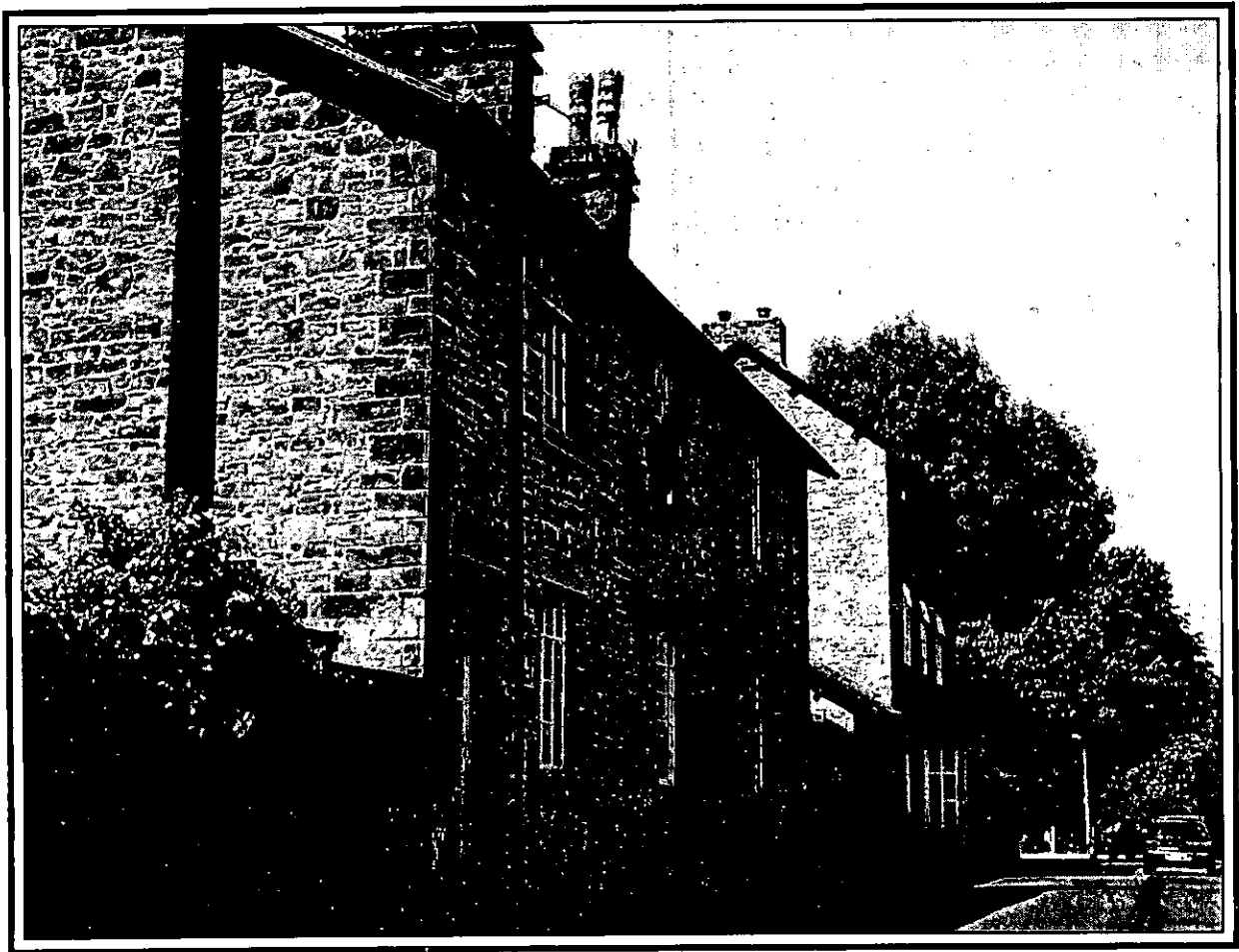


EAGLEY BANK CONSERVATION AREA

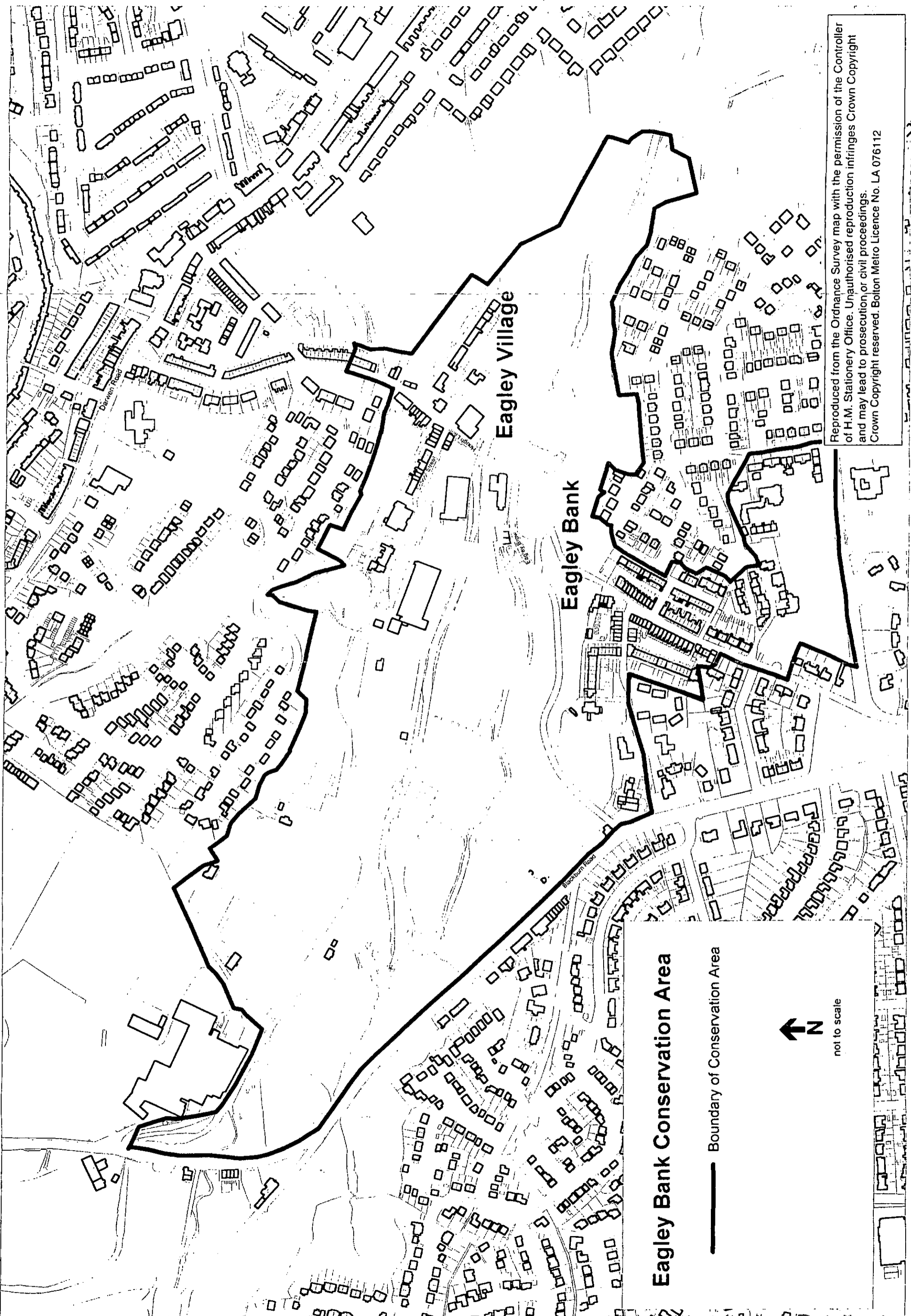


Environment Department

EAGLEY BANK CONSERVATION AREA



Environment Department



Eagley Bank Conservation Area

— Boundary of Conservation Area



not to scale

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SECTION ONE

Character Assessment

Introduction.

Eagley Bank Conservation Area is situated between 2.5 miles to the north of Bolton Town Centre. Access for vehicles is via Andrew Lane and Eagley Way which both lead off the A666 Blackburn Road and from Hough Lane leading off Darwen Road. A footpath leads from Blackburn Road to Playfair Street. Eagley Brow although closed to vehicles at its northern end, forms a pedestrian route between Eagley Bank and Eagley Way. Eagley is the most complete example of a model village in Bolton and the only one retaining original mill buildings.

History.

A mill was known to exist on the banks of the Eagley Brook as early as 1782. This formerly rural area was developed as an industrial settlement in the Nineteenth Century because the brook provided the water supply necessary for the cotton manufacturing process. The mills were devoted to small wear weaving, sewing cotton manufacture, twist bleaching and dyeing.

The development of the model village began when James Chadwick and his brother Robert who had set up their cotton manufacturing business in this mill in the 1820's, amalgamated with J.N. Philips of Manchester in 1830. The Philips family was influential in improving conditions for the workers and during the 1830's much of the village was built. This included workers cottages at School Street, those on Eagley Bank at Park Row and a row of foremans' houses at Vale View. Facilities included a

bowling green, cricket field, library and reading room. A day and Sunday School was built on Hough Lane on the site of the present Sports Club. In 1852 a new school, designed by Whittaker and Woodhouse of Bolton, was built in School Street. This building was also used for lectures and social events and housed the library and reading room. A park was created in 1850 which included a bandstand for the Eagley Mills Band and in 1859 a Co-op shop was opened.

The later part of the model village at Playfair Street and Park View was built in 1860 with workers' two bedroom cottages and larger three storey houses for supervisors. Two of the large houses at Eagley Bank were added at this date, Park Villas, (now Morada) built for the Mill Manager, and Sandbanks, the home of Arthur Greg, a nephew of one of the Philips, who had taken charge of the mills in 1854. This property was left to the village in 1926 for use as a social and recreational centre, although it is now a private house. Gradually the village spread, as houses were built on Hough Lane towards Darwen Road and at Ollerton Terrace, opposite Park Row.

The success of the village mirrored that of the mills and as the business expanded new mills were continually added to the complex. The original Eagley Mills site on the south side of the brook was built up between 1831 and 1870. Demand for power exceeded that provided by the waterwheel and the first steam engine was installed in 1840.

Modernisation of Eagley Mills began in 1871 with the building of the first of three massive steam powered mill blocks on the north side

of the valley. Known as Number 3 Twist Mill this was rebuilt in 1887 following a fire. The Number 2 Twist Mill was constructed in 1881 and the third and longest block, Number 1 Spinning Mill was built in 1894 (now demolished). By 1894 the mills employed two thousand workers. The company had mills all over the world and was regarded as one of the major cotton firms in Lancashire.

The mills had a succession of owners, but all continued the tradition of social welfare started by the Chadwicks and Phillips. Notable amongst these was Arthur Greg, the grandson of Samuel Greg, who had built the mill and model village at Styal, Cheshire in 1784.

Between 1896 and 1972, the mills were owned by J. & P. Coats, who introduced health facilities in the 1920's and in 1940 these were the first Lancashire mills to adopt a five day week.

Although the school and the houses were sold in the 1930's the social life of the village continued to flourish until the closure of the mills for thread manufacture in 1972. Following their closure as mills the buildings were split into small industrial units and most have been demolished.

Although Eagley Mills dominated the valley, other small industrial concerns operated in the village. A rag and bone mill and brass foundry operated in 1831 on the north bank of the river; this later became a paper mill and was converted to a bleach works in

1887. The mill occupied the grassy site at the end of Paper Mill Road and was demolished in the 1970's. The only reminder of its existence is the weir, which can still be seen below Eagley Bridge.

Townscape.

Eagley is typical of early industrial settlements which are rural in character because of their green setting in association with river valleys and their simple vernacular buildings. The focus of the area is the Eagley Brook Valley with its prominent group of former cotton mills and reservoirs surrounded by mature woodland and open green spaces. The large brick built mills contrast sharply with the small scale stone terraces of cottages built for the mill workers in the adjacent Eagley Village and at Eagley Bank above the valley.

Later 20th Century development has encroached on the boundaries of the Conservation Area but mature landscaping has helped to screen much of the original settlement.

The Conservation Area is physically split into two distinct sections by the steep, wooded south bank of the Eagley Brook Valley. These are shown on Plan 1. and consist of :

- Eagley Bank and the model terraces;
- Eagley village and mills.



Figure 1.
Makants Farm.



Figure 2.
Morada.



Figure 3.
Park View

Eagley Bank.

This area includes former farm buildings at Makants Farm and Eagley, large houses set in their own grounds including Morada, Eagley Bank and Sharples Hall, and tightly developed terraces of former mill workers cottages.

Apart from Sharples Hall Drive, the streets are narrow and quiet as they are not through routes and are almost entirely residential.

Enclosures.

In view of the lack of through routes, the tight development of the terraces, the presence of mature woodland and the

situation of the large houses in their own grounds with curving driveways, views into the area are limited. Approaching Eagley Bank from any direction the settlement is viewed as a sequence of small groups of buildings and spaces with glimpses down drives, side streets and alleyways.

The first views of the model village from the end of Playfair Street, Park Row or Eagley Brow create a strong sense of surprise particularly that of Park View and its central gardens seen from the footpath approaching Playfair Street from Blackburn Road.

The close arrangement of the terraces and the mature woodland to the northern and southern boundaries restrict views out of the area. However there is a view from the southern end of Park Row over the suburb of Astley Bridge towards the town centre.

Boundary treatments.

Some of the terraces have low stone or brick front boundary walls enclosing small gardens. Most properties have high brick or stone walls bounding the rear yards. Some of the walls at the rear of Park View incorporate cast iron lintels bearing the inscription "ash pit". The former openings beneath them were the original exit point for household waste.

The wooded bank to the north of Park View and the woodland bordering Eagley Brow are bounded by stone walls with pointed copings. All the walls in the area are important to the character of Eagley Bank as they create a strong sense of enclosure and contribute to the rural, vernacular feel of the settlement.

Many of the gardens in the centre of Park View are bounded by low wooden fences and hedges. These are appropriate to this location as they have a minimal impact on the planted area which reads as one large green space.

Street frontages.

Within the area street frontages vary enormously and include:

- terraced cottages directly fronting the back of the footway on the western side of Park Row, Playfair Street and part of Ollerton Street.
- terraces with small front gardens behind the footway on the eastern side of Park Row.
- terraces at right angles to the street with narrow footway accesses at the front and gardens beyond including Park View and Ollerton Street.
- mature landscaped grounds to large detached houses such as Eagley Bank.

The main focal point of the area is the junction of Playfair Street, Park Row and Eagley Brow which includes a corner shop and post box, the only local facilities in Eagley Bank.

The two sides of a square formed by the terraces of Park View, and the central gardens form a second focal point of the

settlement which is extremely attractive and unusual.

Street furniture.

There are two traditional cast iron lighting columns at the junction of Playfair Street and Park Row and traditional wall mounted lanterns on Playfair Street. The remainder of the area has modern street lighting with concrete columns. Fluted steel bollards have been installed on the edge of the Playfair Street footway near the junction with Park Row.

Stone flags and kerbs remain on most of the footways within the model village although the carriageways have a tarmacadam surface. There are stone setts on both the footway and carriageway to Eagley Brow, although the centre of the road has been concreted over following the renewal of services. Most of the back alleyways are very poorly surfaced and consist of compacted earth and rubble with large pot holes in places.

Architectural character.

Eagley Bank has a variety of property types including former farm buildings, large detached mansions and terraced cottages and houses. The majority of properties are two storeys high although there is a three storey terrace on Park Road and the end houses of the Park View terraces have three storeys to enhance the feeling of enclosure, improve the architectural composition and possibly to provide larger homes for mill overseers.

The farm buildings, the earlier detached houses and the model terraces on Park View, the western side of Park Row and Playfair Street are constructed of stone while later nineteenth century properties on Ollerton Street, the eastern side of Park Road and

more recent suburban houses are built of red brick.

All traditional properties have pitched slate roofs apart from later semi-detached houses on Andrew Lane which were built with red clay tile roofs. The terraced properties have vertically proportioned window openings with stone lintels and cills and doorways with either stone surrounds or stone lintels.

There are a number of buildings which are Listed as being of Architectural or Historic interest within the Conservation Area, these are-

**EAGLEY BANK, COACH HOUSE AND
EAGLEY BANK COTTAGE, ANDREW LANE.**



Figure 4.
Eagley Bank Farm Cottage

Eagley Bank is a small mansion, the oldest part of which dates from the late Eighteenth Century. It was extended and remodelled in 1854 and further extended and modified in 1920. The house is built of dressed stone and has an eight panelled door in a Tuscan architrave with an elliptical fanlight containing wrought iron tracery.

There is a slate hung link to Eagley Bank Cottage which was built as a wing of the main house. A single storey range dated 1865 in a cast iron lintel links to the stable block and coach house which has paired

stilted arched windows each side of a central pediment carrying an Italianate clock tower.

The grounds of Eagley Bank House have been identified as being of interest by the Greater Manchester Archaeological Unit Survey of Historic Gardens in Bolton.

EAGLEY BANK FARM COTTAGE, ANDREW LANE.

Facing the rear of Eagley Bank this building dates from the Seventeenth Century and has two low storeys constructed of stone rubble and a thick flag roof. There are three light windows on each floor with chamfered stone mullions.

SHARPLES HALL, ANDREW LANE.

This mid Victorian mansion is constructed of dressed stone and is two storeys high with attics and a basement. It has a stone eaves cornice supported by modillions and incorporating pediments and a stone porch with a ballustrated parapet and a round arched entrance.



Figure 5.
Sharples Hall

2, 3 AND 4 PARK ROW.

This row of three, two storey houses originally comprised a pair of dwellings constructed around 1830 to which a further cottage was added in the later Nineteenth Century. The windows have wedge lintels and the doorways have plain architraves.

6-12A (EVEN) PARK ROW.

Dating from around 1830 this is a terrace of four, two storey houses. Number 12A to the right has a wide advanced gable and a surviving four paned sash window. The doorways have plain architraves.

12-30 (EVEN) PARK ROW) ALSO KNOWN AS EAGLEY BANK.

This terrace of ten houses dates from around 1830-40 and is constructed of coursed and squared watershot stone. The doorways have round arched architraves with keystones and plain fanlights. Original nine and twelve paned sash windows survive at numbers 12 and 30.

32 AND 34 PARK ROW.

Forming part of a terraced street this pair of houses dates from around 1830-40 and is constructed of coursed and squared stone. The doorways have moulded architraves with overlights and wide ground floor windows which could have replaced original shop windows. There is a plain wooden eaves cornice.

36-42 (EVEN) PARK ROW.

This terrace of four houses forms part of a longer row and is built of coursed and squared watershot stone. The doorways have moulded architraves and the eaves cornice has an angular stone moulding.

1-10, 13-18 PARK VIEW, No's 11 AND 12 BACK PARK VIEW.

Possibly built in two phases around 1850-60 this terrace of eighteen houses is constructed of random rubble with dressed quoins. They were developed as an L plan forming two sides of an open square facing allotments.

The two ranges of two storey houses are terminated by a three storey block at each end. There are plain architraves to the doorways and some windows retain the original six pane sash openings. The end

houses have stone canopies on iron brackets to the doorways and arched windows to the attic storey.

19-28 (CONSECUTIVE) AND No's 30-36 (CONSECUTIVE) PARK VIEW.

This terrace of eighteen houses was also constructed around 1850 and 1860 of random rubble with dressed quoins. The buildings are mainly two storeys high with three storey houses at each end and two three storey houses in the centre of the block with a central passage entry and blind central windows. There are plain architraves to the doorways and the overhanging eaves are supported by wrought iron scrolled brackets. This terrace completes the eastern end of an open square originally containing allotments.



Figure 6.
Park View

1-7 (CONSECUTIVE) PLAYFAIR STREET.

Dating from around 1850-60 this terrace of seven houses was built in two phases of random rubble, with a slate hung gable to number 7. The doors have plain architraves.

9, 10 AND 11 PLAYFAIR STREET.

Constructed of random rubble this terrace of three houses dates from around 1840-50. The doorways have plain architraves and the overhanging eaves are carried on wrought iron brackets.

The area also contains non-listed buildings which make an important contribution to its character. These include:

PARK TERRACE NO'S 1-4 EAGLEY BANK.

This terrace of four houses is constructed of random rubble and retains some six pane sash windows. The block provides a visual termination to Park Row.

2-10 (EVEN) AND 12A PARK ROW.

These are a group of two storey stone cottages, numbers 2 and 4 forming a short terrace at right angles to the street terminating the southern end of Park Row.

THE EASTERN SIDE OF PARK ROW AND OLLERTON TERRACE.

Dating from the later part of the Nineteenth Century these two and three storey houses are constructed of red brick. Their form and layout reflects the earlier stone built terraces of the model village. They provide a distinctive contrast to the Twentieth Century development to the east of the area.

MORADA.

Formerly known as Park Villas, this detached house in its own grounds was built for the Eagley Mill manager in the later Nineteenth Century. It contrasts sharply with the model terraces as it is constructed in an Elizabethan revival style of red brick with rendering and applied timber work.

MAKANTS FARM.

This stone built former farmhouse and attached barn (now a dwelling) is an important reminder of the area's rural past.

SANDBANKS.

At one time this building formed part of the model village and was used as a social centre.

Negative Factors.

A number of buildings have been altered in ways which are out of keeping with their traditional character. These include:

- painting brick and stonework,
- rendering brickwork,
- strap or ribbon pointing,
- the addition of front porches,
- the installation of modern windows and doors,
- the fixing of satellite dishes to building frontages
- the demolition of rear garden boundary walls.

Garages constructed of pre-cast concrete panels have been erected at the rear of some terraces.

The recent housing development at Old Eagley Mews has recreated the sense of enclosure at the rear of Eagley Bank House following the demolition of the Eagley Bank Farm buildings. However the style of the houses and the materials used, particularly the rendered finish is out of keeping with the character of the Conservation Area.

The recent housing development in the grounds of Sharples Hall has eroded its character by intruding on the setting of the building. The Hall was designed as a mansion set in an open green landscaped area.

Eagley Village and Eagley Mills.

This area includes a group of former cotton mills and associated reservoirs adjacent to the Eagley Brook, terraces of former mill cottages along School Street, Hough Lane, and Paper Mill Road and a former school and group of managers' homes located in a setting of green spaces and dense woodland.

With the exception of Hough Lane and Eagley Way which cross the valley, the pattern of development is dictated by the course of the Eagley Brook with linear streets and buildings running parallel to the watercourse.

Apart from Hough Lane which is a busy traffic route, the area is quiet as the majority of properties are residential and the school and most of the industrial buildings are disused. In spite of recent mill demolitions the area has retained much of the character of an architypal early industrial settlement.

Enclosures.

Because of the location of the village on the banks of the Eagley Brook there are excellent views of the settlement descending into the valley from Eagley Way and Hough Lane. The view of the village and the mills from both these points creates a strong sense of surprise.

The townscape is dominated by the remaining mill buildings which contrast sharply with the small scale residential terraces. They are important local landmarks and provide the focal point of the settlement. The clock tower to the 1887 mill is a particularly important feature of the skyline.

The view from Hough lane along School Street is closed by the disused school



Figure 8.
Disused school building



Figure 8.
Papermill Street

building and the view down Paper Mill Street is terminated by mature trees.

Because of the curving nature of Hough Lane and Eagley Way and the dense woodland on the banks of the Eagley Valley there are no clear views out of the area from the heart of the settlement. However, looking eastwards from the end of Paper Mill Street and westwards from the footpath leading from School Street, there are views of open green space and woods along the Eagley Brook Valley. The West Pennine Moors are visible from Vale View and the footpath leading from it. These views contrast sharply with the built environment of Eagley Village and again create a strong sense of surprise.

Boundary treatments.

Very few properties have front gardens. One exception is the small group of houses known as Vale View on School Street, which has a low stone front wall with stone gateposts.

Elsewhere boundary walls to the side or rear of properties, bordering reservoirs or areas of woodland are mainly constructed of stone with pointed stone copings. A terrace of stone cottages on the southern side of School Street has been demolished in the past and the front facade retained to just above the level of the door and window heads to screen the former mills. The mill frontage has brick walls with stone copings and the former school has stone piers and iron railings to its frontage. All these boundary walls are an important feature of the area as they reinforce its rural, vernacular character and create a strong sense of enclosure.

Street frontages.

The majority of terraced rows front directly onto the back of the footway. Houses on the southern side of Paper Mill Street overlook a wooded bank and a retaining wall and the terrace on the north side of School Street faces part of the front facade of cleared houses. These streets are therefore narrow and enclosed.

Hough Street is wider with a more broken frontage, flanked by smaller blocks of property and has a more open aspect. Beyond the terraces on School Street and in the valley bottom, buildings are more widely spaced and set among cleared sites and unused spaces in a more disjointed arrangement.

Street furniture.

The street lighting throughout the area is of modern design with steel or concrete columns. There are modern wall mounted lights on the mill buildings.

Original stone setts survive on the footway and carriageway at the eastern end of School Street along with stone kerbs, small areas of cobbles and large stone flags outside the front doors. Paper Mill Street has also retained the stone setts to the carriageway though they have been extensively patched with tarmac.

Surfacing within the mill complex is a mixture of stone setts, asphalt, compounded earth, grass and rubble. There are a number of painted iron footbridges crossing the Eagley Brook.

Architectural character.

Eagley Village contains a wide range of building types and styles including early Nineteenth Century workers cottages, later Nineteenth Century overseers' houses, a pub, social club, former school and large mill buildings.

The majority of the houses are two storeys high constructed of stone with slate roofs although there are a few later Nineteenth Century houses and rear extensions built of red brick. The two later Nineteenth Century mills are built of red brick whilst the Eighteenth Century mill is built of stone. All the traditional properties have pitched slate roofs, vertically proportioned window openings with stone lintels and cills and doorways with either stone lintels or stone surrounds.

Three mill buildings and the former school in Eagley Village are Listed as being of Architectural or Historic Interest:-

OLD MILL, EAGLEY WAY.

This two and three storey stone built mill dates from the end of the Eighteenth Century and was probably designed for cotton manufacture. It has a hipped slate roof, sash windows with very small panes and a former boiler room at the west end.

FORMER SPINNING MILL No.2 HOUGH LANE.

This was originally built as a twist mill but was converted to a ring spinning mill in 1903. It is four storeys high built of brick with a flat concrete roof. The ground floor is arcaded with round arched windows springing from stone imposts. The upper three floors are divided into bays by giant pilasters resting on a stone string course. A central recessed stair bay is ornamented with terra cotta and contains wide windows with decorative glazing. There is an altered engine house to the west of the mill, a central castelated tower and a bell cupola on the north east corner.

FORMER No.3 TWIST MILL HOUGH LANE.

Dated 1887 this five storey mill was designed by I. Haseldon and is constructed of brick with a rusticated stone basement and bands and a multi ridge slate roof. There is a stair tower with a prominent clock on the top in a turret with decorative gables. The windows are recessed between pilasters, those to the lower storeys have flat heads while those above have segmental arches. There is a cornice over the third storey, a loading bay to the north elevation and an engine house projecting from the north west corner.

EAGLEY SCHOOL, SCHOOL STREET.

The former school was built in 1852 to the designs of Whittacker and Woodhouse of Bolton. It is Gothic in style, constructed of stone with steeply pitched roofs. The building is vacant, boarded up and in very poor condition.

There are a considerable number of buildings within the village which are not listed but which make an important contribution to its character. These include:-

COTTAGES, SCHOOL STREET.

These are some of the earliest dwellings built for mill workers in the village and date from the 1830's. They are constructed of coursed and squared watershot stone with stone gutters, some with a moulded cornice and slate roofs. The door surrounds are also of stone and are either plain or have round heads with keystones.

VALE VIEW, SCHOOL STREET.

This group of six houses was built for mill foremen and is similar in style to the School Street cottages. The larger size of the properties, their distinctive arrangement with the end houses projecting forwards, their front gardens and location at a distance from other homes reflects the status of their former occupants.

THE SPORTS CLUB, HOUGH LANE.

This building is a former Co-op, one of the first in Bolton, opened in 1859. It was converted into a social centre by Eagley Mill in 1950 and in 1972 it was converted to a sports club. The ground floor has been unsympathetically altered.



Figure 9.
Sports club, Hough Lane

THE OLD SCHOOL HOUSE, HOUGH LANE.

This house was possibly used as a school in the early years of the community. It probably dates from the Eighteenth Century and has stone mullioned windows.

SPREAD EAGLE PUBLIC HOUSE, HOUGH LANE.

Dating from the early part of the Nineteenth Century the Spread Eagle has retained its original twelve paned sash windows on the first floor.

No's 123 AND 125 HOUGH LANE.

This pair of Eighteenth Century (or earlier) cottages are situated partly below pavement level and have a stone flag roof and a stone mullioned windows in the side wall facing Paper Mill Street.

No's 115 AND 117 HOUGH LANE.

These mid Nineteenth Century houses have dressed stone fronts and unusual carved stone doorcases.

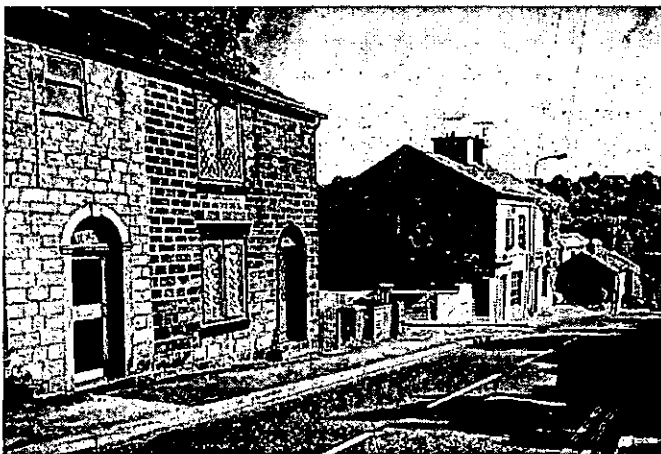


Figure 10.
Hough Lane

TERRACED COTTAGES, HOUGH LANE.

The remaining terraced cottages on Hough Lane are of the same age and style as those on School Street or were built slightly later. Numbers 101 to 105 (odd) were built later in the Nineteenth Century and are taller than the neighbouring terrace with rectangular door and window lintels.

PAPER MILL STREET.

These houses date from the early Nineteenth Century and are constructed of stone rubble with stone gutters and plain stone door surrounds. They appear to have been designed to back onto Paper Mill Street with their gardens at the front. The rear windows originally had eight pane horizontal sliding sashes.

CROSS STREET.

The Cross Street houses are later than those on Paper Mill Street, probably dating from around 1840 or 1850. The front walls are constructed of coursed and squared stone with the remaining walls being of

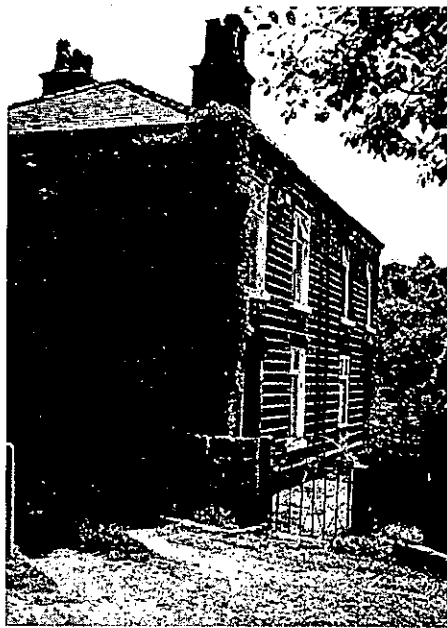


Figure 11.
Cross Street

stone rubble. They have stone gutters and stone doorcases with shallow projecting hoods.

Negative factors.

A number of buildings have been altered in ways which are out of keeping with their traditional character for example;

- painting, rendering or cladding the stonework,
- the addition of porches,

- installation of modern windows and doors,
- the fixing of satellite dishes to building frontages
- and the demolition of garden boundary walls.

SECTION TWO.

Policy Guidelines.

Statutory Controls.

Eagley Bank was designated as a Conservation Area in 1970 and extended in 1975 to include the east side of Park Row and Ollerton Terrace. It was extended again in 1997 to include Eagley Mills and Eagley Village. There are a range of Planning Controls to protect its character.

A number of buildings within the area are Listed as being of Architectural or Historic Interest. 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 affect its character.

Conservation Area designation means that Conservation Area Consent is needed from the Council to demolish or part demolish all but the smallest buildings. It also 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 of any proposals to cut down, top or lop a tree in a Conservation Area.

Eagley Bank is also subject to two Tree Preservation Orders;

No.4 Eagley and Sharples.

This covers individual trees, groups of trees and areas of woodland throughout Eagley.

No.109 Ollerton Street.

The Eagley Brook Valley is included in the Green Belt and is within an Area of Special Landscape Value. Bolton's Unitary Development Plan (The U.D.P.) contains

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

The Eagley Mills site is identified in the U.D.P. as an area within the Green Belt where defined development may take place. Applications have been made for Planning Permission to convert the Listed mills and school to housing and to build new housing on the site of the demolished mills.

Bolton's U.D.P. also contains policies relating to Listed Buildings and Conservation Areas which are set out in the Appendix.

General guidance on policy for Listed Buildings and Conservation Areas is given in Planning Control Policy Notes 19 and 20.

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

Development Guidelines.

DEMOLITION.

- Consent will not normally be given to demolish non-Listed Buildings which make a positive contribution to the character of the Conservation Area.

NEW DEVELOPMENT.

- Opportunities for new development within the Conservation Area are very limited. Any 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 normally be considered.

Townscape.

- Views to the West Pennine Moors and of the Eagley Valley and its mills should be retained.

ADVERTISEMENT CONTROL.

- The Council will use exacting standards when considering whether to grant consent for advertisements within the Conservation Area. Approval will not be given for signs which do not conform to the guidelines given in Planning Control Policy Note No.6 "The Display of Signs and Advertisements".

STREET SURFACING AND FURNITURE.

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.
- New paving should be in reclaimed local stone or new stone.
- 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
- Stone walls and traditional bridges should be retained and any repairs carried out using the same materials and methods of workmanship.
- All industrial artefacts should be retained, e.g. sluices, reservoirs and water channels.

- Street furniture and signs should be kept to a minimum. Where they are necessary, their style and location should reflect the character of Eagley Bank.

Building Alterations.

MATERIALS.

- Alterations should utilise traditional materials to match those used to construct the building. A variety of materials have been used in the Conservation Area although local stone predominates. 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 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 and door surrounds, gutters and steps should be retained, together with any original windows and doors.

- 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 they are existing features of the building);
 - external shutters;
 - changes in size or shape of window and door openings; and
 - dormer windows on terraces which were originally designed without dormers.
- 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.

Eighteenth and Early Nineteenth Century Properties.

- Vertical sliding sash windows with glazing bars in vertically proportioned window openings and either horizontal sliding sashes or side hinged casement windows in horizontally proportioned openings. Certain cottages in Eagley had horizontal sliding sash windows with glazing bars to the rear elevations (see individual building descriptions).
- Either vertically boarded or six panelled doors.

Mid and Late Nineteenth Century Properties.

- Vertical sliding sash windows. Properties on Park View should have six paned sash windows.
- 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. 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 fitted flush with the face of the wall or project from it.

CHIMNEYS AND ROOFS.

- Chimney stacks should be retained and if replacement is necessary, this should be in the same materials which have been 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 pots or traditional style replacements.
- Roof repairs or replacements should be in slate or stone slate to match the original roofing materials. 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 not on prominent roof slopes

RAINWATER GOODS.

- Replacement rainwater goods apart from stone gutters should be in cast iron or moulded aluminium with a black coating.

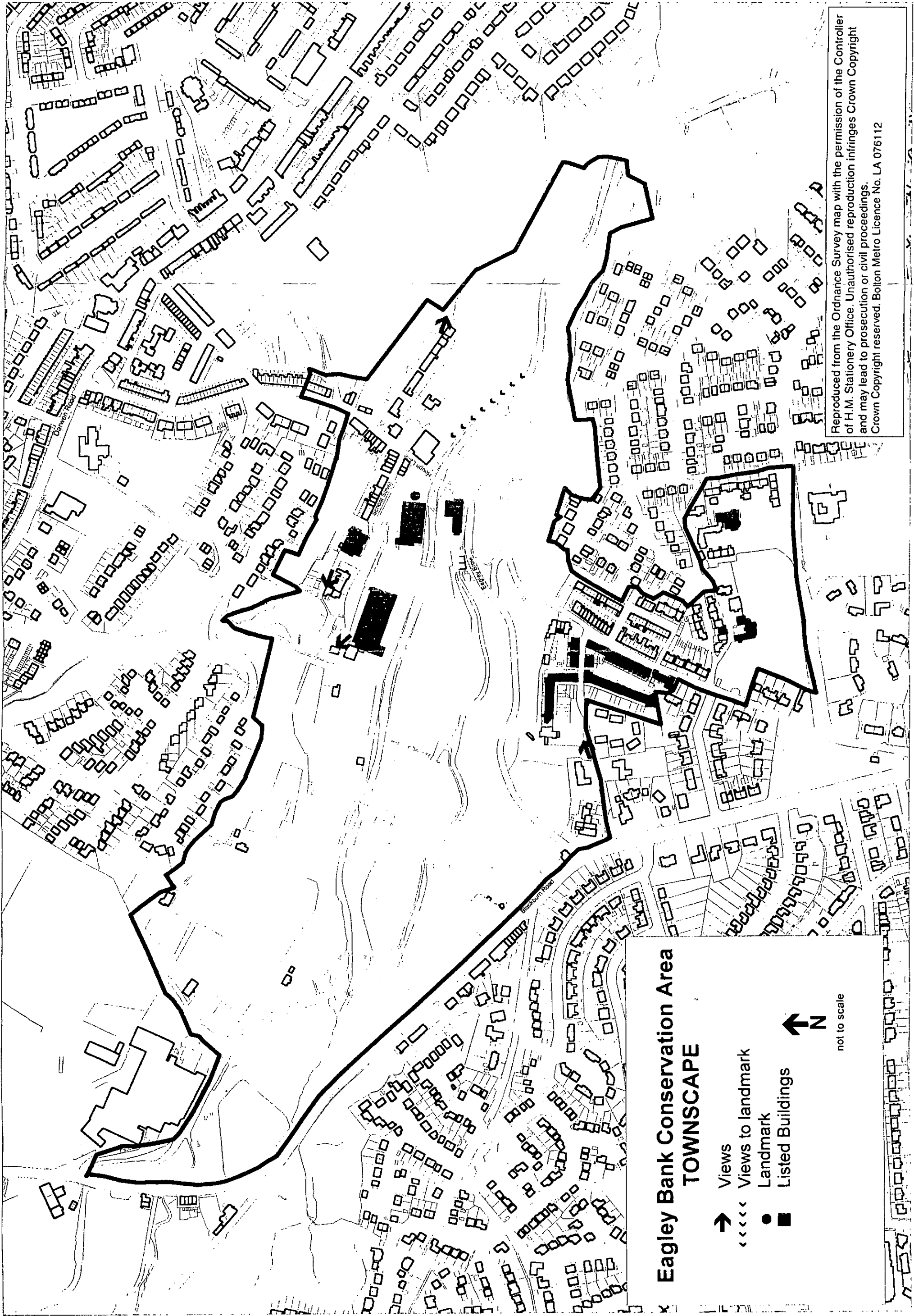
MINOR FIXTURES.

- Standard external features including satellite dishes, meter boxes, burglar

alarms and central heating flues 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.

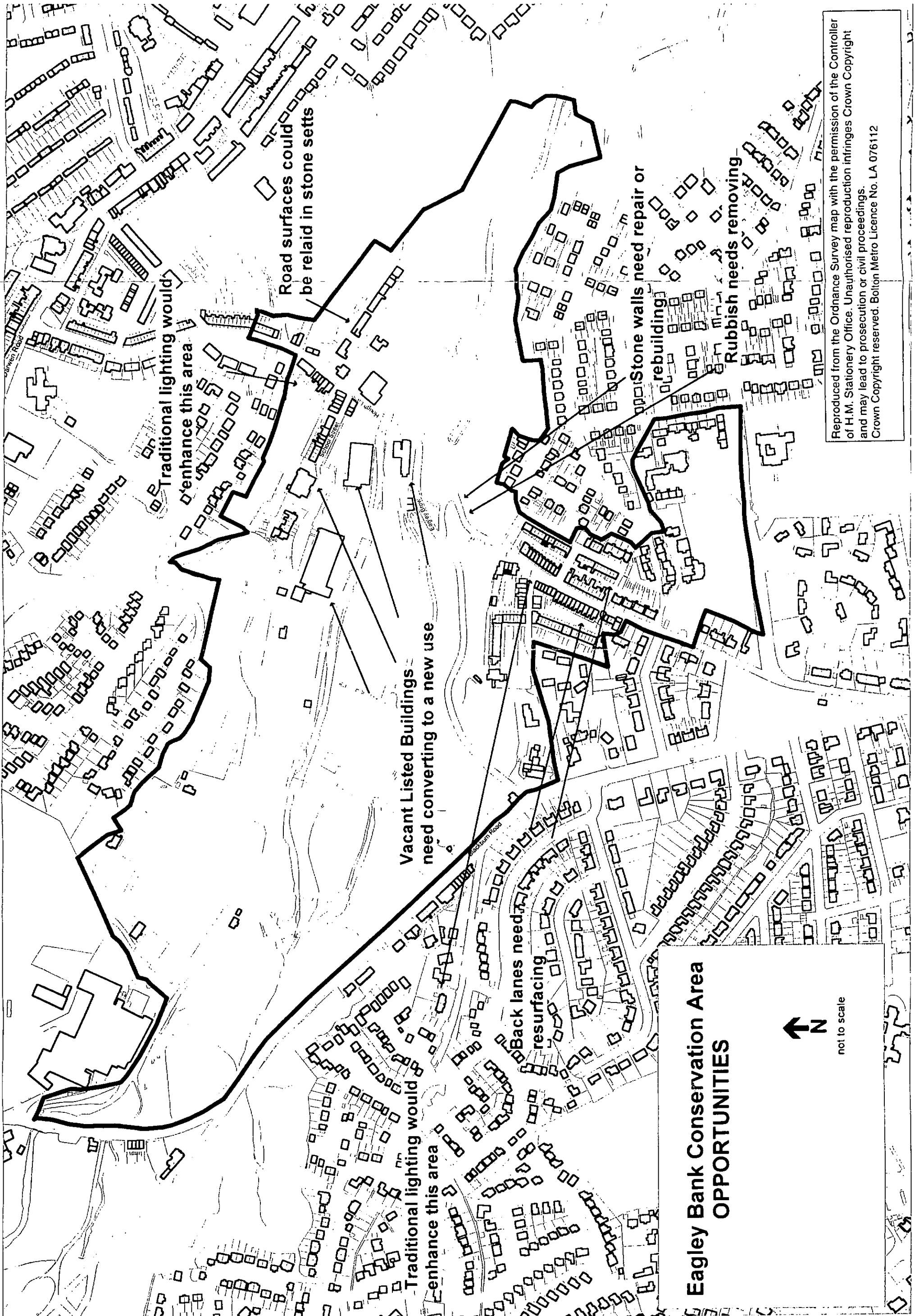
- The layout of traditional properties creates difficulties for storing bins. Where possible they should be stored in gardens, not left out on the street or footways.



**Eagle Bank Conservation Area
TOWNSCAPE**

- Views
 - <<<< Views to landmark
 - Landmark
 - Listed Buildings
- ↑ N
 not to scale

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Traditional lighting would enhance this area

Road surfaces could be relaid in stone setts

Vacant Listed Buildings need converting to a new use

Back lanes need resurfacing

Stone walls need repair or rebuilding

Rubbish needs removing

Eagley Bank Conservation Area OPPORTUNITIES



not to scale

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SECTION THREE.

Opportunities for Enhancement.

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

Street Surfacing.

The road surfaces to Paper Mill Street, School Street and Eagley Brow would benefit from relaying in stone setts. Back lanes and alleyways throughout Eagley Bank need resurfacing. Tarmacadam with a light coloured crushed stone dressing would be appropriate together with the use of stone setts or flags to define particular spaces.

Street Lights.

The cast iron lighting columns on Playfair Street could benefit from refurbishment. The replacement of modern lighting columns and lanterns with traditional style features would enhance the character of the area.

Eagley Brow.

The stone walls along Eagley Brow need repair and some sections need rebuilding. There is a great deal of rubbish in the adjacent woodland which needs removing and the steps leading down the Brow need clearing. This area would benefit from regular maintenance.

Article 4 Direction.

Consideration should be given to making an Article 4 Direction with respect to non Listed residential buildings within 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.

Eagley School.

Eagley School is vacant and in extremely poor condition. Its reuse should be actively promoted.

Sports Club/Albion Street.

The opportunity should be taken when this building is next refurbished to reinstate the appearance of the ground floor.

Eagley Mills.

It is vital that Eagley Mills are renovated and their surroundings enhanced.

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 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 circumstance 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 industrial estates;**
- (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.

Landscape

CE13. The Council will protect and enhance the quality and diversity of landscape in the Borough.

The Borough's rural landscape is important in its own right and provides the urban areas with an attractive setting which is important for the quality of life of residents and attracting economic investment into the Borough. The Council has prepared an Environmental Strategy and a Countryside Recreation Strategy for Bolton which aim to protect and enhance the environment. The Council will continue to pursue these aims through its development control and other planning powers.

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 control. Unduly obtrusive development will not be permitted.

The River Valleys

CE17. The Council will conserve and enhance the open character and recreational value of the valleys of the Croal, the Irwell, the Douglas, Middle Brook, Eagley and Bradshaw.

River Valleys are an important component of Bolton's countryside, providing a system of wedges linking the Town Centre with the surrounding open areas. The valleys also support a significant agricultural industry, extensive habitats for a wide variety of plants and animals and provide for many of the recreational needs of the population. The Council will seek to restore, protect and

enhance the best features of the Valleys and to provide much needed recreational facilities for the residents of the urban areas through which the Valleys pass.

The Council will continue to work with adjoining local authorities in order to implement the policies within the River Valleys. Cooperation between the relevant local authorities will ensure that the land in the Valleys is used to its best advantage.

The policies for the River Valleys have also been extended to include the Eagley and Middle Brook Valleys which have not previously been covered by river valley policies in a Local Plan.

CE17/1. The Council will carry out and encourage improvements to the built environment within the Valleys. This will be particularly aimed at:

- (a)improving the appearance of industrial areas;
- (b)screening unsightly or unduly prominent development;
- (c)making canal and riverside areas more attractive.

The Council will seek to relocate unsightly and unneighbourly activities on land or premises which fall under the exceptional circumstances defined in policy E2.

River Valleys, riverside and canalside areas are important features in the landscape and may merit special attention in order to retain these assets. Environmental improvements may enhance the landscape in certain areas of the valleys.

CE17/2. The Council will not normally permit new urban development in areas of the Valleys which are in the Green Belt or in other protected open land. Any exceptions will only be considered where the development will not divide the open

parts of the Valleys into sections. In addition, where the area forms part of the Green Belt, the established Green Belt policies will be applied. The Council will not normally allow development on other defined areas of open land, as shown on the Proposals Map, unless it falls into at least one of the following categories:

- (a)limited infilling within an established housing or industrial area, where this is in scale with the area and will not adversely affect its character or surroundings;
- (b) the development forms part of, and is required for, the maintenance of an existing source of employment;
- (c) the development requires a location outside the urban area, but it not acceptable in the Green Belt, provided that it does not substantially affect the open character of the land;
- (d) the development would be acceptable in a Green Belt location.

This policy is designed to maintain the open character of the Valleys by ensuring that both new and existing developments are in keeping with the landscape of the River Valley. This will be implemented through development control. Categories (a) to (d) are the same as those contained in policy CE12/1 and apply to all the areas of open land outside the Green Belt that are defined on the Proposals Map.

CE17/3. The Council will ensure that any new development permitted within the Valleys, including that in a waterside setting, shall be of high standard and by careful attention to siting, design, layout, materials and landscape design, shall not have an unacceptably harmful effect on the character of the Valleys. Any new development which by reason of its nature, scale or location is not of a high

standard will not be permitted.

Development should also have regard to the existing and potential value of water areas for recreational and natural history purposes.

This policy aims to ensure that any development which is acceptable in terms of CE17/2 will not harm the landscape or character of the Valley and will have particular regard to development visible from recreational areas. This will be implemented through development control and design guidance.

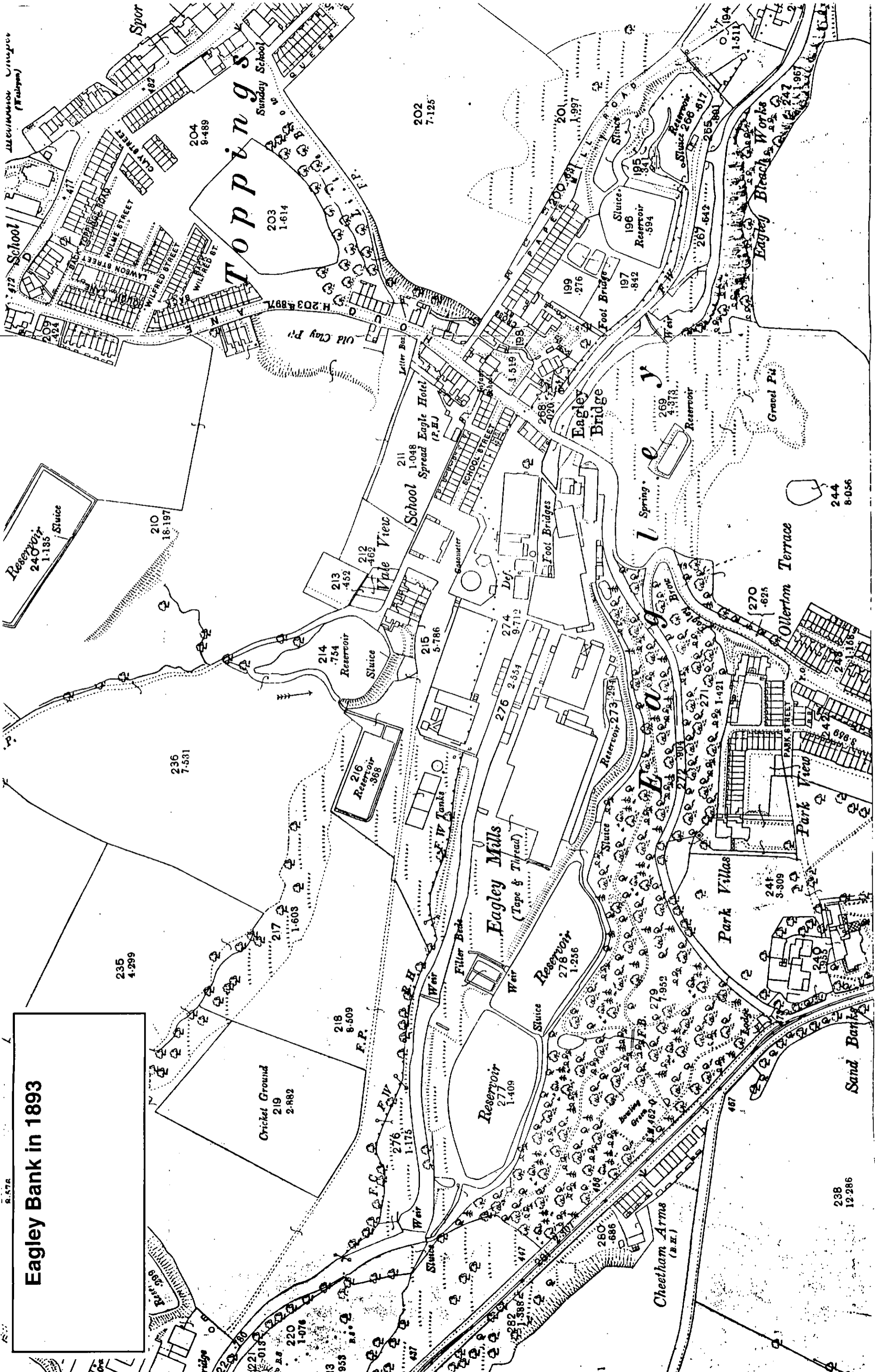
CE17/4. The Council will develop further sites for outdoor recreation and improve existing sites in order to cater for a wide range of mainly informal recreation activities. Where 'urban' recreation facilities (such as local play spaces, formal parks and allotments) are needed, provision will be made on suitable sites,

generally within and adjoining the built up areas.

The purpose of this policy is to provide a choice of recreation areas and activities within the River Valleys and to offset the lack of facilities in built up areas nearby.

CE17/5. The Council will promote interest in the natural and local history of the Valleys in those areas which are able to withstand increased use by the public.

The Council will encourage a greater awareness of, and respect for, the River Valleys and their surrounding countryside. It wishes to protect sensitive wildlife sites by directing recreational uses to other areas. It will seek to identify areas that are able to withstand increased use by the public.



Eagle Bank in 1893