

HILLTOP CONSERVATION AREA



Environment Department

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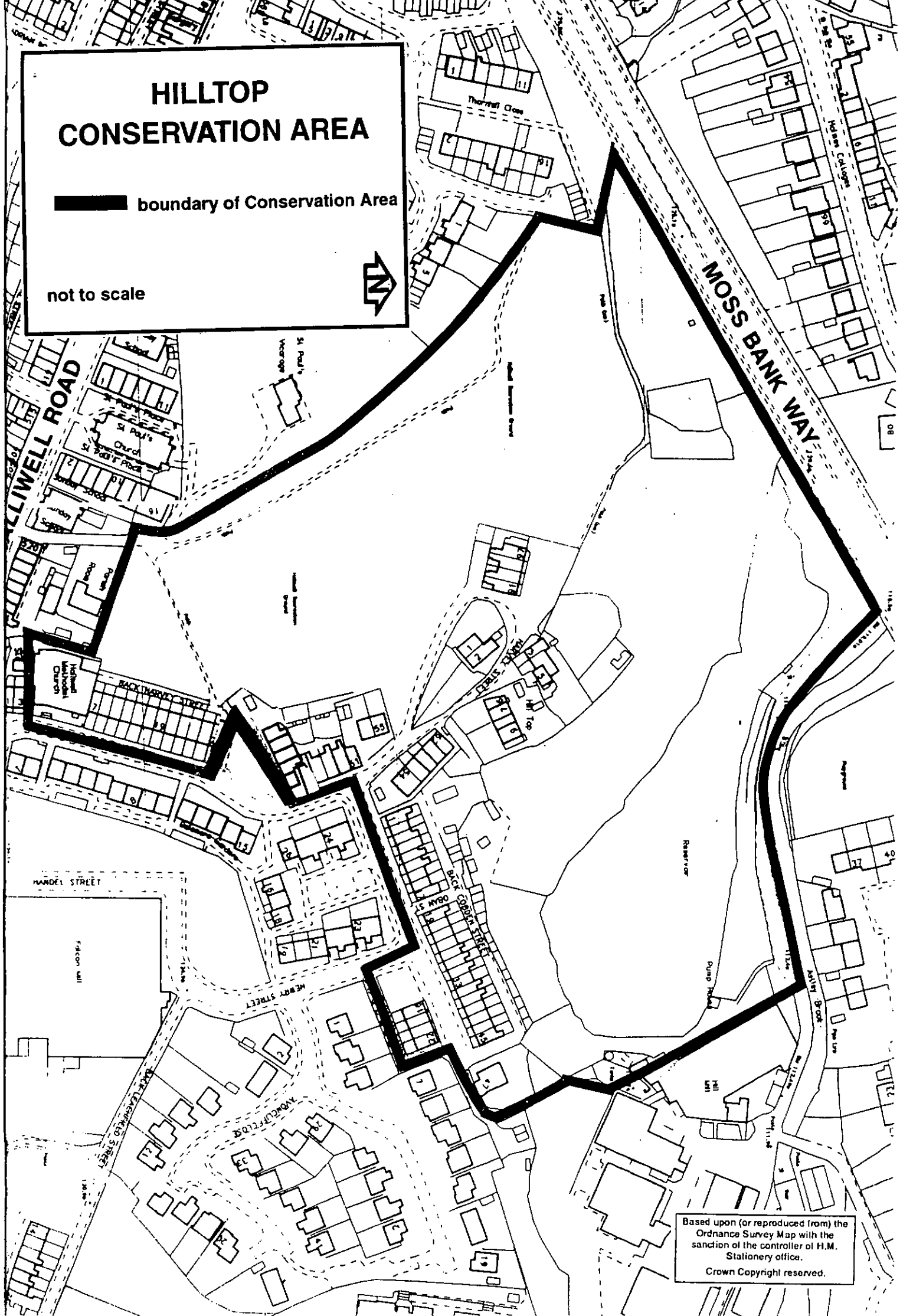


Environment Department

HILLTOP CONSERVATION AREA

■ boundary of Conservation Area

not to scale



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SECTION ONE.

Character Assessment

Introduction

Hill Top is located to the north of Halliwell Road, approximately one and a quarter miles from Bolton Town Centre, in an area of Nineteenth Century terraced housing and mill buildings. The streets to the south east have been redeveloped to provide lower density houses and bungalows. At the centre of the area, is a group of Eighteenth Century houses which are some of the oldest in the Borough. The area also contains terraces of Georgian and Victorian dwellings, Toot Hill Park and Temple Road reservoir. Falcon Mill although located beyond the Conservation Area boundary is a dominant feature of the townscape. At its southern end the Conservation Area abuts the St. Pauls, Halliwell, Conservation Area.

History.

There are various records relating to the area, offering different insights into its history. Some appear to be more romantic than fact and further investigation work would be beneficial.

Hill Top was originally a group of farm buildings forming a "fold" which consisted of a farm house surrounded by other structures including barns, stables, and cottages.

Some sources suggest that by the Eighteenth Century, Hill Top was in the hands of the Makant Family who had settled in the township as wheelwrights at the end of the Seventeenth Century. They had spread their activities to Bolton and became prominent in business as bleachers as well as in politics. A later William Makant was Mayor of Bolton between 1857 and 1859.

From the Makants, the Hill Top Estate passed by marriage into the possession of the family of a Benjamin and Mary Cross (brother and sister) who may have provided further additions to the existing cottages.

It is believed that number 9 Hill Top was for years the home of the Tootall family. The last member of this family was Tommy Tootall whose father was the carpenter to Smithills Hall. He carved the fine panels which line the walls, many of which resemble closely the carvings in the Tudor dining room at Smithills.



Figure 1.
9 Hill Top



Figure 2.
3-5 Hill Top

The older cottages at Hill Top are constructed from large blocks of Old Red Sandstone, which suggests that the stone may have been reused. One possibility (which remains to be confirmed) is that the land originally belonged to the Knights Hospitallers, who tended the Holy Well, that may have given Halliwell its name. They had built a hospice for tending sick and weary pilgrims; such establishments were later deliberately damaged or destroyed by Thomas Cromwell under the authority of Henry VIII. The remnants left by this destruction would have provided ready made stone for the cottages we see today. According to the locally well known, late, Dr. Hanson who was a keen archaeologist, the large stones from the ruins of the hospice and others which he had dug up locally, contained carvings of an ecclesiastical nature, which would back up this theory.

Adjacent to the cottages was a small stone quarry owned in the early Seventeenth Century by a John Mangall who quarried parts of the hill called "Toot Hill". The word Toot comes from early English and means "look", which indicates that the hill may have been used as a look out.

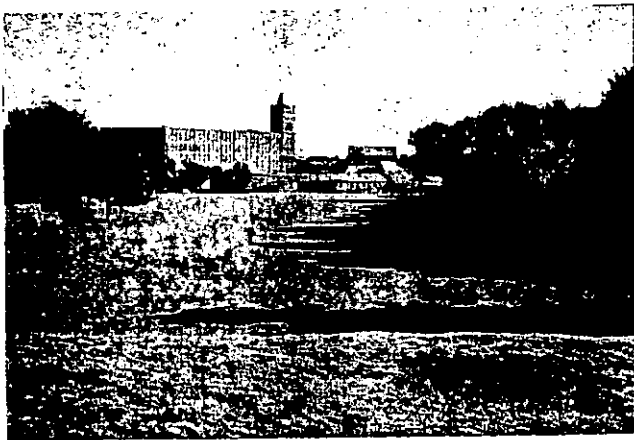


Figure 3.
Toot Hill Park

In more recent times the quarry passed into the ownership of a Halliwell man, Thomas Heaton, who supposedly used the stone to build the Jubilee School on the corner of Church Road and Captains Clough Road, and

also the Little Bolton Town Hall, in St. Georges Street.

The quarry and the adjoining field were taken over by the Council and landscaped to form a small park. It retained the name "Toot Hill".

General Background.

Hill Top has experienced three main phases of development. The settlement originated in the Eighteenth Century as a group of rural buildings. Terraces of stone cottages, were built in the early Nineteenth Century along Harvey and Wagner Streets, followed by brick built terraces on Cobden Street and the north west of Harvey Street, later in the Nineteenth Century. An old map of Hill Top is included at the end of this document.

Townscape.

There are three separate elements of the Conservation Area as follows:-

- i) Hill Top itself, comprising five groups of cottages dating from the Eighteenth and Nineteenth Centuries straddling the northern section of Harvey Street. These mainly stone cottages represent an agricultural development which pre dates the other buildings in the area, and comprise an informal group of vernacular buildings surpassed within Bolton only by Firwood Fold.

This central part of the Conservation Area is situated on higher ground than the surrounding area and has an informal but compact layout, rural in character with an unmade road, garden walls and cottage gardens.

- ii) Three terraces of early Nineteenth Century stone cottages together with a Methodist Chapel, on Wagner Street and the western side of Harvey Street
Elderly persons housing (which lies outside

the Conservation Area), has been built immediately to the east of this part of Harvey Street. These dwellings are single storey, faced in artificial stone and are landscaped by tree planting.

- iii) Three Nineteenth Century brick terraces located on Cobden Street. This area was added to the Conservation Area when it was extended in 1975. These buildings and those facing Harvey Street create a distinct visual edge to the Conservation Area.

Enclosures.

Vistas are closed by the winding nature of Harvey Street and the informal arrangement of buildings. This provides a sense of enclosure which creates an interesting and intimate character. Toot Hill Park is enclosed by sloping banks to the north and west and by groups of trees around its perimeter. Dense tree planting on the south west side of the reservoir partly encloses Hill Top.

Landmarks, Views and Skyline.

There are distant views of the South Pennine Moors looking north east down Cobden Street. There are clear views over the city to moors and open countryside from the north eastern boundary of Toot Hill Park. Views to the south and east are dominated by Falcon Mill which is a major landmark.

Boundary Treatments.

The majority of properties have front garden walls built of stone or brick, to match the material used to build the house itself. The front walls to Cobden Street were originally topped by railings. These were presumably removed during the Second World War and have been replaced in a variety of styles. The majority of Toot Hill Park is bounded by post and rail fencing.

Junctions and meeting points.

The roads within the area follow a simple pattern. Harvey Street leads from Halliwell Road up to Hill Top and loops round numbers 1 and 2. Cobden Street and Wagner Street lead off Harvey Street at right angles. The only major road junction in the area is at Harvey and Cobden Streets. At the junction of Wagner and Harvey Street there is an open grassed area with a row of trees which was originally occupied by a short terrace of houses. This is situated beyond the Conservation Area boundary but should be included within it as it is important to the setting of Wagner Street.

Street Frontages.

The majority of buildings consist of terraces, some of which have small front gardens directly fronting onto a road. The exceptions are three groups of Eighteenth Century properties in Hill Top which are at right angles to Harvey Street.

Street furniture.

There are several seats around the perimeter of Toot Hill Park. These are of modern design with metal frames and slatted timber seats and backs. There are two traditional cast iron street lights on Harvey Street at Hill Top. Harvey Street, up to the junction with Cobden Street is surfaced in tarmac and is maintained by the Council as an adopted highway. Beyond this junction, Harvey Street is very roughly surfaced and the original stone setts are visible in places. Cobden Street has retained its original surface of stone setts at its north eastern end.

Footways throughout the area have a tarmac surface, except within the park where they are gravelled. Beyond the Cobden Street junction Harvey Street does not have footways. Some terraces have back lanes which are roughly surfaced or not surfaced at all.

Architectural Character.

Apart from the Methodist Chapel at the southern end of Harvey Street all the buildings are small two storey terraced houses or cottages built of stone or brick with pitched roofs of graded or Welsh slate. Most buildings have stone or brick chimney stacks and some have ornate chimney pots.

The buildings are of a simple vernacular style with stone heads to the doors and stone heads and cills to the windows. Some properties have stone or timber window mullions. The majority of the original casement and sash windows and the front doors have been replaced.

The older terraced houses would originally have had small paned sash windows whilst later terraces would have had four pane or plain sashes. Doorways with semi-circular heads would originally have had fanlights. Examples survive at 43 and 45 Harvey Street.

Numbers 19-45 Cobden Street have large ground floor windows which project slightly from the face of the brickwork to form very shallow bays. Numbers 95 and 97 Harvey Street have bay windows under a red tiled canopy. Otherwise windows and doors are recessed from the face of the wall.



Figure 4.
1-17 Cobden Street

A number of buildings within the Conservation Area are listed as being of Architectural or Historic Interest, these are:-



Figure 5.
19-45 Cobden Street



Figure 6.
Harvey Street

54, 56 AND 58 HARVEY STREET.

These houses date from the mid Eighteenth Century and are built of roughly coursed and squared stone with quoins. They have a graded slate roof and stone mullioned windows.

1 AND 2 HILL TOP.

These two buildings were once a single house built in 1735 of coursed and squared red sandstone with massive quoins and a graded slate roof. The doorways have plain stone architraves and are cut into the original

mullioned windows. At first floor level the original chamfered stone mullions remain.

3, 4 AND 5 HILL TOP.

This row of three houses was possibly once a single dwelling. They date from the early Eighteenth Century and are built of coursed and squared red sandstone with graded and Welsh slate roofs.






6-9 (consecutive) HILL TOP.

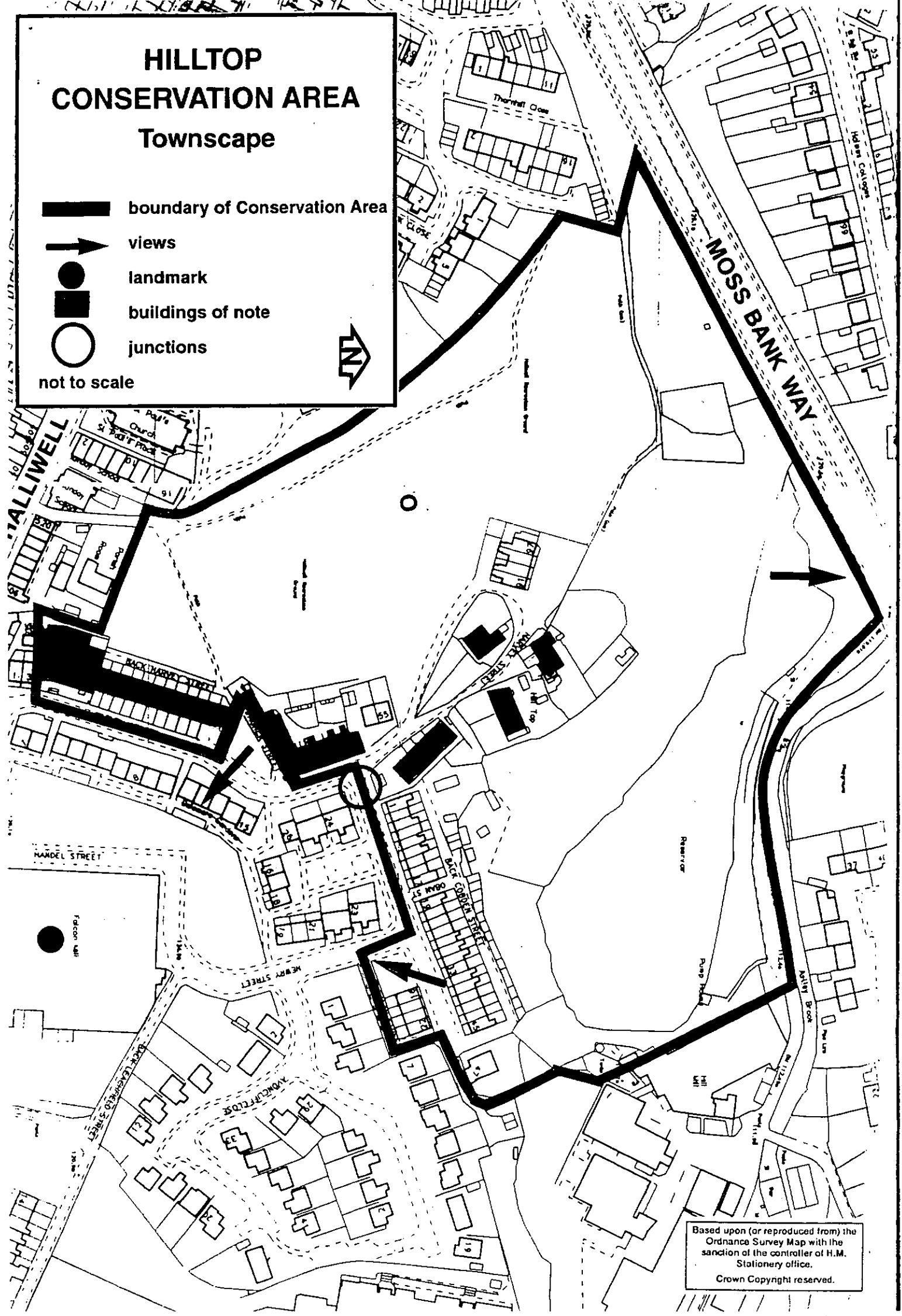
This row of four houses was built in the early Eighteenth Century as a terrace of three, a further house (no.6) being added in the later Eighteenth Century. The original block is

constructed of coursed and squared red sandstone with a graded slate roof and mullioned windows. Number 6 is built of a different stone and has a gabled porch and casement windows.

The Halliwell Methodist Church at the southern end of Harvey Street is not a Listed Building but makes an important contribution to the street scene. It dates from the early Nineteenth Century and is a two storey building of stone with a slate roof. The semi-circular leaded windows have stone surrounds.

HILLTOP CONSERVATION AREA Townscape

-  boundary of Conservation Area
 -  views
 -  landmark
 -  buildings of note
 -  junctions
- not to scale



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SECTION TWO

Policy Guidelines

Statutory Controls.

Hill Top was designated as a Conservation Area in February 1970. It was extended in February 1975 to include the properties along Cobden Street and the open land to the north including Temple Road Reservoir.

A number of buildings within the area are listed Grade II.

Listed Building consent is needed from the Council to demolish, part demolish or extend a Listed Building in any way which would change 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. Part demolition includes the removal of features such as chimney stacks and bay windows. It also includes the demolition of elevations of a building.

The Council must be notified in writing 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 Listed Buildings and Conservation Areas. These are set out in the Appendix.

General guidance on policy for Listed Buildings and Conservation Areas is given in Development Control Policy Notes 19 and 20, available from the Planning Department.

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

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 respect the character of existing buildings in terms of siting, scale, proportions, materials and details. Applications for Outline Planning Permission will not normally be considered.

Townscape.

Views of the West Pennine Moors should be retained.

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. Concrete flags and kerbs incorporating an appropriate aggregate may also be acceptable.

Any tarmacadam resurfacing to carriage ways should incorporate an appropriate aggregate.

Building Alterations

MATERIALS.

Alterations should utilise traditional materials to match those used to construct the building. 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, lintels, door surrounds, eaves brackets, 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 facade relieved only by the subtle modelling of the surface achieved by the recessing of doors and windows. The following are unacceptable:-

- (a) porches;
- (b) bow and bay windows (unless these are existing original features of the building);
- (c) external shutters; and
- (d) changes in size or shape of window and door openings.
- (e) dormer windows

Any doorways or windows no longer in use should be retained and not blocked up.



Figure 7.
54-62 Harvey Street

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

Eighteenth Century Properties.

Side hinged casement windows, vertically boarded doors.

Early Nineteenth Century Properties.

Vertical sash windows with glazing bars and six panes of glass to each opening light and either vertically boarded or six panelled doors.

Late Nineteenth Century Properties.

Vertical sliding sash windows without glazing bars and either four 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. 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 chimney pots or traditional style replacements.

Roof repairs or replacements should be in slate to match the existing i.e graded or Welsh slate. Where ridge tiles need replacing these should be in stone or blue clay.

RAINWATER GOODS.

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

GARDEN WALLS AND GATES.

Stone and brick garden walls 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, alarms and central heating flues should be sited in unobtrusive positions. Wherever possible they should be colour coated to match the background materials e.g. walls or roofs.

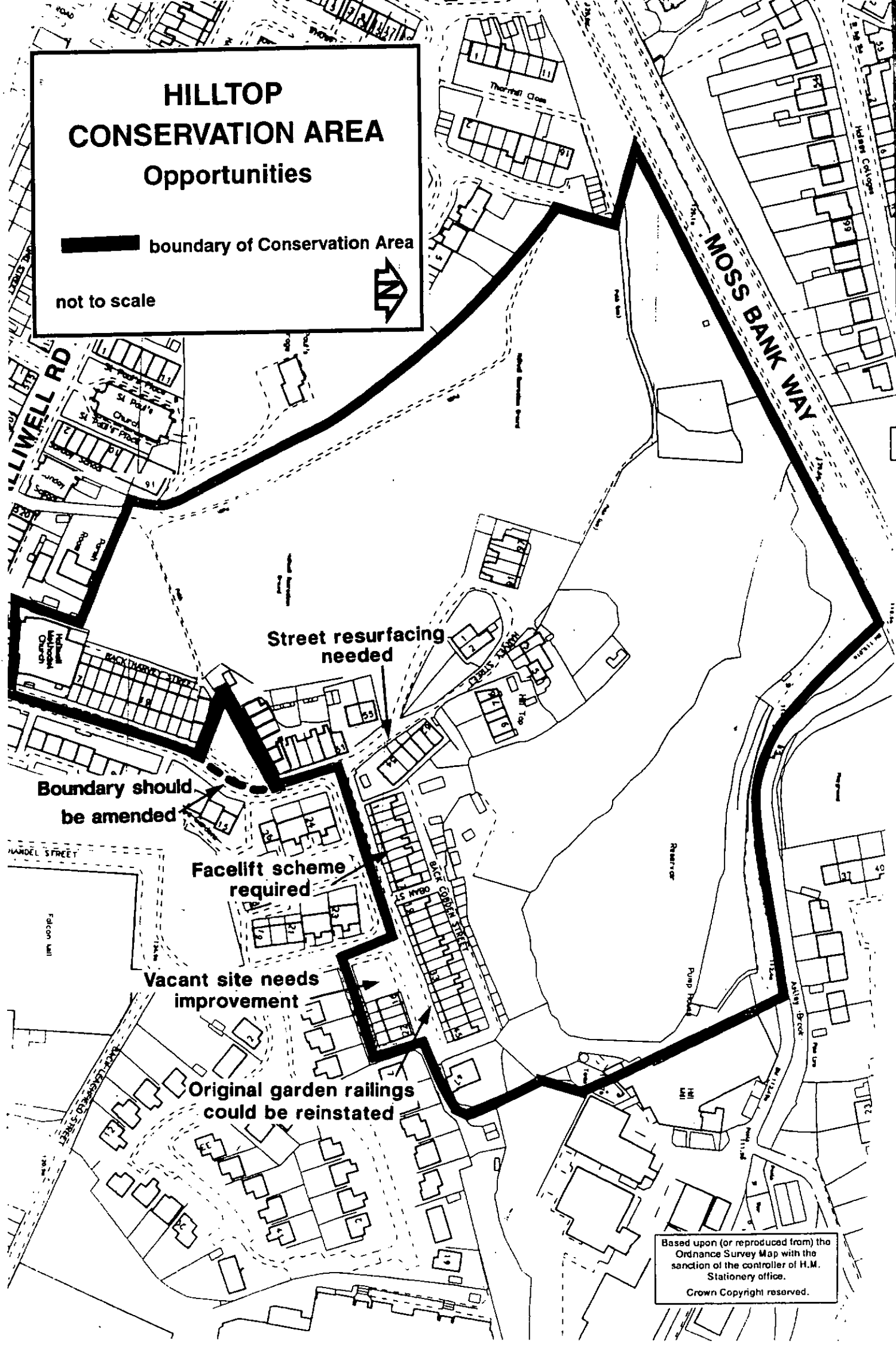
WHEELIE BINS.

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

HILLTOP CONSERVATION AREA Opportunities

 boundary of Conservation Area

not to scale



Street resurfacing
needed

Boundary should
be amended

Facelift scheme
required

Vacant site needs
improvement

Original garden railings
could be reinstated

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SECTION THREE

Opportunities for enhancement

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

TOOT HILL PARK.

This is presently maintained by the Council to a high standard.

1-17 COBDEN STREET.

The majority of properties in this terrace have been rendered because the facing brick is of poor quality. These properties would benefit from a facelift scheme.

19-45 COBDEN STREET.

The frontage to this terrace would be enhanced by a co-ordinated scheme to reinstate the original garden railings.

ARTICLE 4 DIRECTION

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

HARVEY STREET.

The resurfacing of Harvey Street, beyond the junction with Cobden Street, in stone setts would greatly enhance the appearance of the area.

VACANT SITE ADJACENT TO 19 COBDEN STREET.



Figure 8.
7-13 Harvey Street

This vacant site which is overgrown could be improved by appropriate new development or landscaping.

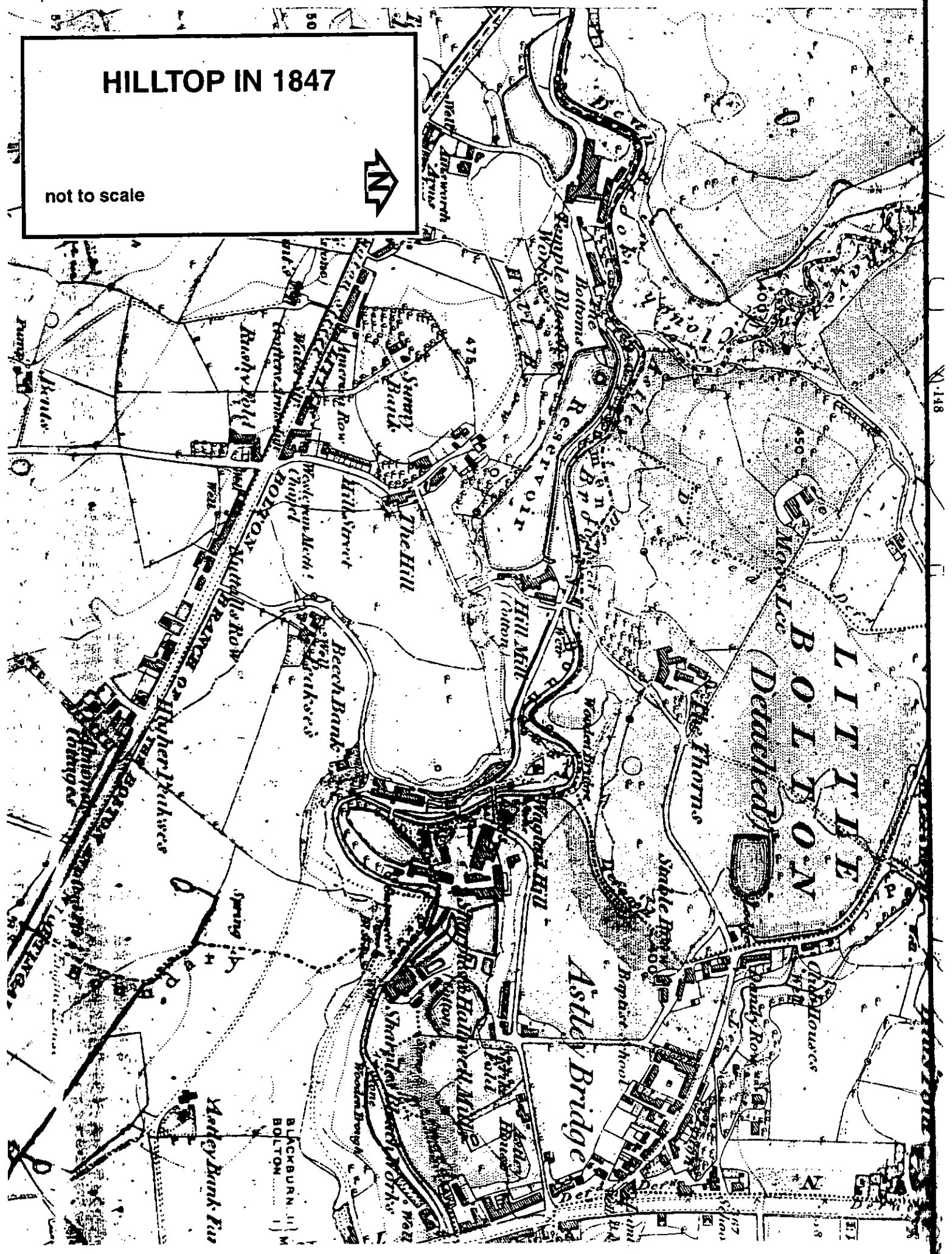
OPEN AREA IN FRONT OF WAGNER STREET.
The Conservation Area boundary should be amended to include this area.

STREET LIGHTING

The installation of traditional street lights throughout Hill Top would enhance the character of the area.

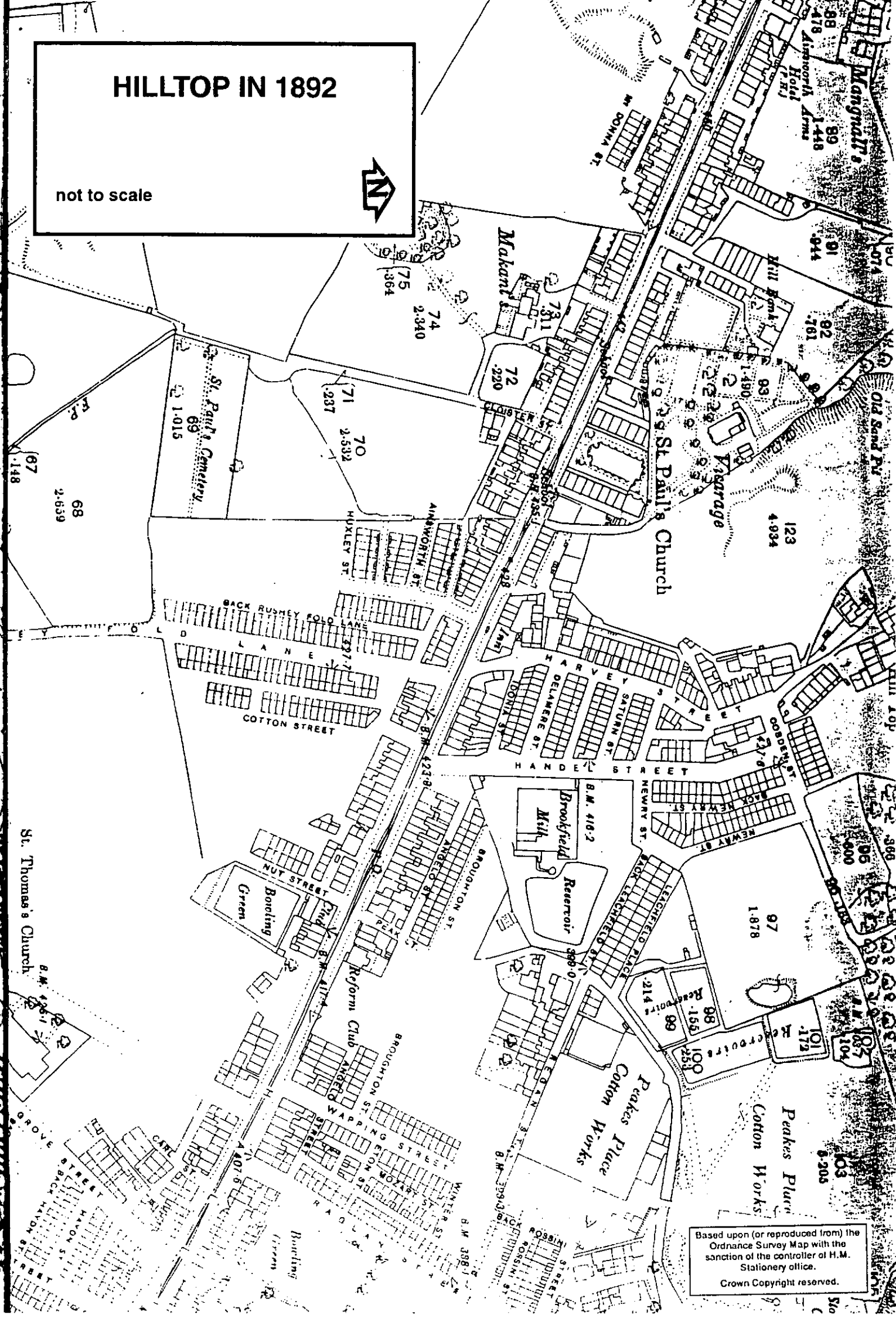
HILLTOP IN 1847

not to scale



HILLTOP IN 1892

not to scale



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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. 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 permission.

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.