



Haigh Village

Conservation Area Appraisal

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Part 1 - Area Appraisal

1. Introduction

Haigh Village Conservation Area was originally designated on 2 April 1976. The current boundary covers an area of 16.40ha and has been characterised as a village. There are currently three listed structures within the Conservation Area boundary.

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 assessment and the production of a management plan. Conservation Areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act, 1990*. A conservation area is defined as **“an area of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance”**. Under Section 71 of the Act, local authorities are required to formulate and publish proposals for the preservation and enhancement of any conservation areas falling under their jurisdiction. Section 72 specifies that when making any decisions on development applications within a conservation area, special attention will be paid to the desirability of preserving or enhancing the character and appearance of that area. This document has been produced in response to these statutory requirements and in accordance with English Heritage guidance published in *“Conservation Area Appraisals: Defining the architectural or historic interest of Conservation Areas”* (1997); *“Guidance on Conservation Area Appraisals”* (2000) as well as Government guidance relating to the management of historic buildings and areas as set out in *“Planning Policy Guidance 15: Planning and the Historic Environment”* (PPG15).

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

1.2 Community Involvement

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

1.3 The Planning Policy Context

This document should be read in context along side the wider development framework produced by Wigan Council, in particular policies EV4A, B, C, D and GB1D:

Wigan Unitary Development Plan (UDP)

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

- (1) Not permitting proposals which would harm the character or appearance of listed buildings and 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 settings;
- (5) Carrying out environmental improvement schemes in conservation areas;

- (6) Designating new conservation areas and reviewing boundaries of existing ones where the quality and interest of an area is of special architectural or historical interest due to:
- The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate scaling and detailing of buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; *or*
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings. *(See Appendix B for expanded UDP policies)*

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

2. Summary of Special Interest

2.1 Key Characteristics

Primarily a rural settlement, Haigh is typical of many villages which have developed up around the Parish Church and local Public House. The area surrounding Haigh has been, and remains to this day a predominantly agricultural landscape, although coal mining was a significant industry here in the C18 and C19.

Haigh Road is the arterial route through the village running in almost a straight line, resulting in a very linear development pattern. The central area of the village focuses around the Parish Church with one of the main access routes into Haigh Estate being located at this point it serves as an important focal point in the village.

There are many key features found within Haigh and several of these are found within the current conservation area:

- The dominance of red brick construction;
- The use of stone for public buildings;
- Slate roofs;
- Rural surroundings;
- Abundance of trees and greenery.

2.2 Justification for Designation

Haigh village conservation area is one of the larger conservation areas in the Borough covering 16.40ha. The area is characterised by residential use with very little commercial industry, three public houses and a garage are the main commercial properties within the boundary. Haigh is a good example of a medieval settlement that has expanded over time and has successfully maintained its rural character.

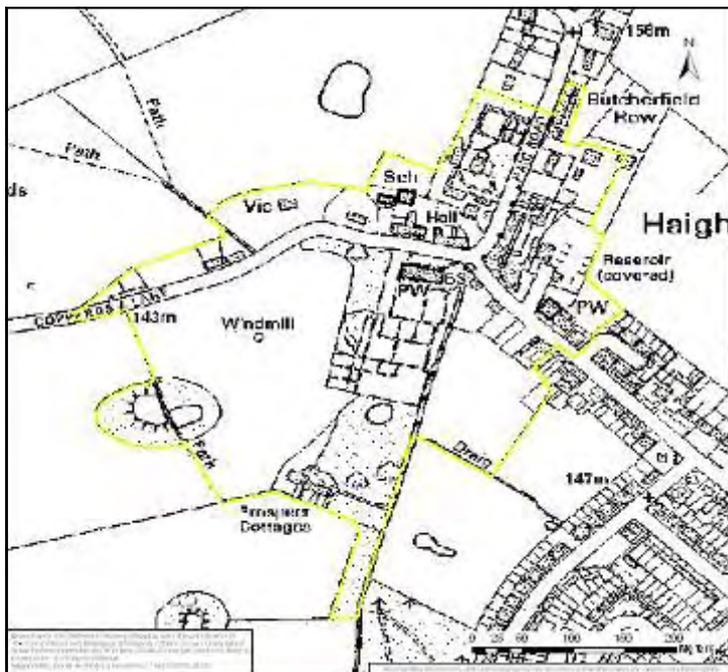
The village is a low density settlement with buildings reaching no more than two storeys throughout and not stretching far from the main road. The principle buildings within the conservation area date from C18 and C19. There are two rows of terraced housing which are examples of a vernacular architectural style found across the borough, most of the units here have been pebbledashed or harled over and few retain their original brick façade.

The village contains several buildings dating from c.1840-90s which have strong associations with the development of Haigh Estate. The expansion of the estate and the growth of the village went hand-in-hand during the C18-C19 when the Earls of Crawford and Balcarres began intensifying coal and iron industries on their land. Many of the original residents would have had close ties with the estate either through family connections or employment.

2.3 Boundaries and extent of the conservation area

The current boundary of the conservation area focuses around the historic centre of the settlement, incorporating the two main streets in the village: Haigh Road and

Copperas Lane leading to School Lane. The conservation area runs from No 1 Haigh Road down to the Victoria Inn, incorporating the back-lands and grounds to the rear. It then crosses over to 57 Haigh Road and takes in a large area of open space and fields across to Prospect Cottages, before following field boundaries and taking in the Windmill, back to Copperas Lane again including the properties and their grounds before going back up to include the grounds of Haigh House.



Map 1: Current boundary of Haigh Village conservation area.

The conservation area boundary includes a variety of spaces and features within Haigh and Aspull including; fields, graveyard, car parking areas and several private gardens/grounds. The village of Haigh is very closely linked with the neighbouring village of Aspull and the conservation area boundary spans both settlements, with the south-east section covering a small area in Aspull. The village also has very close ties with the nearby Haigh Estate, with much of the village owing its existence to the development and expansion of the estate and its associated industries.

The village centre is rural in character and the development contained within the conservation area is evenly spread throughout. The boundary of the conservation area is drawn around the central area in order to incorporate its important public buildings, for example St David Church, Our Lady’s RC Church, the village hall and St David School. There are two historic public houses surviving in tact within the conservation area: the Balcarres Arms and the Victoria Inn. The Red Lion Inn does

appear in its current position on the first edition Ordnance Survey map however, the original building was demolished and a new one erected some time ago.

3. Historical Development

3.1 History

Roman Period

There is no direct evidence of Roman occupation in either Haigh or Aspull. However, the surrounding settlements of Wigan, Manchester and Liverpool all contain significant archaeological evidence of Roman occupation. In 1999, an archaeological survey discovered Roman finds near to Wigan Golf Course, approximately 2 miles north of Haigh.

Medieval Period

During this period Haigh was known as 'Lane Ends', it contained very few buildings and the village was surrounded by fields such as Great Francis Moor at the site of St David Church and Brow Hey at the area behind the school. The earliest written references to Haigh was in the Lancashire Pipe Rolls of 1196, where it is mentioned as 'Hage' and then in 1298 'Hagh' is referred to in the Fleet of Fines for the County of Lancashire. Similarly the earliest reference to Aspull comes from the same period, in 1212. During this time the Manors of Haigh and Aspull were held by separate gentry families and there were often quarrels over the areas coal seams, which were known to exist as early as the C14. A hall existed at Haigh as far back as the C12, when Hugh le Norreys held the lordship of Haigh. It is likely that this structure would have been of wooden construction and would have been located on or near to the current site of Haigh Hall, which would have been an ideal location due to its naturally defensive position and commanding views of the area.

During the C13 the land and estates of Haigh passed to the Bradshaigh family, who retained possession until the C18. The Bradshaigh's played an important role in civic life in Wigan, holding the rank of Mayor eleven times from 1661-1729. During the early 1600s the Bradshaigh's constructed a larger dwelling at Haigh, most probably constructed of stone which included a new frontage, a chapel and an

observatory. They were also responsible for introducing small scale coal mining on their land and encouraging the beginnings of industrialisation. The manor of Aspull was also undergoing similar changes with major land owners expanding their coal working industries and competing amongst each other for business.

Land at this time was held under the feudal system and known as a Manor. This meant that the Lords of Haigh and Aspull held their land and tenantry from the King, through the Earl of Lancashire, in return for their support at arms when required.

The Manor of Haigh would have been divided into two main parts:

- (1) Desmesne (home farm) – a model farm for the estate which was an exemplar for the tenant farmers to aspire to; *and*
- (2) Land held by the tenants for rent.

The Manor was also a centre for administration and justice for the local community, as the Lord had the authority to punish small crimes such as assault and theft and could also settle small disputes between tenants. Unfortunately little is known about the manor of Aspull at this time except that it was held by the Ince and Gerard families until it was sold to the Earls of Crawford and Balcarres in the C18/C19. The Bradshaigh's continued to develop their Estate throughout the medieval period and were participating in small scale coal mining on their land. Both Haigh and Aspull were known for their seams of cannel coal; a bright burning coal which leaves very little ash when burnt. Sir Rodger Bradshaigh was the first to commercially mine this coal on his Estate in the C16.

Post Medieval Period

In 1785 the Manor of Haigh passed to the Lindsay family, the Earls of Crawford and Balcarres; one of Britain's most ancient and powerful families who held lands across the country mainly in Ayrshire, Fife and Lanarkshire. The Lindsay's took an active role in the development of Haigh Estate as well as participating in both local and national politics. It was the Lindsay's who promoted and developed the commercial mining of coal, introduced iron working in Haigh and developed a more profitable agricultural system on their land. They were also responsible for rebuilding and constructing many of the local buildings in and around their Estates, including Haigh Hall itself.

It was during the time of James, 24th Earl of Crawford, 7th Earl of Balcarres that Haigh village also began to expand and many buildings of this time period remain important features in the village and the conservation area for example, Haigh House and St David's School. The development of Haigh and Aspull as competing industrial areas resulted in both settlements expanding rapidly during the Industrial revolution. It was also around this time that Aspull was sold to the Earls of Crawford and Balcarres, thus allowing them greater expansion of their industries. As a result there are many other buildings within the conservation area which are not directly linked to the Lindsay family but are associated with the development and expansion they brought to this area. The Parish Church, a commissioners church, built between 1830-33 its function was to increase the provision of churches in the rapidly expanding industrial areas of the country and was heavily funded by the 7th Earl.

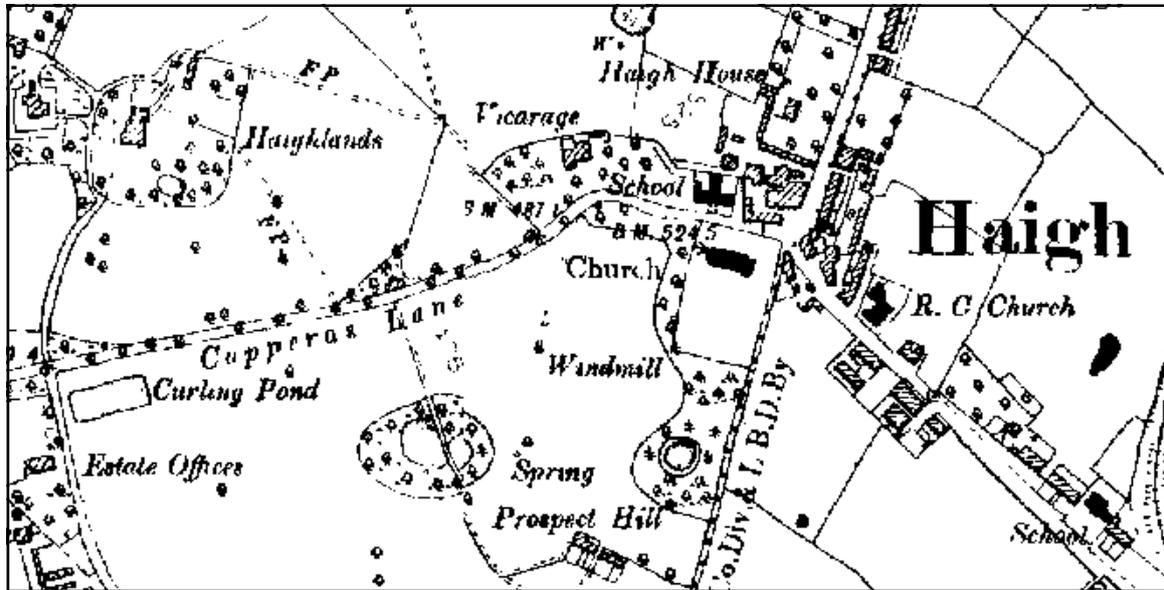


Map 2: First Edition Ordnance Survey, 1849 of Haigh Village.

On the first edition Ordnance Survey map of 1849 Haigh and Aspull are small settlements with St David's Church, the Balcarres Arms & Brewery, St David's School and the Red Lion all ready in existence. These structures are all important in outlining the historical development of Haigh and Aspull and only the brewery no longer remains.

By the second edition Ordnance Survey map of 1894 the villages have expanded, becoming much denser settlements with many more structures clustered around the

central area. By this time Haigh House, Our Lady's RC Church, Butcherfield Row, the Windmill and other buildings have been constructed. Several of these buildings were designed or commissioned by the 7th Earl as his estate and industries prospered.



Map 3: Second Edition Ordnance Survey 1894 of Haigh Village.

Modern Period

The Estates of Haigh and Aspull remained under the control of the Lindsay's until the C20, when much of the estate was sold off. By the 1930s both Haigh and Aspull were busy mining settlements surrounded by many well established coal pits. However, during the C20 mining and iron working was in decline throughout Lancashire and the industry around Haigh and Aspull was greatly affected. Today there are no longer any working mines in the area.

During both World Wars, Haigh Hall was utilised as an overflow facility for the nearby Royal Albert Edward Infirmary in order to provide care for injured soldiers. The remainder of Haigh Estate was finally purchased by the Wigan Corporation from 1947-65 and it now forms one of Lancashire's largest Country Parks. During this time many of the original Estate buildings fell into a state of disrepair, they were unoccupied and not receiving appropriate maintenance. However, the majority have now undergone extensive restoration and are in private ownership.

3.2 Archaeology

The immediate area around Haigh and Aspull has moderate archaeological potential. A Bronze Age axe was found in Haigh Park in 1890, however the location of the find spot and the artefact itself are now unknown. No subsequent finds of this nature have been made in the area. Due to the nature of the surrounding geology it is unlikely it would have been an attractive location for early settlers.

There is a Scheduled Ancient Monument (SAM) located at the aptly named 'Moat House'. This house, built in the late C18 occupies the site of a medieval moated structure, the Grade II listed house and outbuildings are excluded from the schedule but the ground beneath is included. Although there is no supporting documentary evidence it is likely that this site would have been that of a medieval hall.

Moated structures form a significant class of medieval monument and are important for understanding the distribution of wealth and status during this period. Like the majority of surviving moated sites, it no longer retains any of the original structure and the moat survives as a decorative garden feature. The site may have had one of a number of functions ranging from being a symbol of status, to a defensive position to simply providing additional drainage for the surrounding farm land.

4. Location and Landscape Setting

4.1 Geographical Location

The village of Haigh is located approximately 2.5 miles north-east of Wigan, with the larger settlement of Aspull adjoining to the south-east. Haigh is situated close to Blackrod in the north and Standish to the west. The Leeds and Liverpool Canal also runs to the south-west of the two settlements, within the grounds of the Haigh Plantations. Both villages are surrounded on all sides by the Borough's current Greenbelt and are similar in size to many other small settlements found scattered throughout the Wigan area.

4.2 Topography and Landscape

As part of any character assessment it is important to take into consideration any

topographical, geological or landscape features which may impact upon the character of the conservation area. Haigh village is located on a relatively flat plateau with the nearby Haigh Estate rising up to meet it, from approximately 150ft to 430-500ft at the highest point. In Aspall the ground rises gradually from south to north, reaching approximately 400ft at its highest point.

The land surrounding both villages consists mainly of sandstone deposits overlain with boulder clay. It is also known to be rich in coal deposits and mining has occurred in this area since as early as the C14. Extensive coal workings during the C18-C19 have left their mark on the landscape, with many small ponds having been formed across the area as a result of subsidence. There are several of these within the boundary of the conservation area. Mining works have also caused subsidence issues for buildings in the past for example; Haigh Cottage which used to occupy the site of the current Vicarage was demolished after 20 years due to subsidence damage.

5. Spatial Analysis

5.1 Key Views

There are several key views within Haigh conservation area, each providing different focal points and aspects.

1) View along Haigh Road towards the Balcarres Arms (from the south)

This view focuses on the historic village core and terminates at the historic Balcarres Arms. It highlights the rural character of the conservation area and the low density development along this section of main road. The Red Lion is a dominant feature on the periphery of this view and having been painted white it is in stark contrast to its immediate surroundings.



Photograph 1: View looking from the south up towards centre of the Conservation area

2) View looking out of the conservation area from the rear of 1-13 Haigh Road

This view looks out across an area of the Borough's Greenbelt and is one of several views out of the conservation area which help to create and enhance its rural character. The abundance of agricultural land surrounding the conservation area serves to enforce the concept of rurality and the Greenbelt designation protects this view from development which would be detrimental to the character and appearance of the conservation area.



Photograph 2: View from the rear of 1-13 Haigh Road, over agricultural land.



Photograph 3: View from the rear of 53-57 Haigh Road, over agricultural land.

3) View looking from the rear of 53-57 Haigh Road

Again this view looks out across an expanse of agricultural land, stretching towards Haigh estate. It also incorporates the corner of St David's Churchyard, as well as Prospect Cottages to the south-west. This is another view out of the conservation area which serves to highlight the rural nature of these settlements.

4) View looking from Copperas Cottages towards Haigh village

This view is from the western edge of the conservation area, looking across agricultural, open land back towards the village. The windmill built in 1845, forms a major focal point in this view. It is a prominent feature within this section of the conservation area and an important historical feature as it is the only structure of its type remaining in the region.



Photograph 4: View looking towards village from Copperas Cottage at the western edge of the conservation area.

5.2 Open Spaces, Focal Points, Landscaping and Trees

Open Spaces

Haigh and Aspull contain several areas of open space; the conservation area boundary incorporates several large fields as well as smaller areas of land both public and private such as, St David's Churchyard, Haigh House gardens and the school grounds. All of these areas help to create a sense of space and openness within the conservation area.

Other spaces such as car parks also contribute to the sense of space by enforcing gaps between some of the larger, more imposing properties in the conservation area. This is highlighted by the car parking areas between the Red Lion Public House and Our Lady's Church. The garden area to the rear of the Balcarres Arms also helps provide relief to an area which is predominantly hard in landscaping, i.e. tarmac surfaces and brick walling. The garden adds colour and variety as well as enhancing the appearance of an otherwise bland and unattractive car parking area.



Photograph 5: Red Lion Car at Parking Area



Photograph 6: Balcarres Arms Car Parking Area



Photograph 7: Garden area Balcarres Arms

Many of the houses within the conservation area have private gardens. These vary greatly in scale ranging from small, individual back areas of the terraced houses to large walled gardens belonging to larger dwellings such as the Vicarage and Haigh House. These all help to enhance the rural and spacious character of the conservation area.

Focal Points

The main focal points in any settlement are places which play a central role in the community. For Haigh Village conservation area, one of the main focal points is the Church of St David. Located at the centre of the village and along with its churchyard, St David's takes up a large portion of land within the village and the conservation area. It is situated along the main route through the village and is a prominent landmark within the townscape.



Photograph 8: *St David Church of England Parish Church and Churchyard.*



Photograph 9: *Balcarres Arms*

The Balcarres Arms Public House is another focal point in the village when travelling along Haigh Road from Aspull. This is due to the buildings central position within the village and its stone construction which help enhance this buildings appearance within the landscape as it is distinctive to most buildings around it. The building is also one of the oldest in the village and historically would have been a place where town meetings and business transactions occurred. It would therefore have played a significant role within village life. Even today it continues to provide a social function in the village, although no longer for business purposes.

Landscaping

Very little deliberate landscaping has been carried out within the conservation area. However, there are some examples where landscaping has been applied and

successfully enhances the character and appearance of the conservation area. The garden feature to the rear of the Balcarres Arms is an obvious example along with the area to the side of the pub, although this is currently overgrown.



Photograph 10 (far left): *Planted area outside Balcarres Arms.*



Photograph 11: *Landscaped area outside Our Lady's Church*

The Red Lion is another area where planting was introduced along the car park boundary in order to soften the impact and provide screening for the bland tarmac area. Areas such as the grounds of Our Lady's Church and the formal gardens of Haigh House are good examples of landscaping being used to create a pleasant space and to enhance the appearance of the conservation area.

Trees

Any trees within a conservation area are protected under conservation area guidance from being topped, lopped or felled without the appropriate permission having been granted. Tree Preservation Orders are a similar method by which local authorities can protect specific trees from being damaged or removed. Several trees within the Haigh conservation area have been given the extra protection of Tree Preservation Orders, to reinforce their value to the character and appearance of the area.

Trees help promote a sense of rurality and they can also promote the concept of countryside within an urban area. Both villages are set in a landscape which has many trees, mostly occurring in small pockets. Many of the small roadways and paths are tree lined and planted areas have also been used to denote land boundaries. Throughout the conservation area, trees successfully provide privacy and pleasant scenery within the village setting.

6. Definition of the special interest

6.1 Current Activities and uses (see map 4 on next page)

Currently Haigh conservation area is dominated by residential use; however, there are several public buildings within the boundary which make it a strong focal point within the community. Buildings such as St David Church and School and Our Lady's RC Church serve important functions in village life and are fundamental in helping to create a sense of place and community.

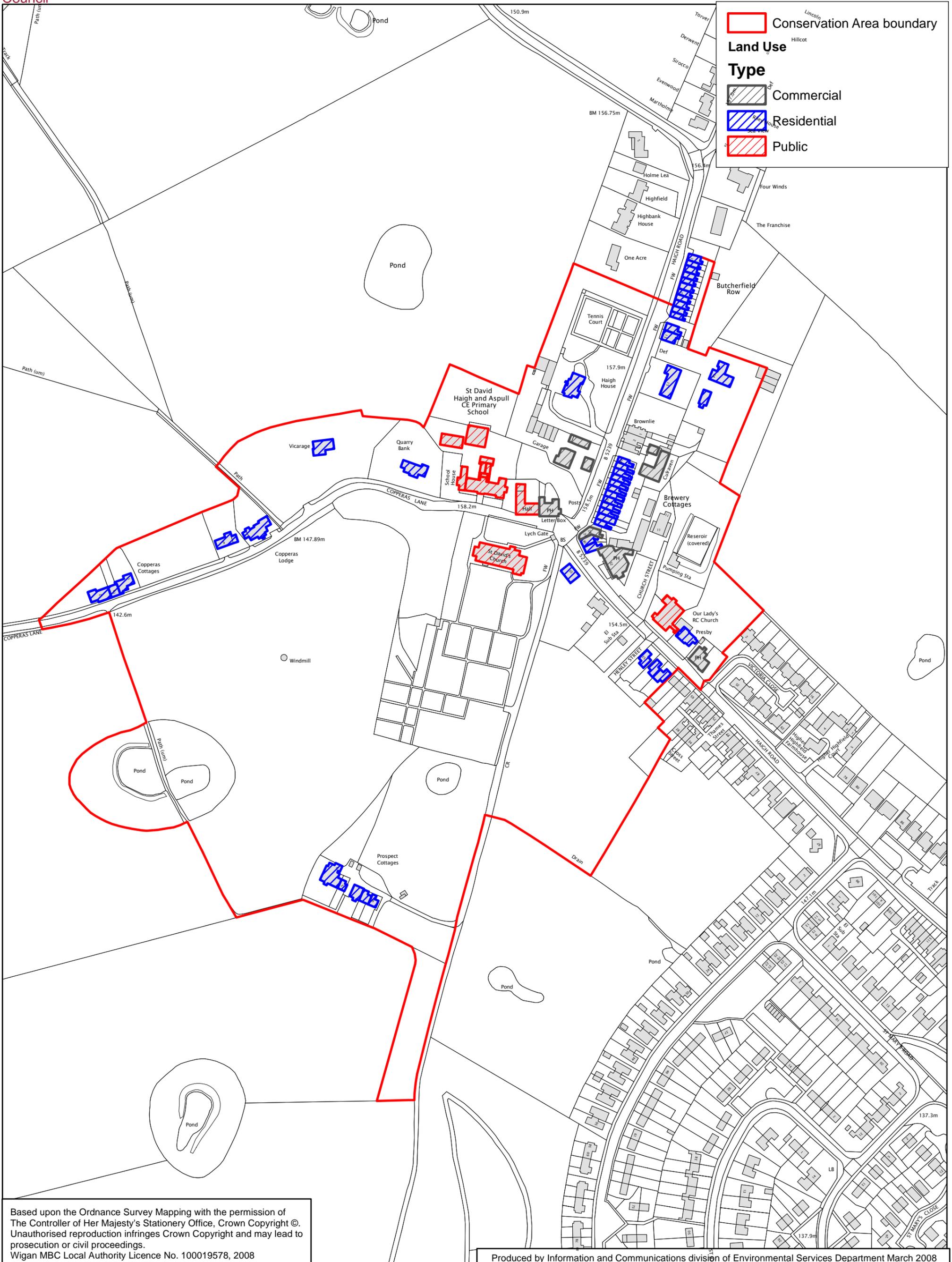
There are several commercial properties located within the conservation area. The three public houses have all been present in the village for a long period of time and so are also important in creating a sense of place and local identity. Culraven garage, which occupies the site of the Haigh Brewery building is also located within the conservation area. This business comprises of a garage forecourt with several outbuildings on site as well as several outbuildings originally belonging to Culraven House, which have been converted into workshops, thus keeping them in active use. The old post office building has also been converted into business use and is now the premises of Fleetview Software Company.

Haigh Country Park is located in close proximity to the conservation area and as a result tourism may also have a significant impact upon the conservation area. Agricultural use is confined to the periphery of the villages and there are no longer any working farms found within the conservation area.

6.2 Architectural and Historic Character

The dominant architectural style of Haigh conservation area is that of 2 storeys, brick built structures of varying size. There are a minimum number of single storey properties, namely public buildings such as the churches.

There are two rows of terraced housing within the conservation area, originally of red brick many have been rendered using a variety of materials and one terrace has been almost completely pebbledashed over. Several buildings within the area have very distinctive architectural styling, for example Haigh House and St David's School. These buildings display a mix of Arts and Crafts, Tudor and Queen Anne



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features including tall chimney stacks, narrow windows, front facing gables and the use of traditional buildings crafts and local materials. The school building also has decorative barge boards on each front facing gable. The buildings are similar in style to many of the properties found on Haigh estate and date from the late C18 – early C19, most are attributed to the 7th Earl of Crawford. There are a few properties within the conservation area which are of Georgian style; these are found to the top end of Haigh Road.



Photograph 12
(above): Example of terraced housing found within the conservation area.



Photograph 13
(above): Example of Georgian style housing within the conservation area.



Photograph 14: St David's Church of England School.

6.3 Building Materials and local details

Red brick is the predominant building material within the conservation area, although several buildings are of stone construction. Stone is generally confined to public buildings within the area, thus highlighting their status within the townscape. There are very few original windows remaining in the conservation area with the majority of properties now having UPVC windows and doors. It is hard to say how much of this was carried out prior to conservation area designation.

Many of the buildings within the conservation area have also undergone cladding in various materials. Several other properties have also been rendered and painted,

such as the Red Lion and the upper floors of 53-57 Haigh Road. An interesting architectural feature which appears on the terraced housing, is a simple corbelling detailing. This detailing is common throughout the Borough and although small in size it adds character to the buildings. It is not known if these details were simply for aesthetic purposes or if they were a method of distinguishing between builders and their work.



Photograph 15: Example of corbelling details found within the conservation area.

Photograph 16: Examples of various cladding materials within conservation area.



The stone found within the conservation area is light yellow in colour and contrasts with the surrounding red brick. The oldest buildings within the conservation area are generally built of stone, St David Church, Balcarres Arms, the original Red Lion Inn. All of these buildings appear on the first edition Ordnance Survey map and photographs exist of the original Red Lion structure. The school house, built in its current plan in 1845, is the only public building of this date to be constructed of red brick.

6.4 Buildings of Townscape Merit

There are currently three listed buildings within the conservation area boundary;

- St David's School – grade II listed, designated 10 May 1988;
- Windmill – grade II listed, designated 10 May 1988; and
- St David Church, Lynch gate & Churchyard Wall – grade II, designated 22 Feb 1967 & 10 May 1988 accordingly.

All of these structures are in relatively good condition and only the windmill is not in active use. These buildings all date from the mid C19 and are significant features in the historical development of the settlement.

There are several non-designated buildings within the conservation area which are deemed to be of significant townscape merit. These buildings have a positive impact on both the character and appearance of the conservation area and may be possible candidates for future listings. Wigan Council is currently producing a list of Buildings of Local Interest (BLINTS) and these non-designated buildings may be worthy of inclusion. There are many different types of BLINTS, but they generally incorporate structures which are good examples of historic buildings which have undergone little or no alteration and where their style, detailing, materials and relationship with their surroundings has a positive impact on the conservation area or township in general.

Haigh House: A two storey, red brick house, dating from the late C19. Built during the time of the 7th Earl of Crawford, the building is often attributed to his building campaign. Once home to the Sumner family, brewers and proprietors of the adjoining Haigh Brewery from 1909-32. The property is set in its own, extensive grounds which include a formal Edwardian garden and the house is built in the Arts and Crafts style. The original wooden framed windows remain as does the decorative iron trellised porch. The building is in very good condition and makes a positive contribution to the character and appearance of the conservation area. It also has a significant historical connection with the period of expansion and development through the influence of the Earls of Crawford.



Balcarres Arms: A two-storey, stone built public house. This building dates from the early-mid C19 and appears on the first edition Ordnance Survey map, annotated as 'Balcarres Arms (Brewery)'. It is therefore, a significant building in the historical development of the village having survived

through the ages. There have been several small extensions to the rear of the building and these have been constructed in brick or painted, as to make them easily distinguishable from the original structure. The majority of the buildings original wooden panelled windows remain in situ; however some have been replaced with UPVC alternatives. The main building has also been re-pointed in concrete and this is causing the stone work to erode. This building also reinforces the strong historical links between the village and the Estate by taking its name from the Earls of Crawford and Balcarres.

Culraven House: This Georgian style house appears on the second edition Ordnance Survey map and is one of the larger private residences within the village. Today the house has been separated into three dwellings, however the main features have been retained. The heavy stone built porch contrasts against the red brick buildings and the original windows are all in situ.



The property has also retained its associated out buildings which have been converted into workshop space for the nearby Culraven Garage.

The development of Haigh and Aspull is intrinsically linked with the growth and development of Haigh Estate under the Earls of Crawford and Balcarres. It is therefore important to recognise the links formed between the two. As previously mentioned the 7th Earl of Crawford undertook an extensive building campaign on his lands and as a result several of the buildings in Haigh were constructed. Buildings such as Haigh House, St David's School & School House, the original Vicarage and the windmill were all commissioned by the 7th Earl and follow a distinctive building style.

There are several listed buildings within Haigh Estate, again most of which were constructed or heavily modified by the 7th Earl. There are also several non-listed buildings which may be eligible for inclusion on the Buildings of Local Interest List.

Buildings such as Dairy Cottage, Old Battery House and Latham House are all non-listed buildings which are examples of quality architecture, although not all are attributed to the 7th Earls building campaign.



Dairy Cottage: This building dates from 1850 and was commissioned by the 7th Earl. It was built to replace the existing inadequate dairy and appears larger than its current size on the second edition Ordnance Survey map. Built in a mix of styles, mainly Arts and Crafts and Queen Anne, the building is two storeys and has quite recently been completely

restored and is now in private ownership. It has very decorative barge boards, tall narrow windows and an unusual porch to the front of the property.

Latham House: Built in 1892, this building originally functioned as the Estate Office. A very grand building again designed in an Arts and Crafts style, with excessively tall chimney stacks, it is the only building of its kind on the estate and within the wider landscape. The building no longer functions as the estate office but is now in private ownership and has been maintained to an excellent standard.



Old Battery House and Workshops: Built towards the end of the C19 these estate workshops were originally much larger in size. Constructed of stone rather than brick these buildings were meant to be functional however, they still have some architectural detailing. For example the main building which remains today has a large area of

half-timbered walling on the front elevation. These buildings now are generally being used as storage and a large section has been demolished when compared with the second edition Ordnance Survey map. The old battery house has been converted to residential use, however due to extensive walling and planting it is impossible to determine how much of the original building may remain and what condition it is in.

6.5 Historic Shop fronts and advertising

Due to the rural nature of Haigh village and the lack of commercial properties, this is not an overbearing issue within the conservation area. None of the original shops remain in the village centre, the last having been demolished in the 1980s. The only historic shop front is that of the original Post Office building, which has been converted into modern business premises. The external features of the property have been retained during conversion including the wall mounted external post box. The building is situated in the heart of the conservation area and is also close to several landmark/historical buildings. There is no external signage attached to the building; however the chosen colour scheme for the windows and doors is unsympathetic in nature and does little to enhance the appearance of the conservation area. Culraven Garage is another commercial property within the conservation area. The advertising here could also be perceived as being unsympathetic to the appearance of the conservation area. The garage looks to have originally functioned as a petrol station and the large metal forecourt cover and sign still remain in place from this use. Due to the fact the garage no longer operates as such and now concentrates on sales and repairs, it could be argued that these large imposing structures are no longer required as they detract from the appearance of the conservation area.



Photograph 23: *Culraven Garage forecourt*



Photograph 24: *Fleetview shop*

6.6 Public Realm: Floorscape, Street Lighting and Furniture

Public Realm is defined as comprising of “...the streets, squares, parks, green spaces and other outdoor places that require no key to access them...” (Creating Inspirational Spaces; 2007). Due to the rural nature of Haigh and Aspull there is limited public realm present within the conservation area.

Street surfaces within the conservation area are varied, several different materials are present and there are varying degrees of repair. Poor quality street surfaces present an un-cared for image and do not enhance the appearance of the conservation area. There are several areas where poor quality, patchy surfacing occurs, mainly on public footpaths and this is unsightly and detracts from the appearance of the conservation area. Mismatched materials also create an unpleasant juxtaposition such as that found outside Balcarres Arms at the junction of Copperas Lane. Here tarmac, cobbles and pavement all meet in a poorly defined manor creating an aesthetically unpleasing image and a potential hazard; the junction has no road markings and there is no clear definition of pedestrian space on one side.



Photograph 25 (above): Poor quality street surfacing at entrance into Balcarres Arms car park.



Photograph 26 (below): Poorly repaired paving surface within conservation area.



Photograph 27 (above): More poorly maintained paving surfaces within conservation area.



Photograph 28 (below): Poor maintenance of street surfaces.

Street lighting is fairly consistent throughout the conservation area, in the most part being of the grey ‘hockey stick’ style. Due to the rural nature of the village, street lighting is kept to a minimum to help avoid unnecessary light pollution. Along Copperas Lane the lighting has been replaced with shorter, black ‘hockey stick’ style units. As the whole area has been designated a conservation area, it seems strange

that only one street has had this more sympathetic design installed. This mismatch of styles once again does little to enhance the appearance of the conservation area.

Street furniture is also at a minimum within the conservation area. Signs are generally sited on existing signs/poles/lights and in the most part those that are present are necessary. However there are several areas where improvements could be made. Traditional wooden telegraph poles are also found within the conservation area and these look to be still in use. There is a cobbled area to the front of the Balcarres Arms containing seating which is defined by large concrete and wooden bollards. This is not visually appealing and does not enhance the appearance of the neighbouring historic buildings. Haigh Estate is popular with walkers and other users, along Copperas Lane several public benches have been placed in order to provide resting spots for those enjoying the outdoors.

7. Issues

7.1 Positive

- The conservation area is situated in a rural location. Through their development the villages of Haigh and Aspull have successfully managed to maintain their rural character. The surrounding Greenbelt has limited development and helped promote a sense of place and openness within the conservation area. The abundance of open areas; fields, gardens and even car parks also helps to enhance the open feel of the conservation area, ensuring it remains a low density settlement.



Photograph 29 (left):
*Area of open land
behind 53-57 Haigh
Road*

Photograph 30 (right):
*Area of woodland at the
boundary wall of Haigh
House.*



- The survival and preservation of many historical buildings within the conservation area and wider landscape reinforces the historical significance of

the area. The fact that they have undergone very little alteration serves to enhance the character and appearance of the conservation area. These buildings are significant in the growth and development of the both the villages and the estate and were constructed during a period of rapid wealth and expansion.

Photograph 31: *Our Lady's RC Church. Built to service the growing Catholic population during the industrial revolution.*



- The survival and maintenance of traditional features also has makes a positive contribution to the character of the conservation area. Small details such as the external post box on 28-30 Haigh Road, the traditional red telephone box outside the Balcarres Arms and the wooden telephone posts all add to the character of a rural settlement, as most of these features no longer exist within larger urban areas. The survival of several sections of traditional walling also help to preserve the rural character of the conservation area.



Photograph 32(right): *Traditional stone built wall which survives in the centre of the conservation area*



Photograph 33: *Traditional Red Style telephone box which is located in the centre of the conservation area.*

- There are several examples of quality architecture within the boundaries of the conservation area. These exemplar buildings have a positive impact on the appearance of the conservation area and every effort should be made to ensure they are preserved accordingly. For example 35 Haigh Road appears in its current location in the first edition Ordnance Survey Map. Some of these

buildings are also landmark buildings and others are simply regarded as being part of the fabric of the village.



Photograph 34 (left): 35 Haigh Road. This building appears on the first edition OS map and has a lot of interesting architectural features.



Photograph 35 (right): Copperas Lodge. This building appears on the second edition OS map and is a good example of an estate lodge.

- The abundance of greenery within the conservation area has a positive impact on its character and appearance. A combination of private gardens and public spaces all contribute to a pleasant landscape and accentuate the sense of space and rurality within the conservation area. These green areas create a pleasant residential environment and are a factor in promoting a sense of rural settlement.
- Where infill has occurred within the conservation area, there are examples of both good and bad development. The fairly recent development at 53-57 Haigh Road is an example of good infill which is sympathetic to its surroundings. They maintain the predominant two storey height and red brick construction, however are clearly of modern design.



Photograph 36: New development along Haigh Road

- Along the two sections of terraced housing the original back lands have been almost completely preserved. Many of the original small outbuildings survive as well as the boundary walls. These are traditional features of terraced housing and their survival again is a significant in outlining the historical

development of the area. These terraces look to be depicted on the second edition Ordnance Survey and so are important historical indicators of the growing settlement during the industrial era.



Photographs 37 & 38: Back lands of the two terraces found within the conservation area.

- The public buildings within the conservation area are significant in terms of their function within the community as well as their historical significance. The main public buildings found in the conservation area are; St David Church, St David Church of England School, Balcarres Arms and Our Lady's Roman Catholic Church. They all appear on the first edition Ordnance Survey and date back to the early-mid C19 making them some of the oldest buildings in the village. The buildings have generally been well maintained and are in extremely good condition making a positive contribution to the townscape.

7.2 Negative

- Poor quality street surfacing, mismatching of materials and poor maintenance has a negative visual impact on the wider streetscape. Many of the streets and pavements in the conservation area are surfaced using artificial, poor quality materials such as concrete and tarmac. This promotes a run down image and when combined with poor and damaged surfacing can create the appearance of an uncared for area.
- The over use of street furniture can lead to an untidy feeling and can detract from the architectural quality of neighbouring buildings. There are several examples within the conservation area where street signs appear to be unnecessary and posts could be removed and signs condensed. The inappropriate scale of the majority of street lighting within the conservation area also does little to enhance its appearance.



Photograph 39: Street light & sign which could be combined.



Photograph 40: Poorly cited sign - detracts from appearance of area.



Photograph 41: Metal screening for gap site-unattractive.

- Gap sites have a negative impact on the character and appearance of conservation areas and can often encourage littering, vandalism and crime. The area of land next to 15 Haigh Road is an example of this, where unattractive metal screens screen an area which looks to have been used as a dumping ground. These detract from the surrounding area and the nearby brick walling which has been well maintained and does add to the character of the conservation area.
- Unsympathetic infill development has occurred in the conservation area in the past, most likely prior to designation. The presbytery of Our Lady's RC Church looks to date from the 1970s and is a strange juxtaposition to its neighbouring stone church. Constructed of yellow brick presumably in an attempt to blend with the adjoining church. However, due to the unique building material and unsympathetic design it does not make a positive contribution to the appearance of the conservation area.



Photograph 42(left): No 14 Haigh Road.



Photograph 43(right): Our Lady's Presbytery.

No 14 Haigh Road is another example of a unique style of building which is not in-keeping with the general character of the conservation area. However due

to the fact this property is set in its own walled grounds off the main road, it has less of an impact on the area.

- The inconsistent and occasionally unsympathetic modifications carried out on the two sets of terraced housing do little to enhance the character of the conservation area. The pebbledashed effects are certainly easier to maintain and provide a pleasant change from uniformed red brick however, the many variations of colour and materials detract somewhat from this. The bright colour palette used on the windows and doors of 28-30 Haigh Road is not sympathetic to its location within the heart of the conservation area.
- The derelict remains of Prescott's Farm do not enhance the character or appearance of the conservation area. Only the barn and a few outbuildings remain of this historic farm and what does is in a very poor condition. Permission has recently been given for the buildings to be demolished.



Photograph 44: Remains of Prescott's Farm.

8. Recommendations

8.1 Article 4 Directions

The loss of architectural details such as timber windows is prominent throughout the conservation area. The cumulative installation of UPVC windows and doors has had a detrimental effect on the overall appearance of the conservation area. An Article 4 Direction should be considered to prevent the loss of the few remaining original windows within the conservation area and to stop further erosion of its historic character. It may also be worth investigating the reinstatement of original windows and doors on properties deemed to be of local interest or significance within the conservation area. The complete reinstatement of all original features within the conservation area would be unrealistic and would probably encounter significant opposition within the community as many of the changes may have occurred prior to conservation area designation.

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 installation of new paving materials would enhance the appearance of the conservation area. Clearly defined pedestrian areas at the junction of Haigh Road and School Lane should be promoted in order to provide a defined area for use by pedestrians and road users alike. The cobbles outside the Balcarres Arms are in need of maintenance. Haigh Road was originally cobbled and this feature could possibly be incorporated into some traffic management measures along the road as there is a lot of through traffic in the village.
- The use of more sympathetic paint colours should be encouraged in order to lessen a buildings dominant impact on the conservation area. For example at 28-30 Haigh Road, the premises is located in a central position and close to several significant buildings within the townscape, it is important that any signage or modifications are respectful of their surroundings and enhance the rural, village character of the conservation area.
- It is important to ensure that buildings within the conservation area remain in constant use and receive the appropriate care and maintenance. This is especially true when dealing with buildings of historical importance. The remnants of Prescott's Farm are an example where appropriate use and maintenance has not been carried out. This building is now in a derelict, unsafe condition and permission has been given for the building to be demolished.
- Under current adopted policies the Council has a duty to ensure any new development within a conservation area is not detrimental to the character and appearance of that conservation area. Within the Conservation area there has previously been both good and bad development. It is important that going forward more care is taken to ensure high quality design which is sympathetic to the character of the area without being a 'pastiche'.
- Restoration of historic buildings/structures should be explored. Haigh windmill for example underwent extensive restoration during the 80/90s but as no continuous maintenance was carried out, it is now again in need of repair.

This structure is important historically not just in the Borough but the wider region and a combination of public and private investment could ensure its survival for future generations. There are several other historic buildings such as Home Farm, which are also in need of repair. This grade II listed building dates from the 1853, and is currently being used as an Organic Farm. The out buildings are used for animals and are slowly falling into disrepair.



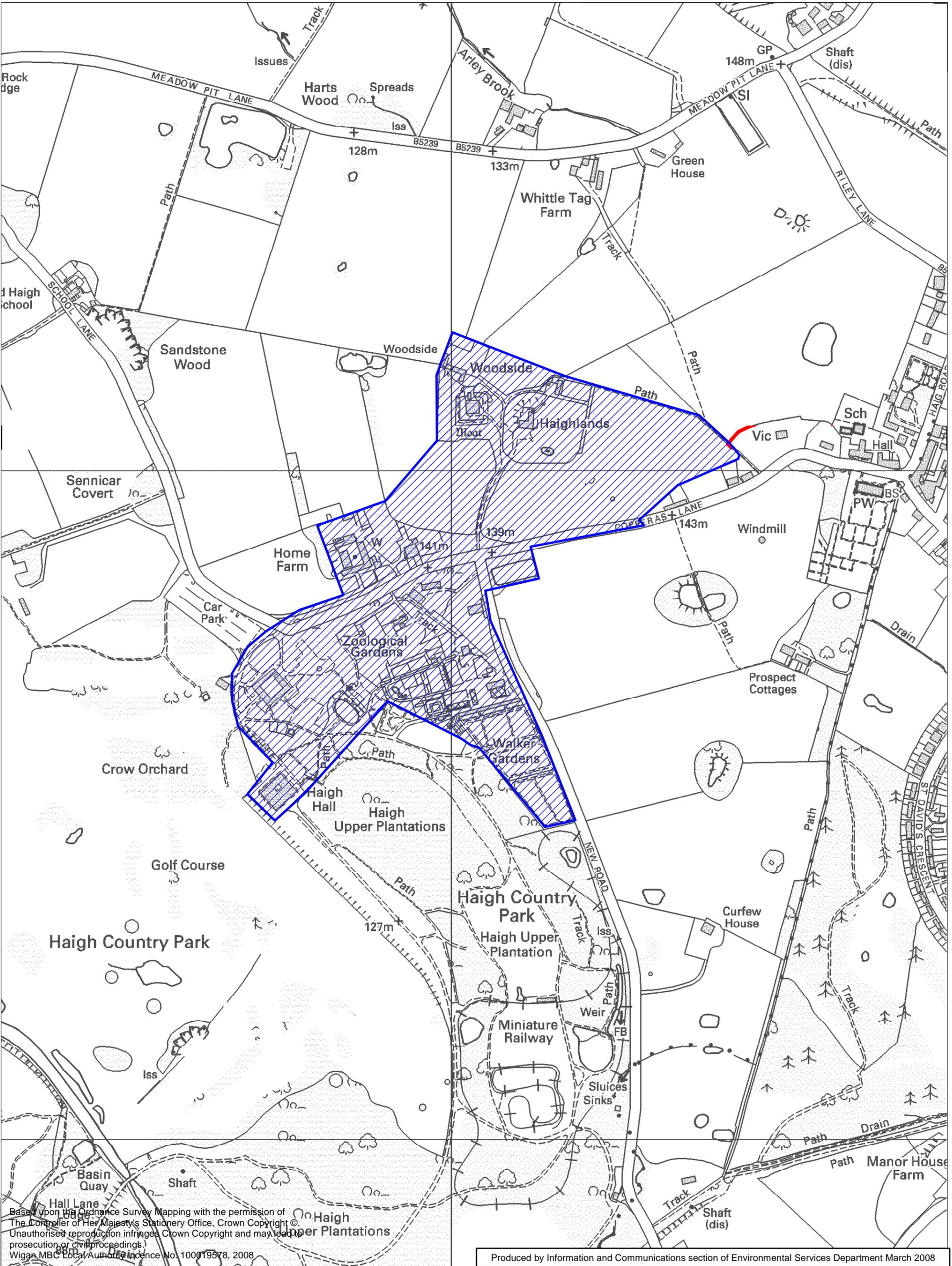
***Photograph 45:** Haigh Windmill as it stands today. In need of minor repairs.*

- The removal of unsightly metal railings from various parts of the conservation area would also help to enhance the appearance of the area. The metal sheets next to 15 Haigh Road do not provide a visually pleasant screen for the area behind and may encourage graffiti and vandalism. The metal railings at Prescott's Farm also visually unappealing and could be replaced with more sympathetic wooden or decorative metal railings.

8.3 Boundary Changes (see map 5 on next page)

The current boundary of Haigh conservation area is drawn tightly around the historic village centre and also incorporates an area of open land towards Haigh Estate. The Estate has played a significant role in the development of both Haigh and Aspull, especially whilst under the control of the Lindsay's Earls of Crawford and Balcarres. The Lindsay family were historically one of the most powerful gentry families of the time and they became heavily involved in both local and national politics as well as developing industry and farming on their lands at Haigh.

As it is today Haigh conservation area contains very few buildings of architectural significance. The original justification for designation was due to the fact the villages



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were historic settlements. However, the links between Haigh Estate and the villages are significant and should not be ignored. Without Haigh Estate and the development that occurred during the C19, it is unlikely that either village would have grown to the extent they did. It therefore may be worth considering an extension of the current boundary in order to recognise and strengthen the links between the two.

There are many buildings throughout Haigh Estate and within the conservation area which are attributed to the 7th Earls building campaign in the mid-late 1800s. The buildings constructed during this time have a very distinctive architectural style and contain features which are recognisable of this campaign. All of these features help create stronger links between the development of the Estate and village. For example; Haigh Hall and stable block in their current plan, Home Farm and associated buildings and workers cottages, Moat House, Haighlands, Dairy Cottage, Gardner's Cottage and Latham House. These structures were all built within a very short timescale and the majority are very similar in style as well as containing architectural details which were distinctive to the 7th Earl, many being of his own design. Similarly, buildings such as St David's School, Haigh House, Copperas Lodge and the original Vicarage all stem from the same building campaign and similarities can be drawn between them and the buildings on the estate.

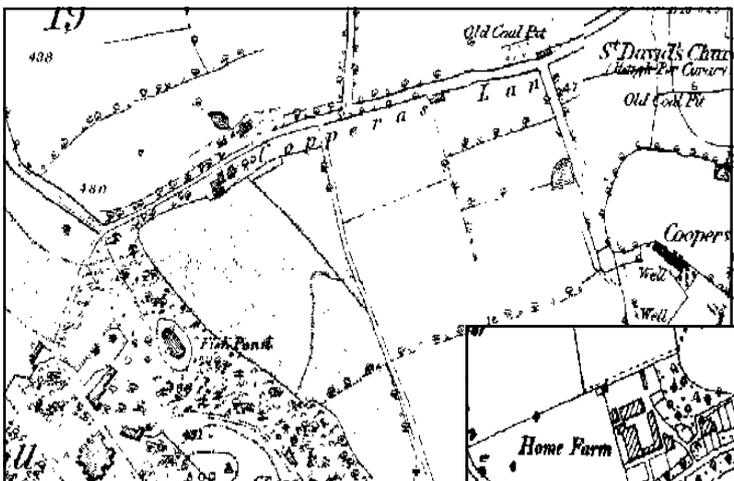


Photographs 46-50: *Top left - Gardner Cottage; Bottom left - Home Farm; Middle - Vicarage
Top right - Gothic (workers) Cottages; Bottom Right - Latham*

By extending the current boundary to include a section of Haigh Estate, the historical development and significance of the area can be appreciated more easily. Historical maps of the area clearly show the Estate and villages developing at a similar rate over the same period of time. With the development of industry in the area workers required houses and services, these began to appear both in and out of the estate grounds in the late C19 in the form of terraces along the main street, single houses in the estate, churches, schools, and shops.

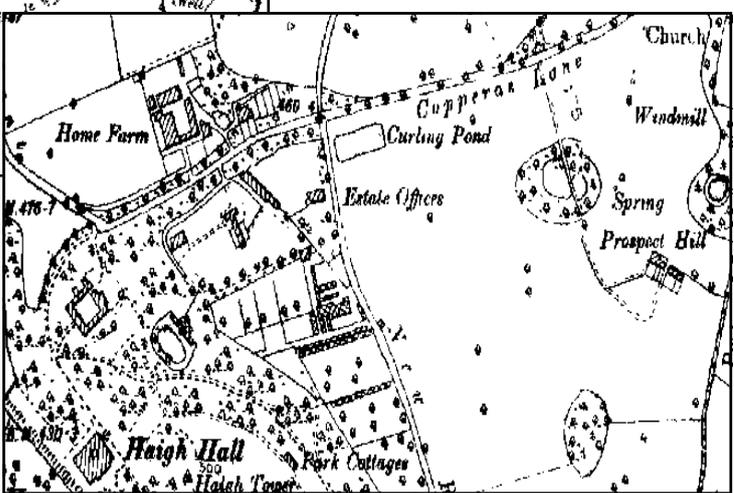
The proposed extension to the conservation area boundary would incorporate those structures which date from the large scale building campaign of the C19, and most during the time of the 7th Earl. Several of these buildings are already listed and therefore regarded as having an architectural or historical significance. This also means that conservation area status would not impose any more stringent controls upon them than those they are already subject to. And by incorporating them into the conservation Area, this provides a clearer understanding of their relationship to each other and the villages. In regards to the non-listed buildings within the proposed extension, designation would mean that no unauthorised demolition in whole or in part would be permitted without appropriate consent.

(see Appendix B for more detailed information on implications)



Map 6(left): First Edition Ordnance Survey Map 1849. Showing Haigh Estate, not long after it came into the possession of the Earls of Crawford & Balcarres.

Map 7(right): Second Edition Ordnance Survey Map 1894. Showing Haigh Estate after the 7th Earl's extensive building campaign on his lands.



Part 2 - Management Proposal

9. Introduction

This section outlines a management proposal for Haigh Village Conservation Area. The proposal should be read in conjunction with the respective appraisal for the Conservation Area and also alongside the relevant planning policies from Wigan Unitary Development Plan, EV4A. (see Appendix B for expanded policies).

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

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

The Unitary Development Plan policies EV3 Design and EV4 Conservation provide guidance to help protect the character and appearance of Conservation Areas, as well as promoting high quality design in any impacting new development.

10. Preservation

10.1 Demolition

The Council will seek to preserve the areas listed buildings and buildings deemed to be of local architectural or historic interest in line with policy EV4A, clauses b and c. Any proposals to demolish buildings which make a positive contribution to the character and appearance of the Conservation Area will be carefully examined.

Sections 8 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide control over the demolition of listed and unlisted buildings within the boundary of a Conservation Area, respectively. Paragraph 4.27 of PPG15, states that proposals to demolish 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 listed buildings.

The existing Conservation Area and the proposed extension contain several listed buildings to which this act applies. There are also several unlisted buildings within the proposed extension to which alteration or demolition would be detrimental as they are regarded as making a positive contribution to the character and appearance of the area.

10.2 Alterations

The Council will seek to ensure that any alterations are sympathetic to the architectural character of the building, in terms of colour, proportion, materials and detailing, as well as to the character of the surrounding area. In line with policy EV4A it will also ensure that the statutory controls over alterations, including enforcement action are appropriately used.

Under normal planning controls, certain works are classified as permitted development rights and so do not require planning permission. This includes small scale alterations such as extensions to houses, provision of hard surfaces and the erection of and alterations to boundaries.

Within Conservation Areas the range of permitted development rights is limited in order to help ensure the preservation and enhancement of the character and appearance. Therefore many minor alterations do require planning permission, for example; cladding, dormer windows, roof materials, and the installation of satellite dishes. Several of these are noticeable within the current Conservation Area and cumulatively they can have a detrimental impact on the areas character and appearance, and so should be monitored and controlled.

10.3 Article 4 Directions

Local planning authorities have the power to remove, or apply for approval to remove permitted development rights, within Conservation Areas, in the form of Article 4 Directions. This would mean that previously permitted alterations would be brought under the control of the Council and would require planning permission.

The effect of alterations which are acceptable under normal circumstances, such as

the replacement of windows and doors are already having a detrimental effect on the historic character and the appearance of the Conservation Area. These changes are widespread within the Conservation Area and further alterations of this nature will have a serious affect on the special architectural quality of the area, which is significant in its designation as a Conservation Area.

It is recommended that the Council considers imposing an Article 4 Direction within the Conservation Area, removing permitted development rights and thus preventing further erosion of the historic and architectural character of the area.

10.4 Buildings at 'Risk'

The Council will use its statutory powers to secure the preservation of buildings deemed to be under threat of dereliction or neglect within the Conservation Area.

Historic buildings are a finite resource which are irreplaceable once lost. The Council has statutory powers to ensure that listed buildings are not allowed to deteriorate beyond repair. These powers include Urgent Works and Repairs Notices and also Compulsory Purchase Orders, which are often only used as a last resort. These powers are outlined in Sections 47, 48, 50 and 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is recommended that the Council considers putting these powers to use in regards to the Grade II listed buildings at Home Farm which are slowly falling into a derelict state.

The Council also has the power to secure the preservation of unlisted buildings within Conservation Areas in the form of Urgent Works Notices. These are applied in a similar way to those on listed buildings and are invoked when a building is important for maintaining the character and appearance of the area.

11. Enhancement

11.1 Trees

Trees play a significant role in creating the character and appearance of the Conservation Area and many within Haigh Village are already subject to Tree

Preservation Orders.

Every effort should be made to provide new and replacement trees within any proposed new development or within areas where trees are dying or damaged. The rural character of the area presents little need for tree planting or landscaping other than in private spaces, as much is already naturally well established. However, continued maintenance of existing areas, such as outside Balcarres Arms, should be considered and promoted.

11.2 Open Spaces

The abundance of open space and greenery is another important feature found within the Conservation Area. Any future development proposal must ensure its survival and be sympathetic to the character of the area. Within the village, there are few opportunities for new development however, if proposed care must be taken to ensure high quality design which is sympathetic to the surrounding area.

11.3 Boundary Walls

These are significant historical features still surviving within the Conservation Area although several have been removed, for example in front of Prescott's Farm. Therefore, every opportunity should be made to provide or restore walls to property boundaries as these traditionally constructed features are important in creating a rural character within the Conservation Area.

It is recommended that the Council survey the Conservation Area, noting where historic boundary walls remain and where they have been removed. Owners should be encouraged to retain existing walls and if possible to reinstate them where lost.

11.4 Reinstatement of Architectural Features

The majority of buildings within the Conservation Area have lost their original doors, windows and other architectural features over time. As a result, their architectural character has been eroded and this has a detrimental effect on the character of the wider area. Should proposals for alterations come forward there may be opportunities to encourage the reinstatement of these features.

However, as a further measure to encourage reinstatement or repair of original features, it is recommended that the Council consider sources of financial support which may be available for such works.

11.5 Public Realm and Street Furniture

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

The Council should seek to remove any existing street furniture which is either unsightly or un-necessary within the Conservation Area.

12. Monitoring and Reviewing

This document should be reviewed every five years in the light of the Local Development Framework and other emerging government policy. A review should include the following:

- A survey of the Conservation Area;
- A photographic record of the Conservation Area;
- An assessment of 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.

Appendices

(a) Bibliography

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Wigan Council Statement of Community Involvement (2006)

(b) Unitary Development Plan Policies

GB1 GREEN BELT

WITHIN THE GREEN BELT, DEFINED ON THE PROPOSALS MAP, APPROVAL WILL NOT BE GIVEN, EXCEPT IN VERY SPECIAL CIRCUMSTANCES, FOR THE CONSTRUCTION OF NEW BUILDINGS FOR PURPOSES OTHER THAN AGRICULTURE AND FORESTRY, ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION, CEMETERIES AND FOR OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT.

OTHER FORMS OF DEVELOPMENT INCLUDING CHANGES IN THE USE OF LAND WILL NOT BE APPROVED UNLESS THEY MAINTAIN OPENNESS AND DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN THE GREEN BELT.

PROPOSALS WILL NOT BE ALLOWED WITHIN OR CONSPICUOUS FROM THE GREEN BELT WHERE THEY WOULD INJURE THE VISUAL AMENITIES OF THE GREEN BELT WHICH, ALTHOUGH THEY WOULD NOT PREJUDICE ITS MAIN PURPOSE, MAY BE VISUALLY DETRIMENTAL BY REASON OF THEIR CITING, MATERIALS OR DESIGN.

This policy specifies how the Council will react to proposals for development within the Green Belt and is based on Government advice on Green Belt Policy (PPG2). It also specifies the sorts of development which are acceptable in the Green Belt.

According to that advice, the primary purposes of the Green Belt are too:-

- Check the unrestricted sprawl of large built-up areas;
- Prevent neighbouring towns from merging into one another;
- Assist in safeguarding the countryside from encroachment;
- Preserve the setting and special character of historic towns; *and*
- Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

When any large-scale development or redevelopment of land occurs in the Green Belt (including mineral extraction, the tipping of waste, and road or infrastructure developments), it should as far as possible contribute to the achievement of the national objectives for the use of land in Green Belts given below. This approach applies to large-scale developments irrespective of whether they are appropriate development, or inappropriate development which is justified by very special circumstances.

Objectives for use of land in Green Belts:-

- To provide opportunities for access to the open countryside for the urban population;
- To provide opportunities for outdoor sport and outdoor recreation near urban areas;
- To retain attractive landscapes, and enhance landscapes, near to where people live;
- To improve damaged and derelict land around towns;
- To secure nature conservation interest; *and*
- To retain land in agriculture, forestry and related uses.

GB1D Development in Green Belt Settlements (Haigh and Bickershaw)

Within the settlements of Haigh and Bickershaw which are washed over by the

Green Belt, development will only be allowed where:-

- (a) It falls within the settlement boundary shown on the proposals map;**
- (b) There would be no adverse effects on amenity; *and***
- (c) The development can be accommodated in site planning terms.**

In accordance with the advice in PPG2, the Council has decided that the villages of Haigh and Bickershaw which are washed over by the Green Belt should be listed and that infilling development within them is consistent with Green Belt policy. Such development will not have an adverse effect on the character of the villages provided that it complies with this policy and in particular that it is only permissible within the settlement boundary shown on the proposals map.

EV3 DESIGN

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

The quality of the built environment in the Borough is crucial to its success as a place in which to live, work and play. Well designed buildings, streets and neighbourhoods can help promote sustainable development, attract business 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 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 and Commercial Premises

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 facade 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 facade;**
- (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 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 inclusion 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 designated 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 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 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.**

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 from their preservation and restoration and be 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 materials.

Further areas will also be considered for designation as Conservation Areas and the boundaries of existing Conservation Areas will be reviewed by consideration against the broad criteria listed in clause (6) of the policy.

EV4A DEVELOPMENT AND DESIGN IN CONSERVATION AREAS

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

- (a) The Council will ensure that any proposal for the development within a Conservation Area will preserve or enhance and will not harm the character or appearance of that area;**
- (b) The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a Conservation Area will not be permitted;**
- (c) Consent for demolition will only be granted subject to the building not being demolished before a contract for carrying out the redevelopment of the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;**
- (d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features are present, the remodelling of the external character of buildings, particularly with regard to windows, roofs, materials and advertising will be required.**
- (e) Signs should preserve or enhance the character or appearance of the Conservation Area and its setting and will be permitted provided they**

meet the following criteria:

- (i) Facia signs should, particularly in terms of size, proportions, degree of projection, positioning, materials, type of construction, colour and the style and size of lettering, be in keeping with the character of the shop front, fascia details and materials, the building as a whole and the area. If they are to be illuminated they should be externally illuminated using unobtrusive and discreet light fittings or take the form of individually illuminated and individually affixed letters;**
- (ii) The cumulative impact of advertisements should not detract from the character or appearance of the building or locality. Advertisement structures should not be superimposed on other advertisement structures;**
- (iii) Projecting or hanging signs should be of small size, thin section and if illuminated, should be discreetly externally illuminated and located at fascia level.**
- (f) The Council will encourage the preservation and, where necessary, the sensitive relocation of attractive items of street furniture and will encourage the preservation and, where possible, the enhancement and extension of stone sett and flag surfaces. Where works are undertaken to these and other special surfaces, such as paviers, temporary or permanent reinstatement should be in the original 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 or the Conservation Area will not be allowed.**

There are currently 23 Conservation Areas in the Borough which represents a major part of its historical and architectural heritage. This policy details the main

considerations that the Council will apply when addressing development proposals within them or within other Conservation Areas which may be designated in the future. Buildings which are considered to make a positive contribution to the character of the Conservation Area include those with some defects such as inappropriate window frames, advertisements or shop fronts or which are in need of repair. Any development of such premises will be expected to include suitable repairs and the replacement of inappropriate features with more sympathetic ones.

Advertisements can have a dramatic impact on the appearance of 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 brick work, 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 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 possible 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 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/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, area major part of the Borough's historic environment, its day to day history and are a rich source of local identity, memory and distinctiveness.

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

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

EV4D HISTORIC PARKS, GARDENS AND CEMETERIES

Permission will not be given to any proposal which is likely to adversely affect the character or setting of any of the following Historic Parks, Gardens or Cemeteries:-

- 1. Haigh Hall grounds, Haighlands, Moat House and Haigh House Gardens, Haigh;**
- 2. Standish Hall remnant parkland and Ashfield House gardens, 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, 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 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 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 Archaeology Unit will be sought in assessing planning applications for development affecting ancient monuments and archaeological sites.

(c) Implications of Conservation Area Status

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

1. Planning applications will be carefully considered by the Borough Council to ensure that they enhance or preserve the special character of the area.
2. The impact of any development outside the boundary of the Conservation Area, which might affect its setting and character, will also be carefully considered.
3. Conservation Area Consent is required for the demolition of most buildings or structures.
4. The Council must be given 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 required permissions. Unauthorised works can lead to prosecution and the Council may take enforcement action requiring the works to be 'undone'.

(d) Glossary or Terms (from Neil Grieve's 'Conservation Glossary' with permission)

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

Arts and Crafts Architecture - late C19 movement based on the revival of traditional crafts and the use of natural materials.

Ashlar - Dressed stonework of any type, where the blocks have squared sides, carefully squared corners and are laid in regular courses, usually with fine joints.

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

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

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

Facade - The front of face of a building, usually implies an architectural treatment.

Feudal System - Medieval European political system comprising a set of reciprocal legal and military obligations among the warrior nobility.

Georgian Architecture - Period of architecture dating from 1714-1830 (King George I-IV). Comprised of many influences, including Palladio, Baroque and Classism followed closely by the picturesque, the exotic and the oriental.

Harl - A form of roughcast widely used throughout Scotland and the north of England.

Pastiche - A design incorporating copies of styles, or in imitation of its neighbours. It is often used derogatorily to describe a copy that doesn't work or to suggest a lack of original thought.

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

Queen Anne Architecture - Architectural fashion during the 1880-90s, during the Industrial Revolution. In Britain it had very close ties with the Arts and Crafts Style with fine brickwork and painted woodwork common features.

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

Tudor Architecture - Style of architecture which prevailed during the reign of the Tudor Monarchs between 1485-1603.

Vernacular - An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect.

(e) Useful Names and Addresses

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