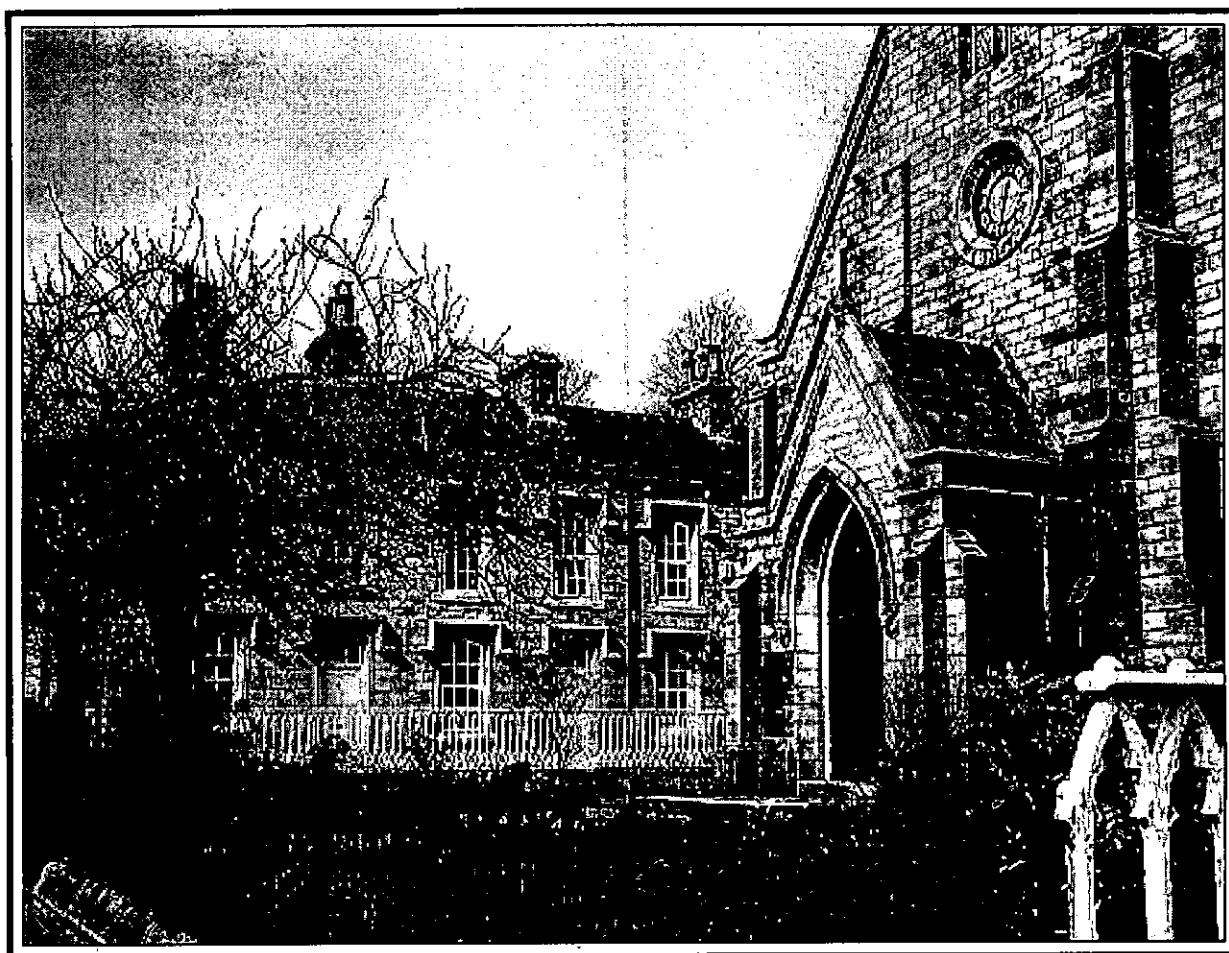
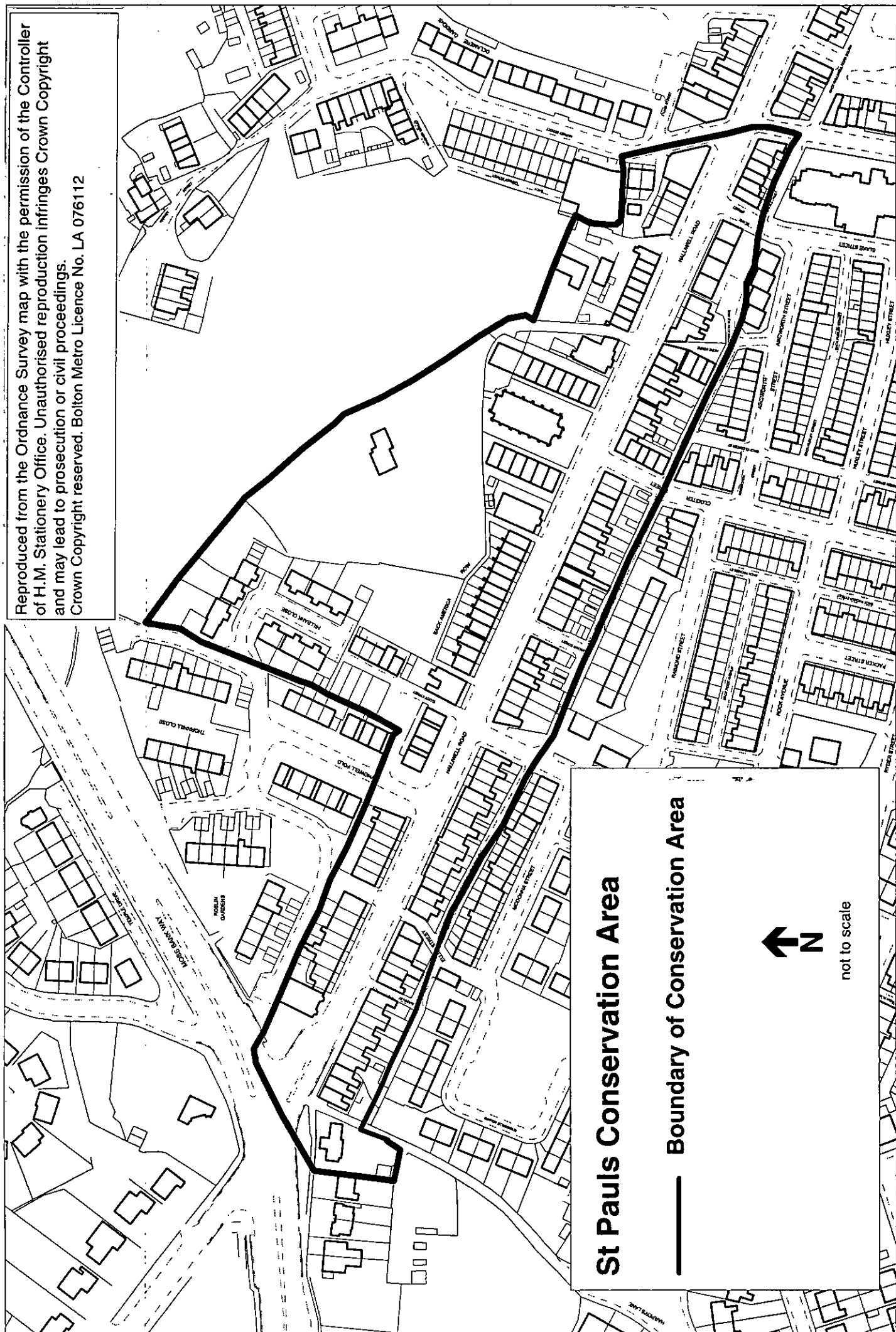


ST PAULS CONSERVATION AREA



Environment Department

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St Pauls Conservation Area
—— Boundary of Conservation Area



not to scale

SECTION ONE

Character Assessment.

Introduction.

St. Pauls is situated two miles north west of Bolton Town Centre. The focus of the Conservation Area is St. Pauls Place, a planned group comprising St. Pauls Church, two school buildings and two rows of terraced housing. This development was originally set in a rural area, but is now surrounded by the larger urban area of Halliwell. The Conservation Area retains much of its mid Victorian character and is a fascinating example of a planned hamlet.

History.

The St. Pauls Place community was built by John Horrocks Ainsworth between 1846 and 1856. The Ainsworth family made a valuable contribution to the growth of the bleaching industry. Halliwell Bleachworks on Smithills Croft Lane (now demolished) was built by John's grandfather Peter who pioneered chemical bleaching and reputedly established one of the first chemical bleaching factories in the country. John Horrocks Ainsworth expanded the business and it reached the peak of its success during his lifetime (1800-1864). He was a true Victorian philanthropist and took a great interest in both the spiritual and physical welfare of his work force, providing a church, schools and cottages. His initials I.H.A. are carved in stone plaques on the two schools and numbers 623-627 Halliwell Road.

John Horrocks Ainsworth was inspired to build St. Pauls Place on a visit to Southern England in the early 1840s. He came across what he described as "a little church surrounded by a few houses, and forming a cosy comfortable hamlet". It is thought that

he instructed his architect to copy the buildings after the style of those observed on his visit.

The first building to be completed was the Day School, to the north of the Church. John Horrocks Ainsworth opened the School Room on Monday 10th April 1847. Less than six weeks later on Sunday 21st May, the Sunday School was opened; this building was also intended to be used as a day school for Secondary education. Also during this period the fourteen houses on Albert and Victoria Rows were built. These homes completed the enclosure of St. Pauls, Halliwell. The consecration of the Church took place on Thursday 22nd June 1847. In less than a decade, the dreams of John Horrocks Ainsworth were brought to fruition.

The other buildings in the Conservation Area are mostly terraces of well built workers cottages fronting Halliwell Road. Many of these are contemporary with St. Pauls Place, as illustrated by numbers 496 - 504 (even) Halliwell Road which carry a plaque inscribed "Water Street 1845".

When the properties in the Conservation Area were being constructed the surrounding area was predominantly rural as can be seen from the 1893 Map at the end of this document. It is interesting to note a tram route then ran to the end of Halliwell Road, although no evidence of this remains on the ground.

Townscape.

The Conservation Area is very tightly built up to a rigid street layout with terraced

properties fronting either Halliwell Road or short streets and walkways at right angles to it. This linear, busy traffic route dominates the area. Three significant elements can be identified within the Conservation Area.

i) St. Pauls Place.

This group is a unified and well balanced architectural composition. The two rows of terraced cottages have a pleasant outlook over the church and its grounds and are relatively secluded from the traffic along the main road. The group is flanked by the school buildings fronting Halliwell Road.

ii) Terraces fronting Halliwell Road.

A number of terraces of mid-Nineteenth Century properties, mostly houses fronting both sides of Halliwell Road.

iii) Areas north of St. Pauls Place.

This comprises a vacant bowling green, new housing at Whowell Fold leading to development at Hillbank Close, which received a Civic Trust Award, and the grounds of St. Paul's Vicarage, the only substantial open green space within the Conservation Area.

Enclosures.

There are good views of the Conservation Area from Halliwell Road and views looking out along the road to the wider built up area of Halliwell and Bolton. St. Pauls Place is a major landmark within the area. Other views are obscured by the tightly built up street frontages.

Boundary Treatments.

Properties with front gardens have low stone or brick boundary walls to match the materials used to construct the buildings themselves. Some walls are topped with modern railings which are probably replacements for original features removed during the Second World War. Victoria and

Albert Terraces are fronted by their original iron railings.

Street frontages.

Some terrace properties front directly onto the back of the footway while others have small front gardens. St. Pauls Church and the Vicarage at the rear are the only properties with a landscaped setting.

Street furniture.

There are street lights with concrete columns and modern lanterns throughout the Conservation Area and there is a modern steel pedestrian barrier outside numbers 510 and 512 Halliwell Road.

Although the carriageway and footways to Halliwell Road are tarmacadamed, most of the side streets have retained their original surfacing of stone setts with stone flagged footways. St. Pauls Place has retained stone flagged footways and Booth Street has footways surfaced in river cobbles. Part of the footway adjacent to Moss Bank Way has been relayed in concrete flags which imitate riven stone.

Architectural character.

Apart from St. Pauls Church and Schools, the Conservation Area consists primarily of residential buildings, a number of which have been converted into shops on the ground floor. Several Victorian shop fronts remain, the most interesting being number 513 Halliwell Road, "Margaret Paynter" which incorporates stall risers, a recessed door and carved pilasters. Smaller shop windows of interest are found at numbers 513, 517, 519, 531 and 563. Numbers 461 to 571 at the eastern end of Halliwell Road are purpose built commercial properties. There are also three Public Houses, The Ainsworth Arms, The Fox and Stork and The Crofters Arms.

The majority of properties date from the mid Nineteenth Century and are two storeys high built of stone with slate roofs and stone or wooden gutters. A few later Nineteenth Century terraces are built of brick and there are two recently built blocks of flats, one between Whowell Fold and Elliot Street and the other next to Blake Street.

Most buildings are of simple design with vertically proportioned window openings, with stone lintels and cills and doorways with stone surrounds. Many doorways have arches and semi circular fan lights. Original ornamental leaded fanlights remain at numbers 500 and 568 Halliwell Road. The majority of original sash windows and front doors have been replaced by modern fitments and some properties have had modern shopfronts and signs inserted on the ground floor.

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

St. Pauls Church, Victoria and Albert Rows, the two terraces of houses flanking the church and the two schools facing Halliwell Road were built between 1846 and 1856 to the design of the architect James Greenhalgh, as a small model community for the local industrialist John Horrocks Ainsworth. All the buildings are constructed of stone in a simple Gothic Style. The group consists of:-

ST. PAULS CHURCH.

St. Pauls was built between 1846 and 1847 in the Early English Style with a steeply pitched roof. The gable end fronting Halliwell Road has a bellcote and there is a dated panel above the porch. There are paired lancet windows beneath single hoodmoulds and the interior has a single span roof with elaborate queen post trusses.

VICTORIA ROW. 2 - 16 (EVEN) ST. PAULS PLACE.

This terrace of eight houses dated 1847 was originally built as a group of seventeen back to back dwellings and the vicarage for St. Pauls Church (No.16). The doorways have four centred arched architraves with drop ended hoodmoulds and twelve pane sash windows in chamfered four centred arched architraves, also with hoodmoulds.

ALBERT ROW. 1 - 11 (ODD) ST. PAULS PLACE.

This terrace of six houses dated 1847 was originally built as a group of twelve back to back dwellings. They are identical in style to Victoria Row.



Figure 1.
Albert Row, St Pauls Place.

Both Victoria and Albert Rows have retained their boundary walls, railings and gates. These consist of a stone wall along the street frontage with round arched openings and two cast iron gates with trefoiled and laticed panels. Iron railings of a similar casting to the gates, on a moulded plinth, front the cottages.

ST. PAUL'S SCHOOL, HALLIWELL ROAD (NORTH OF CHURCH).

St. Paul's School is dated 1856 and is two storeys high with a hipped slate roof and a central entrance porch with a four centred arched doorway in a porch. The windows

have four centred arches with carved spandrels beneath drop ended hoodmoulds.

ST. PAULS SCHOOL, HALLIWELL ROAD (SOUTH OF CHURCH).

This school has a single storey with a hipped slate roof with a bellcote. It has a central entrance porch with a four centred arched door with a hoodmould, in a porch with a blocking course. The tall windows have twenty four pane sashes in chamfered four centred arched architraves with drop ended hoodmoulds.

496 TO 520 (EVEN) AND THE CROFTERS ARMS, HALLIWELL ROAD.

This group consists of a mid-Nineteenth



Figure 2.
504, Crofters Arms, Halliwell Road

Century public house and two rows of cottages. Numbers 496 and 504 (even) have a plaque carved "Water Street 1845". The Crofters Arms is lower than the cottages which have round arched doorways and one window on each floor.

522 TO 546 (EVEN) 548 (STORK TAVERN, HALLIWELL ROAD.

This row of mid Nineteenth Century stone cottages is in the same style as numbers 496 - 520. The Stork Tavern has a central entrance with a doorway in a moulded architrave. There are two pane sash windows in unmoulded architraves on each



Figure 3.
546 - 522 Halliwell Road.

floor and a single twelve pane sash window in the left hand gable.

519 TO 535 (ODD) AND 539 TO 547(ODD) HALLIWELL ROAD.

This long row of mid Nineteenth Century workers cottages is situated opposite St. Pauls Place. The buildings have round arched doorways and semi circular fanlights in stone architraves with keystones and imposts. Numbers 519, 531 and 547 have small shop windows inserted.



Figure 4.
493 Halliwell Road.

There are also a number of non-Listed buildings which make an important contribution to the character of the Conservation Area, these include:-

489 TO 493 (ODD) HALLIWELL ROAD

This group of four houses has an interesting arrangement with three properties, set back from the pavement and the fourth jutting forward. Numbers 489 to 493 have elegant carved stone pilasters and lintels to the doorways.

591 AND 593 HALLIWELL ROAD.

This pair of houses dating from around 1830 are constructed of roughly coursed and squared stone and may once have included loom shops. The buildings have a tall single storey with attics and high cellars. The doorways which have simply moulded wood architraves are reached by flights of steps with plain iron railings. The cellar windows have stone mullions, the tall ground floor windows have two pane fixed lights with low attic windows above, raised by the addition of segmentally arched, leaded dormers.

609 TO 617 (ODD) HALLIWELL ROAD.

This terrace is three storeys high and may have originally been built as managers housing.

623 TO 627 (ODD) HALLIWELL ROAD.

These houses have steps up to their front doors and have a plaque inscribed "I.H.A. 1863" which indicates that they were a later addition to the Ainsworth model community.

575 TO 589 (ODD) HALLIWELL ROAD.

This is a distinctive terrace of pressed red brick dwellings built in two or three phases. Numbers 583 and 585 are dated 1885 and 587 and 589 incorporate a terra cotta plaque inscribed "Orchard Bank 1887".

MORT COURT AND ELLIOT STREET.

These are two small terraces of workers cottages of considerable character which are

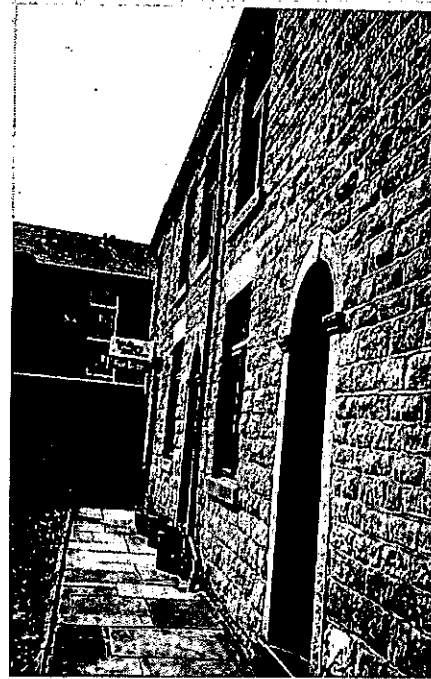


Figure 5.
Mort Court

hidden behind the Halliwell Road frontage. The first is Mort court at the eastern end of the area which has an unusual curved frontage, in total contrast to the rectilinear pattern elsewhere. The second is Elliot Street at the side of the Stork Tavern towards the western end of Halliwell Road.

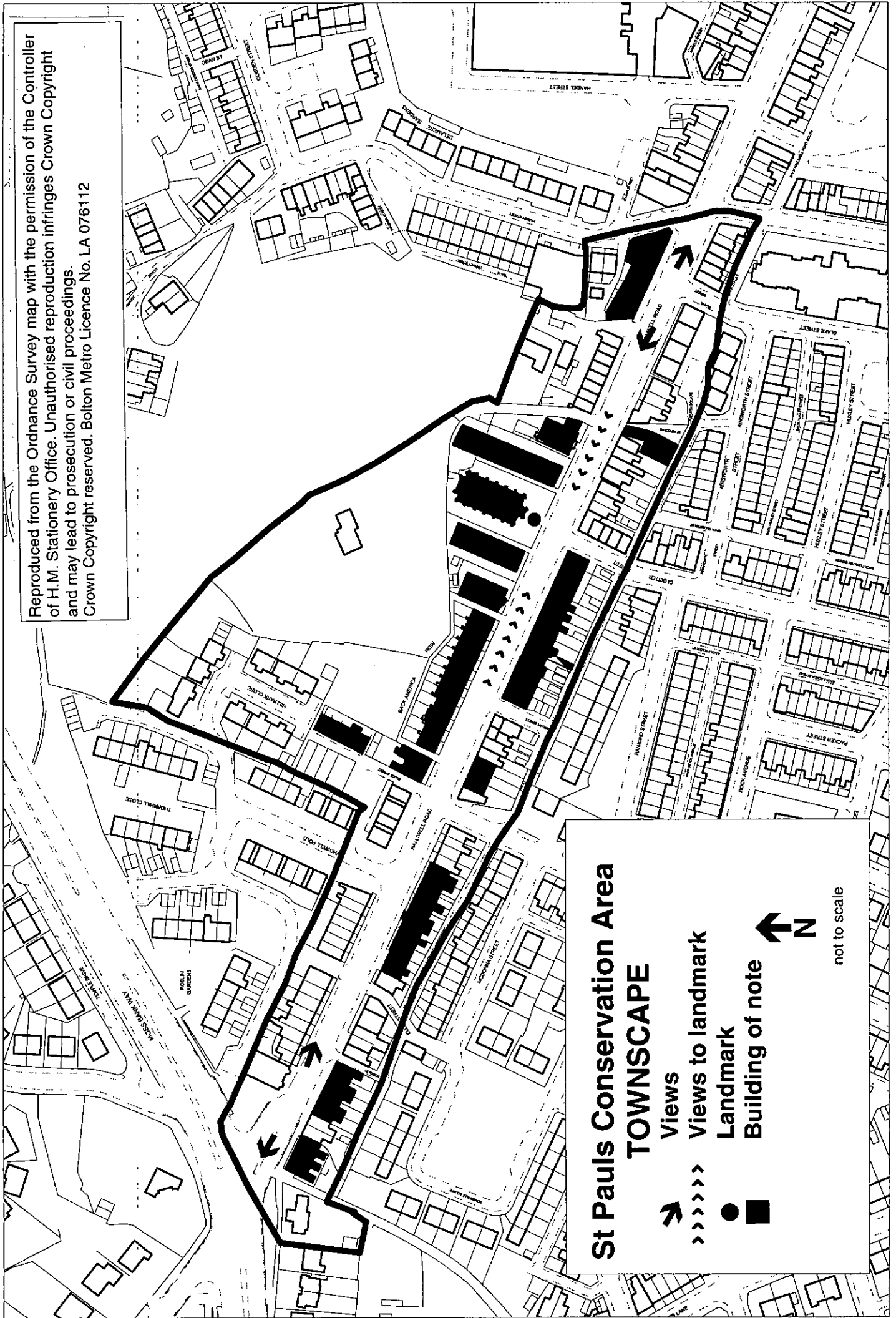
Negative factors.

The overriding negative factor is the dominant impact of the Halliwell Road. It not only causes noise, traffic and pollution intrusion but is detrimental visually because its wide tarmac surface and kerbside parking dominate the area. It visually severs the area because crossing the road is hazardous. The only pedestrian crossing is located outside The Fox and Stork.

Inappropriate alterations include strap or ribbon pointing of stonework and the installation of modern windows, doors, shop fronts, signs, shutters and canopies.

The vacant bowling green bounded by Elliot Street, Back America Row and the grounds of St. Pauls Vicarage is rather untidy.

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St Pauls Conservation Area TOWNSCAPE

- Views
 - Views to landmark
 - Landmark
 - Building of note
- not to scale



SECTION TWO

Policy Guidelines.

Statutory Controls.

St. Pauls Conservation Area was designated in February 1970 and originally consisted of St. Pauls Place only. In March 1975 it was extended to include additional properties on Halliwell Road because of an increasing awareness of the value of the adjoining Nineteenth Century buildings and increasing pressures for development. Two blocks of commercial buildings numbers 449 to 459 (odd) and numbers 476 to 490 (even) were excluded in April 1996 following an appraisal of the Conservation Area. These buildings are of a later date than most of the other buildings in the area and are considered to be of less merit.

There are a range of Planning Controls to protect the character of the Conservation Area.

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 chimneys stacks and bay windows. It also includes the demolition of elevations of a building.

The Council must be notified in writing 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. Bolton's Unitary Development

Plan contains a number of policies relating to Conservation Areas and Listed Buildings.

Numbers 461 to 471 (odd) at the eastern end of the Conservation Area are included in one of the local radial shopping centres identified in the Plan and are subject to Policy S6. All these policies are set out in the Appendix.

General guidance on policy for Conservation Areas and Listed Buildings is given in Development Control Policy Notes 19 and 20. Guidance on shop front design and advertisements is given in Development Control Policy Notes 4 and 6. These notes are available from the Planning Department. Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge.

Development Guidelines.

DEMOLITION.

- Consent will not 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 Development 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 reclaimed or new stone. Concrete flags incorporating an appropriate aggregate may also be acceptable.
- Brick paving or black top should not be used as these materials are not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Street furniture and signs should be kept to a minimum. Where they are necessary their style and location should reflect the character of the area.

Building Alterations.

MATERIALS.

- Alterations should utilise traditional materials to match those used to construct the building. These include brick, stone 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 date stones should be retained.

WINDOWS AND DOORS.

- Stone window cills, lintels, door surrounds and stone steps should be retained together with any original windows and doors.
- The integrity of the terraces depends on the retention of an uninterrupted facade relieved only by the 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 the size or shape of window and door openings
 - dormer windows
- Any doorways or windows no longer in use should be retained and not blocked up.
- Owners should be encouraged to use the following styles when replacing windows and doors.

Early and mid Nineteenth Century properties:-

- Vertical sliding sash windows with glazing bars.
- Six panelled doors.

Late Nineteenth Century properties.

- Vertical sliding sash windows.
- Four panelled doors.
- Windows and doors should be made of timber and should be painted. Staining is not a traditional finish for timber and should not be used. 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 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 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.

SHOP FRONTS AND ADVERTISEMENTS.

- The installation of traditional style painted timber shop fronts will be encouraged. This will include the use of stall risers, pilasters and cornices to frame the shop window. Hand painted fascia signs and hanging signs will also be encouraged.
- Advertisement consent will not be given for internally lit projecting box signs. The use of external lights and concealed lighting will be encouraged.
- Shop canopies will not normally be acceptable. Traditional retracting style canvas canopies may be appropriate on some shop premises.
- Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external shutters are unavoidable, they should be incorporated into the overall design of the shop front with the shutter box concealed behind the fascia. The shutter system should be colour coated to match the colour of the shop front and the shutters should be perforated.
- Externally fixed shutter boxes which project from the facade of the shop, galvanised finishes and solid shutters

are not in keeping with the character of the Conservation Area and are not acceptable.

MINOR FIXTURES.

- Standard external fixtures including satellite dishes, meter boxes, burglar alarms, central heating flues and security cameras should be sited in unobtrusive positions wherever possible. They should be colour coated

to match the background materials i.e. walls or roofs.

WHEELIE BINS.

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

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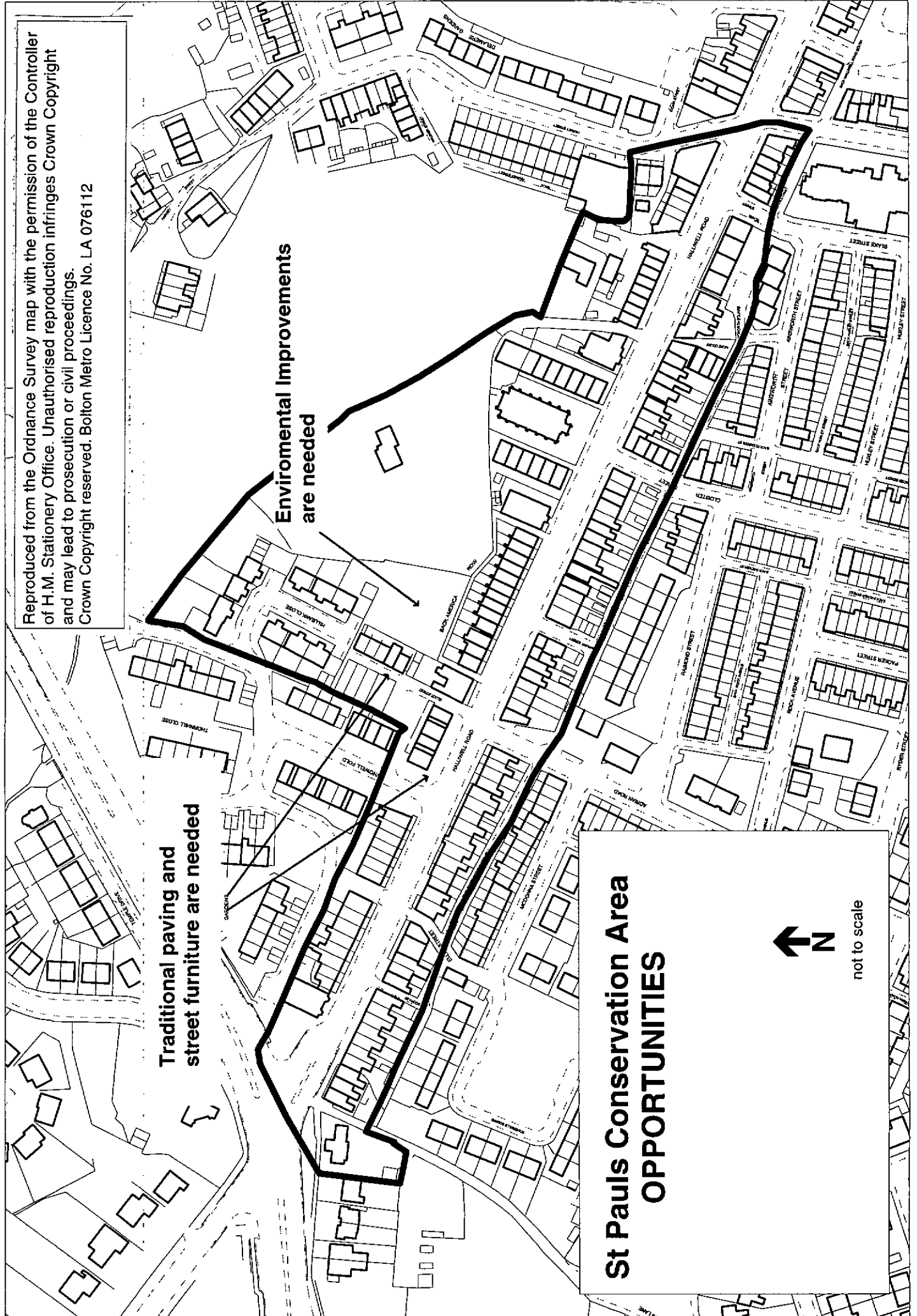
Traditional paving and street furniture are needed

Environmental Improvements are needed

**St Pauls Conservation Area
OPPORTUNITIES**



not to scale



SECTION 3.

Opportunities for enhancement.

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

Old Bowling Green.

The old bowling green is a valuable open space in a very tightly built up area, but is rather neglected and would benefit from environmental improvements. Planning Permission was refused and dismissed on appeal for a beer garden for the Fox and Stork on the site in 1986. The amenity of neighbouring properties is an important consideration when considering alternative uses for the land.

Halliwell Road - Traffic.

The reduction and calming of traffic on Halliwell Road should be considered. This will be difficult to achieve as this is a major radial route into Bolton Town Centre. The junction of Halliwell Road and Moss Bank Way has recently been improved.

Halliwell Road - Street Improvements.

The appearance of Halliwell Road would be improved by laying new paving, replacing the

pedestrian barrier with one of a more traditional design and the installation of street furniture which complements the character of the Conservation Area.

Advertisements, Shutters and Blinds.

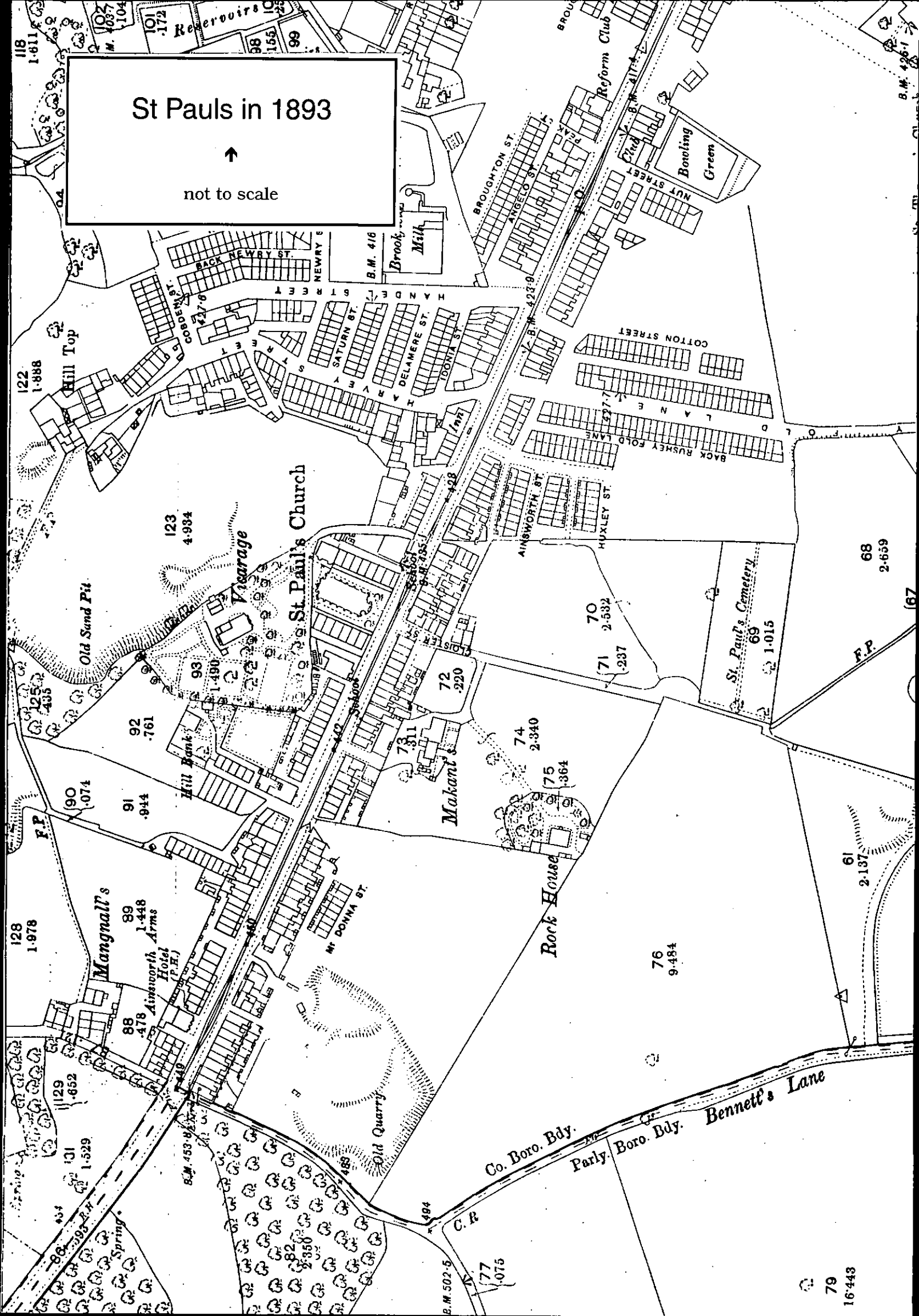
Detailed design advice on advertisements, blinds and shutters is needed to encourage higher standards throughout the Conservation Area. The status of existing signs and advertisements should be checked and action taken where necessary.

Article 4 Direction.

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

St Pauls in 1893

↑
not to scale



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APPENDIX.

Bolton's Unitary Development Plan.

Conservation Areas.

CE2. The Council will preserve or enhance the character of Conservation Areas.

Conservation Areas represent a significant element of Bolton's architectural and historical heritage. The Council will preserve or enhance these areas through the control of development and through positive schemes of enhancement. Development which is allowed should contribute positively to the quality of the environment. The Council is empowered to designate further Conservation Areas and will consider designating them as appropriate.

CE2/1. The Council will preserve or enhance the character of Conservation Areas by:

- (a) **ensuring that all new development and alterations to existing buildings preserve or enhance the appearance of the Conservation Area;**
- (b) **requiring the height, size, design, materials, roofscape and plot width of new development, including alterations or extensions to existing buildings, to respect the character of the Conservation Area;**
- (c) **seeking to retain the materials, features, trees and open spaces which contribute to the character of the Conservation Area.**

This policy outlines some of the elements which the Council will take into account when considering applications in Conservation Areas.

CE2/2. The Council will not normally allow the demolition of buildings which contribute to the character of a Conservation Area. Where demolition is acceptable the Council will ensure that new development preserves or enhances the appearance of the Conservation Area, and that building takes place as quickly as possible after demolition.

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

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

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

Listed Buildings and sites of Archaeological Interest.

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

Listed Buildings, Ancient Monuments and Sites of Archaeological Interest are valuable as part of Bolton's heritage and there is a presumption for their retention and against any damage occurring to them. The Council will also try to ensure that necessary repairs

are carried out to Listed Buildings whose condition is deteriorating. In appropriate circumstances the Council will encourage the Department of the Environment to list buildings which are considered to be of sufficient architectural or historical interest. Where damage to archaeological sites is inevitable, action will be taken to try to ensure that the site is recorded fully.

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

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

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

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

Some Listed Buildings are no longer required for their original uses. There is a danger that some buildings can lie empty and deteriorate, increasing the pressure to demolish them. The Council will try and

avoid this by allowing alternative uses as long as they do not harm the character and appearance of the building and its setting and are in conformity with other policies of this Plan.

CE3/3. The Council will protect, enhance and preserve Sites of Archaeological Interest and their setting and the importance of archaeological remains will be recognised in the consideration of Planning Applications.

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

Local Shopping Centres And Local Radial Centres.

S6. The Council will permit proposals for shopping development, which are appropriate in scale and character, in or immediately adjoining the identified local centres and local radial centres. Proposals for shopping developments in the local radial centres should normally be located on the road frontage.

There are ten local shopping centres, and five local radial centres in the Borough. These facilities serve the more day to day needs of residents who live nearby and cater for specialist needs from a wider area. They are located in predominantly residential areas, and the radial centres are on main roads out of Bolton Town Centre. The Council wishes to see that new development

in these centres is essentially small scale, and that larger units should be located in the town or district centres. By restricting shopping to road frontage locations in the radial centres, the policy makes it clear that units should not occupy backland sites or

extend into residential areas. The boundaries of the local centres and local radial centres are given by address in Appendix 7 of the U.D.P.