



Park Road, Golborne

Conservation Area Appraisal

December 2008

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1. Introduction

Park Road, Golborne Conservation Area was originally designated 20 December 1989. The boundary covers an area of 4.03ha and it has been characterised as a Special Residential area. There are currently two 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 proposal.

English Heritage, as statutory advisor to the Government on the historic environment, define a conservation area as being “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Conservation areas are designated in legislation under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 decisions on development applications within a conservation area, special attention must 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 the Governments national planning policy note “*Planning Policy Guidance 15: Planning and the historic environment*” (PPG15). English Heritage have also published guidance which includes “*Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas*” (1997) and “*Guidance on Conservation Area Appraisals*” (2005).

Conservation area appraisals are a way of defining the special interest of an area, identifying 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 the provision for high quality development which is not detrimental to the character or appearance of the conservation area.

1.2 Community Involvement

In accordance with Part 6, section 24(4) and Part 6, section 36 of the Town and Country (Local Development) (England) Act 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 wider planning process, including the preparation of the Local Development Framework and Conservation Area Appraisals. It provides advice as to how and when communities and interested stakeholders can become involved in the planning process. In line with this statement, when undertaking this assessment of the town centre conservation area, the local community and interested stake holders were asked to contribute their thoughts, opinions and suggestions regarding the current conservation area and the draft report.

1.3 The Planning Policy Context

This document should be read in context the wider policy framework for land use planning and development. For Wigan borough this is the Wigan Replacement Unitary Development Plan, adopted in April 2006.

Wigan Unitary Development Plan

This document contains the Council's adopted 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:

- (1) 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;
- (2) Protecting and enhancing the character and appearance of Ancient

Monuments, sites, buildings and structures of archaeological interest and historic landscapes;

- (3) Exercising its normal development control powers to encourage the protection and enhancement of local buildings of interest;
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and settings;
- (5) Carrying out environmental improvement schemes in Conservation Areas;
- (6) Designation 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 2 for expanded UDP Policies)

The Town and Country Planning (General Permitted Development) Order 1995 also provides planning authorities with additional permitted development controls within conservation areas, in the form of Article 4(2) directions. These can be applied within residential areas to give extra protection to their character and appearance as they remove specific permitted development rights. This results in planning permission being required for any development type which is referred to within the Article 4(2) and can include the installation of satellite dishes, cladding, UPVC windows and doors and dormer windows. Other limitations within conservation areas include control over the demolition in whole or in part of any building contained within a conservation area and would require conservation area consent. There are also controls over the removal or carrying out of works to trees over a certain size within conservation areas.

2. Summary of Special Interest

2.1 Key Characteristics

Park Road Conservation Area is entirely residential in nature and is characterised by large detached properties dating from the late 19th century. To the east of the conservation area there two several vernacular farm buildings; Lawson's Farm and Town Farmhouse and barn, all of which are grade II listed.

The conservation area is situated at the southern boundary of Golborne and has a relatively rural feel when compared to the nearby town centre. Like many towns in the Borough, Golborne and the surrounding areas prospered as a result of the Industrial Revolution and the expansion of the mining and textile industries. The properties along Park Road were most built by wealthy individuals to high quality specifications to provide a higher standard of living for them and their families.

The main route running through the conservation area is Park Road which runs east to west and ends at the junction with Bridge Street. The conservation area then continues across the road to incorporate the listed farm buildings and an area of new development. There are three distinct stages of development within the conservation area; the historic farm houses, the 19th century properties along Park Road and the modern housing estate to the east.

There are several key characteristics found within the conservation area as well as in the wider townscape, for example:

- Dominant red brick construction;
- Slate roofing materials;
- Two storey building height;
- Detailing on several buildings;
- Dominance of mature trees and planting.

2.2 Justification for Designation

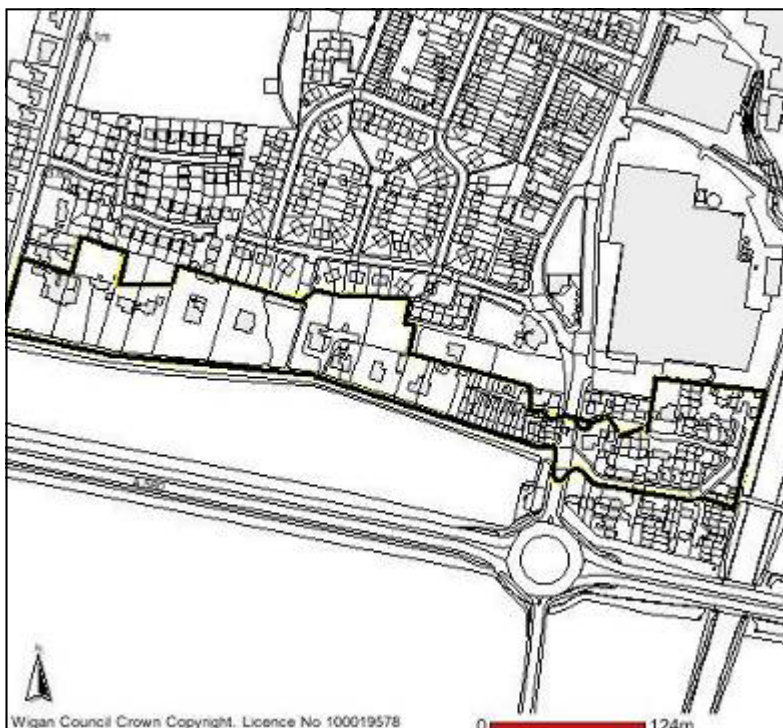
Park Road conservation area is relatively small in size and currently covers an area of 4.03 hectares. It has been characterised as a Special Residential area and is dominated by the large dwellings along Park Road and their extensive grounds. The

larger settlement of Golborne is believed to date from the before the Normal Conquest in 1066, in the form of a small manor. Originally the area was agricultural in nature and it wasn't until the 17th century that small scale mining and textile production began to intensify and expand.

The principle buildings within the conservation area date from the late 19th century and are generally of two storey, red brick construction. There are several terrace houses which also date from a similar time. The two earlier listed farm buildings date from the late 17th and late 18th centuries and although they have been altered they are also of red brick construction. The large, detached properties in the conservation area are good indicators of the growing wealth and prosperity in the nearby town, with the upper classes being able to afford out of the town centre to more luxurious housing.

2.3 Boundaries and Extent of the Conservation Area

The current boundary of the conservation area is focussed along Park Road. Situated to the north of Park Road, the road forming the southern boundary of the conservation area. It stretches from the junction of Park Road and Barn Lane, running parallel to the East Lancashire Road, until it meets the railway line at the eastern boundary.



Map 1: Park Road conservation area - current boundary

Development in the conservation area has been relatively sparse, with the majority of the settlement being large 19th century individual houses set in their own extensive grounds. The modern housing estate to the east is considerably denser in nature which is to be expected with modern planning and housing trends. The housing estate also completely surrounds the earliest farm buildings on the site which have been incorporated into the development.

3. Historical Development

3.1 History

Roman Period

There is currently no evidence of Roman occupation within Golborne itself. The settlement is however, situated in between the two larger Roman settlements of Wigan and Warrington.

Medieval Period

The first written record of Golborne was in 1187 where it was referred to as 'Goldeburn'; believed to have derived from the archaic English meaning 'golden stream' or 'valley of marsh marigolds', possibly as a result of the type of flowers found in abundance alongside Millingford Brook to the south of the conservation area. During the medieval period, Golborne was originally associated with the Manor of Newton which was held by the Legh family. During this time substantial amounts of land in the manor was also held by Cockersand Abbey and the Knights Hospitaller.

During the town's early history, the Park Road area consisted of a mixture of fertile land and woodland. To the south was Golborne Hall and its associated parkland and estate. The area was at this time predominantly rural in nature and had a strong agricultural industry. Small scale domestic industries such as spinning and weaving were commonly found in small settlements such as Golborne.

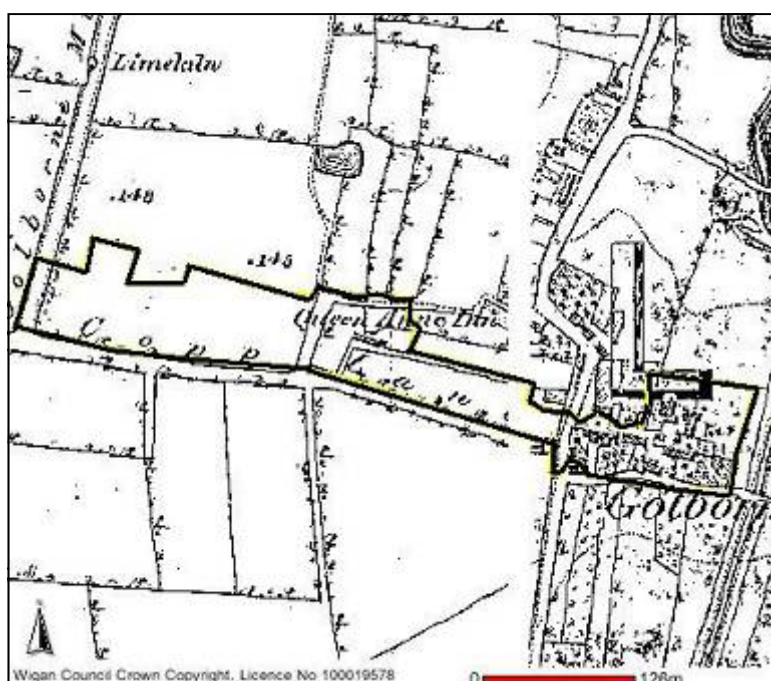
The surrounding area is also linked with several historic events, including the English Civil War. The battle of Red Gap in 1648 is also believed to have taken

place nearby, where Oliver Cromwell defeated the Scottish army despite being considerably outnumbered.

Post-Medieval Period

The late 17th century saw the development of small-scale mining and domestic textile production in the area and these industries continued to prosper through this period, coming to an end in the mid 20th century. It wasn't until the 19th century that industrial growth really took hold in Golborne with the first deep mine colliery opening in 1825, Brewis's Parkside Cotton Mill in 1839 and Golborne Colliery in 1880. By the 1850s Industrialisation had taken hold and industries had begun to expand and diversify with bigger mills, a gas works, a paper staining factory and varnish production all taking place in the town.

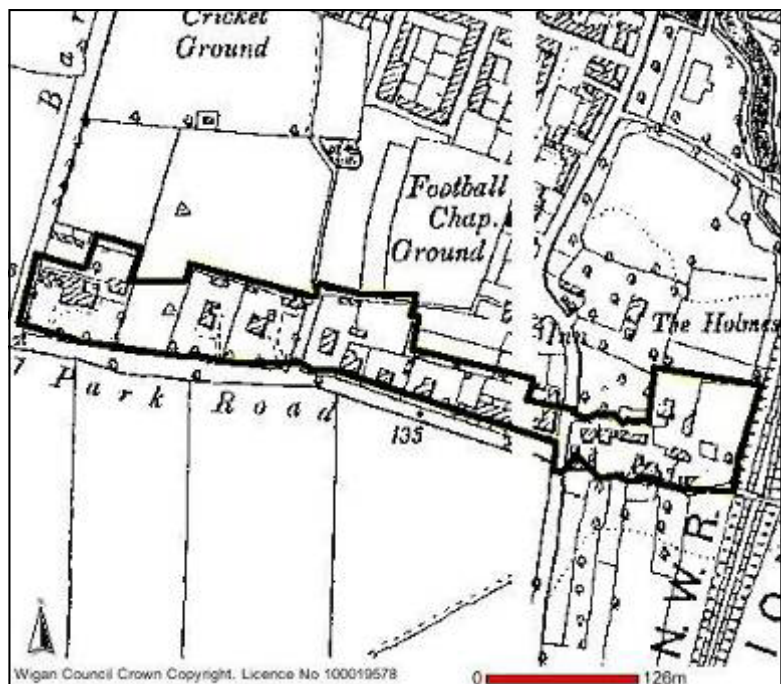
On the first edition Ordnance Survey map of 1849, the Park Road area is shown to be sparsely developed. There are a few farm properties shown to the east and the 'Queen Anne Inn' appears to be shown in the middle of the conservation area. The recently opened railway can just be seen to the east, in the lower left corner of the map and Golborne Lower Corn Mill is also annotated just off the map to the north-east. None of the large single dwelling houses have been constructed along Park Road yet and this area was most likely used as arable farm land.



Map 2: First edition OS map of 1849

It wasn't until the late 19th century that Golborne town began to take on the form which still prevails to this day. It was at this time the area now designated Park Road conservation area began to also take shape and development started to appear here. As a result of industrial expansion in the area, the agricultural land separating Golborne and Park Road was developed upon, the result being that the town rapidly grew and expanded southwards.

The second edition Ordnance Survey map shows a much more established settlement in the conservation area, with the majority of houses now built along Park Road. The farm buildings of Lawson's Farm and Town Farm are shown however, they are still not named as such on the map. To the north of the conservation area there now appears football and cricket grounds. This area to the north remained relatively open throughout the late 19th century and as a result the Park Road area was almost separate from the nearby town centre. However, in more recent times these areas have been developed and the conservation area has now amalgamated into the larger settlement.



Map 3: Second edition OS map of 1894

Modern Period

During the early 20th century Golborne continued to grow and maintain a thriving mining industry. At the same time Golborne also prospered as an important satellite town serving the nearby larger settlements of Warrington, Wigan and Leigh. In the

mid 20th century coal mining industry went into decline throughout the UK and mines closed at a phenomenal rate. Golborne fared relatively well on this front and the local colliery managed to survive until as late as 1989.

The closure of the mine had a massive impact on the economic and social structure of the town. Large scale unemployment in the town and surrounding villages such as Lowton, Abram and Ashton meant that the economy suffered and the town went into rapid decline. Recently moves have been made to alleviate this problem with the development of nearby industrial and business parks such as Stone Cross Industrial Park to the south and Enterprise Park to the north.

3.2 Archaeology

The area around Golborne yields very little archaeological potential, historically the area has been subject to extensive mining and agricultural works which would have a significant impact on any archaeology present in the ground. In terms of industrial archaeology, the site of Golborne colliery to the north of the town centre has since been reclaimed and now features the Enterprise Business Park.

4. Location and Landscape Setting

4.1 Geographical Location

Situated between the towns of Wigan and Warrington, Golborne is located at the southern boundary of Wigan Borough. The town is located 13.8miles west of Manchester, 5.4miles south-west of Wigan and 6.2miles north-east of Warrington, ideally located for commuting to many nearby towns and cities. Park Road conservation area is situated to the southern edge of the township, close the East Lancashire Road making it suitably placed for travel and commuting.

4.2 Topography and Landscape

As part of any character assessment it is important to take into consideration any topographical, geological or landscape feature which may impact upon the character of the conservation area. The settlement of Golborne is located on an area of land which rises gradually from south to north; with the highest point reaching

approximately 150ft. Park Road conservation area is situated on an area of flat land at the bottom of this rise and the conservation area is aligned from east to west.

5. Spatial Analysis

5.1 Key Views

Due to the linear nature of the conservation area, key views are limited to E-W, W-E and to the south. Despite the lack of distinctive focal points each of these views provide different aspects within the conservation area.

(1) View East along Park Road

This view follows the line of Park Road through the conservation area and is dominated on one side by mature tree growth which screens off the properties and ensures that no one building is dominant in this view. The view is open to the south and it terminates in the distance with the turning of the road.



Photograph 1 (left): View east along Park Road



Photograph 2 (right): View west along Park

(2) View West along Park Road

This view is similar to the last, following the line of Park Road through the conservation area. From this angle you are more aware of properties to the north however, once again due to mature tree growth the buildings themselves are obscured from view.

(3) View South out of the Conservation area

Looking out of the conservation area across open land to what was once Golborne Park. This view highlights the openness of this area and the attraction for building in this location, although the expanse of open land has since been interrupted by the East Lancashire Road.



Photograph 3: View south from Park Road

5.2 Open Spaces, Focal Points, Landscaping and Trees

Not including garden areas, there is not an abundance of open space within the conservation area. Prior to the construction of the East Lancashire Road, the residents of Park Road would have had undisturbed views over what was once Golborne Park Estate to the south, although this land is not contained in the conservation area. Any open space found within the conservation area boundary today is in the form of extensive private garden areas associated with the large dwelling houses. These well established gardens have survived in good condition and provide pleasant, private spaces within the conservation area.



Photograph 4 - 5: Examples of garden areas within the Park Road conservation area.

Focal Points

Due to the nature of the conservation area and the abundance of mature trees and shrubbery along the main route way, the conservation area is lacking in any obvious focal points. The properties situated along Park Road are mostly set well back from the road and are generally placed within their own mature gardens provide extensive screening, therefore hiding them from view from the main road. To the east of the conservation area the properties are more open and visible, however there is still not one property which could be regarded as visually dominant. When looking to the east the new housing estate could possibly be regarded as a focal point due to its end location and the scale of the development.

Landscaping

As already mentioned the majority of properties found within the conservation area are set within their own private grounds, some of which are substantial in size. This combined with the open views to the south has resulted in a sense of openness within the conservation area. Gardens contribute positively to the character and appearance of the conservation area by providing pleasant landscaping and adding to the streetscape. To the east of the conservation area smaller terraced properties are found and these too have well maintained garden areas which have a positive impact, albeit on a much smaller scale.

Trees

Any trees over which measure more than 7.5cm when measured 1.5m from the ground, within a conservation area are protected under government legislation from being topped, lopped or felled without the appropriate permission having been granted. Tree Preservation Orders can be applied to individual trees and are a method by which local authorities can protect specific species from being damaged or removed.

There is one area along Park Road, between numbers 45 & 47 where a tree preservation order is in place. This means that to cut down, uproot or damage a protected tree or carrying out works without permission would be classed as a criminal offence. Trees are found throughout the conservation area, especially along

Park Road and within the private gardens. Trees and planting can play a significant role in determining the character and appearance of an area and it is important that where they make a positive impact that they are well maintained and preserved. The abundance of mature trees and plants provides screening, privacy and creates a visually pleasant environment within the conservation area.

6. Definition of the Special Interest

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

The conservation area is entirely residential in nature with a large number of individual dwellings located along Park Road. Smaller terraced housing is present close to the junction with Bridge Street and across the road around the historic farm buildings has recently undergone development and now contains modern housing and apartments. The two listed farm buildings were renovated and converted as part of this wider development.



6.2 Architectural and Historic Character

There are several distinct architectural styles found within the conservation area due to the varied stages of building activity. The predominant architectural form is that of two storey, red brick properties with slate roofs. A mixture of detached, semi-detached and terraced housing are all within the boundary of the conservation area.



Photograph 6-7: Examples of the various building periods within the conservation area.



-  Conservation Area Boundary
-  Residential Properties

Key Views 



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Photograph 8-9: More examples of the various building periods in the conservation area.

The historical development of this area spans over a period of 4 centuries with Lawson's Farm being the earliest as it dates from the late 17 century. Town Farmhouse is slightly later in date and is believed to have been constructed circa 1740. These vernacular farm buildings have now been given a new lease of life when they were restored and incorporated into the modern housing development which now surrounds them. The remaining properties along Park Road generally date from the 19th century but there are a few 20th century additions also present. Architecturally the properties area all very different with terraces, simple detached properties, wooden facade treatments and gothic styling all sitting side by side. No one architectural style is predominant within the conservation area and each property has its own distinctive architectural style which contributes to the special character of the conservation area.

6.3 Building Materials and local details

Red brick is the predominant building material found within the conservation area. Although several of the properties have been rendered in various materials and there is one property which unusually has an upper floor constructed of wood. Several of the large houses along Park Road also have decorative timber detailing in the form of bargeboards although these are not the norm in the conservation area.

A common feature which is found throughout the conservation area is the use of stone or painted brick work to add detailing and character to properties. This is

commonly found above and below window openings, above doorways, as banding, for gate piers and quoins. Porches and columns are other features which appear on several properties within the conservation area. These small details all add to the character of the buildings and the wider area.



Photograph 10 (above): Detailed brick work



Photograph 11 (above): Example of columns

Photograph 12 (right): Timber upper floor.



6.4 Buildings of Townscape Merit

There are currently only the two listed buildings within the current boundary of the conservation area.

- Lawson's Farm - grade II listed;

This is a small farmhouse dating from the middle/late 17th century. It is very plain in its design with English garden wall bond brick and a slate roof. The property has recently been refurbished as part of the surrounding housing development construction. The English Heritage listing description states that evidence suggest that the suggest that the structure is a rebuilding of an earlier house, and parts of this survive throughout.

- Town Farmhouse - grade II listed:

This farm house has a date stone of 1740 above the main entranceway, making it the older of the two listed buildings. Similar to Lawson's the house is constructed of

red brick with a slate roof. This property has also been renovated during the development of the surrounding housing estate.



Photograph 13 (left):
Town
Farmhouse



Photograph 14 (right): Lawson's Farmhouse

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 also worthy of note. The following non-designated buildings within the conservation area are deemed to be of significant townscape merit. These are buildings which have positive impact on the character and appearance of the conservation area and may be possible candidates for future listings.

33 Park Road

This two storey property sits prominently on Park Road, set back in its own ground it is clearly visible along this stretch of road. Of red brick construction this property has some interesting features, such as the yellow brick quoins and the decorative brick work around the door and upper floor windows. The property is well maintained and the original outbuildings are also in good condition and still in active use.



43 Park Road

A large two storey property constructed of red brick and set in its own extensive grounds. The property has stone sills and arched lintels picked out in white as well as a banding effect at different levels on the external facades. The property retains several original features and still has original style windows as well as the decorative fan light above the front door. The property is in very good condition.



Photograph 17: 43 Park Road

53 & 55 Park Road (originally one house)

These properties originally formed one very large dwelling, but were divided some time ago. Constructed of a dark red brick these properties again feature stone lintels and sills picked out in white on the front facade. They also have two large square bay windows to the front of the properties which are decorative in style.

Architecturally these properties were built in a mild Gothic style with slightly arched windows and at top floor level and narrow window divides elsewhere. These buildings are very prominent within the conservation area due to their scale and location and once again they are in excellent condition.



Photograph 18(right):
53 Park Road



Photograph 19(far right):
55 Park Road

6.5 Public Realm: Floorscape, Street Lighting and Street Furniture

Tarmac and concrete slabs are the most common paving surfaces found within the conservation area. A large proportion of the paving surfaces are in poor condition and require maintenance and/or replacement as they detract from the appearance of the conservation area.



Photographs 20-1 (right):
Examples of poor quality
paving materials.



Photographs 22-3 (left):
Examples of good paving
surfaces.

There are some areas along Park Road which have better quality paving. And to the west of the boundary new paving surfaces have been introduced which dramatically improves the appearance of the streetscape in that area, unfortunately this has yet to be extended within the boundary of the conservation area. The council has recently started a footway condition survey across the borough which should be completed in the next few months and this will determine the priorities of areas in most need of attention.

Street lighting in the conservation area is provided by older style lighting placed along the north side of Park Road. These lamps are interesting in design and should

be retained if possible as they help contribute to the historic character of the area. However, many of these lights are obscured by tree growth and are badly in need of painting.

Photograph 24-5:
Lamp posts found along Park Road. Interesting style but in need of maintenance.



The impact of these lamps is let down by the abundance of peeling paint and rusting columns. This lighting is on a reserve programme of works and therefore improvements may be made within the next year depending on funding being available.

Street signs and other street furniture have been minimised within the conservation area. There are very few examples of street furniture other than lighting and a few benches which have been placed along the southern edge of Park Road, just outside the boundary of the conservation area.

6.6 Historical Associations

The Park Road area has no historical associations of its own however; the town of Golborne itself is linked to several historical figures from the sporting world including world champion boxer Peter Kane and footballer Roger Hunt MBE.

7. Issues

This appraisal has highlighted several issues within the conservation area which have both positive and negative impacts on its overall character and appearance.

7.1 Positive

1. Trees are a key feature within the conservation area and they help to create a sense of rurality in the area. Tree lined streets provide screening and privacy for residents and along side gardens create vibrant and pleasant streetscape within the summer months. A large number of properties have their own private mature garden areas and the continued survival of these will have a positive impact on the character of each individual property as well as the wider landscape.
2. Infill development is not common within the conservation area, excluding the new development to the east. The most obvious example of infill would be 47 & 49 Park Road. Previously open land, this area was developed in the mid 20th century. Both properties have been integrated into the landscape in very different ways and both are sympathetic and respectful to the character of the area despite the fact their architectural styles are very different.



Photograph 26 (above): 47 Park Road



Photograph 27 (above): 49 Park Road

3. The successful restoration of the two listed farm buildings, Lawson's Farm and Town Farmhouse. Previously these two listed buildings were falling into disrepair and the construction of the new housing estate and their incorporation into the scheme has secured the future of these locally important buildings.



Photographs 28 (above): converted barn



Photograph 29: Town Farmhouse

4. Survival of quality historic buildings and detailing provides a substantial link to the historic nature of the conservation area and also helps promote a visually pleasant and diverse streetscape. Although the buildings here were in the most part designed and built at around the same time, they are all unique and have retained their individual style and character.
5. Good maintenance of buildings is also apparent throughout the conservation area. In the most part properties have been maintained to a relatively high standard. This has a positive impact on the character and appearance of the conservation area and it can help to promote a sense of pride of place within communities.

7.2 Negative

1. Lack of maintenance of trees and shrubbery is very apparent within the boundary of the conservation area. In several locations trees significantly intrude upon and overhang the public walkways, creating obstacles for pedestrian users. Many of these trees are overgrowing from residents' gardens and the active maintenance of boundary lines must be encouraged. Poor upkeep of planted and grass verges also detracts from the appearance of the conservation area. These issues can present an uncared for image and they detract from the overall quality of the Park Road area. The relevant department has been advised of residents concerns over lack of adequate maintenance of grass verges.

Photograph 30 (right): tree growth over public pathway.



Photograph 31 (above): Overgrown grass verge along Park Road

2. Poor quality street surfacing, mismatching of materials and poor quality repairs have a negative visual impact on the wider streetscape. There are several areas within the conservation area which are poorly maintained and this creates an unattractive streetscape.
3. The modern housing estate at the east of the conservation area is not entirely sympathetic to the character and appearance of the conservation area and the listed buildings it incorporates. The properties here have been designed in such a way as to mimic features found in many farm buildings however, due to the density of the building plots the listed farm houses become somewhat 'lost' in the development.
4. Littering is a major problem within the conservation area and seriously detracts from the character of the conservation area. Litter is also common on the far side of Park Road which has a significant impact on the neighbouring conservation area. This issue has been reported to the cleansing team and it is hoped improvements will be made as a result.

Photograph 32: Litter problem along Park Road



5. Lack of traffic management also poses a concern in the conservation area. Although Park Road itself does not lie within the current conservation area boundary, the road is relatively busy and therefore impacts upon the character of the conservation area. The lack of signage and traffic calming measures means that speeding traffic is a common problem. This has a detrimental impact on the character of the conservation area as it disturbs the pleasant, rural and relatively peaceful nature of the conservation area.
6. Vacant properties are not a significant problem within the Park Road area however; there are a few properties which appeared to be lying vacant at the time of writing. The main issue in regards to this is grounds maintenance, with overgrown and untidy garden areas having a negative impact on the appearance of the conservation area. The properties themselves however appear to be in good condition and are not yet suffering from lack of care and maintenance.

8. Recommendations

8.1 Article 4 Directions

The loss of architectural features such as timber windows, doors and other historic features has occurred throughout the conservation area. In isolation these changes seem insignificant, however cumulatively they can have a detrimental effect on the appearance of the streetscape within the conservation area.

Article 4 directions are a method by which the local planning authority can control these changes and thus prevent the continued loss of historic fabric. If this was deemed necessary at a future date, it is recognised that it would be unreasonable to expect any changes which had occurred previously to be reinstated to their original materials.

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.

- The regular maintenance of trees and shrubbery along public footpaths should be actively promoted. Although trees contribute significantly to the character of the conservation area, they would have a more positive impact if they were maintained to a higher standard. Active tending of grass verges would also have a significant impact on the appearance of the conservation area.
- There is very little opportunity within the conservation area for future infill development. Should proposals be put forward for any future development care must be taken to ensure it is sympathetic and that it does not have a detrimental effect on the character and appearance of the conservation area.
- The resurfacing of pavements where required should be promoted, especially along Park Road. High quality street surfacing helps to create a pleasant environment, is visually pleasing and can also contribute towards pride of place in local communities. Patchy repair work, broken slabs and cracked tarmac all detract from the overall appearance of the conservation area and does little to enhance the wider character of the area.
- The active management of littering has to be a priority within the conservation area. This problem has a significant impact on the character of the area and detracts from the otherwise pleasant streetscape. A major concern for residents, provisions should be made to help tackle this problem in order to improve the quality of the streetscape and the wider environment.
- There are opportunities for minimal traffic management along Park Road. Speed restrictions should be clearly marked using minimal signage placed at either end of Park Road. This would help to combat the problem which detracts from the rural character of the conservation area. The installation of speed bumps may be an option however; these would be a more intrusive option.
- At the moment there are only a few vacant properties within the conservation area. Care must be taken to ensure that these properties do not fall into a state of disrepair. Owners must be encouraged to maintain their buildings whilst empty and this will ensure the buildings continued positive impact on the character and appearance of the conservation area.

8.3 Boundary Changes (see map on next page)

The current boundary of the conservation area is drawn tightly around the properties along Park Road. There are several buildings of historic and architectural significance despite only containing two listed buildings.

It is proposed to extend the conservation area to include several properties to the west of the current boundary. The following houses are to be included in the proposed boundary, 57 Park Road and 107-111 Barn Lane. Although built slightly later, at the beginning of the 20th century, these properties are of similar character to those in the conservation area. They are set in their own grounds with mature garden areas; they are well maintained and have a positive impact on the character and appearance of the wider area. Architecturally the buildings are of similar date and style to the properties along Park Road and similarly have their own distinctive characters.




Photographs 33-4 (above): 57 Park Road from front entrance and view from Barn Lane

Photograph 35-6 (below): left - 111 Barn Lane and right - 107-109 Barn Lane






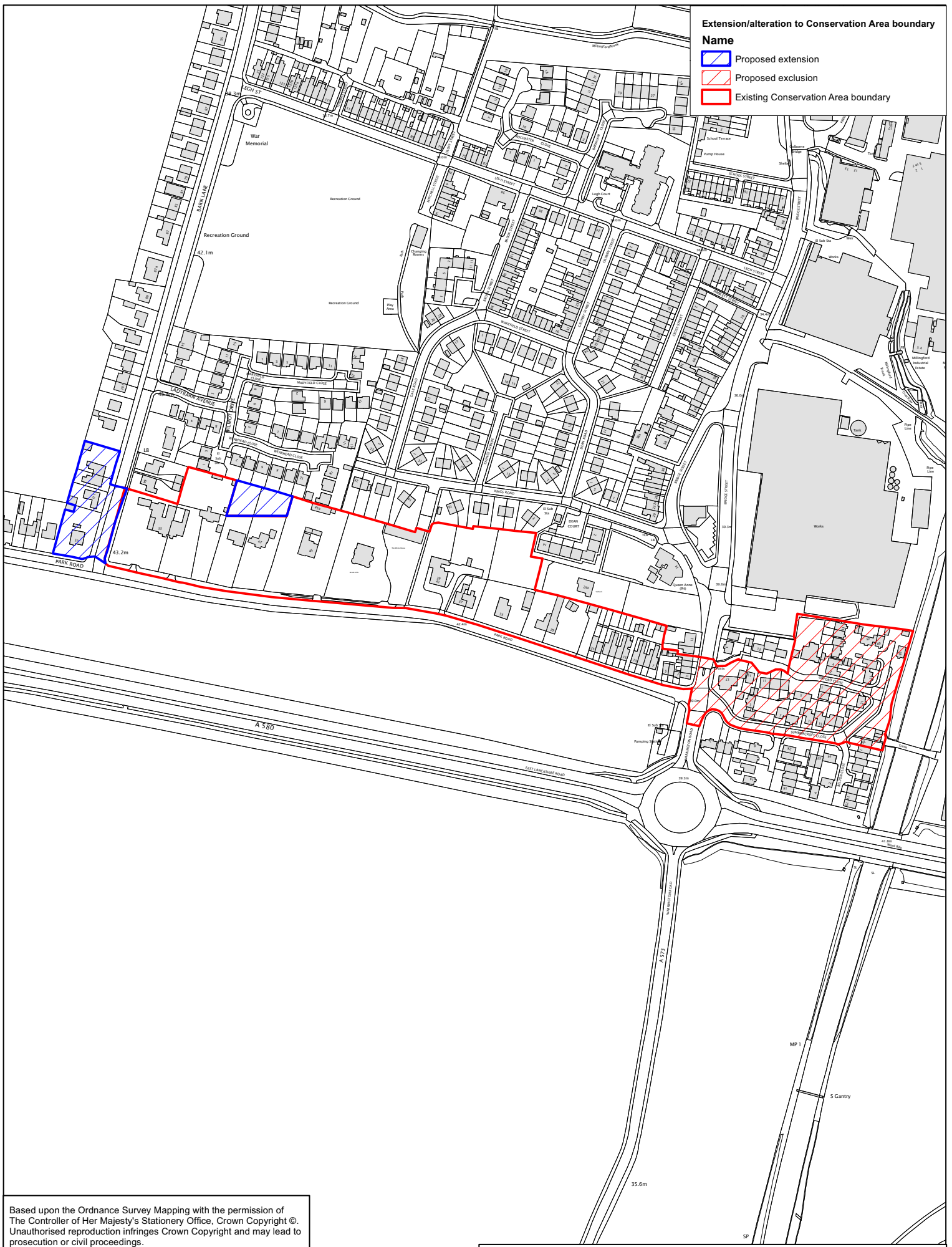


Park Road Conservation Area
Proposed boundary changes

Scale: 1:2,500 

Extension/alteration to Conservation Area boundary

Name	Description
	Proposed extension
	Proposed exclusion
	Existing Conservation Area boundary



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It is also proposed to include the rear garden area of 45 Park Road, this area forms part of the character of the property and it provides a logical boundary for the conservation area.

The exclusion of the new housing estate to the east of Bridge Street is also proposed. It was felt that due to the modern character of this area it was no longer appropriate to include it within the conservation area boundary as it did little to enhance or preserve the character or appearance of the conservation area as a whole. The two listed farm buildings will continue to be protected from harmful alterations by their listed status.

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APPENDIX 1

Management Proposal

1. Introduction

This management proposal is intended to stand along side the Park Road 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, plus amendments 2008 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 area, depending on the availability of resources and an effective partnership between the local authority, private sector and the 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, good and bad, helps to form 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 document are intended to:

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

1.1 Priorities

(a) Buildings

- Vacant properties.
- Repair and maintenance of properties.
- Reinstatement of traditional features where appropriate.

(b) Townscape

- Public realm improvements – repair/maintenance of street surfacing and street furniture.
- Removal of litter.
- Active maintenance of greenery and landscape.

1.2 Article 4(2) directions

Local planning authorities, under Article 4 of the General Permitted Development Order 1995, may apply for the 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 therefore would require planning permission.

This document and the appraisal go some way in identifying issues and locations where an Article 4(2) direction could be useful in protecting the special character of the conservation area. The effect of alterations which are acceptable under normal circumstances and have been unregulated within the conservation area in the past, such as the replacement of windows and doors, are not at the moment having a detrimental effect on the conservation area.

However, should this trend continue unchecked it will begin to have a negative impact on the character and appearance of this area. The council should consider the possibility of an Article 4(2) direction in the future should this issue start to pose a significant threat to the integrity of the buildings and their wider setting.

2. Preservation and Enhancement

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

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

2.1 Buildings

2.1.1 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. Due to the nature of the conservation area the installation of such features would not be visually prominent on many properties due to the significant screening provided by the mature tree growth. That said dormer windows should be resisted where possible, especially on houses where the roof line would be dramatically impaired by such alterations. Roof lights are a more acceptable way of allowing the conversion of a roof space but again they should have a minimum impact on the townscape and be of the smallest unit used which fits the requirement.

2.1.2 Windows and Doors

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

A large number of these have already been lost in the conservation area and have been replaced with modern alternatives. Where loss has occurred on historically significant buildings every effort should be made to reinstate the original fabric where possible.

2.1.3 Brickwork

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

The management of brick work is critical in preserving historic detail and character. Brick is the most common construction material found in the conservation area and detailing such as corbelling, and some timber detailing is common. These details all contribute to the character and appearance of the area and should be retained and appropriate maintenance carried out. The use of appropriate mortars is essential in the preservation of these buildings and the use of lime mortars should be promoted where required. Regular maintenance of brick work will also help to prevent accumulative problems such as water damage.

2.2 Townscape

2.2.1 Floorscape

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

The upgrading of paving materials should be promoted and actively encouraged within the conservation area. The repair of cracked and patchy materials is essential to enhancing the visual impact of the conservation area. The upgrading of public footpaths should be a priority along Park Road and the improving of planted or grass verges should also be carried out in order to enhance the quality of the streetscape.

2.2.2 Public Realm Improvements

The council should seek the removal or repair of any existing street furniture which detracts from the character or appearance of the conservation area.

An honest and robust approach should be taken in the selection of any new street furniture to avoid overuse and inappropriate design. Any additions must be justified and restricted to essential items. The street lighting found along Park Road is of a more traditional style and should be retained as it contributes positively to the character of the area. However, the maintenance of these should be promoted and they should be painted using a sympathetic palette. As this is a popular route with walkers there are opportunities to enhance their experience by installing more benches and litter bins, which are seriously lacking. The siting of any new feature 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.

2.2.3 Open Spaces

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

Open space is not common within the conservation area and so it is important that where it occurs, appropriate protection is provided. The main areas of open space are within the private gardens of the properties along Park Road. It is therefore important that these areas are protected against inappropriate development proposals. The area south of the conservation area is designated Greenbelt and so is already protected against development and this will help maintain and preserve the character of the Park Road conservation area.

2.2.4 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.

Trees are a key feature within the conservation area and it is important that they are maintained. They are a positive asset to the character and appearance of the conservation area. They provide privacy and screening for residents, habitat for wildlife as well as a pleasant environment and it is important that they are

maintained appropriately. More care must be taken in the conservation area to provide maintenance and pruning of trees and other planting as where this is left unchecked it can have a negative impact on the character of the area by appearing un-kept and unruly.

2.2.5 Boundary Treatments

The council should carry out a full survey of the conservation area, noting where historic boundaries remain and where they have been removed. The appropriate maintenance of boundary treatments should be promoted and repairs carried out where necessary.

There are still significant historical features surviving within the conservation area. Along Park Road many of the properties still retain their original boundary treatments and owners should be encouraged to maintain these existing walls and if possible to reinstate them where lost.

2.3 General Points

2.3.1 Demolition and Alterations

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

Under Sections 8 & 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. Some alterations have already taken place within the conservation area 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.

2.3.2 New Development

The council will ensure that any proposals for new development within a conservation area will preserve and 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 proposals 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 that the proposal is of high quality design as well as meeting the expectations of the planning authority.

3. 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.

APPENDIX 2

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 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.

EV3A 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 development which clearly defines private and public areas and takes into account the microclimatic conditions;**
- (c) Public spaces and routes that are attractive, safe, visually and physically uncluttered and function effectively for all in society;**
- (d) 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;**
- (e) 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’;
- (f) **Adaptability through development that can respond to changing social, technological and economic conditions;**
 - (g) **Diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs;**
 - (h) **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;**
 - (i) **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 buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3C DESIGN OF FRONTAGES TO SHOPS/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;**
- (d) Provide level or ramped access into the building wherever possible.**

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:-

- (1) 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;**
- (2) Protecting and enhancing the character and appearance of ancient monuments, sites, buildings and structures of archaeological interest and historic landscapes;**
- (3) Exercising its normal development control powers to encourage the protection and enhancement of buildings of local interest;**
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and setting;**
- (5) Carrying out environmental improvement schemes in conservation areas;**
- (6) 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 settings. 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 & 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 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. Advertisements 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 included 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 buildings 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 & 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, 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 and Mesnes Park, Wigan and Lilford Park and Firs park, Leigh;**
- 11. Other historic parks and gardens which may from time to time be 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 of 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 out in PPG12.

EV4E ARCHAEOLOGY, ANCIENT MONUMENTS & 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 are 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, 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.

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.

- Planning applications will be carefully considered by the council to ensure that they enhance or preserve the special character of the area.
- The impact of any development outside the boundary of the conservation area, which might affect its setting and character, will also be carefully considered.
- Conservation Area Consent is required for the demolition of most buildings or structures.
- 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.
- 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'.

Glossary of Terms (from Neil Grieves 'Conservation Glossary')

Bargeboards: Boards fixed at the gable ends of roofs to conceal and protect the ends of the roof timbers, or thatch. They are sometimes referred to as verge boards. They may project over the wall face and are frequently highly decorative.

Corbel: A projecting block suitably tail weighted to support a parapet, beam etc. Corbelling, is building out by projecting over the block below. These are now often mimicked in brick and stone to give the same effect.

Gothic: A style of architecture which predominated throughout Europe from 12th to early 16th centuries. It is characterised by the use of pointed arches, ribbed vaults and elaborate traceried window openings. Gothic architecture in Britain is usually broken down into three basic phases, Early English, Decorated and Perpendicular which are most readily identified by the style of window tracery.

Listed Building: A building included on a list of buildings of architectural or historic interest, compiled by the secretary of state. Listing covers any structure or erection or any part of a building, or any building or structure falling within the curtilage of a listed building and dating prior to 1948. Listed buildings are divided into three categories; I, II* & II in England.

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, which is native, very strongly related to its place, (in French *Du pays*), constructed of locally available materials, to local detail and providing for some simple activity.

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