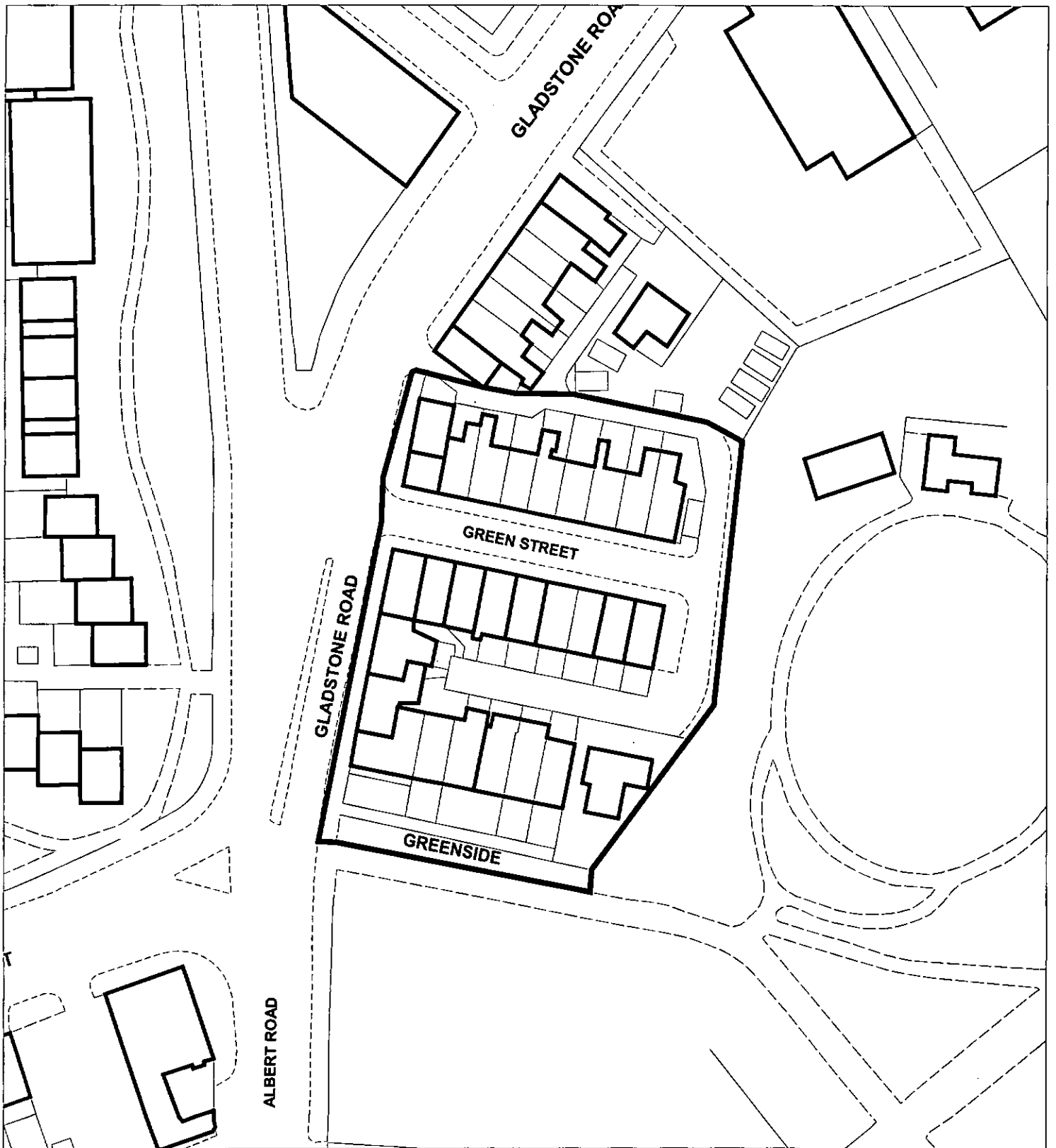


GREENSIDE CONSERVATION AREA



Environment Department



Greenside Conservation Area

— Boundary of Conservation Area

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SECTION ONE

Character Assessment

Introduction

The Greenside Conservation Area is situated in Farnworth District 3 miles south of Bolton Town Centre at the junction of Gladstone Road and Albert Road adjacent to Farnworth Park. It consists of two terraces of houses fronting Green Street, one terrace fronting Greenside and another terrace fronting Gladstone Road. The buildings date from the first half of the 19th Century and are in residential use.

History

The name Farnworth which has been in use since around 1184 is reputed to mean "The place among the ferns". It was also known as Halshaw Moor. The earliest records of the settlement refer to Farnworth as a hamlet within the district of Bolton. It was not recognised as a Manor or Lordship until late in the 13th Century when the land was held partly by the Lords of Manchester and partly by the Lords of Barton upon Irwell. In 1320 the principal part of Farnworth was held by the Hulton family and is described as "the manor".

In 1798 an Enclosure Act was passed for dividing, allotting and enclosing certain commons and waste lands within the Manors or Lordships of Farnworth and Kearsley. At this time William Hulton of "The Park" was Lord of the Manor. The area then consisted of two small communities, the larger one centering around the Market Street area and a smaller mining and farming community at Dixon Green. Other farms and cottages were scattered around the area.

Although Farnworth was initially an agricultural community, farms were small and

the land of poor quality. This helped to encourage the development of small scale industrial activity at an early stage.

Records of coal mining date from the 16th Century. In the 18th century the mines were owned by Francis, the 3rd Duke of Bridgewater. Following Acts of Parliament in 1758 and 1759 his engineer James Brindley constructed a canal leading from the underground workings at Dixon Green to Manchester. Mining declined in the first half of this century and had virtually ceased by 1951.

The first paper mill in Lancashire is reputed to have been built by Thomas Bonser Crompton in 1766 on the banks of the River Croal below Moses Gate. Benjamin Rawson established Bolton's earliest recorded vitriol works at the end of the 18th century (vitriol was used in the chemical bleaching of cloth). Around 1805 he built a larger chemical works near Prestolee.

By the beginning of the 19th Century textiles had been manufactured by local people in their own homes for over 200 years. Woven goods were taken to the "putters out" each Saturday morning and fresh yarn collected. James Rothwell Baines, a Farnworth entrepreneur born in 1780 began in the cotton trade by "putting out" work. In 1824 he built a small shed to house hand looms and in 1828 he constructed the first steam powered weaving shed in Farnworth. Four years later he added a spinning mill. Cotton manufacturing flourished during the 19th and early 20th Centuries with the construction of numerous mills. The population of Farnworth increased dramatically from 1,400 in 1801 to 13,000 by 1870. The Greenside area was built as part of the first industrial expansion, probably to

house mill workers and was originally surrounded on three sides by the grounds of Birch Hall.

Prior to industrial development Farnworth was not easily accessible to travellers, being served by rough tracks of clay or stones. The Bolton to Manchester Road was turnpiked in 1763 with a toll bar at Moses Gate. The Moses Gate and Ringley Turnpike Act was passed in 1830 and a Highways Board formed in 1865. Farnworth was sufficiently close to the Manchester, Bolton and Bury Canal to benefit economically from its construction, which was complete by 1797.

The first weekday school was established at Dixon Green in 1715.

Roger Holland a local cotton merchant, concerned about the low religious and educational standing in the community, established a Sunday School there in 1808.

Farnworth was originally part of the Parish of Deane and became a Parish in its own right in 1541. An independent chapel was constructed in 1808 and the Parish Church of St. John of Farnworth with Kearsley was built in 1826. A Methodist Chapel and School were built on Market Street in 1830.

Farnworth Wakes, held in September each year began after the opening of the Parish Church. They are reputed to have been rough and

ready events featuring bull baiting, dog and cock fighting, foot racing, grinning through a horse collar and speed tests for eating a pound of tallow candles.

Farnworth Park was presented to the town by Thomas Baines Esq. M.P. and opened by the Right Honourable W.E. Gladstone M.P. on October 12th 1864. A stone monument within the park is inscribed "I present and dedicate this park to the people of Farnworth for their benefit for ever".

As the population of the District increased dramatically the first Local Board was formed to administer the settlement, shortly after the Local Government Act of 1858. This was replaced in 1894 by the Urban District Council. In 1939 the town became a Borough and at Local Government Reorganisation in 1974 it became part of the Metropolitan Borough of Bolton.

Townscape

The Conservation Area is tightly built up to a rigid grid iron street pattern with no open space although there are trees and shrubs along the park boundary. The houses along Greenside overlook Farnworth Park, a landscaped open green space which gives the terrace a more open aspect. Farnworth Park provides an important setting for the



Figure 1.
Greenside from Farnworth Park



Figure 2.
Green Street South Side

Conservation Area and serves as a reminder of its rural origins.

Gladstone Road is relatively wide and open and carries a great deal of vehicular traffic as it is a major route, whereas Green Street is narrow and enclosed with very little vehicular traffic. Gladstone Road is well used by pedestrians using nearby shops and services. Green Street and the footpath to Greenside are less frequented as they only give access to the adjoining properties. There is a lack of off street parking and cars are tightly parked along the frontages to Green Street.

Enclosures

Due to the location of Greenside on a major road with short terraces abutting or overlooking Farnworth Park, the Conservation Area is relatively open. There are views from Greenside across the park to Farnworth and views eastwards down Greenside and Green Street over the park towards the Croal Valley. Views from the western end of these streets along Gladstone Road in both directions are closed by its curving layout, and views westwards are closed by its tightly built up street frontage.

Boundary Treatments

Most properties in the Conservation Area front directly onto the footway with the exception of Greenside where the houses have small front gardens. There is a stone wall with copings between the terraces and the park, and some of the properties on Greenside have upright flag garden walls. Other gardens are bounded by stone walling, wooden fencing or hedges. All the houses have back yards bounded by recently built high brick walls. All boundary walls are a very important part of the character of the Conservation Area.

Street Furniture

There are traditional style lighting columns and lanterns along Greenside and Green Street although there are tall modern lights on steel columns along Gladstone Road. There are two large direction signs on the footway to Gladstone Road. Carriageways within the Conservation Area are tarmacadamed and footpaths are of concrete flags with wide stone kerbs. The vehicular access at the rear of properties on Greenside and the south side of Green Street has been relaid in concrete pavings. The back lane to the north side of Green Street is paved in stone flags.

Architectural Character

The buildings in the Conservation Area date from the first half of the 19th Century. They are built in terraces of squared coursed stone apart from the northern side of Green Street which is built of brick. There is a small brick bungalow at the eastern end of Greenside. All the terraced houses are rendered and painted at the rear. The stone terraces fronting Greenside, Gladstone Road and the south side of Green Street were built at the same time and are probably slightly older than the brick terrace.

All the terraced houses have graded slate roofs and brick chimney stacks with a projecting band. Most properties would originally have had wooden box gutters although most have been replaced in plastic. The properties on the south side of Green Street have moulded stone gutters.

Window openings have stone cills and most have wedge shaped stone lintels. The first floors of properties on Greenside and Gladstone Road are built partly in the roof so that the first floor windows project above the front walls to form flat lead roofed bays at the bottom of the roof pitch. Along the south side of Green Street the stone gutters form the lintels to the first floor windows. The stone

houses have large window openings, particularly to the Greenside and Gladstone Road properties. This may be because they were designed for domestic textile manufacturing.

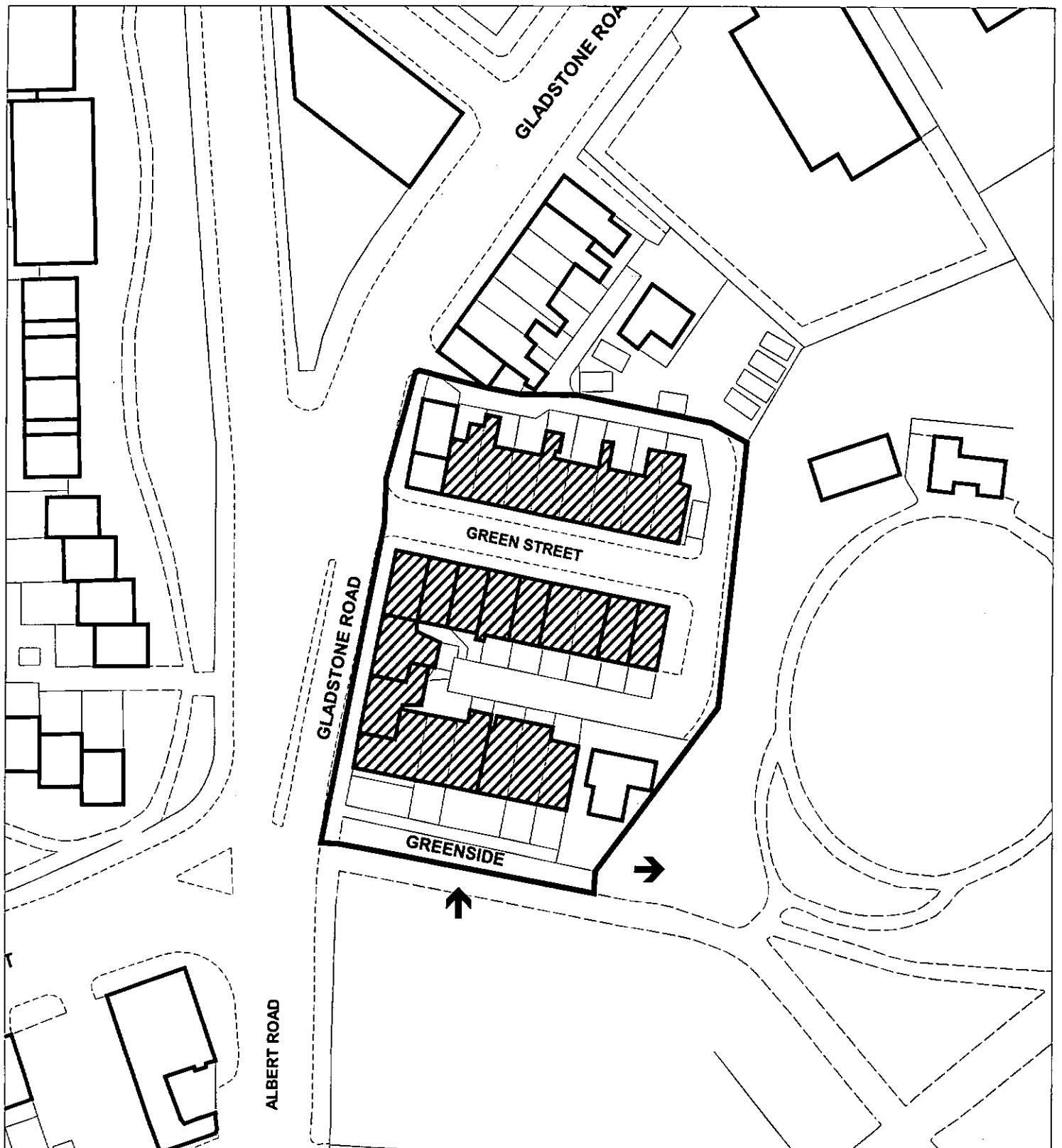
All the doorways have semi-circular archways with fanlights. The stone properties have square cut architraves with projecting springers and keystones whereas the brick built properties have gauged brick arches.

None of the buildings are Listed as being of Special Architectural or Historic Interest. However they all make an important contribution to the character of the

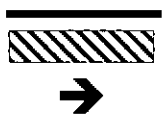
Conservation Area and need retention and special care when repairs or alterations are being considered.

Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from their traditional character. This includes the rebuilding of brick frontages in new brick which does not match the original, the installation of shop fronts, the replacement of a stone doorway with a window and the replacement of windows and doors with inappropriate modern features.



Greenside Conservation Area TOWNSCAPE



Boundary of Conservation Area
Buildings of Note
Views



not to scale

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SECTION TWO

Policy Guidelines

Statutory Controls

The Greenside Conservation Area was designated in 1974. There are a range of 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.

Bolton's Unitary Development Plan contains a number of policies relating to Conservation Areas.

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

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

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 advertisement are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 6 "The Display of Signs and Advertisements".

New Development

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

STREET SURFACING AND FURNITURE.

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.
- New paving should be in reclaimed or new stone. Concrete flags incorporating an appropriate aggregate may be acceptable along Gladstone Road.
- 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 stone, brick and slate. Reclaimed local stone or new stone to match the existing should be used in preference to reconstituted stone.
- Strap or ribbon pointing should be avoided since this not only harms the appearance of the building but can damage the stone or brick by preventing the run off of water.
- External walls should not be painted, rendered or clad in modern materials.
- External cleaning should only be carried out to remove corrosive dirt. Cleaning should be carried out by a specialist firm under close supervision.
- Decorative features including plaques, mouldings and datestones 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.
- The integrity of the terraces depends on the retention of an uninterrupted facade relieved only by the recessing of doors and windows. The following are unacceptable,
 - porches
 - bow and bay windows
 - external shutters
 - changes in the size or shape of window and door openings
 - dormer windows.
- Any doorways or windows no longer in use should be retained and not blocked up.

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

WINDOWS

Green Street

- Vertical sliding sash windows with glazing bars and eight panes of glass to each opening light.

Gladstone Street and Greenside

- The large window openings should be divided into two vertical sections with vertical sliding sash openings. Alternatively they could be divided into three vertical sections with small top lights and either horizontal sliding sash openings or side hinged casements. All lights should have glazing bars. (Note - side hinged casement openings are not suitable for the ground floor windows along Gladstone Road as they would open out over the pavement).

DOORS

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

CHIMNEYS AND ROOFS

- Chimney stacks should be retained. If rebuilding is necessary this should be in stone or brick with clay pots. Where central heating flues are installed, these

should be contained within the original chimney pot or a traditional replacement.

- Roof repairs or replacements should be in graded slate to match the existing. Where ridge tiles need replacing these should be in stone or blue clay.
- New rooflights may be acceptable but these should be flush fitting and should not be on prominent roof slopes.

RAINWATER GOODS

- Replacement rainwater goods should be in wood or moulded aluminium with a black coating.

BOUNDARY WALLS AND GATES

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

SHOP FRONTS AND ADVERTISEMENTS

- The installation of traditional style painted timber shop fronts will be encouraged. This will include the use of stallrisers, pilasters and cornices to frame the shop window. Hand painted fascia signs and hanging signs will also be encouraged.
- Advertisement consent will not be given for internally lit box signs. The use of external lights and concealed lighting will be encouraged.

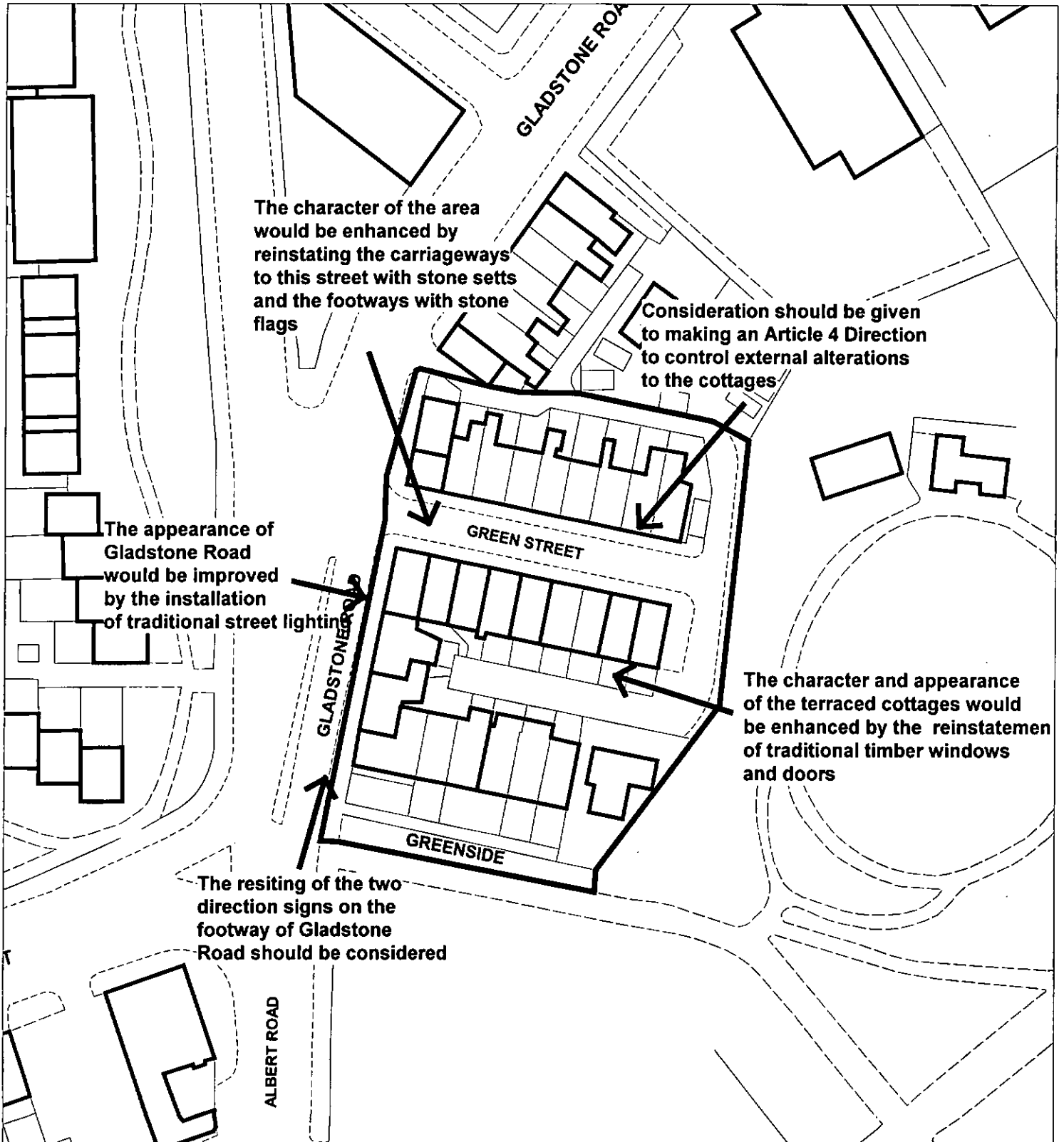
- Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external shutters are unavoidable, they should be incorporated into the overall design of the shop front with the shutter box concealed behind the fascia.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

MINOR FIXTURES

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

WHEELIE BINS

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



Greenside Conservation Area OPPORTUNITIES

— Boundary of Conservation Area



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SECTION THREE

Opportunities for Enhancement

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

Greenside and Green Street

The character and appearance of these terraced cottages would be enhanced by the reinstatement of traditional timber windows and doors.

Street Lights

The replacement of the modern street lights on Gladstone Road with a style more in keeping with the character of the area would enhance the appearance of the Conservation Area.

Street Enhancement

The character of the Conservation Area would be enhanced by reinstating the carriageway to Green Street with stone setts and the footways with stone flags. In the short term a number of broken concrete flags throughout the area need replacing.

Traffic Signs

Consideration should be given to resiting the two direction signs on the footway of Gladstone Road, beyond the Conservation Area boundary.

Article 4 Direction

Consideration should be given to making an Article 4 Direction with respect to the Conservation Area. This would control external alterations such as porches, new windows and doors and changes to roofing materials.

Stone boundary wall to the park

The boundary wall needs repointing in places.

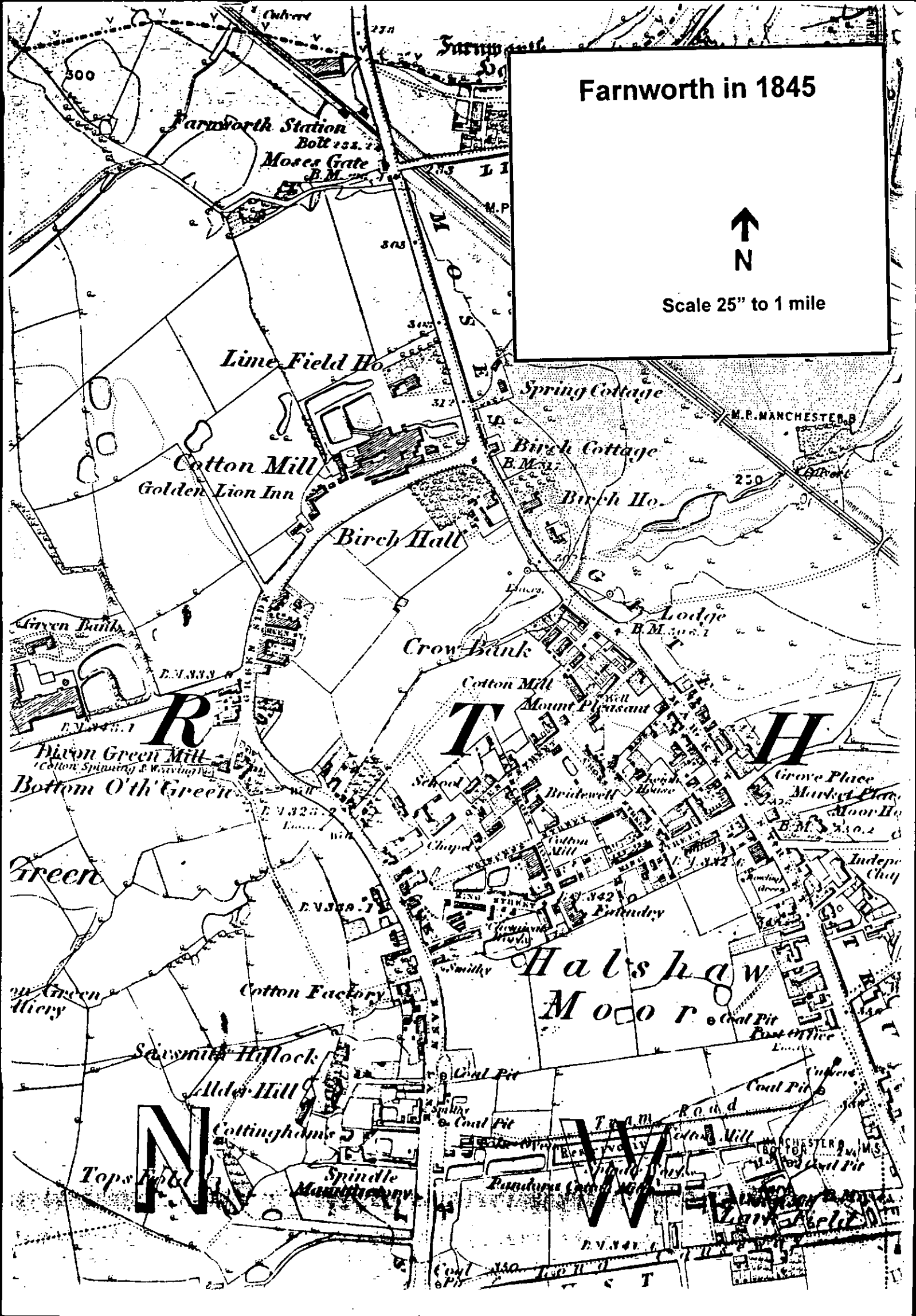
Parking area adjacent to 16 Green Street

This parking space would benefit from minor repairs to the surface and general tidying.

Farnworth in 1845



Scale 25" to 1 mile



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.