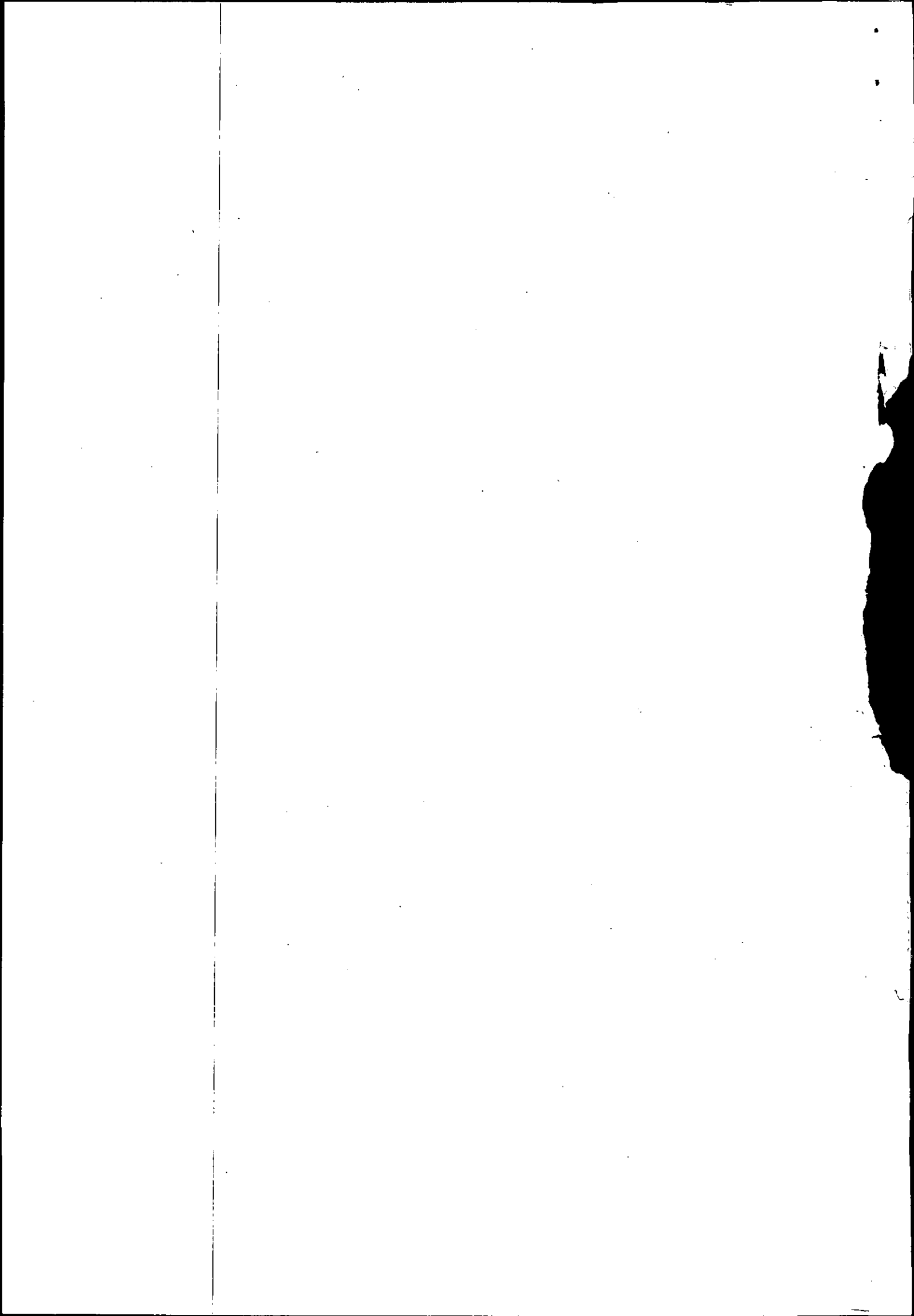
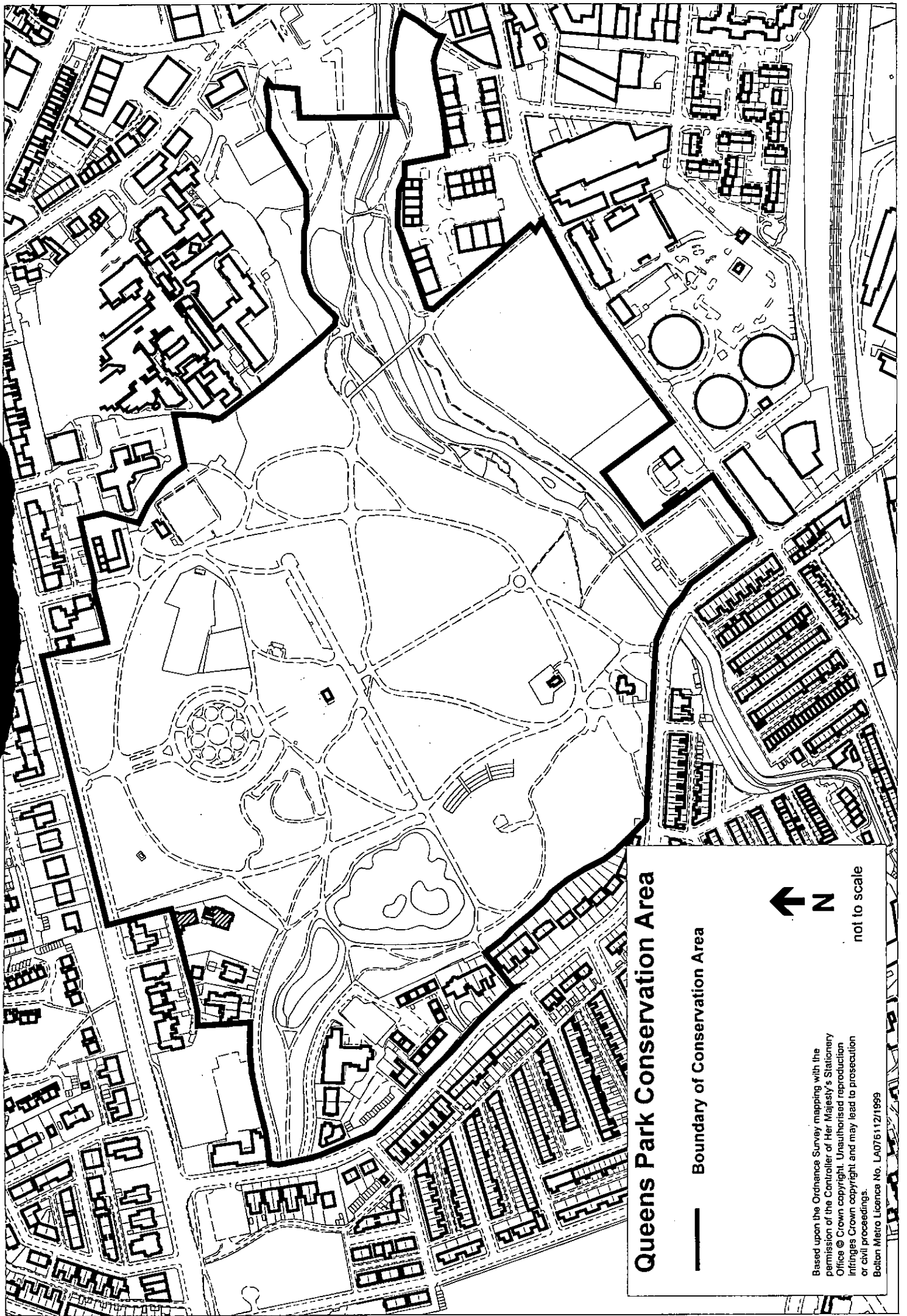


QUEENS PARK CONSERVATION AREA



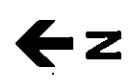
Environment Department





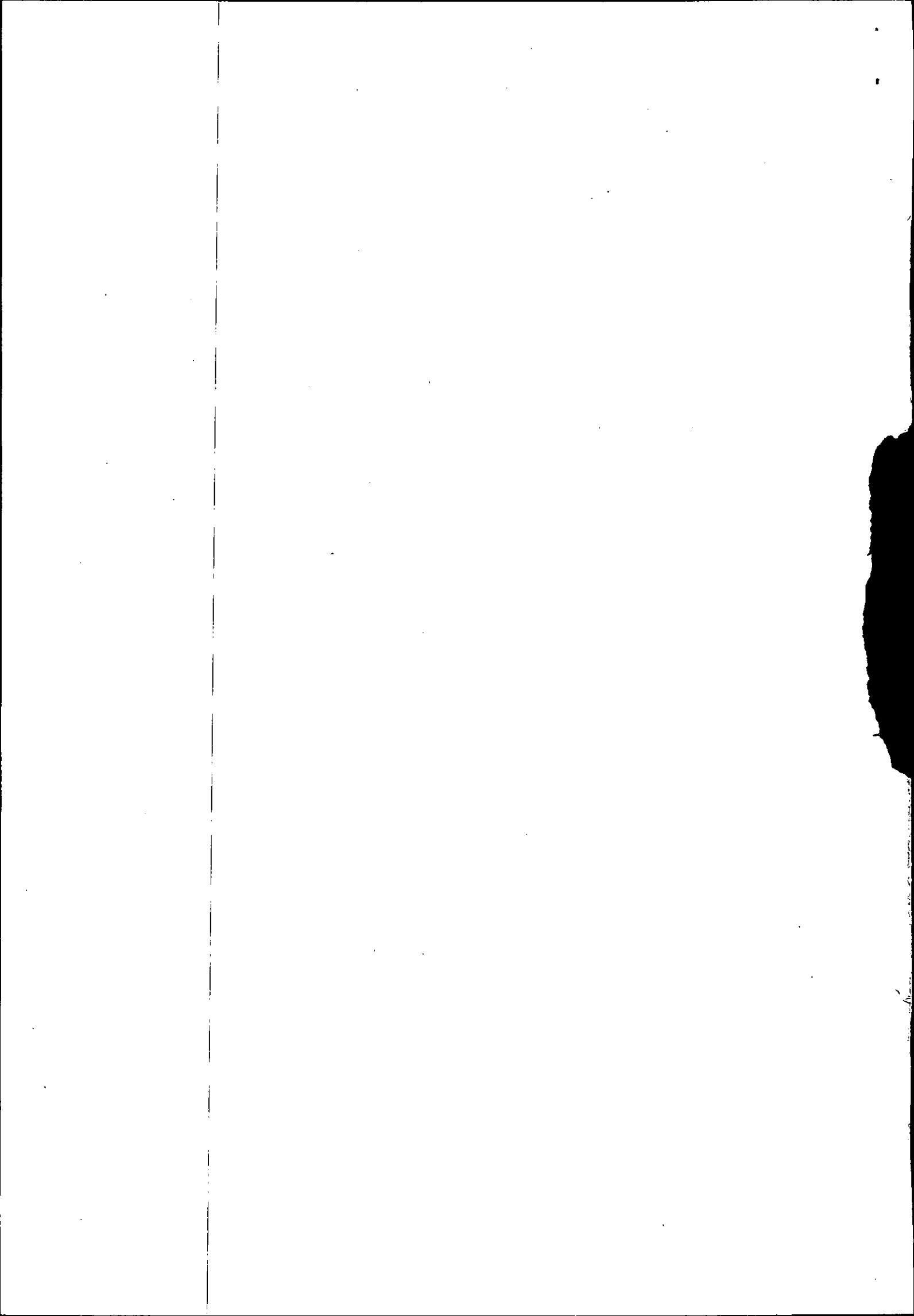
Queens Park Conservation Area

— Boundary of Conservation Area



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SECTION ONE

Character Study

Introduction

The Queens Park Conservation Area is situated to the west of Bolton Town Centre. It consists of a large landscaped section north of the River Croal, residential properties on West Street, Westgate Avenue and Park Road which directly overlook it and a smaller area of playing fields to the south of the river.

The main park was laid out in 1865 and 1866 and contains a number of early features including the original layout of walkways, some early planting, two large ornamental lakes, a terrace promenade, viewpoint and statues, a former gardener's cottage and an iron bridge over the River Croal.

History

In the mid 19th Century, the site of the park was pasture land known as Spa Fields. Queens Park, originally known as Bolton Park was constructed not only to enhance the town but as a means of relieving unemployment and distress amongst working people.

During the "Cotton Famine" in 1863, as a result of the American Civil War, supplies of raw cotton to manufacturing towns such as Bolton were cut off. This led to widespread unemployment and extreme hardship. Central Government responded by making loans available to Local Councils at a preferential rate of interest. These were to fund improvement works, including the laying out of parks, in order to provide employment. The Council resolved to create a public park and the Bolton Local Improvement Act which received Royal Assent in 1864 gave powers to carry out this and other projects.

The Mayor and Sub-Committee inspected a number of sites and chose Spa Fields because of its adaptability and its accessible location close to the centre of town. Forty three acres of land were purchased and in September 1864 William Henderson, a landscape gardener from Birkenhead was appointed to prepare plans and supervise the laying out of the park. Plans for the buildings and boundary walls were approved in 1865. It was estimated that the cost of providing the park would be £50,000.

The formal opening ceremony took place on the 24th May 1866 and was attended by 20,000 people. Business throughout the town was suspended and there was a holiday atmosphere. A prominent feature of the day's celebration was a public procession which assembled in the Market Square.

No plans have been found of the original layout of the park but local newspapers described it in detail on the day of the opening ceremony. The main entrance on Chorley New Road had a central access containing ornamental iron gates fixed to rusticated stone piers with carved pediments and moulded caps. To the right of the entrance gates was an Italianate park keeper's lodge constructed of stone. The boundary to Chorley New Road consisted of a low stone wall with copings, surmounted by ornamental iron railings. Behind the boundary there was a row of elms. Other trees included lime, poplar, birch, beech, yew, pine and cherry. Shrubs included box, privet, rose, rhododendron and flowering currant. There was also a variety of flowering plants including geraniums, hollyhocks, daisies and pinks.

A main avenue 13ft wide encircled the whole park. The main entrance led to a formal terrace at the eastern end of which was a semi-circular view point containing stone seats. From the terrace a walkway and steps led down to a fountain which was still under construction when the park was opened. A pavilion was also under construction adjacent to the terrace.

To the west of the terrace there was an ornamental lake with an island to provide shelter for aquatic birds. The clough above it had been converted into two narrow lakes and the embankments landscaped. The higher of these three lakes overflowed into the central lake over a cascade crossed by a rustic bridge.

The Bolton Guardian described the park at its opening as being "agreeably situated on the sloping ground between Chorley New Road on the north side and Spa Fields in the south. On the north the horizon is bounded by a range of wooded hills and in the immediate foreground, dotting the sides of Chorley New Road are the residences of some of the leading townsmen. To the west lies Gilnow Park and the range of radiant hills known as the Willows, peeping over the ridge of which, in the extreme distance is the tower of Deane Church. On the east and south lies the town, its numerous chimneys vomiting forth thick volumes of black smoke, which when the wind is easterly sweeps over the full surface of the Park marring the pleasure of the spectator."

In 1875 an additional area of land on the south side of the River Croal was purchased and laid out as a large recreation ground. An ornamental iron lattice girder bridge was constructed to link the two areas of the park in 1878 when work also began on the construction of the Chadwick Museum of Natural History. By this time the Pavilion closing the vista of the promenade leading to the fountain and the fountain itself had been completed. A gardener's cottage and a girl's

gymnasium had been constructed to the left of the southern entrance on Park Road and a low stone wall with iron railings, stone piers and ornamental iron gates along the western boundary. Two ornamental lakes had been formed below the original lower lake, a sunken flower garden had been created and a variety of architectural features and ornaments had been added including an arbour, summerhouse and stone urns.

During the remainder of the 19th century, additional paths were constructed. A low stone wall and iron railings were erected along Spa Road and new entrances created from both Park and Spa Roads. Some areas of planting were removed and others introduced. In 1897 the park was renamed Queens Park by the Council in honour of Queen Victoria's Diamond Jubilee.

At the turn of the century the original lower lake was enlarged and made more irregular in shape and a second island introduced.

Statues of Benjamin Disraeli, John Fielding and John Dorrian were erected overlooking the terrace.

During the present century facilities to encourage outdoor fitness and recreation were provided including tennis courts, a new equipped playground and a bowling green. Other new features included an open fronted covered stage/bandstand, a terraced viewing area adjacent to the newest of the ornamental lakes and a Cenotaph. A number of buildings have been demolished including the Chorley New Road gateway and lodge, The Chadwick Museum, the pavilion and bandstand. The working part of the fountain has been removed and the bowl converted to a rose bed. The park has also been extended to the west to incorporate the lodges of the former Bolton Bleach Works alongside the River Croal.

Townscape

The majority of the Conservation Area consists of open green space with large numbers of mature trees, two lakes and a variety of architectural features including The Terrace Promenade and View Point, stone steps, statues and a Cenotaph.

West Street and Westgate Avenue which abut the park boundary are developed with semi detached or short terraces of substantial houses and blocks of flats with gardens. These buildings overlook the former clough in the west of the park. Park House, a large detached property and the adjacent cottages off Laurel Street also set in their own grounds, overlook the north west of the park. Two short terraces of substantial houses on Park Road, separated by Seed Street, overlook the south west of the park and have a footpath access beyond their front gardens.

Seed Street, West Street and Westgate Avenue are narrow and enclosed. They are used infrequently by vehicles as they are residential cul de sacs. All three streets give access to the park but are infrequently used by pedestrians.

There is a vehicular access to a car park in the north east from Chorley New Road which is also used infrequently. Within the park itself many of the paths are wide and open but some are narrow and enclosed, for example, the path leading down the former clough to the top lake and the paths bordering the lakes and the former lodges along the River Croal. The park is not well used by pedestrians particularly the more secluded parts. The most frequented area of the park is the northern section between Chorley New Road and the Terrace Promenade.

In spite of the loss of a number of early features and a number of residential buildings along Westgate Avenue the Conservation Area has retained much of the character of a Victorian Park and residential district.

Enclosures

Due to the gently curving nature of West Street and Westgate Avenue and the close proximity of tall buildings and mature trees, street scenes are enclosed. Seed Street is also enclosed by substantial buildings and mature trees. As a result of earth banking and dense areas of tree and shrub planting some areas of the park are very enclosed including the former clough between West Street and Westgate Avenue and the former mill lodges along the River Croal. Other areas are more open, such as the slopes below the Terrace Promenade and the playing fields adjacent to Spa Road.

There are views out of the park in a north easterly and south easterly direction over the built up area of Bolton from the Terrace Promenade. These views are clearer in the winter when the trees have lost their leaves. St. Peters and Holy Trinity church towers, St. Pauls Church spire, the Town Hall clock tower and several mill chimneys are visible on the skyline. Much of the original fine views from the Terraced Promenade and the semi circular viewpoint have been lost as a result of planting clumps of trees in areas of open parkland and the thickening of plantations along the eastern boundary of the park and the River Croal.

There is a view out through the main entrance on Chorley New Road down Bedford Street to Columbia Mill. Two large gas holders dominate the view from the bowling green and the south western end of the recreation ground. The West Pennine Moors are visible on the skyline looking north east from the recreation ground. Looking south west, the tower and chimney of Gilnow Mill can be seen above the rooftops of terraced houses on Park Road.

Views out of the north west corner of the park are dominated by Park House and the adjacent cottages. Park House is an important landmark in this corner of the park. In the

south west beyond the large lower lake, there is a view of the two terraces of houses on Park Road either side of Seed Street. There are views of the houses on West Street and Westgate Avenue from the former clough leading down to the lake.

There are clear views of the bowling green and recreation ground from Spa Road, although the main park is concealed by dense tree planting along the banks of the River Croal. The best view of the park is from Park Road in the south. There are also views through the trees from Chorley New Road.

Within the main area of the park there are clear views across the open areas sloping down to the River Croal and very attractive views across the large lake. From the centre of the Terrace Promenade, the Pavilion Walk, a long straight path set at right angles, leads down to the bowl of the former fountain. Originally the fountain would have formed the focal point of a view down from the Terrace Promenade. There would also have been a view from the fountain up to the Refreshment Pavilion adjacent to the terrace. The Pavilion was the focal point of the formal element of the park. Following its demolition the Butterfly World building was sited further to the north east.

Due to the natural slope of the land, the creation of artificial mounds, dense tree planting and the curving nature of most of the paths, views in many areas of the park are restricted. As a result a walk around the park results in an interesting and attractive succession of views. The views of the lakes and the lodges from any direction create a sense of surprise as do the views over Bolton from the Terrace Promenade.

Boundary Treatments

There are a range of boundary treatments throughout the Conservation Area including

stone and brick walls, iron railings, timber fencing, knee rails and hedges.

The southern entrance to the park from Park Road is recessed with two central piers flanking the carriageway. Stone plinth walls curve forwards on either side to link with a second pair of piers on Park Road which are in turn flanked by a third set. The central piers are of an ornate Gothic design constructed of carved local stone with polished pink granite shafts, whereas the two pairs of piers along the Park Road frontage are of a plainer Gothic design. The original gates are missing and the railings which linked the three sets of piers have been replaced by plain modern railings of a similar height. A small section of the original cast iron railings has survived where the park boundary crosses the River Croal. These are of a robust design with spear head finials.

The original Gothic stone gate piers have also survived at the western entrance to Park Road. Again the entrance is recessed with a curved wall linking two sets of piers. The gates are missing and the original railings have been replaced with a plain modern design. There is an ornate stone gate pier adjacent to the Bolton Technology Exchange on Queensbrook which survives from a former entrance. At the entrance to the park from Seed Street there are two plain stone piers, one of which is broken and lying in the adjacent shrubbery. The boundary railings to Spa Road are missing but the stone plinth remains.

At the main entrance to the park from Chorley New Road and along part of the southern boundary with Park Road, there are modern ornamental railings and arched entrance features of similar design. On Chorley New Road there are two large central gates to the vehicular entrance, flanked by arched pedestrian entrances, all of which are painted black and gold. The remainder of this frontage to the park is open. On Park Road there is a smaller pedestrian arch and the railings are

fixed to the original stone plinth. All the metalwork is painted blue and gold and there are figures of playing children fixed to them. Both of the modern entrance arches bear "Queens Park" signs.

The majority of properties along Park Road, West Street and West Avenue have front boundary and garden retaining walls of dressed stone with stone copings, stone piers (a number of which are broken) and in some instances flights of stone entrance steps flanked by stone walls. No original gates remain. Some properties have brick or terracotta copings and brick piers. Brick walls are often used to divide gardens even where the front walls are of stone. Seed Street is flanked on one side by a stone wall and on the other side by a brick wall with stone copings.

The park boundaries to Westgate Avenue and West Street are hedged and a short stretch near the entrance of the Westgate boundary has a stone and concrete flag retaining wall. Much of the south western boundary between the park and properties on Park Road has a timber post and rail fence. The two Park Road terraces which face the park have a variety of wooden fences bounding their front gardens. Within the park, the lakes are bounded by timber post and rail fencing.

Street Frontages

Street frontages are either built up with detached, semi detached or short terraces of substantial houses set in walled gardens containing mature trees and shrubs or are bounded by the park. The sites of several houses have been redeveloped with blocks of flats, some of which are sited in former gardens so do not directly overlook either the street or the park.

Street Furniture

Throughout the Conservation Area there are modern street lights with steel and concrete columns. There is a cul-de-sac sign on a rusty street column at the entrance to Westgate Avenue and a bus stop and shelter at the south western end of Spa Road. There are some concrete bollards at the entrance to the playing fields at the south eastern end of Mayor Street.

Throughout the park there are a number of benches. These are constructed of timber and have metal and concrete frames and slatted timber seats and backs. There are also a number of litter bins with vertical timber casings.

Many carriageways and footways within the Conservation Area are tarmacadamed. Stone setts remain on the carriageways of Seed Street, Westgate Avenue and the alleyway at the side of 156 Park Road. There is a strip of stone setts at the entrance to West Street although for the remainder of its length it is very roughly surfaced with numerous potholes. The footways to Westgate Avenue are paved in stone flags with wide stone kerbs.

In certain areas of the park, including the circular sunken garden and the walkways alongside the River Croal, the footpaths have a buff gravel coating. One of the riverside paths is surfaced in wooden sleepers.

Architectural Character.

The majority of properties within the Conservation Area were originally built as individual residences. Some have since been converted into flats, bedsitting rooms or offices. A number of original houses have been demolished and their sites redeveloped for blocks of apartments.

Most buildings were constructed at the same time or shortly after the park was created in the 1860s. They are substantial in size and with the exception of South Lodge, Park House

and the adjacent Park Cottage, they are either semi detached or in short terraces. The properties are two or three storeys high and some two storey buildings have attics.

Traditional buildings are constructed of red brick with the exception of South Lodge which is constructed of stone. Brick buildings have stone details including window and door surrounds, keystones, cills, cill bands, bays and plinth walls. Roofs are of Welsh Slate and most buildings have tall ornamental brick chimney stacks with fluting, corbelling, stone bands and cappings and traditional clay pots. The Park Road elevations of some buildings which face the park have slate hanging.

A small number of properties have dormer windows, either original features or later additions. Traditional dormers on Westgate Avenue have lead covered barrel roofs and sides and semicircular arched windows. A number of properties have overhanging eaves with carved timber brackets or ornamental barge boards.

Window openings have strong vertical proportions and some have retained traditional sliding sash windows. These have either plain opening lights or a central glazing bar. Larger window openings are divided into three sections by timber mullions. Front windows have flat or elliptical brick arches incorporating keystones or blue brick decoration, while rear windows have stone lintels. Most houses have bay windows at the front, constructed of timber, on brick plinths with stone cills and flat leaded roofs. They are mainly single storey although some houses on Westgate Avenue have two storey bays. Attic windows have semi-circular arches.

Front doorways are tall with plain glazed fanlights and either elliptical or semi-circular heads of stone or brickwork with stone details. Some traditional four panelled timber doors remain.

The later 20th Century apartment blocks are three storeys high constructed of red or buff brick with pitched roofs of grey concrete tiles. They are very plain in design with the exception of the block facing Westgate Avenue which has three storey bays to the park frontage. There is a block of garages to the rear of this property on Park Road constructed of concrete panels with a corrugated metal roof. There are several flat roofed garages with metal up and over doors at the front of the properties along West Street. The Bowling Green Pavilion in the north east of the park is a modern single storey building of brick construction with a pitched tile roof.

There are a number of ornamental stone features within the park and on its perimeters which are described in more detail under the boundary treatments and architectural features section.

There is a lodge and several other structures within the park which are Listed as being of Special Architectural or Historic Interest Grade II.

FORMER ENTRANCE LODGE, PARK ROAD.
Dating from around 1866 this lodge at the southern entrance to the park was referred to as a gardener's cottage on the original plans and is now used as offices by the Social Services Department. It is constructed of coursed and squared stone with a concrete tile roof (originally slate).

It is two storeys high with an L shaped plan and an entrance up steps in the angle of the two wings. There is a hipped entrance porch on braced timber posts and has both square and canted bays with pitched roofs. The windows have stone mullions and some on the first floor have half hipped dormers.

THE CENOTAPH

The Cenotaph was erected around 1920 as a memorial to Bolton men who gave their lives in the First World War. It is a high rectangular structure of carved white stone on a stepped



Figure 1.
Park Lodge, Park Road

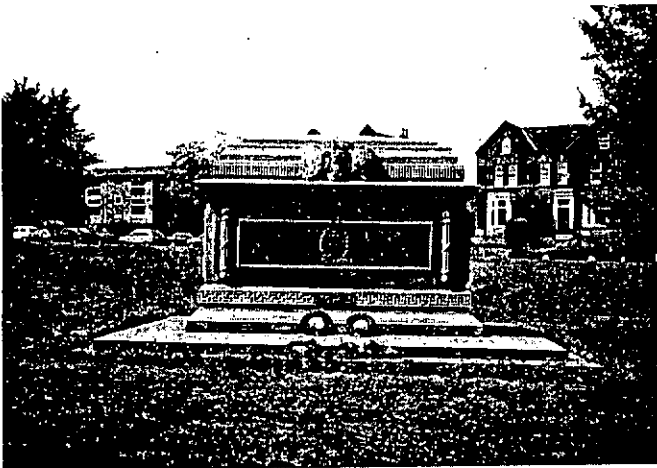


Figure 2.
The Cenotaph

plinth and has a moulded cornice with the town arms in relief on each side. Bronze letter tablets are set in panels on the base.

STATUE OF DISRAELI

This sandstone figure was sculpted by T. Rawcliffe of Chorley in 1887. It depicts the former Prime Minister wearing garter robes, standing on a high plinth. The inscription records that the statue was presented to the Borough by Bolton and District Working Men's Conservative Association.

STATUE OF J. T. FIELDING

J. T. Fielding was the Secretary of the Operative Cotton Spinners Association and the United Trades Council of Bolton. His statue was erected by the trade unionists and public of Bolton and presented to the Borough in

1896. It depicts a sandstone figure on a stone plinth and was sculpted by J. Bowden of Bolton.

STATUE OF JAMES DORRIAN M.P.

This white stone standing figure on a concave sandstone plinth with a laurel relief, depicts James Dorrian a former M.P. for Bolton. It was sculpted by John Cassidy in 1898 and an inscription records that it was "erected by public subscription to commemorate a life of usefulness".

There are also a number of other structures and buildings which make an important contribution to the character of the Conservation Area. These merit retention and special care when repairs or alterations are being carried out.

ENTRANCE PIERS ADJACENT TO SOUTH LODGE AND BETWEEN WEST STREET AND WESTGATE AVENUE ON PARK ROAD.

These ornate stone gate piers and the short lengths of original palisade railing, boarding the River Croal are described in more detail under boundary treatments.

DOBSON BRIDGE.

Dobson Bridge was erected in 1878 to link the original park to the later extension to the south east, beyond the River Croal. The section over the river has ornamental stone piers with ornate cast iron plaques bearing the



Figure 3.
Dobson Bridge

Bolton crest and the inscription "J Greenhalgh Mayor and B.A. Dobson, Chairman Park Committee". It has a parapet of latticed ironwork and is carried over the lodges adjacent to the river on cast iron columns with capitals, supporting ornamental spandrels.

THE SUNKEN GARDEN.

Situated close to the main entrance from Chorley New Road the garden has several sets of stone steps, flanked by low parapets and pedestals. The pedestals were once topped by stone urns but these have been removed. Some have been replaced in reconstituted stone.

THE TERRACE PROMENADE

This long, level walkway in the centre of the park has two flights of stone steps with stone



Figure 4.
Sunken Garden



Figure 5.
Former Fountain

parapets and piers at its south western end. Both the walkway and steps were once decorated by stone urns. At the north eastern end there is a semi-circular viewing platform with a stone parapet, below which is a substantial curved stone retaining wall. The original stone seating within the platform and the flagstaff have been removed.

THE PAVILION PROMENADE AND FOUNTAIN.

This walkway leading downhill from the centre of the Terrace Promenade ends in two flights of stone steps with parapets and piers at the former fountain. The steps are in very poor condition and the stone vases which were once situated on the piers have been removed. The ornamental stone bowl of the fountain is now a rose bed and the central section has been removed.

PARK HOUSE AND PARK COTTAGE, LAUREL STREET

This large detached house of two and three storeys was built in the 1860s of red brick, with some slate hanging and has shallow pitched slate roofs. It has a very irregular plan and is Italianate in style with the three storey portion resembling a turret. The windows have semi-circular arches with brick heads and stone cills. Many are paired, with brick piers and most openings have retained the original sliding sashes.



Figure 6.
Park House from the Park.

Park Cottage may have been built to provide improved service accommodation for Park House. It dates from the turn of the century and is Vernacular Revival in style. It is an irregularly shaped building of two storeys, constructed of red brick with pitched slate roofs. The gable ends facing the park have unusual diamond patterned brickwork. In one gable the projecting brickwork is highlighted in white and on the other the diamond shaped panels are highlighted. There are semi-circular arched windows with brick heads and flat roofed dormer windows. The building has been altered by the addition of new window openings, a fire escape and ground floor extensions.

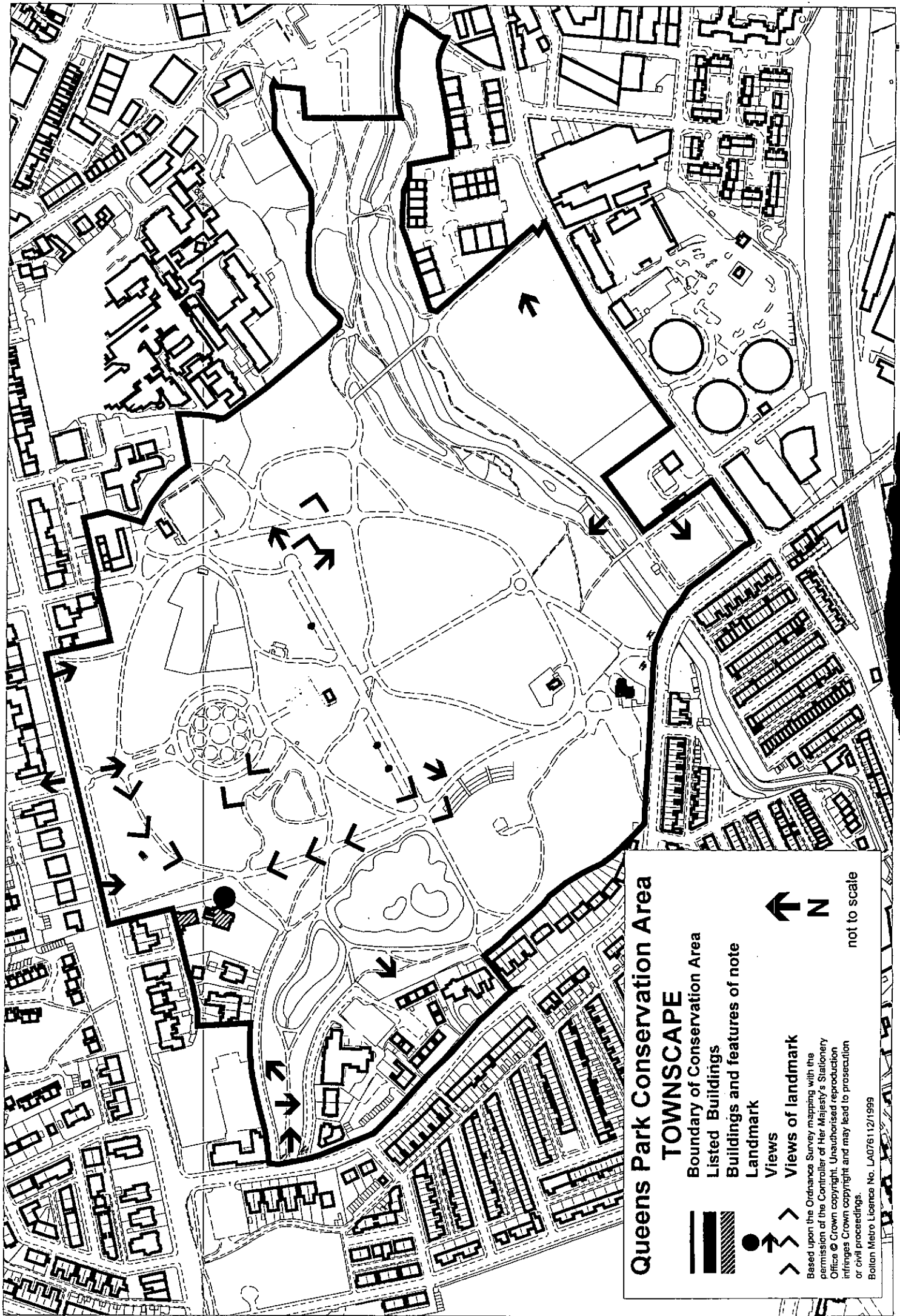
Negative Factors.

Several large houses on Westgate Avenue which contributed to the character of the park and its

environs have been demolished. They have been replaced by modern flats which are not in keeping with the character of area because of their inappropriate massing, materials and design details.




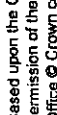
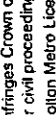

Some traditional buildings have been altered in ways which are not in keeping with their special character, for example the replacement of slate roof coverings in concrete tiles, rendering of brickwork and the replacement of doors and windows with inappropriate modern features.

Several buildings are in a very poor state of repair and two are vacant and boarded up.




Queens Park Conservation Area

TOWNSCAPE

-  Boundary of Conservation Area
-  Listed Buildings
-  Buildings and features of note
-  Landmark
-  Views
-  Views of landmark

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SECTION TWO

Policy Guidelines

Statutory Controls

The Queens Park Conservation Area was designated in October 1997.

There are a range of Planning Controls to protect its character.

Conservation Area Consent is needed from the Council to demolish or part demolish all but the smallest buildings. Part demolition includes the removal of features such as chimney stacks and bay windows. It also includes the demolition of elevations of a building.

The Council must be notified six weeks in advance of any proposals to cut down, top or lop a tree in a Conservation Area.

Several Structures within the Conservation Area are Listed Grade II. Listed Building Consent is needed from the Council to demolish or extend a Listed Building or to alter it either outside or inside in any way, which would change its character.

Bolton's Unitary Development Plan contains a number of policies relating to Conservation Areas and Listed Buildings. The park is subject to Policy CE9, relating to Urban Open Space. These policies are set out in the Appendix to this character study.

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

PLANNING PERMISSION

- Planning Permission is needed to alter the roof of a residential building and to clad any part of the outside with stone, artificial stone, timber, plastic or tiles.
- Planning Permission may also be needed for house extensions, new buildings in the grounds and the installation of satellite dishes.

ADVERTISEMENT CONTROL

- The Authority will apply high standards when considering applications for Advertisement Consent in the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 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 stone or Heritage flags. Within the park, footpaths should have a top dressing of gravel.
- 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.
- Street furniture and signs should be kept to a minimum. Where they are necessary their style and location should reflect the character of the area.

Building Materials

- Alterations should utilise traditional materials to match those used to construct the building. These include brick, stone, terracotta, slate and clay tile. Reclaimed local stone or new stone to match the existing should be used in preference to reconstituted stone.
- Strap or ribbon pointing should be avoided since this not only harms the appearance of the building but can damage the stone or brick by preventing the run off of water.
- External brick and stone walls should not be painted, rendered or clad in modern materials.
- External cleaning should only be carried out to remove corrosive dirt. Cleaning should be carried out by a specialist firm under close supervision.

- Decorative features including plaques, mouldings and date stones should be retained.

WINDOWS AND DOORS

- Stone windows cills, lintels, door surrounds and stone steps should be retained together with any original windows and doors.
- Any doorways or windows no longer in use should be retained and not blocked up.
- Owners should be encouraged to use the following styles when replacing windows and doors:-
 - Vertical sliding sash windows either without glazing bars or with a single vertical glazing bar.
 - Four panelled, timber doors with raised mouldings.
- Windows and doors should be made of timber and should be painted. Staining is not a traditional finish for timber and should not be used. U.P.V.C. windows and doors are not acceptable as they are not in keeping with the character of traditional buildings.
- New windows and doors should be recessed to the original depth and should not be fitted flush with the face of the wall or project from it.

CHIMNEYS AND ROOFS

- Chimney stacks should be retained. If rebuilding is necessary this should be in the same materials used to construct the remainder of the building, this may be brick or stone with clay pots. Where central heating flues are installed, these should be contained within the original chimney pot or a traditional replacement.

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

RAINWATER GOODS

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

BOUNDARY WALLS AND GATES

- Brick and stone boundary walls, iron railings and gates should be retained and any repairs carried out using the

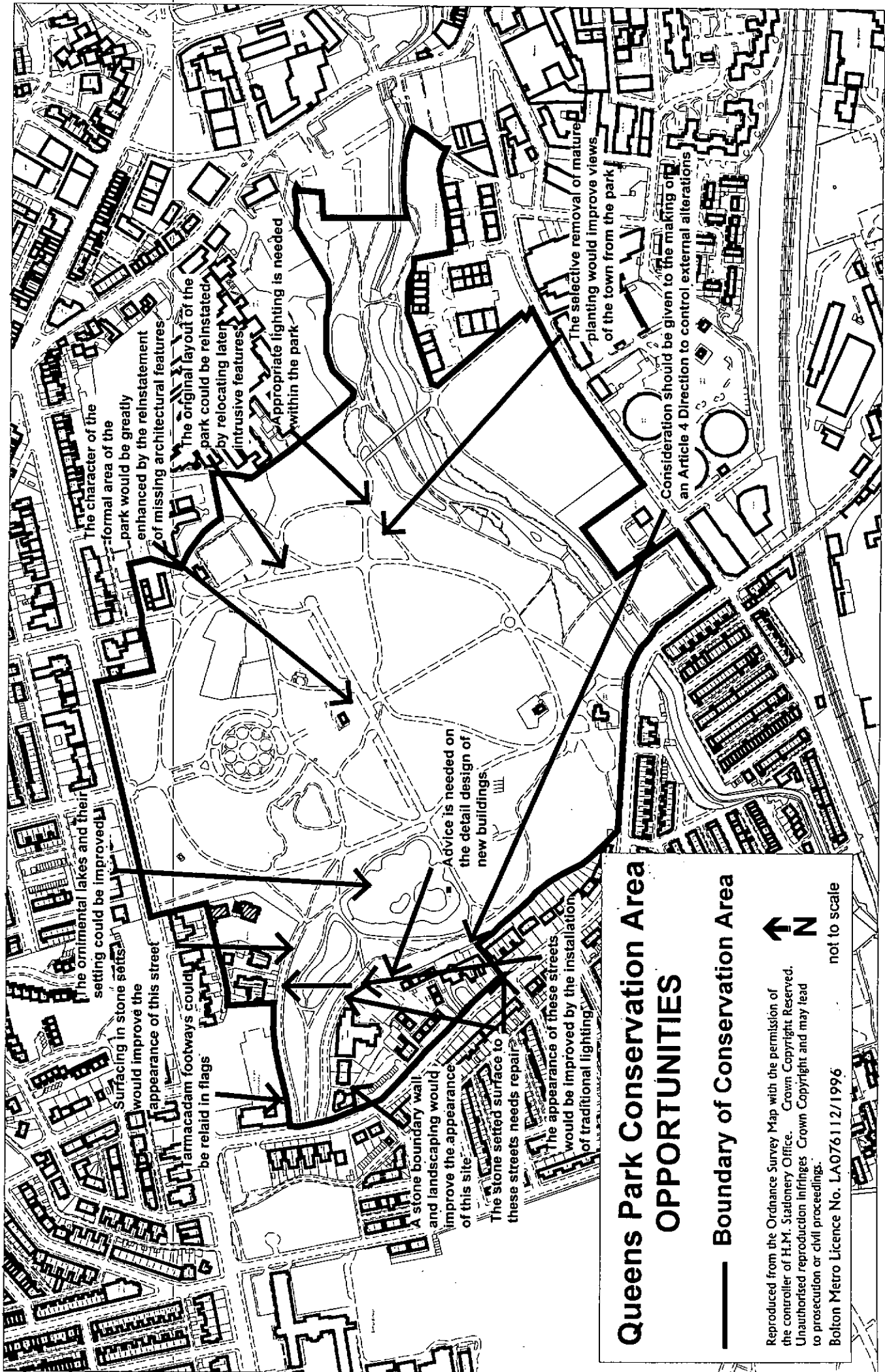
same materials and methods of workmanship.

MINOR FIXTURES

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

WHEELIE BINS

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



Queens Park 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.

Article 4 Direction

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

Buildings in poor repair

The refurbishment and reuse of those buildings in a poor state of repair needs to be encouraged. The broken gate piers to Park Road need to be reinstated.

Design Guidance

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

Lighting

The appearance of the residential streets around the park would be improved by replacing the existing lighting with columns and lanterns which are more in keeping with their traditional character. Appropriate lighting needs to be provided within the park.

Carriageway and footway surfaces

The appearance of West Street should be much improved by resurfacing in stone setts. Along Westgate Avenue and Seed Street the stone setted surface has been patched in places with tarmac and needs reinstating. The

appearance of the footways throughout the residential area would be improved if they were relaid in stone or Heritage flags. Throughout the park the black top surfaces would be improved by a top dressing of gravel. Pathways alongside the River Croal need resurfacing.

Garage Court on Park Road

The appearance of the unattractive garages and overgrown grass bank would be greatly enhanced by the construction of a stone boundary wall and landscaping. The garages could be concealed by planting trees and climbers.

Dobson Bridge

The appearance of the bridge would be improved by reinstating the ironwork and repainting it in a more appropriate colour scheme.

Queens Park - Reinstatement of missing features.

The traditional character of this Victorian Park would be greatly enhanced by the reinstatement of a number of architectural features which have been removed during the present century. These include:-

- an appropriately designed building on the site of the former Refreshment Pavilion to provide a feature of the Terrace Promenade and to close the vista on the walk from the original fountain as well as providing much needed facilities for visitors,
- a traditional bandstand,

- the Terrace Promenade, including relocating the statues to their former positions, replacing the missing urns, the focal point at the eastern end and the summer house at the western end,
- the Pavilion Walks, including repairing the steps, replacing the missing urns, replacing the missing elements of the fountain and bringing it back into working order,
- missing boundary walls, piers, railings and gates to the street frontages. Removing the metal boxes outside the South Lodge entrance. Replacing timber post and rail boundary fencing with a more traditional boundary treatment such as hedging or railings.
- the sunken flower garden including the installation of a central fountain, seating and the replacement of missing urns and vases.
- the rose garden,
- the covered stage/bandstand,
- the rustic bridge crossing the original upper lake,

- traditional iron or wooden seats.

Queens Park Landscaping

The character and appearance of the park would also be enhanced by a variety of landscape improvements including:-

- the selective removal of mature planting to improve views of the town and its landmarks from the park and to improve views into the park,
- the reinstatement of the original layout of the park by relocating later intrusive features including the tennis courts and car park in the north east,
- improving the ornamental lakes and their landscaped setting.

Details of these and other initiatives to improve access and enjoyment of the park by the public are set out in Bolton's bid for Heritage Lottery Funding for Queens Park.

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 Historic 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 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.

Urban Open Space

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

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

urban open space are shown on the Proposals Map. Policy CE9 will apply both to these and

to smaller areas of urban open space within the meaning of policy CE9.

