

Bolton Council

Report to: Executive Member Development

Date: 26th February 2007

Report of: Director of Development and
Regeneration

Report No: EMDR/11/07

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Report Title: **St George's Conservation Area Appraisal.**

Non Confidential:

(Non-Confidential) This report does **not** contain information which warrants its consideration in the absence of the press or members of the public

Purpose:

To consider the views of the Policy Development Group with regard to the content of the St George's Conservation Area Appraisal. PDG report at Annex 1.

Recommendations:

Approve content of St George's Conservation Area Appraisal and proposed extensions for public consultation.

Decision:

Background Doc(s): Conservation Area Appraisal.

(for use on Exec Rep)

Signed:

Leader / Executive Member

Monitoring Officer

Date:

Summary:

*(on its own page
with background docs)*

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Background Information

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1.0 INTRODUCTION

1.1 The Council as the Local Planning Authority under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 has a duty to review their areas from time to time and consider whether extensions are required or further designations.

1.2 The Authority is also required by Best Value Performance Indicator 219 to review and update its Conservation Area appraisals every 5 years. The existing Conservation Area appraisals were prepared and approved before the year 2000 and currently include out of date policies. As such it is proposed to undertake a programme to review and update existing appraisals to comply with BVPI219. St George's is the first of the appraisals to be reviewed and updated.

1.3 English Heritage have also published in February 2006 new guidance on the preparation of conservation appraisals as a standard for Local Authorities to follow, and complements new Guidance on the Management of Conservation Areas. English Heritage advise that undertaking a Conservation Area appraisal offers an opportunity to re-assess the designated area, to evaluate and record its special interest and review boundaries where necessary. More emphasis has been given in the new guidance to involve the local community in the process.

1.4 As the St George's Conservation Area has recently been awarded by Heritage Lottery a Townscape Heritage Initiative which will facilitate the heritage regeneration of the area, it is considered appropriate to review the designated area and have available an updated Conservation Area Appraisal to firstly form a sound basis for developing initiatives to improve the area and, secondly, for development control purposes. The appraisals can also form educational and informative documents for the local community.

1.5 Conservation Area Appraisals form background evidence towards the preparation of the Core Strategy of the Local development Framework but are not Supplementary Planning Documents. Planning Policy Guidance 15 however stresses the need for Local Authorities to define and record the special interest, character and appearance of all Conservation Areas in their districts in order to enable the development of a robust policy framework and which inspectors at appeal will have regard to.

2.0 BACKGROUND

2.1 The proposed St George's Conservation Area Appraisal has been attached to this report and follows the standard guidance set out by English Heritage on the preparation of conservation area appraisals. This includes a statement of special interest, and more detail on the elements that contributes to its character and appearance. The text is supplemented by visual images and historic maps to give a greater understanding as to how the area has altered and developed.

2.2 In Section 8 a more comprehensive guide is given on the guidelines for new development and the relevant policies in the Adopted UDP are set out in Appendix 1.

The Appraisal will provide a useful tool for determining applications for development as well as progressing the regeneration of the area. The Conservation Appraisal will complement the Conservation Area Management Plan which was prepared by consultants as part of the Townscape Heritage Initiative bid (THI) for the Little Bolton area which the St George's Conservation Area forms a part.

2.3 As part of the review of the designated area which contributed to the Little Bolton THI bid in 2005 the area was extended along the western section of St George's Road. Further two

extensions to the boundaries are proposed in the appraisal following a review of the existing boundaries.

a) A section north along Bath Street is proposed to include the former listed Grammar School, as well as small commercial nineteenth century buildings which lie adjacent to the listed St George's Church. The proposed extension is considered important to safeguard the setting and views of the St George's Church and the listed Grammar School. The style of buildings are also typically small scale nineteenth century two storey terraces which have a visual link with the remainder of the area.

b) A section along Bridge Street which falls currently under the Deansgate Conservation Area is proposed as the second extension to the boundary. Buildings along this stretch have more visually and architecturally in common with the character of the St George's Conservation Areas that the Deansgate Conservation Area and form an important gateway to Bark Street. Buildings here are essentially two to three storeys high, with ground floor shops. This area also forms an important part of the THI and the inclusion into a single conservation area will facilitate the overall heritage regeneration of the area.

3.0 PUBLIC CONSULTATION

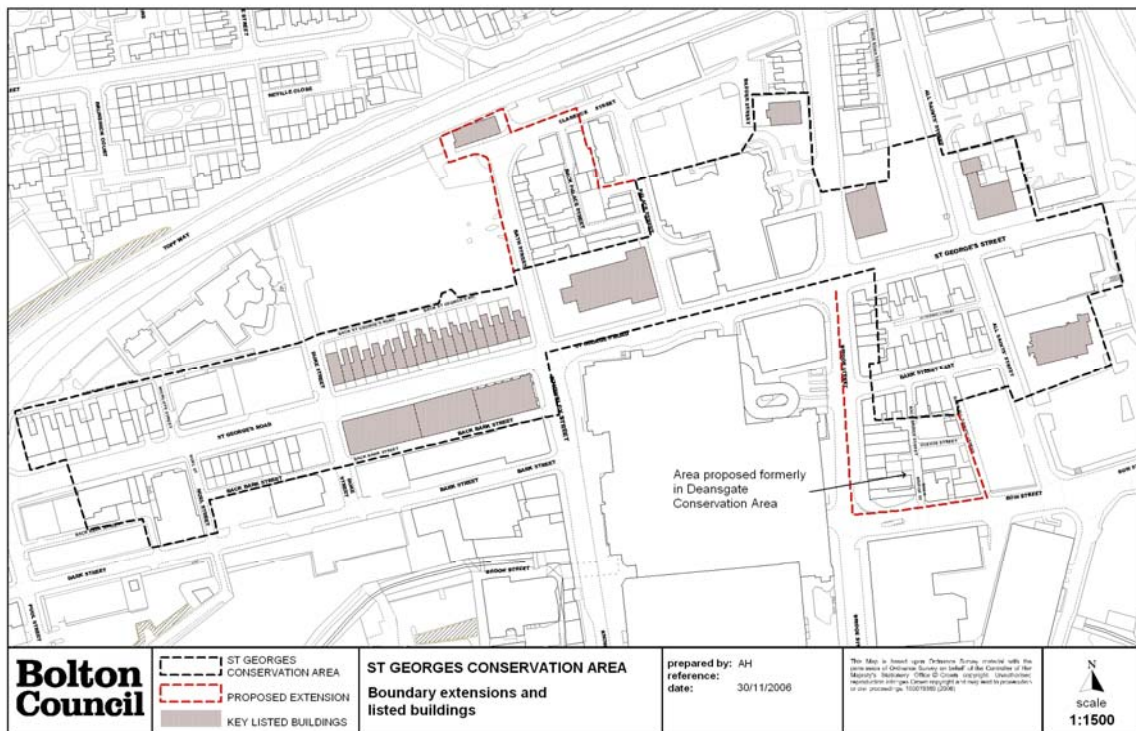
3.1 it is proposed to consult businesses and property owners in the area regarding the Conservation Area Appraisal and proposed extension. A letter and questionnaire will be sent to the property owners in the area informing them of the content of the Conservation Area Appraisal, proposed extensions and the relevant web link.

3.2 It is considered that prior to public consultation there is no perceived negative impact on any particular social group.

4.0 RECOMMENDATION

4.1 a) Agree the content of the Draft St George's Conservation Area Appraisal for public consultation. Comments will be reported to Executive Member for Development.

b) Recommend the proposed extensions for approve along Bath Street and Bridge Street as shown on the plans in the St George's draft Conservation Area Appraisal.



St George's Conservation Areas Appraisal **Draft Feb 2007**

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ST GEORGE'S

CONSERVATION AREA APPRAISAL (draft)



Figure 1 St Georges Church

1.0 Introduction

St George's Conservation Area is situated in the northern part of Bolton town centre just beyond the retail core. The Area is arranged around the main east west thoroughfare of St George's Road. To the east of Bridge St was formerly the original settlement of Little Bolton which was divided from Great Bolton by the River Croal. St George's Road became the main street of the former Township of Little Bolton and was named after St George's Church. It is also the site of the Little Bolton Town Hall.

The purpose of the Conservation Area appraisal is to reassess the designated St George's Conservation Area and to evaluate and record its special interest. As part of this review extensions to the existing boundaries are proposed. The appraisal will provide a sound basis for development control and for developing initiatives to improve the area.

2.0 Policy Background

A Conservation Area is an "area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as set out in Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. It is the duty of Local Authorities to designate such areas and to use planning powers to safeguard and enhance the special qualities of these areas within a framework of controlled and positive management of change. Designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area.

The St George's Conservation Area was originally designated in 1987 as part of the Town Centre Conservation Area. This was broken down into three smaller areas in 1996, namely St George's, Deansgate and Town Hall. The boundary was extended in 1997 to include the former Elim Pentecostal church and in 2005 to include the western end of St George's Road.

3.0 Summary of Special Interest

The conservation Area possesses a strong linear built form and comprises groupings of continuous building frontages. The area is dominated by early nineteenth century red brick terraced housing, interspersed with late nineteenth and early twentieth century prestigious buildings. It retains much of the character of an early nineteenth century residential district and includes some of the key surviving buildings of Little Bolton. It also has the largest concentration of Georgian buildings in Bolton.

The area includes the impressive Grade II* St Georges Church, whose tower dominates the skyline and key

vistas into and out of the town centre. The terrace of properties at 44-80 St Georges Road form a particularly important visual set piece with the church.

The stone built former Little Bolton Town Hall is also an important visual and historic landmark at the gateway of the town centre to the east, representing the former township of Little Bolton.

The buildings are predominantly in commercial use, with some of the larger buildings in community or leisure use. There have been a number of recent conversions of buildings into residential use such as Spinners Hall and Lion Oil Works.



Figure 2 View along St George's Rd East

4. 0 Assessing Special Interest

4.1 Location and setting

The Conservation Area as extended is located in the northern part of the town centre adjacent to the retail core on sloping land which would have originally constituted the northern banks of the River Croal. The area is bounded by major dual carriageways on its northern and eastern edges which separate it from the rest of the urban area of Bolton. It comprises St George's Street, St George's Road (western section recently extended), eastern section of Bark Street, central section of All Saints Street and southern end of Bath and Palace Streets.

The central east-west axis of the Conservation Area is St George's Road, which is a wide open thoroughfare, especially at its junction with Bridge Street, and is a major route into the town centre from the east and west. St George's Church is the main focal building along St George's Road.

The western section of St George's Road extends as far as the dual carriageway of Topp Way which acts as a physical barrier to the urban area beyond. Northern and southern boundaries to the Conservation Area follow the rear property boundaries of buildings.

The grid of streets to the east comprising All Saint's Street, Bark Street East and Bridge Street represent the earlier settlement of Little Bolton and forms the eastern gateway to the town centre with direct access from St Peter's Way. This part of the Conservation Area lies directly adjacent to the Deansgate Conservation Area. It is proposed to include properties along eastern side of Bridge St (currently in the Deansgate Conservation Area) within the St George's Conservation Area.

4.2 Historic Development and Archaeology

St. Georges was originally part of the township of Little Bolton, which was divided from Great Bolton by the River Croal. Prior to the regrading of the river banks and the culverting of the river in the late eighteenth century it formed a more marked barrier between the two communities. For much of its length it was crossed by narrow wooden bridges. The main road crossings linking the two townships were Bridge Street and Bank Street/Manor Street.

The original settlement of Little Bolton was situated to the east of Bridge Street, bounded in the south by the

River Croal and to the east by the River Tonge. St. George's Road and Bark Street were laid out in the late eighteenth century parallel to the River Croal as the town expanded. St. Georges Road became the main street of the town and was named after the church built to serve the new population. It was also the site of the Town Hall. The north sides of these two streets were developed with terraces of houses in the early nineteenth century, those on St. George's Road adjacent to the church being larger and grander than those on Bark Street. This street originally continued across the site now occupied by the Market Place as can be seen on the 1890 map at the end of this document. It was predominantly industrial in character, particularly on its southern side adjacent to the River Croal. Industrial premises included flax and cotton mills, timber yards and a brewery.

Prior to the establishment of Bolton Corporation in 1839 the townships of Great and Little Bolton were administered as completely separate units and run by Improvement Trustees set up by the Bolton Enclosure and Improvement Act of 1792. They were empowered to raise money for town improvements by enclosing areas of common land and dividing them into small plots for development. The revenue paid for civic improvements such as the regulation of markets and the provision of a water supply.



At the beginning of the nineteenth century when both townships were developing industrially and their population was growing, this system of local government became inadequate to deal with the various problems of the expanding town such as paving and drainage. Local businessman organised support for a charter of incorporation under the Municipal Corporations Act of 1835. Following a meeting held in Little Bolton Town Hall in 1838 a successful petition was sent to the Queen and Bolton was granted a Borough Charter. However the Trustees of both Great and Little Bolton were not finally abolished until the Bolton Improvement Act of 1850 vested their powers in Bolton Borough Council.



Figure 3 Little Bolton Old Town Hall

A depression in the textile trade in the late 1830's caused great distress among workers in the town and there was much support for radical causes. Chartism, a movement demanding that all adult males be given the right to vote, gained popular support in Bolton. In 1839 a three day general strike was organised with public demonstrations and over 1,500 special constables were enrolled to keep the peace. Following a meeting at the New Market Place in Victoria Square attended by several hundred workers, three people were arrested. In retaliation a mob marched on Little Bolton Town Hall which was protected by a body of special constables. When they tried to arrest the ringleader the mob attacked and held a number of constables in the hall for

two hours until they were freed by a troop of Grenadiers. A plaque on the building records this event.

Communications between the Little Bolton area and the remainder of the town were greatly improved following the redevelopment of a number of courts and alleys to the north of Deansgate by the Town Council in the 1850's to build a new Market Hall. As part of this scheme Bridge Street was widened and Knowsley Street widened and extended across the River Croal to create a major thoroughfare.

From this time onwards the character of the St. Georges area began to change and coincided with peak periods in the textile industry. Prestigious buildings were constructed on the south side of St George's Road, beginning with the Congregational Church in 1863 followed by the Spinners Hall in 1911 and the Congregational Sunday School in 1914. A detached house on the corner of St. Georges Road and Bridge Street was redeveloped for commercial premises. Houses on St. Georges Road and Bark Street were gradually converted into offices.

The St Georges area with its valley side location was never particularly suited to the development of mill buildings with their need for larger flatter sites. The only former industrial building within the area is the Lion Oil Works which was developed on the flatter land to the eastern side of the Conservation Area. The building was once a foundry, from which the Founders Arms takes its name opposite, and more recently is undergoing redevelopment and conversion into residential accommodation.

The religious life of Bolton was very rigorous during the early Victorian period. The majority of religious buildings which developed to serve little Bolton were built within the Conservation Area many of which

survive today, including St George's Church, Church of St Andrew and St George and All Saints Church.

In the 1980's the site of a former flax mill on St. Georges Road was redeveloped by the Borough Council to provide a shopping centre followed by the development of the Crest Hotel and Conference Centre opposite. The St. Georges area has now been assimilated into the commercial centre of Bolton although it retains a number of reminders of its once separate identity as part of the community of Little Bolton.

4.3 Open Spaces

St Georges has a compact linear emphasis, with a consistent building enclosure along St Georges Road in the western section of the Conservation Area. Open spaces and landscape are limited to front or side areas. Beyond the junction with Knowsley St there are varying degrees of enclosure and set back and the street has a more open aspect. By contrast the tight grid network of Bark Street, and All Saint's St have terraced buildings right up against the foot path which give a distinctive visual enclosure which frames the view to All Saint's Church.

Terraces are set back along St George's Rd, formerly behind railings and small front gardens.



St George's Church has a limited area of raised landscaped grounds bounded by railings and provides visual softening with trees and a

grassed area. Other open spaces are mostly hard landscaped spaces, such as the front forecourt and extensive parking area at the side of the former Wesleyan Chapel (now Stanley Casino). This gives an open aspect to this area of the Conservation Area and affords views to the Little Bolton Town Hall.

4.4 Views and Vistas



Figure 4 View from Knowsley St to St George's Church Tower

There are distant views westwards down St. George's Road of Queen's Park and views eastwards across the Tonge Valley. Looking southwards down Bridge and Knowsley Streets there are clear views of the town centre. Eastwards along Bark Street the view is closed by All Saints Church. This forms an interesting group with the former residential terraces on either side of Bark Street. The tower of St. George's Church is a local landmark looking eastwards along St. George's Road and northwards up Knowsley Street. The tower above the Spinners Hall is a local landmark looking westwards along St. George's Road.

4.5 Character and Appearance

The character and appearance of the St George's Conservation Area, arises principally from two periods of development, the early nineteenth century which saw the establishment of the grid pattern of residential streets and terraces in particular around the

former core of Little Bolton (see map of 1824) and the industrial period around about the later nineteenth century and early twentieth century which saw the development of many of the prestigious buildings and later terraces. By this stage the area was fully developed into a Victorian residential suburb.

4.6 Character areas

Three sub character areas can be identified.



Figure 5 St George's Terrace

a. St George's Church cluster

A central core of buildings grouped around St Georges Church, these from an attractive relatively unaltered streetscape on both sides of St Georges Road which frame the view to the church. The group of red brick terraced properties (44-80 St Georges Rd) create an important visual relationship in terms of scale and materials to the church. The strong building enclosure on the south side of the street formed by Spinners Hall, St Andrews Church and the United Reformed Church also contribute to the dramatic setting and views of St George's Church and give this area a distinctive sense of place.

b. Little Bolton Town Hall Cluster

Focused around Little Bolton Town Hall and All Saints Church a compact cluster of small scale red brick terraced buildings comprising Bark Street East, and later properties along St George's road which have a more modest appearance. This area echoes the characteristics of the former township of Little Bolton. Building lines are close to the pavement of a regular

scale and form, windows and doors have a vertical composition. The open space around the former Wesleyan Chapel (Stanley Casino) contributes to the visual setting of little Bolton Town Hall and is clearly defined by a strong boundary wall and railings.

c. Western cluster

Western end of St Georges Road characterised by later nineteenth century terraces focused around Claremont Church. These continue the consistent building line along St George's Road and comprise groupings of Victorian terraces. Groupings of terraces are relatively short, mostly three storeys with vertically proportioned window openings.

4.7 The Qualities of Buildings

The Conservation Area is dominated by domestic Georgian and Victorian red brick domestic buildings with pitched roofs and regular patterns of openings and narrow unit sizes. The terraces are punctuated in the street scene by public and commercial buildings of different architectural styles and materials which form landmarks or break up the continuity of the terraces. Building styles vary from simple Georgian to Classical and baroque.



Figure 6 Typical elevation to St George's Terrace

Key Historic Buildings

Listed Buildings.

There are a number of buildings which are listed as being of Special Architectural or Historic Interest within the Conservation Area as follows:-

All Saints Church, All Saints Street.

All Saints was built between 1869 and 1871 to the designs of the architect George Edmund Street. It is in a simple Early English style and consists of a nave with lean-to aisles, a chancel and a west doorway in a gabled porch. The church is built of squared rubble with a Welsh slate roof and has traceried windows.



Figure 7 All Saints Church

34 All Saints Street.

This property was originally a house and dates from around 1840. It is constructed of coursed and squared rubble with a stone flag roof, a hoodmould over the doorcase and three light mullioned windows with small panes and hoodmoulds.

Former Wesleyan Chapel, Higher Bridge Street.

Now a casino, this former Wesleyan church was built in 1803 of brick with stone dressings and a slate roof. There is a pedimented front to St. George's Street and the central pediment doorway is flanked by two other entrances with flat entablatures. There are round arched windows with margin lights and there is a date stone in the apex of the gable. A manse was formerly attached to the east end.



**Figure 8 Former Wesleyan Chapel
(now Stanley Casino)**

Former Elim Pentecostal Church,
Higher Bridge Street

This former chapel was built in 1844 as the New Jerusalem Church. It later became the Elim Pentecostal and is now a carpet warehouse. It was designed by James Greenhalgh and is constructed of brick with a slate roof. The street frontage has a pedimented gable containing a date stone and a central doorway in a Tuscan architrave flanked by tall round arched windows with margin lights.

Numbers 44 to 80 (even) St. Georges
Road

Originally built as houses around 1820 this terrace of nineteen properties is now mostly in commercial use. It is two storeys high constructed of brick with a slate roof to a common layout but with variable details.

Numbers 62-80 (even) St. Georges
Road

These buildings have segmentally arched doorways with recessed architraves with fluted shafts and plain fanlights and canted bay windows with sashes. The first floor windows have splayed brick heads and twelve pane sashes.

Numbers 44-60 (even) St. Georges
Road.

These properties are shorter than the other houses in the terrace. The doorways have recessed architraves with reeded pilasters and fanlights and the doors have eight fielded panels.



**Figure 9 Fanlight and door, St
George's terrace**

Church of St. George, St. Georges
Road

Now a craft centre. St. Georges Church was built in 1796 and altered in the late 20th Century. It is constructed of red brick, with stone dressings and has a single span slate roof over a galleried nave. The shallow chancel and south chapel were added or rebuilt in 1907 by James Simpson. There is a west tower constructed in four stages containing a pedimented doorway with a traceried fanlight, an iron framed ogee window above a clock inset in stone and a stone parapet with ball finials. The windows have round arches with margin lights. The interior has galleries with wood panelling encasing the supporting pillars, a panelled parapet to the galleries and Renaissance style chancel furniture. St. Georges is reputed to be the first brick built church in Bolton.

Old Town Hall, St. George's Street.

This building dating from 1826 was originally the Town Hall for Little Bolton before it was incorporated with Great Bolton. Later on it was used as a library and then a museum. It is two storeys high built of dressed stone with a slate roof. The entrance front facing St. George's Street is divided by pilasters and has a central pediment bearing the Coat of Arms of Thomas Tipping who was Lord of the Manor of Little Bolton. There is a six panelled

door with a modillion cornice and sash windows with small panes. The main entrance has a portico with coupled Tuscan piers.



Figure 10 Little Bolton Old Town Hall

St. George's Road Congregational Church

The Congregational Church dates from 1863 and was designed by Newcastle upon Tyne architects Oliver and Lamb. It is constructed of coursed and squared stone with a slate roof and has a tower at the north east angle formerly surmounted by a spire (demolished in 1960). The interior has a horse shoe gallery to the east, north and south which was remodelled in 1938. The chancel was refitted in 1936 with wood panelling; choir stalls pulpit and organ loft. Lord Leverhulme worshipped in the church and was married there in 1874.

St. Georges Road Congregational Church Sunday School, St. Georges Road

Originally a Sunday School this property was built in 1914 of rusticated, coursed and squared rubble in small blocks with ashlar dressings and a Westmorland slate roof. It is two storeys high with steep chamfered arches to the recessed doorway, with a hoodmould and a shallow oriel window above. There is a panelled parapet with a coat of arms in the centre and the roof has a steep louvred turret in the centre.



Figure 11 Spinners Hall

Spinners Hall, St. George's Road

The Spinners Hall was built in 1911 for the Operative Cotton Spinners to the designs of the architects Potts and Hammings of Manchester, Oldham and Bolton. It is constructed in a Baroque style of brick with stone dressings and has a pitched slate roof. There is a central entrance surmounted by a tower and a central round arched doorway with panelled pilasters carrying a shallow balustraded balcony on scrolled brackets. The windows have mullions and transoms and there is a cartouche in a raised stone panel beneath the pediment.

Unlisted buildings

There are also a number of Non-Listed Buildings which make an important contribution to the character of the Conservation Area.

These include:-

2, 4, 10-20 (even) 13-23 (odd) Bark Street East

These properties form three groups of two and three storey Georgian town houses. With the exception of number 13 they date from the early nineteenth century. They are constructed of brick with stone dressings and pitched slate roofs. Short flights of steps lead to the front entrances which have semicircular arched heads. A number of doorways incorporate recessed architraves with fluted columns. An original recessed fanlight and eight panelled door survive at number 18.



Figure 12 Fanlight on Bark Street East

Former Co-operative Society Premises, Higher Bridge Street

This imposing property on the corner of Higher Bridge Street and St. Georges Road was constructed in 1903/1904 as a drapery shop for the Bolton Co-operative Society. It was designed by the Bolton architectural practice of Bradshaw and Gass. In later years it was the head office of the Electricity Board and is now occupied by the Prescription Pricing Authority.

It is four storeys high with attics and is constructed of brick and terracotta with pitched plain tile roofs. The frontage is divided into bays by pilasters which terminate in finials and turrets above the parapet. Window openings within the bays are divided by mullions and transoms, those above first floor level having semicircular heads. The frontage curves round the street junction and has a prominent gable flanked by two turrets directly above the corner, with a three storey bay beneath. At ground floor level the building has been altered.

The Founders Arms, St. Georges Street

This public house dates from the early Nineteenth Century and probably owes its name to the former existence of a foundry in the large stone building on the opposite site of All Saints Street. It is two storeys high built of red brick with a hipped slate roof behind a stone parapet. The frontage has been rendered and painted and has a wide semicircular arched entrance. There are original small

paned sash windows on the first floor facing All Saints Street.

Former Church of St. Mary, Palace Street

The former Church of St. Mary which is now part of the Crest Hotel dates from the turn of the century. It is constructed of coursed dressed stone and has a series of gables and steeply pitched slate roofs. The windows have pointed arches with hood moulds and there is a large rose window with tracery in the gable fronting Palace Street. There is also a pointed arched entrance with a hood mould on Palace Street.

Former oil works St. George's Road

This former oil works, previously a brewery and a foundry was built around 1800-1805 possibly as a textile mill. It is constructed of coursed and squared stone with slate roofs around a courtyard. The entrance range facing St. George's Street is three storeys high with a tall segmented archway forming the main entrance. A taller three storey building facing All Saints Street adjoins this on the right and has loading doors on the first and second floors.



Figure 13 Lion Oil Works

Claremont Church

Formerly known as Claremont Baptist Chapel, built in the middle of nineteenth century. It is a two storey building constructed of red brick with detailed stone dressings and a substantial stone entrance portico with Corinthian columns. It has a single

span slate roof with stone gable copings. The windows have stone arched heads and surrounds with Corinthian pilasters.

Terrace at 120-128 St Georges Rd

The terraced group on the north side (120-128) resembles the typical Georgian design of St George's Terrace to the east, but with wider units and simplified detailing. Buildings here are two storey plus a basement, red brick construction with pitched slate roofs and stone cills. The doorways are segmentally arched with recessed architraves and plain pilasters.

Terrace at 109-123 St Georges Rd

Once known as Regent Buildings, now occupied by a funeral service business. The terrace is three storeys with modified ground floor frontage of red brick construction, now painted. Pitched slate roofs, stone cills, string course and ornate detailing to stone window heads.

4.9 Building materials

Traditional buildings are two or three storeys high, built of red brick, stone or terracotta; the majority have pitched slate roofs but some have stone flags or red clay tiles. The majority of properties are built of brick with stone details. However All Saints Church, The Congregational Church, the former Church of St. Mary's (now part of the Holiday Inn), Former Lion Oil Works on St. Georges Road, the former Town Hall and 34 All Saints Street are constructed entirely of stone. A few brick properties have been rendered. Window openings throughout the area have strong vertical proportions and some have retained traditional multi paned sliding sash windows.

Brick colour is a warm red, predominantly laid in Flemish bond. Heads vary from segmentally arched

doorways and gauged flat arches to windows on St George's Terrace, to stone heads and dressings on other buildings.



Figure 14 An original multipaned sliding sash window

4.10 Public Realm

St George's has limited open space and greenery, the public realm is restricted to the streetscape and private and semi private spaces such as churchyards fronting onto the street. The only area of green space is the graveyard around St George's Church. This is a raised area from the road bounded by stone walls and railings, with a modest tree which adds visual softening to the setting of the church.



Figure 15 Burial ground to St George's Church

The remainder of the Conservation Area is dominated by hard spaces.

The other significant area of open space is the burial ground to the former Wesleyan Church (now Stanley Casino) off Higher Bridge St, which is currently used as a car park. This area is bounded by a stone wall and railings which form a distinctive boundary to the north side of the road. This is an important space which affords views to Little Bolton Town Hall and provides a break in the building line.

An old photo of St George's Terrace dated 1916 shows evidence of trees and shrubs to the front garden areas of the terraces which would have been in keeping with the residential character of the suburb around this time. These have been paved over and the original railings have disappeared. The overall appearance has a more urban feel with the tarmacadam carriageway of St Georges dominating views along the street. The area would benefit from more greenery to give visual softening to the terraces.

There is evidence of traditional stone flags in some parts of the Conservation Area around Little Bolton Town Hall and all Saints Street. Stone setts are evident below the tarmacadam along Bark Street East.



Figure 16 Setts visible under tarmacadam in Bark St East

5.0 Extent of intrusion and damage

5.1 Negative aspects

The area has suffered damage from inappropriate alteration such as loss of original railings and walls to front of terraces, inappropriate windows and doors, rendering of some terraces, and some recent developments. Ground floor shopfronts have been significantly altered and advertising with large plastic fascias detracts from the vertical proportions of the street scene.

The office building Known as St Georges Court adjacent to the Little Bolton Town Hall is constructed in yellow brick which is an inappropriate material in colour and texture and abuts adjacent to the town hall which intrudes into its setting.

The Holiday Inn complex is of a massing and design which intrudes and detracts from the overall character of St George' Rd.

5.2 Neutral areas

The rear of the market hall is a substantial building which continues the dominant building frontage on the south side of St Georges Road. However this has no openings and creates a dead frontage. More openings and activity to this frontage would benefit the Conservation Area.

5.3 General Condition

St George's Rd lies adjacent to the civic core of Bolton but has many of the characteristics of a peripheral out of town centre location, with values for commercial uses generally lower than in the town centre. Retail and leisure uses are limited with most being small independent traders. Upper floors have a high level of vacancy and deterioration is evident. Deterioration to buildings is most evident to the eastern and western edges of the Conservation Area which have to some extent been blighted by major

road building schemes. Key buildings such as the Little Bolton Town Hall and Lion oil works have been vacant for some time and show significant deterioration although a new residential conversion of latter should help improve the overall appearance of this part of the Conservation Area.

The area would benefit from stringent enforcement of advertising and unsympathetic alteration such as loss of traditional windows.

5.4 Pressure for Change

The most significant impact to the Conservation Area has been inappropriate change, and neglected empty sites. There is an impetus for more residential schemes in Bolton town centre which could benefit the Conservation Area and signs of this are evident from the conversion of Spinners Hall and Lion Oil Works, this would give the area more activity in the evening.

St Georges Road is dominated by heavy road and bus traffic with poorly accessible junctions. This makes the area unattractive to pedestrians as does inactive frontages and neglected sites. The development of key sites with appropriate buildings would benefit the area. (see map)

6.0 Community involvement

A public consultation event will be held on 10th January 2007 as part of the Townscape Heritage Initiative for the area. Local residents and businesses will be requested to comment on the appraisal at this event.

7.0 Suggested Boundary Changes

The Conservation Area was recently extended in 2005 to include the western section of St George's Road. The townscape character is consistently similar to the remainder of the area following the strong building line along St George's Road. The

groupings of terraces are later along this section and date from the late nineteenth century. Claremont Church is a key unlisted building.



Figure 17 Terraced properties western end of St George's Rd

Further extensions to the boundary of the Conservation Area are currently being considered.

a) Bath street extension

It is proposed to extend the area along Bath Street to include the former grammar school. The land rises along Bath St and affords important views to St Georges Church and the Conservation Area, as well as the Grammar School providing an important vista. Buildings here are of more modest scale one to two storeys high and are built right up to the pavement.



Figure 18 Bath St

(b) Bridge St (Deansgate CA)

The narrow frontages and proportions of commercial buildings along Bridge St adjacent to bark Street east have a character and visual relationship more appropriate to the St George's

Conservation Area as opposed to the Deansgate Conservation Area. It is proposed to thereby review the boundaries of these conservation areas and include this part of Bridge Street within the St George's Conservation Area.

8.0 Guidelines for Development

New Development.

Opportunities for new development in the Conservation Area are limited to a few gap sites; new development should generally respect the character of existing buildings with respect to siting, scale, proportions, materials and detailing. The relevant policies in the Bolton UDP are set out in appendix 1. Regard should also be given to the following key aspects of character when considering proposals for new development:

- Buildings are generally two to three storeys, more storeys at corners or landmark positions possible.
- Buildings directly adjacent to the footway or have a small set back, should follow adjacent building lines and provide continuous building enclosure.
- Long Narrow frontage plots arranged in terraced groupings are dominant, with occasional individual buildings in landmark positions. Avoid large building masses.
- Horizontal emphasis of building terraces is punctuated by regular vertically proportioned window and door openings, multiple entrances from the street are an important feature.
- Rooflines are hipped with gabled ends, skyline emphasis is from tower features such as Spinners Hall, and views to St Georges Church tower should be protected.
- Consistent palette of materials generally of orange/red hand

made bricks and sandstone dressings.

Proposals should interpret the above elements of character into good quality contemporary architectural styles, and should also refer to guidance set out in 'Building Bolton'.

Demolition

Demolition will not usually be given to demolish buildings which make a positive contribution to the character of the conservation area.

Street surfacing and furniture.

Any original stone flags, setts and kerbs should be retained and re-laid where necessary.

New paving should be in reclaimed or new stone. Concrete flags incorporating an appropriate aggregate may be acceptable in some locations.

Brick paving or black top should not be used as these materials are not in keeping with the character of the area.

Building Materials

Alterations should utilise traditional materials to match those used to construct the building. These include brick, stone, terracotta, slate, stone flags and clay tiles, reclaimed local stone, new stone or reconstituted stone.

Strap or ribbon pointing should be avoided since this not only harms the appearance of the building but can damage the stone or brick by preventing the run off of water.

External walls should not be painted, rendered or clad in modern materials.

External cleaning should only be carried out to remove corrosive dirt. Cleaning should be carried out by a specialist firm under close supervision.

Decorative features including plaques, mouldings and date stones should be retained.

Windows and doors

Stone window cills, lintels, door surrounds and stone steps should be retained together with any original windows and doors.

Any doorways or windows no longer in use should be retained and not blocked up.

Owners should be encouraged to use the following styles when replacing windows and doors.

Eighteenth and early Nineteenth Century properties, vertical sliding sash windows with glazing bars, six or eight fielded panelled doors.

Late Nineteenth and early Twentieth Century properties, vertical sliding sash windows, four panelled doors.

Windows and doors should be made of timber and should be painted. Staining is not a traditional finish for timber and should not be used. U.P.V.C. windows and doors are not acceptable as they are not in keeping with the character of traditional buildings.

New windows and doors should be recessed to the original depth and should not be fitted flush with the face of the wall or project from it.

Chimneys and Roofs

Chimney stacks should be retained. If rebuilding is necessary this should be in the same materials used to construct the remainder of the building, this may be brick or stone with clay pots. Where central heating flues are installed, these should be contained within the original chimney pot or a traditional replacement.

Roof repairs or replacements should be in natural slate, stone flags or red clay tiles to match the existing materials. Where ridge tiles need replacing these should be in stone or clay.

New rooflights may be acceptable but these should be flush fitting and should not be on prominent roof slopes.

Rainwater Goods

Replacement rainwater goods should be in cast iron or moulded aluminium with a black coating.

Boundary Walls and Gates

Brick and stone boundary walls, iron railings and gates should be retained and any repairs carried out using the same materials and methods of workmanship.

Shop fronts and Advertisements

The installation of traditional style painted timber shop fronts will be encouraged in appropriate buildings. This will include the use of stall risers, pilasters and cornices to frame the shop window. Hand painted fascia signs and hanging signs will also be encouraged.

Advertisement consent will not be given for internally illuminated box signs. The use of external lights and concealed lighting will be encouraged.

Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external shutters are unavoidable, they should be incorporated into the overall design of the shop front with the shutter box concealed behind the fascia. The shutter system should be colour coated to match the colour of the shop front and the shutters should be perforated.

Externally fixed shutter boxes which project from the facade of the shop, galvanised finishes and solid shutters are not in keeping with the character of the Conservation Area and are not acceptable.

Minor Fixtures

Standard external fixtures including satellite dishes, meter boxes, burglar alarms, central heating flues and security cameras should be sited in unobtrusive positions wherever possible. They should be colour coated to match the background materials i.e. walls or roofs.

Wheelie Bins

The layout of traditional properties can create difficulties for storing bins. Wherever possible they should be stored out of sight and not left out on the street or footway.

9.0 References

Bolton & District Civic Trust, Buildings of Bolton, 1983
Bolton Council UDP, April 2005
Bolton Council, Building Bolton November 2006.
English Heritage, Streets For All, North West 2005.
English Heritage, Guidance on Conservation Area Appraisals, 2005
Hartwell, C, Hyde M, and Pevsner, N. The Buildings of England: Lancashire: Manchester and the South East, 2004.

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Unitary Development Plan

Conservation Areas

Conservation Areas represent a significant element of Bolton's architectural and historical heritage. The council will preserve and enhance these areas through the control of development and through positive schemes of enhancement. Development which is allowed should contribute positively to the quality of the environment. The Council is empowered to designate further Conservation Areas and will consider designating them as appropriate.

D7. The Council will permit development proposals that preserve or enhance the character or appearance of conservation areas. They should:

- (i) be of appropriate height, size, design, materials, roofscape and plot width;
- (ii) retain materials, features, trees and open spaces that contribute to the character or appearance of the conservation area;
- (iii) utilize appropriate materials for highway and footpath surfacing; and
- (iv) not adversely affect important views into, and across, a conservation area.

The desirability of preserving or enhancing the character or appearance of Conservation Areas is prescribed by the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas represent a significant element of Bolton's architectural and historical heritage and contribute to local distinctiveness. The Council will preserve or enhance these areas through the control of development and through positive schemes of enhancement. The number and extent of Conservation Areas in the Borough has been recently reviewed, with a total of 25 Conservation Areas within the plan area (Appendix 3). However, it is possible that further Conservation Areas might be proposed during the life of the plan or the boundaries of existing Conservation Areas reviewed. This policy outlines some of the elements which the Council will take into account when considering applications in Conservation Areas.

D8. The Council will permit development proposals - involving the demolition of an unlisted building or feature within a conservation area that contribute to its character or appearance - provided that the applicant can demonstrate that:

- (i) rehabilitation is impractical and there is no viable new use for the building; and
- (ii) redevelopment would produce substantial benefits for the community that would outweigh the loss resulting from demolition; and
- (iii) detailed proposals for the reuse of the site, including any replacement building or other structure, have been approved by the Council which

incorporates agreements made to ensure that the replacement works will be carried out within a specified timescale.

the character of the area within a reasonable timescale. Before demolition, the Council will require an assessment to establish whether the building contains a protected species, such as bats (policy N9).

07.23 Conservation area consent procedures for the demolition of most buildings within a conservation area are dealt with under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under the consent procedures, the Royal Commission on the Historical Monuments of England must be notified of all proposals to demolish listed buildings, and allowed access to buildings that it wishes to record before demolition takes place. For unlisted buildings within a conservation area, in the case of a demolition proposal the Council will in specific instances condition any consent, requiring recording. There is a general presumption in favour of retaining buildings and features which make a positive contribution to the character and appearance of the Conservation Area. Applicants should refer the Conservation Area Character Assessments which identify buildings and features of particular interest and note.

07.24 Demolition of buildings in Conservation Areas may lead to the creation of 'gap sites', which can remain vacant for long periods before redevelopment takes place, damaging the appearance of the area. It is therefore important that consent should not be given for demolition unless it is clear that the site will be redeveloped in a way which will preserve or enhance

07.25 **D9.** The Council will require proposals for new or replacement shopfronts in Conservation Areas to:

- (i) respect the period and style of the building and relate to it as a whole;
- (ii) be of a high standard of design, and use appropriate materials;
- (iii) avoid the use of large expanses of undivided glass;
- (iv) include historically accurate detailing; where the proposal is of traditional character; and
- (v) retain any features of architectural or historic interest.

07.26 Shopfronts can play an important part in establishing the unique character of town centres. The Council will endeavour, through control of development and design advice, to improve the standard of shopfronts in the Conservation Areas in particular. Where the building involved is 'listed', the introduction of a new shopfront or changes to an existing one will almost always require Listed Building Consent. Because of the historic and architectural interest of these areas it will be essential that shopfronts should not conflict with the style or period of the building, weakening its character and its contribution to the area as a whole. Equally the quality of the design must be high: poorly proportioned shopfronts, for example, will detract from the visual quality of

the area. Large expanses of undivided glass are a feature of modern shopfronts, and conflict with the historic character of these areas, as well as reducing the interest of the building in order to let the displayed goods predominate.

Applicants should refer to Planning Control Policy Note 4 – Shopfronts.

Appendix 2: Historic Maps

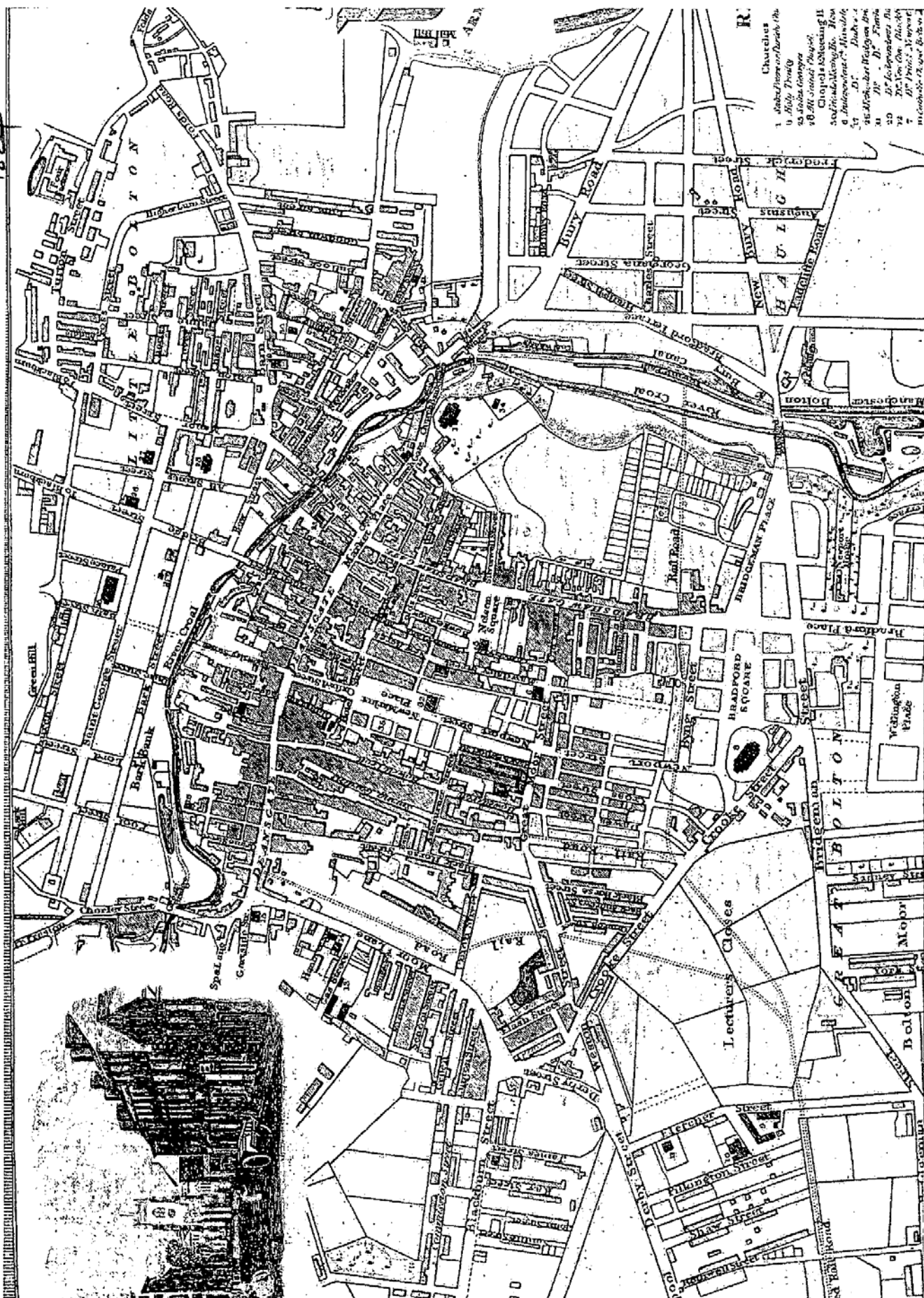
1793

BOLTON

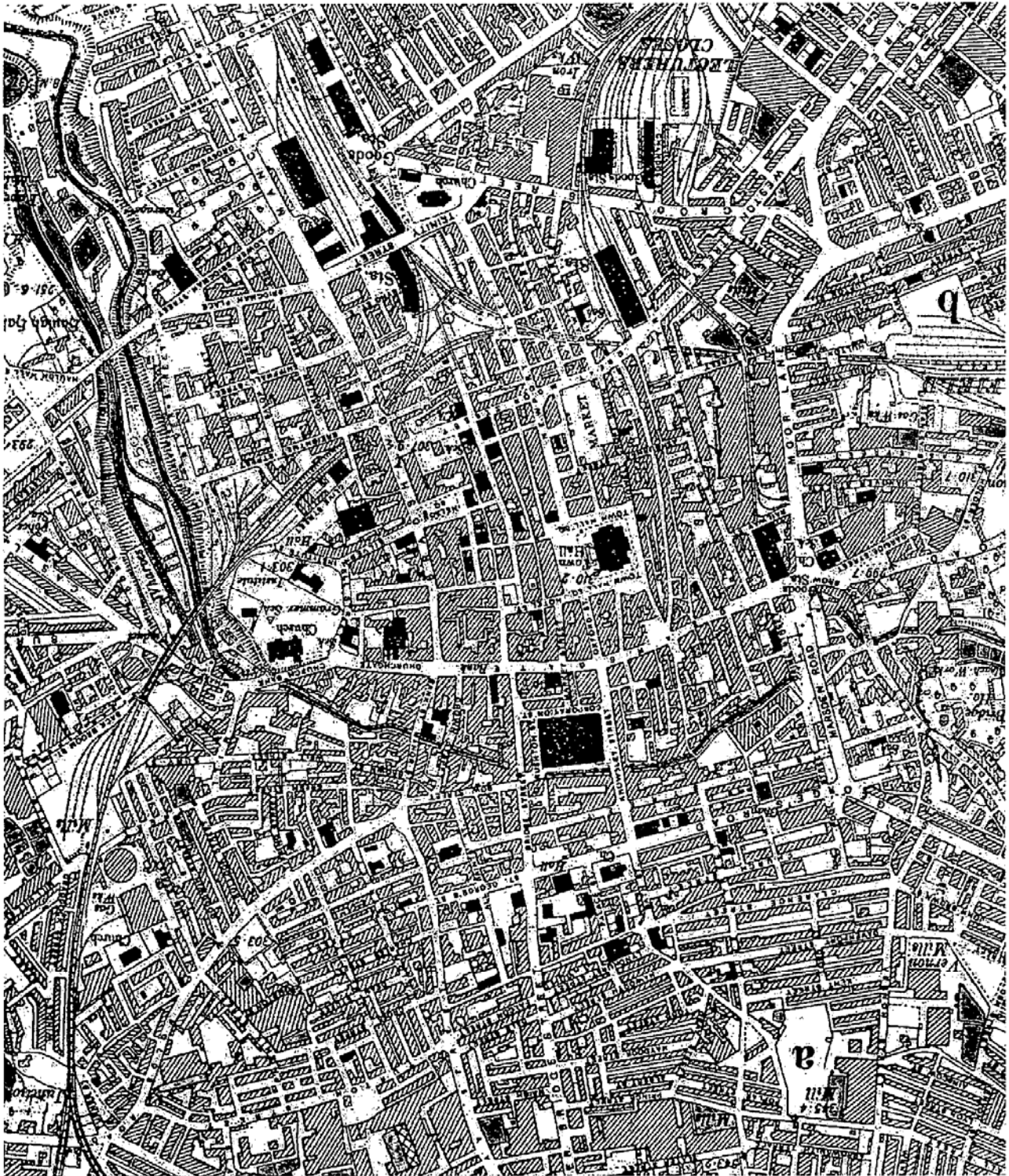


Map of Bolton in 1793, enlarged from the original survey by the Great Bolton Improvement Trustees
 Scale of reproduction 1" to 70 yards approx
 Bolton Municipal Borough Arts Department
 From the collection in the Bolton Local Studies Library

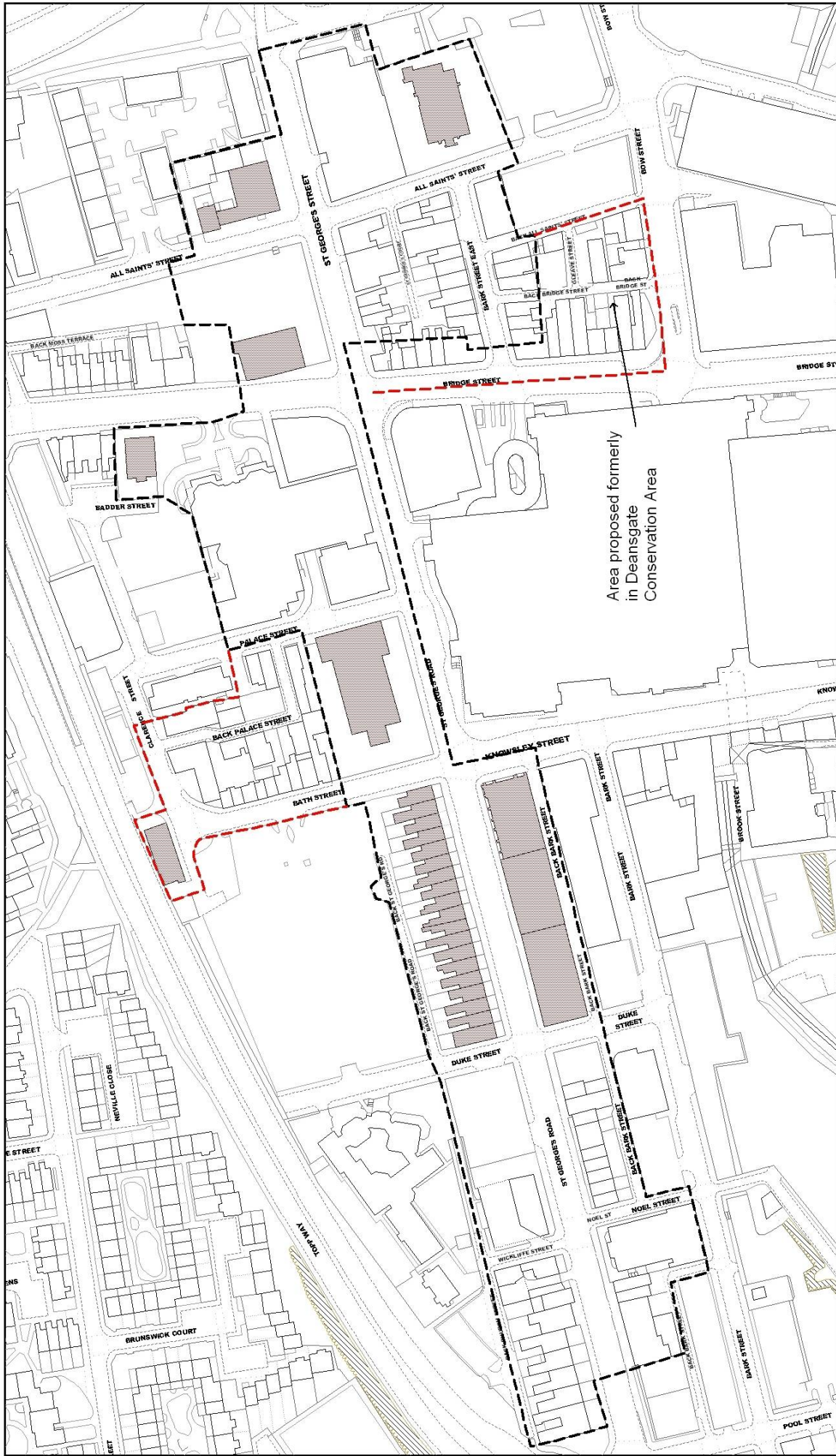
1824



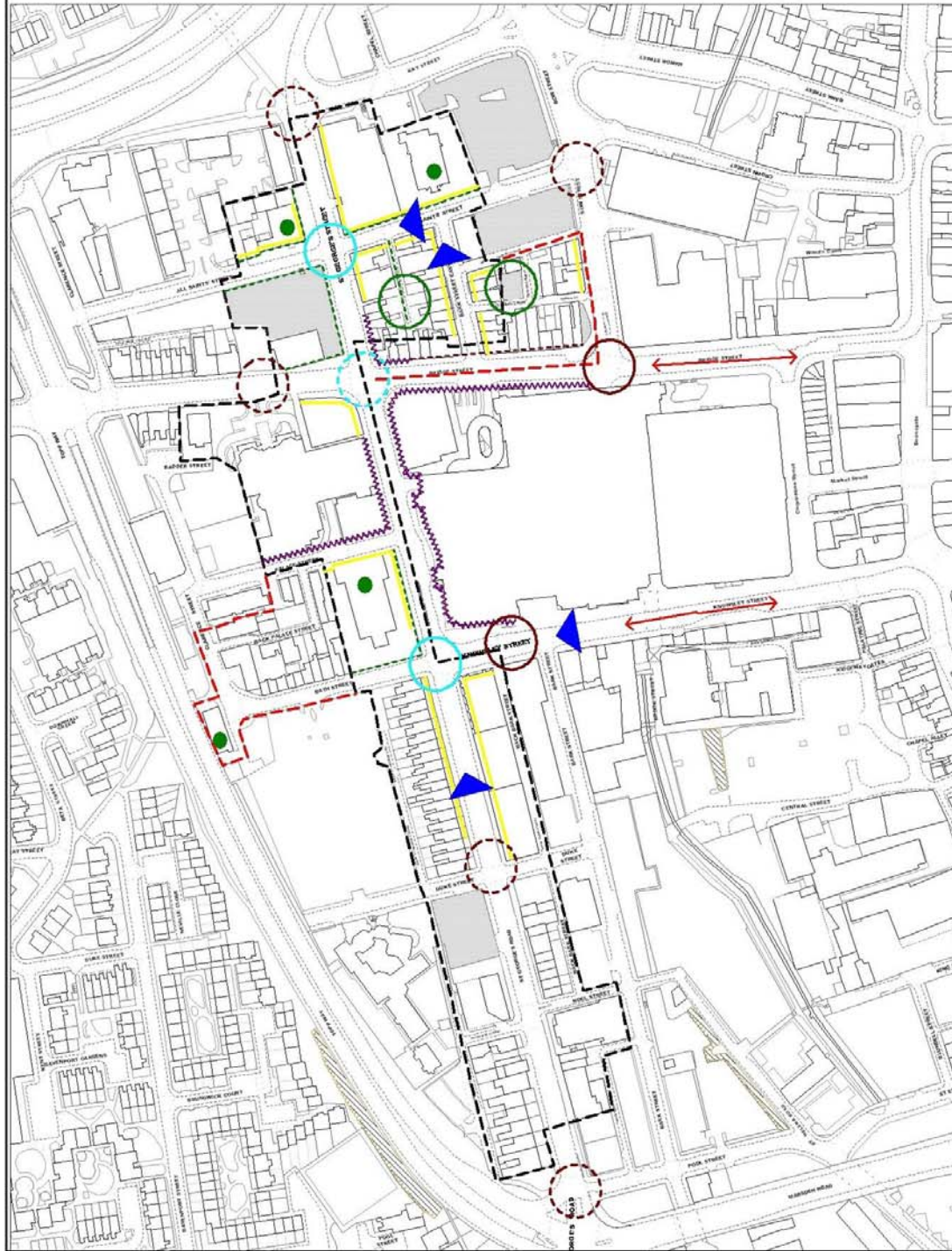
0621



Appendix 3: Conservation Area Appraisal Maps



<p>  scale 1:1500 </p>	<p> <small>This Map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings (2006)</small> </p>	<p> prepared by: AH reference: 30/11/2006 date: </p>	<p> ST GEORGES CONSERVATION AREA Boundary extensions and listed buildings </p>	<p>  ST GEORGES CONSERVATION AREA  PROPOSED EXTENSION  KEY LISTED BUILDINGS </p>	<p> Bolton Council </p>
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- Conservation Area Boundary
- Possible extension to Conservation Area
- Gap sites
- Strong gateway
- Weak gateway in need of strengthening
- Focal point with strong potential for improvement
- Primary focal point in strong need
- Potential courtyard focus
- Historical frontage with potential
- Secondary retail frontage with potential
- Historic public realm open to street
- Negative/poor quality frontage
- Key town centre link
- Quality views
- Landmark building

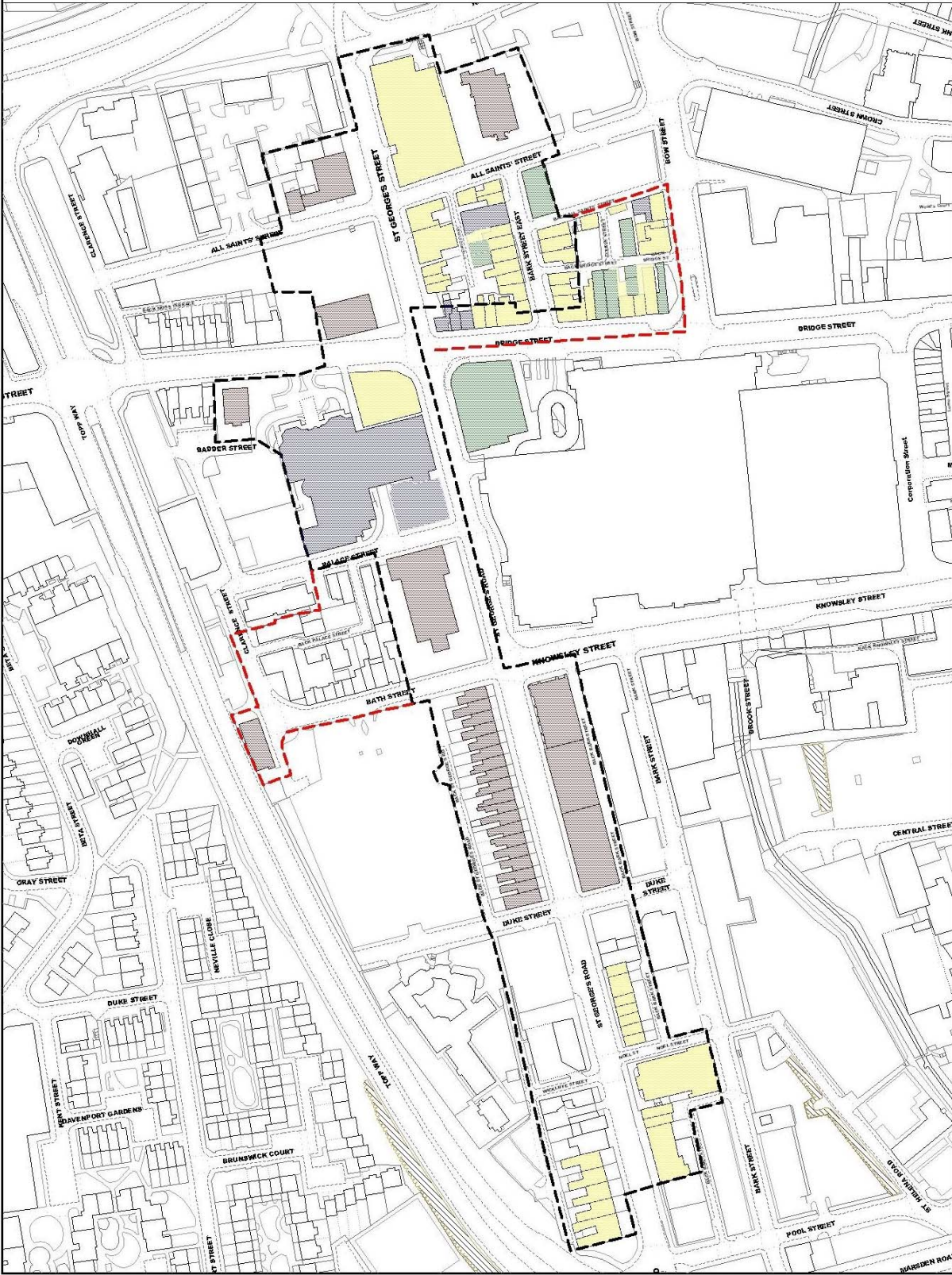
REDD

Bolton Council

TOWNSCAPE ANALYSIS

prepared by: AH
reference:
date: 12/12/2006

N
scale
1:2300



- Conservation Area Boundary
- Possible extension to Conservation Area
- Listed Buildings
- Unlisted building of merit
- Neutral building
- Negative building

N
scale
1:2000

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prepared by: AH
reference:
date: 12/12/2006

QUALITY OF BUILDINGS

REDD

Bolton Council