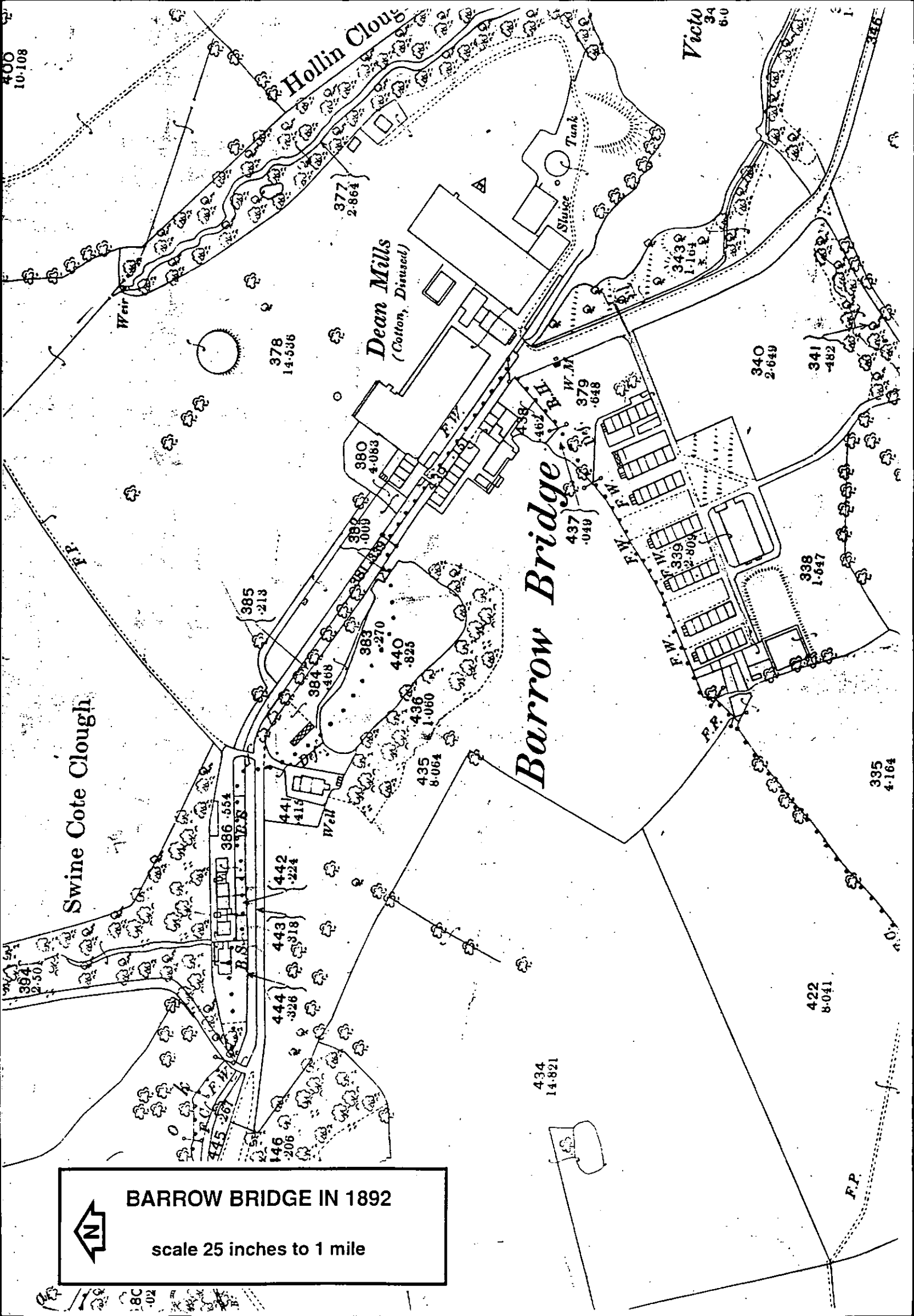
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BARROW BRIDGE IN 1847



scale 6 inches to 1 mile



BARROW BRIDGE IN 1892
 scale 25 inches to 1 mile

400
10-108

Victo
34
6-0

Hollin Clough

Dean Mills
(Cotton, Disused)

Barrow Bridge

Swine Cote Clough



BARROW BRIDGE IN 1892

scale 25 inches to 1 mile

8C
-02

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 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 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.