

# WALLSUCHES CONSERVATION AREA



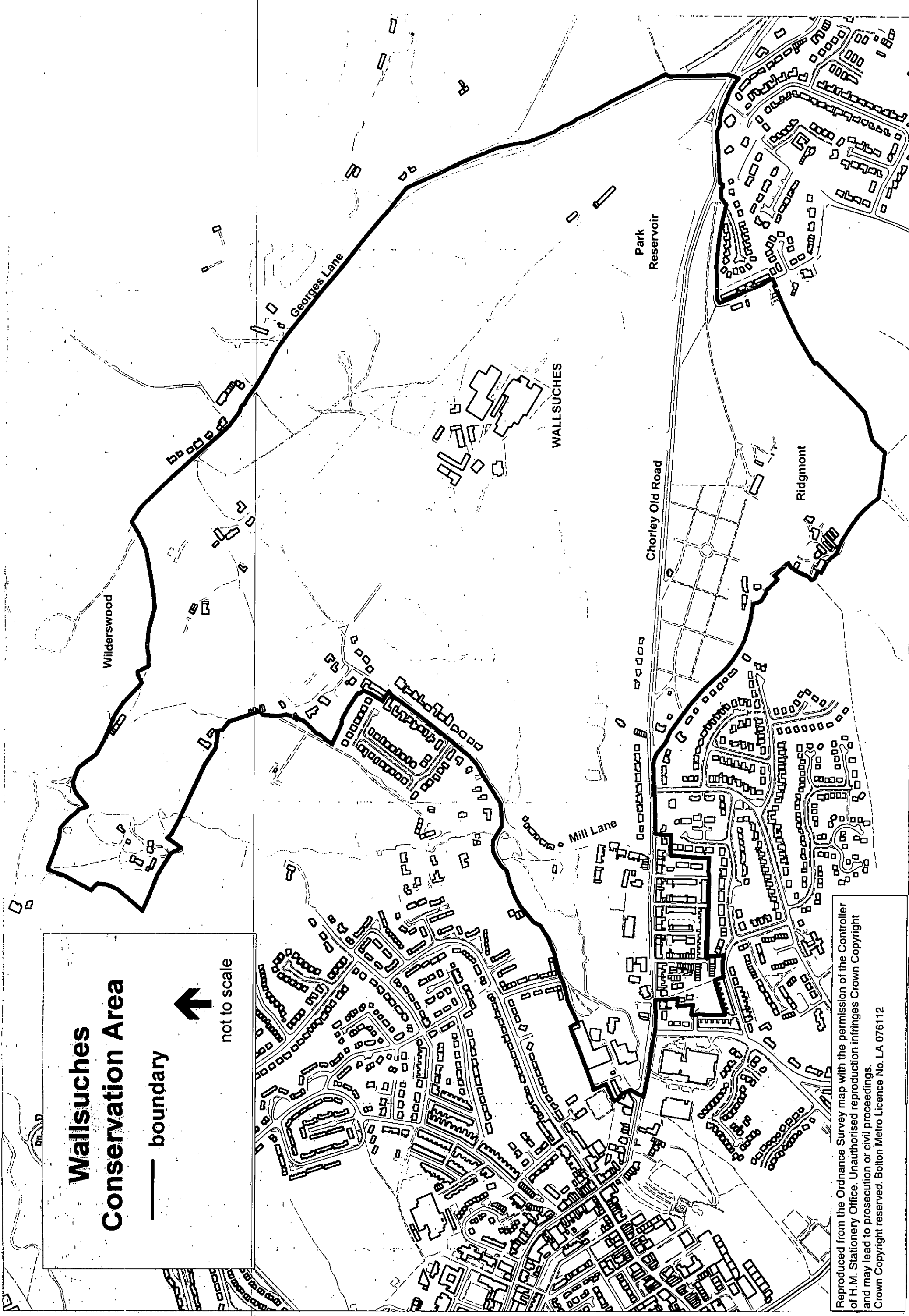
Environment Department

# Wallsuches Conservation Area

— boundary



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## SECTION ONE

### Character Assessment

#### **Introduction.**

**Horwich is a small industrial town set on the edge of the West Pennine Moors, overlooked by Rivington Pike. Wallsuches Conservation Area is one of two in Horwich, the other being the Town Centre. Wallsuches includes one of the main approaches into the town from the east along the Chorley Old Road.**

The area is predominantly open in character with the former Wallsuches Bleachworks at its core.

There is a variety of residential buildings within Wallsuches with the principal settlement focused on the Club Houses in the south western corner. The area now identified as the Conservation Area was largely developed in the late Eighteenth and early Nineteenth Centuries. Twentieth Century urban development has occurred along Chorley Old Road, Mill Lane and Foxholes Road.

The area contains a number of Listed Buildings including the former Wallsuches Bleachworks, Wallsuches House, Ridgmont House, Markland House and public buildings and cottages on Church Street.

Wallsuches represents the first phase of the growth of Horwich and is an interesting example of an early industrial process and associated housing. The area is therefore of special historical and architectural interest.

#### **General Background.**

The Conservation Area is too large and diverse to be described as a whole. It includes three distinct localities which are considered individually in the following sections:-

1. Wallsuches Bleachworks and House.
2. Ridgmont House and Park.
3. The Club Houses.

# 1. Wallsuches Bleachworks and House.

## History.

The development of Wallsuches, one of the first chemical bleachworks in the country was a significant factor in the growth of Horwich in the late Eighteenth and Nineteenth Centuries. The industry was heavily dependent on running water which explains the importance of the Wilderswood stream and Pearl Brook to the location of the bleachworks.

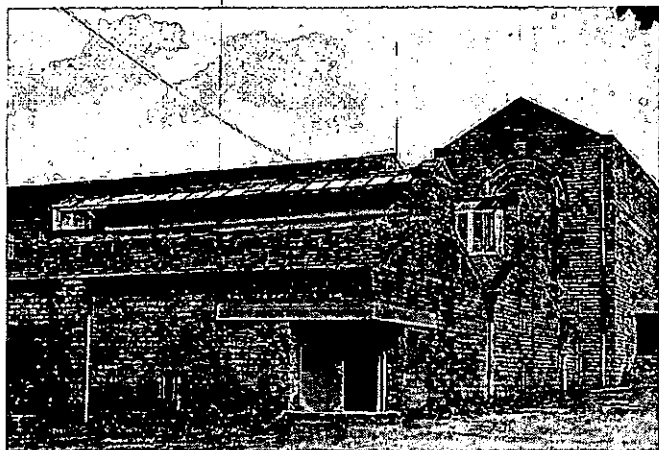


Figure 1.  
Former Wallsuches Bleachworks.



Figure 2.  
Wallsuches House.

In 1775 two brothers, John and Thomas Ridgway, leased the Wallsuches site from Henry Blundell for a period of 99 years. The increasing demand for cotton cloth had provided opportunities for expansion which were not available to the Ridgways at their

bleachworks in Bolton. In the next few years a bleachworks was erected at Wallsuches and was the first factory in Horwich. This five storey building was known as Gingham House and has subsequently been demolished. The Ridgways built Wallsuches House next to the bleachworks in the early Nineteenth Century as a home for one of their family.

By the mid 1830s the business had been taken over by Charles and Christopher Howarth who had been employees of the Ridgways. A descendant of the Howarth family sold Wallsuches to the Bleachers Association in 1900.

The Wallsuches complex ceased operation as a bleachworks in 1933 due to a decline in trade. In 1950 Arcon Engineering took over the works, the majority of which are now empty and falling into disrepair.

## Townscape.

Wallsuches Mill and Wallsuches House lie in a wooded valley to the north of Chorley Old Road on the edge of the West Pennine Moors. The lower slopes of the moors and the disused stone quarries form a dramatic backcloth to Wallsuches.

This area is predominantly rural in character with large tracts of rough grazing, woodland and wild moorland vegetation including bracken, heather and bilberry. The mounds of several underground reservoirs are visible but are covered with vegetation.

Farms and groups of cottages are scattered to the north west and a prominent row of cottages overlook the reservoir to the south east. Detached and semi-detached houses have been built during the present century along Mill Lane, Foxholes Road and Chorley Old

Road. These are largely screened from view by adjacent woodland. Wallsuches House is hidden in the woodland adjacent to the former bleachworks.



Figure 3.  
Mature trees along Chorley Old Road.

### **Enclosures.**

The majority of roads and lanes are winding with the exception of the two access roads leading to the former bleachworks from Chorley Old Road. Vistas are closed by bends in the roads, groups of trees and the random arrangement of the bleachworks buildings. As a result most of the area has a secluded rural character. By contrast the south eastern corner of the Conservation Area with its large reservoir is more open and can be clearly seen from all directions.

### **Landmarks, Views and Skyline.**

The dramatic setting of the northern part of Wallsuches, below the West Pennine Moors can best be appreciated from Ridgmont Park and Chorley Old Road. The whole of the area can be clearly viewed from these locations. On a clear day the tower on Rivington Pike and the Winter Hill transmitter can be seen on the skyline. The former bleachworks buildings with their painted clock and bell towers and the reservoir are major landmarks.

The tower of Holy Trinity Church is an important landmark to the west of the area.

There are also excellent views from Georges Lane and the northern part of the bleachworks area over the Lancashire plain. Blackpool Tower and Southport are visible on a clear day. Georges Lane also provides views across Greater Manchester towards the Pennines and Liverpool.

### **Boundary Treatments.**

The stone boundary walls along Chorley Old Road and the access roads to the bleachworks create a strong sense of enclosure and are very important features. The walls adjacent to the bleachworks incorporate small archways which are now blocked up but originally provided access for employees. Sections of walling throughout the area need repair or rebuilding.

### **Street Frontages.**

The pattern of building varies considerably from the informal grouping of farm buildings and the former bleachworks to terraced cottages and suburban houses fronting the roadway. The building lines along Chorley Old Road, Mill Lane and Foxholes Road vary considerably because of the piecemeal way houses have been built during the present century. There are no footways to the majority of the routes with the exception of Chorley Old Road.

### **Street Furniture.**

The main thoroughfares and footways are tarmacadamed. Many minor roads are roughly surfaced or are still muddy lanes. Within the former bleachworks complex large areas of stone setts survive.

There are a number of attractive cast iron lamp columns along Mill Lane. These have had modern extensions fitted in order to improve the standard of lighting. The original columns are worthy of retention.

## Architectural Character.

Wallsuches contains a variety of building types and styles. These include the plain vernacular of farm buildings and cottages, the simple Classical style of the former bleachworks and suburban houses with a wide range of details and materials. There are a number of Grade II Listed Buildings within the Conservation Area. These are:-

### THE FORMER BLEACHWORKS.

The bleachworks complex is predominantly constructed of dressed stone. The principal elements consist of:-

#### (a) The Clock Tower Building.

This dates from the late Eighteenth Century and is constructed of dressed stone with quoins and a stone flag roof. It is two and three storeys high with a round arch rising through two stories on the south side and an octagonal faced clock in a gabled dormer.

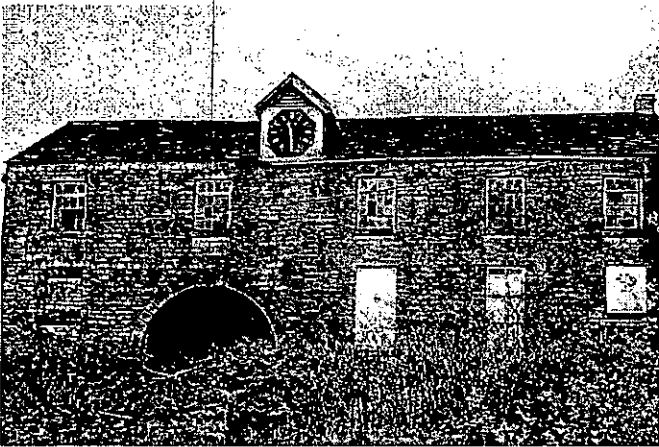


Figure 4.  
The Clock Tower Building.

#### (b) The Bell Tower Building

This dates from the early Nineteenth Century and is a two storey building of dressed stone and stone rubble with a hipped slate roof. The west elevation has a rusticated ground floor and a large round headed window which was probably the original entrance. Above this is an open timber bell tower with a pyramidal roof.

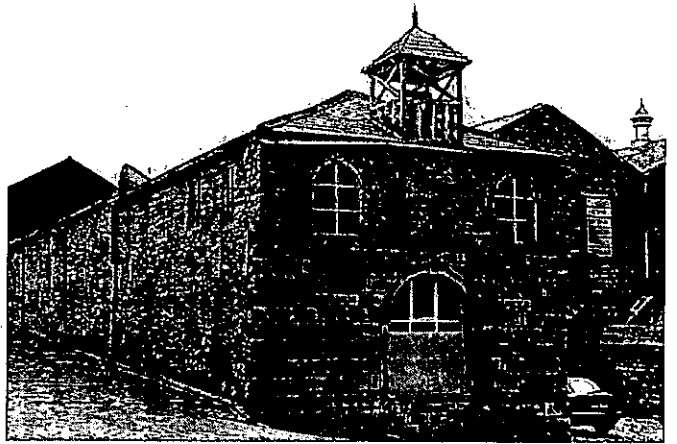


Figure 5.  
The Bell Tower Building.

#### (c) The Factory Building.

This is an early Nineteenth Century building of brick and dressed stone with a hipped slate roof. It is two storeys high with five bays, sash windows with glazing bars and a round arched door with a fanlight.

### WALLSUCHES HOUSE.

This early Nineteenth Century building was constructed by the Ridgways and was also the home of the Howarth family during their ownership of the bleachworks. The house is two storeys high constructed of stone with a hipped slate roof. The central bay forms a bow and there is a bowed stone porch supported on columns.

### WILDERSWOOD MANOR HOUSE.

Situated in the Wilderswood Farm complex the Manor House has a date stone inscribed "CGS 1722", although there are later additions. It is two storeys high, constructed of dressed stone with quoins, a slate roof and stone mullioned windows.

### MARKLANDS HOUSE.

Marklands House dates from the Seventeenth Century with an extension of 1746. It is two storeys high, constructed of dressed stone, with a slate roof. The entrance has a lintel inscribed "IMM 1746" and some of the windows have stone mullions.

## 2. Ridgmont House and Park.

### History.

Ridgmont House is set in open land on a hillside to the south of Chorley Old Road. It was built as a private residence in 1800 by Thomas Ridgway, one of the two brothers who established Wallsuches Bleachworks. This explains the location of the property at a distance from, but directly overlooking the former bleachworks.

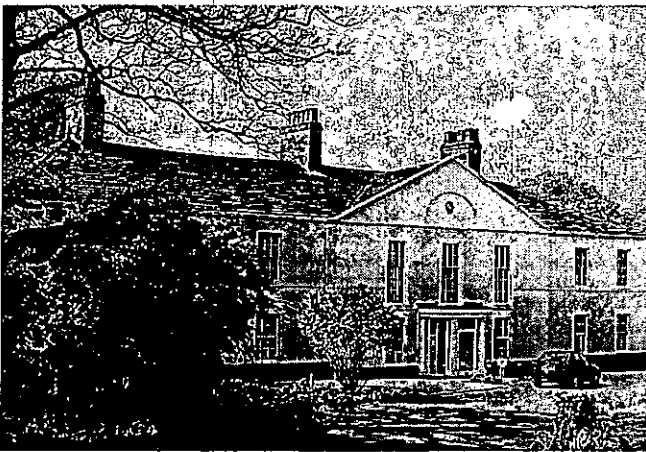


Figure 6.  
Ridgmont House.

### Townscape.

Ridgmont House and its grounds, now a park and cemetery, have a distinct identity. The park is a relatively open space bounded by mature trees and stone walls. Ridgmont House on the crest of a ridge provides a focal point.

### Landmarks, Views and Skyline.

There are good views of the park from Chorley Old Road and open areas of the Wallsuches. There are excellent views of Wallsuches and the West Pennine Moors from the park and cemetery. Vistas within the area itself are open.

### Boundary Treatments.

The stone boundary walls to the park and cemetery are an important feature both

visually and historically as they define the extent of the original grounds to Ridgmont House. Some sections require repairs or rebuilding.

### Street Layout.

Fleet Street, a rural lane, winds along part of the southern boundary. A drive leads to Ridgmont House from a junction with Chorley Old Road, following the line of the ridge. The cemetery has a grid link of paths giving access to individual burial plots. A footpath from Ridgmont leads down to Chorley Old Road, and once linked with an access to the bleachworks.

### Street Furniture.

Fleet Street and the drive and paths within the park and cemetery are tarmacadamed. There are a number of seats within the cemetery and two seats at the eastern end of the park. They have concrete frames with timber slatted seats and backs. Most need repairs and revarnishing. More seats could be provided in the park.

### Architectural Character.

The Ridgmont area contains a group of simple Eighteenth and Nineteenth Century stone built houses, cottages and farm buildings, grouped along Fleet Street to the south of the park, together with Ridgmont House and a stone chapel near the western entrance to the cemetery. There are two sets of stone and iron gates to the cemetery, one to Fleet Street and another to Chorley Old Road. There is also a group of timber built farm outbuildings off Fleet Street which are in a very poor state of repair.

RIDGMONT HOUSE.

Ridgmont House is a large detached building, two storeys high with stuccoed walls, stone dressings and a hipped stone slate roof. At the front of the property the central portion

projects slightly under a pediment and the entrance has a semicircular porch supported by columns. The windows have sashes with glazing bars. The house is a Grade II Listed Building.



### 3. The Club Houses.

#### History.

The western end of the Conservation Area centred on Church Street consists of Eighteenth and early Nineteenth Century cottages, industrial and retail premises and the church and schools originally associated with the Wallsuches Bleachworks. Some terraces have basements with windows partly above street level and could originally have been cotton spinning or weaving workshops.



Figure 7.  
The Club Houses. stone cottages off Church Street.

The small streets laid out at right angles to the south side of Church Street, including Wood Street, Nelson Street and Chapel Street form a district known locally as the Club Houses. The Ridgway family which developed Wallsuches Bleachworks made great efforts to encourage their workforce to build their own homes. They offered land for sale and drew up Building Society deeds between themselves and their workforce. The establishment of this Building Society resulted in the construction of the Club Houses. They were seen as an improvement on the houses built for the Ashworth employees at Barrow Bridge which were rented. Joseph Ridgway also established a penny post service between Horwich and Bolton and created a post office in the Club Houses area.

#### Townscape.

Church Street forms the heart of this area which is largely developed with terraced dwellings fronting the street, a short row of shops and a row of cottages and industrial buildings adjacent to the Pearl Brook. The exceptions to this pattern are the church and schools which have their own grounds. The wooded valley of the Pearl Brook at the rear of Church Street provides a dramatic contrast to the terraced housing nearby.

#### Enclosures.

There are good views of Holy Trinity Church and the schools from Church Street and of the cottages and industrial buildings north of the Pearl Brook. The predominant form of development consists of short terraces of cottages laid out at right angles to each other. There are therefore limited views of the public buildings from the side streets, although the church tower is visible from most of the area. There are also limited views into the terraces from Church Street.

Vistas into the Club Houses area are terminated by the terraced houses on George Street. Interesting and unusual glimpses of the Club Houses are provided through archways in several of the terraces.

#### Landmarks, Views and Skylines.

The West Pennine Moors can be seen looking east from Church Street. Elsewhere, views are blocked by the terraced housing. The tower of Holy Trinity Church is an important landmark, being visible above the rooftops of the terraces.

#### Boundary Treatments.

Most properties have stone boundary walls enclosing open land in the case of the public

buildings or the back yards of terraced houses. These are an important element of the area's character. A section of stone boundary wall on the eastern side of Mill Lane needs rebuilding.

### **Street Layout.**

The majority of the area has been developed with a tight grid iron pattern of streets at right angles to each other with terraced cottages directly fronting onto the street. Bridge Street and Mill Lane, leading north from Church Street follow a more winding route. The buildings on the north side of Church Street have a relatively informal arrangement and no specific building line.

### **Junctions and Meeting Points.**

Church Street forms the main thoroughfare with the majority of smaller streets leading off it. The junctions with Bridge Street and Mill Lane are more open than those with the terraced streets and provide interesting glimpses into the Wallsuches area.

### **Street Furniture.**

Some areas of stone setts and stone kerbs still remain. The original stone setts on some streets survive underneath a later coating of tarmacadam. Where properties fronting Church Street are partly below the level of the carriageway, concrete posts with metal poles running between them mark the change in levels. The concrete posts are not in keeping with the character of the area.

### **Architectural Character.**

The Club Houses area contains a variety of building types with terraced stone cottages predominating. There are a number of Grade II Listed Buildings as follows:-

### **HOLY TRINITY CHURCH.**

Holy Trinity was built in 1830 to replace an earlier, smaller church following a sharp increase in the population of Horwich which resulted from the development of the Bleachworks. The construction was funded by public subscription and the Kings Commissioners. Joseph Ridgway was also a principal benefactor. His family crest is on the church tower and his monument dated 1842 is inside the church.



*Figure 8.  
Holy Trinity Church and Horwich Parish Hall, Church Street.*

### **HORWICH PARISH HALL.**

The Parish Hall formerly Horwich School was built in 1793. It was paid for by subscriptions and received support from the Ridgway family who encouraged their workers to improve their education. It is a two storey building of dressed stone with ashlar dressings and a slate roof. The ground floor has Venetian windows and a central plaque records its opening.

### **HORWICH CHURCH OF ENGLAND PRIMARY SCHOOL.**

This school was built in 1832. The datestone reads "NATIONAL INFANT AND SUNDAY SCHOOL". It is a two storey building constructed of stone with a slate roof. The window openings have stone mullions and label moulds.



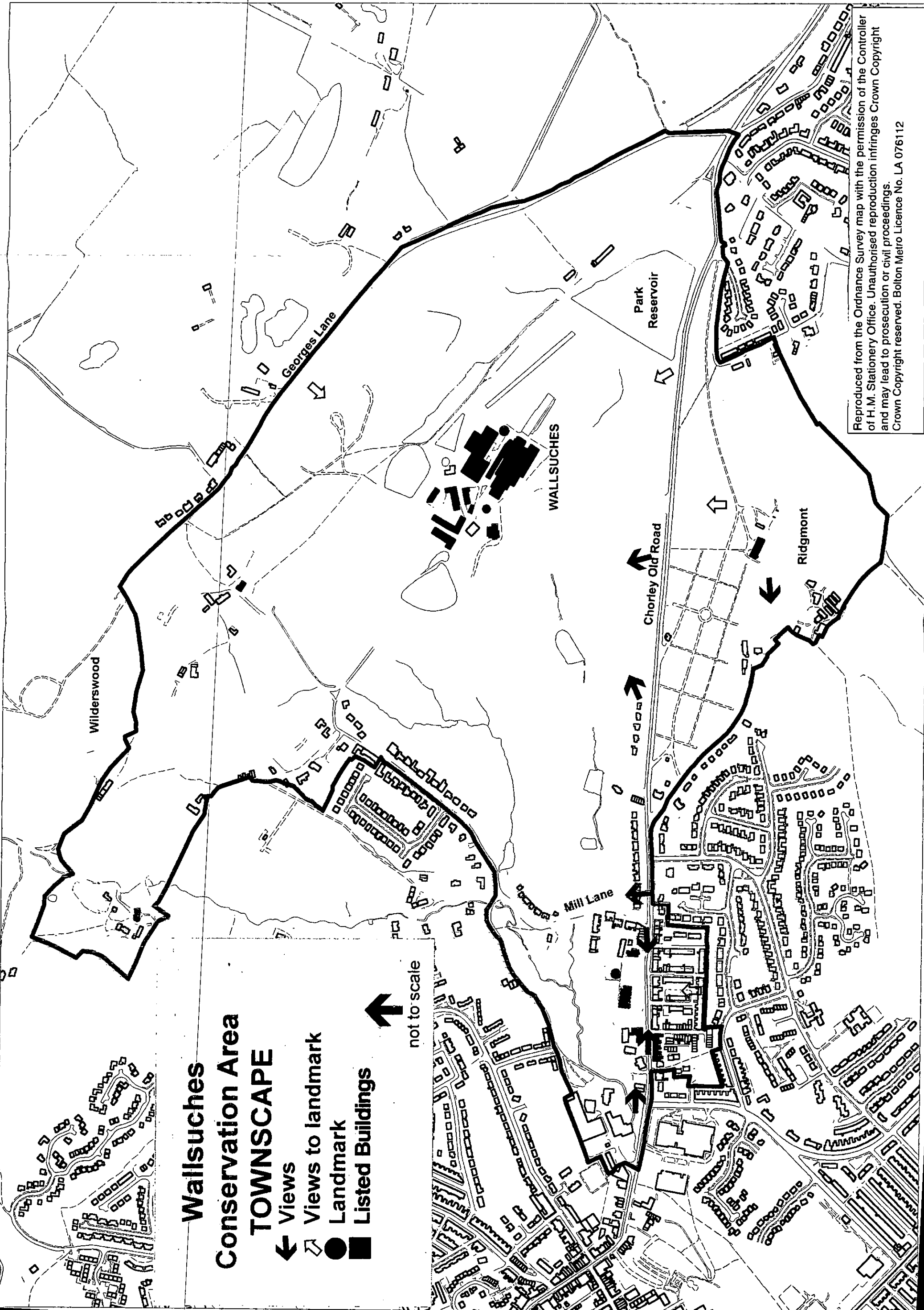
Figure 9.  
*Horwich Church of England School, Church Street.*

**NUMBERS 54 TO 70 (EVEN) AND 70A  
CHURCH STREET.**

This terrace of nine houses dates from the early Nineteenth Century. The properties are two storeys high except for number 54 which has three storeys. The ground floor has bowed windows with small paned glazing and the entrances are above steps with iron handrails and ballusters.

The remaining buildings are largely stone built although there are some brick built properties. Most buildings have slate roofs. Some stone terraces in the Club Houses have short flights of stone steps with iron handrails leading from the street to the front doors.

There is a block of small shops fronting Church Street, most of which have traditional painted timber shop fronts.



**Wallsuches  
Conservation Area**

**TOWNSCAPE**

- ← Views
- ↗ Views to landmark
- Landmark
- Listed Buildings

↑ not to scale

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## SECTION TWO

### Policy Guidelines.

#### Statutory Controls.

Wallsuches was designated as a Conservation Area in 1975. There are a range of Planning Controls to protect its character.

A number of buildings within the Conservation Area are Listed Grade II. Listed Building Consent is needed from the Council to demolish, part demolish or extend a Listed Building or to alter it outside or inside in any way which would change 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 in writing of any proposals to cut down, top or lop a tree in a Conservation Area.

The majority of the Conservation Area is included in the Green Belt and is within an area of Special Landscape Value. Bolton's Unitary Development Plan contains policies relating to the Green Belt and Areas of Special Landscape Value which are set out in the Appendix.

Bolton's Unitary Development Plan also contains a number of policies relating to Listed Buildings and Conservation Areas which are set out in the Appendix. General guidance on policy for Listed Buildings and Conservation Areas 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 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 normally be given to demolish Non-Listed Buildings which make a positive contribution to the character of the Conservation Area.

##### NEW DEVELOPMENT.

- Opportunities for new development within the Conservation Area are very limited. Any 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 normally be considered.

#### Townscape.

- Views over the area to and from the West Pennine Moors should be retained.

##### ADVERTISEMENT CONTROL.

- The Council will use exacting standards when considering whether to grant consent for advertisements within the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 6 "The Display of Signs and Advertisements"

### STREET SURFACING AND FURNITURE.

- Any original stone flags, setts and kerbs should be retained and relaid where necessary.
- New paving should be in reclaimed local stone or new stone. Concrete flags and kerbs incorporating an appropriate aggregate may also be acceptable.
- Brick paving should not be used as this material is not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Stone bridges should be retained and any repairs carried out using the same materials and methods of workmanship.
- All industrial artefacts should be retained e.g. sluices, reservoirs and water channels.
- Street furniture and signs should be kept to a minimum. Where necessary, their style and location should reflect the character of Wallsuches.

### Building Alterations

#### MATERIALS.

- Alterations should utilise traditional materials to match those used to construct the building. A variety of materials have been used in the Conservation Area although local stone from the Montcliffe Quarry predominates. 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 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 date stones and any original features of interest should be retained.

#### WINDOWS AND DOORS.

- Stone window cills, mullions, lintels and door surrounds, and original windows and doors together with eaves brackets and steps should be retained.
- The integrity of the majority of terraced properties 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 (unless these are existing original features of the building);
  - external shutters;
  - changes in size or shape of window and door openings;
  - dormer windows on terraces which were originally designed without dormers.
- 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 Nineteenth Century Properties.**

- Vertical sliding sash windows with glazing bars in vertically proportioned window openings and either horizontal sliding sashes or side hinged casement windows in horizontally proportioned openings.
- Either vertically boarded or six panelled doors.

### **Late Nineteenth Century Properties.**

- Vertical sliding timber sash windows.
- Four or six panelled timber 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 or 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 and if replacement is necessary, it should be in the same materials which have been 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 pots or traditional style replacements.

- Roof repairs or replacements should be in slate or stone flags. Where ridge tiles need replacing these should be in stone or blue clay.
- New roof lights 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, timber or moulded aluminium with a black coating.

### **GARDEN WALLS AND GATES.**

- Stone garden walls including upright flags should be retained.
- Original wrought and cast iron gates are unique and should be retained.

### **COMMERCIAL PROPERTIES - SHOP FRONTS AND ADVERTISEMENTS.**

- Traditional Victorian shop fronts and shop windows should be retained and repaired where practicable.
- 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 are also in keeping with the traditional character of the area and will be encouraged.
- Advertisement consent will not be given for internally illuminated box signs. The use of external lights and concealed lighting will be encouraged.
- Security shutters should preferably be fixed inside the shop window and be of a

perforated grille type to allow 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 roof.

#### WHEELIE BINS.

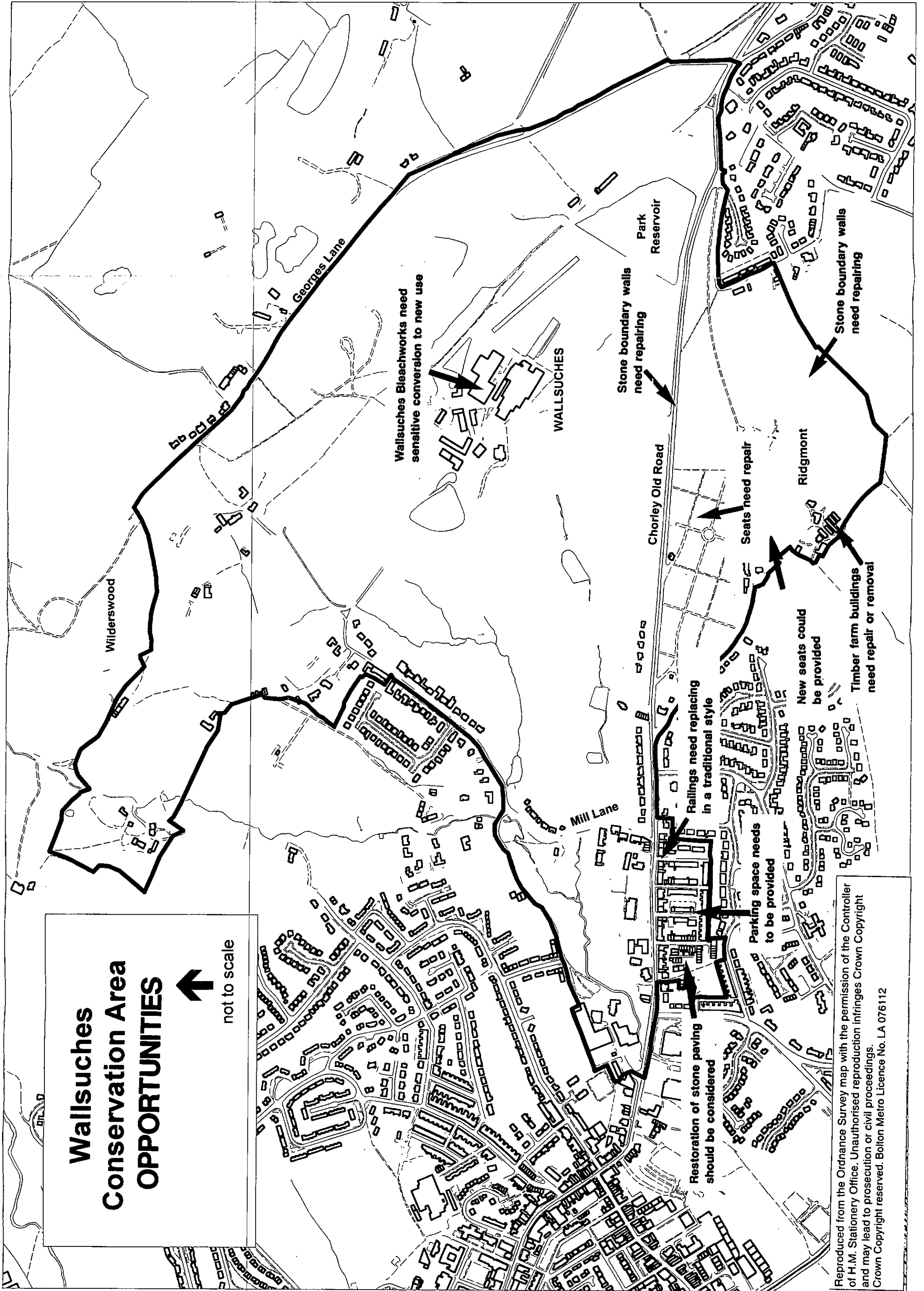
- The layout of traditional properties can create difficulties for storing bins. Wherever possible they should be stored out of sight, not left out on the street or footway.



# Wallsuches Conservation Area OPPORTUNITIES



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## SECTION THREE.

### Opportunities for Enhancement.

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

#### **Wallsuches Bleachworks.**

The former bleachworks provides an excellent opportunity to enhance this important area of Horwich. The complex could accommodate a range of new uses or a mixed use scheme following sensitive conversion. The retention of existing industrial artefacts including the water supply system would provide a major asset to such a scheme.

Planning Permission was granted in 1992 for the change of use of the engineering works to a hotel and leisure complex. This was subject to a number of conditions relating to materials, noise levels and the improvement of access. The Listed Buildings have been identified as being at risk due to their deteriorating condition and lack of use. Emergency works to keep the properties watertight and secure are a priority.

#### **Railings - Church Street.**

The concrete post and metal pole railings on Church Street could be replaced with railings



Figure 10.  
Concrete posts and steel rail, Church Street.

of a more traditional style which are in keeping with the character of the area.

#### **Parking and Traffic Management.**

Parking is a particular problem on Church Street near to the primary school and the row of shops. The Club Houses experience car parking problems due to the lack of off street parking space. This should be provided if a suitable opportunity arises.

Chorley Old Road and Church Street experience a considerable amount of through traffic, including heavy goods vehicles. A traffic management scheme for Horwich Town Centre is currently under consideration and this could make a significant improvement to the area.

#### **Street Surfaces.**

The restoration of the original stone paving materials to the Club House streets would considerably enhance this area.



Figure 11.  
Stone wall in need of repair.

**Repair of Stone Walls.**

Sections of stone boundary walling throughout the area need repair or rebuilding particularly along Mill Lane and along the southern boundary of Ridgmont Park.

**Seating.**

The existing seats in Ridgmont Park and Cemetery need revarnishing or staining. Some

of the concrete frames need repair. Additional timber seats could be provided in the park.

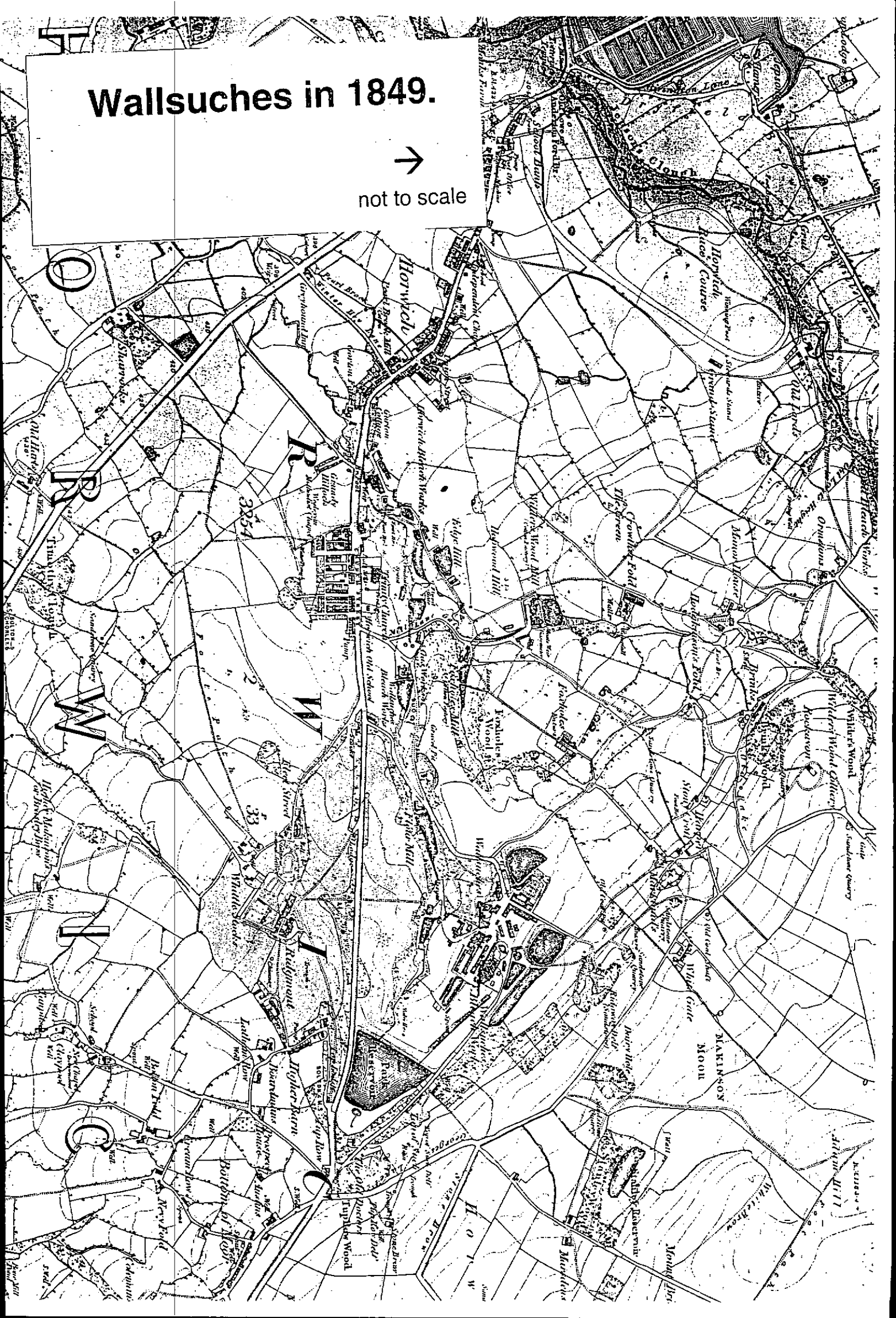
**Farm Buildings.**

The timber farm outbuildings at the southern end of Fleet Street are in a very poor state of repair and should be either repaired or demolished.

# Wallsuches in 1849.



not to scale



## 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 a Conservation Area.**

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 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 Governments Planning Policy Guidance Note 2.

**CE11. The Council will not normally allow development within the Green Belt, unless it is clearly needed for agriculture, forestry or other uses appropriate to a rural area and does not prejudice the purposes and visual amenities of the Green Belt by reason of its scale, design and siting.**

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

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

- (a) development in connection with an outdoor recreation facility, together with ancillary buildings required in connection with that facility;
- (b) development in connection with cemeteries or institutions requiring large grounds;
- (c) development for mineral extraction in accordance with 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 development 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 Development 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 large 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.

### **Landscape**

**CE13. The Council will protect and enhance the quality and diversity of landscape in the Borough.**

The Borough's rural landscape is important in its own right and provides the urban areas with an attractive setting which is important for the quality of life of residents and attracting economic investment into the Borough. The Council has an Environmental Strategy and a Countryside Recreation Strategy for Bolton which aim to protect and enhance the environment. The Council will continue to pursue these aims through its development control and other planning powers.

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

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