

SHEVINGTON

CONSERVATION AREA CHARACTER APPRAISAL

Approved July 2007



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Shevington Conservation Area Appraisal

1 Introduction

Conservation Area Appraisals are an assessment of the overall character and appearance of a Conservation Area. Its principal purpose is to evaluate the important architectural and historic features of the area and to provide a basis for an updated conservation area character assessment and a management plan. Shevington was designated a Conservation area in 1988 and it principally covers Church Street, and Broad O'th' Lane

1.1 Purpose of this appraisal
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 *"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."*

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document is a response to these statutory requirements, in conformity with English Heritage guidance set out in *"Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Area Areas"* (1997). Government guidance regarding the management of historic buildings and areas is set out within "Planning Policy Guidance 15: Planning and the Historic Environment" (PPG15).

Conservation Area Appraisals define the special interest of the area; identify the issues which threaten the special qualities of the area and provide guidelines to prevent harm and achieve enhancement, in the form of a management plan. The document provides a firm basis on which applications for development within the Shevington Conservation Area can be assessed. Conservation area character

assessments can be used as materials evidence in assessing planning applications affecting the area covered.

1.2 The planning policy context
The document should be read in context by reference to the wider adopted development plan (LDF and SPD) policy framework produced by Wigan Borough Council. These documents include:

•**Wigan Unitary Development Plan** (Adopted April 2006). This document contains the planning policies and proposals for the use and development of land for the period 2006-2016. Plan policies EV3A, Design and EV4, Conservation, provide strategic guidance to protect the character and appearance of conservation areas and to promote good design in all new development.

Design Guide for residential Development

Adopted July 2006, this document is a Supplementary Planning Document (SPD) and contains detailed advice and guidance based on the core design policies of the UDP. The SPD is used to make judgement on planning applications and is intended as a guide for all residential development in the borough.

2 Summary of the special interest and key characteristics of the Shevington (Church Lane) Conservation area:

Shevington's overall character has changed over time from primarily rural based, to semi Colliery Pit village to today's dormitory village. Shevington's existing Conservation Area whilst small in size still recognises Shevington's traditional village centre and this village centre acts as a focal point for local services and community functions and a gateway to the village from the North East. (Standish) and West (Wigan).

The existing Conservation Area is focussed on the historical heart of Shevington clustered around the main cross roads at Broad O'th' Lane, Church Lane and Shevington Lane. The Conservation Area is further identified with a large open space playing field and war memorial.

Today the wider Shevington is characterised by being primarily a residential area and acts as a dormitory settlement to larger settlements. However, the residential character of Shevington does not mask Shevington historical past.

The special character and appearance of Shevington derives from the following features:

- Small, intimate townscape developed as individual plots of short terraces from the later eighteenth century but generally during the mid to late nineteenth century.
- The Historic alignment of Broad O'th' Lane (Shevington Historic heart)
- The architectural unity of the terrace plots and material use.
- The principal scale of the buildings being two storeys and their prevailing modest footprint.
- Heavy through traffic and narrow pavements.
- Established green open space and its relationship to the village feel

2.1 Justification for designation

Shevington is one of the smallest Conservation Areas in the Wigan Borough and covers an area of some 2.27Ha. The Conservation Area is characterised as being primarily residential with a local centre, yet still retain a village context. The Conservation Area is focussed around a busy cross road and as such, linear development has spread along these communication routes. Typically low rise (2 storeys) low density construction. The principal elevations front the roads they are serviced by. A major contribution to the character of the Conservation Area is the abundant green and open spaces located within the heart of the village. The Conservation Area is further enhanced with the war memorial providing a central feature to the area.

The principal buildings within the Conservation Area range from late 18th century stone built workers cottages, mid to late Victorian terraces, and early 20th century terraces. Due to the size of the existing Conservation Area, it is not possible to identify any meaningful sub areas or character areas within the Conservation Area that have their own special distinctiveness. It is the linear based organic historic growth of Shevington, and remnants of local vernacular architecture that provide

Shevington its village appeal and therefore its designation as a Conservation Area.

2.3 Boundaries and extent of the conservation area

The current boundary of Shevington Conservation Area is focussed on the villages older buildings (primarily stone and brick built on the western section of Church Lane which contains the original nucleus of the agricultural hamlet. The existing designated boundary includes the vernacular style stone cottages at 3,5 (the original blacksmiths premises) 13-17 and 19-21 Church Lane; the former brick built post office on Church Lane, St Anne's Church and churchyard, the main group of mature trees around the war memorial and 5-11 Broad O'th' Lane. In addition 20-26 Broad O'th' Lane and 2-24 Shevington Lane are included for the value of enclosing the war memorial. Within the boundary of the Conservation Area there are a number of mature trees located on Church Lane, Shevington Lane and the open space adjacent to the war memorial. (See appendix 1 for map of extent and boundary of existing Shevington Conservation Area).

3. Shevington's Historical development and its geography.

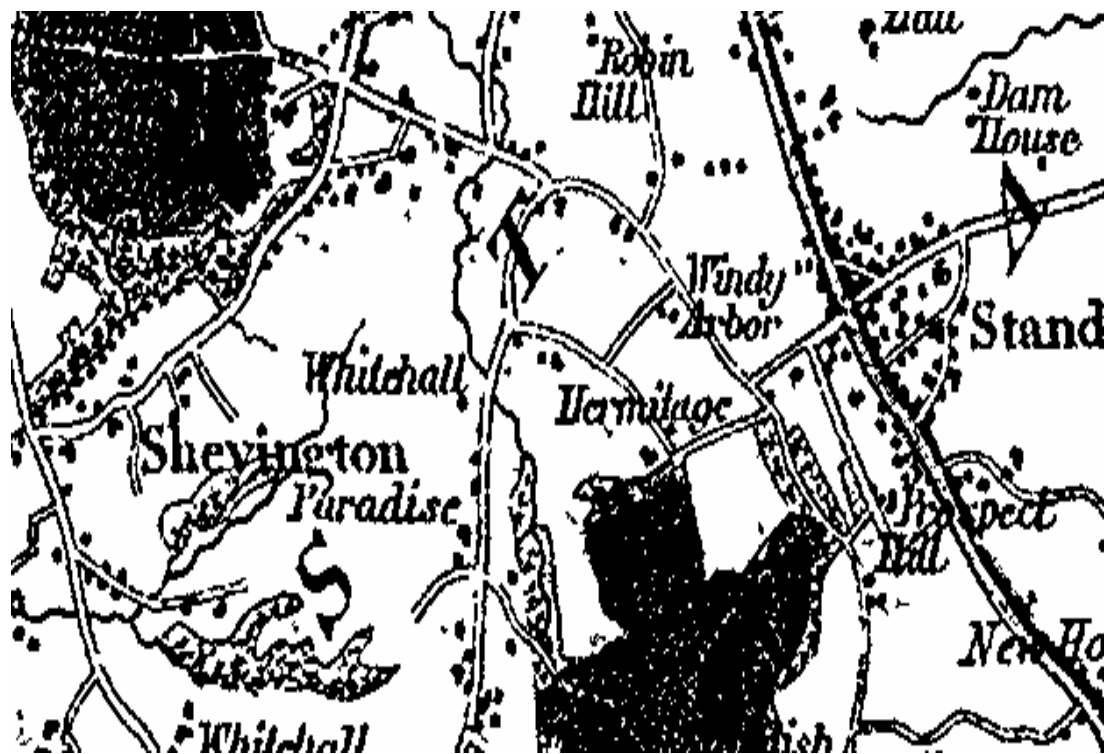
3.1 Shevington owes its origin and development to its role primarily as an agricultural based settlement with rural features such as Country Church, Church schools, a farming landscape, small village centre, public house and scattered settlements. This agricultural function has remained constant but has also been greatly influenced by industry. Like its larger neighbour at Standish, Shevington also felt the influence of the industrial revolution and in particular coal production and to a lesser extent than Standish, Shevington became a pit village with associated trades.

Located mid way between Standish and Orrell, Shevington served as a convenient rest stop, and so grew local facilities focussed on or around the Broad O'th' Lane crossroads. Shevington grew as a result of its location on an important communication route. Shevington also further developed in the 18th Century with the improvements to the river Douglas making it navigable, coal from Standish and Shevington was transported to the river at Crooke. With the opening of the Leeds & Liverpool Canal in 1781 and the need for larger vessels, the River Douglas was largely abandoned. Colliery railways were built to transport the coal. Until the mid 19th century Shevington remained a township of scattered farming settlements with social and commercial development focussed around Broad O'th' Lane. Following a further expansion and contraction of industrial development mainly the Roburite explosives works, Shevington, returned to a settlement that served its immediate needs locally. This essentially rural character remains today. Shevington has changed considerably over the last two hundred years. The population grew steadily with industrialisation and by 1911 Shevington had 1,905 inhabitants and has continued to grow. Large scale residential development since the 1920s now puts the number of inhabitants at 13,000. Despite large residential development and the visual impact of the M6 Motorway on the Parish, Shevington still provides a glimpse of its rural origins, there are areas of pleasant woodland, and the River Douglas acts as a continuing reference to Shevington development.

Today, Shevington acts as a local centre serving the immediate social and recreational needs of its community. With the growth of the motor car and access to the motorway network, Shevington has become an attractive location in which to live and has become mainly residential in its overall character and its residents are commuters to larger towns and cities.



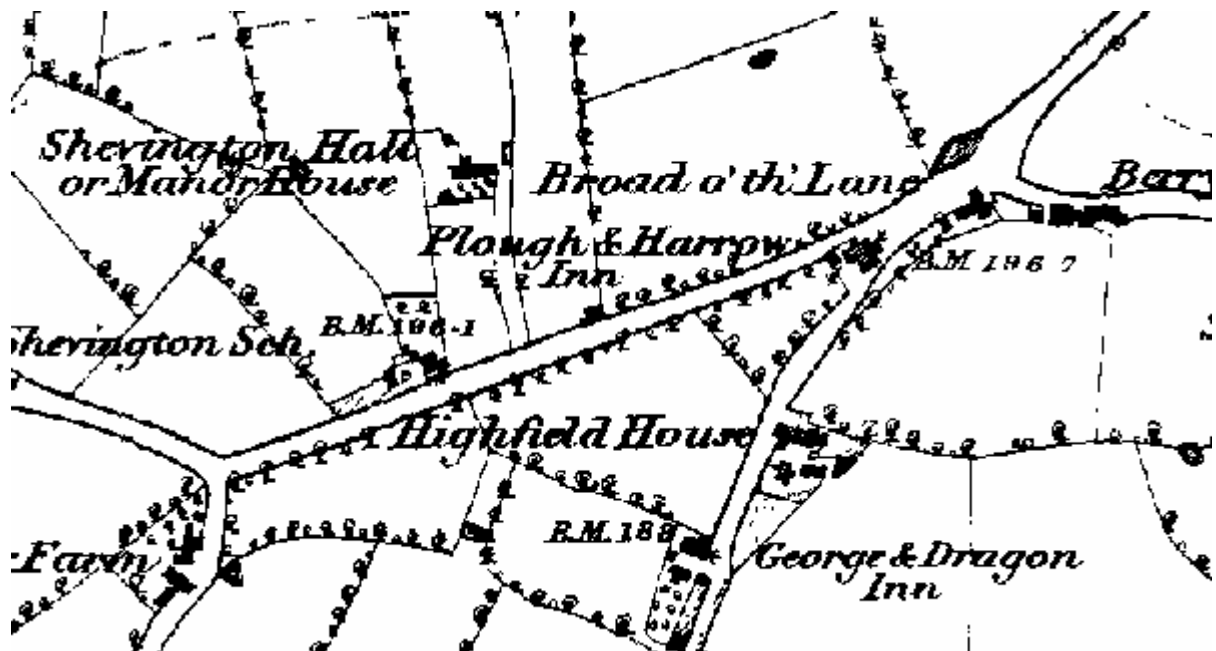
Yates 1786 Lancashire County Council – The Broad O'th' Lane/Church lane & Miles lane cross roads can just be identified above the word Shevington running down towards the River Douglas



Source: Lancashire County Council, Greenwood 1818,



Source: Hennet 1829 Lancashire County Council – The Broad O'th' Lane crossroads is clearly shown



Source: Lancashire & Furness 1849 www.old-maps.co.uk – The earliest detailed map available, the Broad O'th' Lane, Church Lane is clearly identifiable together with individual buildings.

3.1 Archaeology

According to official records, there is no known archaeological significance in the current Conservation Area and there are no Scheduled Ancient Monuments (SAM).

3.2 Geographic location

During the Conservation Area Character Assessment, it is important to assess whether any topographic, geological or landscape impacts upon the Conservation Area, as these can often determine the overall character of a Conservation Area. In Shevington, there are no specific geological or landscape features that impact on Shevington Conservation Area itself.

In general, Shevington rises up from the North side of the wooded valley of the River Douglas. Shevington is 3 miles North West of Wigan, 1 mile from Standish to the North East. The Church Lane Conservation Area is located on the main road between Standish to the north east and Orrell to the south west, Shevington enjoys a situation amidst the current green belt, within easy reach of the M6 Motorway junction.

The existing Shevington Conservation Area is primarily focussed around the historic heart of the village and the cross roads of Broad O'th' Lane, Church lane and Shevington Lane.

provide a setting for St Anne's Church; again the area contains mature trees which add richness to the overall feeling on the Conservation Area.

A large recreational sports field lies to the south of Church Lane and is adjacent to St Anne's Churchyard. This sports field is currently outside of the Conservation Area boundary. Its use is apparently formal amateur football league and as such has little impact on the character of the Conservation Area. One of the principal townscape vistas is that of the setting and outlook of the public house The Plough and Harrow. Situated on Broad O'th' Lane facing north easterly, and forms an important landmark building.

4. Focal points, open spaces, views & vistas

One of the principal impacts of the Conservation area is the large open space adjacent to the war memorial. Rectangular in overall shape containing mature trees, the open space fronts Church Lane and Shevington Lane and forms the boundary of the Conservation area. Once the grounds of Shevington Hall until its demolition in 1961, the open green space acts as a principal focal point of Shevington and acts to break up and provide relief to the linear development of Shevington Lane. The open space is very much a recreational space for the village and provides an outlet for field sports, children's playground and general short strolling. St Anne's Churchyard is another principal open space whilst, no direct impact on the character of the Conservation Area. The churchyard does



Source: *The History Shop, Wigan - Broad O'th' Lane Cottage* dated 1740 demolished 1960s. The cottage was ARP post 1939-45 WW2. The site is now doctor's surgery

Historically the current Plough and Harrow is dated 1905 (date stone in-situ). However, historical records and maps show a Plough & Harrow Public house on the same spot which pre-dates the first Ordnance Survey maps of 1845. Although no records exist to confirm the construction of the earlier public house, it is assumed that an early building may have dated from the mid to late 18th Century. The visual impact of the Plough & Harrow on the Conservation Area and its historical associations with Shevington development is considerable. The Plough & Harrow is currently not within the existing Conservation Area boundary.

5. Architectural and Historic character, building materials & local details.

The older buildings within Shevington Conservation Area date from the late Eighteenth Century/early Nineteenth Century, are simply constructed using the prevailing building materials locally available. Located on Church Street, these simple Vernacular stone built terraces are constructed using a local stone (Sandstone) probably sourced from Parbold Quarries or Billinge Hill.



The stone terraces are typically workers cottages of two storeys; usually consist of a living/kitchen and scullery/wash house on the ground floor and two bedrooms above. Access is by way of a door opening directly of the street. At the rear, a short yard, sometimes individual, sometimes shared contained earth closet and fuel store.



Simple local vernacular buildings, stone built workers cottages, dating from late 18th/early 19th century

Facing brickwork is the unifying feature of Shevington's later townscape and is used in buildings dating from late nineteenth century to present day. Red brick is usually found with moulded brick and less commonly terracotta detailing. Located on the North western and south west of Shevington, the terraces form a linear pattern in small blocks of 4 units. Modest in scale and size. The brick terraces which lie within the Conservation Area are similar in construction, age and style. They also provide a robust development style being built in four blocks of four. This block development reflects the earlier development grain of the stone cottages on Church Street and provides enclosure to the original Broad O'th' Lane/Church Lane/Shevington Lane crossroads.

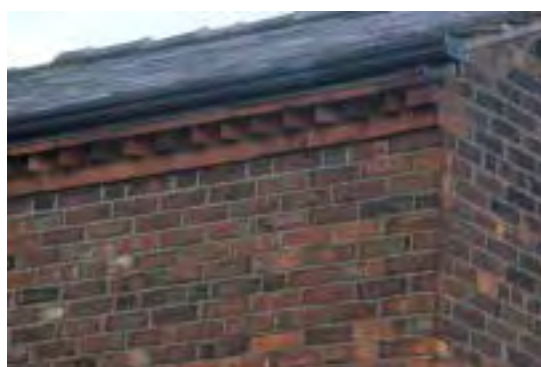


Later brick built terraces dating from late 19th Century, (date stone in-situ)

The brick terraces date from late 19th century early 20th century. Workers cottages, they were built to accommodate workers in the expanding nearby

industries. Constructed primarily in brick under a slate roof, with stone heads and cills. The terraces are characterised by small set backs, having small front gardens to form a break from fronting a busy road.

An interesting feature of the later brick built terraces is the detailed eaves, details that range from attractive and ornate terracotta/faience to simple plain brick corbelled eaves. It is considered that this simple detailing, whilst different in each terrace could be a builders mark. These expressions are found throughout the Wigan borough in particularly within terrace properties and are all different. This light touch provides for a simple ornate addition to an otherwise standard house type.



In many cases the differing eaves detailing could have been the individual builders mark and provide a simple variation and individuality.



6. Buildings of Townscape Merit

A listed building is one that is included on the Governments Statutory List of Buildings of special Architectural or Historic Interest. Shevington Conservation Area contains no buildings or structures that are nationally listed for their Architectural or historic interest.



The Plough & Harrow, re-built 1905

However, the majority of the buildings contained within the conservation area are buildings regarded as locally important and are therefore considered to be contained within Wigan Councils' local list

of Buildings of local interest (BLINTS) are identified as having “townscape merit”. Types of (BLINTS) Buildings of Local Interest will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing, materials and their relationship with each other and streetscape make a positive contribution to the special interest of the Conservation Area. The Plough & Harrow Public House (pictured above) is one such example.

6.1 Historic shop fronts and advertising
Shevington’s development is linear in nature and this had led to a dispersed shopping offer. Outside of the Conservation Area, local convenience stores, Library, Post office and paper shop are located further down Broad O’th’ Lane.



Within the Conservation Area a small number of shops are located. These shops are small food outlets, hairdressers, estate agents and a public house. The shops are primarily located within terrace properties and were built originally as terrace houses dating from late 19th early 20th century. They form a common building line with other properties of the same era on Broad O’th’ Lane. Many of the properties have been altered to accommodate modern shop fronts and signage. Many alterations have included UPVC shop fronts and windows, the introduction of renders and differing replacement brick types. With the inclusion of fire/security alarms and a lack of signage consistency, the small row of shops provides for a negative feature to the Shevington Townscape. However, the overall enclosure of Broad O’th’ Lane provided by the shops is important and adds to the Conservation Area historical character. A further small row of three shop units are located within the

Conservation Area and form the corner to Church Lane and Broad O’th’ Lane. These shops date from mid to late 19th century. These shops exhibit many symptoms of inconsistency, with the introduction of roller shutters and replacement windows in UPVC.



7. Public realm: Floorscape, street lighting and street furniture

The overall condition of the public realm, street lighting and street furniture is in fairly poor condition and of poor quality that does nothing to enhance the Conservation Area.



Positive:

The war memorial area of the Conservation Area is the only area that has any meaningful public realm. This includes an element of public art, seating, litter bins and signage.

Negative:

- Street lighting within the conservation area has a detrimental visual impact. The domestic scale of buildings is overshadowed by much larger lighting systems (Hockey Stick Columns) that are used to provide lighting to the main road and in doing so loom over buildings.
- Street furniture including street signs, guard rails, bollards, litter bins,

telephone poles which has the effect to block simple visual aspects of Shevington and are under maintained and provide no consistency in their design or appearance.

- Whilst not in the Conservation Area to date the area adjacent to the Plough & Harrow public house and shop terraces that front Miles Lane does provide a visual barrier to the Conservation Area, and the clutter of street furniture, lack of sympathetic footpath and street surfaces, is a negative factor and impacts upon the Conservation Area.

8. Issues

This appraisal has identified a number of factors which detract from the architectural and historic character and general amenity of Shevington Conservation Area and proposed extension. These are summarised below.

Shevington is a small and tightly concentrated conservation area focussed around an historic street pattern.

- The main issues affecting Shevington is the sheer volume of heavy through traffic, which is an inevitable consequence of the areas location along principal roads. The traffic is part of the areas character but inevitably detracts from environmental quality and has a direct contribution on the overall quality of the area and provides a negative impression. Consideration should be given to passive traffic calming, such as widening the width of pavements, introducing build outs to improve public realm and the balance between vehicles and pedestrians. All works should reflect the aims and objectives of “streets for all” publication produced by English Heritage.
- The surface treatment of the footpaths and the manmade materials used detracts from the historic and architectural merit within Shevington. The reinstatement of historic materials is desirable which where formerly used in the village to re-introduce a distinctive public realm of high quality.
- Existing shop fronts within the Conservation area and proposed extension provide

9 Recommendations

9.1 Opportunities for enhancement

The following list is drawn out of the list of negatives highlighted above in section 7, identifies where and how the qualities that provides the special interest of the Conservation (extended) Area can be reinforced.

- Review of design and materials of paving/streetscape throughout the area with a view to publication of a borough wide streetscape manual underpinned by the aims contained within the ‘streets for all’ manual published by English Heritage.
- Particular opportunities for such action would be in the extended Conservation Area are adjacent to the Plough and Harrow public House.
- Restoration of lost architectural detail which is essential to the design and overall character of important buildings, especially shop fronts, timber doors, windows, terracotta detailing, chimney stacks and roof covering. Stone is a prevailing material that has been used and where possible existing stone walls should be retained and proposals for new boundary treatments should be designed with care.
- Promotion and encouragement of the structural and external repair and routine maintenance of all the conservation area.

9.2 Conservation Area boundary changes

This appraisal can provide a basis for addressing the relevance of the designated Conservation Area boundary and the need for amendment. The current Conservation Area boundary currently contains and embraces the most notable parts of the Conservation Area. However, the existing boundary fails to recognise the historical value associated with Broad O’th’ Lane as the principal historical street layout. With a slight change to the boundary to include the whole of Broad O’th’ Lane which would include the Plough & Harrow Public House and a small row of terraced shops (see appendix 2 for proposed boundary).

Appendices

- Appendix 1 Map of existing Conservation Area Boundary
- Appendix 2 Map of proposed extension to Conservation Area boundary
- Appendix 3 useful Information
- Appendix 4 Unitary Development Plan Policies and Shevington Conservation Area Management Plan

List of illustrations

Bibliography

- Allen, M: (1999) A Shevington Boyhood
- Shevington Parish Council; (2006) The Parish Plan
- Webb, N (1999) Standish & Shevington

Appendix 3 Shevington Conservation Area – Proposed Extension



Appendix 3 Useful information

What is a Conservation Area?

The Planning Act of 1990 requires Local Planning Authorities to determine which parts of their Areas merit Conservation Area status. The Act defines Conservation Areas as

“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve - or enhance”.

Whilst it is important that buildings in Conservation Areas are of historic or architectural value, it is their group rather than individual value that is important. The character of an area is not derived from its buildings alone, but from a combination of factors, including: the historic layout of roads and paths, characteristic building and paving materials, vistas and spaces.

Conservation Areas in Wigan

There are currently 23 designated Conservation Areas within Wigan, each designated as a result of its special architectural or historic interest. The Council is obliged to protect each Conservation Area from development which fails to maintain its special character.

Conservation Area Appraisals

The designation of any Conservation Area demonstrates a commitment to safeguarding and enhancing its special character and appearance. It is, therefore, important that the Council, residents, property owners, and others with an interest in the Conservation Area are aware of what features (buildings, spaces, features, trees etc) make up the areas special interest. This is best achieved by a Conservation Area Character Appraisal which defines the area's special historic and architectural interest, including identification of what contributes positively towards the character of the area and the existence of any neutral or negative features. Where necessary an appraisal may assess the need for any sympathetic preservation and enhancement proposals. The appraisal will provide a consistent and sound context for implementing policies and making informed development control decisions.

National Planning Policy

Conservation Areas are formally designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (1) defines a Conservation Area as *‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’*.

It is the duty of local authorities to designate as conservation areas any area of special architectural or historic interest, whose character and appearance it is worth preserving or enhancing. Detailed guidance about the legislation is given in ‘Planning Policy Guidance Note 15: Planning and the Historic Environment’ (PPG15) published in 1994.

Appendix 4

Unitary Development Plan policies and Shevington Conservation Area Management Plan

EV4 Conservation

The Council will conserve the historic built environment by:

- A. 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.
- B. Protecting and enhancing the character and appearance of ancient monuments, sites, buildings and structures of archaeological interest and historic landscapes.
- C. Exercising its normal development control powers to encourage the protection and enhancement of buildings of local interest.
- D. Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and its settings.
- E. Carrying out environmental improvements schemes in conservation areas

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 help to minimise the use of primary materials.

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 proposal for 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;
- (c) 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 buildings, particularly with regard to windows, roofs, materials and advertising will be required;
- (d) 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) Fascia signs should, particularly in terms of their 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 pavers, temporary or permanent reinstatement should be in the original material;
- (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.

- (j) 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.

These considerations are only applicable where planning permission or advertisement consent is required and do not purport to restrict permitted development rights.

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 assessing 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 Conservation Areas. 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 building, 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 structures 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 appropriate enhancement 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 proposed 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 building's character;
- (c) Permit appropriate alternative uses for Listed Buildings which ensure their preservation and which would not adversely affect their architectural character or settings;
- (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 the 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 Green Belt 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 and 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. 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 powers 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, Highlands, Moat House and Haigh House Gardens, Haigh
2. Standish Hall remnant parkland and Ashfield House gardens, Standish
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. Hindley, Atherton, Ince, Tyldesley and Leigh Cemeteries
10. Historic public parks at Mesnes Park, (grade II listed) Wigan
11. Lilford Park and Firs Park, Leigh

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 involve only the 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 to be given to the content of an adopted development plan and of supplementary planning guidance is set out 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 will be 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 Archaeological Unit will be sought in assessing planning applications for development affecting ancient monuments and archaeological sites.

Implications of Conservation Area Status

Conservation Area status is not intended to stifle new development nor to 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 historic qualities of Shevington are not eroded.

In Shevington 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 six 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 Borough Council at an early stage on the need for any permissions. Unauthorised work can lead to prosecution and the Council may take enforcement action requiring the work to be 'undone'.