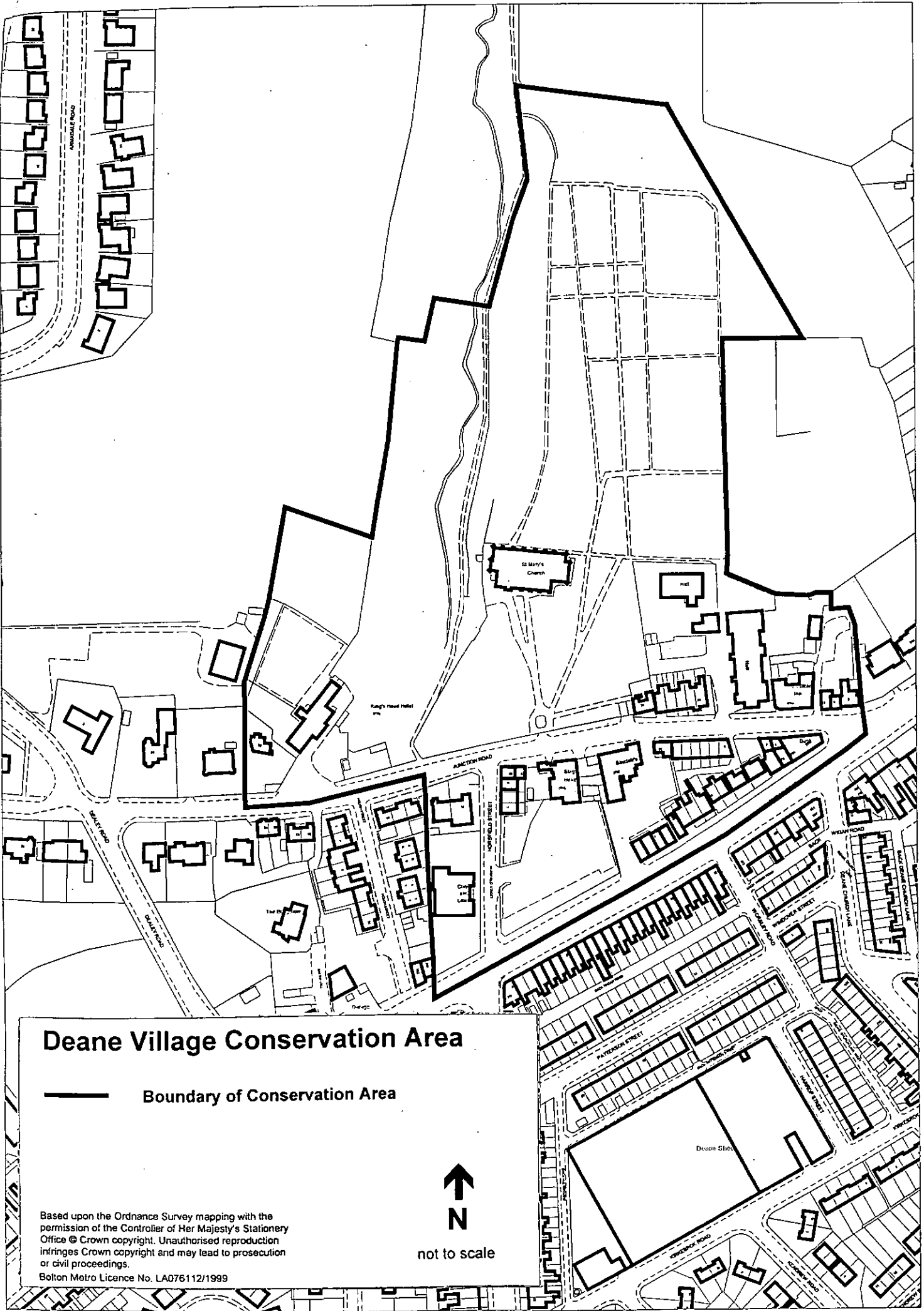


DEANE VILLAGE CONSERVATION AREA



Environment Department



Deane Village Conservation Area

— Boundary of Conservation Area



not to scale

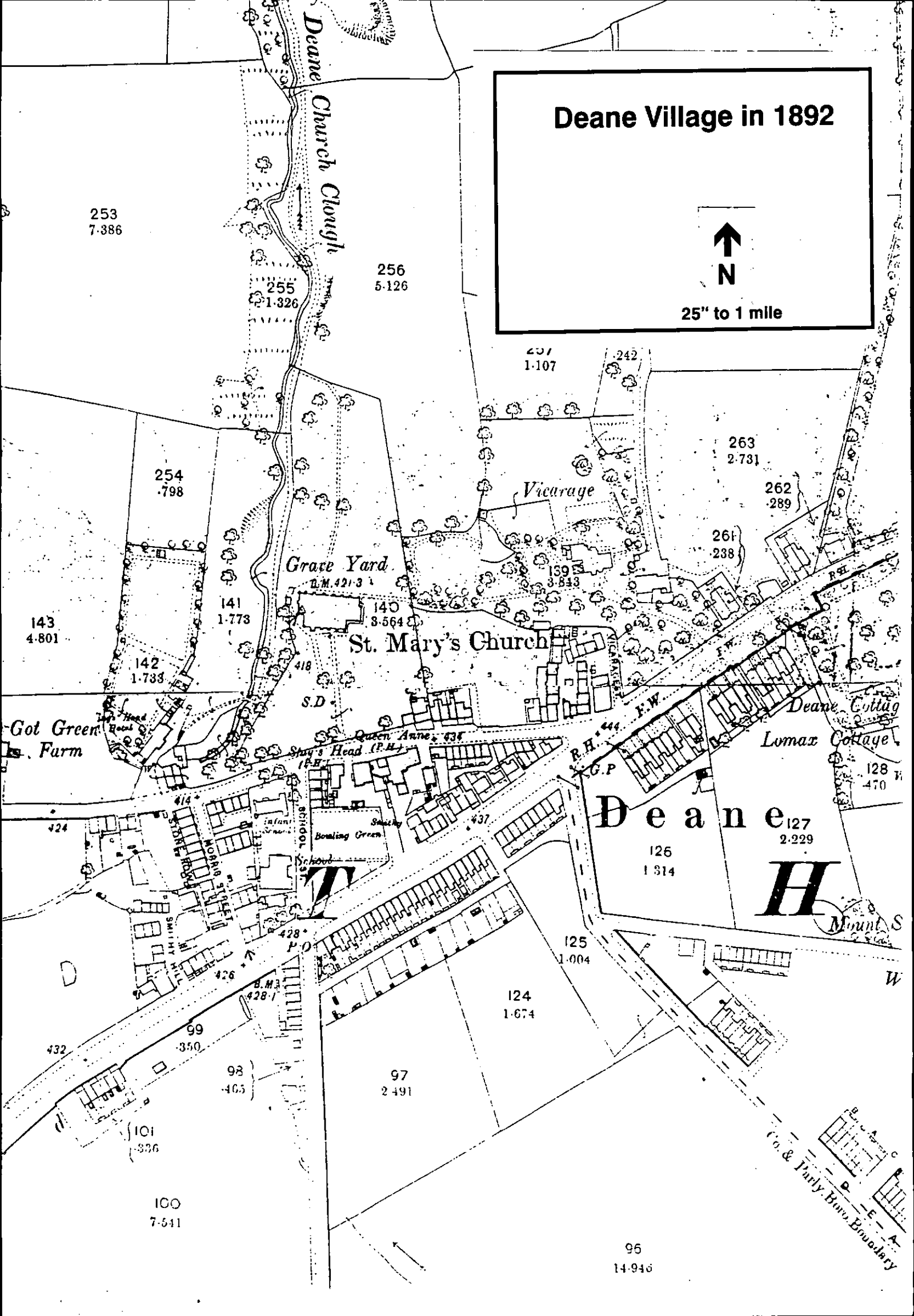
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Deane Village in 1892



25" to 1 mile



SECTION ONE

Character Study

Introduction

Deane Village Conservation Area is situated two miles south west of Bolton Town Centre in the suburb of Deane. It comprises St. Marys Church and its extensive church yard and cemetery, open land to the west of Deane Church Clough and properties on Horsefield Street and the eastern ends of Wigan and Junction Roads. The area contains a wide variety of buildings dating from the 15th to the 20th Century. These are in residential, commercial and community use.

History

The earliest evidence of human activity in the area is the Roman Road which passed across Deane Moor to Blackrod and connected Manchester with Lancashire.

The actual settlement of Deane however dates from Saxon times, the name being derived from the word "Denu" meaning Valley.

The earliest record of a chapel in Deane dates from 1100. This was known as St. Maryden or the chapel of St. Mary in Deane. The present Parish Church was built on the same site in 1452 by the monks of Whalley Abbey as a chapel of ease for the northern part of the parish of Eccles which included Farnworth, Halliwell and Horwich. The church has one of the oldest foundations in the town and is the oldest surviving church in the Borough.

During the dissolution of the monasteries by Henry VIII between 1536 and 1540, Whalley Abbey was dismantled. The appointment of rectors at Deane was then transferred to the Crown and the parish of Deane was created. This was a very large parish subdivided into

ten townships for ease of administration (Farnworth, Little Hulton, Horwich, Kearsley, Westhoughton, Heaton, Middle Hulton, Over Hulton, Halliwell and Rumworth). Deane village was situated in the township of Rumworth.

At this time Deane Road was only a rough track over Bolton Moor. Documentary records from Whalley Abbey dating from the reign of Henry III refer to "the romantic defiles and deep basins" of Deane near Bolton.

George Marsh a minister born in Deane in 1515, became Bolton's only martyr when he was burnt at the stake in Chester in 1555 following a trial at Smithills Hall. Marsh studied at Cambridge University and was won over to the Protestant cause at a time when the country was still staunchly Catholic. He returned to Lancashire to preach the gospel in various locations including Deane Church. He was arrested by the Earl of Derby and charged with preaching false doctrine and inciting rebellion. A boulder which once stood on New York Road (now Junction Lane) on which Marsh is reputed to have rested, was moved into the churchyard in 1893 and a Saxon style cross fixed to it to create a memorial. By the beginning of the 17th Century, Bolton had become a stronghold of Protestantism and Puritanism and was known as "The Geneva of the North".

For centuries Deane remained a rural community at the foot of a brow and consisted of inns, farms and labourers' cottages. A winding lane hedged by hawthorns ran from the centre of Bolton (via Deansgate) to the church. This was bordered by occasional white washed cottages with thatched roofs.

Deane Moor was enclosed in 1792 and Deane Road enlarged. Rumworth Parish was enclosed in 1815 and the Westhoughton and Wigan turnpike constructed along the Deane/Wigan Road.

The cotton trade became established in the Deane area in the 1600's using handlooms in cottages and houses, usually in the cellars as a damp atmosphere was required. By 1857 when Whittle published his "History of Bolton-Le-Moors". Deane had become a busy manufacturing district engaged in cotton bleaching, spinning, hand loom weaving, making of fustians (a fabric combining cotton and linen thread) and quiltings, power loom weaving of calicoes and sheeting, silk weaving, paper making and vitriol distilling. However, three farms remained on the edge of the village at the end of the 19th Century.

Although the cotton industry became mechanised and factory based from the late 18th Century onwards, hand loom weaving remained the principal occupation in Deane Village well into the 19th Century and few houses were without at least one loom. Numbers 6, 8 and 37 Junction Road were probably purpose built dwellings incorporating loom shops and date from the early 19th Century. At one time there was a group of small cottages at the rear known as Horrocks Fold which were probably erected by William Hulton the local land owner or a mill owner. The 1871 census reveals that half of the adults living there were engaged in cotton weaving by hand.

A public health report on the condition of Deane Village at this time paints a grim picture. It is described as being undrained with sewage running down the sides of the streets and roadways. People were living in unventilated cellar dwellings, the privies and ashpits were overloaded and some yards were disgustingly filthy. The water supply for the cottages came from shallow spring wells by the road side which were easily contaminated.

Nevertheless, life had its lighter side and a number of annual festivals were held including Deane Wakes each September. This involved races on New York Road (Junction Road) and dancing with prizes, stalls and music. Deane Sermons Day dated back to at least 1813 when the will of Thomas Nutall provided for an annual charity sermon to be preached and collections taken in support of the village schools. Pace egg week was also celebrated at Easter and involved rolling hard boiled eggs down the grassy slopes.

Deane or Rumworth School has a long history and is considered to have been founded by the will of James Crompton dated 1639. This was augmented by later benefactors and the proceeds of Sermons Days. The first school building was situated on Junction Road opposite the church lychgate. It was a stone building with a thatched roof and was used until a new school was built in 1820. After this date it was used by wealthier churchgoers including Squire Hulton to stable their horses. The replacement school built by Mr. Heaton of Bolton stands at the corner of Junction Road and Horsefield Street. A later school was constructed of brick on Horsefield Street in 1880 to meet the needs of a vastly increased population. This was replaced by a new school in 1964.

By 1880, Bolton had expanded to encompass the old village, largely as a result of the growth of the cotton industry and the construction of mills and workers' housing. Deane was incorporated into the Borough in 1898.

Deane Village remained the social focus of the area with the church and a cluster of public houses along Junction Road (The Kings Head, The Stags Head, The Queen Anne Hotel and the Vulcan Inn). Wigan Road has developed into a local commercial centre and many former cottages have been converted into shops and offices.

Townscape

The Conservation Area consists of a large area of open green space including the churchyard and cemetery. This provides the setting for St. Marys Church and The Kings Head Public House, and a wider setting for the other buildings on Junction Road. The remainder of the area is fairly tightly developed with only small areas of garden to a minority of properties. The former bowling green at the rear of The Stags Head Hotel has been made into a car park. The mature trees in the churchyard in the grounds of the former schools at the rear of The Stags Head and the large street tree on Junction road make an important contribution to the village character of Deane.

Wigan Road, the A676 is wide and open and carries a heavy amount of vehicular traffic, being a major route in and out of Bolton Town Centre. It is also well frequented by pedestrians as it is bordered by a variety of shops and services.

Junction Road is more enclosed and carries less traffic, being a predominantly residential street. Horsefield Street is enclosed on its western side by the former school buildings, stone boundary walls and mature trees but is more open on its eastern side as it is bordered by the car park to The Stags Head. These streets are quiet during the day but are more frequented by vehicles and pedestrians in the evenings, visiting the four public houses.

The footpath leading from Junction Road along Deane Church Clough widens out to a track and eventually leads to Chorley New Road. This is very quiet and secluded.

In spite of the alterations which have been carried out to the properties, Junction Road with its informal grouping of church, former schools, inns and cottages, and the large green space with mature trees to the north has retained much of its rural village character.

Enclosures

There are clear views over the open land of the Middlebrook Valley to Blackrod and the West Pennine Moors from the churchyard and cemetery and the southern end of the Deane Church Clough footpath. The view westwards along Junction Road is closed by a bend in the road and the mature trees in St. Marys Churchyard. The view eastwards is closed by the frontage to Bolton Road. There are clear views along the Wigan Road in the direction of both Bolton and Westhoughton. Views up and down Deane Church Clough footpath are limited by its winding nature, the steep bank to the west and the retaining wall and mature trees of the churchyard to the east.

There are good views of St. Marys church from Junction Road, though the building is less visible in summer when the trees are in leaf. The tower of the church can be glimpsed from Wigan Road through the gaps in the built up frontage to Junction Road. There is a good view of the Queen Anne and The Stags Head inns from within St. Marys Churchyard. The Church, its lynch gate and these two inns form the focal point of the settlement. The view of this group of buildings and their landscaped setting approached from either direction, creates a strong sense of surprise.

Boundary Treatments

Boundary treatments vary throughout the area and include brick, stone or artificial stone walls, iron railings, wooden fencing or a combination of these elements. Traditional boundary treatments, particularly the high stone walls are important to the character of the area as they create a strong sense of enclosure.

The former school buildings and the western boundary of the churchyard and cemetery are bounded by substantial stone walls with stone copings. The entrances to the Deane Clinic in Horsefield Street have plain stone gate posts

with rounded tops, although the gates have been removed. The boundary of the churchyard with Junction Road has a low stone wall with stone copings topped by iron railings with decorative finials. The entrance gates are in a similar style with a central double gate flanked by two single gates all with decorative stone gateposts. The frontages to 280 and 282 Wigan Road and the side boundary between the Vulcan Inn and Deane Parish Church Memorial Hall are comprised of upright stone slabs. Number 34 Junction Road has a low brick wall with stone copings. The Memorial Hall is bounded by plain steel railings painted black.

There are other more recent boundary treatments including artificial stone walls and timber panel fencing which are not in keeping with the traditional character of the area.

Street Frontages

Street frontages within the area vary considerably from terraced shops and houses directly fronting the back of the footway to properties with small front gardens, forecourts, or substantial gardens with mature trees. St. Mary's Church is set in an extensive landscaped area. A substantial section of the street frontage to Junction Road consists of landscaped open space. A section of Wigan Road at the rear of the Stags Head is open space partly screened by trees where a former bowling green has been surfaced to form a car park. Short sections of Wigan and Junction Roads are fronted by high walls and mature trees, associated with the grounds of the former schools.

Numbers 37 and 39 Junction Road and the Queen Anne Hotel have been constructed with their gable ends fronting the street which is unusual for this area. Several properties have a short flight of stone steps leading from the footway to the front entrance.

Street Furniture

Old photographs of Deane Village show traditional cast iron street lights with ladder bars along Junction Road, but these have been replaced. Street lights throughout the Conservation Area are of a modern design with tall concrete or steel columns. There is a small cast iron lighting column with a modern lantern in St. Mary's Churchyard.

There are three sections of plain steel guard rails along Wigan Road and a cast concrete and pebble aggregate litter bin at the pedestrian crossing at the rear of The Stags Head on Wigan Road. There are traffic lights at the pedestrian crossing on Wigan Road and a variety of traffic signs throughout the area. On the pavement outside the Vulcan Inn there is a traditional wooden seat.

Carriageways throughout the area are tarmacaded though stone setts remain on the vehicular entrance to The Stags Head from Junction Road. Most footways are tarmacaded, although Wigan Road has concrete flags and the footpaths within the churchyard leading to St. Mary's Church are paved in stone flags.

Architectural Character

The Conservation Area contains a variety of building types and styles.

These include:-

- The 15th Century Church of St. Mary, its lychgate and a variety of memorials in the Churchyard.
- Small scale cottages and individual houses dating from the early 19th Century to the early 20th Century some of which have been converted into shops or offices.
- Inns and Hotels dating from the 18th Century to the early 20th Century.
- Community buildings dating from the early 19th Century to the early 20th Century including Deane

Church Hall and the former village schools on Horsefield Street.

Traditional buildings are two storeys high with pitched roofs. The church, lychgate and the older school building are constructed of stone. A minority of buildings have external brickwork visible, one has tile hanging and most are finished in smooth render, roughcast or a combination of the two. The older rendered buildings appear to have been constructed of brick and rendered at a later date. Some more recently rendered buildings incorporate decorative timber framing. Most properties have Welsh or graded slate roofs, although the Church has a lead roof and the Vulcan Inn is roofed in red clay tiles. Many properties originally had wooden box gutters supported on stone or brick corbels or iron brackets. Some guttering has been replaced in plastic.

Window openings have strong vertical proportions and a very small minority of properties have retained some traditional sash windows. Most properties have windows with stone lintels and cills. Doorways have stone lintels or semi circular or elliptical arched heads. Many door and window head details are concealed by rendering. Where roughcast has been applied the windows have been highlighted by plain rendered surrounds.

Building styles range from Gothic to simple domestic Georgian, Vernacular Revival and Arts and Crafts.

The extension to the Royal Bank of Scotland on Wigan Road has been built in a bland modern style using materials and details which are not keeping with the character of the Conservation Area.

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

CHURCH OF ST. MARY, JUNCTION ROAD
St. Marys is mainly late Perpendicular in style but incorporates elements of an earlier building with a clerestory added in 1833. It is constructed of coursed and squared stone with a shallow leaded roof, a west tower, nave with clerestory and two aisles, all with embattled parapets. The tower has pinnacles and a clock in a moulded stone surround on the south face. The south porch has a four centred arched entrance and an embattled gable with finials and the windows have round headed openings and chamfered stone mullions.

The interior has a five bay arcade with octagonal shafts, some with beasts heads carved into the capitals. A timber altar contains a central low relief panel depicting the martyrdom of George Marsh. There are a variety of Victorian and Edwardian stained glass windows.

LYCHGATE TO CHURCH OF ST. MARY
This single storey building dates from the late 19th Century and is constructed of coursed and squared stone with ashlar dressings and a slate roof. There are two four centred archways with hoodmoulds springing from corbels and an embattled parapet with gargoyles.

GEORGE MARSH MEMORIAL, ST. MARYS CHURCHYARD



Figure 1
Lychgate to Church of St. Mary

This memorial to George Marsh, erected in 1893 consists of a rough boulder topped by a Celtic style wheel cross with scroll work on each face. Inscriptions on the boulder read "This stone formerly stood on New York Road, Deane and was removed to this site by the inhabitants of Deane 1893" and "In memory of George Marsh burned at Chester, April 24th 1553, erected by H.S.P. Vicar 1893."

HULTON MEMORIAL, ST. MARYS CHURCHYARD

The Hulton family memorial was erected in memory of Emma Louise Hulton who died in 1841. It also commemorates other members of the family who died in the late 19th and early 20th Centuries. It comprises an octagonal plinth raised on steps with moulded panels containing inscribed slates and an embattled parapet below an octagonal tapering shaft, surrounded by a cross. The Hulton's were major land owners in Deane.

EDGE FAMILY CHEST TOMB IN ST. MARY'S CHURCH YARD

This chest tomb dates from the late 18th Century and is in memory of members of the Edge Family: Richard who died in 1769, James in 1802 and John in 1806. It comprises three separate slabs carved on a single base, articulated as three parallel tombs by reeded moulding, forming panels and raised moulded circles in each panel. The two

long side panels have ovals and the inscribed upper slabs have simply decorated borders.

RAILINGS AND GATES TO ST. MARYS CHURCHYARD

The churchyard wall, railings and gates date from around 1840. Cast iron railings with spear heads are fixed to a stone plinth wall with a raking coping. The ornate gates have trefoiled panels and spearhead rails.

FORMER DEANE SCHOOL 41 AND 43 JUNCTION ROAD

This two storey school was built in 1820 and converted into two dwellings in 1972. It is constructed of coursed and squared stone with a pitched slate roof and an embattled parapet. It has two porches and 2 and 3 arched light mullioned windows beneath drop ended hood moulds. There is a large three light traceried window in the eastern gable which has finials on kneelers.

KINGS HEAD PUBLIC HOUSE JUNCTION ROAD

Dating from the late 18th Century this Public House was extended in the Mid 19th Century when the settlement was expanding. It is a two storey building with a roughcast rendered finish and pitched slate and tiled roofs. The doorway has a plain stone architrave and the first floor windows have vertical sliding sash windows with glazing bars.

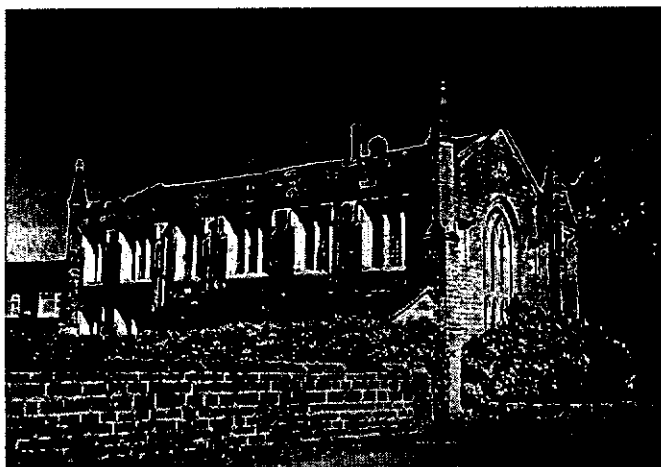


Figure 2.
Former Deane School



Figure 3.
Deane Clinic, Horsefield Street

There are also a number of non Listed Buildings which make an important contribution to the character of the Conservation Area and merit retention and special care when repairs and alterations are being considered.

**DEANE CLINIC (FORMER SCHOOL),
HORSEFIELD STREET**

This single storey school building was constructed in 1880 of red brick with stone details and pitched slate roofs. The entrance has a pointed arched doorway with a stone surround and a drop ended hood mould. The windows have stone mullions and arched lights beneath drop ended hood moulds.

QUEEN ANNE HOTEL, JUNCTION ROAD

This public house dates from the turn of the century. It is one and a half storeys high with painted, rendered walls with decorative timber framing and pitched slate roofs. The ground floor windows have stone surrounds and leaded lights and the front of the entrance has a canopy supported on brackets.

THE STAGS HEAD INN, JUNCTION ROAD

The Stags Head Inn dates from the first half of the 19th Century. The property is two storeys high with a single storey extension. Both parts of the building have pitched slate roofs with dormer windows and are rendered and painted.

THE VULCAN INN, JUNCTION ROAD

This public house dates from the early 20th Century and is two storeys high with rendered and painted walls, apart from the ground floor which is constructed of pressed red brick. There are two gables facing the street on the right of the frontage and two oriel windows on the first floor on the left. Most of the windows have glazing bars and the front entrance has timber panelled double doors with a large ornate fanlight.

6 AND 8 JUNCTION ROAD

These two cottages date from the early 19th Century and were probably built to incorporate basement loomshops for hand weaving cotton. They are two storeys high, constructed of brick with a pitched slate roof and short flights of stone steps to the front doors. The window openings have stone lintels and cills, the doorways have plain stone surrounds and the basements have blocked stone mullioned windows. These details have been obscured by rendering at number 8.

37 JUNCTION ROAD

This two storey cottage dates from the early 19th Century and was also probably designed to incorporate a cellar loomshop. The gable end of the property fronts the street and a flight of stone steps leads to the main entrance. It is constructed of brick



Figure 4.
Queen Anne Hotel, Junction Road



Figure 5
The Stags Head Junction Road

which has been painted and has a pitched slate roof with overhanging eaves and an ornate bargeboard. Two sash window openings remain on the frontage.

2 JUNCTION ROAD

This two storey house was either built or remodelled at the turn of the Century. It is two storeys high with painted rendering on the first floor, red clay tile hanging on the ground floor and pitched slate roofs. There are two gables fronting the street with barge boards, ornamental timber framing and oriel windows on brackets to the first floor. There is a canopy supported on timber brackets over the front entrance.

280 WIGAN ROAD

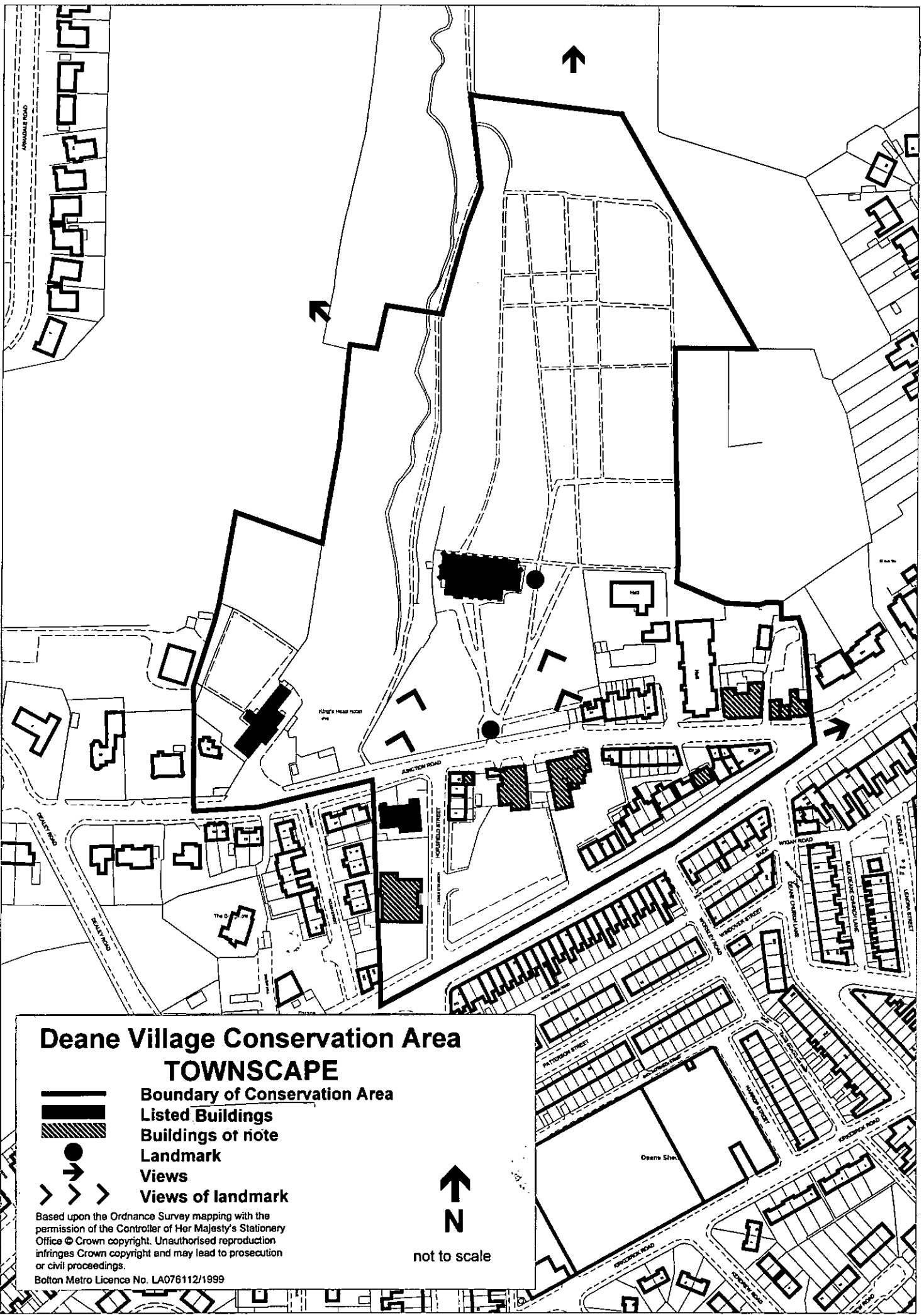
This two storey cottage dates from the early 19th Century and is constructed of red brick with a pitched graded slate roof. The windows have stone lintels and cills and the openings

on the ground floor have sashes with glazing bars. There is a canopy over the front entrance supported on brackets.







Negative Factors

A number of buildings in the Conservation Area have been altered in ways which detract from the traditional character of the area. This includes rendering and painting the brickwork, replacing slate roofs in concrete tiles, the installation of modern windows and doors and the fixing of satellite dishes to prominent elevations.

A number of commercial buildings have been altered in ways which are out of keeping with the character of the Conservation Area including the installation of inappropriate shop fronts, signs, plastic canopies and security shutters.



**Deane Village Conservation Area
TOWNSCAPE**

-  Boundary of Conservation Area
-  Listed Buildings
-  Buildings of note
-  Landmark
-  Views
-  Views of landmark

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SECTION II

Policy Guidelines

Statutory Controls

Deane Village Conservation Area was designated in 1970 and there are a range of Planning Controls to protect its character.

Conservation Area Consent is needed from the Council to demolish or part demolish all but the smallest buildings. Part demolition includes the removal of features such as chimney stacks and bay windows. It also includes the demolition of elevations of a building.

Planning Permission is needed to alter the roof of a residential building and to clad any part of the outside with stone, artificial stone, timber, plastic or tiles. Planning Permission may also be needed for house extensions, new buildings in the grounds and the installation of satellite dishes.

The Council must be notified six weeks in advance of any proposals to cut down, top or lop a tree in a Conservation Area.

A number of buildings within the Conservation Area are Listed Grade II. Listed Building Consent is needed from the Council to demolish or extend a Listed Building or to alter it either outside or inside in any way, which would change its character.

Bolton's Unitary Development Plan contains a number of policies relating to Conservation Areas and Listed Buildings.

The green space to the west of Deane Church Clough is situated in an area of Protected Open Land identified in the Unitary Development Plan which contains policies to protect its character.

General guidance on policy for Conservation Areas and Listed Buildings is given in Planning Control Policy Notes 19 and 20. Guidance on shop front design and advertisements is given in Planning Control Policy Notes 4 and 6.

These notes are available from the Environment Department.

Guidance leaflets on the care, maintenance and alteration of traditional buildings are also available free of charge.

Development Guidelines

DEMOLITION

- Consent will not usually be given to demolish buildings which make a positive contribution to the character of the Conservation Area.

ADVERTISEMENT CONTROL

- The Authority will apply high standards when considering applications for Advertisement Consent in the Conservation Area. Certain categories of advertisements are not permitted in Conservation Areas and discontinuance action will be taken against existing signs where they do not conform to the guidelines given in Planning Control Policy Note 6 - 'The Display of Signs and Advertisements'.

NEW DEVELOPMENT

- Opportunities for new buildings within the Conservation Area are extremely limited. New development must reflect the character of existing buildings with respect to siting, scale, proportions, materials and detailing. Applications for

Outline Planning Permission will not be considered.

STREET SURFACING AND FURNITURE

- Any original stone flags, setts and kerbs should be retained and relaid 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 and black top should not be used as these materials are not in keeping with the character of the area.
- Any tarmacadam resurfacing to carriageways should incorporate an appropriate aggregate.
- Street furniture and signs should be kept to a minimum. Where they are necessary their style and location should reflect the character of the area.

Building Materials

- Alterations should utilise traditional materials to match those used to construct the building. These include brick, stone, render, roughcast, clay tile and slate. Reclaimed local stone or new stone to match the existing should be used in preference to 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. The integrity of terraced buildings depends on the retention of an uninterrupted flat facade relieved only by the subtle modelling of the surface, achieved by the recession of doors and windows. The following are unacceptable:
 - porches.
 - changes in size or shape of window and door openings.
 - bow or bay windows.
 - external shutters.
 - dormer windows.

- Any doorway or window openings 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 panelled doors.

Late Nineteenth and Early Twentieth Century Properties

- Vertical sliding sash windows or side hinged casements.
- 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 or red clay tile to match the original material. Where ridge tiles need replacing these should be in blue or red clay to match the originals.
- 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 timber, 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. This will include the use of stallrisers, pilasters and cornices to frame the shop window. Hand painted fascia signs and hanging signs will also be encouraged.

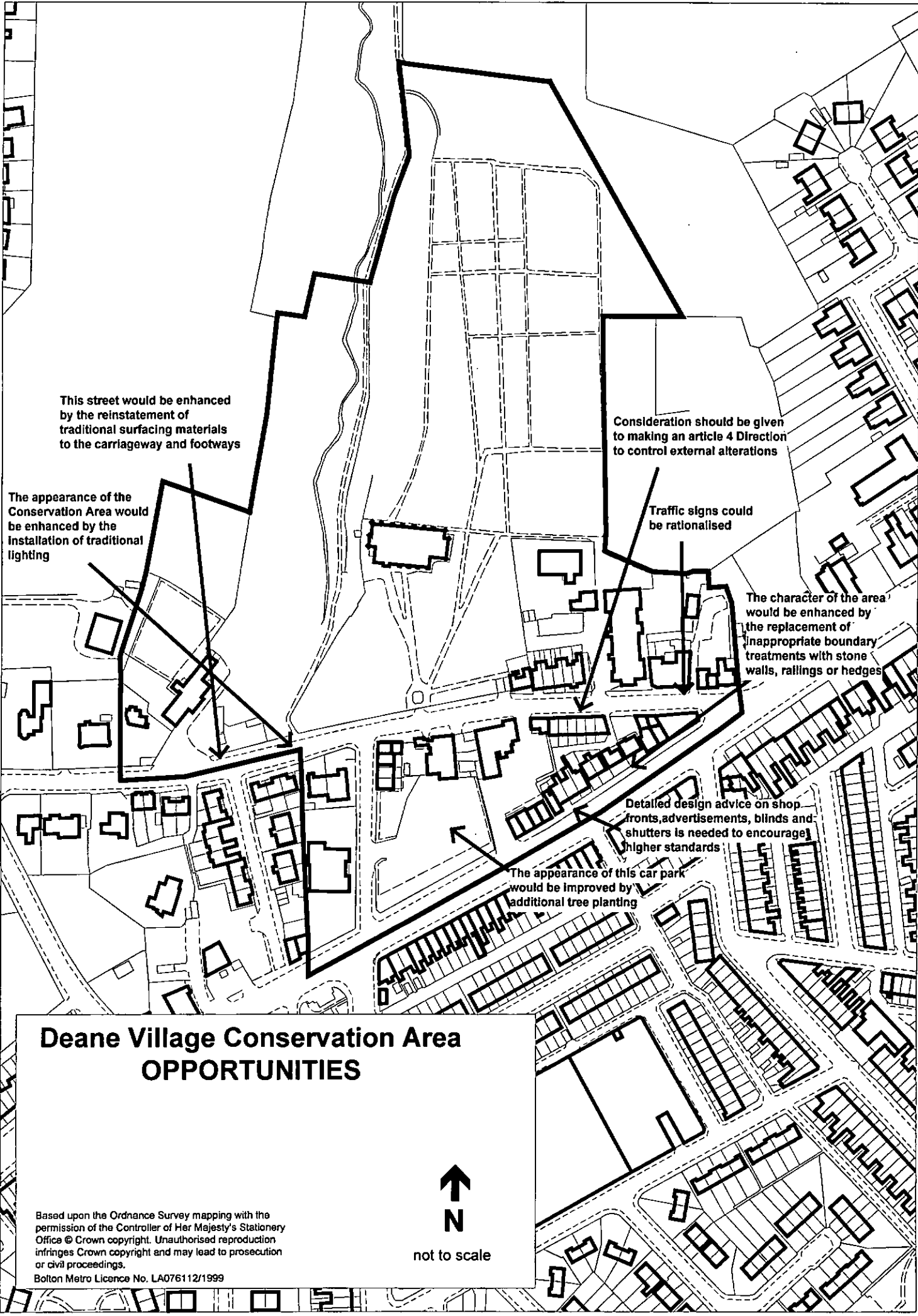
- Advertisement consent will not be given for internally lit box signs. The use of external lights and concealed lighting will be encouraged.
- Security shutters should preferably be fixed inside the shop windows and be of a perforated grille type to allow for a view of the window display. If external 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 of footway.



This street would be enhanced by the reinstatement of traditional surfacing materials to the carriageway and footways

The appearance of the Conservation Area would be enhanced by the installation of traditional lighting

Consideration should be given to making an article 4 Direction to control external alterations

Traffic signs could be rationalised

The character of the area would be enhanced by the replacement of inappropriate boundary treatments with stone walls, railings or hedges

Detailed design advice on shop fronts, advertisements, blinds and shutters is needed to encourage higher standards

The appearance of this car park would be improved by additional tree planting

Deane Village Conservation Area OPPORTUNITIES



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SECTION III,

Opportunities for Enhancement

This section highlights issues. It does not put forward detailed proposals for enhancement.

Street Enhancement

Should resources be available to carry out street enhancement in the future the appearance of Junction Road would be improved by resurfacing the footpaths and carriageways in traditional materials.

Street Lights

The appearance of the Conservation Area would also be enhanced by replacing the existing lighting columns and lanterns with a design more in keeping with its traditional character.

Shop Fronts, Advertisements, Shutters And Blinds.

Detailed design advice on shop fronts, advertisements, blinds and shutters is needed to encourage higher standards throughout the Conservation Area.

Article 4 Direction

Consideration should be given to making an Article 4 Direction with respect to residential properties within the Conservation Area. This

would control external alterations such as re-roofing, rendering external walls and installing new windows and doors.

Carpark To The Rear Of The Stags Head Hotel

This large car park detracts from the character of Deane Village. Its impact would be lessened by additional tree and shrub planting along the boundaries with Wigan Road and Horsefield Street.

Boundary Treatments

The character of the Conservation Area would be enhanced by the replacement of inappropriate boundary treatments with stone walls, railings or hedges.

Traffic Signs

There are a variety of traffic signs throughout the area. Where possible these should be combined into a single unit.

Deane Village in 1892



25" to 1 mile

253
7-386

256
5-126

255
1-326

251
1-107

242

254
798

Vicarage

263
2-781

262
289

261
238

Grave Yard

B.M. 421-3

143
4-801

141
1-778

140
8-564

St. Mary's Church

142
1-738

S.D.

Got Green Farm

Queen Anne, 435

St. Mary's Head (P.M.)

R.H. 444

G.P.

Deane Cottage
Lomax Cottage

128
470

Deane

H

424

Infant School

Boasting Green

126
1-814

125
1-004

124
1-674

97
2-491

98
465

101
336

100
7-511

95
14-946

Co. & Family Burying Ground

APPENDIX

Bolton's Unitary Development Plan

Conservation Areas

CE2. The Council will preserve or enhance the character of Conservation Areas.

Conservation Areas represent a significant element of Bolton's architectural and historical heritage. The Council will preserve or 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.

CE2/1. The Council will preserve or enhance the character of Conservation Areas by:

- (a) ensuring that all new development and alterations to existing buildings preserve or enhance the appearance of the Conservation Area;**
- (b) requiring the height, size, design, materials, roofscape and plot-width of new development, including alterations or extensions to existing buildings, to respect the character of the Conservation Area.**
- (c) seeking to retain the materials, features, trees and open spaces which contribute to the character of the Conservation Area.**

This policy outlines some of the elements which the Council will take into account when considering applications in Conservation Areas.

CE2/2. The Council will not normally allow the demolition of buildings which contribute to the character of a

Conservation Area. Where demolition is acceptable the Council will ensure that new development preserves or enhances the appearance of the Conservation Area, and that building takes place as quickly as possible after demolition.

Consent from the Council is necessary for the demolition of buildings in Conservation Areas. If the building is important to the area's character, then demolition will be resisted. The Council will ensure that unsightly gaps are not left when demolition does take place by ensuring rapid redevelopment with good quality buildings.

CE2/3. The Council will not normally consider outline planning applications for development in Conservation Areas.

The Council will consider whether it has sufficient information to assess fully the environmental implications of a proposed development from an outline application.

Listed Buildings and Sites of Archaeological Interest

CE3. The Council will protect Listed Buildings and their settings, Ancient Monuments, and sites of archaeological interest from harmful development and operations.

Listed Buildings, Ancient Monuments, and sites of archaeological interest are valuable as part of Bolton's heritage and there is a presumption for their retention and against any damage occurring to them. The Council will also try to ensure that necessary repairs are carried out to Listed Buildings whose condition is deteriorating. In appropriate circumstances the Council will encourage the

Department of the Environment to List buildings which are considered to be of sufficient architectural or historical interest. Where damage to archaeological sites is inevitable, action will be taken to try to ensure that the site is recorded fully.

CE3/1. Proposals for the alteration, extension or change of appearance of Listed Buildings should not detract from their character, appearance or setting. In considering applications for Listed Building Consent the Council will have regard to following criteria:

- (a) proposals should retain the materials, features and details of the Listed Building;**
- (b) the height, size, design, setting and roofscape should respect the character of the Listed Building;**
- (c) Proposals should not detract from the setting and open space which surround a Listed Building.**

This policy outlines the detailed criteria which will be taken into account in the determination of applications for Listed Building Consent. Apart from the basic design, it also highlights the importance of the setting and open space which surround Listed Buildings.

CE3/2. The Council will normally consider favourably proposals for appropriate alternative uses for Listed Buildings, providing that their character, appearance and setting are conserved.

Some Listed Buildings are no longer required for their original uses. There is a danger that some buildings can lie empty and deteriorate, increasing the pressure to demolish them. The Council will try and avoid this by allowing alternative uses as long as they do not harm the character and appearance of the building and its setting and are in conformity with other policies of this plan.

CE3/3. The Council will protect, enhance and preserve Sites of Archaeological Interest and their setting and the importance of archaeological remains will be recognised in the consideration of planning applications.

Archaeological remains are irreplaceable and, in many cases, subject to damage and destruction during development. The Council will continue to support the maintenance and development of a comprehensive record of archaeological sites and monuments. The importance of archaeological sites and Ancient Monuments will be recognised in the consideration of planning applications. Where it is not considered essential to preserve remains, then arrangements will be entered into to record archaeological evidence.

CE12. The Council will not normally allow development on the defined areas of open land which are outside the urban area but not in the Green Belt.

Not all rural land in the Borough is Green Belt. This does not mean that development on it would necessarily be acceptable since that could contravene the Council's efforts to achieve regeneration of the urban areas. The inner boundary of the Green Belt has been purposely defined to leave unallocated areas of land between the Green Belt and the urban area in order to make Green Belt boundaries permanent. Some of this land could be appropriate for development some time in the future, but not during the Plan period up to 2001 and not without a review of the Unitary Development Plan. The circumstances in which development is or is not acceptable now, are set out in policy CE12/1.

CE12/1. The Council will not normally allow development on defined areas of open land, as shown on the Proposals Map, unless it falls within one or more of the following categories:

- (a) limited infilling within an established housing or industrial area where this is in scale with the area and will not adversely affect its character or surroundings;**
- (b) the development forms part of, and is required for, the maintenance of an existing source of employment;**
- (c) the development requires a location outside the urban area, but is not acceptable in the Green Belt, provided that it does not substantially change the open character of the land;**
- (d) the development would be acceptable in a Green Belt location.**

The land to which this policy applies is shown on the Proposals Map. Some development may be acceptable on this land, but only in the circumstances set out here. Category (c) refers to uses which cannot be located in the urban area, either because they require too much space or because they are not appropriate close to housing. Such uses would normally be recreational. To be acceptable a development should not affect the generally open character of the land by reason of its nature, size or design.

The River Valleys

CE17. The Council will conserve and enhance the open character and recreational value of the valleys of the Croal, the Irwell, the Douglas, Middle Brook, Eagley and Bradshaw.

River valleys are an important component of Bolton's countryside, providing a system of wedges linking the Town Centre with the surrounding open areas. The valleys also support a significant agricultural industry, extensive habitats for a wide variety of plants and animals and provide for many of the recreational needs of the population. The council will seek to restore, protect and enhance the best features of the Valleys and to provide much needed recreational facilities for the residents of the urban areas through which the Valleys pass.

The Council will continue to work with adjoining local authorities in order to implement the policies within the River Valleys. Cooperation between the relevant local authorities will ensure that the land in the Valleys is used to its best advantage.