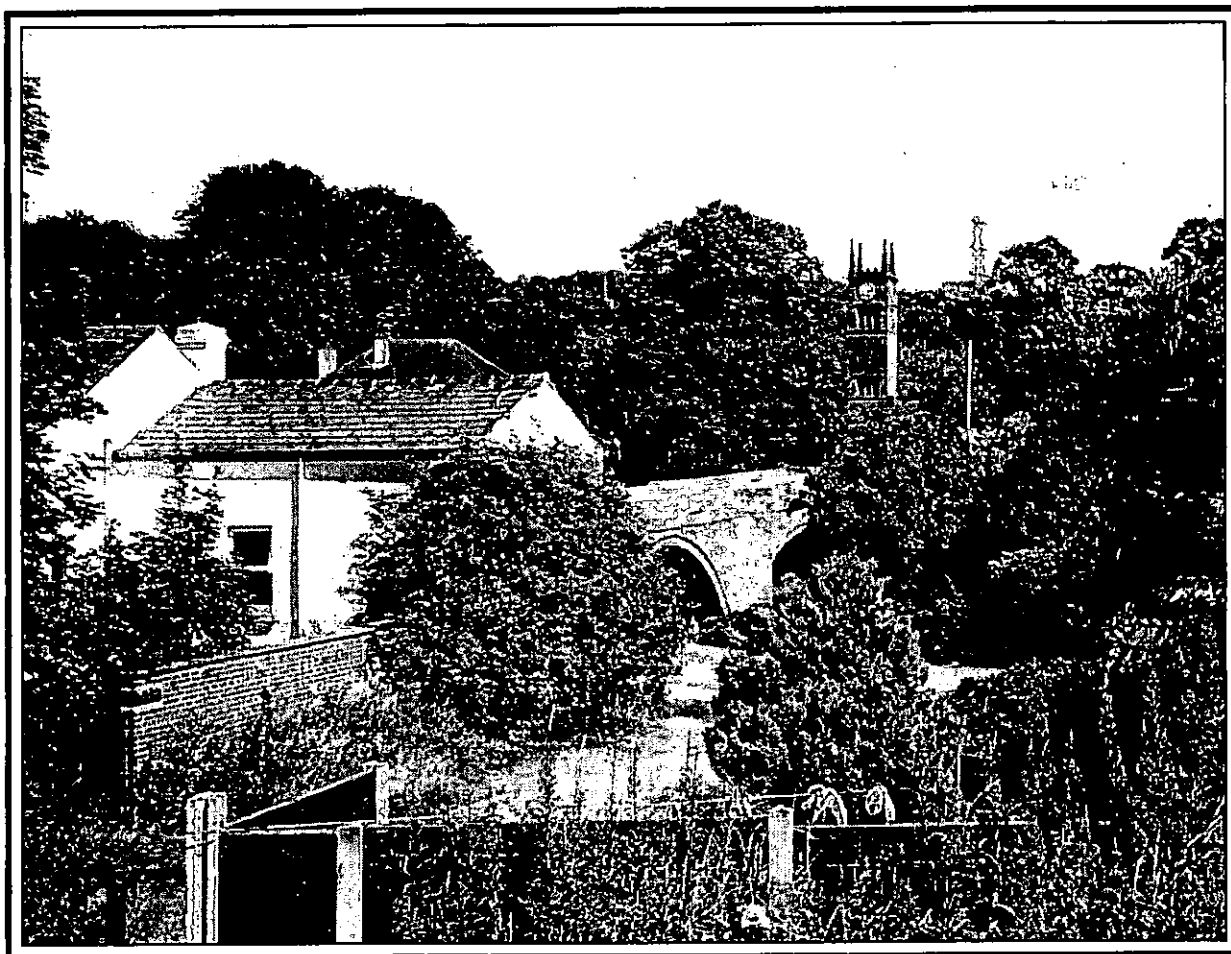
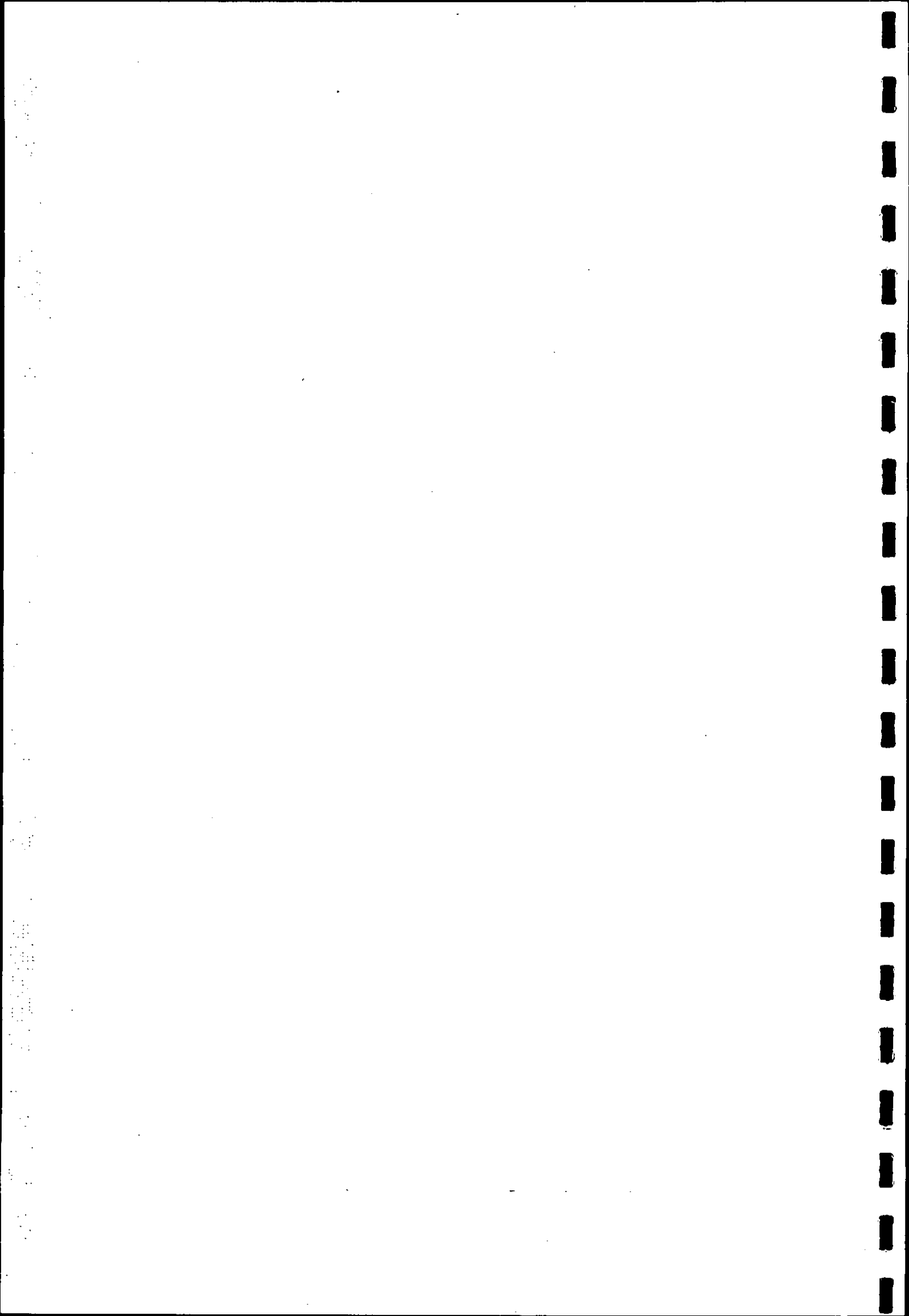


RINGLEY FOLD CONSERVATION AREA



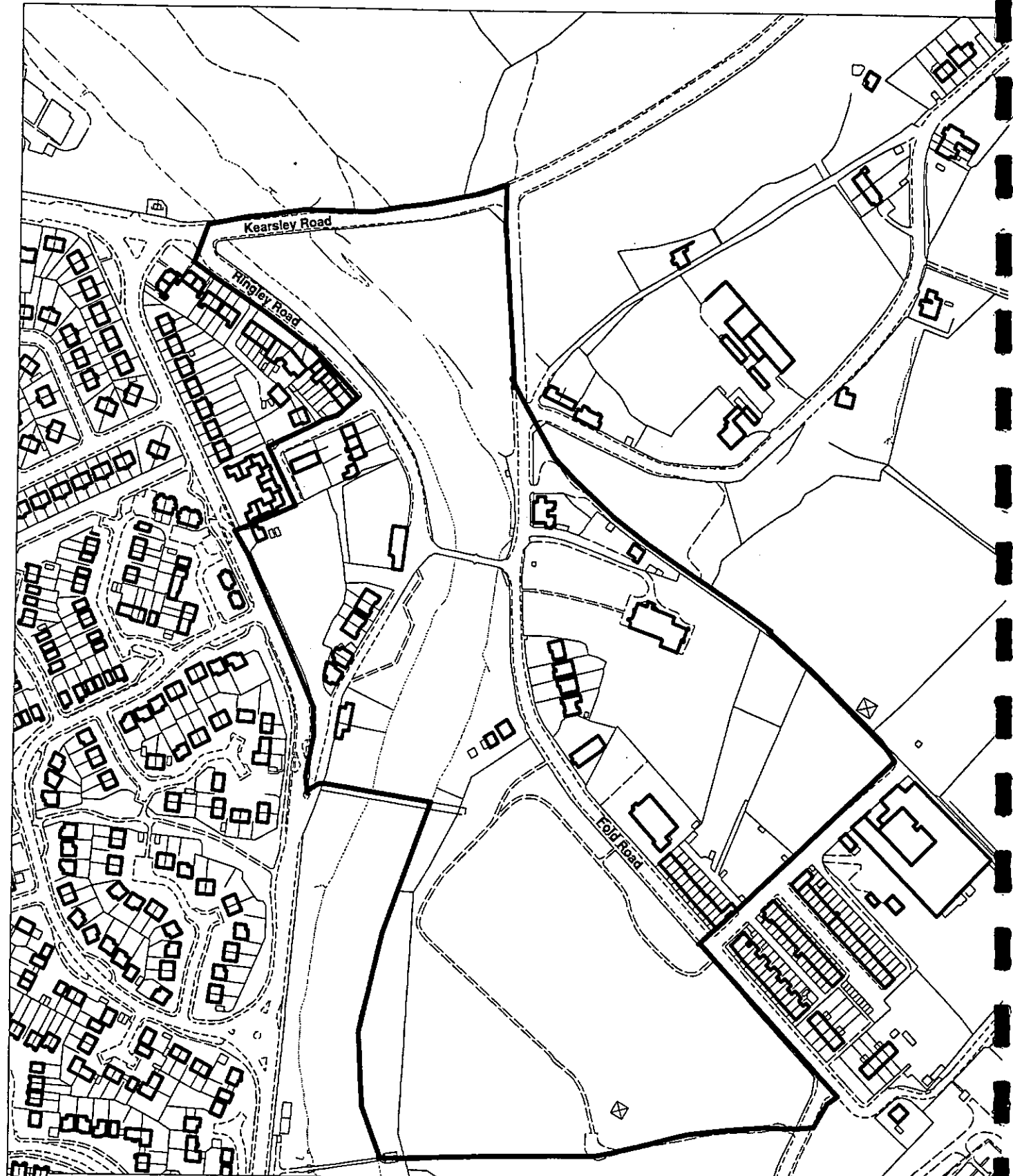
Environment Department



RINGLEY FOLD CONSERVATION AREA



Environment Department



Ringley Fold Conservation Area

— Boundary of Conservation Area

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. LA076112/1996



not to scale

SECTION ONE

Character Assessment

Introduction

Ringley Fold Conservation Area is situated four miles to the south east of Bolton Town Centre in the township of Kearsley. The settlement is located in the Irwell Valley and is bisected by the river. Ringley contains the nucleus of an old established agricultural village, 19th and early 20th Century terraces of cottages and houses as well as a few more recent dwellings. There are several green areas adjacent to the river including a large open space in the south east.

History

The name Ringley probably comes from the Old English word "hring" meaning a circle and "ley" a clearing. Centuries ago the Irwell Valley was densely forested although much of this was cleared in the 18th and 19th Centuries to satisfy the demands of local industry and to provide more cultivatable land. The settlement grew up at an early crossing point of the river which was originally forded. In Medieval times it was one of the few bridging points across the Irwell between Bolton and Manchester. A stone packhorse bridge constructed in 1677 remains at the heart of the village although it is now closed to vehicular traffic.

The valley was once known as the Outwood of Pilkington and the adjoining area has long been known as Kearsley or Kersley. Outwood was originally included in the Parish of Prestwich-cum-Oldham in the Hundred of Salford and Kearsley was included in the Parish of Deane.

Ringley originated as a rural community. Whittle the Bolton Historian, describes the district as "a most romantic spot, forming rich enclosed land, possessing memorable scenery

and rivulets in abundance". As late as 1824 the Irwell and its tributaries were good fishing rivers frequented by salmon, trout, chub, dace and gudgeon. Irwell eels were once renowned for their excellent taste which was reputed to result from their diet being supplemented by fat, oil and grease released into the river from the numerous fulling mills along its banks.

The earliest inhabitants were engaged in agriculture. In the 17th and 18th Centuries the cottagers were employed on local farms and worked at home as hand loom weavers. The industry was organised by middlemen who distributed the raw materials and collected the finished cloth. Domestic textile manufacture continued until the early 19th Century when a large number of mechanised spinning and weaving mills were built in the district.

The homes of these workers were very poor. A handloom weavers cottage is described in detail by Simeon Dyson in his "Local Notes and Reminiscences" of 1894. This was of timber frame construction with heavy beams blackened with age, intersected by lighter cross pieces. These were interwoven with willow twigs and plastered with clay. The ground floor was of compacted earth or clay and the back room was used as a weaving shop. Underneath each loom a square hole 18 inches deep was dug out to accommodate the treadles. The ceiling consisted of wooden joists and floorboards and the staircase comprised a ladder which entered the bedroom through a square hole in the floor.

Furnishing and household goods were very meagre, consisting of 1 or 2 rush bottomed chairs, a rough deal table, a low wooden stool, a large porridge pan, a large earthenware dish

from which the family ate together and a few iron spoons.

Early references to the village of Ringley emphasise the presence of two families, The Walworths and the Seddons. The Walworth family were long time settlers of Ringley. In 1420 a William Walworth is recorded as being the occupier of "one pasture called Ryngleys". The Seddons were a substantial yeoman family which had lived in the Irwell Valley from at least 1500.

Nathan Walworth, a Puritan, was born at a farm in Ringley Fold in 1572, grew up in Wiltshire (probably with a relative) and later became a steward to the Earls of Pembroke in the south of England. In 1625 he built the original chapel at Ringley, the tower of which still remains.

As Walworth lived so far away, his neighbour Peter Seddon was put in charge of the construction, conservation and maintenance of the church. The two men corresponded over a period of 17 years and 57 of their letters have been preserved among the deeds relating to Ringley.

Walworth also made money available to set up a school in a local house and for a teacher to be appointed. He insisted that the teaching was free.

The rural character of the area began to slowly change from the 17th Century onwards as a variety of industries developed within the valley. Coal mining and paper making were two of the oldest established and most prominent. At one time they employed the majority of people in Ringley and the surrounding villages.

There were many coal pits in the area and Ringley Village witnessed a remarkable feat of engineering by James Brindley in the early part of the Industrial Revolution. In the 18th Century a mine at Clifton, sunk by John Heathcote near the river was forced to close as a result of severe flooding. Brindley

constructed a weir across the Irwell to raise the water level above that at the pit head. A tunnel conveyed the water supply from the weir under the river to power a wheel which pumped water out of the pit, back to the Irwell along a tailrace channel. During the construction, Brindley stayed in a cottage in Ringley. The scheme was completed in 1756 and the Wet Earth Colliery remained in use until 1928, the wooden waterwheel being replaced by a turbine in 1867.

Working conditions in the mines were very bad. Seams were narrow and miners worked in cramped dark conditions. Women and children were employed in the mines bringing coal to the surface on wooden sledges. Accidents were common. In 1852 an explosion at Ringley Fold Colliery killed five miners. In 1856 an inquest was held at the Horseshoe Inn at Ringley Bridge after a collier, Adam Brindle was killed by a roof fall. In a similar incident two years later James Turner was killed. Both men left wives and families. Trade Unions were formed and there was a strike at Ringley Fold Colliery in 1846. The owners, Knowles and Scott refused to meet the miners' demands and brought in workers from other areas.

Paper making was introduced into the area in 1674 when a mill was established at Farnworth. The River Irwell provided the plentiful water supply necessary for processing and as a source of power. At Stoneclough to the north west of Ringley, Fletchers Paper Mills became an important local employer. The business began as a bleachworks developed by Ralph Crompton in the early 19th Century. Stoneclough Mill was founded in 1823 and Ralph's two nephews began paper making there in 1829. Fifteen years later textile bleaching was abandoned. Robert Fletcher, a relative of the Cromptons was put in charge of the bleaching department in 1830 and became manager of the whole mill. The firm soon acquired a reputation as one of the world's leading manufacturers of fine paper.

Although working life was hard, Ringley inhabitants were renowned for their enjoyment of the annual wakes and Mayor Making. The wakes were a holiday and central social event for which people saved up and spent lavishly. Fairs and sporting events were organised and there was a great deal of drinking.

Ringley wakes began on the first Sunday in May and continued for two or three days. A fair would be set up on open ground on the banks of the river. No programme of events survives but typical activities are likely to have included singing and dancing to a band, running and climbing races, eating matches (porridge or bread and treacle) and old men grinning or gurning through horse collars.

The highlight of the wakes was the Mayor Making, a custom which grew up in the late 18th or early 19th Century. The position of Mayor was ceremonial rather than official and entitled the elected man to a pint of beer, a clay pipe and an ounce of tobacco in each of the village Inns every Saturday night. Following his election the Mayor was carried through the streets in his regalia on a wooden form, to various Inns before being thrown into the river.

Communications between Ringley and the neighbouring towns of Bolton and Manchester were very poor until well into the 19th Century. The Bolton, Bury and Manchester Canal was completed in 1808. One of the principal arms ran southwards from Bolton along the Irwell Valley, through the village passing between the Three Crowns Inn and the river, to the east of St. Saviours Church. (This section has now been filled in).

The Moses Gate and Ringley Road Turnpike Act was passed in 1830. This led to some improvement of the main Ringley Road which passed through the village and over the old bridge. However, the approaches to the bridge were very steep and narrow and were described as "inconvenient, dangerous and insufficient for the greatly increased traffic

passing over it." In 1865 the Moses Gate and Ringley Road Act authorised the trustees to construct and maintain a new road to the north of the village. The Ringley Bridge Act of 1866 enabled the Justices of the County of Lancaster to erect a new bridge to carry the road over the Irwell and the canal. This wider, more direct route with gentler gradients and a much larger bridge was a vast improvement.

From the end of the 18th Century onwards as the village expanded and the population increased there were a variety of initiatives to improve local provision for religious worship and education.

In 1826 a new church was erected by public subscription as the original chapel was too small. It was designed by Sir Charles Barry, the architect of the Houses of Parliament. The new building soon proved unable to accommodate the congregation and was demolished in 1850 and rebuilt.

In 1907 the tower of the original chapel was raised in height and a clock added.

In 1798 the school room and master's house became dilapidated and a new school room for 100 scholars was erected by subscription. This was known as The Grammar School and stood between the Horseshoe Inn and the canal. It was demolished when the present National School opened in 1872.

Kearsley Power Station was constructed in the 1920's to the south of the village to deal with the growing demand for power in the area. It has had a dramatic impact on the landscape of the Irwell Valley and although its massive cooling towers were demolished in 1985, the pylons dominate many views. During the present century suburban development has encroached upon the setting of the village.

In 1975 Ringley and the township of Kearsley of which it forms a part were included in the Borough of Bolton as part of the reorganisation of Local Government.

Townscape

The Conservation Area consists of a small section of the Irwell Valley and the landscape/townscape is dominated by the river and its bridges. On both sides of the valley the land slopes upwards, fairly steeply to the north east. Buildings are grouped informally on each side of the river.

There is a substantial amount of green space with mature trees; mainly bordering the Irwell but also around St. Saviours Church. These green areas provide a setting for the buildings and make an important contribution to the village character of Ringley.

Kearsley Road, the A667 is wide and open and carries a heavy amount of vehicular traffic, being part of a major route in and out of Bolton. Ringley Road, Fold Road and Kearsley Hall Road are narrower and more enclosed. They carry much less traffic being predominantly residential streets and are bordered by buildings, open space, mature trees and short sections of the river.

There are a number of footpaths within the area. These run around the large open space to the south west of Fold Road, to the north east of the Horseshoe Hotel and St. Saviours Church, following the line of the former canal, through the woodland south of Kearsley Road and across the open space between Kearsley Hall Road and the Irwell.

In spite of new building and the alteration of most of the older properties, Ringley has retained much of its rural village character.

Enclosures

There are clear views across the Irwell Valley to Manchester Road from Fold Road and the bridges across the river.

Views to the north east are concealed by more steeply rising ground, mature trees and woodland. There are good views of the village

looking southwards down the river from Kearsley Road Bridge, northwards up the river from the footbridge beyond the southern boundary of the Conservation Area and from the Packhorse Bridge in all directions. There are also views of the river and its wooded banks looking away from the village from both Kearsley Road Bridge and the footbridge.

The townscape/landscape unfolds in an interesting succession of views along Ringley, Fold and Kearsley Hall Roads because of their winding nature, changes in ground level and high walls and mature trees immediately bordering the carriage and footways. The tower of the original Ringley Chapel is an important local landmark. This clock tower, together with St. Saviours Church, the Packhorse Bridge, the Lord Nelson Public House and the Horseshoe Hotel forms the focus of the settlement with the church grounds performing the visual role of village green. The view of this group of buildings, approached from any direction creates a strong sense of surprise.

Boundary Treatments

Boundary treatments vary greatly throughout the area and include stone and brick walls, iron and steel railings, steel guard rails, fencing and knee rails, hedges or a combination of these elements. Traditional boundary treatments, particularly the stone and brick walls are important to the character of the area as they create a strong sense of enclosure.

Ringley Road and Ringley Old Bridges have stone parapet walls and there are stone walls to the front boundaries of St. Saviours Church, 104-110 Ringley Road and the land attached to the Lord Nelson Public House. A line of large upright riven stone slabs borders the southern part of Ringley road at the approach to the Old Bridge. The Primary School and much of St. Saviours churchyard are bounded by brick walls with large stone

copings. Brick walls with curved terra cotta copings bound the front gardens to numbers 3-23 Fold Road. Many of the brick gate piers flanking the entrances to these houses have terra cotta ball finials. The original iron entrance gates throughout the area are missing probably because they were removed during the First World War. Many have been replaced by a variety of modern gates.

A number of buildings have boundary treatments including various types of timber panel fencing which are not in keeping with the traditional character of the Conservation Area.

Street Frontages

Street frontages within the area vary considerably from buildings directly fronting the back of the footway to properties with small forecourts or gardens containing trees and shrubs. St. Saviours Church and the Clock Tower are set in an extensive landscaped area. Substantial sections of the street frontage to Ringley, Kearsley Hall and Fold Roads consists of open space and mature trees. The majority of properties face the main streets with the exception of a small number of houses built this century behind the established frontages.

Street Furniture

Street lights throughout the Conservation Area have concrete columns, some of which have steel extensions, and modern lanterns.

There are sections of plain steel guard rail at the front of the Horseshoe Hotel and the pedestrian entrance to the Primary School. Each end of the Ringley Old Bridge is closed to vehicles by a line of concrete bollards and it has Ancient Monument signs on steel poles. One of these needs either refixing and repainting or complete removal. On the opposite side of Ringley Road to numbers 104 to 110, a traditional telegraph pole supplies overhead telephone wires to these properties.

There is a wooden slatted seat with concrete side frames in front of St. Saviours Church.

Carriageways throughout the area are tarmacadamed although stone setts remain on the Packhorse Bridge and Parsonage Road has a rough gravel surface. Most footways are tarmacadamed and short sections along Ringley, Fold and Kearsley Roads retain the original wide stone kerbs. The footway in front of numbers 23 and 25 Kearsley Hall Road is also surfaced in stone setts.

Architectural Character

The Conservation Area contains a variety of building types and styles.

These include:-

- The original chapel tower of 1625.
- Community buildings dating from the Mid 19th Century to the present century including St. Saviours Church, Ringley Primary School, Emmanuel Mission Church, The Lord Nelson Public House and the Horseshoe Hotel.
- Small scale 19th and early 20th Century cottages and terraced houses.
- Larger scale more modern detached and semi-detached houses.

Traditional buildings are mainly two storeys high with pitched roofs. St. Saviours Church, The Clock Tower and the Old Bridge and Ringley Bridge are constructed of stone. The majority of buildings are constructed of red brick. Early 19th Century Cottages are built of handmade brick with a rough texture and a variety of colour tones. Later 19th and early 20th Century houses are built of smooth brick which is more uniform in colour. A number of older brick buildings have been rendered and/or painted white.

Most traditional properties have Welsh or graded slate roofs while later buildings are

roofed in concrete tiles. Although numbers 104 to 110 Ringley Road have stone gutters the majority of properties have cast iron or plastic gutters and downpipes.

Window openings have strong vertical proportions and most traditional properties have stone lintels and cills. Numbers 3 to 23 Fold Road have square bay windows with pitched red tile roofs. Original sash windows have been replaced throughout the area. Doorways have flat or semi circular arched heads, mainly of stone, although numbers 104 to 110 Ringley Road have semi circular gauged brick arches. The majority of original panelled front doors have been replaced.

The design of later 20th Century housing is not in keeping with the character of the Conservation Area.

There are a number of buildings which are listed as being of Special Architectural or Historic Interest within the Conservation Area as follows:-

CHURCH OF ST. SAVIOUR, FOLD ROAD.

St. Saviours Church was built between 1850 and 1854 to the designs of the architects Sharpe and Paley. It is constructed of rock faced stone with ashlar dressings and has pitched roofs of graded slate. There is a nave with aisles under lean to roofs and a chancel with a south vestry. Window styles include pointed arched lancets, trefoil headed lights,

square openings with mullions and circular openings with quatrefoil lights. The north aisle has a porch with a segmental pointed entrance. Inside the church there are five bay, nave arcades on round columns and a braced collar roof. The east end has alabaster arcading with mosaic panels and ceramic tile figures.

TOWER TO FORMER CHURCH, FOLD ROAD

The tower to the original Church of St. Saviour is constructed of dressed stone. Above the entrance (now blocked) is a plaque reading "Nathan Walworth builded mee / anno do 1625". A plaque below records the addition of a vestry in 1726 and the first rebuilding of the church in 1826. A further stone below this, records the raising of the tower by two feet and the addition of a clock in the early 20th Century, to commemorate the Jubilee of the present church. The entrance has an architrave and label mould and there are three light ovolo-chamfered mullioned windows with label moulds. At the top of the tower there is a cornice, an embattled parapet and four pinnacles.

RINGLEY OLD BRIDGE, RINGLEY ROAD

This bridge was constructed in 1677 of stone and has three round arches with triangular cutwaters. Those between the main arches are carried up to form refuges in the plain parapet.



Figure 1.
Church of St. Saviour



Figure 2.
Ringley Old Bridge and Former Church Tower

OLD VILLAGE STOCKS, FOLD ROAD

Although no record of their construction survives these stocks are thought to date from the early 17th Century. They consist of two stone posts with slots on their inner faces into which are fitted timber footboards with two tiers of foot holes. Stocks were used in Medieval times or earlier. They were set up in a public place, often on a village green and used to punish minor offences such as petty theft or drunkenness. According to the severity of the crime the offender would spend a number of hours or even days in the stocks and was often taunted by onlookers.

BOUNDARY STONE, RINGLEY ROAD

Situated to the west of Ringley Old Bridge, this boundary stone dates from the 18th or early 19th Century. It has a scrolled top, incised lines down the centre and reads "Parish/Prestwich:Dean/Outwood:Kersley. The last two names are inscribed on a curve.

There are also a number of non-Listed Buildings which make an important contribution to the character of the Conservation Area and merit retention and special care when repairs and alterations are being considered.

RINGLEY CHURCH OF ENGLAND PRIMARY SCHOOL, FOLD ROAD

This building has one tall storey and was constructed in 1872 of dark brick with pitched slate roofs. There are three gable ends facing the street containing groups of three tall narrow windows. The central window of each

group has a pointed brick arch and the flanking windows have flat brick arches. The large central gable has a buttress with a triangular window above with a pointed arch and a quatrefoil light.

THE HORSESHOE HOTEL, FOLD ROAD

There has been an Inn on this site since at least the 19th Century, although the present building dates from the middle of the present century. It is a square, two storey property with rendered and painted walls and a hipped roof of dark coloured tiles. There is a central entrance and traditional painted signs.

THE LORD NELSON PUBLIC HOUSE, RINGLEY ROAD

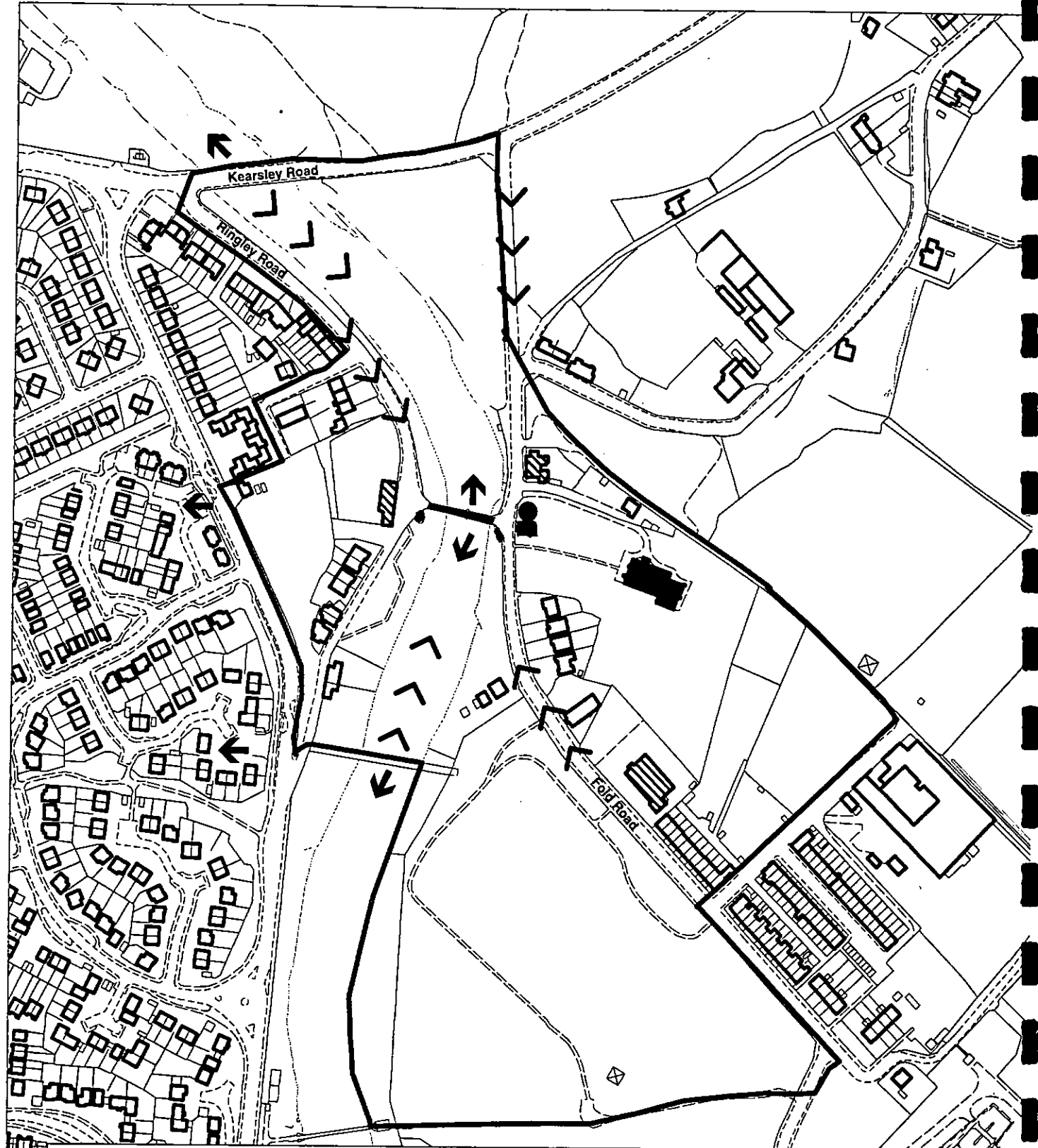
Again the present building, which dates from the turn of the century, occupies the site of an older inn. It is a large property of one and two storeys, constructed of brick painted white with pitched slate roofs. The entrance doorway has an ornate stone surround with columns supporting a pediment, beneath which there is a semi circular fanlight.









Figure 3.
Lord Nelson Public House

Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from the traditional character of the area. This includes rendering and painting the brickwork, replacing slate roofs in concrete tiles and the installation of modern windows and doors.



Ringley Fold Conservation Area TOWNSCAPE

-  Boundary of Conservation Area
-  Listed Buildings
-  Buildings of Note
-  Landmark
-  Views
-  Views to Landmark



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. LA076112/1996

SECTION TWO

Policy Guidelines

Statutory Controls

Ringley Fold Conservation Area was designated in 1989 and 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.

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.

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 and II* and Ringley Old Bridge is also a Scheduled Ancient Monument. 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.

Scheduled Mounument Consent is required from the Secretary of State for works affecting a Scheduled Ancient Monument.

The wooded area immediately to the south of Kearsley Road, between Fold Road and the river is situated in the Green Belt. The large green space in the southern part of the Conservation Area, also between Fold Road and The Irwell is an area of Protected Open Land identified in the Unitary Development Plan which contains policies to protect its character and that of the Green Belt.

General guidance on policy for Conservation Areas and Listed Buildings is given in Planning Control Policy Notes 19 and 20. Guidance on shop front design and advertisements is given in Planning Control Policy Notes 4 and 6. These notes are available from the Environment Department.

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

Development Guidelines

DEMOLITION

- Consent will not usually be given to demolish buildings which make a positive contribution to the character of the Conservation Area.

Advertisement Control

- The Authority will apply high standards when considering applications for Advertisement Consent in the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs which do not conform to the guidelines given in Planning Control

Policy Note 6 - 'The Display of Signs and Advertisements'.

New Development

- Opportunities for new buildings within the Conservation Area are extremely limited. 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 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, render, roughcast, clay tile 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 terraced buildings 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
 - changes in size or shape of window and door openings
 - bow or bay windows (where these are not original features)
 - external shutters
 - dormer windows
- Any doorway or window openings 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 Nineteenth Century Properties

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

Late Nineteenth and Early Twentieth Century Properties

- Vertical sliding sash windows or side hinged casements.
- 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 or red clay tile to match the original material. Where ridge tiles need replacing these should be in 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.

ADVERTISEMENTS

- Advertisement consent will not be given for internally lit box signs. The use of external lights and concealed lighting will be encouraged.

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.

Design advice is needed on appropriate windows and doors for traditional buildings

The character of the area would be enhanced by resurfacing the footpath and carriageways

Sections of this stone flag wall need to be reinstated in matching materials

This footpath would be improved by a gravel surface

The appearance of Fold Road would be enhanced by the installation of traditional guard rails

This broken sign could be removed

These railings could be repainted

The concrete bollard to the Old Bridge could be replaced with a traditional design

The appearance of the area would be improved by the replacement of appropriate boundary treatments

The appearance of the area would be improved by a more traditional style of street lighting

Ringley Fold Conservation Area OPPORTUNITIES

——— Boundary of Conservation Area

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. LA076112/1996



not to scale

SECTION THREE

Opportunities For Enhancement

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

Street Enhancement

The character of the Conservation Area would be enhanced by resurfacing the footways and carriageways in natural materials.

Street Lights

The appearance of the Conservation Area would be improved by replacing the existing columns and lanterns with a design more in keeping with its traditional character.

Traditional Joinery

Detailed design advice is needed on appropriate windows and doors for traditional buildings.

Stone Slab Boundary Wall east of Ringley Road

Later repairs to this stone slab wall using concrete flags and timber palings need to be removed and the wall reinstated in matching materials.

Steel Guard Rails Horseshoe Inn and Ringley School, Fold Road

The appearance of Fold Road would be enhanced by the replacement of the modern steel guard rails on the footway outside these buildings by features more in keeping with the character of the area.

Concrete Bollards to the Old Bridge, Ringley and Fold Roads

These bollards are not in keeping with the special character of this Listed Building and

Ancient Monument. They should be replaced with features of a more appropriate design.

Ancient Monument sign Old Bridge, Ringley Road

This sign needs either refixing and repainting or removing.

Boundary Railings to Stocks, Fold Road

These railings need to be repainted in an appropriate dark colour.

Footpath to the North East of the Horseshoe Hotel and St. Saviours Church

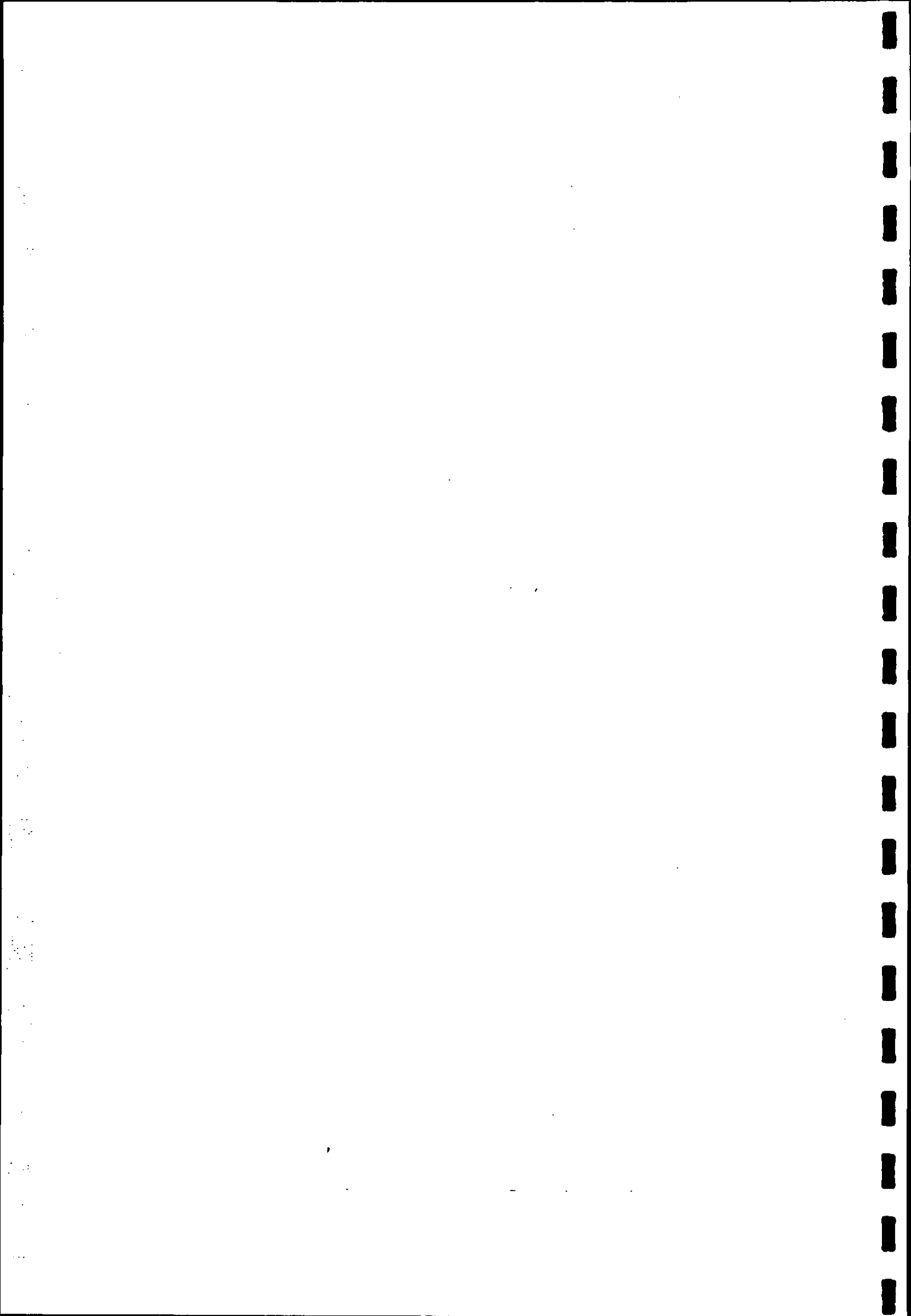
This muddy footpath which follows the line of the former Bolton, Bury and Manchester Canal would benefit from the application of a gravel surface.

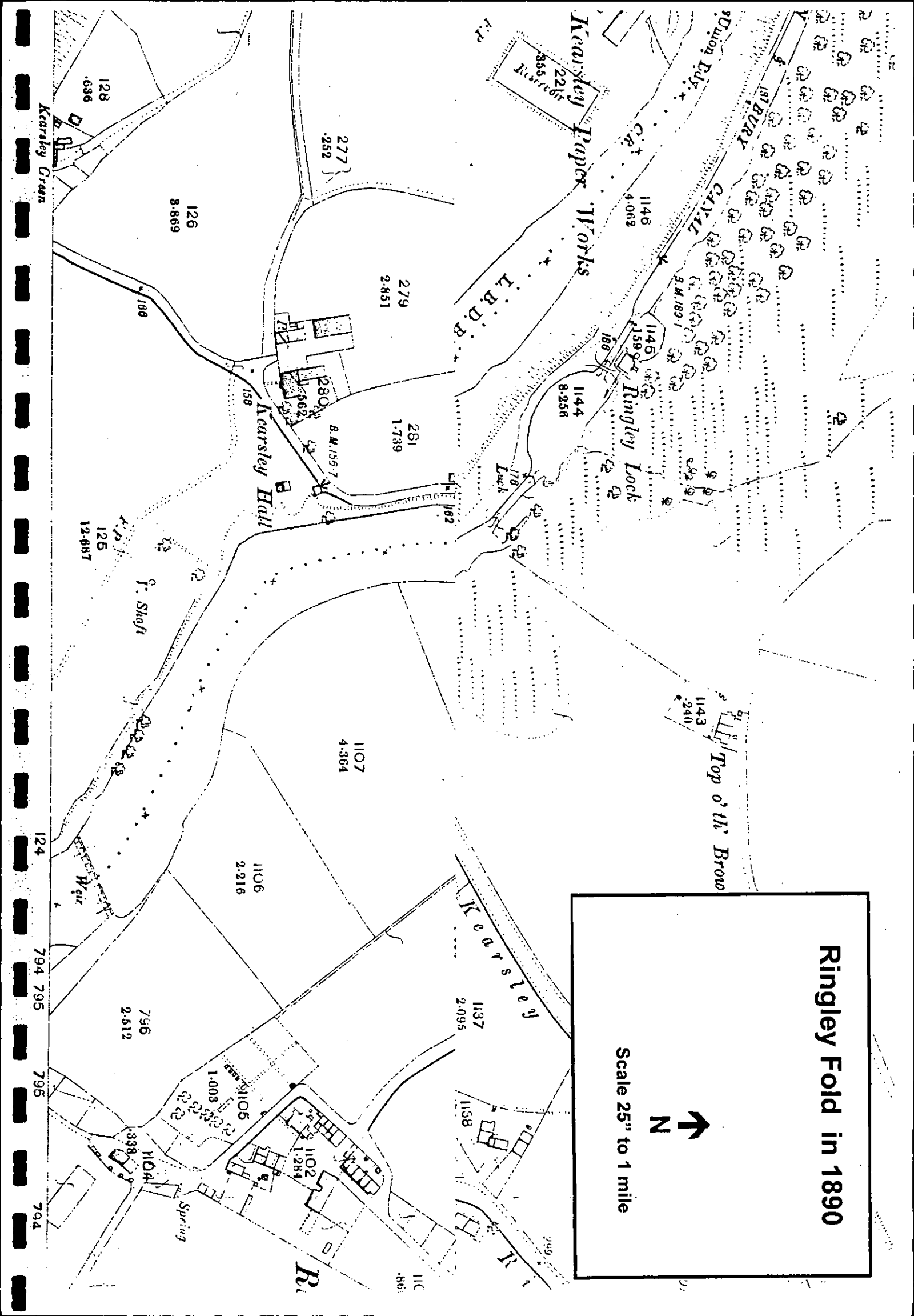
Boundary Treatments

The appearance of the Conservation Area would be enhanced by the replacement of inappropriate boundary treatments with stone or brick walls, hedges or fences with vertical timber slats.

Builders yard to property west of Fold Road

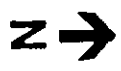
This yard is unsightly and detracts from the rural character of the Conservation Area. Its appearance would benefit from clearing up or screening with evergreen shrubs.





Ringley Fold in 1890

Scale 25" to 1 mile



Kearsley Green

124

794 795

795

794

128
.686

126
8.869

277
.252

279
2.851

281
1.739

126
12.687

1107
4.364

1106
2.216

796
2.512

1.008
1.0105

1.002
1.284

1137
2.095

1138

110
.86

Ringley Fold in 1890

Scale 25" to 1 mile

Kearsley Paper Works

Kearsley Hall

Ringley Lock

Top of the Brow

Kearsley

F. Shaft

Spring

1143
.240

1146
4.062

1144
8.258

1145
1.599

1178
Lock

1182

1280
1.562

B.M. 1357

158

180

B.M. 183

180

180

180

180

180

180

180

180

180

180

180

180

180

180

180

180

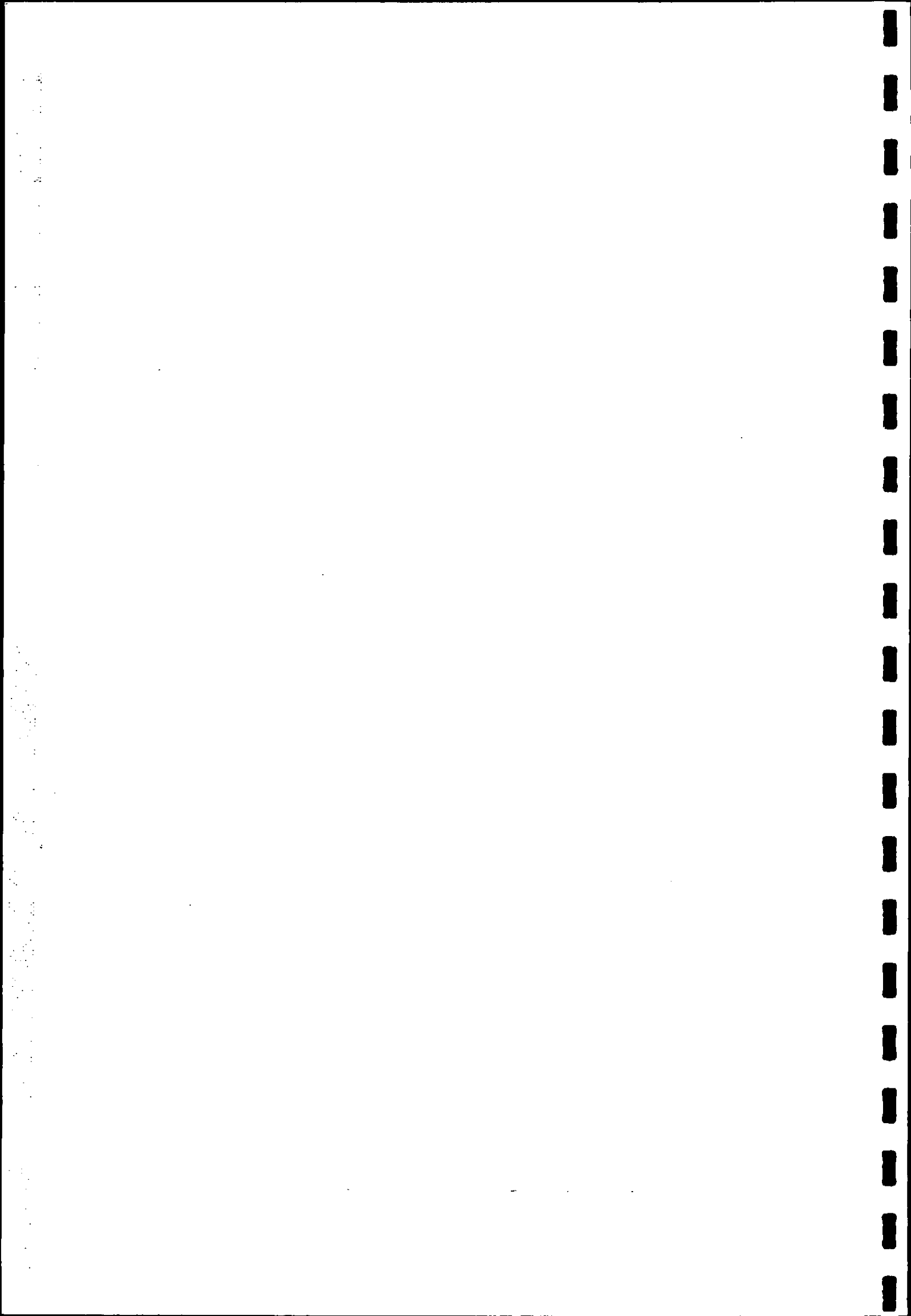
180

180

180

180

180



APPENDIX

Bolton's Unitary Development Plan Policies.

Conservation Areas

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

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

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

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

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

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

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

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

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

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

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 historic 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 normally 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.

The River Valleys

CE17. The Council will conserve and enhance the open character and recreational value of the valleys of the Croal, the Irwell, the Douglas, Middle Brook, Eagley and Bradshaw.

River Valleys are an important component of Bolton's countryside, providing a system of wedges linking the Town Centre with the surrounding open areas. The valleys also support a significant agricultural industry, extensive habitats for a wide variety of plants and animals and provide for many of the recreational needs of the population. The Council will seek to restore, protect and enhance the best features of the Valleys and to provide much needed recreational facilities for the residents of the urban areas through which the Valleys pass.

The Council will continue to work with adjoining local authorities in order to implement the policies within the River Valleys. Cooperation between the relevant local authorities will ensure that the land in the Valleys is used to its best advantage.