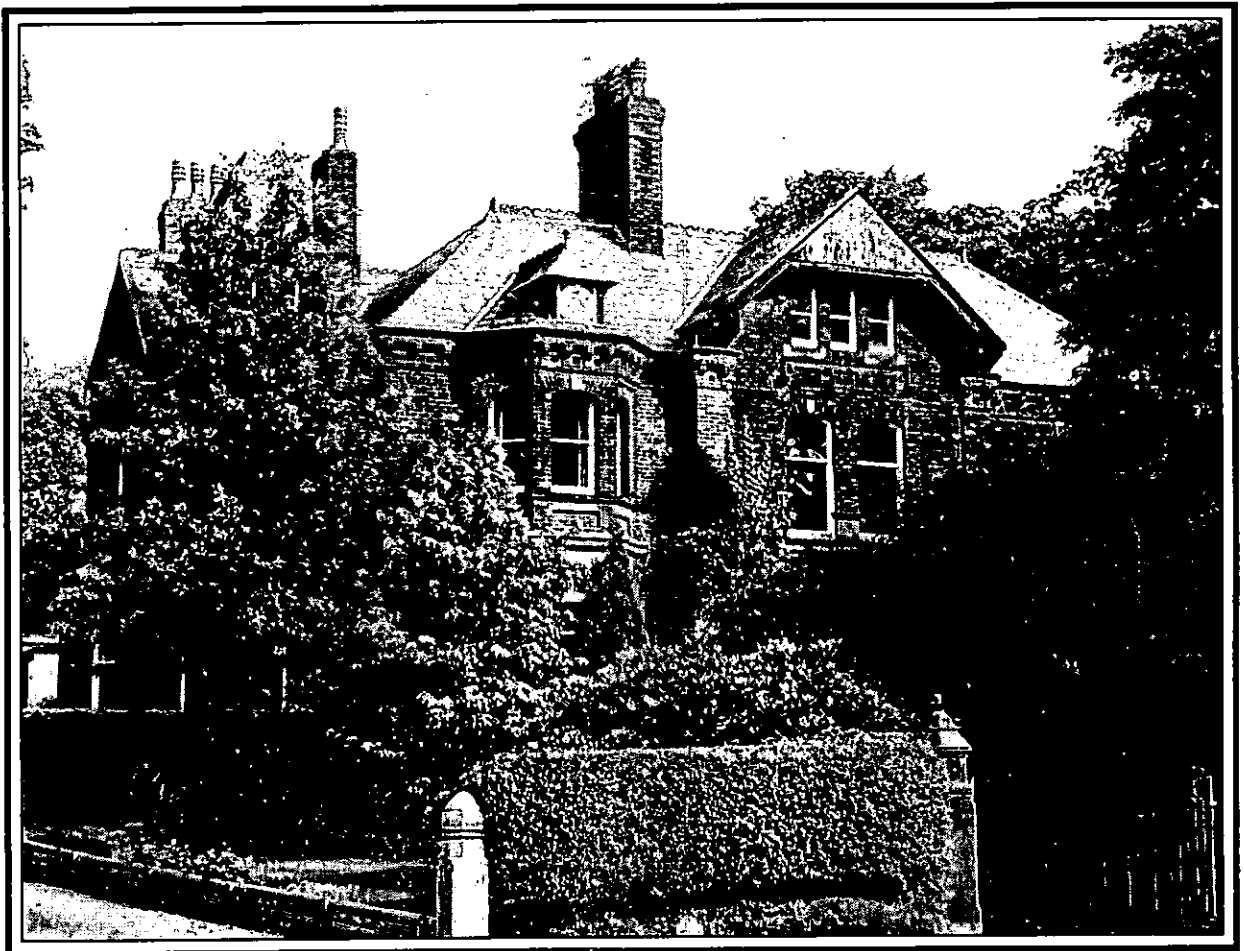


# CHORLEY NEW ROAD CONSERVATION AREA



Environment Department

# CHORLEY NEW ROAD CONSERVATION AREA



Environment Department

## SECTION ONE

### Character Assessment

#### Introduction

**The Chorley New Road Conservation Area is situated two miles west of the centre of Bolton in the suburb of Heaton. To the north, the area is bounded by the site of the former Heaton reservoir and 20th Century suburban development. To the south it is bounded by the railway line from Bolton to Preston and Wigan, beyond which there is a large open area along the Middle Brook including Deane Golf Course.**

The A673 leading to Horwich and Chorley forms the backbone of the area from which a number of smaller roads and lanes lead off to the north and south. These include Greenmount Lane, Markland Hill, Ravenswood Drive, Victoria Road, The Lane, The Glen, Ladybridge Lane, Hillside and Overdale Drive.

The area is heavily wooded and contains a variety of buildings dating from the Mid 19th Century up to the present day. Most properties were built as private dwellings but many of the larger buildings are now in institutional or commercial use.

#### History

The name Heaton is probably derived from the Old English word "heah" meaning high land and "tun" meaning a settlement. It was also known at one time as Heton and Heton-under-Forest. In the Middle Ages Heaton, Halliwell and Horwich formed the Horwich Forest. This was owned by the De Grelleys, Barons of Manchester who used it for hunting and hawking. Early records state that the forest formed a rich habitat for deer, boar and other smaller game.

After the De Grelley family died out, Horwich Forest passed to the De la Warre family who were not interested in hunting and leased the estate to the Hultons. One of the Hulton family took the name Heaton or de Heton from the name of the area. When John de Heaton acquired the Manor in the 14th Century it consisted of a wild bleak tract of woodland and moor with patches of pasture in the valleys.

Early in the 15th Century the Bolton district was divided into the two parishes of Bolton and Deane. Heaton became part of Deane Parish along with Farnworth, Halliwell, Horwich, Little, Over and Middle Hulton, Kearsley and Westhoughton. It enjoyed a considerable amount of autonomy and had its own Constable, Overseer of the Poor, Church Warden, Surveyor of Highways, ale taster and swine ringer.

Following the end of its use for hunting, the Heaton area was gradually opened up for farming. Prior to industrialisation in the 19th Century Heaton contained a number of old folds, which were collections of cottages and outbuildings surrounding a Yeoman's home. In addition to agriculture, local farmers were involved in the cotton trade, buying raw cotton, distributing it to their family and labourers to cleanse, spin and weave and marketing the finished goods.

In the early 19th Century Heaton was described as "a township where stone flags, slate (thin stone flags used for roofing) and coal abound". There were a number of quarries or delphs in Heaton which supplied Bolton with dressed stone for construction

purposes and rougher material for dry stone boundary walls.

Prior to the construction of Chorley New Road as a turnpike in 1820 Heaton was linked to the Chorley Old Road by a series of narrow lanes including Markland Hill and Ladybridge Lane which crossed the Middle Brook. Ladybridge Lane was so named because it led to St. Marys The Church of Our Lady of Deane.

In the 18th Century the Heaton family was very involved in the textile trade. John Heaton built Heaton's Mill, one of the earliest Cotton Mills in Bolton in the 1790's at Doffcocker. His three sons were also involved with the textile industry and Lambert Heaton built Delph Hill Mill on the Chorley Old Road, which opened in 1800.

The Construction of Chorley New Road opened up South Heaton for development at a time when Bolton was becoming a thriving manufacturing town and successful businessmen were looking for sites to build their mansions. Heaton became a fashionable suburb for wealthy Bolton cotton manufacturers including the Knowles, Wolfendens, Taylors and Lords. These were followed by Tillotsons the printers, Magers the brewers and Dobsons the textile engineers.

Heaton had a number of advantages as a location for a suburb. It was relatively close to the town centre with good road and rail communications. (The Bolton to Wigan railway line was completed in the 1840's and had a station at Lostock). Being heavily wooded, it was possible to achieve almost complete privacy in attractive landscaped surroundings and properties in the southern part of the area had views over the rural Middle Brook Valley. Its westerly situation also meant that the prevailing south westerly winds carried the smoke from the mill and factory chimneys away from the area.

The earliest mansions were detached with very large landscaped gardens and ancillary

buildings such as lodges, stables and hothouses. Some larger sites were later subdivided and building plots became smaller as the century progressed and the price of the land increased.

A corrugated iron church previously used in Daubhill as a Mission Hut was provided in 1878. This was replaced by the present Christ Church in 1896.

During the 20th Century the upkeep of the larger properties became too expensive for single families and they were converted to other uses. The Haslam Mansion became a nursing home and Heaton Grange, the Knowles family home, became schools and offices. Others were divided into flats and a considerable number were demolished including Hillside, the home of the Tillotsons, Heaton Grange, Ravenswood, The Glen, Knowsley Grange, The Woodlands, Lever House and Hetlands.

House building has continued within the area during the present century initially for individual properties. Development has escalated over the last forty years with the construction of a number of small estates. A considerable proportion of the area has now been developed for modern dwellings and pressures for the demolition of the surviving mansions and the redevelopment of their grounds continues.

Chorley New Road was designated as a Conservation Area in 1974. The designation report stated that "The compatibility of the large Victorian and early 20th Century houses, often intensively planted with trees produce a character that is both unique and an inherent part of Bolton's identity. It is considered vital that this character should not be lost. It is considered that any future development proposals should be carefully controlled so as to reflect and enhance the existing character of the area".

Conservation Area designation and the making of Tree Preservation Orders have been successful in preserving the trees and woodland. However the demolition of buildings which contribute to the character of the area has not been resisted and much of the recently built housing is out of keeping with the traditional appearance of Heaton.

### **Townscape**

The buildings within the Conservation Area are set among areas of native woodland and mature landscaping. Traditional properties have large gardens with open lawns, mature trees and shrubs and more recent housing estates have incorporated a high proportion of existing trees within their layout. In the south of the Conservation Area there is open countryside along the Middle Brook Valley.

Chorley New Road, a major route in and out of Bolton Town Centre, is straight and wide and carries a great deal of traffic. It is bounded by dense tree planting which conceals or partly screens the properties along it and it forms one of the most attractive approaches to Bolton. The streets leading from it are much narrower and quieter and more winding. Markland Hill and Ladybridge Lane have retained the character of country lanes. Ladybridge Lane is extensively used for parking adjacent to Woodside school, particularly at the beginning and end of the school day.

The junction of Markland Hill, Lady Bridge Lane and Chorley New Road forms the central point of the area. Although Christ Church and the Victoria Inn are public facilities the area has no real focus.

In spite of the demolition of many of the original mansions and houses and the redevelopment of their landscaped grounds with housing estates, Chorley New Road has retained much of the character of a well to do

19th and early 20th Century residential suburb.

### **Enclosures**

As a result of dense areas of woodland and large numbers of mature trees, the area is tightly enclosed with limited views. There are views out from the southern ends of Lady Bridge Lane, Hillside and the cemetery access road over the open space along the Middle Brook Valley.

Most of the traditional buildings are either concealed from public view or can only be glimpsed through the trees from the main road or private drives. Housing dating from the later 20th Century is more visible, being much more densely developed with smaller gardens.

### **Boundary Treatments**

There are a variety of boundary treatments throughout the Conservation Area including stone and brick walls, hedges, wooden fences and knee rails. The 19th Century mansions had low stone boundary walls fronting Chorley New Road with ornate stone gate piers and iron gates. Some entrances have two sets of piers with curved sections of wall between them. Many of the walls and piers have survived even where the properties have been demolished. A minority of buildings have brick boundary walls. Both stone and brick garden walls are an important feature of the Conservation Area. The high stone boundary wall to the Ladybridge Training Centre, which borders the eastern side of Ladybridge Lane is very important to the character of this former country lane, as are the walls to Markland Hill. Most of the more recent housing has open plan frontages with timber fencing to the side and rear boundaries.

## Street Frontages

Street frontages vary throughout the area. The earlier mansions were set in wooded grounds well back from the road at the end of long curving drives. Later 19th and early 20th Century properties generally front Chorley New Road or one of the side streets and although set back within large gardens are visible from the footway. More recent housing development is much denser with properties arranged informally around short winding roads or cul de sacs.

## Street Furniture

The majority of the Conservation Area has modern street lights on steel or concrete columns. There is a broken traditional cast iron column and lantern adjacent to the private drive leading to The Clough. There are several traffic signs along Chorley New Road.

Carriageways and footways throughout the Conservation Area are tarmacaded although there are small areas of sandstone or granite setts at the entrances to a few properties.

## Architectural Character

The Conservation Area consists predominantly of residential buildings or properties originally built for residential use. These vary considerably in size and style and include:

- mid and late 19th Century mansions with ancillary buildings such as lodges and stables, all contained within extensive grounds
- late 19th Century and early 20th Century, large detached or semi-detached houses in substantial gardens
- 19th Century farm buildings
- later 20th Century detached houses, blocks of flats, and additions to institutional and office buildings.

Traditional buildings are two storeys high, some with attics and are built of stone or brick with stone details. Their design incorporates interesting and varied architectural features such as turrets, finials, stone corbelled or overhanging timber eaves, bay windows and stone or timber window mullions. Window openings have strong vertical proportions and many properties have retained traditional sash and casement windows some of which have leaded lights. Building styles vary and include Gothic, Classical and Vernacular Revival. More recent buildings are very bland in style or of poor quality pastiche.

A minority of 19th Century buildings are constructed of local stone. The majority are of local red brick which has a mellow appearance. They have natural slate roofs either graded slate, regular Welsh slate or green Westmorland slate.

Early 20th Century properties are built of a brighter red, pressed brick and often have rendered upper floors with applied timber framing. They have Welsh slate or red clay tile roofs.

Later 20th Century houses are built of brick which varies considerably in texture and colour from estate to estate. Some houses are roofed in slate, others in red, brown or grey concrete tiles.

There is one building within the Conservation Area which is Grade II Listed as being of Special Architectural or Historic Interest.

### WOODSIDE, CHORLEY NEW ROAD

This mansion, built in 1877 for the Mellor family who were local mill owners, has been used as a school since 1950. It was designed by the architect George Woodhouse in a Gothic style and is constructed of random rubble with ashlar dressings and a Westmorland slate roof.

It is two storeys high with attics and a basement. The entrance front is asymmetrical

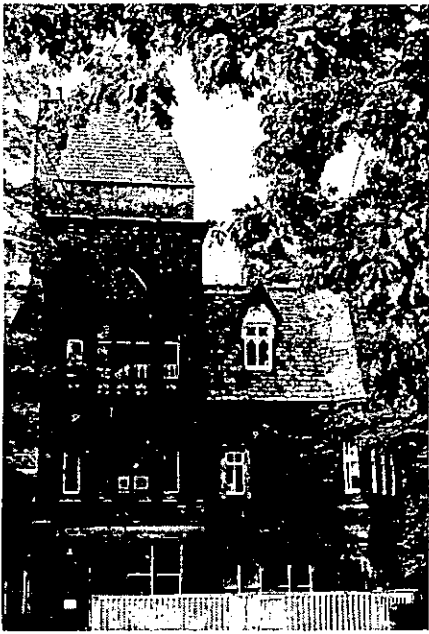


Figure 1.  
Woodside, Chorley New Road

with a gabled porch projecting from a tower with a steep mansard roof. There is a central tower over the rear entrance on the eastern elevation which also has a corbel table and gargoyles surmounted by wrought iron decoration. Many of the windows have stone mullions and the stair window contains stained glass depicting the armorial emblems and monograms of the Mellor family.

Inside the building, the original layout and much original detailing survives, including both staircases, the richly panelled dining room walls and ceiling and the pierced panelled ceiling to the basement billiards room.

There is a group of outbuildings fronting Ladybridge Lane, constructed of stone with large chimney stacks and pointed arched first floor windows.

There are also a considerable number of buildings which make an important contribution to the character of the Conservation Area. It is not possible within the scope of this document to describe them all, so a selection of typical building types and styles within Heaton have been chosen

as examples. There are however many other buildings of good design, which represent the historical development of the area. All the properties which contribute to the character of the Conservation Area are indicated on Plan 2. These merit retention and special care when repairs or alterations are being carried out.

#### NEWLANDS, CHORLEY NEW ROAD

The oldest portion of the Newlands Medical Centre dates from around 1880/1890 and was originally built as a detached house. It is two storeys high with attics and is constructed of red brick on a stone plinth and has pitched slate roofs. The gables have corbelled brick work and bulls eye windows. There is a stone bay fronting Chorley New Road and a stone entrance porch on the eastern elevation. The windows have segmental arches in stone or brick with stone stringers and keystones.

#### HEATON GRANGE GATE HOUSE AND COTTAGE, CHORLEY NEW ROAD

Although the large detached Heaton Grange has been demolished, the gatehouse and the cottage (once part of a stable complex) still remain. They are one and a half storeys high, constructed of stone with steeply pitched graded slate roofs and have prominent gables with stone copings and finials. Most of the windows have stone mullions and there are small bulls eye windows in the apex of the



Figure 2.  
Heaton Grange Gate House, Chorley New Road



Figure 3.  
Cleveland's School, Chorley New Road

gables. The cottage has an elaborate stone gateway which leads to the stable yard.

#### CLEVELANDS, CHORLEY NEW ROAD

This large detached house dates from around 1860 and is constructed of red brick with stone dressings and pitched slate roofs. A two storey projection contains an entrance porch with a turret above. There are stone corbelled eaves and segmental arched windows with stone surrounds.

There is a single storey stone gate house "Cleveland Cottage" situated to the right of the main entrance gates.

#### LADYBRIDGE CONFERENCE CENTRE, CHORLEY NEW ROAD

This is another grand mansion close to Woodside and very similar in appearance. It dates from around 1870 and is constructed of stone rubble with ashlar dressings and steeply pitched slate roofs. Designed in a Gothic Style, it has an irregular plan with a series of gables, substantial chimney stacks, a battlemented parapet and a turret. There is a projecting porch with buttresses, a pointed arched entrance and a steeply pitched leaded roof. The larger windows have stone mullions and



Figure 4.  
Ladybridge Conference Centre, Chorley New Road

transoms and there are pointed arched lancet windows on the upper floors.

There is a stone built stable block with a steeply pitched roof and pointed arched attic windows, near the corner of Chorley New Road and Ladybridge Lane.

#### ARDEN LEA, 460 CHORLEY NEW ROAD

This large detached house dates from the late 19th Century. It is two storeys high with attics and is rendered with applied timber framing. It has bay windows with mullions and transoms and two jettied sections with gables and bargeboards.

#### UNDERHILL AND OVERTON, 458 AND 456 CHORLEY NEW ROAD

This pair of large houses also date from the later part of the 19th Century. They are two storeys high with dormer windows and are constructed of red brick with pitched slate roofs.

#### 450, 452 AND 454 CHORLEY NEW ROAD

These three detached houses date from the turn of the century. They are two storeys high with attics and are constructed of pressed red brick with rendered upper floors, parts of which are decorated with applied timber framing. Most of the windows have timber mullions and transoms, with leaded glazing. The roofs have red clay tiles.





Figure 5.  
The Clough, Chorley New Road

#### CLOUGH FARM, CHORLEY NEW ROAD

This former farm house dates from the 19th Century. It is a two storey building, constructed of stone with a pitched slate roof.

#### THE CLOUGH, OFF CHORLEY NEW ROAD

This is a large detached house set well back from Chorley New Road at the end of a long winding drive. It dates from around 1870 and is two storeys high, constructed of red brick on a stone plinth with stone and timber details. It is Classical in style and has an irregular plan with bay windows, a large projecting chimney stack and overhanging eaves on brackets. There is a pediment to the left hand portion containing elaborate carved brickwork. The windows have flat or segmental arched brick heads and many of the sliding sash openings with a central glazing bar have survived. There is a semi circular timber conservatory on the front elevation. This contains a round arched doorway incorporating a fanlight with glazing bars, beneath a pediment.

Half way down the entrance drive on the right hand side is a cottage and stables which may have once been part of the Clough estate, and

are of similar date to The Clough. Clough Cottage is a two storey stone building with a slate roof and sliding sash windows with a single vertical glazing bar. Adjacent to it is a brick stable block with a hipped slate roof. This has segmental arched windows containing casement openings with glazing bars.

#### 346 CHORLEY NEW ROAD

This detached house dates from around 1870 and is Classical in style. It is two storeys high constructed of red brick with a shallow pitched slate roof an overhanging timber eaves with brackets. There is a prominent gable on the left hand side with a split pediment and a stone bay. The entrance projects slightly and has brick pilasters, a semi circular arched doorway incorporating a fanlight and a six panelled door. The windows have sliding sashes with glazing bars.

#### Negative factors

A number of mansions and large houses which made an important contribution to the character of Heaton have been demolished.

Some traditional buildings have been altered in ways which are not in keeping with their character, for example the replacement of doors and windows with inappropriate modern features.

A high proportion of more recent housing is not in keeping with the character of the Conservation Area because of its inappropriate density, layout, materials and design details.

The proliferation of estate agents sign boards advertising properties for sale also detracts from the appearance of the area.

## SECTION TWO

### Policy Guidelines

#### Statutory Controls

The Chorley New Road Conservation Area was designated in 1974.

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.

One building within the Conservation Area is 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. Two sites within the Conservation Area, at Ravenswood Nurseries and Heaton Grange are allocated for housing in the Unitary Development Plan (Sites 24H and 25H in Appendix 5). The open area in the south of the Conservation Area is subject to Policy CE9, relating to Urban Open Space. These policies are set out in the Appendix to this character study.

General guidance on policy for Conservation Areas and Listed Buildings is given in Planning Control Policy Notes No. 19 and 20. 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 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 or 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 brick, stone, terracotta, slate and clay tile. 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 brick and stone 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, lintels, door surrounds and stone 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.
- Owners should be encouraged to use the following styles when replacing windows and doors.

#### Mid 19th Century Properties

- Vertical sliding sash windows with a single vertical glazing bar. (Former outbuildings to large houses should have side hinged casement windows with glazing bars or leaded glazing). Four or six panelled timber doors.

#### Late 19th and Early 20th Century Properties

- Vertical sliding sash windows without glazing bars or side hinged casement windows combined with fixed lights. In most instances casements and fixed lights should have leaded glazing.
- Timber doors with four or more panels.
- 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, 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 Westmorland, graded or Welsh slate or red clay tiles to match the original material. Where ridge tiles need replacing these should be in stone or red 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 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.

#### 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.

#### **Traffic Management**

Traffic Safety and the visual appearance of Ladybridge Lane would be improved by controlling the number of parked vehicles in the vicinity of Woodside School.

#### **Article 4 Direction**

Consideration should be given to making an Article 4 Direction with respect to non - listed residential buildings which contribute to the character of the Conservation Area. This would enable the Council to control external alterations such as reroofing in different materials rendering or painting brick and stonework and the installation of modern windows and doors.

#### **Tree Planting**

The appearance of a number of more recently constructed housing schemes and the Conservation Area in general would be improved by additional tree planting along access roads and property boundaries.

#### **Design Guidance**

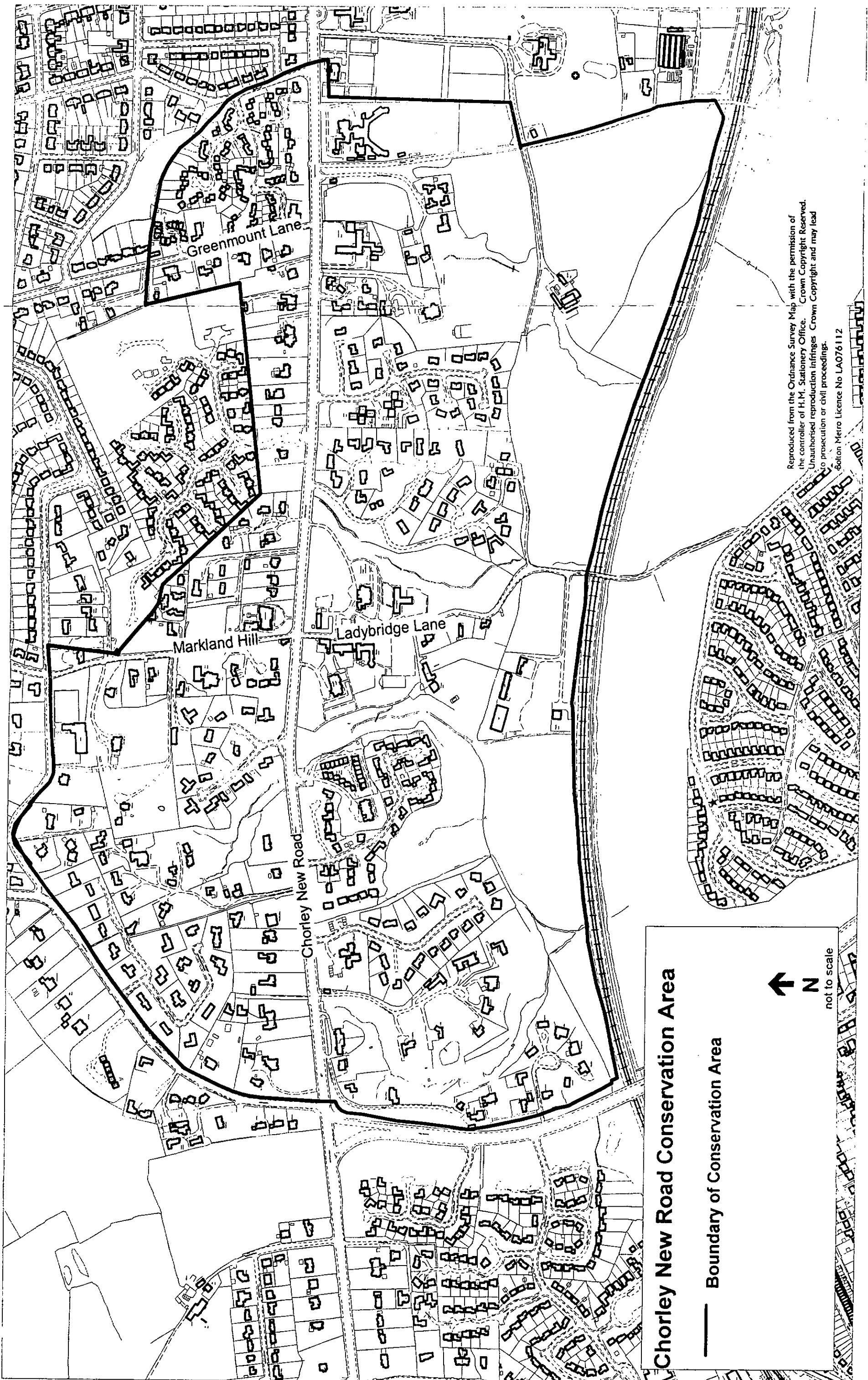
Advice on the detailed design of new buildings is needed to ensure that future development is more in keeping with the character of the area.

#### **Signboards**

The rationalisation of signboards advertising properties for sale would improve the appearance of the area. For example the installation of standard boards at the entrance to each estate, into which details of individual properties could be inserted and removed as necessary.

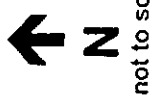
#### **Extension to the Conservation Area**

The eastern part of Chorley New Road, between the Conservation Area and the town centre contains many properties of architectural or historic interest, some with attractive landscaped gardens. Consideration should be given to extending the existing area or designating a separate Conservation Area to include those properties which are of merit.



**Chorley New Road Conservation Area**

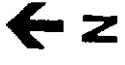
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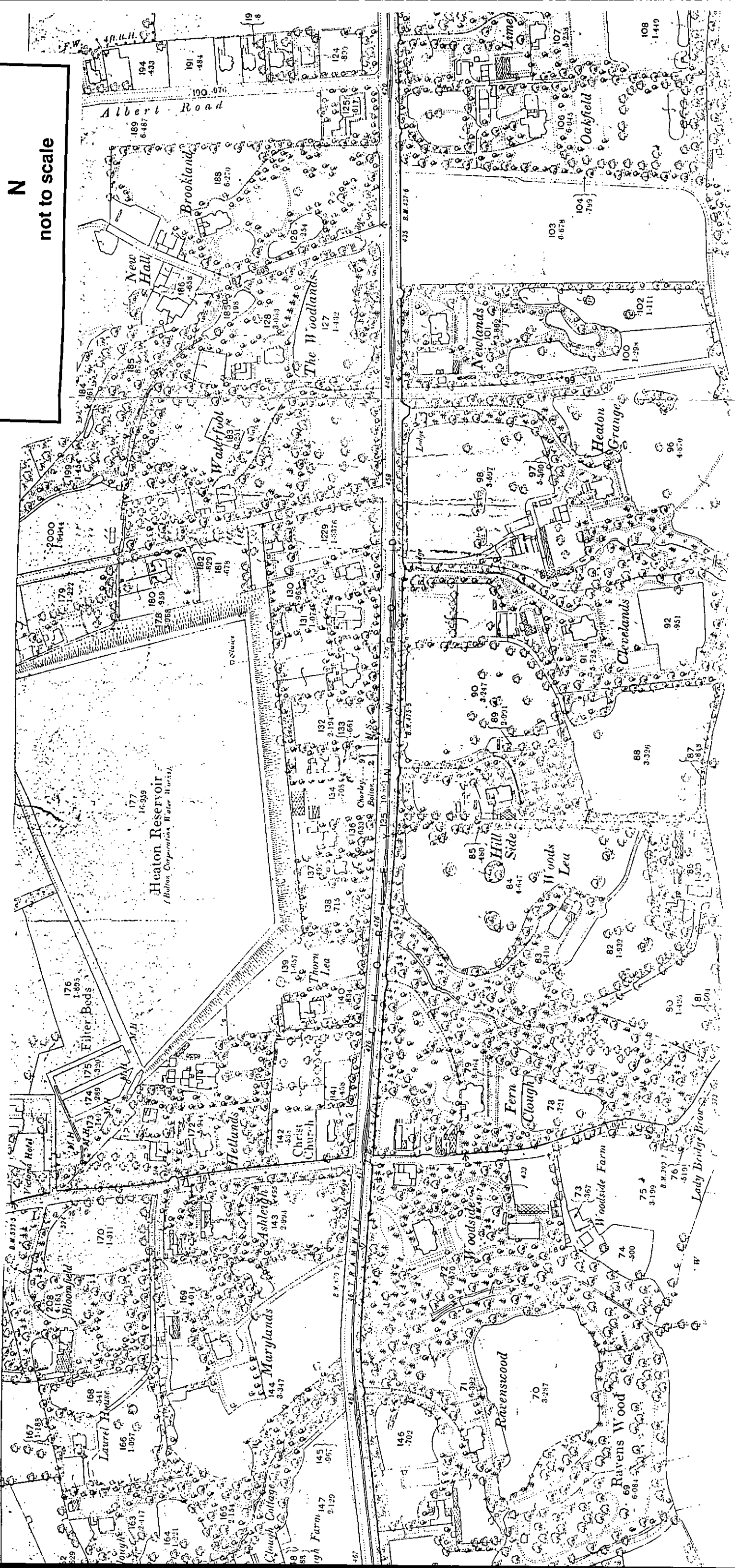
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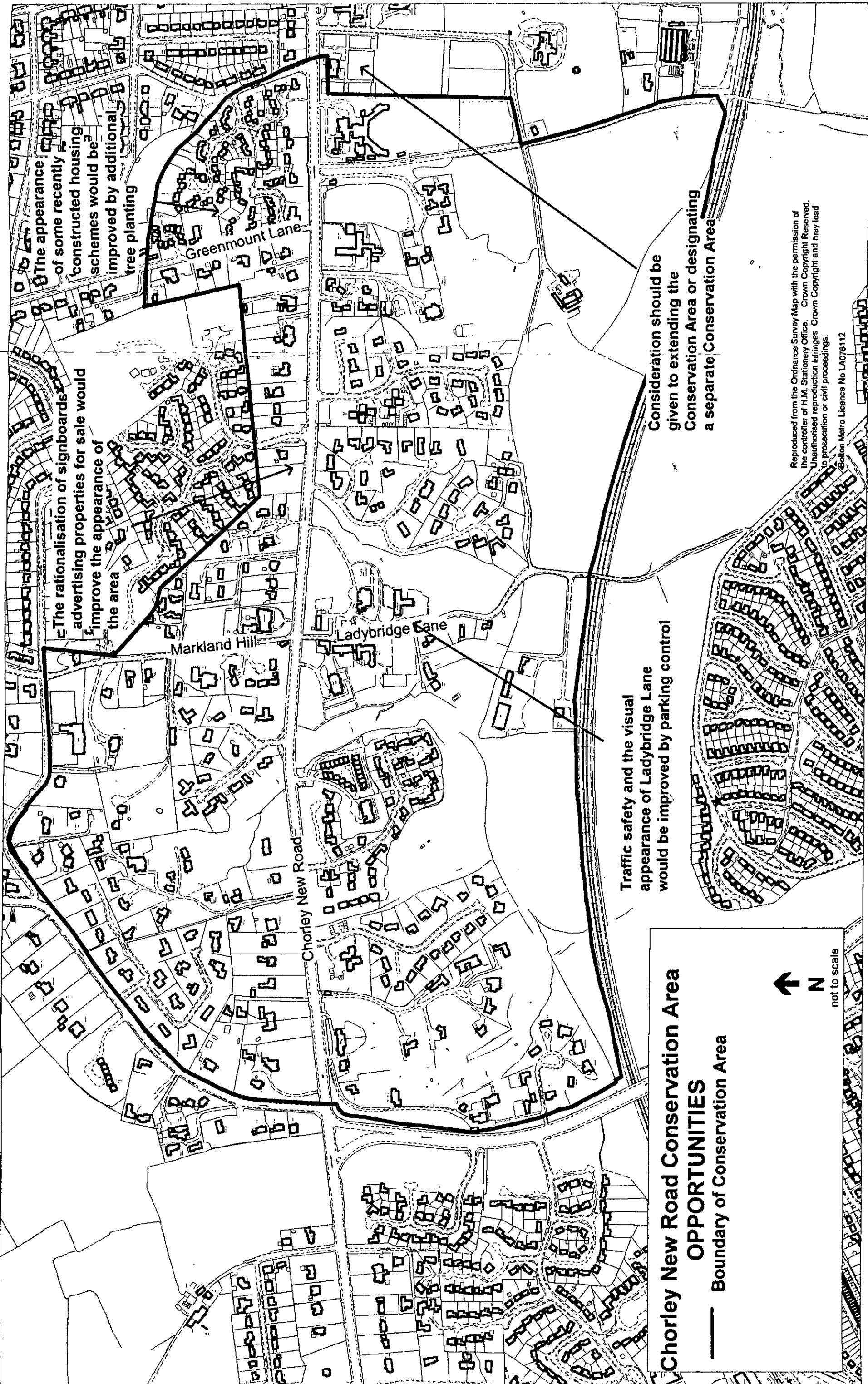
# Chorley New Road in 1892



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The appearance of some recently constructed housing schemes would be improved by additional tree planting

The rationalisation of signboards advertising properties for sale would improve the appearance of the area

Traffic safety and the visual appearance of Ladybridge Lane would be improved by parking control

Consideration should be given to extending the Conservation Area or designating a separate Conservation Area

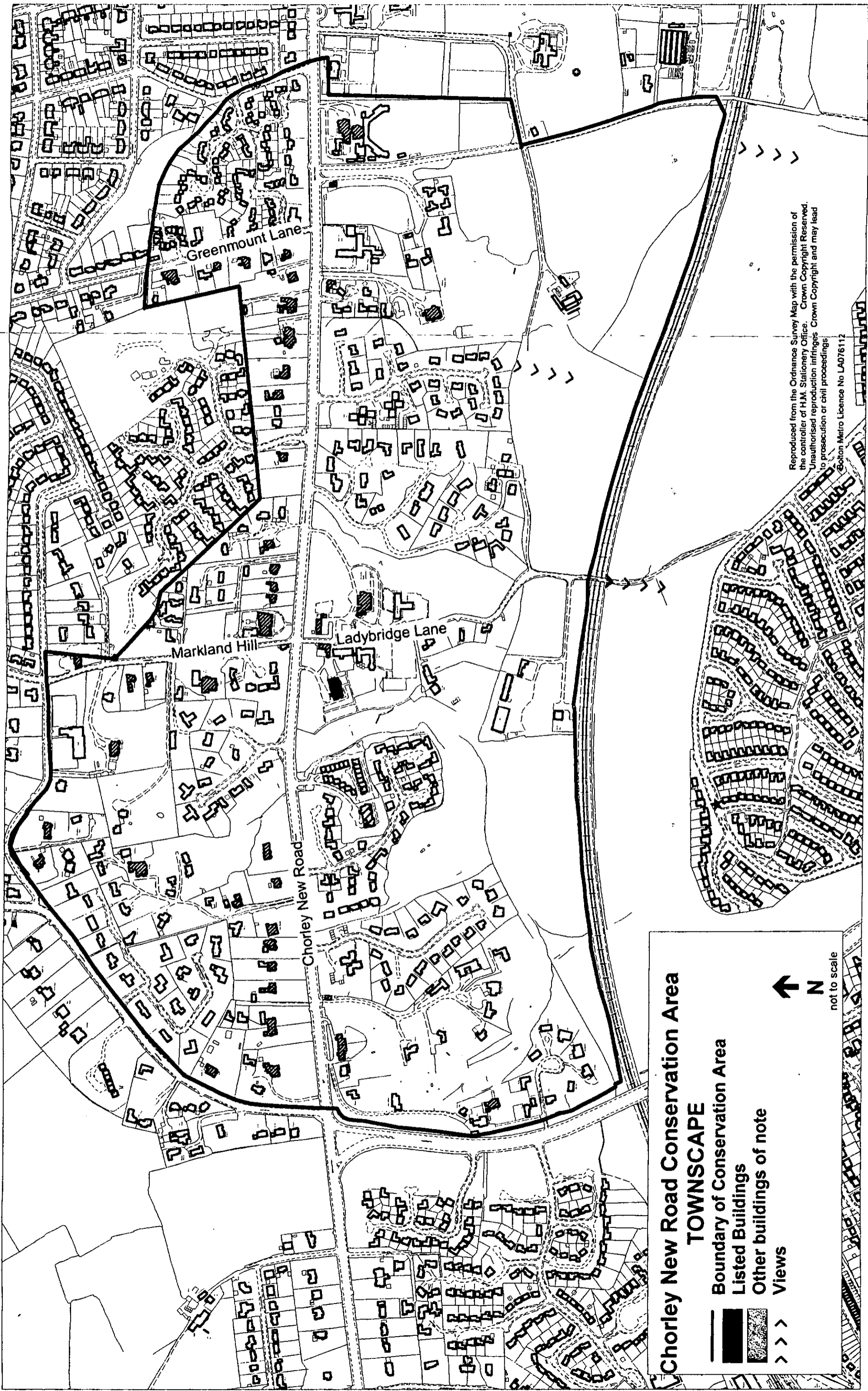
**Chorley New Road Conservation Area OPPORTUNITIES**

— Boundary of Conservation Area

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**Chorley New Road Conservation Area**  
**TOWNSCAPE**

- Boundary of Conservation Area
- Listed Buildings
- ▨ Other buildings of note
- >>> Views

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## 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. 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 alterations, 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 surrounded 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.

### **Urban Open Space**

**CE9. The Council will not normally allow development that would lead to losses of, and damage to open space within the urban area which is managed for, or has the potential to be used for, recreational or leisure purposes, or fulfils a valuable role in the townscape.**

Open space is an important feature in the urban area whether it is publicly or privately owned. It provides recreational facilities, adds to the quality of the townscape, provides a habitat for wildlife and generally plays an important part in the quality of life for urban residents. It can also provide a buffer between incompatible uses. It is vital to protect open space from development, particularly when it is visually attractive or has a potential for recreational use. Sensitive planning is necessary to ensure that the character of urban areas is not damaged by loss of open space. The Council will also ensure that the visual quality of these open spaces is maintained to as high a standard as possible. The protection of recreational facilities is considered in policy R2. The largest areas of urban open space are shown on the Proposals Map. Policy CE9 will apply both to these and to smaller areas of urban open space within the meaning of policy CE9.