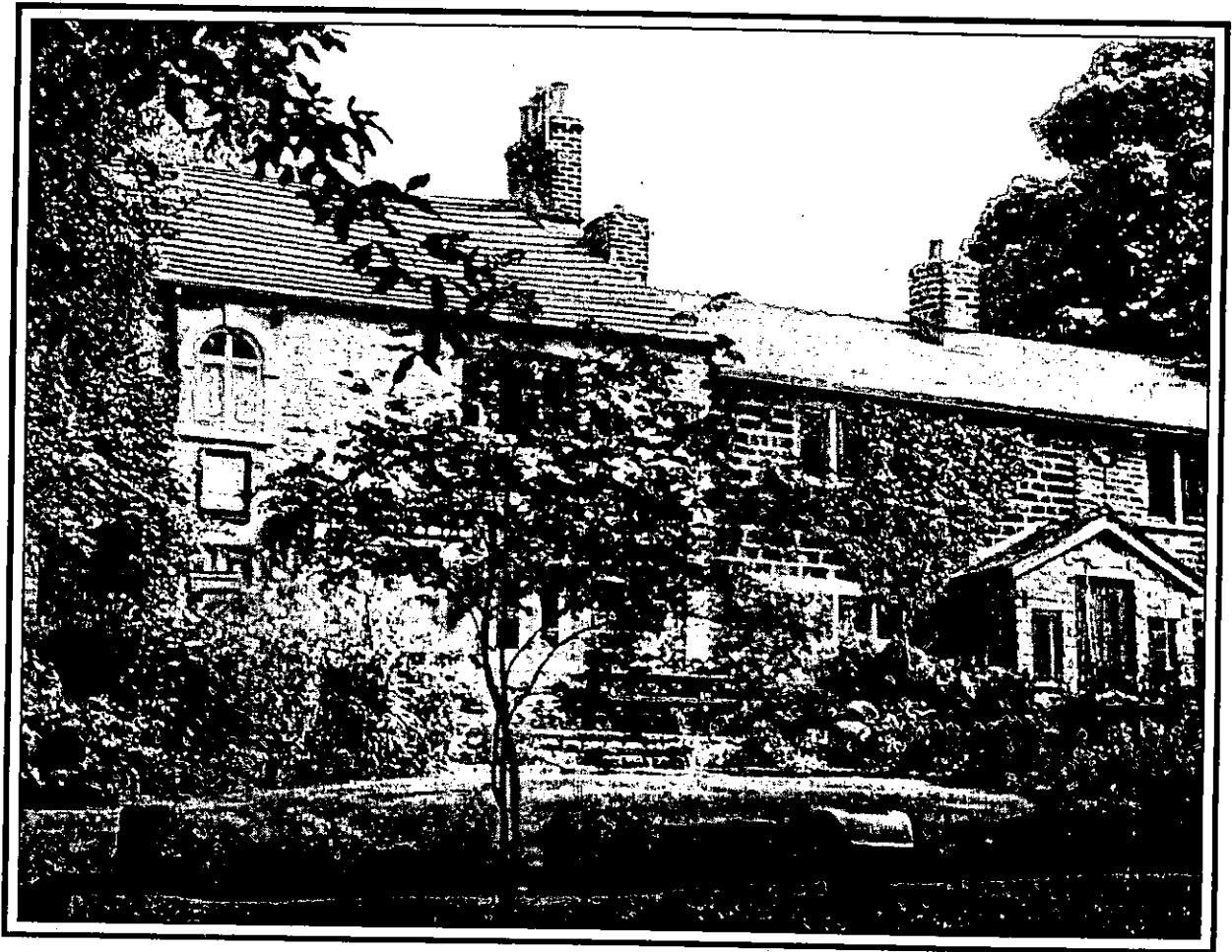


RIDING GATE CONSERVATION AREA



Environment Department

SECTION ONE

Character Study

Introduction

The Riding Gate Conservation Area is situated four miles from Bolton Town Centre in the Harwood and Bradshaw Districts, on the north eastern edge of the Borough. Although the south western part of the area, bordering the town, contains a number of residential buildings, Riding Gate is predominantly open countryside containing small groups of farm buildings and cottages. The majority of the Conservation Area is situated within The West Pennine Moors and the Greater Manchester Green Belt.

The Conservation Area slopes upwards fairly steeply from its south western boundary half way up Tottington Road, in a north easterly direction towards the boundary of Bolton with Bury.

The built up area of Bolton abuts the Conservation Area boundary in the south west and the remaining boundaries abut open countryside. The Riding Gate Brook flows through the centre of the area in a westerly direction.

Tottington Road is the only major vehicular route, which runs roughly parallel to the brook much of its length, diverging to the south west on the edge of the built up area. Riding Gate is the only other made up road, although there are a number of rough lanes and tracks across the farmland. The buildings are predominantly residential with one working farm, a public house and a chapel. They date from the 17th to the 20th Century.

History

Riding Gate was originally situated in the two ancient manors of Bradshaw and Harwood in

the old parish of Bolton-le-Moors, predominantly in Harwood. The Riding Gate Brook forms the boundary between Bradshaw in the north and Harwood in the south. The name Harwood is of Old English derivation meaning "the wood where hares are found". The name Bradshaw is probably also from the Old English "broadwood" meaning "a heavily wooded valley". Riding Gate could refer to the ancient road which once ran from Top o'th Knotts farm towards The Great Harwood Lee. A map of the Knotts Estate dated 1844 refers to a field called Great Way Ridings.

The manors of Harwood and Bradshaw were first mentioned in a document of 1320. At the time they were held jointly as one estate or "plough land". Two Bradshaw families held the manor of Bradshaw for centuries, beginning with Henry de Bradshaw. In 1693 the estate was purchased by the Bradshaws of Marple, distant relatives and in the 19th Century the Hall was tenanted by Thomas Hardcastle from Yorkshire. The Manor House, Bradshaw Hall was originally situated north of Bradshaw Chapel adjacent to the brook.

For centuries the Manor of Harwood was held in joint ownership by absentee landlords and as a result there appears to have been no Manor House. In 1612 the land was purchased by five yeomen farmers who appear to have been acting on behalf of all the lessees; they subsequently resold certain portions to their fellow tenants.

Records show that from the 14th Century onwards, wool was a great source of wealth and that Harwood was economically an important settlement. In 1716 the townships of Harwood and Brightmet jointly paid the same rates as Bolton.

Prior to Enclosure at the end of the 18th Century, almost a third of the township was common land. Farms and townships of between three and thirty acres were distributed fairly evenly around the Great Harwood/Lee section of the moor or common which centred on the line of the present Tottington Road. Harwood and Bradshaw were noted for their folds; several cottages grouped around a farmhouse, shippens and barns. These include Side of the Moor and Bottom of the Moor.

By the end of the 18th Century, population growth resulting from industrialisation led to a demand for increased agricultural production and previously marginal land was brought into cultivation.

The larger landowners saw the advantages of Enclosure in terms of more efficient production, improved rents and income from the sale of land. There was also a real need to establish better road links through the area which was served by narrow winding lanes such as Riding Gate. An Act for "dividing, allotting and enclosing the commons and waste grounds within the township of Harwood" was approved by Parliament in 1797 and the process was completed in 1801.

New public roads were laid out namely Little Lee Highway and Bolton Road (now Stitch-mi-Lane) Hardy Mill Highway and Boason's Hill Highway (now Tottington Road). Enclosure also led to considerable new building particularly along Tottington Road. This included Pawsey or Posey Bank Farm (recently demolished) and a small row of cottages built by Isiah Pawsey and two cottages at The Nook built by John and Margaret Haslam. Groups of cottages were also built higher up Tottington Road by Peter Knowles, James Scowcroft and James Heaton. Raikes Farm and Ox Shut Gate Farmhouse were also built after Enclosure.

New Green and cottages backing onto the brook were added along Riding Gate. Few new farms were created by Enclosure, most of the common land being allotted to existing farms.

New building immediately after the Enclosure was largely in established settlements. A second phase of building in the later 1900's was concentrated along the lower Tottington Road. Gaps between these developments have been infilled during the present century and the outward spread of the settlement into open countryside is now controlled by Green Belt legislation.

By the end of the 18th Century when cotton textiles had superseded woollens, Bradshaw and Harwood benefited from their close proximity to a growing industrial town and dairy farming became the agricultural staple, enabling the numerous small holdings to survive.

Farming income in this area of relatively poor soils, (glacial deposits of boulder clay, sand and gravel overlying Millstone Grit) had been supplemented for centuries by a variety of domestic and other industries.

Spinning and weaving, firstly of local wool and then of imported cotton was carried out in the basements or ground floor rooms of cottages and farmhouses. Edmund Brooks of Harwood was an early trader who distributed raw cotton to the cottagers and collected and exported the finished cloth. His records indicate that he dealt with his workmen by barter, supplying housing and food in exchange for woven cloth.

Long rows of stone mullioned windows as at Lower Knotts and mullioned basement windows as at Knowles Buildings on Tottington Road are almost certain indications of former loomshops. This domestic industry died out towards the end of the 19th Century as a result of mechanisation and the development of the factory system.

The development of cotton production in Bolton led to the establishment of bleaching in Harwood and Bradshaw, where the Bradshaw Brook and its tributaries including the Riding Gate Brook provided constant supplies of rapidly flowing soft water. Until the introduction of chemical bleaching the process involved exposing the cloth to sunlight in meadows or crofts. Following the development of chlorine bleaching a number of works were developed along the Bradshaw Valley including Harwood Vale, Firwood, Bridge End, Lee Gate, Bradshaw Hall and Horrobin Mills (Jumbles). The area became one of the most important bleaching centres in the country and a significant source of local employment.

Thomas Hardcastle, the lessee of Bradshaw Hall Works, started bleaching and dyeing in 1834 followed by calico printing. Bleaching had begun to decline by 1900 when the family business was sold to the Bleachers Association; Bridge End and Lee Gate works having already closed in 1834.

The lower coal measures occur in thin seams up to 22 inches thick in Bradshaw and Harwood. The first written evidence of mining dates from an indenture of 1614 referring to pits for extracting stone, stone flags and coal on Harwood Common. Early mines were primitive, either from outcrops on the hillside, for example near Top o'th'Knotts or shallow shafts known as bell pits. A line of depressions between Riding Gate Brook and Tottington Road could be the remains of former bell pits.

In the second half of the 18th Century, mining became more organised as demand increased and technology improved. A lease of 1780 for the Bradshaw Colliery refers to pumps, wheels or whimsies. Coal was sold in Bolton and Bury for domestic use and to local bleach workers for heating water and fuelling boilers and later for powering steam engines.

The Bradshaw Colliery situated north of the Riding Gate Brook operated until the 1840's.

The Harwood Colliery covered a wide area, each side of Tottington Road and was owned by James Hardcastle the bleacher at Bradshaw Works. There were also a number of pits in the vicinity of the hamlet of Riding Gate which developed as a mining community.

The Hill End Pit off Tottington Road was sunk to supply the Bradshaw Hall Bleach Works and was the last to close, due to flooding. A coal loading stage constructed of stone remains at the entrance to Hill Farm from Tottington Road.

Illegal domestic coal mining occurred in the 20th Century during the miners strike of 1926 when the removal of supporting underground pillars led to subsidence. New shafts were driven down to old shallow workings and signs of this activity can be seen in the fields between Brook Bottom and Meadow Barn Farm.

Stone has been quarried in the area for centuries for building construction and road building. The earliest quarries were adjacent to the Methodist Chapel on Tottington Road and Brook Fold Farm. During the 20th Century stone was quarried adjacent to Raikes Farm off Tottington Road and south of Hill Farm beyond the Conservation Area boundary. The latter is still being worked.

In the early 19th Century Riding Gate had a reputation as a fairly rough community where recreational pastimes included drinking, wrestling, boxing, fighting, bull baiting and cock fighting. As a result, religious activity was established in 1837 with services held initially in a private house. A Primitive Methodist Chapel was opened on Tottington Road in 1841. This was replaced by a larger one on the same site in 1891, which still stands.

A church (now demolished) was erected at Riding Gate in 1898 at the expense of Thomas Hardcastle.

Bradshaw and Harwood, formerly administered by Turton Urban District Council were amalgamated into Bolton Metropolitan Borough at Local Government Reorganisation in 1974.

Townscape

The predominant pattern of development consists of irregular groups of farm buildings and cottages along narrow winding lanes set in countryside on the moorland fringe. In the south west of the district more regular 20th Century suburban housing comprising detached or semi-detached properties directly fronting the street has infilled the original development pattern, particularly along Tottington Road and Riding Gate.

Open countryside is a vital element of the Conservation Area and provides the setting both for the principal groups of buildings and for Bolton itself. There are large meadows to the north of the Riding Gate Brook and to the south of Tottington Road. They have irregular boundaries marked by stone walls, hedges and trees. There is a considerable amount of woodland and scrub where trees are establishing themselves on former pastures and quarries.

The predominant impression of the countryside is therefore a combination of small green spaces, trees, hedges and walls. There are however uninterrupted views of large open fields from the footpaths and tracks linking Riding Gate and Tottington Road with Top o'th' Knotts particularly looking down to the built up area.

Within the Conservation Area most residential buildings have established gardens containing trees and shrubs and in the summer months a variety of flowering plants. These provide an important setting for the buildings and reinforce the rural character of the area.

Tottington Road is relatively wide and open being the main thoroughfare linking Bolton and the settlement of Tottington and carries a steady volume of vehicular traffic. Riding Gate is narrow and enclosed by buildings, hedges and boundary walls. At its eastern end it is unadopted and privately owned. It carries relatively little vehicular traffic as it is not a through route. Riding Gate and the south western end of Tottington Road are infrequently used by pedestrians walking dogs or visiting facilities in Bradshaw and Harwood. The various public footpaths are also infrequently used, mainly at weekends for recreation.

In spite of much 20th Century infilling of the original settlement pattern, Riding Gate has retained much of the character of an 18th and 19th Century rural community.

Enclosures

Due to the curved line of Tottington Road, the winding nature of Riding Gate and the close proximity of buildings, hedges and trees to the footway, street scenes are predominantly enclosed. However an interesting succession of views of groups of buildings, gardens, hedgerows and trees results from the layout of these streets.

There are good views from the south western end of Tottington Road, Top o'th' Knotts and the track leading past Hill Farm, across the Bradshaw Valley to Bolton. Prominent town centre buildings including the clock tower of the Town Hall are clearly visible on fine days. There are good views of northern Bolton and the West Pennine Moors from the footpaths and tracks linking Top o'th' Knotts with Riding Gate and Tottington Road. The Barrow Bridge chimney (to the former Halliwell Bleach Works) and Holdens Mill at Astley Bridge are visible in fine weather.

Top o'th' Knotts is clearly visible from the north eastern section of Tottington Road and

there are glimpses between the trees of certain groups of buildings in the Conservation Area from the various footpaths and tracks.

Boundary Treatments

There are a wide variety of boundary treatments within the Conservation Area. Most of the older stone built properties have stone boundary walls, copings and gate posts, some with iron gates. A few properties are bounded by hedges and there are traditional iron railings to the entrance steps at numbers 59 and 61 Riding Gate with modern railings to a later extension. More recently built brick properties have brick walls and gate piers to their front gardens. Some rear boundaries have timber fences.

In the countryside the fields are predominantly bounded by dry stone walls or hedges and to a limited extent by post and wire fencing. An area of open land in the west of the Conservation Area which contains an underground reservoir is surrounded by galvanised steel security fencing.

Street Frontages

Riding Gate and the lower part of Tottington Road are largely built up with houses and cottages most of which have small front gardens. Where gaps occur in the built frontages these are usually closed by tall hedges or trees. The higher, undeveloped part of Tottington Road is largely enclosed by overgrown hedges and trees.

Street Furniture

There are modern street lights throughout the Conservation Area with steel or concrete columns. Parts of Riding Gate and Tottington Road have overhead telephone wires running from timber telegraph poles sited on the footways and there are overhead power lines along Tottington Road. There is a pole mounted cul-de-sac sign at the entrance to

Riding Gate and a direction sign on Tottington Road at the beginning of the built up area.

Carriageways and footways throughout the Conservation Area are surfaced in tarmacadam with wide stone or narrow concrete kerbs. The carriageway to a recently built cul-de-sac of new houses off Tottington Road is surfaced in grey concrete pavements. Many front garden paths are of stone flags and a number of vehicular entrances and forecourts are surfaced in stone setts. Tracks in the countryside are roughly surfaced in gravel or broken stone.

Architectural Character

Buildings within the Conservation Area date from the late 17th Century to the late 20th Century. Traditional buildings are predominantly two storeys high with a small minority having three storeys. A number of stone cottages have basements which were probably once used for weaving cloth on hand looms.

Most buildings constructed before 1900 are of coursed and dressed stone although some are rendered or roughcast and may be constructed of brick or stone rubble. The majority of 20th Century buildings are constructed of red brick although a minority are of stone, along with recent extensions to traditional stone houses. Most stone buildings have stone chimney stacks, although a number are of red brick. Many have traditional clay pots.

A small minority of buildings have stone flag roofs or have been re-roofed in concrete tiles. The majority of properties have graded or Welsh slate roof coverings. Recent housing has grey concrete tile roofing. Early buildings originally had wooden trough gutters although some have been replaced in plastic. A minority of 19th Century buildings have stone or cast iron gutters.

Traditional buildings have stone lintels and cills and a minority have stone mullions. Windows have strong vertical proportions. The earlier properties have a combination of fixed lights and side hinged casements. Some 19th Century buildings have vertical sliding sash openings.

A number of farm buildings and former farm buildings have larger cart openings. These have been adapted to form windows where the properties have been converted to housing. A small number of houses and barns have owl holes in the apex of their gable ends.

The majority of traditional buildings are of a plain vernacular design constructed of local materials. Early 20th Century brick built properties have bay windows. More recent buildings are in a plain modern style or a pastiche of traditional styles.

A number of carved datestones have been incorporated into the front walls of buildings. On early properties they could denote the replacement of an earlier building of wood and plaster with a substantial stone structure. These datestones reflect the pride of their original owners in a new building which was intended to house future generations of their descendants. 19th Century datestones are more likely to reflect new development on previously unoccupied sites, often as a result of the enclosure of Harwood Common and the laying out of Tottington Road. There are recent datestones on extensions to cottages at the Greaves on Riding Gate. Some datestones bear the full names of the owners as at Top o'th Knotts, Lower Knotts and The Nook, others have their initials only.

The groups of buildings or folds which made up the original settlement pattern are arranged in an irregular way with some properties at right angles to the street and others set well back from the road with only footpath access.

There are two buildings which are Listed as being of Special Architectural or Historic

Interest, Grade II within the Conservation Area. These are:-

TOP O'TH' KNOTTS FARMHOUSE, OFF TOTTINGTON ROAD

This complex originally consisted of two farms constructed back to back. The current farmhouse dates from the late 17th Century although the roof was raised in the later 18th Century. A datestone on the front elevation reads "Robert and Mary Haslam 1784". It is constructed of dressed stone with a slate roof at the front, a stone flag roof at the rear and brick chimney stacks. Some of the windows have label moulds and mullions. The farm complex contains a number of stone built barns, outbuildings and cottages.



Figure 1.
Top o'th' Knotts Farmhouse, off Tottington Road

LOWER KNOTTS. NOS. 83 - 89 (ODD) RIDING GATE

This terrace of four houses appears to have been built in three phases. Number 83 bears a datestone reading "George and Rachael Heaton 1795". The properties are built of dressed stone; numbers 83 and 85 have a concrete tile roof and numbers 87 and 89 have a slate roof. The majority of windows have stone mullions and the rear ground floor window to 83 and 85 has 16 lights, probably reflecting its former use for textile manufacture. Number 83 has an unusual round headed window with a plain surround, imposts and keystone. Numbers 87 and 89 have a gabled 20th Century porch and 85 has two large dormers at the rear.



Figure 2.
Lower Knotts, Riding Gate

There are also a considerable number of Non-Listed Buildings which make an important contribution to the character of the Conservation Area. It is not possible within the scope of this document to describe them all, so a number of particularly prominent or significant properties have been chosen as examples. All of the properties which contribute to the character of the area are shown on the plan on page 14. These merit retention and special care when repairs or alterations are being carried out.

FORMER OX SHUT GATE FARM AND OUTBUILDINGS, TOTTINGTON ROAD

This former farmhouse dates from the early 19th Century, although the outbuildings are earlier. The properties are all constructed of dressed stone with slate roofs. The window openings to the former farmhouse have recently been altered and have dressed stone



Figure 3.
Ox Shut Gate Farmhouse

surrounds, a central mullion and hood moulds. The outbuildings have been altered and converted to dwellings, retaining the stone sets of the former farm yard.

TOTTINGTON ROAD METHODIST CHURCH

This impressive stone building has its name and date of construction (1890) carved into a band in the gable end. It has a pitched slate roof, corner buttresses topped by pinnacles and a series of lancet windows. The burial ground contains an interesting variety of carved headstones and the boundary wall contains the 1841 datestone of the original chapel.



Figure 4.
Tootington Road Methodist Church

THE NOOK, 211 TOTTINGTON ROAD

This altered two storey stone house was originally constructed as two cottages in 1816 by John and Margaret Haslam. There is a datestone recording this information above the front door.

RAIKES FARMHOUSE AND OUTBUILDINGS, TOTTINGTON ROAD

This former farm complex dates from the early 19th Century, after Enclosure and is constructed of dressed stone with pitched slate roofs. The farmhouse has large mullioned windows with casement openings and one of the outbuildings has been adapted to include a dovecote.



Figure 5.
The Nook, Tottington Road



Figure 7.
Raikes Farm, Tottington Road

**KNOWLES BUILDINGS, 246-252 (EVEN)
TOTTINGTON ROAD.**

This two storey stone terrace with a slate roof was built in two phases at the beginning of the 19th Century. Three of the cottages have stone steps leading to the front door and have basement rooms which were probably once used for hand loom weaving.

NEW GREEN, 1-11 (ODD) RIDING GATE

This irregular L-shaped group of cottages or fold was built in several phases at the beginning of the 19th Century with the main block of property set at right angles to Riding



Figure 6.
New Green, Riding Gate

Gate. They are all built of dressed stone and have either stone flag or slate roofs.

OLD GREEN, 41-57 (ODD) RIDING GATE

This fold consists of three irregular groups of cottages dating from the mid 18th and early 19th Centuries. They are mostly constructed of stone with slate roofs.

RIDING GATE, 59-79 (ODD) RIDING GATE

This is the third group of properties along Riding Gate and gives the street its name. Again it is made up of three groups of cottages dating from the 18th and 19th Centuries with more recent extensions. The buildings are constructed of stone with pitched slate roofs. Numbers 59 and 61 have entrance steps with ornate Victorian railings and basements, which were probably once used for hand loom weaving.



Figure 8.
Old Green, Riding Gate

Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from their traditional character. This includes rendering or painting brick and stonework,

re-roofing in concrete tiles and the installation of modern windows and doors.

A number of sites have been developed during the present century for housing, the design of which is not in keeping with the character of the area.

SECTION II

Policy Guidelines

Riding Gate was designated as a Conservation Area in 1974. There are a range of Planning Controls to protect its character.

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

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

A number of buildings 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.

The majority of the Conservation Area is situated in the Green Belt, The West Pennine Moors and an Area of Special Landscape Value. The area of open land situated between the rear of Catterall Crescent and the public footpath forming the north easterly extension of Riding Gate is classed as "Other Protected Open Land."

Bolton's Unitary Development Plan contains policies relating to Conservation Areas, Listed Buildings, The Green Belt, The West Pennine Moors, Areas of Special Landscape Value and Other Protected Open Land. All these policies are set out in the Appendix.

General Guidance on policy for Conservation Areas is given in Planning Control Policy Note No.19, for Listed Buildings, in Note 20 for Conservation Areas and for the Green Belt in

Notes 15 and 16. 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 advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note No.6 "The Display of Signs and Advertisements".

NEW DEVELOPMENT

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

STREET SURFACING AND FURNITURE

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.

- New paving should be in reclaimed or new stone. Concrete flags incorporating an appropriate aggregate may be acceptable in some locations.
- Brick paving should not be used as this material is 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

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 stone terraces depends on the retention of an uninterrupted flat facade relieved only by the subtle modelling of the surface achieved by the recessing of doors and windows. The following are unacceptable.
 - porches
 - bow and bay windows
 - external shutters
 - changes in 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.

18th and 19th Century properties

- Window openings with stone mullions should have a combination of fixed lights and side hinged casements.
- Window openings with a horizontal emphasis should have a combination of fixed lights and hinged casements or horizontal sliding sashes. Window openings with a vertical emphasis should have vertical sliding sashes with small panes on early properties, sashes with a single vertical glazing bar to each opening light on mid 19th Century properties and plain sashes on late 19th Century properties.
- Eighteenth Century properties should have vertically boarded doors.

- Early 19th Century properties should have vertically boarded or six panelled doors and later 19th Century properties should have four panelled doors.

Early 20th Century properties

- Windows should have a combination of fixed lights and side hinged casements.
- Doors should be panelled, incorporating glazing in the upper portion.
- 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, which 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 stone flags or natural slate. 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 timber, cast iron or moulded aluminium with a black coating.

BOUNDARY WALLS AND GATES

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

MINOR FIXTURES

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

WHEELIE BINS

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

SECTION THREE

Opportunities for Enhancement

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

Street Enhancement

The character and appearance of Riding Gate would be greatly enhanced by relaying the carriageways in stone setts and the footways in stone flags.

Street Lighting - Riding Gate and Tottington Road.

The appearance of Riding Gate and Tottington Road would be enhanced by the replacement of the existing street lights by columns and lanterns of a traditional design which is more in keeping with the character of the Conservation Area.

Telegraph Poles and Overhead Wires

The appearance of Riding Gate and Tottington Road would also be improved by the removal of telegraph poles, overhead wires and power cables and their replacement underground.

Article 4 Direction

Consideration should be given to making an Article 4 Direction with respect to Non-Listed residential buildings. This would control external alterations such as porches, external rendering, new windows and doors and changes to roofing materials.

Metal fencing to underground reservoir at the rear of Catterall Crescent

The appearance of this galvanised metal fence would be improved by painting it green or by planting a hedge around it.

Footway to upper portion of Tottington Road.

This footway and part of the carriageway are overgrown by trees which need cutting back.

Improvement of Public Footpaths

Public footpaths throughout the area would benefit from improved signing and in the summer months regular clearance of the adjacent vegetation. The surface of the footpath from Riding Gate to Top o'th'Knotts needs to be improved.

Hill Farm

This former farmhouse and outbuildings are vacant, derelict and situated adjacent to a quarry subject to landfill. Their condition is rapidly deteriorating, the outbuildings are becoming unsafe and they are detrimental to the appearance of the Conservation Area. A recent application to demolish the buildings has been refused. If the quarry is not to be extended, the site should be marketed in an effort to secure the renovation of the farmhouse.

Top o'th' Knotts

Several outbuildings and former cottages in this farm group would benefit from repairs and a new use.

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 Area.

CE2/2. The Council will not normally allow the demolition of buildings which contribute to the character of a Conservation Area. Where demolition is acceptable The Council will ensure that new

development preserves or enhances the appearance of the Conservation Area, and that building takes place as quickly as possible after demolition.

Consent from the Council is necessary for the demolition of buildings in Conservation Areas. If the building is important to the area's character, then demolition will be resisted. The Council will ensure that unsightly gaps are not left when demolition does take place by ensuring rapid redevelopment with good quality buildings.

CE2/3. The Council will not normally consider Outline Planning Applications for development in Conservation Areas.

The Council will consider whether it has sufficient information to assess fully the environmental implications of a proposed development from an outline application.

Listed Buildings and Sites of Archaeological Interest

CE3. The Council will protect Listed Buildings and their setting, Ancient Monuments, and Sites of Archaeological Interest from harmful development and operations.

Listed Buildings, Ancient Monuments and Sites of Archaeological Interest are valuable as part of Bolton's heritage and there is a presumption for their retention and against any damage occurring to them. The Council will also try to ensure that necessary repairs are carried out to Listed Buildings whose condition is deteriorating. In appropriate circumstances the Council will encourage the Department of the Environment to list buildings which are considered to be of

sufficient architectural or historical interest. Where damage to archaeological sites is inevitable, action will be taken to try to ensure that the site is recorded fully.

CE3/1. Proposals for the alteration, extension or change of appearance of Listed Buildings should not detract from their character, appearance or setting. In considering applications for Listed Building Consent the Council will have regard to the following criteria;

- (a) proposals should retain the materials, features and details of the Listed Building;**
- (b) the height, size, design, setting and roofscape should respect the character of the Listed Building;**
- (c) proposals should not detract from the setting and open space which surround a Listed Building.**

This policy outlines the detailed criteria which will be taken into account in the determination of applications for Listed Building Consent. Apart from the basic design, it also highlights the importance of the setting and open space which surround Listed Buildings.

CE3/2. The Council will normally consider favourably proposals for appropriate alternative uses for Listed Buildings, provided that their character, appearance and setting are conserved.

Some Listed Buildings are no longer required for their original uses. There is a danger that some buildings can lie empty and deteriorate, increasing the pressure to demolish them. The Council will try and avoid this by allowing alternative uses as long as they do not harm the character and appearance of the building and its setting and are in conformity with other policies of this Plan.

CE3/3. The Council will protect, enhance and preserve sites of Archaeological Interest

and their setting and the importance of archaeological remains will be recognised in the consideration of planning applications.

Archaeological remains are irreplaceable and, in many cases, subject to damage and destruction during development. The Council will continue to support the maintenance and development of a comprehensive record of archaeological sites and monuments. The importance of archaeological sites and Ancient Monuments will be recognised in the consideration of planning applications. Where it is not considered essential to preserve remains, then arrangements will be entered into to record archaeological evidence.

The Green Belt

CE10. The Council will maintain a Green Belt the purposes of which will be to check the unrestricted sprawl of large built up areas; to safeguard the surrounding countryside from further encroachment; to prevent neighbouring towns from merging into one another; to preserve the special character of historic towns; and to assist in urban regeneration.

The Green Belt around Bolton has been successful in fulfilling its primary purposes which are set down in this policy. There is still sufficient land outside the Green Belt to accommodate anticipated development until well beyond 2001. As advised in Strategic Guidance, the previously defined Green Belt is being incorporated in its entirety into the Plan. The five primary purposes of the Green Belt, as defined in this policy, are the same as those defined in the Government's 'Planning Policy Guidance Note.2'

CE11. The Council will not normally allow development within the Green Belt, unless it is clearly needed for agriculture, forestry or other uses appropriate to a rural area and does not prejudice the purposes and visual

amenities of the Green Belt by reason of its scale, design and siting.

This policy gives effect to policy CE10 by stating how the Council will react to proposals for development within the Green Belt. The effect of the policy is to ensure that the Green Belt will generally be kept open, and certainly protected from inappropriate development. Policy CE11/1 lists the limited circumstances in which development could be acceptable.

CE11/1. The Council will not allow development within the Green Belt unless it falls within one or more of the following categories:

- (a) development in connection with an outdoor recreation facility, together with ancillary buildings required in connection with that facility;**
- (b) development in connection with cemeteries or institutions requiring large grounds;**
- (c) development for mineral extraction in accordance with the policies for minerals;**
- (d) small scale business, industrial or warehouse development in existing industrial estates;**
- (e) changes of use of existing redundant buildings which possess architectural or historical merits;**
- (f) limited infilling in settlements or ribbon developments that are within the Green Belt where it is in scale with the area and will not adversely affect its character or surroundings.**

Development in any of the above categories will be acceptable only if it does not prejudice the purposes and the visual amenities of the Green Belt by reason of its scale, design and siting.

This policy recognises that certain developments can be accommodated in the Green Belt without prejudicing the primary purposes.

In the case of (d), the industrial estates to which this part of the policy applies are shown on the Proposals Map.

Further guidance on category (e) is contained in a Planning Control Policy Note.

In the case of (f) limited infilling is the development of a small gap in an otherwise built frontage, capable of containing one or two houses or another development of a similar size. The settlements to which this part of the policy applies are shown on the Proposals Map. A particular difficulty exists in relation to 'ribbon developments' which are strung out along some roads. Where ribbon developments are in the Green Belt, and present a significant and generally unbroken frontage, small gaps may be capable of limited infilling without prejudicing Green Belt objectives. This will usually be a question of looking at each case on its merits. The character of the site will be taken into account, and generally development which would involve the felling of trees, or the spoiling of a fine view, would be prevented.

The Council will also continue to give sympathetic consideration to the particular operational requirements of statutory undertakers, and other bodies providing essential public services. Where such uses are already established on sites within the Green Belt, this would not necessarily inhibit the continuation, improvement or reasonable extension of the use. However, where a proposal is made to locate an entirely new development within the Green Belt, or a significant addition to or consolidation of an existing facility, the Council will require the various public bodies to show compelling reasons why a site outside the Green Belt was considered by them to be unacceptable; and

there will be a presumption against development of this kind where no such compelling reasons appear to the Council to exist.

Some waste disposal developments are of an open and temporary nature, and would not prejudice the primary purposes of the Green Belt. The Council may give sympathetic consideration to such developments if they are in accordance with the policies for waste disposal.

There are a number of existing sources of employment in the Green Belt. Limited development which forms part of, and is essential to the maintenance of an existing source of employment, may be acceptable in the Green Belt, provided that it would not prejudice the primary purposes of the Green Belt.

Small scale extensions that are in character and scale with the original building and appropriate to the site, may also be acceptable in some cases, provided they do not prejudice the primary purposes of the Green Belt.

Areas of Special Landscape Value

CE13/1. The Council will not allow development which would adversely affect the character of Areas of Special Landscape Value. Where development is acceptable it will be required to be sympathetic to its surroundings, and especially high standards of design, siting and landscaping will be expected.

The Areas of Special Landscape Value are shown on the Proposals Map. Generally these areas are prominent from a wide area, possess attractive features and lack obtrusive elements. Development may be acceptable in these areas but it will be subject to strict controls. Unduly obtrusive development will not be permitted.

West Pennine Moors

CE18. The Council will conserve and improve the Environment of The West Pennine Moors, and safeguard and enhance the Moors' resources and other land uses. Measures to manage recreation and public access will be used to achieve this objective.

The Council has prepared a Countryside Recreation Strategy and it has adopted the Greater Manchester Nature Conservation Strategy both of which aim to improve the environment and improve opportunities for recreation. These aims are further endorsed in the West Pennine Moors Recreation and Conservation Subjects Plan. The area of the West Pennine Moors has one of the most attractive landscapes in the Borough and is an important area for informal recreation. It also contains a wide and valuable range of wildlife habitats and geological features.

The West Pennine Moors Recreation and Conservation Subject Plan puts forward proposals to improve recreation and conserve and improve the Moors' environment, while at the same time safeguarding and enhancing their resources and other land uses. The Unitary Development Plan carries forward the key policies of The West Pennine Moors Plan to provide a land-use planning framework for continued joint working with other Local Authorities and North West Water. This will ensure the continued implementation of sound management policies in the whole of the West Pennine Moors, including that part of Bolton. The Council's Countryside Recreation Strategy and The Greater Manchester Conservation Strategy also complement the West Pennine Moors policies.

CE18/1. In the West Pennine Moors, protection will be accorded to agriculture, forestry, water catchment, settlement's landscape character and natural and historic resources.

The more valuable and sensitive ecological resources will continue to be protected and properly managed. Priority will be accorded to habitats and features which are characteristic of moorland areas and to sites and areas where such resources are threatened by public access, recreational activity, land management and other pressures. In Bolton, these sites include Longworth Clough, Ousel Nest Quarry, Horrocks Fold Quarries and Cheetham Close Stone Circles. The recreational potential of the West Pennine Moors is also addressed in policy R4/2.

The West Pennine Moors Plan protected and conserved the environment through its management policies and by guiding the main provisions for informal recreation into the defined 'Recreational Management Zones' (RMZs). Within Bolton, the only land within a defined RMZ is the Jumbles Country Park and Bradshaw Road.

Outside these areas, measures to control recreation and manage public access will be introduced to protect natural and historical resources. Existing agriculture will be protected in order to conserve the landscape and oppose non-agricultural uses on farms where it would detract from the landscape. The over-use of some recreational activities may damage the landscape and the scale and location of such development will be closely related to the ability of the landscape to absorb an increased level of use without detracting from the character of the area. The conflict between farming and recreation will be reduced by restricting recreational uses to those complementing agriculture,

The West Pennine Moors contain many buildings and structures which contribute to the character of the area and these features will be protected from loss or damage. Other areas of local or natural history importance will be promoted only if they are able to withstand an increased level of use by the public.

The West Pennine Moors are a major tourist attraction in the Bolton area and this tourism aspect is outlined in policy E7/1.

Other Areas of Open Land

CE12. The Council will not normally allow development on the defined areas of open land which are outside the urban area but not in the Green Belt.

Not all rural land in the Borough is in the Green Belt. This does not mean that development on it would necessarily be acceptable since that could contravene the Council's efforts to achieve regeneration of the urban areas. The inner boundary of the Green Belt has been purposely defined to leave unallocated areas of land between the Green Belt and the urban area, in order to make Green Belt boundaries permanent. Some of this land could be appropriate for development some time in the future, but not during the Plan period up to 2001 and not without a review of the UDP. The circumstances in which development is or is not acceptable now, are set out in policy CE12/1.

CE12/1. The Council will not normally allow development on defined areas of open land, as shown on the Proposals Map, unless it falls within one or more of the following categories:

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

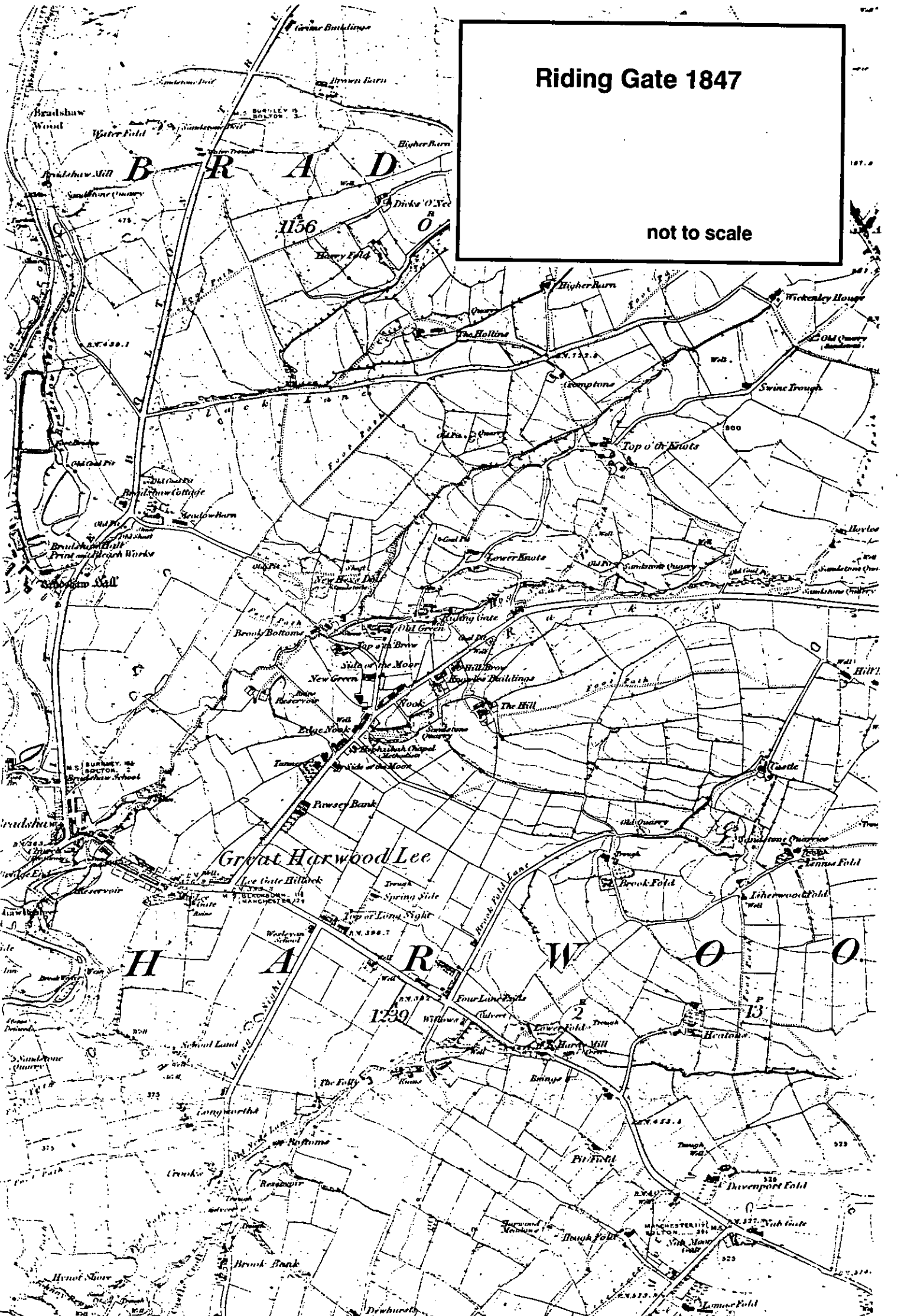
(d) the development would be acceptable in a Green Belt location.

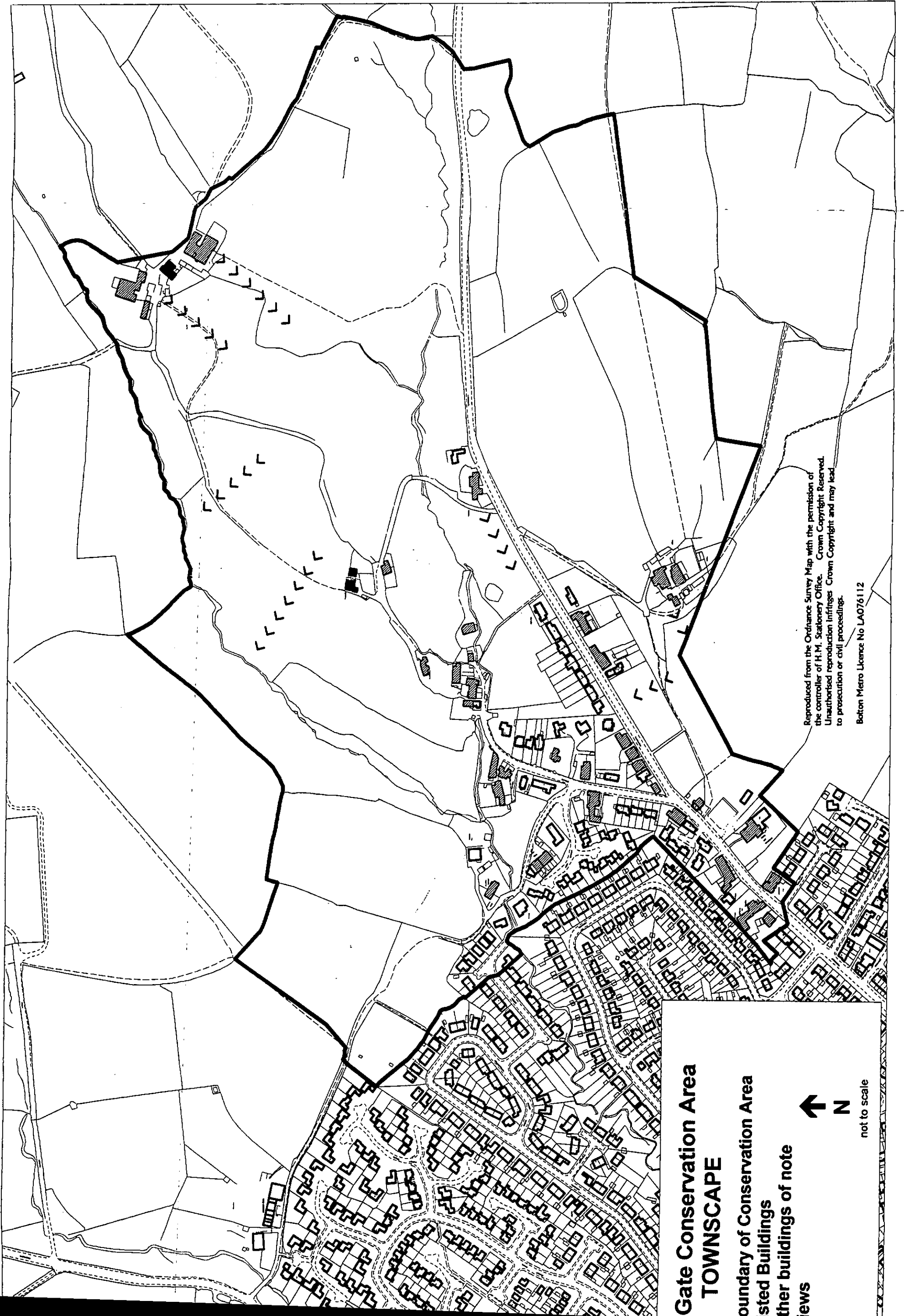
The land to which this policy applies is shown on the Proposals Map. Some development may be acceptable on this land, but only in the circumstances set out here. Category (c) refers to uses which cannot be located in the urban area, either because they require too much

space or because they are not appropriate close to housing. Such uses would normally be recreational. To be acceptable a development should not affect the generally open character of the land by reason of its nature, size or design.

Riding Gate 1847

not to scale





**Gate Conservation Area
TOWNSCAPE**

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



not to scale

Reproduced from the Ordnance Survey Map with the permission of the controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Bolton Metro Licence No LA076112