

## **APPENDIX 1 - LISTED BUILDINGS IN LEIGH CONSERVATION AREAS**

### **Listed Buildings in Leigh Town Centre Conservation Area**

Leigh Civic Square (south side) - Leigh Town Hall

Leigh Civic Square - Obelisk

Market Place (east side) - Boar's Head Public House

Market Place (east side) - Stables at the Boar's Head Public House

Saint Mary's Way (north side) - Church of St Mary

Saint Mary's Way (north side) - Boundary walls, gates and gate piers to south, west and east of Church of St. Mary

Church Street (south side) - War memorial near junction with Silk Street

King Street (east side) - No.7 (The George and Dragon)

King Street (west side) - Nos. 10 and 12 (Yorkshire Bank including Yorkshire Bank chambers entered from Downing Street)

Market Street (west side) - Nos. 30-32 (National Westminster Bank) including attached offices

### **Listed Buildings in Bridgewater Canal Conservation Area**

Bridgewater Canal - Hall House Bridge

Chapel Street (south side) - Church of St. Joseph

Clyde Street - Alder Mill Office, including entrance gate to west

Mather Lane - Mather Lane Mill No 2

Mather Lane - Former warehouse immediately north-west of Dick Mather Bridge

Butts Street - Butts Mill

Park Lane - Leigh Mill

### **Listed Buildings in Leigh Bridge Conservation Area**

Canal Street - Former canal warehouse

Wild's Passage (north side) - No 5

## **APPENDIX 2 - RELEVANT POLICIES FROM THE WIGAN REPLACEMENT UNITARY DEVELOPMENT PLAN**

The following policies from the Wigan Replacement Unitary Development Plan (April 2006) are referred to in the Management Plan. These provide strategic guidance to protect the character and appearance of Conservation Area, including the canal corridor, and to promote good design in all development.

### **Policy EV3A DESIGN**

THE COUNCIL IS COMMITTED TO THE ACHIEVEMENT OF GOOD DESIGN IN ALL DEVELOPMENT. THE DESIGN QUALITIES AND STANDARDS WILL BE KEY CONSIDERATIONS IN JUDGING PROPOSALS WITH THE AIM OF CREATING PLACES AND SPACES WHICH ARE ATTRACTIVE, ACCESSIBLE, SAFE, UNCLUTTERED AND WHICH TAKE INTO ACCOUNT PUBLIC HEALTH, CRIME PREVENTION, COMMUNITY SAFETY, SUSTAINABILITY PRINCIPLES AND HERITAGE CONSERVATION.

### **Policy 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 materials; and reusing and recycling buildings and materials.

### **Policy EV3B Advertisements**

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

### **Policy EV3C Design of Frontages to Shops and Commercial Premises**

In addition to meeting the requirements of Policy EV3A, proposals for new frontages or alterations to shops and commercial premises 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 floor 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 the 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 in to the building wherever possible.

### **Policy EV3F The River Douglas, Canal Network and Other Water Features**

The Council will have regard to the potential of canals, the river and other significant water features when evaluating development proposals which adjoin or affect them, in particular by ensuring that such development, by reason of its layout, external appearance and access arrangements, is sympathetic to the visual qualities of the area and its traditional waterside character and the wildlife value of its features.

### **Policy C1F The River Douglas, Canal Network and Other Water Features**

Proposals to enhance the use of the River Douglas, the Leeds and Liverpool Canal, the Bridgewater Canal and other significant water features for leisure and recreational purposes, will be permitted provided that there will be no detrimental impact on :-

- (a) the safety and amenity of existing users and of nearby uses;
- (b) the value of the location as a habitat for wildlife;
- (c) the industrial or architectural heritage of the location, and;
- (d) priorities for management of the water environment, including pollution and flooding.

### **Policy EV4 CONSERVATION**

THE COUNCIL WILL CONSERVE THE HISTORIC BUILT ENVIRONMENT BY:-

- (1) NOT PERMITTING PROPOSALS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF

- (2) LISTED BUILDING OR THEIR SETTINGS, OR PROPOSALS WHICH FAIL TO PRESERVE OR ENHANCE THE CHARACTER OF 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 SETTINGS;
- (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 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.

**Policy EV4A Development and Design in Conservation Areas**

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

- (a) The Council will ensure that any proposal for development within a Conservation Area will preserve or enhance and will not harm the character of 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 of appearance of a Conservation Area will not be permitted;
- (c) Consent for demolition will only be granted subject to the building not being demolished before a contract for carrying out the redevelopment of the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;

- (d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features are present, the remodelling of the external character of 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) 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 pavoids, 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;
- (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.

## **Policy 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 buildings have been exhausted;
- (b) Ensure that proposed internal and external alterations 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.

## **Policy 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.

A statutory presumption exists against alterations which would harm the character or appearance of the Conservation Area (s.72 Planning (Listed Buildings & Conservation Areas) Act 1990). Even small, seemingly insignificant alterations can cumulatively have a substantial impact. It is important that special consideration is paid to all alterations. Signage and security measures require careful design to ensure compatibility with the host building and the appearance of the wider area. The Council will seek to ensure that the statutory controls over alteration, including enforcement action, are appropriately used.