

Mount Pleasant *Nangreaves*

Conservation Area Appraisal and Action Plan



Metropolitan Borough of Bury
Creating a Brighter Borough



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Acknowledgements

1: PURPOSE

A Draft Conservation Area Appraisal document was presented to area residents in June 2003 to seek their views on the issues to be considered when developing a strategy for the conservation area. These were taken into account when Planning Control Committee approved a range of actions in November 2003. This document contains the original appraisal and the subsequent action plan prepared July 2004.

1.0 Purpose

The preparation of conservation area appraisals and action plans are recommended by the Secretary of State and is accepted good practice by advisory bodies such as English Heritage.

The purpose of this document is to describe and review the elements that contribute to the special character and historic interest of the Mount Pleasant Conservation Area including its archaeology, architecture and environment. It will also discuss the challenges to the area's protection and enhancement and consider how best to secure the area's character and distinctiveness into the future. Part 8 will put forward an action plan covering issues of development and enhancement.

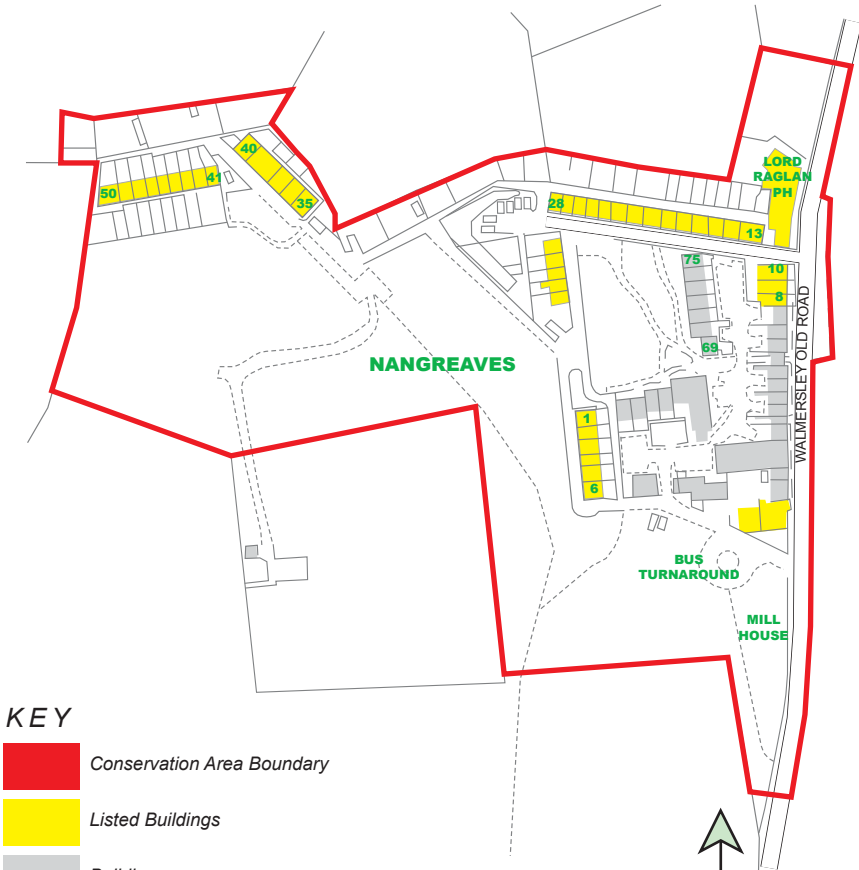
This appraisal is not intended to be comprehensive, and omission of any particular building, feature or space should not be taken to imply that it is of no merit.

2.0 Introduction

The village of Mount Pleasant is situated on a south westerly slope of Snape Hill amidst the West Pennine Moors two miles north of the centre of Bury and three quarters of a mile north of the centre of Walmersley. It stands near to the end of an old stone sett roadway which runs for 1/2 mile from the historic hamlet of Baldingstone.

Mount Pleasant was designated as a conservation area in 1974 and is a rare and partially surviving example of a purpose built factory village. It has now evolved from its industrial origins into a thriving residential community. The village consists of a mix of terraced properties dating from the early to late 19th century, complemented by a development of new terraced properties and apartments built on the site of the original mill in 1988. One of the key focal points of the community is the village green, which corresponds to the area originally occupied by the factory lodge. The Lord Raglan public house provides a popular leisure amenity which is also used as the community meeting place. The village has a long standing residents association and a more recently formed conservation group.

The site of the village was originally owned by Captain Richard Nangreaves and purchased by John Hall in the early 19th century for his industrial development. During the 20th century parts of the conservation area (mainly to the south) came into Council ownership whilst the majority of the land, including the roads, remain in private ownership.



KEY

- Conservation Area Boundary
- Listed Buildings
- Buildings

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3.0 Origins & Evolution of the Settlement

The current village site was originally an area of pasture (fig 1) surrounding a farm. The buildings that still remain from the farm suggest that it may have been of local prominence. The land now included in the conservation area was purchased from Captain Richard Nangreaves by John Hall in 1819. John Hall's intention was to expand his textile business which had been initially set up at Gorsey Brow in 1803. An estate map of 1785 (fig 1) indicates farm buildings on the current site of Mount Pleasant, some of which were later used as a residence for John Hall whilst his new mill was under construction.

John Hall's core business in the 1820s was quilt manufacturing. During this time the factory provided the warp and weft for home based weaving and employed up to thirteen hundred handloom weavers working from townships as far afield as Tyldsley, Astley, Walmersley, Tottington, Harwood, Leigh and Bolton.



Fig. 1: 1785

The 1835 tithe map of Walmersley (fig 2), showing owned and rented land, provides the earliest graphical indication of the mill's developing plan and form. It indicates more lodges with fewer and possibly different buildings than at later periods. The map gives an indication of the mill's development. The increasing centralisation of the weaving function making it necessary for a more localised labour force. It was this fact combined with the remote location of Nangreaves that was a catalyst to the growth of Mount Pleasant as a largely self contained mill village.

The Ordnance Survey Map of 1848 (fig 3) shows the addition of a group of buildings (possibly dwellings) to the south west corner of the site and the north east lodge has been filled in and redeveloped.

Throughout the 19th and early 20th centuries the mill complex and surrounding properties were altered and extended. It is not completely clear what changes happened and when, and it is possible that some buildings also changed between residential and industrial use during this period.

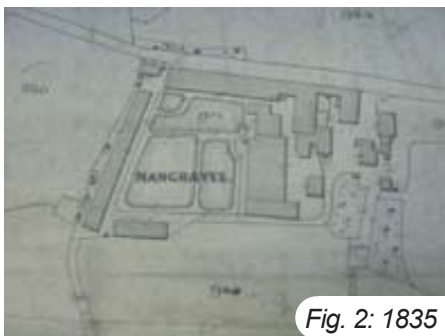


Fig. 2: 1835



Fig. 3: 1848

3: Origins & Evolution

The mill continued to flourish and expand particularly during the late 19th century. Electricity was installed as early as 1888. The last handloom weaver was also finished in that year confirming that the mill's weaving process had become fully mechanised.

The Bury Guardian of 1903 states that in 1893 'important additions' were made to the weaving shed and works. The Ordnance Survey Map of 1893 appears to confirm this. The mill has expanded to take up the two most easterly lodges which are evident in the Ordnance Survey map of 1848. Here we also have the introduction of a new set of terraced houses (numbers 35-50) to the west accessed by a new track or footpath.

The drawing of the village (fig 4) produced some time between 1893 and 1910 indicates how Mount Pleasant may have looked from the south with the weaving sheds, a large 3 storey block and mill entrance clearly visible.



Fig. 4

The rare aerial photograph (fig 5) taken after 1903 shows the original farm house to the south. The farm house was demolished in the first half of the 20th century. This is probably the earliest photograph which shows the whole of what became the conservation area, including the terraces to the west.

The Lord Raglan public house (fig 6) is also a late 19th century development and a new addition to the 1893 map. Its name commemorates the involvement of Lord Raglan in the charge of the light brigade during the Crimea War and provides us with further insight into the cares and concerns of this local community in the late 19th century.



Fig. 5



Fig. 6

It was perhaps in the first quarter of the 20th century that John Hall Ltd was at its most successful, providing a variety of woven articles for the international market including North America and Canada. The last major phase of expansion took place around this time.

The Ordnance Survey map of 1910 shows the weaving shed extended to the west. There was also a change in the south west corner of the site which led to the building or rebuilding of the terrace 1 to 6. The exact order of events is difficult to place but these must be the last of the mill terraces in the village. Land to the south of John Hall's domestic residence now has a path through what has become a cultivated garden.

During the first half of the 20th century the village had a co-operative grocery (fig 7) and provisions store and a chapel. On the east side of the village across the main road were a set of outside toilets. Curiously, one of the entrances to the site was adorned with a set of whalebones arched over the entrance.



Fig. 7: No's 13-28 Mount Pleasant: The Co-op was situated at the top of this street

A technical drawing of 1930 shows the Mill House as a house and stable. The latter part of the 20th century (fig 8) saw the mill in decline until John Hall Ltd closed in 1965. It must have been around this time that the village began to be established as a dormitory settlement with the house being sold to owner occupiers.

However, the mill continued as an industrial space with a range of occupiers until the late 1980s. After a period of general concern over the mill's future during the 1980s a scheme was developed to provide a new focus and to develop the village into an exclusively residential community. This scheme involved the demolition of some of the industrial structures, including the stone mill chimney, and the in-filling of the remaining lodge. The water tower was rebuilt and extended to provide residential accommodation, and parts of the original factory walls were also incorporated into the scheme. Stone from the demolition was also re-used to build residential accommodation in line with the existing village, as shown in fig 9.



Fig. 8: The Mill in the 1970s



Fig 9: The water tower after conversion into a residential flat

4.0 Archaeology

Mount Pleasant village was built on an existing agricultural site, and incorporated existing farm buildings. The Sites and Monuments Record for the Borough (SMR) in its description of this area notes that former 'farm sites reflect earlier settlement locations'. The SMR also notes the existence of part of a surviving ridge and furrow system, which was a medieval method of cultivation. A sunken track at Nangreaves of post-mediaeval origin is also referred to. Both sites are situated to the north west of Mount Pleasant just outside the Conservation Area.

The current bus terminus sits upon the location of the original farm house site noted in the estate map of 1785. A photograph (fig 10) taken from the south at the turn of the 20th century shows a domestic residence, which corresponds with the cluster of farm buildings furthest south on the maps.



Fig. 10

The boundary and path to the original garden of this property still remains. A close inspection also reveals remnants of decorated stone posts that formed part of the entrance to the garden (these can just be seen behind the people in the photograph). The grave stones of domestic pets found in this area bear witness to its domestic use.

The tithe map of 1835 (fig 2, page 6) shows the site of the village with four lodges. There is little surviving evidence of the use of water power. However, the early date of development combined with the volume of water held in the four lodges suggests that the site was once water powered. It is also possible that the flow of water through the village was once much greater than in the current open channel. The tailrace may have led underground from the west of the site. However, it would be beneficial if this assessment could be tested on the ground.

5.0 Architecture & Environment

5.1 General Form

Today Mount Pleasant is an isolated hillside village in two parts, a main core building group surrounding the green, and a small nucleus of later terraced properties built on lower ground to the west. It has an open and visible layout that enhances and contributes to the wider landscape character. The village layout is not tight and the scale of the buildings is seen as small against the surrounding landscape. The building groups, set at different levels, help frame the many impressive views and vistas of the interior village spaces (fig 11), and the excellent long distance views of the Irwell Valley and Holcombe to the west (fig 12). To the south the extended view incorporates the Cheshire Plain. The village and its hillside setting combine to create a special local character. The flagstone sett roadway running to and past the village is a valuable part of its wider setting.



Fig. 11

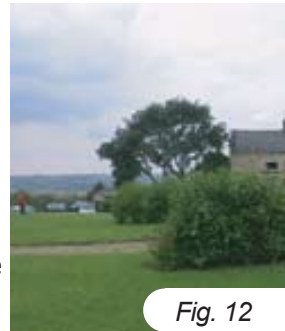


Fig. 12

5.2 The Buildings

A study of the buildings illustrates the area's agricultural and industrial origins. All buildings are simple and functional in form and detail. They are predominantly two storey and are constructed from locally quarried millstone grit and sandstone and once had sandstone covered roofs (fig 13).



Fig. 13

Although the village was built in phases it was constructed to a standard pattern and followed rules of function and uniformity. Consequently, the buildings have regular shapes and groupings, sizes and proportions of openings, and common features and detail, all of which reflect its factory village origins (fig 14). During construction there was no attempt at elaboration or for fanciful design and colour. Carved stone work is hard to find and where it does exist it is also completely functional. Although the architecture is plain it has a colour, rhythm and quality that should not be lost. The area character reflects the people who during the 19th century built, worked and lived in Mount Pleasant, being straightforward, hardy and resolute. This was a key factor in creating the distinctiveness of the conservation area and one that should be uppermost in addressing the area's future.

Evidence also survives in the village of building structures which appear to be in existence before the industrial development. The listing description for the Mill House (fig 15) notes a set of chamfered stone mullioned windows which pre-date the industrial village. This type of window was prominent in the 17th and 18th centuries. Other early openings are also evident at the rear and on each gable. The mill house is a building of more substantial form than the later cottages, with a cellar, and first and second floors. It has been altered and



Fig. 14



Fig. 15

includes some modern windows but retains its character exhibiting a range of watershot coursed and rubble walls, a large stone plinth and string course and large stone quoins. The main body of the building is probably 18th century with 19th century re-fronting and alterations. This was almost certainly one of the farm buildings indicated on the estate map of 1785. Adjacent to the mill house, the mill yard cottage's stone front also reveals its 19th century use with the entrance arches for stables still visible (fig 16). This again is thought to be a re-fronting of an earlier building. Continuing along the theme, numbers 11 and 12 have chamfered stone mullioned windows in their cellars (fig 17). Are these due to the fashion for using older methods of construction in less prominent positions or are they also part of an earlier rebuilt property? Fig 2, page 6 may help, the properties do appear to be on an odd alignment. However, the square mullions that are still in place at the rear of numbers 8 and 10 (fig 18) are probably consistent with the beginning of the 19th century.



Fig. 16



Fig. 17



Fig. 18



Fig. 19

The stages of development during the 19th and early 20th century are reflected in the subtle changes to buildings. The dwellings of the earliest development are four rooms of modest proportions. The later terraces are much taller with larger rooms and greater facilities, reflecting the response to

new technologies, legislation and greater prosperity. Numbers 1 to 6 are the most modern in this respect (fig 19).

Many properties still have outbuildings for storage and external WCs. These are difficult to date. Were they originally built as WCs? They are extensive and are a particularly valuable part of the village's character. They tend to be found in combination with narrow passageways, small gardens, timber sheds, allotments, and some livestock, which in combination contribute greatly to the area.

Unfortunately, little remains of the original mill structure, with only the walls to the east and south being incorporated into the residential redevelopment (fig 20).

The unlisted buildings in the conservation area (see plan 1, page 4) provide a positive contribution to the sense of enclosure and help to maintain a link with the former industrial use in terms of general form and materials. The water tower to the original factory has been restored as a residential property and provides a visual contrast to the lower terraced houses.



Fig. 20

5.3 Detail

An area's character and special quality also relies on the detail of its architecture and archaeology. Within the area, walls have been built in different ways, slates and stone flags are laid in receding courses, chimneys and roofs are finished with local details, some gutters are in stone, a few very early window frames exist, timber fascias and barge boards are rarely used, and the pointing of walls follows long standing time proven methods.

The list of particular details is extensive and are as important in Mount Pleasant as in any other area of special quality. Look around the detail of the area. Take note of what remains of the building skills and crafts of the past 200 years. Artefacts from the past also help to confirm the area's identity. Old lighting columns, ironwork, brackets, rainwater pipes etc can all make a difference (figs 21, 22 and 23).



5.4 Boundary Features & Materials

Boundaries and their detail play an important role in defining the character and history of the village on several different levels.

At the largest scale, the existing conservation area boundary (see plan 1) largely remains relevant to early land ownerships. It skirts Walmersley Old Road to the east and incorporates a section of land to the east side of the road. This site once housed WC blocks but is now a pleasant garden area (fig 24). To the north west the boundary includes the grade II listed terraced houses numbers 13 to 28 and their garden plots, and stretches out to encompass the terraced houses and allotment plots to the west. Interestingly, the short boundary furthest east still follows the original boundary line of Captain Richard Nangreaves estate shown in the map of 1785. Moving south the boundary includes a triangular 'peninsula' of land incorporating an area of shrubs and trees. This was originally the cultivated garden of the farmhouse once occupied and probably improved by John Hall with its strong stone boundary to Walmersley Old Road.



Fig. 24

Within the village the modern properties built from the reused stone of the weaving sheds follow broadly the original factory footprint (fig 25). The village green also follows the boundary of the last surviving lodge to have existed at Mount Pleasant. These are all reminders of the area's history and growth.



Fig. 25

There are a variety of stone walls (fig 26) which provide both enclosure and common features appropriate to the village setting. They remain generally intact and are a key landscape feature, in some cases providing a line of continuity from the pre-industrial development of the village.



Fig. 26

The roads, which skirt and penetrate the village, are themselves distinctive features that contribute to the overall character of the conservation area. The extent of the surviving and new stone setts tie together the various elements of the village, even integrating such features as the bus turnaround (fig 27). The consistent form, colour and texture of the flagstone setts creates a visual harmony between existing stone paving, kerbs walls and roofs.



Fig. 27

5.5 Open Spaces

Two key open spaces exist within the conservation area. The privately managed, semi-formal village green on the site of the former lodge is enclosed by the core building group and provides a focal point of high amenity value (fig 28). To the south of the green the old steam engine base plinths have been incorporated into the landscape as a reminder of the area's origins. The village green therefore provides a link with the past and also helps to bring the new houses and flats into a cohesive village core.



Fig. 28

The terraces further to the west (fig 29) are fronted by gardens constructed in the 1980s and the, Council managed, open field. This area is used for community activities throughout the year and is enclosed by a group of mature trees, which give an important backdrop for the open space, and possibly helps to mute the sound of traffic from the motorway further to the east. Access to the lower terraces is by a series of flagstone steps. To the side of the steps is a small stream which is channelled across the front of the terraces (numbers 41-50).



Fig. 29

The main building group with its central green, and the terraces to the west, are linked by a road and footpath (fig 30). The footpath cuts through a plantation of mature trees which provide a break between the two parts of the settlement, and creates an attractive green space and wildlife habitat. It also links to the wooded and garden areas to the south of the village. This important area is now within the conservation area and is a strong feature in the character of the village.

Modern life has changed the setting of the village. Car parking continues to be an issue. Both cars and garages have had an impact on the area's character and intrude into its daily life (fig 31). Some improvements have been made but the situation requires further attention.



Fig. 30



Fig. 31

6: ACCOMMODATING CHANGE

6.0 Accommodating Change

6.1 Recent Events

Parts 4 and 5 of this appraisal are designed to help all involved to understand the most important elements of the area's character. This is linked to one of the primary reasons for preparing this appraisal which is to assess concerns over the challenge to the continued protection of the area.

Even with the loss of much of the former mill buildings the broad character and basic structure of the conservation area is still in tact. There is, however, concern that over the last 20 years, there has been a gradual erosion of important elements of detail which were once a vital part of the area's attraction. Some changes may have been viewed as minor details or incidental to greater benefits and the result of different priorities. Others have reflected a lack of interest or knowledge, and some must have been deliberate and planned accepting the risk and repercussions of environmental damage. The turnover of residents through the sale of properties may not have helped with some people moving to the area because of its charm and then making unauthorised changes to properties before they left. All this has happened during a period when the Council and others have invested in improving the public areas, roadways and areas of open space. It is also against the background where many area residents have sought to enhance the village and complied with the letter and spirit of both conservation area designation and listed building status.

There appears to have been a lack of understanding by some property owners of the level and detail of control that could be operated by the Council. There is also a backlog of enforcement action against certain unauthorised works. In the interests of re-establishing greater clarity the Council has recently confirmed what controls exist in the area for all listed and non-listed properties. This has been outlined in letters to all area residents since December 2002.

The other main reason for the appraisal and action plan is to consider how the area can be enhanced and to see how modern needs can be accommodated.

6.2 Philosophy for Change

Conservation policies are designed to cater for the upgrading of properties and the desire for improved lifestyles whilst maintaining the intrinsic character of buildings and areas. Conservation is about guiding change in a careful and considered way. With an open partnership between the Council and the area residents modern day living can be accommodated in Mount Pleasant at the same time as the traditional character of the area is fully protected and enhanced.

6.3 The Facts

In Mount Pleasant the erosion of traditional character has centred primarily upon changes to window details and doors, followed closely by a range of new elements such as satellite dishes, aerials, flues, alarms, changes to roof materials and chimneys, the painting of stone walls, and the construction of conservatories, porches, canopies, garden boundaries and a range of garages and sheds (figs 32, 33 & 34).

Each change on its own may have been seen as minor but together they have been significant, particularly following the redevelopment of the mill and the loss of features such as the mill chimney.



Fig. 32

Many of these changes have been logged at various stages over recent years. A final comprehensive survey early in March 2003 has pulled the full picture together. This indicates, for example, that some 30 alarms and satellite dishes have been erected and 11 properties have upvc windows/doors. New details such as canopies, doors, concrete fencing and the creation of hardstandings have been introduced. It also appears that some unauthorised works have recently been rectified, albeit without the necessary consent.



Fig. 33



Fig. 34

6.4 Opportunities

This appraisal has also been the opportunity to put forward thoughts about other area improvements and policies that may help to enhance the area's character. In particular the issue of car parking and garages is an area that needs to be addressed.

7.0 A Way Forward

7.1 Reaching Agreement

Conservation area and listed building status brings both benefits and responsibilities to all involved. Owners of protected and historic buildings are the temporary guardians of our heritage. Their actions collectively have a significant bearing on the quality of life within their local environment and community. This appraisal should mark the start of a new understanding for Mount Pleasant.

In November 2003 the Council's Planning Control Committee endorsed the following approach:

1. The factory village of Mount Pleasant is a designated conservation area and contains many listed buildings. Its status reflects its importance as an area of real and special heritage value. The area residents must respect this in what they do to their property and land and the Council must take appropriate action to support and enforce those responsibilities.
2. It will be necessary for the worst of the unauthorised alterations to buildings and land to be rectified. This will need to be done over an agreed period with individual owners and in response to particular circumstances. Each situation will be dealt with on its merits within an agreed and consistent policy.

3. Any new unauthorised alterations taking place will be the subject of appropriate action by the Council. The current list of unauthorised changes will be assessed to establish the best course of action. This will involve separate discussions with each of the property owners concerned.
4. The Council will prepare a policy and guidance document to assist residents, and others, to comply with best practice when altering their properties. This will also outline the detail of planning and listed building controls and their legal implications. Within this the need for modern day requirements and equipment will be accommodated. Whilst there will be room for compromise, there will also be some changes that will not be acceptable in principle. Examples of these may be the painting of stonework, the use of all types of UPVC windows, and the prominent siting of satellite dishes.
5. The Council will continue to consider programmes for environmental works in the area. These could deal with minor works in and around the village removing eyesores and improving views and facilities. These are envisaged to be small scale works where area residents may also be involved in discussions over design or in undertaking their own improvements.
6. The extension to the conservation area outlined in the draft appraisal was accepted.

8.0 The Action Plan

In July 2003 the residents of Mount Pleasant responded to parts 1 to 7 of the draft appraisal and gave their views, via a questionnaire, on the assessment of the area's character. The area residents also gave their views on possible action in terms of unauthorised alterations, and the potential for area enhancement. The responses supported the need for strong control over the alteration of buildings, both for the future and to resolve outstanding issues. The Council will therefore act within the following guidelines.

8.1 Guidance for Development and Change

Mount Pleasant is an early 19th century factory village built around the site of a 18th century farm. All buildings except the Lord Raglan PH are in residential use. The area contains 52 listed buildings. There are 38 unlisted properties which are the result of the mill conversion and new building in 1988. Permitted development rights were removed from the non-listed buildings at the time of the planning permission for conversion in 1986. Therefore, for all buildings, either listed building consent or planning permission is required for most developments or alterations which will affect their character and appearance. This may also extend to walls and structures in the gardens and those away from the dwellings.

General policies guiding development in the area are contained within the Council's Unitary Development Plan (UDP) which was adopted in 1997. Specific policies that relate to the area are OL1/1 to OL1/5 covering development in the Green Belt, EN9/1 dealing with Special Landscape Areas, and various policies within EN2 Conservation Areas and Listed Buildings. These consider the possibility of new development as well as the conversion, extension and alteration of existing buildings. Changes to existing occupied buildings are dealt with in the following paragraphs. However, Nangreaves has been listed as having potential for infill development within Green Belt policies. This refers purely to development potential within the built envelope of the village and has to be considered against the detail of all other policies within the UDP. The appraisal has identified the value of views and vistas through the village and the importance of these, and open spaces, to the area's character. It has also identified the scale of change involved in the mill conversion and the resulting dilution of the area's architectural quality. Against this background, any new development is now considered to be inappropriate as it would significantly alter views and harm the appearance and character of the area.

The Alteration of Buildings

The character of the area is defined in some detail in the first part of this document. Generally, the area character is seen as being simple and functional and, due to its history and growth during the 19th century, it has a common style and treatment. The earlier farm buildings have some different features but are also of plain treatment.

National conservation guidance confirms the need for policies to accommodate and to guide change. It also stresses the importance of the good management and repair of buildings and the need to minimise the alteration of historic fabric. Repair of good existing features is always preferred to their replacement, and modern features such as gas flues, burglar alarms etc. would normally be resisted. Due to its recent history the standard of preservation in the village has fallen well below these national expectations. The guidance in this note is aimed at reversing the decline of area character and not necessarily aiming for the higher standards applied elsewhere.

Early buildings, structures, walls, boundaries and paving should be retained in situ and repaired. The subtle effects of time and weather, such as the darkening of stone should not be removed. When change is essential it should be considered very carefully and issues of detail will be absolutely crucial to its success. The guidance given is intentionally direct and straight forward and is aimed at being as clear as possible.

Complying with the guidance in this document does not remove the need for either listed building consent or planning permission. The guidance is put forward under three headings:

Roofs - guidance on materials, windows, chimneys, ridges and edges, satellite dishes, flues and gutters/rainwater goods.

Elevations - guidance on walls, pointing/painting, windows and doors, alarms, and flues.

Other Features - guidance on outbuildings, gardens, garages, walls and fences.

Within the village there is little practical opportunity to extend buildings. Where such proposals are being considered the applicant is advised to discuss these with the Council's conservation and development control officers at an early stage. Although all proposals will be dealt with on their merits, there will be a presumption that any acceptable new building will follow the local traditional construction methods and details. Consequently, the following detailed advice will also apply to any new building.

Roofs

Stone flag and slate roofs should be retained and repaired. Every effort should be made to keep the remaining examples of stone roofs. The sealing over of existing roofs is not appropriate. Many terraces have traditional ridge tiles and stone copings/cement fillets to the verges. These should be retained, and verges should not be replaced with barge boards, either upvc or timber. Also, be aware of imported stone and slate. This may be offered at a lower price but may not be a convincing substitute for the local natural material.

Chimney stacks should be retained at their original height with their original banding, detailing and chimney pots. Standard TV aerials and mini dishes can be fixed to stacks in agreed and unobtrusive locations, no more than one aerial or dish to each property. Alternative locations for dishes are at ground level, again in unobtrusive locations, but not on the external walls of houses. Large dishes and aerials should not be used.

Dormers built into roofs are inappropriate. Traditional flat windows within the roof, on the least visible slope, may be acceptable if they are the flat conservation roof light. Some current standard roof lights project above the roof level. These are more intrusive and are inappropriate.

New stainless steel (or similar) flues should be within existing chimney stacks and should not be visible. Flues should not be brought through the roof in other locations.

The existing stone, timber and cast iron gutters and downspouts should be retained and repaired whenever possible. Black square section upvc may be acceptable in particularly inaccessible and hidden locations.

Elevations

Generally, the main openings in walls should not be altered in size or shape or cills and lintels removed or adjusted. There are a number of early stone mullions in windows and these must not be removed or altered unless repair is essential.

There are now only a few early window frames remaining in the village. If at all possible, these should be retained and restored/repared and, if necessary, supported with secondary glazing.

New window frames should be set back to their original position within openings. Window frames should be timber. Their design should be simple. Leaded lights and stained glass are not part of the area's character and should be avoided. Frames should be painted or stained.

Secondary glazing is preferred but double glazing will be acceptable for certain types of frames. However, double-glazing can present problems if used in conjunction with glazing bars as the bars tend to be too robust to be historically convincing. It is absolutely essential that the detail of replica or mock sash windows is correct. Poor and weak copies have a negative effect on the area's character. Where listed building consent or planning permission is required the following timber window types are acceptable.

- Full vertical double sliding sash frames, either weighted or spring loaded and with or without glazing bars.
- Dummy/mock vertical sliding sash frames with the option of fixed upper or lower sashes.
- Within the mill conversion properties, simple quartered frames with either half or a quarter side or top hung for opening.
- There may be situations, such as with stone mullioned windows and unusual or small openings, where a simple timber frame or a simple top or side hung opening frame may be appropriate.

To give the opportunity for some variety within this range, a sole option for each design will not be enforced. However, fully detailed designs will need to be prepared to ensure that appropriate schemes are implemented.

Please note that listed building consent and planning permission are not required for like-for-like replacements of windows and doors etc. This applies if the replacement is a full replica and the original being copied is not unauthorised.

Upvc windows and doors are inappropriate. Due to their detail, construction and finish they are poor copies of traditional windows/doors and will not be approved. This applies equally to the white or pseudo timber external finishes. Hardwood and softwood windows can have a long life span if the timber is carefully chosen and treated and the details correctly designed. Timber windows can be easily and economically repaired. Many upvc windows do not have extensive life spans. Upvc windows installed 20-25 years ago are now having to be replaced. If a problem develops the whole window will need to be replaced.

Fully boarded or flat panelled external doors are acceptable. A small amount of glazing is possible within these designs. The original external doors in the converted mill properties are timber framed and glazed. If replacement is necessary these should be in timber to the same design.

External walls should not be cleaned or painted. This removes part of the character of the area. This applies to lintels and cills as well as main walls. The walls of most buildings in the area are constructed with watershot coursing. This means that the bed of the courses is inclined to allow water to drain outwards after rainfall, and with the positioning of the stones assisting run off from the wall's face. The pointing between the courses is therefore very important, it should assist this drainage and not hinder it. Dense and heavy pointing such as strap pointing and strong mix cement pointing will create problems as they can trap water leading to frost and other forms of stone damage. A weak to weak-medium mortar mix is recommended with pointing finished neatly and flush across the cavity.

In most cases this means that the pointing is struck at an angle which helps the run-off of water. Old pointing should be cleaned out by hand and not with a grinding disk. A disk will damage the stone edges and create lasting problems.

Alarms and flues can be used on external walls. Flues should be kept to the secondary elevations, be the smallest possible, be finished in stone colour and hidden as far as possible by locating in less prominent locations - ideally beneath or below gutters etc. Positions should also be checked to ensure that they function correctly. Alarms should also be stone coloured and located in the shadow of features such as gutters. Alarms do not need to be in strong colours to be effective. They will be readily seen if they are being looked for, and many modern alarms now have distinctive light pulses.

Other Features

Early stone outbuildings, walls and paving are part of the area's history and character and should be retained and repaired. The draft appraisal outlined the different types of boundaries in the area. Existing stone walls and paving should also be seen as a guide for new work. New boundaries should be in traditional materials, stone and timber, and not concrete with off-the-peg panels such as waney lap. Around the village there are enclosed sites and gardens and areas for livestock. These sites contribute to area character and when changes are made stone and timber should be used. Garages can be viewed as either temporary or permanent. Temporary garages should be constructed in stained timber.

Permanent structures should be in stone or primarily stone with less prominent elements in rendered finish. Sectional concrete and metal structures are not in keeping with the area.

Please check with the Council's Conservation Officer and development control staff about the need for prior permission for any building work or alteration. If unauthorised works are carried out it is not a defence to claim ignorance of planning and conservation law.

8.2 Area Enhancement

The appraisal process and the response to the consultation within the village in July 2003 suggested a range of works that would enhance the area's character and address local concerns. The following enhancement works are therefore put forward. These should be the subject of detailed survey work, the preparation of proposals, and the submission of bids for heritage funding within and outside the Council. The proposals are:

- The repair and enhancement of the sett roadway within the village and its possible extension to cover small areas of unmade roadway where appropriate.
- The provision of additional car parking areas for rent for both the upper and lower areas of the village.
- The upgrading of street lighting within the area following an appropriate heritage design.
- Investigation of a communal aerial for the village.
- Works for woodland management to ensure good practice and to secure and protect views into and out of the village.
- The provision of a new village sign, to be consistent with a conservation area pattern yet to be designed.

9: APPENDICES

If you need to contact the Council in connection with the conservation area in general, or about changes to land and individual buildings, please use the conservation officer and development control telephone numbers.

Brian Daniel, Chief Planning and Economic Development Officer

Bury MBC, Department of Environment and Development Services,
Craig House, 5 Bank Street, Bury BL9 0DN

Conservation Officer (address as above) 0161 253 5317

Or email: M.Nightingale@bury.gov.uk

Development Control (address as above) 0161 253 5322/3/5

Or email: planning@bury.gov.uk

USEFUL CONTACTS

Bury Local History Society, Secretary: Mrs Winifred Rohman
45 Princes Parade, Bury. 0161 764 8636

Bury Archives Service, Kevin Mulley (Archivist), Edwin Street, Bury.
0161 797 6697

Greater Manchester Archaeology Unit, The University of
Manchester, Oxford Road, Manchester, M13 9PL. 0161 275 2314

English Heritage, North West Region, Suites 3.3 & 3.4, Canada
House, 3 Chepstow Street, Manchester, M1 5FW.
0161 242 1400

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Figs 1, 2 – Bury Archives, Kevin Mulley
Figs 4, 10 – Bury Library Photographic collection
Figs 5, 6, 7, 8 – Courtesy of the Mount Pleasant Residents Ass
All other figures – Bury MBC



**Craig House, 5 Bank Street, Bury, BL9 0DN
(July 2004)**

**Philip D Allen CPFA
Director of Environment & Development Services**
Bury ● Prestwich ● Radcliffe ● Ramsbottom ● Tootington ● Whitefield
Metropolitan Borough of Bury