



Golborne Town Centre

Conservation Area Appraisal

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1. Introduction

Golborne Town Centre Conservation Area was originally designated 20 December 1989. The boundary covers an area of 4.05 hectares and it has been characterised as a Historic Town Centre. There is currently only one listed building found within the conservation area.

1.1 Purpose of this Appraisal

Conservation area appraisals are a method by which Local Authorities can evaluate the important architectural and historic features within an area and provide a basis for character assessments and the production of a management proposal.

English Heritage, as statutory advisor to the Government on the historic environment, define a conservation area as being “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Conservation areas are designated in legislation under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 71 of the same Act, Local Authorities are required to formulate and publish proposals for the preservation and enhancement of any conservation areas under their jurisdiction. Section 72 specifies that when making decisions on development applications within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document has been produced in response to these statutory requirements and in accordance with the Governments national planning policy note “*Planning Policy Guidance 15: Planning and the historic environment*” (PPG15). English Heritage have also published guidance which includes “*Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas*” (1997) and “*Guidance on Conservation Area Appraisals*” (2005).

Conservation area appraisals are a way of defining the special interest of an area, identifying issues which may threaten the special qualities of that area and providing guidelines in order to prevent damage to and achieve enhancement within that area.

This document should provide a basis on which planning applications for development within the conservation area can be assessed to ensure the provision for high quality development which is not detrimental to the character or appearance of the conservation area.

1.2 Community Involvement

In accordance with Part 6, section 24(4) and Part 6, section 36 of the Town and Country (Local Development) (England) Act 2004, Wigan Council adopted its Statement of Community Involvement on the 12 July 2006. This statement sets out the council's policies for involving the community in the wider planning process, including the preparation of the Local Development Framework and Conservation Area Appraisals. It provides advice as to how and when communities and interested stakeholders can become involved in the planning process. In line with this statement, when undertaking this assessment of the town centre conservation area, the local community and interested stake holders were asked to contribute their thoughts, opinions and suggestions regarding the current conservation area and the draft report.

1.3 The Planning Policy Context

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

Wigan Unitary Development Plan

This document contains the Council's adopted planning policies and proposals for the use and development of land for the period 2006-2016. Under Policy EV4 Conservation, the council will conserve the historic built environment using the following methods:

- (1) Not permitting proposals which would harm the character or appearance of Listed Buildings or their settings, or proposals which fail to preserve or enhance the character or appearance of a Conservation Area;
- (2) Protecting and enhancing the character and appearance of Ancient

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

- (3) Exercising its normal development control powers to encourage the protection and enhancement of local buildings of interest;
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and settings;
- (5) Carrying out environmental improvement schemes in Conservation Areas;
- (6) Designation new Conservation Areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:
 - The historic layout of properties, boundaries and thoroughfares;
 - The particular mix of uses;
 - The use of characteristic materials;
 - The appropriate scaling and detailing of buildings;
 - The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;
 - The quality of vistas along streets and between buildings; *or*
 - The extent to which traffic intrudes and limits pedestrian use of space between buildings. (See Appendix 2 for expanded UDP Policies)

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

2. Summary of Special Interest

2.1 Key Characteristics

Golborne Town Centre Conservation Area is primarily commercial in nature with several residential properties on upper floors. There are many historic buildings found within the boundary, including shops, pubs and public buildings. Like the majority of townships in Wigan Borough, Golborne prospered and developed as a result of the Industrial Revolution and the growth of the coal mining industry.

The town's main street runs through the centre of the conservation area from north to south. This High Street once was the main road between Wigan and Warrington. Properties here are generally one plot deep on either side and there are several roads branching off from the main thoroughfare.

St Thomas's Church at the northern boundary of the conservation area, set in its extensive graveyard is one of several focal points within the settlement and is an important landmark in the town. The church is the only building to be built entirely of stone within the conservation area. The area on the High Street known as Peter Kane Square is another important feature within the landscape. This area of open space provides a pleasant break in the dense urban fabric of the town centre.

There are also several key characteristics found within the town centre area as well as the wider townscape, for example:

- Dominant red brick construction;
- Slate roofing materials;
- Two storey building height;
- Detailing on several buildings, in particular public and religious buildings.

2.2 Justification for Designation

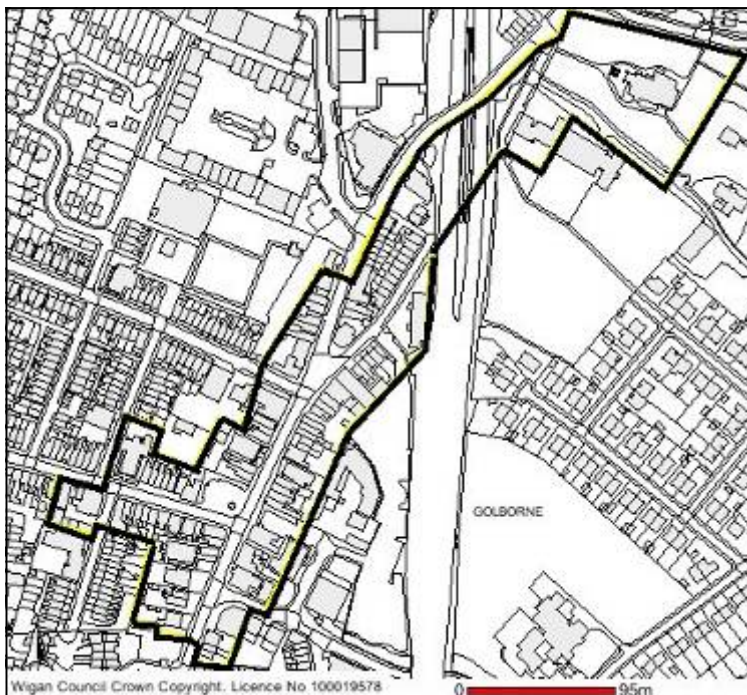
Golborne town centre is one of the smaller conservation areas in the Borough, covering only 4.05 hectares of the town centre. It has been characterised as a Historic Town Centre and is dominated by commercial and public buildings. The settlement of Golborne is believed to date from before the Norman Conquest in 1066 in the form of a manor, associated with the Manor of Newton. The areas early development was restricted to small scale agricultural production which expanded

during the 17th century into small-scale mining and domestic textile production. It wasn't until the Industrial Revolution in the early 19th century that industries began to intensify and diversification was introduced.

The principle buildings within the conservation area date from the late 19th century and are generally of two storey, red brick construction. Many of the buildings in the conservation area are remnants from Golborne's industrial age and are good indicators of growing wealth and prosperity in the town. However, with the decline of local industries such as mining and cotton, Golborne suffered economically and socially and the effects of this can still be seen today.

2.3 Boundaries and Extent of the Conservation Area

The current boundary of the conservation area focuses around the historic town centre, incorporating the main thoroughfare along High Street. Beginning at St Thomas Church in the north the conservation area follows the route of High Street, generally stretching one plot width from the road on either side. A short arm extends along Heath Street, incorporating the Methodist Church and several other buildings there. The boundary extends as far south as numbers 55 and 56 High Street.



Map 1: Current boundary of Town Centre conservation area

Development in the conservation area is relatively dense in nature, with the majority of the settlement having been well established by the late 19th century. There are several dominant structures within the conservation area, for example: St Thomas Church, Methodist Church, Sir Charles Napier public house and the Clock tower on Peter Kane Square. All of these structures have a positive impact on the character and appearance of the conservation area as a result of their locations and architectural style.

3. Historical Development

3.1 History

Roman Period

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

Medieval Period

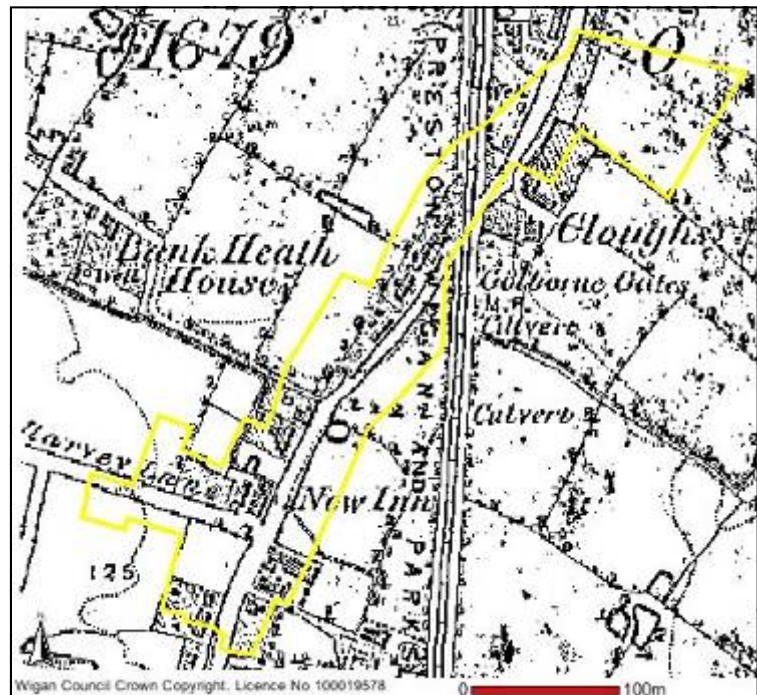
The first written record of Golborne was in 1187 where it was referred to as 'Goldeburn'; believed to have derived from the archaic English meaning 'golden stream' or 'valley of marsh marigolds', possibly as a result of the type of flowers found in abundance alongside Millingford Brook to the south of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

Golborne, during much of its early history, was surrounded by fertile land and woodland to the south. The area was predominantly rural in nature and had a strong agricultural industry. The surrounding area is also linked with several historic events, including the English Civil War. The battle of Red Gap in 1648 is believed to have taken place locally, where Oliver Cromwell defeated the Scottish army despite being considerably outnumbered.

Post-Medieval Period

The late 17th century saw the development of small-scale mining and domestic textile production in the area and these industries continued to prosper throughout this period. However, it wasn't until the 19th century that industrial growth really took hold with the first deep mine colliery opening in 1825, Brewis's Parkside Cotton Mill in 1839 and Golborne Colliery in 1880. By the 1850's Industrialisation had taken hold in Golborne and industries had begun to expand and diversify with bigger mills, a gas works, a paper staining factory and varnish production all taking place in the town. Also in 1763, 200 acres of heath and waste land to the west of the town was enclosed under the Bank Heath enclosure award, this gave rise to the street now known as 'Heath Lane'.

The first Ordnance Survey map of 1849 shows the conservation area to be sparsely developed. A few farm properties and 'New Inn' are the main features shown, with Parkside Mill being annotated to the south of the conservation area, not shown on this map. Heath Lane is present but is annotated as Harvey Lane, leading to Bank Heath to the east.

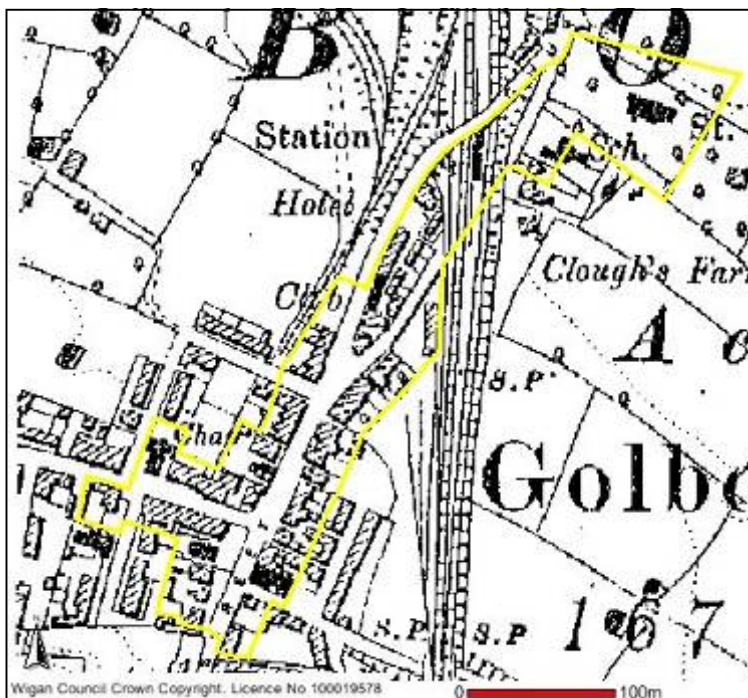


Map 2: 1st Edition OS Map 1849

In the late 19th century Golborne town centre began to take on the form which still prevails to this day. The area which has since been designated the conservation

area saw the development of retail units, public houses and religious buildings during this time. The modern road pattern was also laid out at this time and has changed very little over the centuries.

The second edition Ordnance Survey map shows a much more established settlement with the majority of properties being located along High Street. St Thomas Church and school are also shown on this map along with the railway line and station. By now the industrial revolution had taken hold in the Borough and Golborne Colliery is annotated to the north-west of the conservation area.



Map 3: 2nd Edition OS Map 1894

Modern Period

During the early 20th century Golborne continued to grow and maintain a thriving mining industry. At the same time Golborne also prospered as an important satellite town serving the nearby larger settlements of Warrington, Wigan and Leigh. In the mid 20th century coal mining throughout the UK went into decline and mines closed at a phenomenal rate. Golborne fared relatively well on this front and the local colliery managed to survive until as late as 1989. The closure of the mine had a massive impact on the economic and social structure of the town. Large scale unemployment in the town and surrounding villages such as Lowton, Abram and

Ashton meant the economy stagnated and the town's went into rapid decline.

More recently moves have been made to alleviate these problems with the development of nearby industrial and business parks such as Stone Cross Industrial Park to the south and Enterprise Park to the north. Moves have also been made to improve the town centre and help to regenerate the area. With the discontinuation of the weekly market, it is even more important to ensure the survival of a varied economy in the town centre. The refurbishment of Peter Kane Square has made it a focal point in the townscape and this improvement is the first step in what should be a long term strategy for regeneration. Along side this, there has also been an on-going campaign by local residents to re-open the towns' railway station and provide greater links to the neighbouring towns. This scheme has recently received further backing as a result of the proposed Greater Manchester transport improvement scheme.

3.2 Archaeology

Archaeologically Golborne yields very little potential, historically the area has been subject to extensive mining and agricultural works which would have a significant impact on any archaeological potential. The site of Golborne colliery has been reclaimed and is now home to Enterprise Business Park.

4. Location and Landscape Setting

4.1 Geographical Location

Situated between the towns of Wigan and Warrington, Golborne is located at the southern boundary of Wigan Borough. The town is located 13.8miles west of Manchester, 5.4miles south-west of Wigan and 6.2miles north-east of Warrington, making it ideally located for commuting to these nearby towns and cities.

4.2 Topography and Landscape

As part of any character assessment it is important to take into consideration any topographical, geological or landscape feature which may impact upon the character of the conservation area. The settlement of Golborne is located on an area of land

which rises gradually from south to north, with the highest point reaching approximately 150ft. Geologically the area is mostly made up of pebble beds of New Red Sandstone and rich coal seams to the north of the town.

5. Spatial Analysis

5.1 Key Views

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

(1) View south along High Street from the north of the conservation area.

This view follows the main road through the conservation area and is flanked on each side by the strong building line down the main street. Not one building stands out from this viewpoint however, attention is drawn to the large gap site at 92-94 High Street as a result of it being an exception within the conservation area.



Photographs 1-2: Far left - view south along High Street.
Left - view north along High Street.

(2) View north along High Street from the south of the conservation area.

Again this view follows the line of the High Street through the conservation area. Once again there are no individual properties which are visually dominant within this view.

(3) View along Heath Street towards Peter Kane Square

This view looks along Heath Street towards the centre of the conservation area and terminates at the Sir Charles Napier Pub. Again due to the solid building line no one building is dominant. Peter Kane Square does form a prominent focal point due to it

being a large open space.

5.2 Open Spaces, Focal Points, Landscaping and Trees

Open Spaces

The town centre contains few areas of open space due to the density of town centre development that has occurred. The most obvious and prominent areas of open space are Peter Kane Square on the high street and the churchyard surrounding St Thomas Church. Although these areas are entirely different in nature, they both have positive impacts on the character and appearance of the conservation area; providing visually pleasant areas which can be appreciated by many. Peter Kane Square, named after the local flyweight boxer who rose to fame in the 1930s., was completed in 2001. An area of planned open space, featuring a memorial clock, public seating and planting areas. It creates a pleasant break in the urban fabric of the town centre and provides a space that can be easily utilised by local residents.



Photograph 4: Peter Kane Square



Photograph 5: St Thomas Churchyard

The graveyard of St Thomas Church at the north of the conservation area covers a large area of land. Graveyards are a significant feature within any townscape and they play an important role by providing tangible links with our social and cultural heritage. Graveyards have a very distinctive role in society; however they can also provide pleasant areas for reflection and contemplation as well as being home to various species of wildlife.

Focal Points

There are several focal points in the town centre conservation area, many buildings become focal points within a streetscape as a result of their prominent location or their architectural detail and style. Buildings such as the old surgery at 107-109 High Street, the Sir Charles Napier pub and the old Co-operative buildings all stand out within the townscape, mostly as a result of their prominent locations: each being situated at the junction of two major roads.

Peter Kane Square is also an important focal point in the townscape, a mix of hard and soft landscaping it creates a break in the dense urban fabric of the main street. This square was created along with a series of upgrading work in 2001 and was a pro-active attempt to improve the declining town centre area.



Photograph 6: Hard and Soft landscaping at Peter Kane Square.

St Thomas Church is another focal point of a different kind within the townscape. This church is a substantial building set within its own extensive grounds and is a focal point in the community as well as a focal point in the landscape. The church is well hidden from sight from the main thoroughfare with extensive mature trees growth surrounding the building.

Photographs 7-8:
Views of St Thomas church from within the churchyard.



Landscaping

There are very few areas of deliberate landscaping in the boundary of the conservation area. The area at Peter Kane Square is an example of planned landscaping, consisting of hard surfacing with planting and shrubbery having been introduced along the edges. The area around St Thomas Church can also be described as a planned landscape as churches and their graveyards were very often set out to a specific ideal: to create pleasant, calming and serene environments for people to pay their respects.

Trees

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

Trees are not a dominant feature in the conservation area; however some have been introduced around the town square area and in the grounds of several of the local churches. The graveyard of St Thomas has an abundance of mature trees within its grounds and several of the border trees here have Tree Preservation Orders on them. Due to the predominantly urban nature of the conservation area trees should be maintained where they are present as they can provide a welcome break from the hard landscaping of the town centre.

Photograph 9 (left): Tree lined avenue leading up to St Thomas.
Photograph 10 (far left): Trees outside Methodist Chapel, Heath Street.



6. Definition of the Special Interest

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

Golborne town centre area is currently dominated by commercial properties. Along High Street there is a variety of locally owned businesses and commercial chains. Unfortunately there are also a high number of vacant properties along High Street. Some properties have been converted to residential use, but this is not the norm within the town centre area.

Several public and community buildings are located within the conservation area, such as the police station, council offices, a school and several churches.

Despite its small size, there are four churches contained within the boundary of the conservation area, the majority of which are still in active use.

There is only one public house in the conservation area; the Sir Charles Napier; one of the oldest and best known local buildings it appears on the 1894 Ordnance Survey map of the town. This pub named after the famous British general famous for conquering the Sindh province in Pakistan.





6.2 Architectural and Historic Character

The dominant architectural style is that of two storey, red brick buildings laid out in linear form along High Street and Heath Lane. The majority of these buildings all date from the 19th century and several are visually important features within the townscape for example, the original Co-operative building at the junction with Heath Lane.

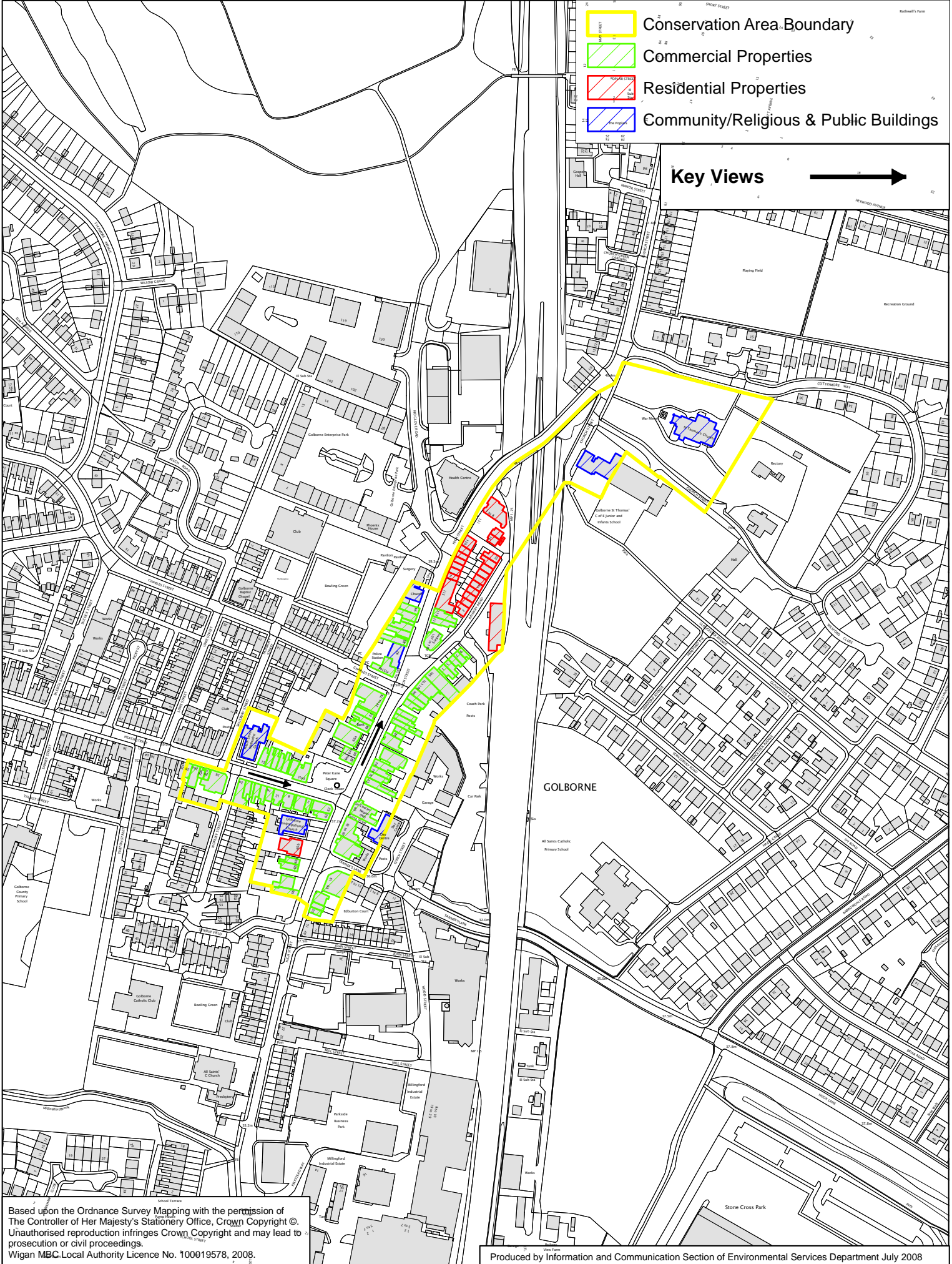


Photograph 11 (left): Stone at ground level of 68 High Street.
Photograph 12 (far left): Stone detailing at roof level.



-  Conservation Area Boundary
-  Commercial Properties
-  Residential Properties
-  Community/Religious & Public Buildings

Key Views 



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Stone is not a common feature in the conservation area, however it has been used on several of the buildings as a decorative feature, to highlight architectural detailing around windows, doors and along roof lines. The use of stone often creates a sense of grandeur and often appears on buildings built during times of prosperity and growth such as during the industrial revolution.

The area to the south of the conservation area contains some of its oldest properties including: 65-67 High Street which was built by a local railway tycoon and dates from circa 1840's; 'Stirrup Field House', a Georgian townhouse which has been altered and rendered but is an important link to the towns development, and the old chapel at 63 High Street, now a plastic factory.

Golborne has strong historic links with the Boroughs industrial past and the towns' history still plays an active part in people perceptions of the town as many of the local families were intrinsically linked to the mining and cotton industries. The significance of this is highlighted by the installation of the Miners Memorial in 2006, placed at the original entrance to what was previously Golborne Colliery.

6.3 Building Materials and local details

Red brick is the dominant building material found within the conservation area. Only one building is built entirely from stone: St Thomas, however stone is used in several locations to provide detailing on buildings. Along High Street numerous buildings have detailing such as stone lintels, sills, banding and date stones, for example buildings such as 60b, 62 (the co-operative buildings) and 80 High Street as well as 26 Heath Street (old reading rooms building).

Another common feature found throughout the conservation area is the use of coloured brick to provide detailing on buildings. Several of the churches in the town centre have been designed using two brick colours, red with black bricks which create patterns and detailing across the surface. Several of the smaller properties and shops also use different coloured bricks to highlight detailing above windows and doors and this adds character to the buildings and create a sense of individuality.

6.4 Buildings of Townscape Merit

There is currently only one listed building within the Town Centre conservation area:

- St Thomas Church of England – Grade II listed.

Dating from 1848-51 and designed in the most part by Joseph Clarke with later additions, such as the organ loft and the vestries designed by Heaton, Ralph & Heaton and F. E. Howard accordingly. Located at the northern boundary of the conservation area, the church is accessed by a tree lined avenue through the graveyard creating a very picturesque view of the building with the large war memorial to the front of the church tower. Constructed of stone and designed in the perpendicular style the building is a landmark within the townscape. The graveyard, an area of open space which provides a tranquil environment in this part of the conservation area.

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

Sir Charles Napier Public House, 69 High Street:

Located on High Street, opposite the junction with Heath Street, this is a large building which occupies a prominent location within the townscape. This two storey building has at some point been extended to the front creating an illusion of height by the introduction of a solid parapet which completely hides the pitched roof of the structure behind. Relatively grand in nature the building is constructed of red brick with stone detailing around the windows. A small brick porch has been erected to the side of the property to allow access, however the original entrance was most likely the central arch on the front façade of the building which is now a window. The building is in good condition and has long associations with the town centre.



Photograph 13 (left): Sir Charles Napier Public House



Photograph 14 (right): 62 High Street

62 High Street

This building is situated on the corner of High Street and Heath Street and is therefore in a very prominent location. Constructed of red brick it has some interesting stone detailing around the windows and along the roof line. Unusually it also features a protruding bay window at top floor level above the corner entrance, built of stone this feature stands out on the building and in the streetscape.

Doctors Surgery, 107-109 High Street

This is another building which stands out in the streetscape as a result of its prominent location and unusual detailing. Set at the corner of the 'Y' junction between High Street and Railway Road the building fits this space very well. The building used to function as a surgery but is now lying empty. Much of its historic shop front still remains with decorative detailing but is in need of maintenance and repair.



Photograph 15 (above left): Methodist Church, Heath Street.



Photograph 16 (above right): 107-109 High Street

Methodist Church, Heath Street

This building is located along Heath Street at the western boundary of the conservation area. Set back from the road, this red brick built building is a prominent feature within this streetscape. The building is interesting as a result of the black/blue brick used to create decorative banding around the facades and windows. The roof tiles are also an feature, alternating square and fishtail tiles to create banding.

6.5 Historic Shop Fronts and Advertising

Golborne town centre has a large number of historic shop fronts remaining. Many of the shops found along High Street and Heath Street still retain their full historic shop fronts and many more still have high quality reproductions. It is very unusual to have so many good examples of this within town centres, especially those which have undergone decline similar to Golborne.

The old Co-operative building at 26a, b, c Heath Street are good examples of a surviving historic shop front. These are part of a large building with a lot of detailing on its upper levels and they are in good condition, despite the fact they are unoccupied at this time. They maintain original features including; recessed entrances, stall risers, pilasters, corbels, cornices, fascia areas and their original glazing areas. Similarly numbers 64 and 66 High Street are also good examples of historic shop fronts which have been successfully adapted to fit the needs of a modern business. Another interesting example is 75 High Street, this shop front has been altered slightly in terms of its glazing and entrance way however, it retains its substantial pilasters to either side as well as its decorative cornice above the sign.



Photographs 17-9: Examples of quality historic shop front reproductions in the town centre

These are just a few examples of quality shop fronts found within the conservation area, there are several others not mentioned. Details such as these add to the unique character of the area and plays a significant role in defining what is special about the conservation area. They also help to highlight the historic nature of the town centre as well as having a positive impact on the character and appearance of the wider townscape. Several of these properties are currently vacant and should proposals be submitted for the development of such building it is important to ensure their historic detailing is preserved.

6.6 Public Realm: Floorscape, Street Lighting and Street Furniture

A mix of paving surfaces can be found throughout the town centre area, ranging from high quality sets to poor quality and patchy tarmac.

The area of Peter Kane Square was upgraded as part of regeneration scheme and has been repaved using a combination of setts and coloured slabs; this has created a pleasant public space with benches, quality street lighting and a memorial clock.



Photographs 20-3:
Examples of good and bad paving surfacing within the conservation area.

More recently the paving surfaces along High Street have also undergone extensive refurbishment and have been re-laid using small yellow stone setts. This has dramatically improved the appearance of the town centre area and has had a positive impact on the appearance of the conservation area.

There are still some areas away from the High Street however, that are in need of improvement, broken slabs and poorly repaired tarmac in close proximity to the recent upgrading works somewhat detract from its overall impact. Attempts should be made to ensure the meeting of old and new is integrated more fluidly in any future works.

Street lighting around the conservation area varies in quality, from modern posts around the square with a slightly different style along key streets and the standard ‘hockey stick’ style else where. Along the main thoroughfares in the conservation area street lighting is generally of good quality, black columns and enhances the appearance of the area. However, once away from these areas no replacement work has been carried out and the older, grey columns remain. Although the modern lamps are a positive feature, the lack of consistency in design creates an unfinished image of the area.



Photographs 24-6: Examples of lighting columns found throughout the conservation area.

The majority of street furniture within the conservation area is contained in Peter Kane Square where benches have been placed around the outside of the square. Litter bins and bollards are also present here with the bollards being used to define

the outer edges of the area. Other kinds of street furniture are present in the conservation area, including railings, cctv cameras and street signs, fortunately there is not an abundance of these features and the street scene does not appear cluttered and untidy. However, bollards seem to be used in abundance within the conservation area.



Photograph 27-8:
Examples of street furniture



Photograph 29 (right): cluttered street scene with overuse of bollards

6.7 Historical Associations

Golborne is linked with several historical and famous figures, the majority of which are sportsmen. Two of the towns best known figures are Peter Kane, champion boxer and Roger Hunt, footballer.

Peter Kane (1918 - 1991) was born in Heywood but spent his childhood growing up in Golborne. This flyweight boxer rose to fame in the 1930s when he won several World Championships. He was a two fisted fighter and was renowned for the strength of his punch, 53 of his 88 wins were by knock-out. Throughout his boxing career Kane worked as a blacksmith in nearby Lowton. In honour of this local legend Peter Kane Square was dedicated to his memory in 2000 and a memorial clock placed at the site.

Roger Hunt MBE was born in Golborne in 1938. This Liverpool and Bolton Wanderers striker rose to fame for his goal scoring ability and was part of the England squad that beat Germany in the World Cup Final in 1966. Hunt was and remains to this day one of Liverpool FC's top goal scorers and in 2000 he was awarded an MBE along side several of his 1966 team mates. In 2006 Hunt was entered into the English Football Hall of Fame, in recognition of his achievements in the game. Since his retirement from professional football he has formed a successful haulage company and now runs his own joinery company.

7. Issues

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

7.1 Positive

1. There is an abundance of quality historic buildings remaining in the town centre area for example, the old railway warehouse, police station and co-operative buildings. Although the buildings all vary greatly in stature and function they are generally dominant buildings within the townscape and can provide important links to the towns past. The survival of historic buildings within a townscape can also provide valuable information about the development of the settlement.
2. The survival of so many historic shop fronts and the sympathetic modifications to others have a positive impact on the character and appearance of the conservation area. There is an abundance of historic detailing which survives in Golborne town centre and these features help to create a visually pleasant streetscape and promote a diverse economy.



Photograph 30: Historic details on 107-109 High Street

3. The use of high quality benches and lighting around Peter Kane Square has a positive visual impact on the conservation area. The lighting columns found here and along High Street are of an alternative design to the standard 'hockey stick' style usually found in town centres. High quality public realm helps to create a pleasant streetscape and the benches help to further enhance a quality public open space within the busy urban fabric.
4. The creation of Peter Kane Square on the site of the old 'New Inn' has created a large area of open space within the town centre, with provisions for seating and soft landscaping. The setting of the memorial clock helps to give the square a focal point and it has become a popular resting and gathering space for local residents.
5. The use of high quality paving surfaces throughout the majority of the conservation area has a positive effect on both its character and appearance. The upgrading of the town centre not only improves the appearance of surfaces but also improves the surrounding buildings and streetscape at large. By introducing a high quality, pleasant streetscape a greater sense of pride of place can also be instilled in the local community and town centre users.
6. The graveyard of St Thomas is a significant feature in the townscape which should be preserved. Graveyards play an important role in the cultural and social makeup of a town. They create areas of green space and are very often important wildlife habitats. By breaking up the hard urban fabric this area creates a pleasant space used by many. It provides links to local and family histories, space for contemplation and relaxation and even more basic it is used as a pedestrian link to the town centre.

Photograph 31: Graveyard of St Thomas church



7. Maintenance is not a significant problem in the town centre area and the vast

majority of properties are well maintained and in good overall condition. Properties such as 60b, 62 and 70 High Street and 13 Heath Street are all good examples of properties which have been maintained to a high standard. Buildings such as these promote a positive image of the conservation area and again are important in promoting pride of place within the community.

8. Golborne town centre has not been subject to a large amount of infill development. A successful example of sympathetic infill can be seen at 26 Heath Street. Here the building is undergoing a substantial extension to the rear and is now nearing completion. This extension is unobtrusive to the original building and has been designed in a distinctly modern architectural style. It cannot be seen from the front of the building and does not detract from the character of the property or from the conservation area.



Photograph 32: Rear development at 26 Heath Street

7.2 Negative

1. Loss of historic detailing within the conservation area in the form of shop fronts, windows, doors, signs and other features has occurred within the conservation area. The replacing of timber frames with metal and plastic alternatives can slowly erode the historic character of an area. However, due to the abundance of surviving historic features this is not yet an overbearing concern however, should things remain unchecked it is something which could become detrimental to the character and appearance of the area.
2. There is an abundance of street furniture within the conservation area including: lighting and camera columns, bus shelters, bins, bollards and railings. The volume of bollards detracts somewhat from the surrounding

architecture and creates a cluttered streetscape. However, bollards are a necessary safety feature within the town centre as a result of the unsafe driving and parking habits which were prevalent before their installation. Within the conservation area, street furniture is relatively modern and sympathetic in design and although this does not harm the character of the conservation area their large numbers do little to enhance it either. The placement of street furniture occasionally detracts from the appearance of buildings in the area for example, the camera column outside of the Sir Charles Napier Pub does little to enhance the building and detracts from its architectural quality and detailing.

3. There are a high number of vacant properties within the town centre conservation area. These properties vary in size and include shops, religious and municipal buildings. Vacant properties detract from the appearance of an area and can be detrimental to the character of the town centre. Some buildings such as the old police station and the church at the junction of Tanners Lane are sited in very prominent locations. The continued vacancy of properties can lead to a lack of maintenance and dereliction, which can have a hugely negative impact on the conservation area. They can also have a detrimental impact on future development and investment within an area as they are often regarded as an indicator of a declining or stagnant economy.



Photograph 33: Old police station building



Photograph 34: Vacant shop building

4. There are several gap sites found within the conservation area. Number 86-90 High Street which has now been demolished is in a very prominent location. The buildings which stood here were in a dangerous and derelict condition and have since been demolished. It is now important that a suitable scheme for replacement is found for the site as quickly as possible. Also the space to the

north of Sir Charles Napier pub is another area which could benefit from improvement. Once the location of 71 High Street this space now performs a variety of functions from bin store to car park to a pedestrian through route. Relatively untidy in appearance this space does not have a clearly defined role, is uninviting and does little to enhance the character or appearance of the conservation area.

5. Lack of maintenance is not a significant problem within the town centre area however, there are several buildings which are beginning to show signs of being lacking in regular maintenance. Several of these buildings are vacant and look to have been for some time. Problems such as water damage, broken windows, peeling paintwork, rotting wood and broken masonry are all found within the conservation area in varying degrees.
6. Although not abundant there are several examples of unsympathetic infill development found within Golborne Town Centre. Buildings such as 74-8 and 81 High Street are examples of infill which are not in keeping with the scale or proportions of the streetscape around them.

8. Recommendations

8.1 Article 4 Directions

Article 4(2) Directions can only be applied to residential properties within a conservation area. Due to the commercial nature of Golborne Town Centre Conservation Area it would not be appropriate to introduce an Article 4. Commercial properties are already subject to limited permitted development rights therefore an article 4 could not apply in such areas.

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.

- Where historic detailing remains, in full or in part, action must be taken to preserve the remaining features and to reinstate original historic fabric where appropriate. Details such as date stones, pilasters, corbels and other features

all contribute to character and can have a positive impact on the appearance of an area by creating a visually pleasant streetscape which is unobtrusive and sympathetic to its surroundings. Shop front design plays a significant role in creating vibrant and attractive town centres. Any future shop front development or refurbishment should refer to the councils Supplementary Planning Document on Shop Front Design Guide to ensure good practice and high quality design.

- Redundant and unnecessary street furniture should be removed where possible and the more appropriate siting of items promoted. The combining of uses on lighting columns should be promoted and measures should be taken to minimise street clutter. English Heritage guidance 'Streets for All' states "a successful public realm comprises a coherent network of streets and spaces without the need for excessive signs, road markings and physical barriers". More care needs to be taken to follow such guidance when designing town centre improvement schemes.
- Conservation Area designation is not intended to prevent change, but to influence change to ensure the preservation and enhancement of the conservation area. In accordance with planning policy EV4A Development and Design in Conservation Areas, "The council will ensure that any proposals for development within a conservation area will preserve and enhance and will not harm the character or appearance of that area". The encouragement of high quality design of any future development, new or infill, within the conservation area must be promoted to ensure it is appropriate and sympathetic to its surroundings without being considered pastiche.
- Good maintenance of buildings, both historic and modern must be promoted within the conservation area. Lack of maintenance is noticeable in some parts of the conservation area and this does little to enhance its character or appearance. Poorly kept buildings have a detrimental effect by promoting an uncared for image as well as detracting from the building around them. They can also have a larger impact by deterring potential investment in the area, as they can often be regarded as indicators of a declining economy. Methods must be introduced in order to prevent further decay and damage.

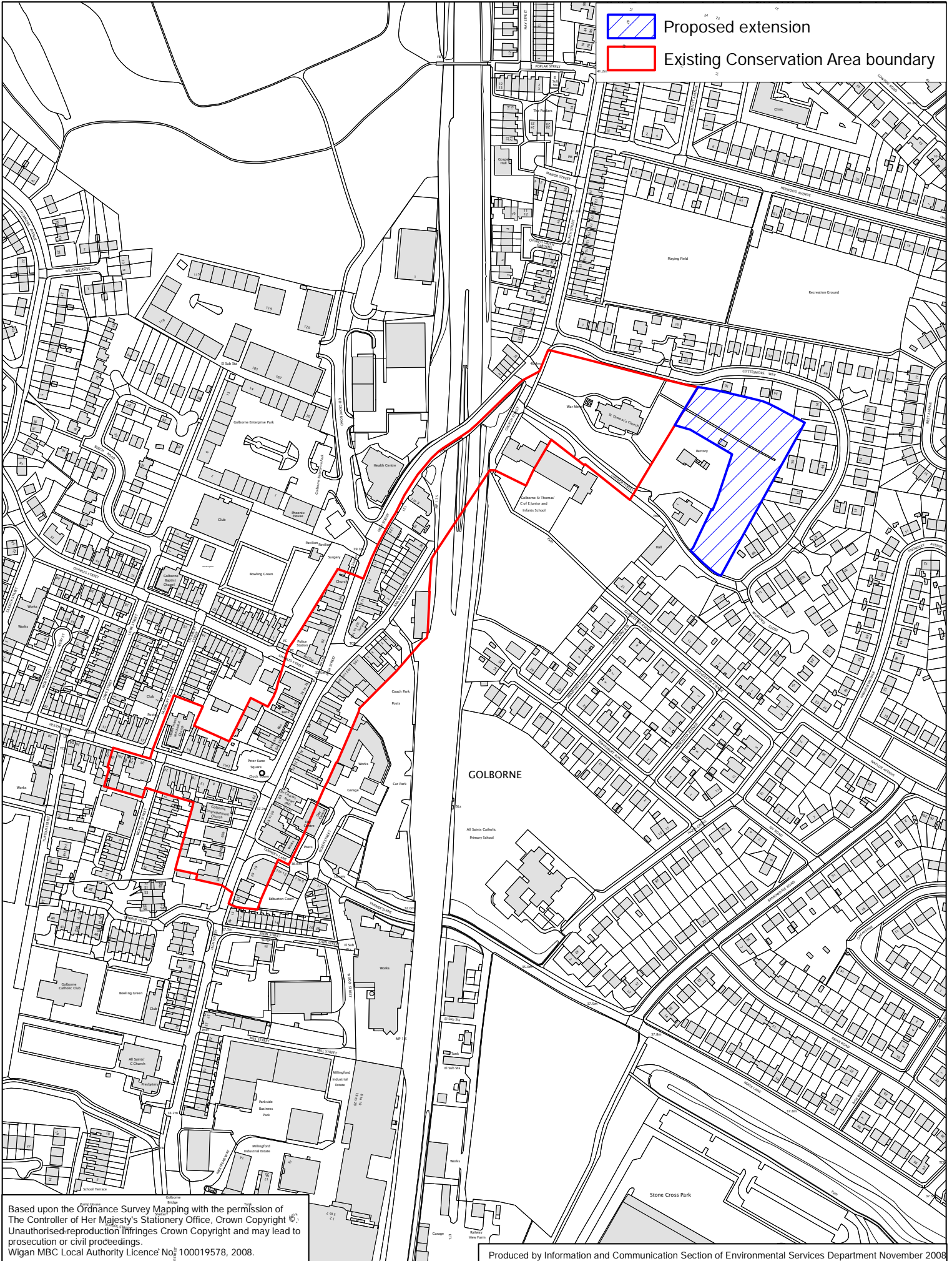
8.3 Boundary Changes (see map on next page)

The current boundary focuses specifically on the historic centre of Golborne, including the Parish Church of St Thomas to the north. St Thomas's is the only listed building within the conservation area however, there are several buildings of historic and architectural significance found within the current boundary.

It is proposed to extend the conservation area in the northern section around St Thomas Church. A large portion of churchyard is already included within the boundary of the conservation area and it is proposed to extend this further in order to incorporate the churchyard in its entirety. This is an area of green space and soft landscaping closely associated with the church and was felt to be of significant historic interest. It also is a major factor in defining the character of this area. Graveyards provide an important link to the heritage of a place and are often highly regarded within local communities. It is therefore important that this is recognised and the area preserved for future generations. This is the only proposed extension to the conservation area.



Photograph 35 (above): St Thomas Graveyard



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APPENDIX 1

Management Proposal

1. Introduction

This management proposal is intended to stand along side the Town Centre conservation area appraisal. Whilst area appraisals assess and document the elements that combined make up the special character of a conservation area, management proposals are intended to act as a reference for all who make decisions which may impact on that special character.

This management proposal is set in context by the Town and Country Planning (General Permitted Development) Order 1995 and the Planning (Listed Buildings and Conservation Areas) Act 1990. It should also be read in conjunction with the Unitary Development Plan policies EV3 Design and EV4 Conservation which provide guidance to help protect the character and appearance of conservation areas, as well as promoting high quality design in any impacting new development. (See appendix B for expanded policies)

The ideas and recommendations put forward in this management proposal may influence future policy development for the area, depending on the availability of resources and an effective partnership between the local authority, private sector and the local community. It is of vital importance that owners and contractors recognise their actions can have a significant impact on the quality of townscapes. Every action, good and bad, helps to form the legacy we leave behind for future generations.

1.1 Priorities

(a) Buildings

- Vacant and underused buildings in need of repair and viable uses;
- Repair and maintenance of buildings;
- Repair of historic shop fronts and reinstatement of historic details where Appropriate;
- Repair and reinstatement of traditional features such as windows, doors and detailing;

- Appropriate maintenance of brickwork.
- (b) Townscape**
- Repair and maintenance of the floorscape where necessary;
- Public realm improvements - removal of unnecessary items
- Continued maintenance of open spaces;
- The development of gap sites and underused sites within the area.

1.2 Article 4(2) directions

Local planning authorities, under Article 4 of the General Permitted Development Order 1995, may remove or apply for removal of permitted development rights within a conservation area. This would result in previous alterations which did not require planning permission being brought under the control of the planning authority and they would then require planning permission.

However, Article 4 directions do not apply to commercial properties and due to the nature of the conservation area would not be applicable to most of the conservation area. There are several residential areas within the boundary but most of these have already undergone changes and have very few original features which could be protected under the introduction of an Article 4.

2. Preservation and Enhancement

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

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

2.1 Buildings

2.1.1 Vacant and underused buildings

The council will seek to promote the reuse and redevelopment of vacant properties within the conservation area.

This should be a priority in order to secure the economic vitality of the town. It

is important that purpose built retail buildings along High Street are retained in retail or commercial use to preserve the character of this street in the town centre. There may be opportunities for alternative uses, such as professional services and residential use, in some areas of the conservation area.

2.1.2 Repair and maintenance of properties

The council will promote the active maintenance of properties within the conservation area.

This is essential to promote an active and vibrant town centre. Poorly maintained buildings promote a run down image and do little to enhance the character and appearance of the conservation area. Good maintenance of buildings helps to attract investment in the area and also helps add to peoples pride of place in a community.

2.1.3 Shop Fronts

The council should consider a method of financial support for works to reinstate and repair traditional shop fronts where required.

There are a large number of commercial properties within the conservation area, the vast majority of which have high quality, well designed shop fronts. There are some properties however that have poorly designed shop fronts and signage which is not sympathetic to the character or appearance of the conservation area. Any future applications for shop front design will be carefully considered to assess its impact on the areas special character.

2.1.4 Windows and doors

The council should consider incentives to encourage properties owners to retain and reinstate traditional features such as doors and windows on properties within the conservation area.

Unfortunately a large percentage of these have already been lost in the town centre and have been replaced with modern alternatives. Where loss has

occurred to historically significant buildings every effort should be made to reinstate the original fabric where possible.

2.1.5 Maintenance of brickwork

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

The management of brick work is critical in preserving historic detail. Brick is the most common construction material found in Golborne and detailing such as corbelling and banding are common place. These details all contribute to the character and appearance of the area and should be retained and appropriate maintenance carried out. Stone buildings are less common and St Thomas Church is of the most significance. The use of appropriate mortars is essential in the preservation of these buildings and the use of lime mortars should be promoted in the future.

2.2 Townscape

2.2.1 Floorscape

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

The existing upgrading works around Peter Kane Square have had a massive positive impact on the appearance of the town centre and this should be extended throughout the conservation area and onto neighbouring streets where possible in order to enhance the streetscape of the wider township.

2.2.2 Public Realm Improvements

The council should seek the removal of any existing street furniture which is either unsightly or unnecessary within the conservation area and street furniture should be kept to a minimum.

An honest and robust approach should be taken in the selection of new street furniture to avoid the overuse of 'heritage' style installations. Any additions

must be justified and restricted to essential items. In Golborne town centre there is an overuse of features such as bollards and railings and where possible these should be reduced to a minimum. The siting of new features within the public realm must be afforded careful consideration in regards to views, vistas and the settings of buildings, particularly those identified as making a positive contribution to the townscape.

2.2.3 Open Spaces

The council will ensure that open spaces within the conservation area are protected from infringing development or unsympathetic proposals. They will also promote the continued maintenance of these spaces to provide pleasant, functional spaces within the urban fabric.

Open space is not abundant in the conservation area and so it is important that where it occurs, appropriate protection and maintenance is provided. Areas such as the graveyard of St Thomas and Peter Kane Square take up substantial areas of land. These areas must be actively maintained as they have a positive impact on the character and the appearance of the conservation area, both being pleasant and well used spaces.

2.2.4 Trees

The council will seek to provide new and replacement trees within any proposed new development or within areas where trees are dying or damaged. They will also seek to preserve existing trees where they are established within the streetscape.

The urban character of the area presents very little opportunity for tree planting or soft landscaping. Small trees have already been introduced in the square area and it is important that they are maintained properly. Mature trees are already well established in the area around St Thomas Church and in several other church grounds within the area. These have a big impact on the character of these buildings and so it is important they are preserved appropriately.

2.3 General Points

2.3.1 Demolition and Alterations

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

Under Sections 8 & 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local authority has control over the demolition of all buildings within the boundary of a conservation area. PPG15 states that proposals to demolish unlisted buildings which make a positive contribution to the character and appearance of the area will be assessed against the same criteria as proposals to demolish a listed building. Within conservation areas permitted development rights are somewhat limited in order to ensure the preservation and enhancement of the areas character and appearance. Many alterations have already taken place in Golborne Town Centre and a monitoring scheme may be beneficial to help prevent further erosion of the special interest of the area. Enforcement action should be considered where alterations have had a significant detrimental impact on a building or streetscape.

2.3.2 New Development

The council will ensure that any proposal for development within a conservation area will preserve or enhance and will not harm the character or appearance of that area.

In line with guidance document PPG15 the council will not accept outline applications for proposals within conservation areas. Applications should be submitted in full; supported by plans, sections and elevations and depending on the size of the proposal analytical drawings showing the development in context. The council would also recommend that applicants seek consultation with experienced professionals as well as planning services; this will help to

ensure that any proposal is of high quality design and that it meets the expectations of the planning authority.

3. Monitoring and Reviewing

This document along with the associated conservation area appraisal should be reviewed every five years in light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area;
- A photographic record of the conservation area;
- An assessment as to whether the various recommendations detailed in this document have been acted upon, including proposed enhancements;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action required.

APPENDIX 2

Unitary Development Plan Policies

EV3 DESIGN

The council is committed to the achievement of good design in all development. The design qualities and standards will be key considerations in judging proposals 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 businesses and investment and reinforce civic pride and sense of place. All applications from the smallest extension to major development schemes will be expected to achieve high standards of design.

EV3A DESIGN OF NEW DEVELOPMENT

All proposals for development will be required, through their design, to promote where relevant:

- (a) The character and identity of places through responding to and reinforcing locally distinctive patterns of development, spaces, natural topography, landscape and materials;**
- (b) The continuity of street frontages and the enclosure of space by development which clearly defines private and public areas and takes into account the microclimatic conditions;**
- (c) Public spaces and routes that are attractive, safe, visually and physically uncluttered and function effectively for all in society;**
- (d) An environment that is inclusive and accessible for all, making places that connect physically and visually with each other and are easy to move through, putting people before traffic;**
- (e) Legibility through development that provides recognisable routes, intersections and protects and enhances both local and strategic views of landmarks and focal points in order to help people 'visually navigate';**

- (f) Adaptability through development that can respond to changing social, technological and economic conditions;**
- (g) Diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs;**
- (h) Appropriate scale of development that reflects and enhances the buildings and roofs, scale, massing, heights and densities that are specific to that locality and which take into consideration the human scale relationship with the buildings themselves;**
- (i) Sustainability principles including, wherever possible, reducing the impacts on climate change; the efficient use of energy and water; the use of sustainable drainage systems wherever possible, innovation in building design; reducing the use of primary minerals; and reusing and recycling buildings and materials.**

The importance of good design is increasingly being recognised for its contribution to urban regeneration as well as its value in its own right. In line with this policy the Council will expect applicants for planning permission to demonstrate how they have taken account of the need for good design in their development proposals.

The policy provides clear guidance on the objectives and key principles of design and is consistent both with the approach to design in PPG1 and that put forward in *“By Design. Urban Design in the planning system: towards better practice”*, published by the government.

EV3B ADVERTISEMENTS

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

Although the council recognises that outdoor advertising has a useful role to play in the commercial life of the Borough and the appearance of the built environment, it is important to avoid gaudy, unsightly clutter of signs which obscure the detail of

buildings and destroy the human scale of urban spaces. The council wishes to raise the general standards of advertisement display in the Borough by the application of principles and guidelines specified in its approved Design Guide for Advertisements. Particular care will be taken over advertisements in conservation areas and which affect listed buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3C DESIGN OF FRONTAGES TO SHOPS/COMMERCIAL PROPERTIES

In addition to meeting the requirements of EV3A, proposals for new frontages or alterations to shops and commercial properties will be required to:

- (a) Use materials and a design in sympathy with the whole façade of the building or, where more appropriate, satisfactory surrounding premises;**
- (b) Have display windows at ground level unless they would be inappropriate to the design of the whole façade;**
- (c) Avoid using external security measures where the choice of design and colour would have an adverse effect on the appearance and character of the shop front, building, street and wider context. The choice of appropriate security measures must aim to maximise transparency opportunities in order to increase natural surveillance and reduce uninviting dead frontages;**
- (d) Provide level or ramped access into the building wherever possible.**

The quality of the street scene in town and district centres is strongly influenced by the quality, design and materials of shop and commercial building frontages. This policy aims to control these aspects of town centre design by specifying the requirements which such frontages must meet. The council has also produced a Shop Front Guide which provides supplementary planning guidance to promote good design in shop and commercial frontages. Particular care will be taken over the design of frontages in conservation areas and which will affect listed buildings or buildings of local interest in line with the provisions of policies EV4A, EV4B and EV4C.

EV3D LANDSCAPING OF DEVELOPMENT

Development will be required to incorporate good quality hard and soft landscaping as an integral part of the proposals to enhance the environment and setting of a new building and help integrate the development into its surroundings.

The including of landscaping in development schemes can usefully provide screening, softening, colour, texture and seasonal variations and can break up large wall or parking areas. Hard landscaping can also be effective in introducing attractive textures, colour, patterns and sculptural features into floor areas and should be designed to incorporate crime prevention considerations. Only in exceptional circumstances will it be considered appropriate to dispense with a landscaping scheme in the submission for new development.

EV4 CONSERVATION

The council will conserve the historic built environment by:-

- (1) Not permitting proposals which would harm the character or appearance of a listed building or their settings, or proposals which fail to preserve or enhance the character or appearance of a conservation area;**
- (2) Protecting and enhancing the character and appearance of ancient monuments, sites, buildings and structures of archaeological interest and historic landscapes;**
- (3) Exercising its normal development control powers to encourage the protection and enhancement of buildings of local interest;**
- (4) Encouraging the occupation of old buildings and permitting new uses which are compatible with their character and setting;**
- (5) Carrying out environmental improvement schemes in conservation areas;**
- (6) Designating new conservation areas and reviewing the boundaries of existing ones where the quality and interest of the area is of special architectural or historic interest due to:-**
 - The historic layout of the properties, boundaries and thoroughfares;**
 - The particular mix of uses;**

- **The use of characteristic materials;**
- **The appropriate scaling and detailing of buildings;**
- **The quality of advertisements, shop fronts, street furniture and hard and soft surfaces;**
- **The quality of vistas along streets and between buildings; *or***
- **The extent to which traffic intrudes and limits pedestrian use of space between buildings.**

The conservation of the best of the built environment forms a major component in enhancing and protecting the heritage of the Borough. This is not only a matter of protecting and enhancing historic buildings themselves but also their settings. Such an approach can only be successful if new uses can be found for old buildings so as to provide funding for their preservation and restoration and by sensitive control over all aspects of design.

The use of reclaimed materials in restoring buildings will usually make economic sense as well as helping to minimise the use of primary minerals. Further areas will also be considered for designation as conservation areas and the boundaries of existing conservation areas will be reviewed by consideration against the broad criteria listed in clause (6) of the policy.

EV4A DEVELOPMENT & DESIGN IN CONSERVATION AREAS

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

- (a) The council will ensure that any proposals for the development within a conservation area will preserve or enhance and will not harm the character or appearance of that area;**
- (b) The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a conservation area will not be permitted;**
- (c) Consent for demolition will only be granted subject to the building not being demolished before a contract for carrying out the redevelopment of**

the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;

- (d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features present, the remodelling of the external character of the buildings, particularly with regard to windows, roofs, materials and advertising will be required;**
- (e) Signs should preserve or enhance the character or appearance of the conservation area and its setting and will be permitted provided they meet the following criteria:**

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

character of conservation areas;

- (h) The rendering or cladding of stone and brick buildings will not be permitted;**
- (i) Proposals which involve development, including relatively large-scale extensions, within the grounds/gardens of dwellings and other buildings such as churches where the grounds contribute to the character of the conservation area will not be allowed.**

There are currently 23 conservation areas in the Borough which represents a major part of its historical and architectural heritage. This policy details the main considerations that the council will apply when addressing development proposals within them or within other conservation areas which may be designated in the future. Buildings which are considered to make a positive contribution to the character of the conservation area included those with some defects such as inappropriate window frames, advertisements or shop fronts or which are in need of repair. Any development of such premises will be expected to include suitable repairs and the replacement of inappropriate features with more sympathetic ones.

Advertisements can have a dramatic impact on the appearance of a conservation area. Well designed signage can be both sensitive and visually interesting in relation to the character and appearance of such areas whilst being commercially effective. It is important however, that signs are not too prominent or dominant and that they do not cover up high quality materials such as brickwork, stone, tiles or polished finishes which are integral to the building. Signs should also not cover up, obscure, detract from or damage architectural features of the buildings, or fascia area and their size, proportions and location should not alter the extent of glazing in the shop front or the proportions of the upper façade and fenestration pattern. Standardised solutions such as the use of illuminated boxes or box-like structure are unlikely to be acceptable. For certain building types such as public houses a location for hanging signs above the fascia level may be justifiable in relation to traditional practice in the area.

EV4B LISTED BUILDINGS

The council will encourage the protection and where possible appropriate maintenance of buildings of special architectural or historic interest and their settings. In particular, it will:-

- (a) Not permit the demolition of listed buildings or significant parts of them unless a convincing case for demolition has been made out and the council is satisfied that all possible means of retaining the building have been exhausted;**
- (b) Ensure that proposals affecting internal and external alterations, extensions and other development proposals affecting listed buildings or their settings will not be permitted unless they are in keeping with the buildings character;**
- (c) Permit appropriate alternative uses for listed buildings to ensure their preservation and which would not adversely affect their architectural character or setting;**
- (d) Secure proper preservation of occupied and unoccupied listed buildings to prevent their falling derelict where further deterioration would irreversibly affect their long term futures;**
- (e) Require the replacement of inappropriate features, materials or sections as part of any scheme involving change of use of listed buildings.**

This policy details the main considerations that the council will apply when assessing development proposals to or affecting buildings included in the list of buildings of special architectural or historic interest in the Borough. It may be necessary to relax the strict interpretation of other policies of the plan, for example Greenbelt policy, in order to ensure the survival of particularly important buildings or to ensure that extensions are in scale or character with a listed building.

EV4C BUILDINGS & STRUCTURES OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

The council will encourage the protection and enhancement of buildings and structures of local architectural or historic interest and their settings.

Development schemes including alterations, changes of use and

advertisements will be expected, wherever practicable, to respect their character and retain or restore their original or historic features, materials and form.

There is a whole range of buildings and structures in the Borough which form a significant part of the familiar and cherished local scene. Further extensions of the list of Buildings and Structures of Local Architectural or Historic Interest will be published as supplementary planning guidance and incorporated into the plan at review. The relative weight to be given to the content of an adopted development plan and of supplementary planning guidance is set out in PPG12. These buildings, whilst not currently justifying inclusion on the statutory list, do possess local historic or architectural merit, are a major part of the Borough's historic environment, its day to day history and are a rich source of local identity, memory and distinctiveness.

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

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

EV4D HISTORIC PARKS, GARDENS & CEMETERIES

Permission will not be given to any proposal which is likely to adversely affect the character or setting of any of the following historic parks, gardens or cemeteries:-

- 1. Haigh Hall grounds, Haighlands, Moat House and Haigh House gardens, Haigh;**

- 2. Standish Hall remnant parkland and Ashfield House gardens, Standish;**
- 3. Kilhey Court grounds, Worthington;**
- 4. Bispham Hall and Winstanley Hall parks, Billinge;**
- 5. Golborne Hall park, Golborne;**
- 6. Hindley Hall park, Aspull;**
- 7. Atherton Hall park, Atherton;**
- 8. Astley Hospital, (former) Astley Vicarage and the Meads, Tyldesley;**
- 9. Hindley, Atherton, Ince, Tyldesley and Leigh Cemeteries;**
- 10. Historic public parks and Mesnes Park, Wigan and Lilford Park and Firs park, Leigh;**
- 11. Other historic parks and gardens which may from time to time be identified.**

These areas are those where a landscape of particular historic interest remains and where special protection is needed to ensure their survival. Such a designation would not necessarily preclude development but would certainly require that particular consideration be given to the amount and design of any development which may be allowed. Similarly, there may be some proposals which would involve only change of use of the land without any building development but which could be unacceptable by virtue of their impact on the landscape. The council will apply the terms of this policy to other historic parks and gardens which may from time to time be identified only after these have been listed in supplementary planning guidance which has been adopted in accordance with the advice of PPG12. This supplementary planning guidance will be incorporated in the development plan at the next review. The relative weight given to the content of an adopted development plan and of supplementary planning guidance is set out in PPG12.

EV4E ARCHAEOLOGY, ANCIENT MONUMENTS & DEVELOPMENT

The council will protect and enhance the character and appearance of sites, buildings and structures of archaeological interest and Ancient Monuments.

In particular, it will not allow development proposals which fail to:-

- (a) Enhance and preserve in situ scheduled or unscheduled Ancient Monuments of national importance and, in appropriate circumstances,**

significant unscheduled monuments of more local importance or which fail to adequately protect the setting of such monuments;

- (b) Incorporate an approved scheme of archaeological investigation (including, where appropriate, excavation, recording and salvage work prior to development with subsequent analysis and publication of results), if necessary, with funding by the developer, in cases where destruction or removal of any ancient monument or archaeological remains, known or believed likely to exist, is considered acceptable by the council. Conditions may be imposed requiring such investigations as part of the planning permission.**

Where fresh archaeological discoveries of significant importance are made during development, the council will seek to ensure their preservation. The importance of Ancient Monuments and archaeological sites means that proposals which may affect them are carefully vetted to ensure that they do not damage such sites. In certain cases it may be possible for an applicant to demonstrate that particular archaeological sites and monuments will be satisfactorily preserved either *in situ* or by record (i.e. adequately investigated and the results reported). Preservation by record is regarded as a less satisfactory option.

Despite government advice, it is not considered appropriate to specify all the areas and sites to which this policy applies on the proposals map. The lack of information on many archaeological sites as well as the impracticality of plotting the multitude of sites on the proposals map rules out such an approach. However, the sites and monuments record (SMR) for the Borough forms the basic source of up-to-date information to identify such sites and areas. It is kept within the planning and development department and performs the function of supplementary planning guidance. The relative weight to be given to the content of an adopted development plan, supplementary planning guidance which has been prepared in the proper manner and to other material considerations is set out in PPG12. The advice and assistance of the Greater Manchester Archaeology Unit will be sought in assessing planning applications for development affecting ancient monuments and archaeological sites.

Implications of Conservation Area Status

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

- Planning applications will be carefully considered by the council to ensure that they enhance or preserve the special character of the area.
- The impact of any development outside the boundary of the conservation area, which might affect its setting and character, will also be carefully considered.
- Conservation Area Consent is required for the demolition of most buildings or structures.
- The council must be given 6 weeks notice of any intention to undertake works to cut down, lop, prune or uproot any trees over a certain size in the conservation area.
- In order to be able to consider the implications of development proposals, the council will normally require proposals within the conservation area to be submitted in the form of a full, and not outline, application. In addition, works which elsewhere are classified as permitted development in the Town and Country Planning (General Permitted Development) Order 1995 may require planning consent. Developers are advised to check with the council at an early stage on the need for any required permissions. Unauthorised works can lead to prosecution and the council may take enforcement action requiring the works to be 'undone'.

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

Ancient Monument: Defined in the Ancient Monuments and Archaeological Areas Act 1979 as “any building, structure or work, whether above ground 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.

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.

Façade: The front face of a building, usually implies architectural treatment.

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.

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

Tree Preservation Order: A direction made by a local authority which makes it an offence to cut, top, lop, uproot or willfully damage a tree without first obtaining the permission of the local authority.

Pastiche: A design incorporating copies of styles, or in imitation of its neighbours. Generally used derogatively to describe a copy that doesn't work

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