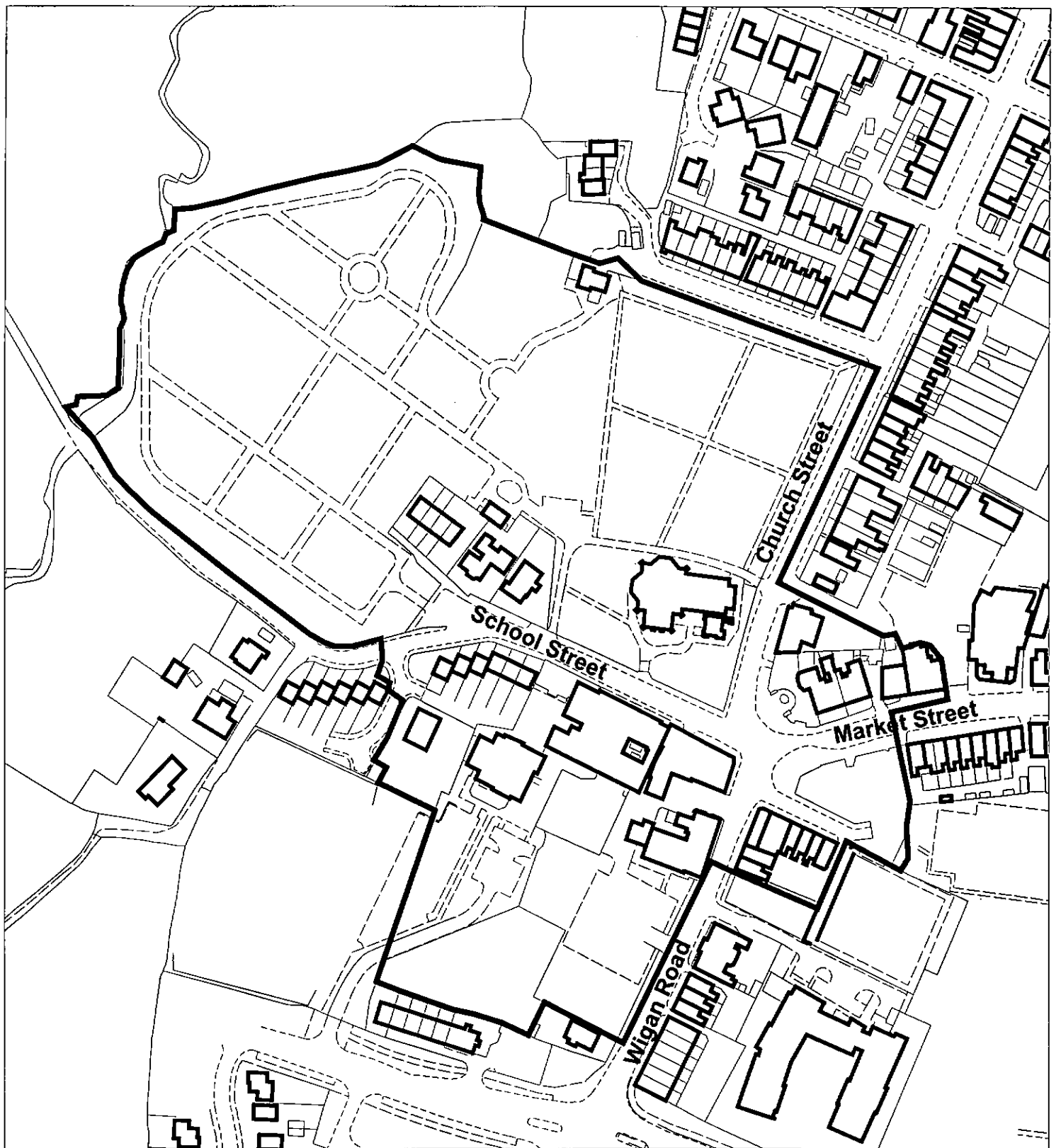


WESTHOUGHTON CONSERVATION AREA



Environment Department



Westhoughton Town Centre Conservation Area

——— Boundary of Conservation Area



not to scale

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Character Assessment

Introduction

Westhoughton is a formerly independent township situated five miles to the south west of Bolton Town Centre. The Conservation Area lies at the western end of Market Street (the principal shopping street in Westhoughton). It focuses on the junction of Market Street, Wigan Road, Church Street and School Street, and includes several groups of properties on the approaches to this junction. St. Bartholomews churchyard and the adjoining cemetery occupy half of the area. There are a variety of buildings dating from the 18th century to the present day which are in community, commercial and residential use.

History

Westhoughton is an ancient settlement which originated as an agricultural community. The name is derived from the term "halgh" meaning land between two brooks (Pennington and Corner) and "tun" an enclosure or village. At the beginning of the 14th century the Lordship of Westhoughton was granted to the Abbot and Canons of Cockersand Abbey. Following the dissolution of the monasteries the Lordship reverted to the Crown.

In the 19th century a local farmer is reported to have cut off the head of a cow stuck in a farm gate because the gate cost more than the cow. This event used to be celebrated in an annual "Cow-yed" festival. Public houses displayed effigies of cows heads and there was much drinking and eating of pasties (originally cows heads baked in pastry). A gargoyle on the church tower represents a cows head, to mark this tradition.

However, industry including domestic textile production and coal mining had become established by the 16th Century. The 1608 inventory of the possessions of Adam

Pendlebury (a farmer who lived near to the Red Lion) lists fustions (cloth made from linen and cotton thread), cotton wool and yarn. In 1812 a cotton mill on Mill Square (the site is now occupied by the Town Hall) was burned down by Luddite rebels protesting against mechanisation which was detrimental to the livelihood of domestic workers.

In the 19th century there were four silk mills in Westhoughton; Chadwicks on Church Street, Sopers on Market Street, Kemps on Victoria Street and Joseph Gregory's on Wigan Road. The Church Street Mill was erected by John Chadwick and operated for over 50 years until he died in 1892. It was later used as a cotton mill and as Wigglesworths pill works.

There is evidence that coal was first worked in the 16th Century, in small pits throughout the district. Larger mines were opened in the 19th Century to meet the demand from local cotton mills and other industries reliant on steam power. The industry reached its peak around 1900 but declined in the 1920's and 1930's. Coal seams were badly faulted, quickly exploited and the mines suffered from flooding and subsidence.

The worst pit disaster in Lancashire occurred at the Hulton Colliery's Pretoria Pit on the 21st December 1910 when 344 miners lost their lives as the result of an explosion. A disaster fund was set up by a local taxidermist, Charles Lloyd who held an exhibition of stuffed animals on Bolton Town Hall steps to raise money. The Mayor's fund raised £138,000 and gave financial support to the dependants until the last one died in 1975.

The Pretoria disaster had a national impact and helped to prompt a general reappraisal of safety standards in the mining industry. A

memorial in St. Bartholomew's churchyard commemorates the disaster.

The junction of Church Street, School Street, Market Street and Wigan Road has been the focus of Westhoughton for hundreds of years. In the 18th Century the gate to the Manchester to Wigan Turnpike was situated at the top of Wigan Road at Westhoughton Chapel and there was a toll house at the end of Church Street.

The site of the present St. Bartholomews Church was occupied by a chapel in 1509. This was demolished in 1731 because it was in poor repair and a new chapel was constructed. A stone sundial was donated by Mrs. Hulton (from a local landowning family) to commemorate the opening of the chapel. This was situated in the churchyard but was stolen in recent years.

During the 19th Century the population of Westhoughton grew from almost 4,000 to over 9,000 and the chapel became inadequate. In 1870 it was replaced by a large new church built by John Seddon, a local industrialist. This building was destroyed by fire, apart from the tower, in November 1990 and replaced by a new church which was consecrated in October 1995.

During the 20th Century a number of residential properties have been converted to other uses, including shops on the corner of Wilbraham Street and Wigan Road and offices and a clinic at 110 and 112 Market Street. The former farmyard to Grundys Farm has been developed for housing.

The garden on the corner of Market Street and Wigan Road which originally belonged to 110 and 112 Market Street was remodelled by the Council in 1996. This scheme includes a lawn, trees, shrubs and perennials, paving, seating, litter bins and boundary railings incorporating an ornamental arch. The garden contains a drinking fountain originally erected by Mr. Chadwick, the silk mill owner, in 1885 as a

memorial to two of his sons, Frank and Wyndham who died aged 24 and 11.

Improvements to the junction of Market Street with Church Street and Wigan Road were carried out in 1997 in association with a traffic management scheme for Market Street. These included narrowing the carriageway, traffic calming, new paving, the installation of traditional style guard rails, bollards and lighting columns and cleaning the War Memorial

An old map of Westhoughton is included at the end of this document.

Townscape

Westhoughton Conservation Area has retained much of the character of a rural settlement, as a result of its irregular street pattern, informal arrangement of buildings and predominance of green space and mature trees.

The principal streets, Market Street, Church Street, School Street and Wigan Road are relatively wide and open. Wilbraham Street and Church Walks are more narrow but have an open aspect as both overlook landscaped areas. Church Street, Market Street and Wigan Road are major routes within Westhoughton and carry a heavy amount of vehicular traffic.

Market Street is very well used by pedestrians as it is the principal shopping street. Church Street, Wigan Road and the western section of School Street are well frequented by pedestrians using the shops and other facilities around the junction, including the school, church, health centre, offices and pubs.

Open green space and mature trees are vital to the character of the Conservation Area. The recently landscaped garden at the junction of Market Street and Wigan Road serves as a "village green" and provides an important setting for buildings on the junction, which

overlook it, as well as a pleasant place to sit out in a busy shopping centre.

St. Bartholomews Churchyard and the adjacent cemetery provide settings for buildings on School and Church Streets. They also serve as a substantial break between the heart of the old settlement and the 19th Century built up area to the north.

Enclosures

In view of the irregular arrangement of the streets and the existence of a substantial number of mature trees, views in and out of the area are limited. There are views across open countryside to the north and west of the cemetery when the trees are not in leaf. There is an interesting succession of views from the main road junction of the groups of buildings which overlook it. From the major approach roads the informal, rural character of the Conservation Area creates a strong sense of surprise.

The tower of St. Bartholomews Church is visible above the roof tops and trees from most parts of the Conservation Area and is a major landmark. The War Memorial on the corner of Church Street and Market Street is also an important landmark and the focal point of the townscape at the road junction.

Boundary treatments

Boundary treatments vary throughout the area and include brick and stone walls and iron railings, or a combination of these elements. All these boundaries are important to the character of the area as they create a strong sense of enclosure.

The cemetery is bounded on its northern side, abutting Cemetery Street with a substantial brick wall with a stone coping. The boundaries of the cemetery and churchyard with Church Street and School Street have a lower brick wall with stone copings topped by iron railings

with ornate finials. There are three entrances to the cemetery, one on the corner of Church Street and Cemetery Street and two on School Street. All of these have stone piers and iron gates. There are two entrances to St. Bartholomews churchyard, one from Church Street with stone piers and an iron gate, the other from School Street through an ornate timber framed lych gate on stone piers.

The School Street boundary of the school grounds has plain steel railings. The landscaped garden has a simple steel railing incorporating circle motifs and ball finials and a semi-circular arched gateway. The War Memorial is situated in a raised area bounded by low sections of stone and brick walling. Number 1 Church Walks and numbers 108 and 110 Market Street have brick boundary walls to their front gardens. The boundary to 112 Market Street has been reduced to several brick courses and a stone coping. Numbers 2 - 5 Church Walks have vertical stone flags to the garden boundaries.

Street Frontages

The Conservation Area has developed in an irregular and informal way with some properties directly fronting the footway, others having small front gardens and the church and the cemetery chapel set in extensive landscaped grounds.

Street furniture

The majority of the Conservation Area has concrete lighting columns most of which are very tall. There are traditional style columns and lanterns on Wilbraham Street adjacent to the garden and traditional style lanterns on tall steel columns along Market Street.

There are traditional style metal bollards along the edges of both footways to Wilbraham Street and on the footway to Market Street, bordering the traffic calming strip.

There are traditional style guard rails on the major road junction on the corners of Market Street with School Street and Wigan Road. There is a plain steel guard rail on the corner of School Street and Wigan Road, which extends down in front of the Red Lion Hotel. A modern telephone kiosk is situated outside the garden on Market Street. Within the garden there are traditional style steel frame and wood slatted seats and metal litter bins. There are also timber seats within the cemetery.

There is a proliferation of traffic lights and signs at the major road junction which creates a cluttered appearance.

Most carriageways throughout the Conservation Area are tarmacadamed although there are stone setts along Wilbraham Street and on the vehicular entrance between 108 and 110 Market Street. There is a section of Heritage paving across the carriageway on Market Street to calm vehicular traffic. Footway surfaces are either tarmacadamed or have concrete flags. Sections of traditional wide stone kerbs remain on Market Street. The gardens are paved in stone setts and smooth stone pavers.

Architectural Character

The Conservation Area contains a variety of building types and styles. These include:-

- An 18th Century farmhouse, Grundys Farm
- 19th Century residential properties including small terraced cottages on Wilbraham Street, Wigan Road and Church Walks and larger homes for well to do people at 108, 110 and 112 Market Street
- 18th and 19th Century public houses namely the Red Lion and the Wheatsheaf. The former Grapes Inn on Church Street is now a restaurant
- 19th and 20th Century community buildings namely the school, St. Bartholomews Church and the cemetery chapel.

Traditional buildings are two storeys high apart from the Red Lion which has a three storey section and the Wheatsheaf where dormer windows have been added to the roof space. With the exception of St. Bartholomews Church the properties are constructed of red brick, some with stone details, although a number have been rendered or painted. Roofs are of Welsh or graded slate although some houses have been re-roofed in concrete tiles. Window openings have strong vertical proportions and some properties have retained traditional sliding sash windows. Door and window openings have stone lintels or semi-circular or elliptical brick arches.

Building styles vary from simple domestic Georgian to the more elaborate Gothic of the church tower and the school. The recently rebuilt St. Bartholomews Church, constructed of stone with a slate roof, incorporates stone features salvaged from the Victorian building and is in keeping with the character of the tower and the Conservation Area in general.

There are several buildings which are Listed as being of Special Architectural or Historic Interest, Grade II within the Conservation Area as follows:-

SUNNY BANK AND SOUTH VIEW, 110 AND 112 MARKET STREET

This pair of houses, now offices and a health centre, were built in 1853 of brick with stucco dressings and a hipped slate roof. The windows have wedge lintels and are sashed with glazing bars. The segmental headed entrances have inset Doric doorcases with overlights and four fielded panel doors. There is a large two storey bay on the side elevation facing the church. Peter Ditchfield a local cotton manufacturer built Sunny Bank for his own occupation and South View for his aunts.

WESTHOUGHTON CHURCH OF ENGLAND PRIMARY SCHOOL, SCHOOL STREET

Constructed in 1861 of brick with stone dressings and a slate roof the school is a



Figure 1.
St Bartholomews Church

single storey building with lean to bays on each end. It has three light, segmental, pointed windows with tracery heads and a five light pointed window with a hood mould. Over the entrances there is carved stone lettering with 'BOYS' on the left and 'GIRLS' on the right. The interior has laminated cruck trusses and purlins.

CHURCH OF ST. BARTHOLOMEW

The Victorian Church was constructed between 1869 and 1870 to the designs of the architects Cunliffe and Freeman of rock faced stone with ashlar dressings and a slate roof. Following a serious fire in 1990 the main body of the church was demolished, leaving the tower, to which a new church was attached. Part of the new building is constructed of stone and part of brick with pitched slate roofs. It incorporates ornamental features salvaged from the previous church.

The lych gate to School Street was erected in 1902 in memory of the reign of Queen Victoria and the coronation of Edward VII. It is of timber framed construction set on stone piers with a plain tile roof. The churchyard contains an interesting variety of 18th and 19th Century headstones and memorials.



Figure 2.
Lychgate, St Bartholomews Church

PRETORIA PIT DISASTER MEMORIAL, ST. BARTHOLOMEWS CHURCHYARD, CHURCH STREET.

This memorial was erected in 1910 by public subscription and has a square granite base, a marble plinth and a tall pedestal with a cap supporting a small cupola and a large urn with flowers. It is surrounded by cast iron posts and rails. The pedestal is inscribed "Sacred to the memory of 344 men and boys who lost their lives by an explosion at the Pretoria Pit of the Hulton Colliery on 21st December, 1910." Twenty four unidentified bodies are buried beneath the memorial.

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 or alterations are being considered. These are:-

GRUNDYS FARM, SCHOOL STREET

This building bears the inscription P.I.M.R.1723 and was probably built by the Pendlebury Family. It has been known as Grundys Farm since 1843 when Thomas Grundy took it over from John Hodgson. The farmhouse is a two storey rendered building with a pitched slate roof.

THE RED LION HOTEL, WIGAN ROAD

The oldest part of the Red Lion is reputed to have been a former farmhouse belonging to the Pendlebury family. When the open fields of Westhoughton were enclosed the Enclosure Commissioners met at the Red Lion or a building on this site known as "the house of James Pendlebury." The building has two and three storey portions which are rendered and painted white with black quoins, window and door surrounds. There is a semi circular arched entrance doorway and two horizontal sliding sash windows with glazing bars on the second floor.

108 MARKET STREET

This must once have been the house of a well to do Westhoughton resident and dates from around 1850. It is two storeys high constructed of brick with a pitched slate roof. The windows and the main entrance have segmental arched openings in gauged brick and the side door has a semi circular gauged brick arch. The entrance doorway has an inset Doric doorcase.

THE WHEATSHEAF HOTEL, 106 MARKET STREET

The original Wheatsheaf Inn stood until the 1950's behind the existing building and was used as a workshop. The present building appears to date from the late 19th Century with early 20th Century alterations. It is a two storey building constructed of brick which has



Figure 3.
The Wheatsheaf, Market Street

been painted cream and has a pitched slate roof with attic dormers.

THE WAR MEMORIAL, CHURCH STREET, MARKET STREET CORNER

The War Memorial occupies the former site of the toll gate. It consists of a stone column topped by a cross set on a hexagonal stone base. There is a semi circular stone wall behind it and stone steps at the front. The base is inscribed with the names of Westhoughton men who died in the First and Second World Wars. The list of names would have been longer had it not been for the Pretoria Pit Disaster

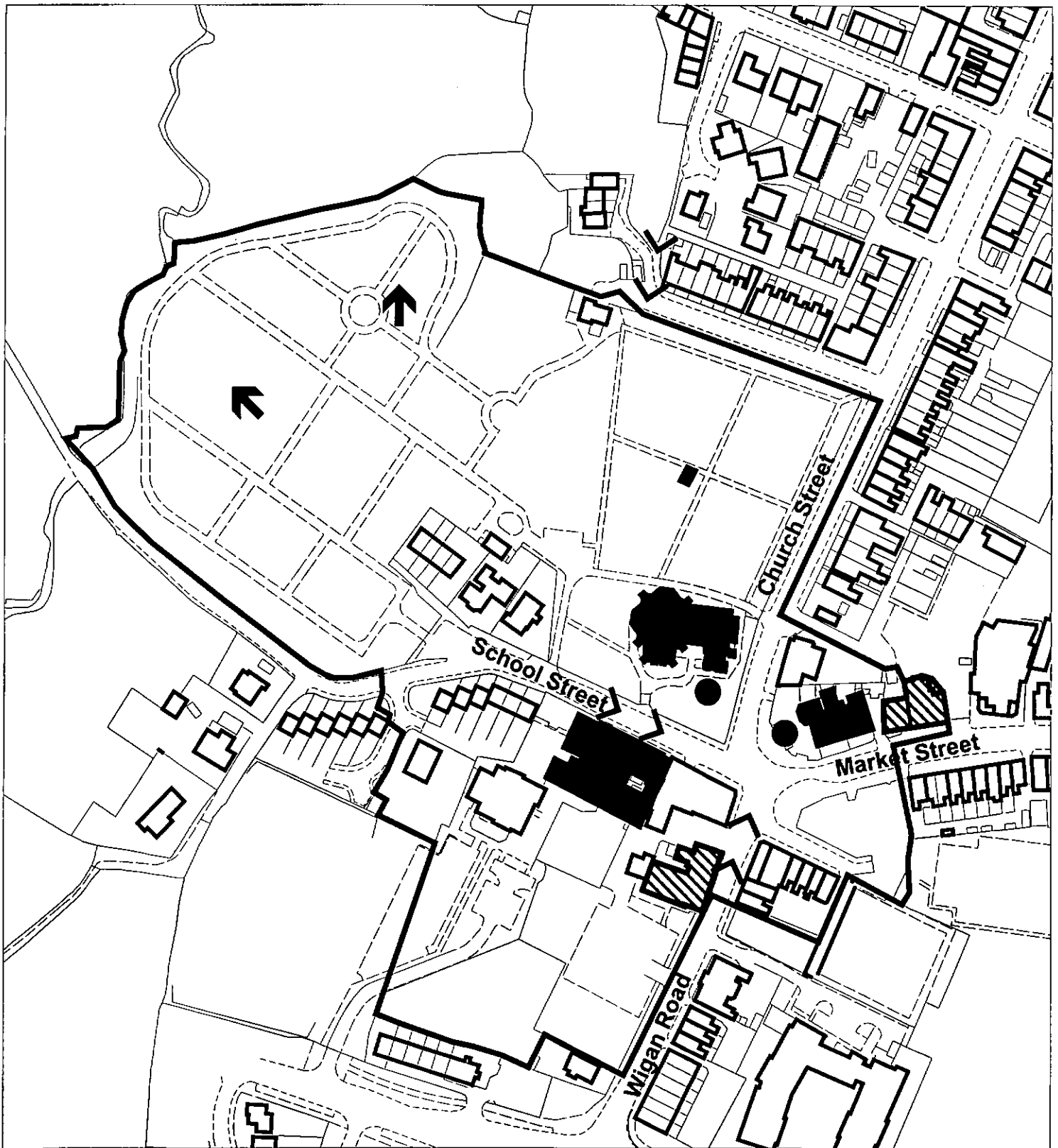
Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from their traditional character. This includes the rendering and painting of brick frontages, relaying slate roofs in concrete tiles, the installation of modern windows and doors and the fixing of satellite dishes to prominent elevations.

A number of commercial buildings have been altered in ways which are out of keeping with the character of the Conservation Area including the installation of inappropriate shop fronts, signs and plastic canopies.



Figure 4.
War Memorial, Corner of Church Street and Market Street



**Westhoughton Town Centre
Conservation Area
TOWNSCAPE**

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



not to scale

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SECTION TWO

Policy Guidelines

Statutory Controls

The Westhoughton Conservation Area was designated in 1980 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.

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.

Bolton's Unitary Development Plan contains a number of policies relating to Conservation Areas and Listed Buildings.

Numbers 1-9 Wigan Road and 2-12 Wilbraham Street are included within the Westhoughton Shopping Centre and are subject to the shopping policies of the plan. All these policies are set out in the Appendix.

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 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 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 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 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
 - 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.

Eighteenth and 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.
- 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.

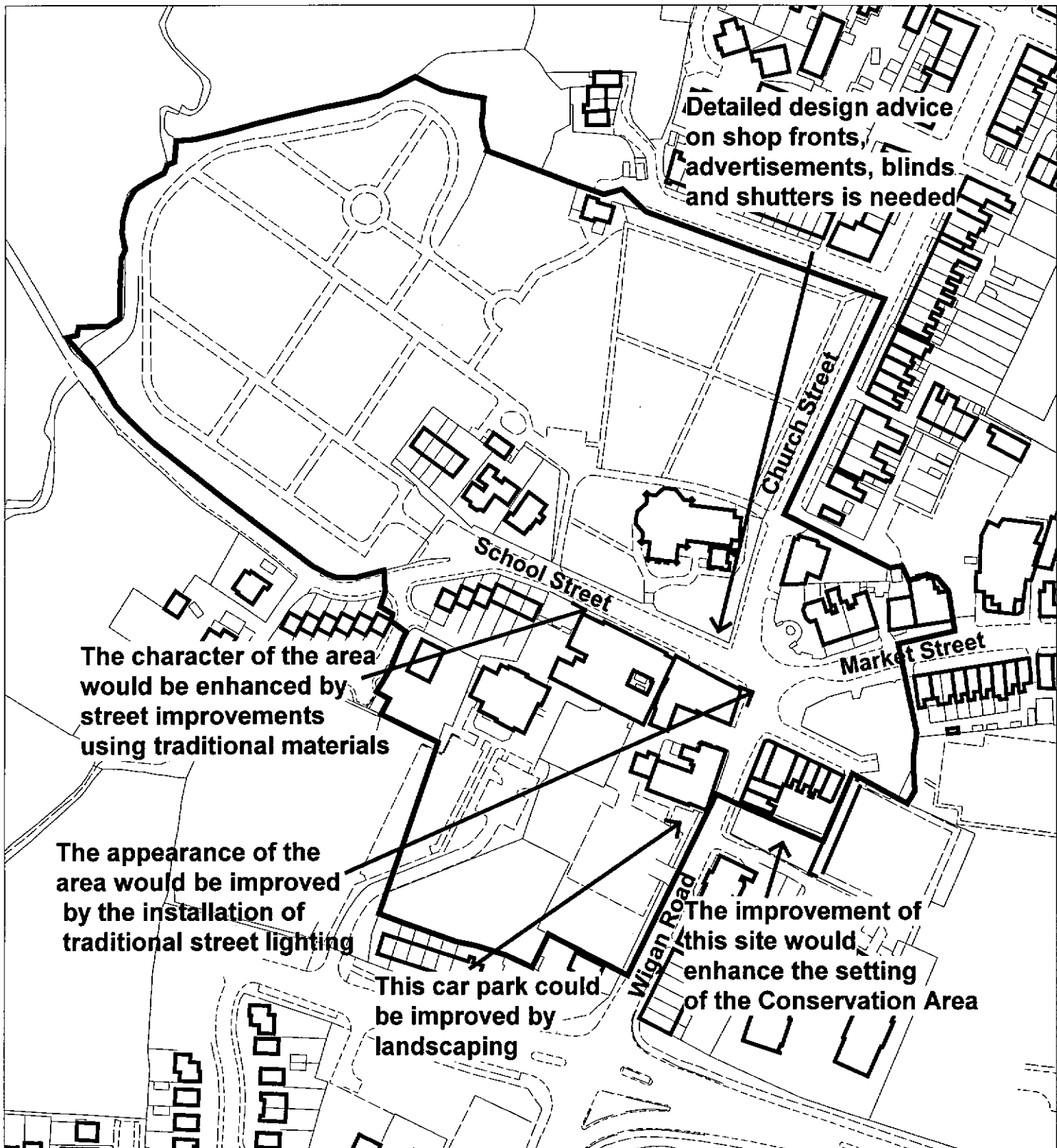
- Advertisement consent will not be given for internally lit box signs. The use of external lights and concealed lighting will be encouraged.
- Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external 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.



Detailed design advice on shop fronts, advertisements, blinds and shutters is needed

The character of the area would be enhanced by street improvements using traditional materials

The appearance of the area would be improved by the installation of traditional street lighting

This car park could be improved by landscaping

The improvement of this site would enhance the setting of the Conservation Area

Westhoughton Town Centre Conservation Area OPPORTUNITIES

— Boundary of Conservation Area

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not to scale

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SECTION THREE

Opportunities for Enhancement

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

Street Enhancement

Should resources be available to carry out further street enhancement in the future this should reinforce the identity of the Conservation Area, for example by using traditional surfacing materials.

Street Lights

The appearance of the Conservation Area would be enhanced by the replacement of the existing concrete columns and modern lanterns with a design more in keeping with its traditional character.

Shop fronts, advertisements, shutters and blinds

Detailed design advice on shop fronts, advertisements, blinds and shutters is needed to encourage higher standards throughout the Conservation Area.

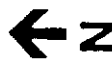
Car Park to the south of the Red Lion Hotel

A landscaping scheme including tree and shrub planting to the car park would improve the setting of the Red Lion and enhance the character of the southern part of the Conservation Area.

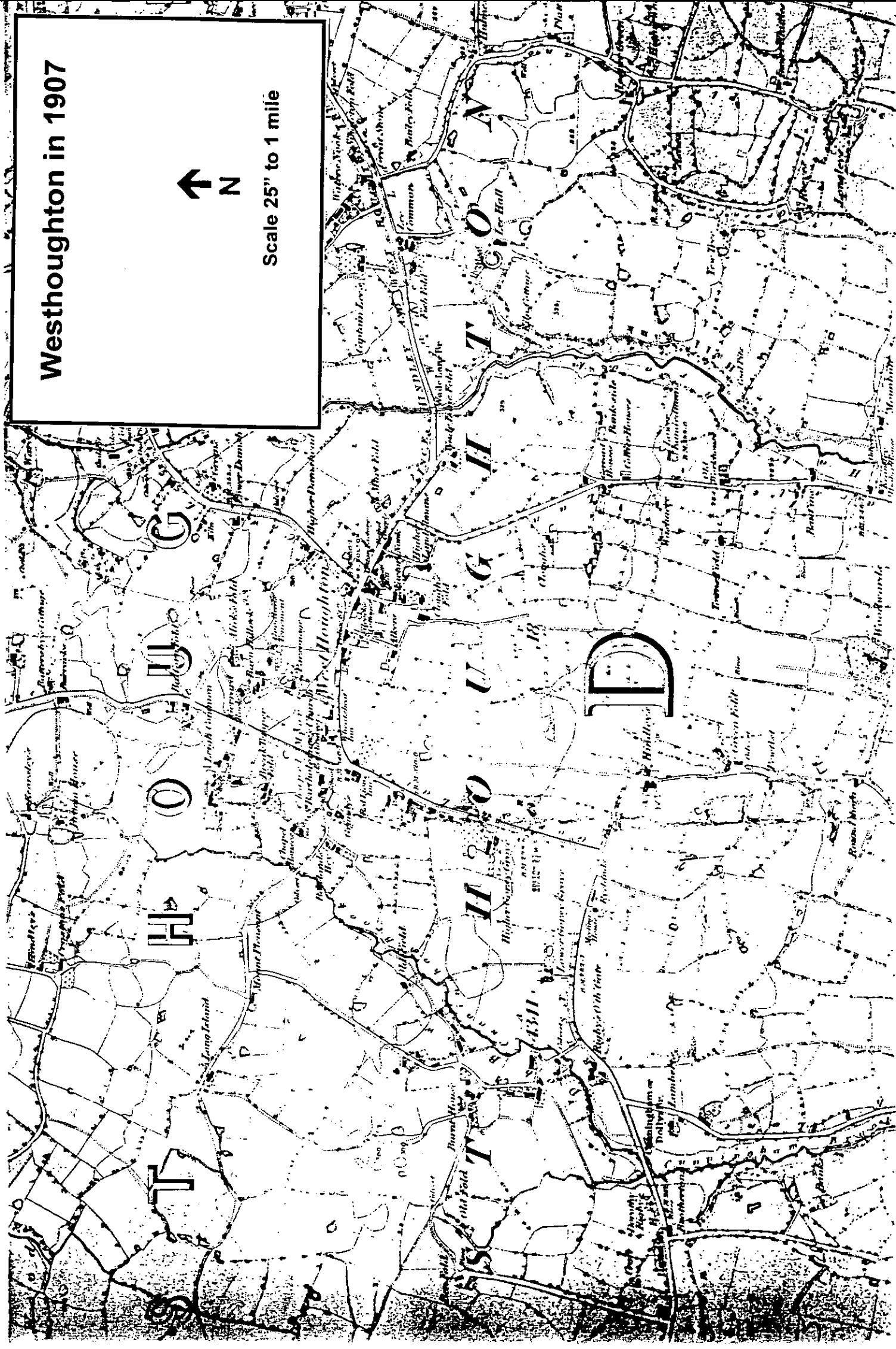
Land adjacent to 9 Wigan Road

Although this site is not included within the Conservation Area boundary it is immediately adjacent to it and has a detrimental effect on its setting. It is roughly surfaced, with weed growth around the perimeter together with concrete posts for a post and panel fence. At present it is used for parking and storing bins and is unsightly. Its appearance and the setting of the Conservation Area would be greatly improved by the removal of the fence posts, provision of a bin store, resurfacing the parking area and tree and shrub planting around the perimeter.

Westhoughton in 1907



Scale 25" to 1 mile



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 to 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.

District Centres

S5. The Council will normally permit proposals for shopping development, which are appropriate in scale and character, in or immediately adjoining the district centres.

There are four district centres in the Borough, namely Astley Bridge, Farnworth, Horwich and Westhoughton. They are smaller centres than Bolton, and offer local people convenient shopping for a wide range of goods. The Council wishes to sustain and support the role of the district centres as a principal focus for retailing, arts and cultural provision, leisure and entertainment, commercial services and community facilities. Support will be given to proposals involving the refurbishment of existing centres and the Council will, where possible, promote schemes which improve the overall shopping environment.

In addition the Council believes that there is opportunity to extend facilities within district centres, especially for non-food retailing. It will therefore encourage proposals which will enhance the range of goods and services available within the centre. Proposals will

normally have to be in or adjoining the identified shopping centre. The Council will interpret "adjoining" to mean immediately next to the shopping centre boundary. However, should a proposed site be separated from the shopping centre by a highway the Council will use its discretion as to whether the site is adjoining. A major factor in the analysis will be the class of the road, and whether it is perceived as a boundary which signifies a change in land-use. The Council will consider preparing more detailed strategies or Action Plans for each of the four centres, and over the Plan period, the Council envisages the following developments:-

Westhoughton

The A58 Market Street diversion Cricketers Way permits through traffic to avoid the centre of Westhoughton. The Council will consider encouraging rear servicing of premises on Market Street with a view to restricting traffic from the main shopping street and, ultimately, considering the implementation of a pedestrian priority scheme. A site adjacent to the A58 Diversion has been identified for retailing and the Council has prepared a more detailed brief (the Westhoughton Town Centre Development Brief) with the aim of securing the provision of a large foodstore and a mix of retail units on the site.