



Tyldesley Town Centre

Conservation Area Appraisal

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Part 1 – Appraisal

1. Introduction

Tyldesley Town Centre Conservation Area was originally designated 20 December 1989. The boundary covers an area of 3.17ha and the area has been characterised as a Historic Town Centre. There are currently 5 Listed Buildings found within the Conservation Area.

1.1 Purpose of this Appraisal

Conservation Area Appraisals are a method by which Local Authorities can evaluate the important architectural and historic features within an area and provide a basis for character assessments and the production of a management plan. Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as being *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”*. Under Section 71 of the same Act, local authorities are required to formulate and publish proposals for the preservation and enhancement of any Conservation Areas under their jurisdiction. Section 72 specifies that when making any decisions on development applications within a Conservation Area, special attention will be paid to the desirability of preserving or enhancing the character or appearance of that area. This document has been produced in response to these statutory requirements and in accordance with English Heritage guidance published in *“Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas”* (1997), *“Guidance on Conservation Area Appraisals”* (2005) as well as Government guidance relating to the management of historic buildings and areas set out in *“Planning Policy Guidance 15: Planning and the Historic Environment”* (PPG15).

Conservation Areas Appraisals are a way of defining the special interest of an area, identifying any issues which may threaten the special qualities of that area and providing guidelines in order to prevent damage to and achieve enhancement within that area. This document should provide a basis on which planning applications for development within the Conservation Area can be assessed to ensure high quality development which is not detrimental to the character or appearance of the

Conservation Area.

1.2 Community Involvement

In accordance with Regulation 24 (4) and Regulation 36 of the Town and Country (Local Development) (England) Regulations 2004, Wigan Council adopted its Statement of Community Involvement on the 12 July 2006. This Statement sets out the Council's policies for involving the community in the preparation of the Local Development Framework, Conservation Area Appraisals and in the wider planning process. It provides a certain transparency as well as advice as to how and when communities and interested stakeholders can become involved in the planning process. In line with this policy when undertaking this assessment of Tyldesley Town Centre Conservation Area, the local community and interested stakeholders were asked to contribute their thoughts, opinions and suggestions regarding the current Conservation Area.

1.3 The Planning Policy Context

This document should be read in context along side the wider development framework produced by Wigan Council:

Wigan Unitary Development Plan

Adopted in April 2006, this document contains planning policies and proposals for the use and development of land for the period 2006-2016. Under Policy EV4 Conservation, the Council will conserve the historic built environment using the following methods:

- Not permitting proposals which would harm the character or appearance of Listed Buildings or their settings, or proposals which fail to preserve or enhance the character or appearance of a Conservation Area;
- Protecting and enhancing the character and appearance of Ancient Monuments, sites, buildings and structures of archaeological interest and historic landscapes;
- Exercising its normal development control powers to encourage the protection and enhancement of local buildings of interest;
- Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and settings;

- Carrying out environmental improvement schemes in Conservation Areas;
- Designating new Conservation Areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:
 - The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate scaling and detailing of buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; *or*
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings.

(See Appendix B for expanded UDP Conservation Policies)

Current planning policy also provides planning authorities with additional permitted development controls within Conservation Areas. Article 4 directions are often applied within Conservation Areas to give extra protection to their character and appearance. These effectively remove permitted development rights within the Conservation Area, meaning that planning consent is required for the majority of alterations including, the installation of satellite dishes, cladding, PVC-u windows/doors and dormer windows. The demolition in whole or in part of any building within a Conservation Area requires Conservation Area Consent and there are also additional controls over the removal or works to trees within Conservation Areas.

2. Summary of Special Interest

2.1 Key Characteristics

Tyldesley town centre Conservation Area is primarily commercial in nature, comprising mostly of shops, financial services and public buildings. Like many other townships in Wigan Borough, Tyldesley prospered and grew as a result of the Industrial Revolution.

There is a single main route running through the conservation area; Elliott Street. This road dictates the main pattern of development and is believed to follow the route of a previous Roman road. Running away from and parallel to Elliott Street are a series of linear and grid terraces which follow the natural topography of the area. In the centre of the conservation area is the traditional market square and Top Chapel; the towns' earliest place of worship. Due to their central location these two features have become a natural focal point within the townscape.

There are many key characteristics found within the townscape and several of these are also present within the Conservation Area, for example:

- The dominance of red brick construction;
- Slate roofing materials;
- Cladding of various descriptions;
- Linear terraced streets.
- Grid Iron layout

2.2 Justification for Designation

Tyldesley town centre is one of the Borough's smaller Conservation Areas, covering just 3.17ha of the town centre. It has been characterised as an historic town centre and is dominated by commercial and public properties with some residential units off the main street. There has been settlement in Tyldesley since the medieval period, when it was a rural village with small scale domestic industry. During the industrial revolution in the C18 and C19 Tyldesley grew into a bustling industrial settlement with cotton mills and collieries surrounding the town.

The principle buildings within the conservation area date from C19-C20 and are generally of two storey, red brick construction. Along Elliott Street, the buildings are commercial units with the exception of one building, 138 Elliott Street. At right angles to Elliott Street are several residential terraces which are of a vernacular style found across the borough. These terraces follow the natural slope of the land away from the town centre and terminate at the surrounding greenbelt area.

There are several buildings within the town centre which are associated with the

stand out from their surroundings and are indicators of growing wealth and prosperity. However, when the decline of traditional industries hit the area, these buildings fell out of active use and have now been converted to alternative uses in order to meet the needs of a modern town centre.

2.3 Boundaries and Extent of the Conservation Area

The current boundary of the Conservation Area focuses around the historic town centre, incorporating its main through route. The Conservation Area spans across Elliott Street and Upper George Street, from the junction with Wareing Street and High Street in the east and covers as far as Junction Street in the west and an arm of the boundary extends north along Stanley Street to the junction with Shuttle Street.



Map 1: Conservation Area boundary

Development within the Conservation Area is reasonably dense in nature, with the majority of buildings having been well established since the early C19. It is predominantly commercial in character with the current boundary being drawn tightly around the centre. Several dominant buildings are contained within the Conservation Area, some private and some public, for example; Top Chapel, Miners Hall, Conservative Club, the Library and the old Technical College. There are also several historic public houses within the boundary of the Conservation Area. All of

these buildings are useful in outlining the historic development of the town.

3. Historical Development

3.1 History

Roman Period

A Roman road is known to have run through Tyldesley and is believed to have followed the route of Elliott Street; this road linked the Roman settlements of Wigan and Manchester. Remnants of this road have been found during excavations of previous development. In 1946 two Roman coin hoards were discovered near to the location of the road. However, despite these findings, no direct evidence of any Roman settlement in Tyldesley has been discovered.

Medieval Period

Tyldesley was one of the original six vills (townships) which made up the Parish of Leigh and fell under the control of the Earl of Warrington. The first written record of Tyldesley was c.1210 where it was referred to as 'Tildesleiha', the name is believed to derive from the Old English - Tilwald (personal name) and 'leah' meaning wood or clearing. During this early period of Tyldesley's history the surrounding areas were covered in dense forest, which was slowly cleared over time to allow for the expanding settlement. Medieval Tyldesley was a small, rural settlement with a thriving cottage industry specialising in spinning and weaving.

Post-Medieval Period

With the coming of the Industrial Revolution, Tyldesley prospered into a bustling industrial town. The first cotton mill opened in the town in 1760 and the industry continued to expand through to the C19. Prior to this time handloom weaving was a predominantly domestic industry but growing demands and advances in technology meant mills were constructed in order to provide a local supply of carded and spun cotton. At its height, approx. 12 cotton mills were identifiable within the town.

The first edition Ordnance Survey map of Tyldesley shows the Conservation Area to be sparsely developed. Several cotton mills are depicted within the wider

settlement, with the main area of development being focused along Castle Street, Lower Elliott Street and the east end of Elliott Street. The chapel and some terraces along Elliott Street appear as do some of the towns' historic public houses, for example The George and Dragon and The Queens, although these are not clearly annotated.

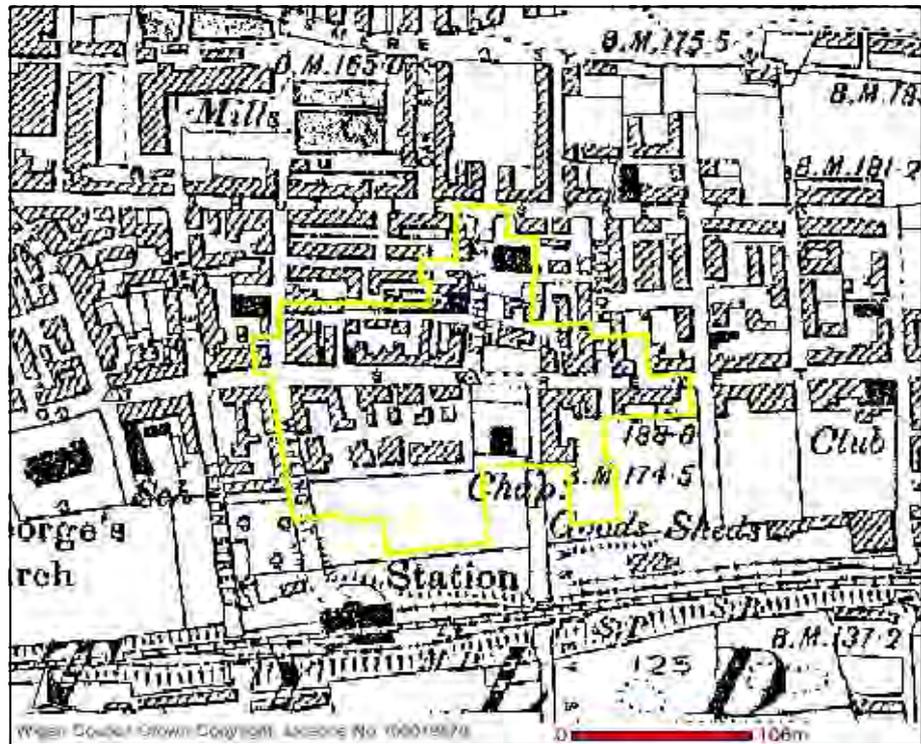


Map 2: Ordnance Survey map of Tyldesley from 1849

In the late C19 Tyldesley also grew to prominence through the growth of coal mining in Lancashire. The towns of Tyldesley and neighbouring Atherton are situated in an area rich in coal seams, and this was heavily exploited during the Industrial Revolution. By 1850, approx. 12 mines were situated within a few miles of Tyldesley. The coal and cotton industries thrived throughout this period, both benefiting from the towns' proximity to the centre of Manchester and the port of Liverpool, which allowed for the easier distribution of goods.

The second edition Ordnance Survey map shows a much more established settlement with clear terraces and a distinctive grid pattern development. Again several cotton mills are depicted around the town and these have expanded since the first edition map. Nearby collieries are also annotated on the map and a clear link can be drawn between the expanding industries and the growing township.

Parish records from this time show that between 1871 and 1891 the population of Tyldesley grew from 6,408 to 12,891.



Map 3: Ordnance Survey map of Tyldesley from 1894

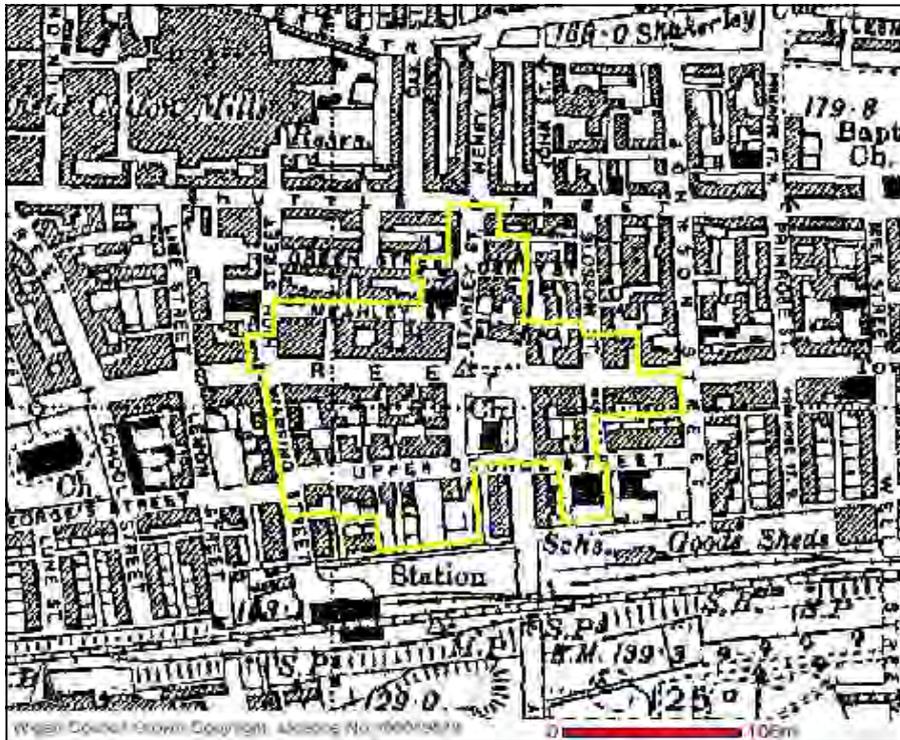
The opening of the London Northwest Railway in 1864 which ran through Tyldesley also contributed to the rapid expansion of the town. The railway not only allowed the faster distribution of products but also the easier movement of people. During the late C19 Tyldesley and the surrounding areas became popular for Welsh immigrants seeking work in the booming industrial towns, this was a major contributor to the rapidly expanding population.

Modern Period

During the early C20 coal and cotton industries were still thriving in Tyldesley. Up until World War II, Tyldesley maintained a consistently large mining workforce. After World War II however, traditional industries were beginning to falter and there was massive social and economic change throughout the UK. Mining and cotton went into rapid decline in the mid 1900s and very little of these once mammoth industries remains today.

The last of Tyldesley's cotton mills was demolished in 1993 and now only scant

reminders of the towns' industrial past remain, for example the Miners Hall on Elliott Street, the surrounding slag heaps and Astley Green Colliery Museum. Today Tyldesley functions mainly as a commuter town serving nearby Manchester, Wigan and Bolton.



Map 4: Ordnance Survey map of Tyldesley from 1929

3.2 Archaeology

Tyldesley town centre has moderate archaeological potential. It is known that the remains of a Roman road run through the town linking the Roman fortifications of Manchester and Wigan. However, due to the nature of development and the extensive mining works in and around Tyldesley it is unlikely that any significant archaeological remains would survive in situ.

4. Location and Landscape Setting

4.1 Geographical Location

Tyldesley is located approximately 10 miles south-east of Wigan and approximately 12 miles from Manchester making it ideally placed as a commuter town serving both areas.

Located almost at the boundary of the Borough, this area was mostly rural until the C19. Although the town is now situated in a relatively urban part of the Borough there are still several areas of greenbelt nearby. The town has very close links with nearby Atherton to the north-west and with the village of Astley to the south and is reasonably well connected to the surrounding areas with easy access to the motorway. Previously Tyldesley was also serviced by the London Northwest Railway however, passenger services were withdrawn in 1964.

4.2 Topography and Landscape

As part of any character assessment it is important to take into consideration any topographical, geological or landscape features which may impact upon the character of the Conservation Area. Locally Tyldesley is known as “Bongs”; believed to derive from the old Lancashire dialect meaning ‘hill’ or ‘bank’. This name gives us an idea of the topography of the surrounding area. The main body of the town was constructed along the ridge of this hill with terraced streets running down the escarpment, giving a very distinctive character of development.

5. Spatial Analysis

5.1 Key Views

There are several key views within the town centre Conservation Area, each providing different focal points and aspects.

(1) View along Elliott St from junction with High St and Wareing St

This view runs along the length of Elliott Street, the main through route in the Conservation Area. The view terminates in the distance with the natural turning of the road. No one building or structure is dominant in this view however; there are several three storey buildings along the streetscape which do stand out from the surrounding development.

(2) View along Elliott St from eastern boundary of the Conservation Area

This view again follows the line of Elliott Street, but in the opposite direction and terminates in the distance at the natural horizon. The market place and the area to

the front of Top Chapel are more obvious when looking in to the town centre from this view point and the surrounding development seems less dense in nature. From this view the spire of St George's Parish Church is visible in the distance.



Photograph 1 (left): View looking down Elliott Street from junction with High Street and Wareing Street.



Photograph 2 (right): View along Elliott Street from the George and Dragon Public

(3) View along Astley Street out of the Conservation Area

The view out of the Conservation Area from this location gives a definite sense of leaving the town and entering into the countryside. At the end of the terraced housing there is an abundance of trees lining the road side and the road continues out of the town towards green land. Several of the terraces on this side of Elliott Street have similar views and these unique outlooks add to the character of the area.



Photograph 3: View out of conservation area, taken from Astley Street

5.2 Open Spaces, Focal Points, Landscaping and Trees

Open Spaces

The town centre contains several areas of open space: mainly the market square, the graveyard of Top Chapel, the grounds of other public buildings such as the old technical school and the small area of grass beside the conservative club. These open spaces provide relief from the dominant urban form in the area; although some are hard surfaces themselves they still create a sense of space and openness within the busy town centre.

The grassed area next to the conservative club creates a pleasant space near the boundary of the conservation area; a bench has been placed here to encourage use of this area by the public. The graveyard surrounding Top Chapel also provides a pleasant space within the townscape with landscaping and soft surfacing breaking up the surrounding urban fabric.



Photograph 4 (above): The Market Square



Photograph 5 (above): Top Chapel Church Yard



Photograph 6 (left): Grassed areas at the top of Stanley Street

The market square is one of the oldest features within the town and underwent extensive refurbishment works in the late 1980s. During the week the space is

generally underused, with people simply passing through in order to make use of nearby facilities. However, on a Friday the area comes to life and plays host to a weekly market.

Focal Points

The main focal points in any settlement are places which either play a central role in the community or are dominant features within the townscape. In Tyldesley Town Centre, one of the main focal points is Top Chapel and its graveyard. Situated at the centre of the Conservation Area the building and its associated grounds take up a large area of land. The church is also one of the oldest buildings within the Conservation Area and has become synonymous with the township.

The market square, with its central location along with its role as a meeting place is another focal point within the townscape. In the past this area would have been a bustling centre however, its role has changed somewhat since then. The surrounding shops still make it a busy area within the town and the market place also contains the towns' grade II listed drinking fountain which dates back to 1892.

Landscaping

There is very little landscaping within the Conservation Area, most likely as a result of the dense urban make up of the town. Several residential properties do have garden areas and these small pieces of landscaping make a positive contribution to the appearance of the conservation area.

The graveyard of Top Chapel is the main area of planned landscaping here and it plays a significant role in creating open space within the town centre. This piece of land once had a specific function within the town and it covers a large area of ground within the boundary of the Conservation Area. Finally the small section of grass and shrubbery to the north of the conservative club also helps to provide relief from the dominant urban form. This small area of greenery provides a pleasant space which people can enjoy and a bench has been placed there for this purpose.

Trees

Any trees within a Conservation Area are protected under Conservation Area guidance from being topped, lopped or felled without the appropriate permission having been granted. Tree Preservation Orders are a similar method by which local authorities can protect specific trees from being damaged or removed.

There are very few trees and no Tree Preservation Orders within the town centre Conservation Area. Trees are present in the churchyard of Top Chapel, at the grassed area next to the conservative club and in private gardens, however these are small in number and although they have a positive impact on the appearance of the Conservation Area they are not a dominant feature in the townscape. Several trees have also been introduced into the streetscape around the market place in order to soften the hard landscaping of this area.

6. Definition of the Special Interest

6.1 Current Activities and uses (see map on next page)

Currently Tyldesley town centre is dominated by commercial and retail use; Elliott Street is a very active shopping street with a variety of locally owned businesses and commercial chains. Unfortunately there is a reasonably high number of vacant properties along Elliott Street and the adjoining streets. There are also several public buildings and a reasonable number of residential properties within the boundary of the Conservation Area.

The town centre also contains several of the towns' historical buildings, many of which are notable public buildings for example; Top Chapel, Conservative and Liberal Clubs, the Technical College and the Markland Building. These buildings have through time become synonymous with Tyldesley and are now regarded as being part of the fabric of the town.

There are also several historic public houses within the Conservation Area, all of which date back to at least the early C19. This type of buildings are important in creating a sense of place in a town and are often regarded warmly by the local

residents. The oldest public house is the George and Dragon, originally built in 1781 as the Green Dragon, this inn was a popular staging post for coaches travelling from Leigh, Wigan and Manchester. The original pub was demolished c.1900 and the current building dates from 1904.

6.2 Architectural and Historic Character

The dominant architectural style is that of two storey, red brick buildings laid out in a linear street plan. Away from Elliott Street, terraced housing is predominant with a small number of exceptions in the form of single dwellings and properties grouped in twos. Along Elliott Street there are also several three storey buildings however, these are not dominant features within the landscape.

Stone is not common within the conservation area and is only found on a handful of buildings. 151 Elliott Street is the only stone built building and was originally built as a bank, thought to be designed by F.W. Morton for the Union Bank of Manchester. Built in the typical classical style of late C19 – early C20 financial institutions it is a dominant feature within this section of the streetscape.



Photograph 7: 151 Elliott Street, former bank now converted to offices

Along Upper George Street the building style is much more grand in nature. Still built in a loose terrace form several of these buildings are semi-detached. These buildings are also more ornate, are larger in size and many have private garden areas. These houses were built at the edge of the settlement, in a more desirable location next to open land and countryside and their architectural style reflects the fact that these probably would have been homes for factory and mill owners rather than workers.

6.3 Building Materials and local details

Red brick is the predominant building material within the Conservation Area and the town at large. As noted previously there is only one stone built building within the boundary of the Conservation Area. There are several buildings which have stone detailing in their design, mostly on the grander, public buildings such as the old Technical School and the old bank at 152 Elliott Street. These details include; stone quoins, lintels, sills and door frames. Modern PVC-u windows and doors are a prominent feature within the conservation area and there are few buildings which retain their original details. However, some of the significant historic buildings still feature their original wooden framed windows and decorative glass panes.

Cladding is another common feature found within the conservation area. A large number of shops along Elliott Street have painted upper floors and one building features an unusual concrete render. Here the concrete has been applied and painted to mimic a tiled facade and this style of render is found on several residential properties in the area.



Photograph 8 (above): Example of concrete render found on several properties within conservation area.

Photograph 9 (below): Example of corbelling detail. This is quite a very ornate example.



6.4 Buildings of Townscape Merit

There are currently five listed structures within the Town Centre Conservation Area boundary;

- Buckley's Drinking Fountain, Market Square – Grade II listed;
- Tyldesley Chapel, Elliott Street – Grade II listed;
- 138 Elliott Street & attached wing – Grade II listed;
- 151 Elliott Street – Grade II listed;
- Telephone Kiosk, Elliott Street – Grade II listed.

All of these structures except Tyldesley Chapel are in relatively good condition; the Chapel is currently closed and undergoing extensive refurbishment to bring it back into active use. These structures range in date from 1789 to 1935 and are all important landmarks within the townscape. The following are just a few examples of the significance of these structures:

Tyldesley Chapel:

This chapel is the oldest place of worship in Tyldesley, dating from 1789 when it was built by the Countess of Huntingdon's Connexion, a breakaway sect of the Church of England. The Chapel then became a Pentecostal place of Worship and in the last 50 years or so had fallen gradually into disrepair. The building is in a very prominent location within the town; located on the ridge of the hill and in the centre of the settlement. Built of red brick with a Flemish bond the chapel is very modest architecturally when compared with other religious buildings of this time period. In 2004, English Heritage provided a grant for the restoration of this historic building and to allow it to be brought back into active use. Unfortunately works are still being carried out and has not yet been unable to welcome back its worshipers.



Photograph 11 (right): Front elevation of Top Chapel - taken from the Market Square

Photograph 10 (left): Side elevation of Top Chapel, showing current restoration works.



138 Elliott Street

This grade II residential property is the only one of its kind found along Elliott Street. The property is of red-brick construction with a Flemish bond, similar to the majority of the surrounding buildings. Designed in the Georgian style of architecture the building immediately stands out within this retail streetscape.

The house was previously in use as a dentist surgery and as a result underwent several unsympathetic alterations however, it has since been converted back to its original use and is in the process of undergoing extensive restoration work. Externally the property has original or replica traditional style windows and doors and the carriage arch is wall. The building remains in active use as a dwelling house and as a result is maintained to a very high standard. The property makes a positive contribution to both the character and appearance of the conservation area and to the townscape as a whole.

Photograph 12 (right): *Front elevation of 138 Elliott Street*



Photograph 13 (left): *138 Elliott Street in context with neighbouring buildings*

There are also several unlisted buildings within the town centre area which have a positive impact on the character and appearance of the conservation area, and these are worthy of note also.

Wigan Council is currently in the process of producing a list of Buildings of Local Interest (BLINTS), which generally includes structures which are good examples of historic buildings that have undergone little or no alteration and where their style,

detailing, materials and relationship with their surroundings has a positive impact on the Conservation Area or township in general. The following non-designated buildings within the Conservation Area are deemed to be of significant townscape merit. These are buildings have a positive impact on the character and appearance of the Conservation Area and may be possible candidates for future listings.

7-9 Upper George Street:



Photograph 14: Front elevation of 7-9 Upper George Street

A three storey, brick built property, this building is distinctly different to the nearby terraced houses. These buildings are much grander than the neighbouring properties, with two front facing gables, subtly decorative barge boards, iron railings on two small first floor windows and the large two storey bay windows. It is in excellent condition, still retaining many of its original features such as windows and doors. It is a good example of a historic building which has undergone very little external alteration.

13 Wareing Street:



Photograph 15: Front elevation of No 13 Wareing Street, Tyldesley.

This is another unusual property set within a predominantly terraced street. The house is set within its own land on the corner of Wareing Street and Upper George Street. This property is much grander than many of the surrounding buildings and is much greater in size with an extension to the rear and a modern conservatory to the side. It has a front facing gable, decorative barge board, stone detailing in the form of small columns around the windows and decorative brickwork at first floor level. The building has been maintained to a very high standard and has only undergone some alteration which is extremely sympathetic to the character of the property.

The George and Dragon:



Photograph 16: front elevation of 185-7 Elliott Street, 'The George and Dragon' Public House

One of several historic public houses in the Conservation Area, this is by far the largest and possibly the grandest. There has been a pub at this location since 1781. The building as it stands dates from 1904; built in Mock Tudor Style it is very unique within the Conservation Area. Due to its scale and architectural style it is a prominent feature in the streetscape along Elliott Street. The building is in reasonable condition and still maintains many historic features, such as first floor bay windows and decorative glass panes.

Old Technical School:

Built in 1903 the Technical School took over the role of the Mechanic's Institute on Stanley Street . Its purpose was in the education of apprentices and mechanics and to provide instruction on a wide range of technical subjects. Constructed predominantly in the Art Nouveau style of architecture the building is again unique within the townscape. With an abundance of arches and stone detailing, the building

is a dominant feature on Upper George Street and has significant links to the town's mining past. The building has been converted into an Adult Education Centre, however very little of the external features have been altered and the building is in reasonable condition.



Photograph 17: front elevation of the Technical School building. Now converted into an adult education centre.

6.5 Historic Shop Fronts and Advertising

There are several commercial properties within the conservation area which have successfully retained their historic shop fronts, in whole or in part. Properties such as 17 and 19 Stanley Street are good examples of where original fabric has survived almost completely intact, with both shops still retaining their wooden shop fronts, pilasters, fascia areas, corbels and glazing areas.



Photograph 18(left): 17 Stanley Street. Example of a historic shop front



Photograph 19 (right): 19 Stanley Street.

Within the town centre, there are examples of shops which have been modified and upgraded whilst remaining sympathetic to the historic character of the buildings and conservation area. Shops such as 142 Elliott Street and 98 Shuttle Street are both good examples of this. In the early 1900s, 98 Shuttle Street was a shoe repair shop, now closed it last functioned as a dog grooming parlour. By comparing photographic evidence, it becomes clear that the basic shop front has been retained with changes having been made to the door, windows and fascia. There are several other shops within the conservation area which are entirely modern, yet have been successfully designed to mimic the styles of historic shop fronts and therefore make a positive contribution to the character and appearance of the area.

Inappropriate advertising also has a detrimental effect on the character and appearance and there are several examples of this within the conservation area. Insensitive and inconsistent shop fronts are just one aspect of advertising which can have a negative visual impact, the use of billboards and disproportionate signs attached to buildings are others. There are no examples of the latter type of advertising within the town centre conservation area. There are several shops which as a result of their unsympathetic shop fronts and signage do little to enhance the appearance of the area. For example, 146 Elliott Street which has garish signage and extensive, unnecessary advertising that has a negative visual impact on the streetscape.



Photograph 20 (above): 144-146 Elliott Street. Examples of unsympathetic shop front design.



Photograph 21 (above): No 142 Elliott Street. An example of a high quality, sympathetic shop front within the conservation area.

Another feature which is found in abundance within the town centre area is the use of metal shuttering on shop fronts. This type of shuttering is not ideal within a conservation area as it creates an unattractive streetscape when used during the day as well as creating a 'dead' and uninviting streetscape at night. This type of shuttering greatly detracts from any historic details that may be present and often covers up or damages any surviving features. Within conservation areas more sympathetic alternatives should be considered and there are several examples within the town centre where decorative external grilles have been fitted to shops. These create a much more pleasant streetscape and have a positive impact on the character and appearance of the conservation area.



Photograph 22 (left): *Metal Shuttering along section of Elliott Street.*

6.6 Public Realm: Floorscape, Street Lighting and Street Furniture

A mixture of paving surfaces can be found in the town centre area, ranging from high quality sets to poor quality concrete slabs and patchy tarmac. Inconsistency in paving materials and quality detracts from the overall appearance of the conservation area, portraying an uncared for image. Within the conservation area there are areas where upgrading has occurred, for example in the market square. This area underwent extensive refurbishment during the late C20, with new paving and landscaping. However, it is again in need of refurbishment and there are several other areas within the conservation area which are in need of attention.

The installation of an extensive one-way system has resulted in the citing of a large number of signs on street corners within the conservation area. When combined with lighting, CCTV, traffic lights and poor quality posts this can create a cluttered and messy streetscape. This cluttering of signs is not a major issue within the area

but more care could be taken to ensure signs are necessary and sited in unobtrusive but functional locations. The main problem with signage and other articles of street furniture is the poor quality of materials due to a lack of appropriate maintenance, rusting lamp-posts and sign posts are a common sight. Bollards and railings also feature within the streetscape of the conservation area however, they are not found in abundance and so do not have a detrimental impact on the character or appearance of the area.



Photographs 23-6: *Examples of street surfacing and paving materials*

There is a lack of consistency in the style of street lighting found within the conservation area. New high quality lighting has been installed along Elliott Street which is unique and relevant to the townscape. There are also examples of ‘heritage’ style lighting in and around the market square. Once away from Elliott

Street however there are examples of older style 'hockey stick' lights and concrete pillars can still be found within the conservation area, for example along Upper George Street and Wareing Street.



Photographs 27-8: Examples of street lights found within the conservation area.

A reasonable amount of public seating is located within the conservation area, mainly focused around the busy market square area. Outside Top Chapel, the Co-op and at the junction of Elliott Street and Astley Street; modern style, metal benches have been incorporated into the previous refurbishment creating pleasant seating areas in the town centre. There is also a single bench placed at the grassy area next to the conservative club, this is of the traditional wood and metal style. Litter bins are provided within the town centre; however they tend to be in poor condition, although a few of newer design have been placed near to the drinking fountain. Yet the majority are of metal or concrete and are rusted or broken. When placed in well maintained areas such as the market square these detract significantly from the overall impact of appearance of the area.





Photographs 29-32: Different types of public seating found within the conservation area.

6.7 Historical Associations

Tyldesley's best known resident was John Grundy (1807-1879). Originally a grocer and flour dealer John Grundy lived and worked in Elliott Street. A churchwarden of Top Chapel, it was here that he gained his inspiration for his design of a central heating system to heat the chapel and his shop during the cold winter months. He got permission to test his invention in the chapel itself and his heating system remains in place to this day. He was successful in gaining several patents for his work and in 1857 he founded John Grundy Ltd, a large employer within the town until its closure in 1974. John Grundy is generally regarded as a pioneer in heating and ventilation engineering and his inventions dramatically improved the comfort of congregations across Britain. (Information from www.hevac-heritage.org)

7. Issues

This appraisal has highlighted several issues within the town centre conservation

area which have both positive and negative impacts on its overall character and appearance.

7.1 Positive

- An abundance of surviving historic buildings within the town centre area. Buildings such as the Technical School and Miners Hall are dominant buildings within the townscape and provide important links to the industrial heritage of the area. Other buildings such as public houses are often well known and help to create a sense of place within a community. The survival of historic buildings within a townscape is a good source of information about the development of the settlement.
- The majority of historic buildings within the conservation area are in active use and are having a positive impact on the character and appearance of the area. In the most part these buildings are in reasonable condition and they provide us with a unique insight into the towns' heritage. Many of these buildings date from the C19 and so have become synonymous with the town centre and are well regarded by the local community.
- The high quality benches and lighting along Elliott Street and the market square have a positive visual impact on the conservation area. The lighting columns along Elliott Street have been specifically produced for the town, with 'Tyldesley' incorporated into the design, making them unique and adding positively to the character of the street. High quality public realm helps to create a pleasant streetscape with the benches providing quality public spaces within the busy urban fabric.
- The previous regeneration of the market square area has created a large area of open space within the town centre, with provisions for seating and landscaping. It also improved the setting of several listed structures within the area for example, the drinking fountain, telephone box and Top Chapel. The market place has maintained its original function to a certain extent with a market still being held there every Friday. Maintaining this use should be promoted as it helps to preserve the historic character of this area.
- The survival of historic shop fronts and the sympathetic modifications have a positive impact on the character and appearance of the conservation area.

Elliott Street has always functioned as the main shopping street in Tyldesley and this tradition continues today. The survival of these features not only provides a link to the historic character of the street but is also helps create a visually pleasant streetscape and promotes a diverse economy.

- The use of high quality, well designed alternatives to solid metal shuttering is found on several shops throughout the conservation area. These decorative grilles provide security for the shops as well as having a positive visual impact on the streetscape. This type of security is more sympathetic to the character and appearance of the conservation area and should be encouraged where possible.
- Good quality infill development such as 147-9 Elliott Street and Ingleside on Upper George Street. These are good examples of sympathetic infill, both buildings blend in with their surrounding streetscapes and do not detract from the overall character of the area. Lloyd's Pharmacy is unobtrusive and fits well with the character along Elliott Street and Ingleside manages to retain the residential character of Upper George Street.

7.2 Negative

- Poor maintenance of buildings is problem within the conservation with some buildings are suffering from a lack of general maintenance. Issues such as peeling paint work, faulty guttering and roof tiles, rotting wood, plant growth and water damage are all found within the conservation area in varying degrees.
- There are a high number of vacant properties within the town centre area and these buildings promote a negative image of the area. They often becoming rundown and visually unappealing features within the townscape which can encourage vandalism; the old mason's lodge and neighbouring building on Chapel Street . They can also have a detrimental impact on future development and investment within an area as they portray an image of a stagnant economy.
- The loss of historic fabric within the conservation area in the form of shop fronts, windows, signs and other features has contributed to a relatively unattractive streetscape lacking in overall character. The replacing of timber

frames with metal and plastic alternatives has slowly eroded the historical fabric of the town, leaving only a few remains. The lack of continuity along Elliott Street has created a very disjointed, mismatching streetscape which does little to enhance the character and appearance of the conservation area.

- The abundant use of solid metal shutters on ground floor units creates a 'dead' and uninviting streetscape, especially during the evening when the majority of units are closed for business. These shutters are unsightly and when in use during the day, create the perception of vacant units and can contribute towards the concept of a stagnant economy.
- Poor quality street surfacing, the mismatching of materials and poor quality repairs has a negative visual impact on the wider streetscape. Many streets away from the market place and Elliott Street are paved using poor quality materials such as concrete slabs, and patchy tarmac. This can promote a run down, unattractive image of the town. The loss of historic surfacing along many of the back alleys also detracts from the character of the area; these were originally cobbled and have been covered with tarmac which is now cracked and in poor condition.
- Poor quality street furniture is common throughout the conservation area. Away from the market place area street lights, signs and other public realm features (i.e. litter bins) are of relatively poor quality. There is a lack of uniformity and within the area in terms of style or design. Traditional style 'hockey stick' street lights are found along most streets, but there are still examples of concrete posts as well. Litter bins are another issue as the majority are constructed of concrete and in very poor condition. This lack of uniformity in street furniture creates a very disjointed streetscape and does little to enhance the character or appearance of the conservation area.
- Inappropriate infill development has occurred at various times throughout the history of many townships and Tyldesley is no different. The predominant infill within the conservation area dates from the mid-late C20 with buildings such as the Co-op and 1-3 The Square. These buildings are very distinctive in character and they stand out within the surrounding streetscape. They are designed in a 'hard' architectural style and do not visually enhance the overall character or appearance of the conservation area.

8. Recommendations

8.1 Article 4 Directions

The loss of architectural details such as timber windows, historic features and altered window/door openings are prominent throughout the conservation area. The cumulative effect of these changes can have a detrimental effect on the appearance of the streetscape within the conservation area. Along the main shopping centre, Article 4(2) Directions can not be applied as commercial properties are already subject to restricted permitted development rights.

An Article 4(2) Direction should be considered in the residential part of the conservation area, along Upper George Street, Wareing Street, Astley Street and Mary Street. This would prevent the loss of the few remaining original windows and doors within the conservation area and prevent the further erosion of its historic character.

8.2 Opportunities for Enhancement

The following list is drawn from the negative issues highlighted in section 7. It identifies areas and methods by which the qualities providing the special interest of the conservation area can be preserved and enhanced.

- Good maintenance of buildings, both historic and modern should be promoted within the conservation area. Lack of maintenance and general care is noticeable within the conservation area and this does little to promote the character or appearance of the area.



Photograph 33 (left):
Example of good maintenance



Photograph 34 (right):
Example of lack of maintenance on upper floor.

Poorly kept buildings have a detrimental effect on the area by promoting an uncared for image as well as detracting from the buildings around them.

They can also have a larger impact by deterring potential investment in the area, as they are often regarded as indicators of a declining economy.

- The majority of historic shop fronts and detailing has been lost over time, leaving few remnants scattered throughout the conservation area. Where historic shop fronts remain, in full or in part, action must be taken to preserve the remaining features and reinstate the original historic fabric where appropriate. Details such as date stones, pilasters and corbels all contribute to character and can have a positive impact on the appearance of an area by creating a pleasant streetscape which is unobtrusive and sympathetic to its surroundings. Shop front design plays a significant role in creating a vibrant, attractive shopping centre and unfortunately the town centre has a large number of poorly designed, unsympathetic shop fronts. Any future shop front development or refurbishment should refer to the councils Shop Front Design Guide SPD to ensure good practice and high quality design.
- The resurfacing of pavements throughout the conservation area should be promoted. High quality street surfacing helps to create a pleasant environment is visually pleasing and can also contribute toward pride of place in local communities. The recent consultation exercise on Safety and Accessibility Improvements will result in extensive improvement works being carried out in and around the town centre. This opportunity should be used to facilitate the upgrading of paving and road surfaces in the area, particularly along Elliott Street where the proposal includes the considerable widening of the public footpaths. Such improvements if completed in high quality materials, to a high standard will have a positive impact on the appearance of the conservation area. The reinstatement of traditional materials should also be investigated in areas away from Elliott Street. For example, the cobbles along many of the back alleys would not only improve the appearance of these areas but would also assist in preserving the historic character of these features.



Photograph 35: Example of intact sets along back alley. Positive enhancement of the streetscape.

- All redundant and poor quality street furniture should be removed and replaced with high quality, well designed alternatives. This would dramatically enhance the streetscape throughout the conservation area. Things such as concrete litter bins and rusted sign and lamp posts present an uncared for image and often detract from quality architectural around them. By replacing these, a sense of cohesion can be introduced and the appearance of the area improved. Better siting of signage can also promote a less cluttered streetscape and this could be introduced in some locations within the conservation area.



Photographs 36-7: Examples of poor quality and poorly sited litter bins, both in close proximity to grade II listed structures.



- The development and reuse of vacant buildings must be a priority within the conservation area. There are several vacant properties which have lain vacant for some time and have been neglected as a result; these buildings are now having a detrimental effect on the overall character and appearance of the area. In order to promote economic vitality and ensure their survival a sustainable reuse must be sought to bring the building back into active use.



Photograph 38: 170 Elliott Street, old laundrettes. Has lain empty for some time and suffering from lack of use.

- Conservation area designation is not intended to prevent change, but to influence change to ensure the preservation and enhancement of the conservation area. In accordance with planning policy EV4A Development & Design in Conservation Areas: *“The Council will ensure that any proposals for development within a conservation area will preserve or enhance and will not harm the character or appearance of that area”*. The encouragement of high quality design of any future development with the conservation area must be promoted to ensure it is appropriate and sympathetic to its surroundings.
- The use of metal shuttering is unsympathetic and does nothing to enhance the character or appearance of the conservation area. Alternatives such as internal shutters or external grilles should be promoted as a viable alternative. Businesses could be encouraged, possibly through a grant scheme, to replace solid shuttering with more attractive alternatives. Both alternatives mentioned can provide adequate security and serve to enhance the town by presenting a more attractive streetscape. There are already several businesses within the conservation area and beyond that have installed suitable alternatives.

8.3 Boundary Changes (see map on next page)

The current boundary of the Tyldesley conservation area is drawn relatively tightly around the town centre area. The conservation area contains several buildings of historical significance, such as Top Chapel; the oldest religious building in the settlement. Also found within the boundary are several historic public houses and many buildings associated with the industrial heritage of Tyldesley. Historical maps of the area clearly show the effects industrialisation had on Tyldesley. The development of the towns' cotton mills and coal mines resulted in a growing population and this in turn meant the rapid expansion of the settlement during this period.

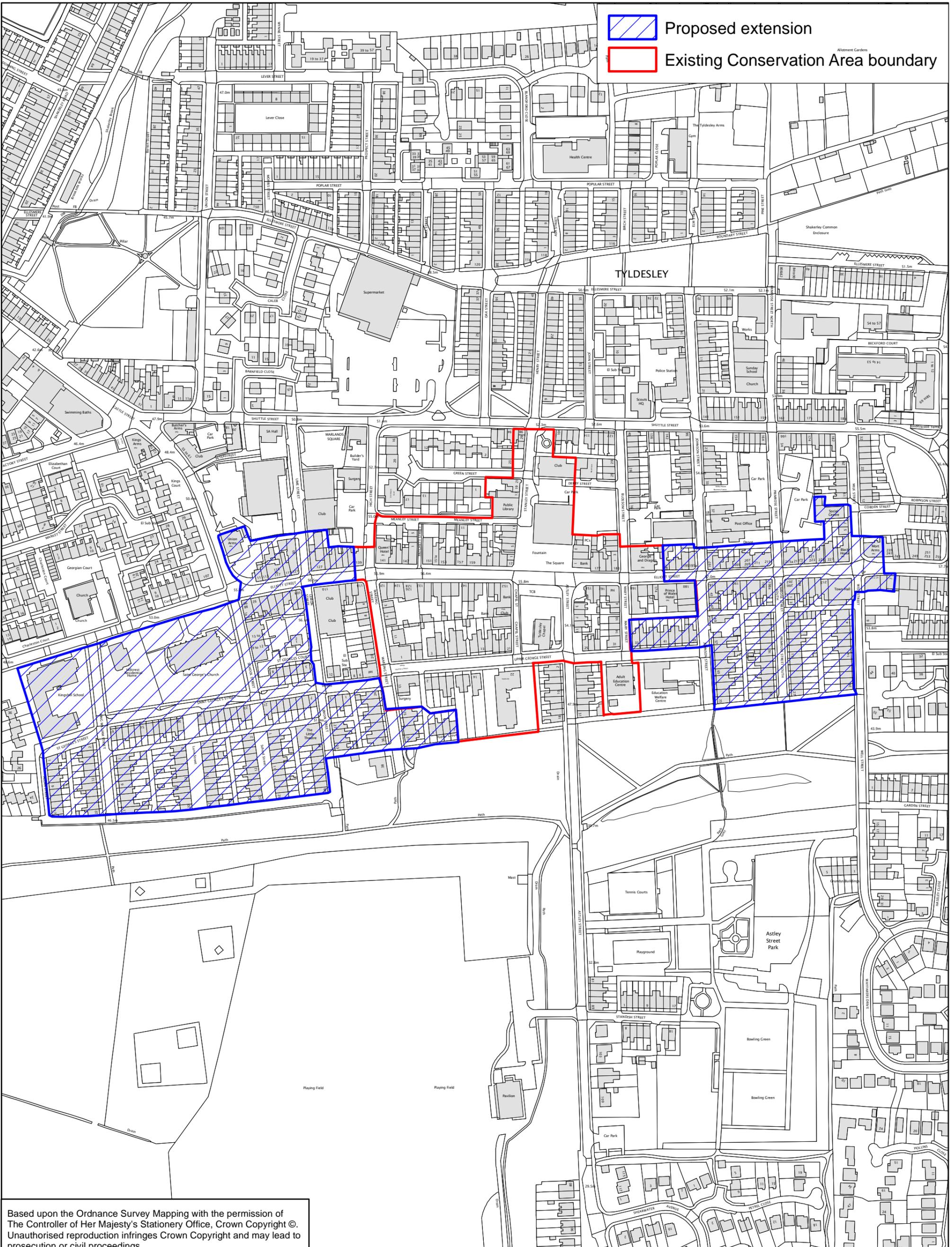
During the C18-C19 Thomas Johnson was a leading figure in the growth of Tyldesley. He was heavily involved in local industries and took an active role in the expansion of the town. Johnson was responsible for much of the design and planning of the town, with the creation of new streets and distinctive grid terraces which remain a prominent feature in the town to this day. Unfortunately as a result of changing uses and modern planning much of Johnson's original terraced housing has been cleared away throughout the town centre area. However, around St George's Parish Church there remains a relatively untouched section of terraced housing which is a good example of town planning during the period of the towns' development.



Photograph 40 (above): St George's Parish Church, in the proposed conservation area extension.

Photograph 39 (below): Row of Terraced housing along Saint George Street, in the proposed conservation area extension.





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The proposed extension to the conservation area would not only include the well preserved terraced housing but also St George’s Church and Vicarage and the area around the Tyldesley Church School as well as the last few commercial properties on the north side of Elliott Street. The street layout in the proposed extension is very linear in nature and follows a distinctive grid pattern, with a row of terraces facing St George Church and back-to-back terraces behind running away from the settlement along the natural topography of the land. A strong sense of community seems to be present in this area as well as pride of place and these features can be an important element in enhancing the character of an area.



Photograph 41: *Conversion of Tyldesley Church School to apartments with new building in foreground.*

Quality buildings and sympathetic development has means that significant indicators of the heritage of Tyldesley can be found here. The Parish Church and associated School, both of which are Grade II listed, date from the early C19 and Vicarage date from the early C19 C20 and are in excellent condition. The vicarage and school have undergone extensive refurbishment with the vicarage now in use as a care home for the elderly and the school into apartments surrounded by a small area of new development. Both adaptations have successfully retained much of the buildings integrity and their future survival has been secured as a result.

The terraced houses appear on the 1908 map of the area and they remain in a relatively unaltered state. The terraces here are unique within the townscape, still retaining their original back lands and alleyways running between each block. The area south of Saint George’s Street is almost all pedestrianised and the areas in front of the terraces function as communal spaces for residents which are utilised in a variety of ways.

Photograph 42: Terraces on School Street with pedestrianised front areas.



It is also proposed to extend the conservation area to the east along Elliott Street. Here is an area still predominantly commercial in nature along the main street and there are several interesting historic buildings within the streetscape. There are no listed buildings within this proposed extension however, there are several historic buildings which are of local significance such as the Town Hall, the Mort Arms and the Black Horse public house as well as some intact historic shop fronts.

There is some infill development within this section of the town centre, however in the most part it does not have a detrimental impact on the conservation area or indeed the townscape at large. Interesting detailing such as that found along the original Co-operative building helps add to the character of this area and provide a visual record of the towns development through the centuries.



Photograph 43: View along Elliott Street showing some of the buildings in the proposed extension.

Also within this proposed extension there is an area of terraced housing, from Johnson Street to Well Street. These terraces are very similar in style to those found next to St George's Church and they are believe to also date from the time of

Johnson's improvements in the township. Although the majority of the properties no longer have their original wooden framed windows and doors, their uniformed design and retention of other features, such as back lands, corbelling details and back alleys all positively contribute to the character and appearance of the area as a whole.



Photograph 44: *View of terraced housing in proposed extension to the south-east of current boundary*

These areas are important indicators of the historical development of the town. The first containing two of the towns listed buildings and several buildings deemed to be of local architectural and historic interest, the second containing several more. These areas also provide a unique insight into how the town may have looked before modern planning took hold. As a result of the quality of architecture and the historic significance of these areas it is important that they are afforded some level of protection as to ensure their future survival. By incorporating them into the current conservation area they provide stronger links and understanding of the towns industrial heritage and expansion during this significant time in the history of Tyldesley.

Part 2 – Management Proposal

9. Introduction

This management proposal is intended to stand along side the Tyldesley town centre conservation area appraisal. Whilst area appraisals assess and document the elements that combined make up the special character of a conservation area, management proposals are intended to act as a reference for all who make decisions which may impact on that special character.

This management proposal is set in context by the Town and Country Planning (General Permitted Development) Order, 1995 and the Planning (Listed buildings and conservation areas) Act, 1990. It should also be read in conjunction with the Unitary Development Plan policies EV3 Design and EV4 Conservation which provide guidance to help protect the character and appearance of conservation areas, as well as promoting high quality design in any impacting new development (See appendix B for expanded policies).

The ideas and recommendations put forward in this management proposal may influence future policy development for the town, depending on the availability of resources and an effective partnership between the local authority, private sector and local community. It is of vital importance that owners and contractors recognise their actions can have a significant impact on the quality of the townscape. Every action, both good and bad, help to form part of the legacy we leave behind for future generations.

Conservation area designation is not intended to prevent change, but to influence change in order to ensure the preservation and enhancement of the conservation area. The proposals outlined in this section are intended to:

- Preserve the character and appearance of the conservation area;
- Manage the process of change without compromising the historic environment; *and*
- Consider enhancements to the area.

9.1 Priorities

As a result of previous public consultation in Tyldesley there is a general desire for improvement within the town centre area. The preferred option for improvement was a conservation led approach for which this management proposal could be used to target priority areas/issues within the town centre. Below is a brief summary of works which should be a priority for the preservation and enhancement of the conservation area:

(a) Buildings

- Vacant and underused buildings in need of repair and viable use;
- Repair of historic shop fronts and the reinstatement of historic details where appropriate;
- Repair and reinstatement of traditional features, such as doors, windows and detailing.

(b) Townscape

- Streetscape enhancement projects – Elliott Street and Market Square;
- Public realm improvements: paving, furniture, signs, etc.

9.2 Article 4(2) directions

Local planning authorities, under Article 4 of the General Permitted Development Order 1995, may remove or apply for removal of permitted development rights within a conservation area. This would result in previous alterations which did not require planning permission being brought under the control of the planning authority and they would require permission.

This document and the area appraisal go some way to identifying issues and locations where an Article 4(2) direction could be useful in protecting the special character of the conservation area and its proposed extensions. The effect of alterations which are acceptable under normal circumstances and have been unregulated within the conservation area, such as the application of cladding, replacement windows and doors and the installation of satellite dishes, are already having a detrimental effect on the historic character and the appearance of the conservation area. These changes are widespread within the conservation area and further alterations of this nature, if unregulated, will have a serious effect on the

architectural quality of the area as well as having a negative visual impact on the streetscape.

It is recommended that the council considers imposing an Article 4(2) direction, removing permitted development rights from dwelling houses located within the conservation area and its proposed extensions. This is especially important around St George's Church, to ensure the continued preservation of the unique character and architectural integrity of this historically significant area.

10. Preservation and Enhancement

This guidance must be considered in conjunction with the relevant policies in the Wigan Unitary Development Plan 2006.

10.1 Ensuring Quality

In order to ensure the preservation and enhancement of Tyldesley town centre conservation area, the council will ensure the following in relation to its buildings and townscape:

(a) Buildings

1) Vacant properties

The council will seek to promote the reuse and redevelopment of vacant properties within the conservation area.

This should be a priority in order to secure the economic vitality of the town. It is important that purpose built retail buildings along Elliott Street are retained in retail or commercial use to preserve the character of this street in the town centre. There may be opportunities for alternative uses, such as professional services and residential use, in other locations.

2) Shop fronts

The council should consider a method of financial support for works to reinstate and repair traditional shop fronts within the conservation area.

There are a large number of commercial properties within the conservation area

and the vast majority have poorly designed shop fronts and signage which is not sympathetic to the character or appearance of the area. Any future application for shop front design will be carefully considered to assess its impact on the areas special character.

3) Dormers and Rooflights

The council will not permit the introduction of inappropriate dormer or roof light windows, which are large in scale or of non-traditional design.

These are not a common feature within the conservation area; however they do appear occasionally. Dormer windows should be resisted where possible, especially on terraced properties where the coherent roof line can be dramatically impaired by alterations. Roof lights are a more acceptable way of allowing the conversion of roof space. Again they should have a minimum impact on the townscape with the smallest unit used which fits the requirements. In groups or terraces, roof lights should be complementary in their size, type and location.

4) Windows and Doors

The council should consider imposing an Article 4(2) direction on the residential properties within the conservation area to prevent the further loss of historic fabric such as windows and doors.

Unfortunately a large percentage of these have already been lost in the town centre and replaced with UPVC alternatives. Where loss has occurred on historically significant buildings every effort should be made to reinstate the original fabric where possible.

5) Brickwork

The council will promote the use of appropriate materials and techniques for the repair of buildings and structures within the conservation area.

The management of brick work is critical in preserving historic detail. Brick is the most common construction material found in Tyldesley and detailing such as corbelling and decorative tiling is common place. These details all contribute to

the character and appearance of the area and should be retained and appropriate maintenance carried out. Stone buildings are less common in Tyldesley and mostly appear as a statement of grandeur, for example St George's Church and the old bank at 151 Elliott Street. The use of appropriate mortars is essential in the preservation of these buildings and the use of lime mortars should be promoted in the future.

6) Slate Hanging

The council will recognise the rarity of this feature and will promote its retention when it is present.

This is a very distinctive feature and rarely survives in modern town centres, it is found in one location within the conservation area; on the side of 139 Elliott Street. This was commonly used to prevent damp from penetrating into buildings; it is usually on side elevations of attached buildings where access is most difficult, thus requiring a durable, low maintenance solution.

7) Buildings at 'Risk'

The council will use its statutory powers to secure the preservation of buildings deemed to be under threat of dereliction or neglect within the conservation area.

Historic buildings are finite resources which are irreplaceable once lost. These powers include the use of Urgent Works and Repairs Notices and Compulsory Purchase Orders, to ensure listed buildings do not deteriorate beyond repair. The council also has the power to secure the preservation of unlisted buildings within the conservation area in the form of urgent works notices. These are applied similarly to those on listed buildings and should be invoked when a building is important in maintaining the character and appearance of the area.

(b) Townscape

1) Floorscape

The council will encourage the enhancement of the floorscape within the conservation area as a method of improving the appearance of the area.

The proposed upgrading of the streetscape along Elliott Street should be used as an opportunity to introduce high quality paving materials to create a pleasant environment in this area. Consideration should also be given to the upgrading of surfaces in neighbouring streets in order to enhance the towns streetscape. The reinstatement of cobbles along the back alleys would also restore the historic character of these areas.

2) Public Realm Improvements

The council should seek the removal of any existing street furniture which is either unsightly or un-necessary within the conservation area.

An honest and robust approach should be taken in the selection of new street furniture to avoid the overuse of 'heritage' style installations. Any additions must be justified and restricted to essential items. The siting of new features within the public realm must be afforded careful consideration in regards to views, vistas and the settings of buildings, particularly those identified as making a positive contribution to the townscape.

3) Open Spaces

The council will ensure that open spaces within the conservation area are protected from infringing development or unsympathetic proposals.

Open spaces is not abundant within the conservation area and it is important that where it occurs, appropriate protection is provided. Areas such as graveyards provide a setting for their churches and these take up a large area of land within the conservation area. The market square is another historically significant space within the area which should be preserved.

4) Trees

The council will seek to provide new and replacement trees within any proposed new development or within areas where trees are dying or damaged.

The urban character of the area presents very little opportunity for tree planting or

soft landscaping. Small trees have already been introduced in the market square area and it is important that they are maintained appropriately.

(c) General Points

1) Demolition and Alterations

The council will seek to preserve the areas listed buildings and buildings deemed to be of local architectural or historic interest. The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a conservation area will not be permitted.

Under sections 8 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local authority has control over the demolition of all buildings within the boundary of a conservation area. PPG15 states that proposals to demolish unlisted buildings which make a positive contribution to the character and appearance of the area will be assessed against the same criteria as proposals to demolish a listed building. Within conservation areas permitted development rights are somewhat limited in order to ensure the preservation and enhancement of the areas character and appearance. Many alterations have already taken place in Tyldesley town centre and a monitoring scheme should be considered in order to prevent further damage to the special interest of the area. Enforcement action should also be considered where alterations have had a significant detrimental impact on a building or streetscape.

2) New Development

The council will ensure that any proposal for development within a conservation area will preserve or enhance and will not harm the character or appearance of that area.

In line with guidance document PPG15 the council will not accept outline applications for proposals within conservation areas. Applications should be submitted in full; supported by plans, sections and elevations and depending on the size of the proposal analytical drawings showing the development in

context. The council would also recommend that applicants seek consultation with experienced professionals as well as planning services; this helps to ensure the any proposal is of high quality design as well as meeting the expectations of the planning authority.

11. Monitoring and Reviewing

This document along with the associated conservation area appraisal should be reviewed every five years in light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area;
- A photographic record of the conservation area;
- An assessment as to whether the various recommendations detailed in this document have been acted upon, including proposed enhancements;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action required.

Appendices

(a) Bibliography

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Wigan Council Unitary Development Plan (2006)

Wigan Council Statement of Community Involvement (2006)

Wigan Council Shop Front Design Guide SPD (2005)

Tyldesley and District Historical Society - www.arnw02593.pwp.blueyonder.co.uk

Wikipedia - www.wikipedia.org

Chartered Institution of Building Services Engineers - www.hevac-heritage.org

Old Maps - www.old-maps.co.uk

(b) Unitary Development Plan Policies

EV3 DESIGN

The council is committed to the achievement of good design in all development. The design qualities and standards will be key considerations in judging proposals with the aim of creating places and spaces which are attractive, accessible, safe, uncluttered and which take into account public health, crime prevention, community safety, sustainability principles and heritage conservation.

The quality of the built environment in the Borough is crucial to its success as a place in which to live, work and play. Well designed buildings, streets and neighbourhoods can help promote sustainable development, attract businesses and investment and reinforce civic pride and sense of place. All applications from the smallest extension to major development schemes will be expected to achieve high standards of design.

EV3 Design of New Development

All proposals for development will be required, through their design, to promote where relevant:

- (a) The character and identity of places through responding to and reinforcing locally distinctive patterns of development, spaces, natural topography, landscape and materials;
- (b) The continuity of street frontages and the enclosure of space by
- (c) development which clearly defines private and public areas and takes into account the microclimatic conditions;
- (d) Public spaces and routes that are attractive, safe, visually and physically uncluttered and function effectively for all in society;
- (e) An environment that is inclusive and accessible for all, making places that connect physically and visually with each other and are easy to move through, putting people before traffic;
- (f) Legibility through development that provides recognisable routes, intersections and protects and enhances both local and strategic views of landmarks and focal points in order to help people 'visually navigate';
- (g) Adaptability through development that can respond to changing social, technological and economic conditions;
- (h) Diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs;
- (i) Appropriate scale of development that reflects and enhances the buildings and roofs, scale, massing, heights and densities that are specific to that locality and which take into consideration the human scale relationship with the buildings themselves;
- (j) Sustainability principles including, wherever possible, reducing the impacts on climate change; the efficient use of energy and water; the use of sustainable drainage systems wherever possible, innovation in building design; reducing the use of primary minerals; and reusing and recycling buildings and materials.

The importance of good design is increasingly being recognised for its contribution to urban regeneration as well as its value in its own right. In line with this policy the

Council will expect applicants for planning permission to demonstrate how they have taken account of the need for good design in their development proposals.

The policy provides clear guidance on the objectives and key principles of design and is consistent both with the approach to design in PPG1 and that put forward in *“By design. Urban Design in the planning system: towards better practice”*, published by the government.

EV3B Advertisements

The display of advertisements will be controlled to ensure that they do not adversely affect the character of the buildings, the amenity of the area or public safety.

Although the council recognises that outdoor advertising has a useful role to play in the commercial life of the Borough and the appearance of the built environment, it is important to avoid gaudy, unsightly clutter of signs which obscure the detail of buildings and destroy the human scale of urban spaces. The council wishes to raise the general standards of advertisement display in the Borough by the application of principles and guidelines specified in its approved Design Guide for Advertisements. Particular care will be taken over advertisements in conservation areas and which affect listed building or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3C Design of Frontages to Shops and Commercial Properties

In addition to meeting the requirements of EV3A, proposals for new frontages or alterations to shops and commercial properties will be required to:

- (a) Use materials and a design in sympathy with the whole façade of the building or, where more appropriate, satisfactory surrounding premises;
- (b) Have display windows at ground level unless they would be inappropriate to the design of the whole façade;
- (c) Avoid using external security measures where the choice of design and colour would have an adverse effect on the appearance and character of the shop front, building, street and wider context. The choice of appropriate security measures must aim to maximise transparency opportunities in order to increase natural surveillance and reduce uninviting dead frontages;

The quality of the street scene in town and district centres is strongly influenced by the quality, design and materials of shop and commercial building frontages. This policy aims to control these aspects of town centre design by specifying the requirements which such frontages must meet. The council has also produced a Shop Front Guide which provides supplementary planning guidance to promote good design in shop and commercial frontages. Particular care will be taken over the design of frontages in conservation areas and which will affect listed buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3D Landscaping of Development

Development will be required to incorporate good quality hard and soft landscaping as an integral part of the proposals to enhance the environment and setting of a new building and help integrate the development into its surroundings.

The including of landscaping in development schemes can usefully provide screening, softening, colour, texture and seasonal variations and can break up large wall or parking areas. Hard landscaping can also be effective in introducing attractive textures, colour, patterns and sculptural features into floor areas and should be designed to incorporate crime prevention considerations. Only in exceptional circumstances will it be considered appropriate to dispense with a landscaping scheme in the submission for new development.

EV4 CONSERVATION

The council will conserve the historic built environment by:-

- Not permitting proposals which would harm the character or appearance of a listed building or their settings, or proposals which fail to preserve or enhance the character or appearance of a conservation area;
- Protecting and enhancing the character and appearance of ancient monuments, sites, buildings and structures of archaeological interest and historic landscapes;
- Exercising its normal development control powers to encourage the protection and enhancement of buildings of local interest;

- Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and setting;
- Carrying out environmental improvement schemes in conservation areas;
- Designating new conservation areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:-
 - The historic layout of the properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate scaling and detailing of buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; *or*
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings.

The conservation of the best of the built environment forms a major component in enhancing and protecting the heritage of the Borough. This is not only a matter of protecting and enhancing historic buildings themselves but also their setting. Such an approach can only be successful if new uses can be found for old buildings so as to provide funding for their preservation and restoration and by sensitive control over all aspects of design.

The use of reclaimed materials in restoring buildings will usually make economic sense as well as helping to minimise the use of primary minerals. Further areas will also be considered for designation as conservation areas and the boundaries of existing conservation areas will be reviewed by consideration against the broad criteria listed in clause (6) of the policy.

EV4A Development and Design in Conservation Areas

In addition to other development and design policies which apply throughout the Borough, the following considerations will be applied within conservation areas and their settings:-

- (a) The council will ensure that any proposals for the development within a conservation area will preserve or enhance and will not harm the character or appearance of that area;
- (b) The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a conservation area will not be permitted;
- (c) Consent for demolition will only be granted subject to the building not being demolished before a contract for carrying out the redevelopment of the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;
- (d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features are present, the remodelling of the external character of the buildings, particularly with regard to windows, roofs, materials and advertising will be required;
- (e) Signs should preserve or enhance the character or appearance of the conservation area and its setting and will be permitted provided they meet the following criteria:
 - (i) Facia signs should, particularly in terms of size, proportions, degree of projection, positioning, materials, type of construction, colour and the style and size of lettering, be in keeping with the character of the shop front, fascia details and materials, the building as a whole and the area. If they are to be illuminated they should be externally illuminated using unobtrusive and discreet light fittings or take the form of individually illuminated and individually affixed letters;
 - (ii) The cumulative impact of advertisements should not detract from the character or appearance of the building or locality. Advertisement structures should not be superimposed on other advertisement structures;

- (iii) Projecting or hanging signs should be of small size, thin section and if illuminated, should be discreetly externally illuminated and located at fascia level.
- (f) The council will encourage the preservation and, where necessary, the sensitive relocation of attractive items of street furniture and will encourage the preservation and, where possible, the enhancement and extension of stone sett and flag surfaces. Where works are undertaken to these and other special surfaces, such as paviers, temporary or permanent reinstatement should be in the original fabric;
- (g) The council will encourage the removal of buildings detrimental to the character of conservation areas;
- (h) The rendering or cladding of stone and brick buildings will not be permitted;
- (i) Proposals which involve development, including relatively large-scale extensions, within the grounds/gardens of dwellings and other buildings such as churches where the grounds contribute to the character of the conservation area will not be allowed.

There are currently 23 conservation areas in the Borough which represents a major part of its historical and architectural heritage. This policy details the main considerations that the council will apply when addressing development proposals within them or within other conservation areas which may be designated in the future. Buildings which are considered to make a positive contribution to the character of the conservation area include those with some defects such as inappropriate window frames, advertisements or shop fronts or which are in need of repair. Any development of such premises will be expected to include suitable repairs and the replacement of inappropriate features with more sympathetic ones.

Advertisements can have a dramatic impact on the appearance of a conservation area. Well designed signage can be both sensitive and visually interesting in relation to the character and appearance of such areas whilst being commercially effective. It is important however that signs are not too prominent or dominant and that they do not cover up high quality materials such as brickwork, stone, tiles or polished finishes which are integral to the building.

Signs should also not cover up, obscure, detract from or damage architectural features of the buildings, or fascia area and their size, proportions and location should not alter the extent of glazing in the shop front or the proportions of the upper façade and fenestration pattern. Standardised solutions such as the use of illuminated boxes or box-like structure are unlikely to be acceptable. For certain building types such as public houses a location for hanging signs above the fascia level may be justifiable in relation to traditional practice in the area.

EV4B Listed Buildings

The council will encourage the protection and where possible appropriate maintenance of buildings of special architectural or historic interest and their settings. In particular, it will:-

- (a) Not permit the demolition of listed buildings or significant parts of them unless a convincing case for demolition has been made out and the council is satisfied that all possible means of retaining the building have been exhausted;
- (b) Ensure that proposals affecting internal and external alterations, extensions and other development proposals affecting listed buildings or their settings will not be permitted unless they are in keeping with the buildings character;
- (c) Permit appropriate alternative uses for listed buildings to ensure their preservation and which would not adversely affect their architectural character or setting;
- (d) Secure proper preservation of occupied and unoccupied listed buildings to prevent their falling derelict where further deterioration would irreversibly affect their long term futures;
- (e) Require the replacement of inappropriate features, materials or sections as part of any scheme involving change of use of listed buildings.

This policy details the main considerations that the council will apply when assessing development proposals to or affecting buildings included in the list of buildings of special architectural or historic interest in the Borough. It may be necessary to relax the strict interpretation of other policies of the plan, for example Greenbelt policy, in order to ensure the survival of particularly important buildings or to ensure that extensions are in scale or character with a listed building.

EV4C Buildings & Structures of Local Architectural or Historic Interest

The council will encourage the protection and enhancement of buildings and structures of local architectural or historic interest and their settings. Development schemes including alterations, changes of use and advertisements will be expected, wherever practicable, to respect their character and retain or restore their original or historic features, materials and form.

There is a whole range of buildings and structures in the Borough which form a significant part of the familiar and cherished local scene. Further extensions of the list of Buildings and Structures of Local Architectural or Historic Interest will be published as supplementary planning guidance and incorporated into the plan at review. The relative weight to be given to the content of an adopted development plan and of supplementary planning guidance is set out in PPG12. These buildings, whilst not currently justifying inclusion on the statutory list, do possess local historic or architectural merit, are a major part of the Borough's historic environment, its day to day history and are a rich source of local identity, memory and distinctiveness.

Although the council does not have the same detailed control over proposals to these buildings and structures as it has over listed buildings, it will exercise its normal development control powers to preserve and enhance the buildings. However, sensitive and well-designed alterations or extensions will be permitted, particularly if they help to ensure a building's continued occupation.

The council will also consider, in appropriate cases, exercising the power available to it under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve Building Preservation Notices in respect of buildings which are not listed, but which it considers to be of special architectural or historic interest and which are in danger of demolition or alteration in such a way as to affect their character.

EV4D Historic Parks, Gardens and Cemeteries

Permission will not be given to any proposal which is likely to adversely affect the character or setting of any of the following historic parks, gardens or cemeteries:-

1. Haigh Hall grounds, Haighlands, Moat House and Haigh House gardens, Haigh;
2. Standish Hall remnant parkland and Ashfield House gardens, Standishl;
3. Kilhey Court grounds, Worthington;
4. Bispham Hall and Winstanley Hall parks, Billinge;
5. Golborne Hall park, Golborne;
6. Hindley Hall park, Aspull;
7. Atherton Hall park, Atherton;
8. Astley Hospital, (former) Astley Vicarage and the Meads, Tyldesley;
9. Hindely, Atherton, Ince, Tyldesley and Leigh Cemeteries;
10. Historic public parks and Mesnes Park, Wigan and Lilford Park and Firs Park, Leigh;
11. Other historic parks and gardens which may from time to time be by identified.

These areas are those where a landscape of particular historic interest remains and where special protection is needed to ensure their survival. Such a designation would not necessarily preclude development but would certainly require that particular consideration be given to the amount and design of any development which may be allowed. Similarly, there may be some proposals which would involve only change in the use of the land without any building development but which could be unacceptable by virtue of their impact on the landscape. The council will apply the terms of this policy to other historic parks and gardens which may from time to time be identified only after these have been listed in supplementary planning guidance which has been adopted in accordance with the advice of PPG12. This supplementary planning guidance will be incorporated in the development plan at the next review. The relative weight given to the content of an adopted development plan and of supplementary planning guidance is set up in PPG12.

EV4E Archaeology, Ancient Monuments and Development

The council will protect and enhance the character and appearance of sites, buildings and structures of archaeological interest and Ancient Monuments. In particular, it will not allow development proposals which fail to:-

- (a) Enhance and preserve in situ scheduled or unscheduled Ancient Monuments of national importance and, in appropriate circumstances, significant unscheduled monuments of more local importance or which fail to adequately protect the setting of such monuments;
- (b) Incorporate an approved scheme of archaeological investigation (including, where appropriate, excavation, recording and salvage work prior to development with subsequent analysis and publication of results), if necessary, with funding by the developer, in cases where destruction or removal of any ancient monument or archaeological remains, known or believed likely to exist, is considered acceptable by the Council. Conditions may be imposed requiring such investigations as part of the planning permission.

Where fresh archaeological discoveries of significant importance are made during development, the council will seek to ensure their preservation. The importance of Ancient Monuments and archaeological sites means that proposals which may affect them carefully vetted to ensure that they do not damage such sites. In certain cases it may be possible for an applicant to demonstrate that particular archaeological sites and monuments will be satisfactorily preserved either *in situ* or by record (i.e. adequately investigated and the results reported). Preservation by record is regarded as a less satisfactory option.

Despite government advice, it is not considered appropriate to specify all the areas and sites to which this policy applies on the proposals map. The lack of information on many archaeological sites as well as the impracticality of plotting the multitude of sites on the proposals map rules out such an approach. However, the Sites and Monuments Record (SMR) for the Borough forms the basic source of up-to-date information to identify such sites and areas. It is kept within the Planning and Development Department and performs the function of supplementary planning guidance. The relative weight to be given to the content of an adopted development plan, of supplementary planning guidance which has been prepared in the proper manner and to other material considerations is set out in PPG12. The advice and assistance of the Greater Manchester Archaeology Unit will be sought in assessing planning applications for development affecting ancient monuments and archaeological sites.

(c) Implications of Conservation Area Status

Conservation area status is not intended to stifle new development nor preserve areas as museum pieces. Conservation areas will be allowed to evolve to meet changing demands although the council when taking development control decisions will take extra care to ensure that the special architectural and historical qualities are not eroded. The normal requirements for planning permission and building regulation approval apply with some additional restrictions.

1. Planning applications will be carefully considered by the Borough Council to ensure that they enhance or preserve the special character of the area.
2. The impact of any development outside the boundary of the conservation area, which might affect its setting and character, will also be carefully considered.
3. Conservation Area Consent is required for the demolition of most buildings or structures.
4. The council must be given 6 weeks notice of any intention to undertake works to cut down, lop, prune or uproot any trees over a certain size in the conservation area.
5. In order to be able to consider the implications of development proposals, the council will normally require proposals within the conservation area to be submitted in the form of a full, and not outline, application. In addition, works which elsewhere are classified as permitted development in the Town and Country Planning (General Permitted Development) Order 1995 may require planning consent. Developers are advised to check with the council at an early stage on the need for any required permissions. Unauthorised works can lead to prosecution and the council may take enforcement action requiring the works to be 'undone'.

(d) Glossary of Terms (from Neil Grieves ‘Conservation Glossary’)

Ancient Monument – Defined in the Ancient Monuments and Archaeological Areas Act 1979 as “any building, structure or work, whether above ground or below the surface of the land, and any cave or excavation”. A Scheduled Ancient Monument is any monument included in the schedule to the Act.

Art Nouveau – a movement away from imitation of the past. It was concerned mainly with decoration, and is characterised by flowing line and movement owing much to nature i.e. plant and wave forms.

Bargeboards – Boards fixed at the gable ends of roofs, to conceal and protect the ends of roof timbers, or hatch. They may project over the wall face and are frequently highly decorative.

Cladding – A non load bearing or structural protective skin on a building, the purpose of which is to help keep the building wind and watertight.

Classical Style - Classical denotes superiority. Its origins lie in the way the Greeks constructed their first temples. The constructional elements of these first timber buildings were developed and adapted to stone construction. A complex code evolved, based on columns and beams which used an exact proportional system.

Corbel – a projecting block supporting a parapet or beam. Corbelling, is building out by projecting over the block below.

Façade – The front face of a building, usually implies architectural treatment.

Flemish Bond - alternating headers and stretchers in the same course and placing the headers centrally over the stretchers in the course beneath produces brickwork which is both visually appealing and strong. Prior to the introduction of cavity walls, this was the most favoured bond pattern; it is often successfully imitated in cavity wall construction for extension and refurbishment projects.

Georgian Style - The period from the accession of King George I in 1714 to the death of King George IV in 1830. Architecture was initially influenced by Palladio, but as Greece became accessible following the fall of the Ottoman Empire, so Greek classicism became popular followed closely by the picturesque, and the exotic and oriental.

Pavior - A brick or slab used for paving.

Pointing – The exposed mortar finishing between bricks or stones in a wall. Its primary function is to provide a bed and to prevent water penetration. The mortar should always be softer than the surrounding material.

Render/Rendering – Render is the mix used in rendering which is loosely, any durable, protective coating applied to an external wall.

Tree Preservation Order - A direction made by a local authority which makes it an offence to cut, top, lop, uproot or willfully damage a tree without first obtaining the permission of the local authority.

Vernacular - The popular conception of vernacular is of an indigenous building, very strongly related to its place, constructed of local materials, to local detail.

(e) Useful Names and Addresses

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